PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/906

Date: 4 JULY 2018

Queensland Government

APPENDICES

APPENDIX A
DEFINITIONS

USE DEFINITIONS

Commercial Use Category

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

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

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^2
- 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.

LOFT DWELLING

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

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

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

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 Economic Development Act 2012.

MINOR BUILDING WORK OR DEMOLITION WORK

Means:

- Internal building work
- Demolition work
- External building work up to 25m^2 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^2
- Raising a house where the resultant height does not exceed 9m.

OPERATIONAL WORK

As defined in the Economic Development Act 2012.

RECONFIGURING A LOT

As defined in the Economic Development Act 2012.

ADMINISTRATIVE DEFINITIONS

ACCESSIBLE HOUSING

Housing in accordance with the applicable EDQ guideline.

AFFORDABLE HOUSING

Affordable housing 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 Economic Development Act 2012.

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 Economic Development Act 2012.

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

An interim use is a land use that, because of its nature, scale, form or intensity, is not an appropriate long term use of the land. Interim land uses may occur if appropriately developed and operated and where located in areas which will not compromise the zone intent in the long term. Possible interim uses are identified in the zone provisions.

LOCAL GOVERNMENT INFRASTRUCTURE AGREEMENT (LGIA)

Caloundra South Infrastructure Agreement (Local Government Infrastructure) between Stockland, MEDQ and Sunshine Coast Council, executed 2/11/2015.

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.

PLOT RATIO

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

PREMISES

As defined in the Economic Development Act 2012.

PRIVATE OPEN SPACE

An outdoor area for the exclusive use of occupants.

PUBLIC HOUSING

As defined in the *Planning Act 2016*.

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 zone.

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: a. allied to the main activity on the same site; b. compatible with the main activity on the same site; and c. subordinate to the main activity on the same site.
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.
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: • Lot 22 SP190373 (part) • Lot 505 RP884348 (part) • Lot 3 RP910849 (part)
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: i. for operational works:– a. the Chief Executive Officer of the Urban Land Development Authority (ULDA) or their delegate; b. a Certifier as agreed to by the ULDA; or 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. ii. for other matters:– a. the Chief Executive Oh cer of the Urban Land Development Authority (ULDA) or their delegate; or 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.

TERM	DEFINITION
Now, New and Next Sustainability Approach	• Now: the existing or current standard approach for technologies or best practice implementation. • New: the emerging opportunities for piloting of technologies or implementation approaches. • Next: over the horizon opportunities that might be suitable for further investigation and research.
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

LEGEND

GENERAL

- Precinct Boundary
- Sub-Precinct Boundary
- Waterway
- Lifestyle Buffer (30m Deep)

LAND USE

- Neighbourhood Centre
- Multiple Unit Dwelling Site
- Community Facilities
- Private School
- Childcare Centre

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- Civic Square
- Drainage
- Conservation
- District Linear Park
- Pedestrian Link
- Neighbourhood Sports Park

RESIDENTIAL

32 Deep Lots

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

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

Urban Loft Lots

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C

ROL 01

ROL 06

ROL 02

ROL 03

ROL 05

ROL 04

URBIS

AURA - Precinct 11 & 12 (Parts)

Reconfiguring of a Lot - Overall

1:7500 @ A3

0 100 200 300 400

DATE: 28.03.2018
JOB NO: BA4422
DWG NO: ROL-00

LEGEND

GENERAL
- Precinct Boundary
- Sub-Precinct Boundary
- Waterway
- Lifestyle Buffer (30m Deep)

LAND USE
- Neighbourhood Centre
- Multiple Unit Dwelling Site
- Community Facilities
- Private School
- Childcare Centre

OPEN SPACE
- Local Recreation Park
- Neighbourhood Recreation Pa
- Civic Square
- Drainage
- Conservation
- District Linear Park
- Pedestrian Link
- Neighbourhood Sports Park

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

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

DISTRICT LINEAR PARK 945 15,365m²

NEIGHBOURHOOD RECREATION PARK 943 15,062m²

DISTRICT LINEAR PARK 964 2,228m²

LOCAL RECREATIONAL PARK 946 3,770m²

NEIGHBOURHOOD SPORTS PARK 965 4.0ha

NEIGHBOURHOOD MEETING ROOM 846 752m²

COMMUNITY FACILITY 845 5,001m²

CIVIC SQUARE

NEIGHBOURHOOD CENTRE 844 2,041m²

959 2,980m²

956 1,403m²

958 375m²

16.0m New Road

13.5m New Road

15.5m New Road

17.5m New Road

22.5m New Road

14.8m Wide New Lane

8.0m Wide New Lane

AURA - Precinct 11 & 12 (Parts)

Reconfiguring of a Lot - SHEET 01

URBIS

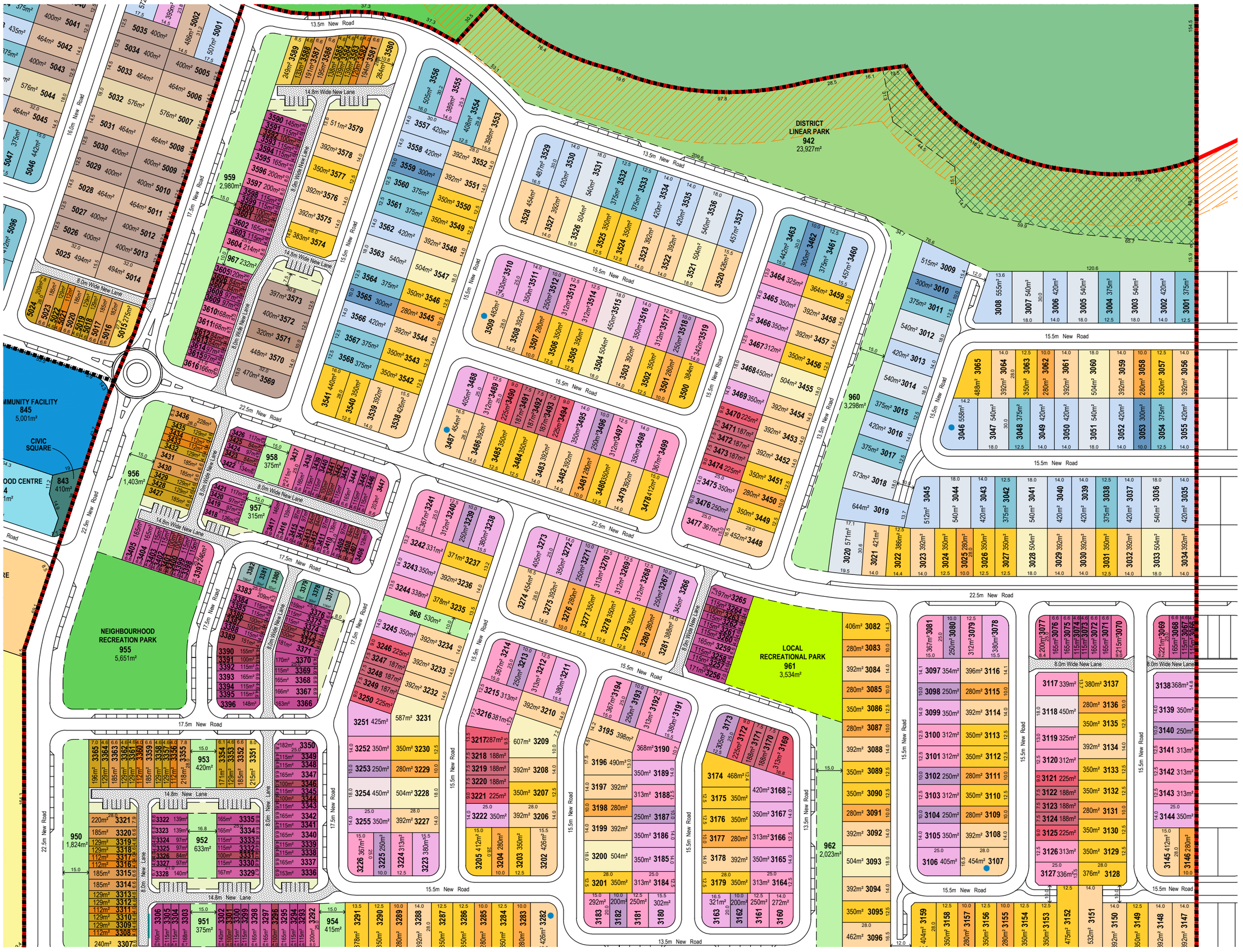
1:2000 @ A3

0 20 40 60 80 100

DATE: 28.03.2018

JOB NO: BA4422

DWG NO: ROL - 01



LEGEND

GENERAL

- Precinct Boundary
- Sub-Precinct Boundary
- Lifestyle Buffer (30m Deep)
- Multiple dwelling Allotment (Duplex Lot)

LAND USE

- Neighbourhood Centre
- Community Facilities
- Childcare Centre

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- Civic Square
- Drainage
- Conservation
- District Linear Park
- Pedestrian Link

RESIDENTIAL

32 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

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 Loft Lots
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C

URBIS

AURA - Precinct 11 & 12 (Parts)

Reconfiguring of a Lot - SHEET 02

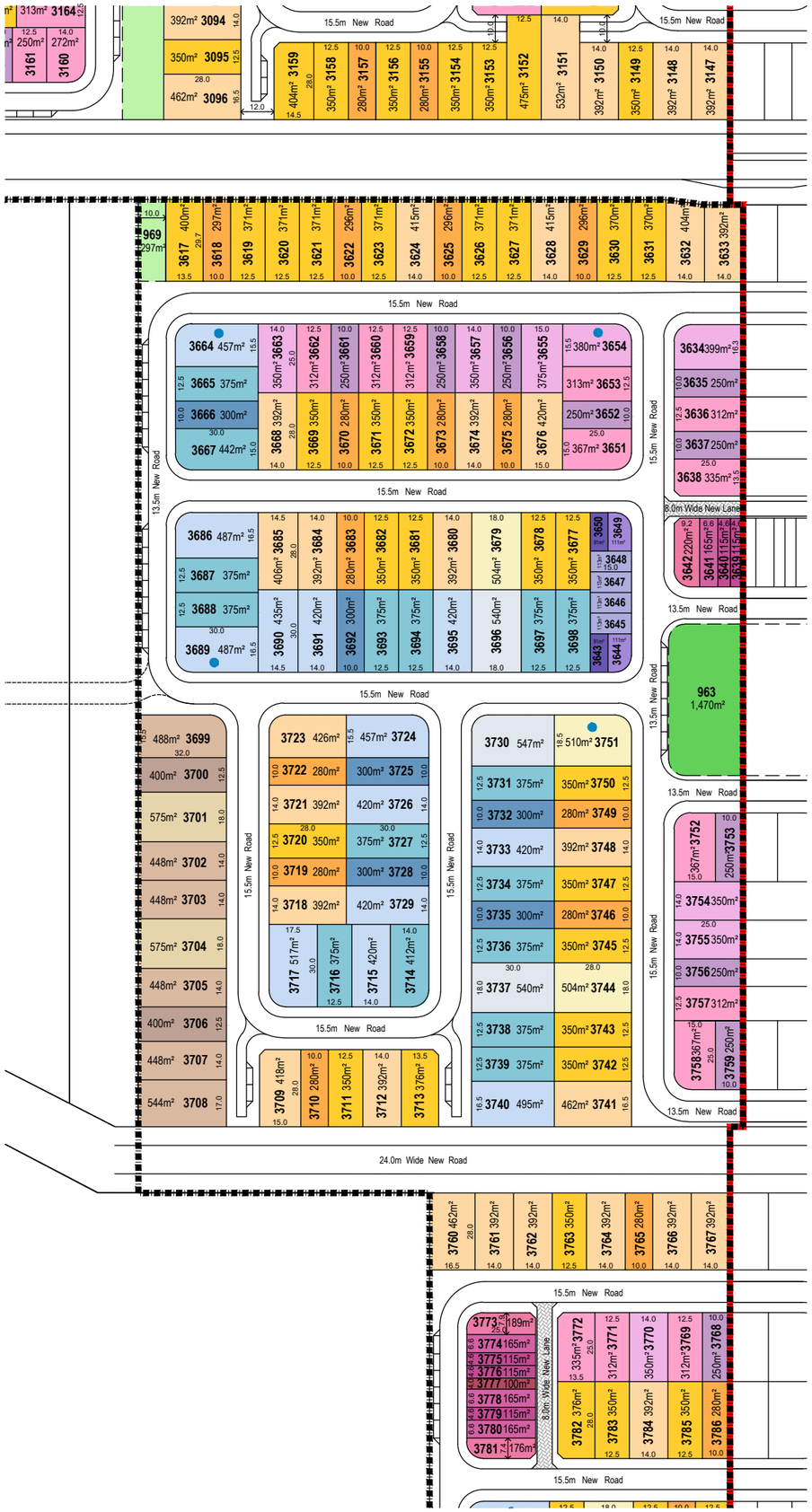
1:2000 @ A3

0 20 40 60 80 100

DATE: 28.03.2018

JOB NO: BA4422

DWG NO: - ROL - 02



LEGEND

GENERAL
- Precinct Boundary
- Sub-Precinct Boundary
- Multiple dwelling Allotment (Duplex Lot)

OPEN SPACE
- Neighbourhood Recreation Park
- Pedestrian Link

RESIDENTIAL

32 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

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

28 Deep Lots
- 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
- 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

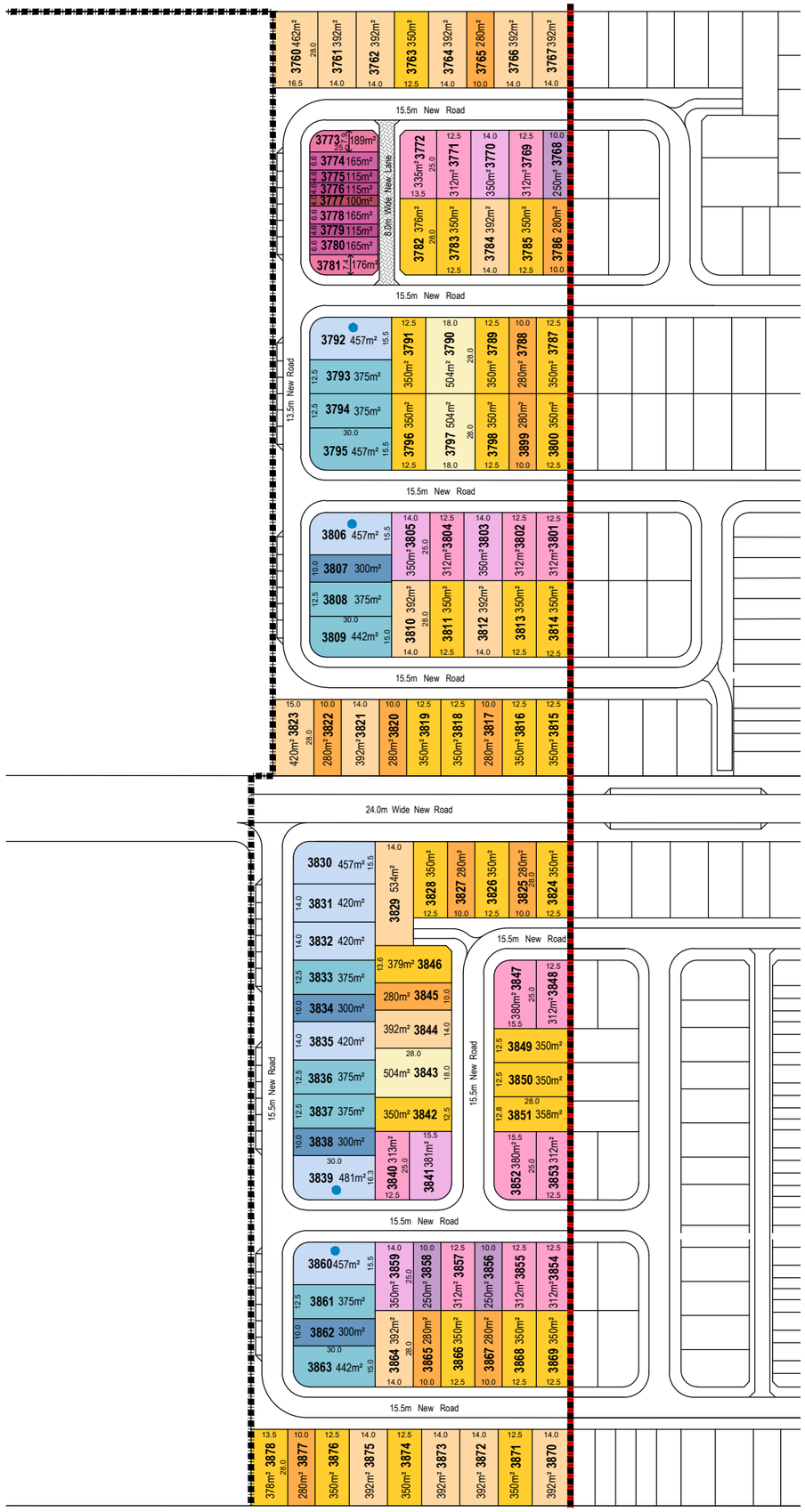
AURA - Precinct 11 & 12 (Parts)

Reconfiguring of a Lot - SHEET 03

1:2000 @ A3

0 20 40 60 80 100

DATE: 28.03.2018
JOB NO: BA4422
DWG NO: ROL - 03



LEGEND

GENERAL

- Precinct Boundary
- Sub-Precinct Boundary
- Multiple dwelling Allotment (Duplex Lot)

RESIDENTIAL

30 Deep Lots

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

28 Deep Lots

- 7.5m - 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
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

URBIS

AURA - Precinct 11 & 12 (Parts)

Reconfiguring of a Lot - SHEET 04

1:2000 @ A3

0 20 40 60 80 100

DATE: 28.03.2018
JOB NO: BA4422
DWG NO: ROL - 04



LEGEND

GENERAL

- Precinct Boundary
- Sub-Precinct Boundary
- Lifestyle Buffer (30m Deep)
- Potential access easement

LAND USE

- Neighbourhood Centre
- Multiple Unit Dwelling Site
- Community Facilities
- Private School
- Childcare Centre

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- Civic Square
- District Linear Park
- Pedestrian Link
- Neighbourhood Sports Park

RESIDENTIAL

32 Deep Lots

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

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

Urban Loft Lots

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C

URBIS

AURA - Precinct 11 & 12 (Parts)

Reconfiguring of a Lot - SHEET 05

1:2000 @ A3

0 20 40 60 80 100

DATE: 02.07.2018

JOB NO: BA4422

DWG NO: ROL - 05

LEGEND

GENERAL

- Precinct Boundary
- Sub-Precinct Boundary
- Lifestyle Buffer (30m Deep)

OPEN SPACE

- Drainage
- Conservation

CONSERVATION
966
177,490m²

304.2 277.4 78.1 142.9 244.1 45.1 61.5 19.8 23.3 28.0 99.0 42 39.6 6.1 23.6 19.2 43.9 90.7 11 11.4 100.6 149.3 154.5 76.4 19.6 97.8 28.5 16.1 13.5 116.3 70.0

AURA - Precinct 11 & 12 (Parts)

Reconfiguring of a Lot - SHEET 06

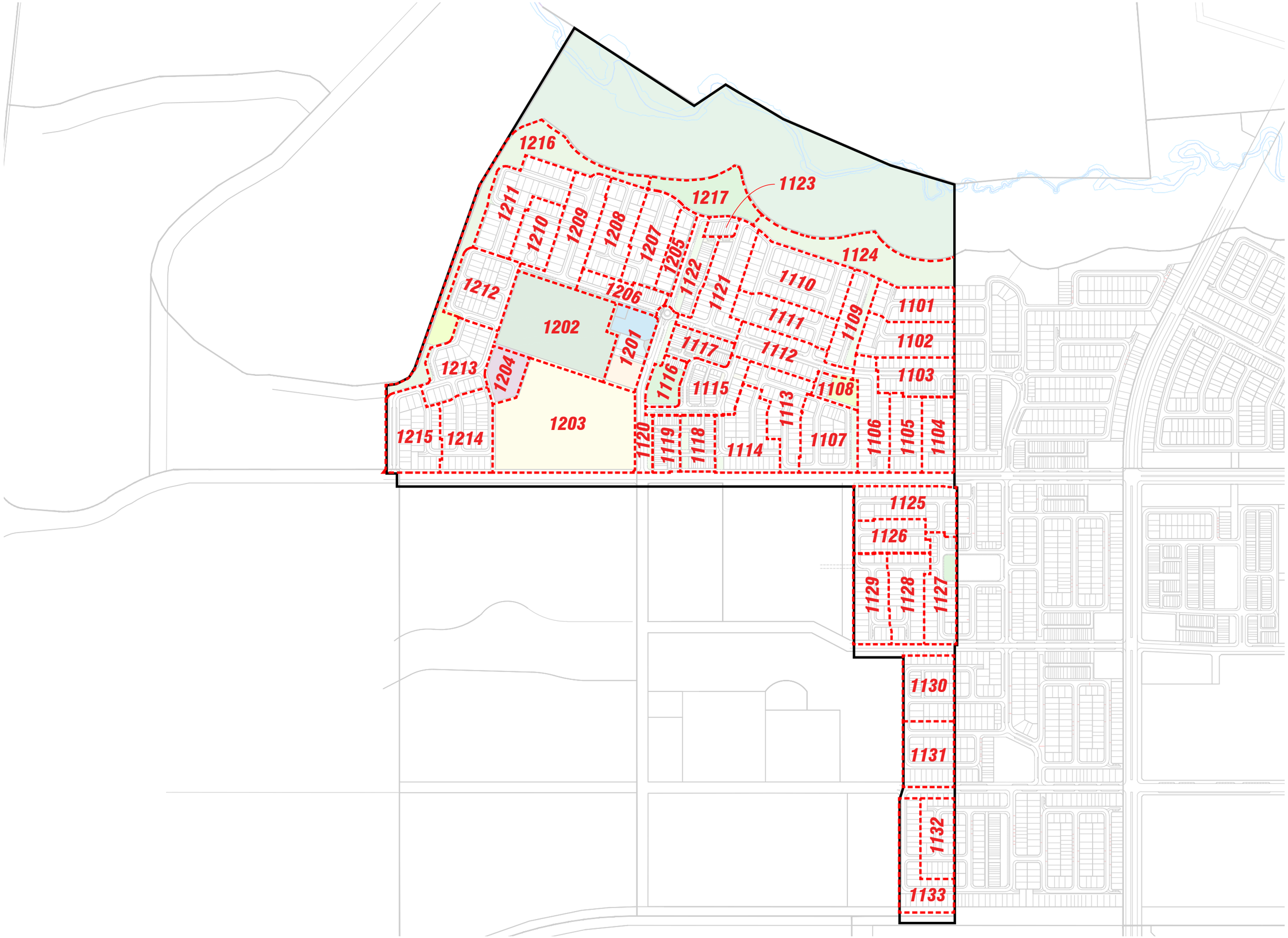
URBIS

1:3000 @ A3

0 20 40 60 80 100

DATE: 28.03.2018
JOB NO: BA4422
DWG NO: - ROL - 06

APPENDIX C
INDICATIVE STAGING PLAN



LEGEND

GENERAL

- Area of Application
- Stage Boundary

URBIS

AURA - Precinct 11 & 12 (Parts)

Indicative Staging Plan

1:7500 @ A3

0 10 20 30 40 50

DATE: 28.03.2018
JOB NO: BA4422
DWG NO: STG01

APPENDIX D
APPROVED ADVERTISING DEVICES



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 DSDMIP, 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 a Billboard Sign; or
   b. 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).

   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^2;
   f. Is a maximum height of 6 metres.
7. A Billboard Sign or Pylon Identification Sign is permitted where complying with the following Criteria:
   a. Is mounted as freestanding structure in a landscape environment;
   b. 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;
   c. Has a maximum thickness not exceeding 75mm per metre of height above ground level; and
   d. Is permitted up to a maximum height of 15 metres and a maximum signface area of 43m^2 per signface;
8. 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.

URBIS

AURA - Precinct 11 & 12 (Parts)

Indicative Proposed Advertising Devices

1:7500 @ A3

0 10 20 30 40 50

DATE: 04.07.2018
JOB NO: BA4422
DWG NO: AD01

APPENDIX E
APPROVED PLAN OF DEVELOPMENT PLANS

LEGEND

GENERAL

- Precinct Boundary
- Sub-Precinct Boundary
- Waterway
- Lifestyle Buffer (30m Deep)

LAND USE

- Neighbourhood Centre
- Multiple Unit Dwelling Site
- Community Facilities
- Private School
- Childcare Centre

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- Civic Square
- Drainage
- Conservation
- District Linear Park
- Pedestrian Link
- Neighbourhood Sports Park

RESIDENTIAL

32 Deep Lots

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

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

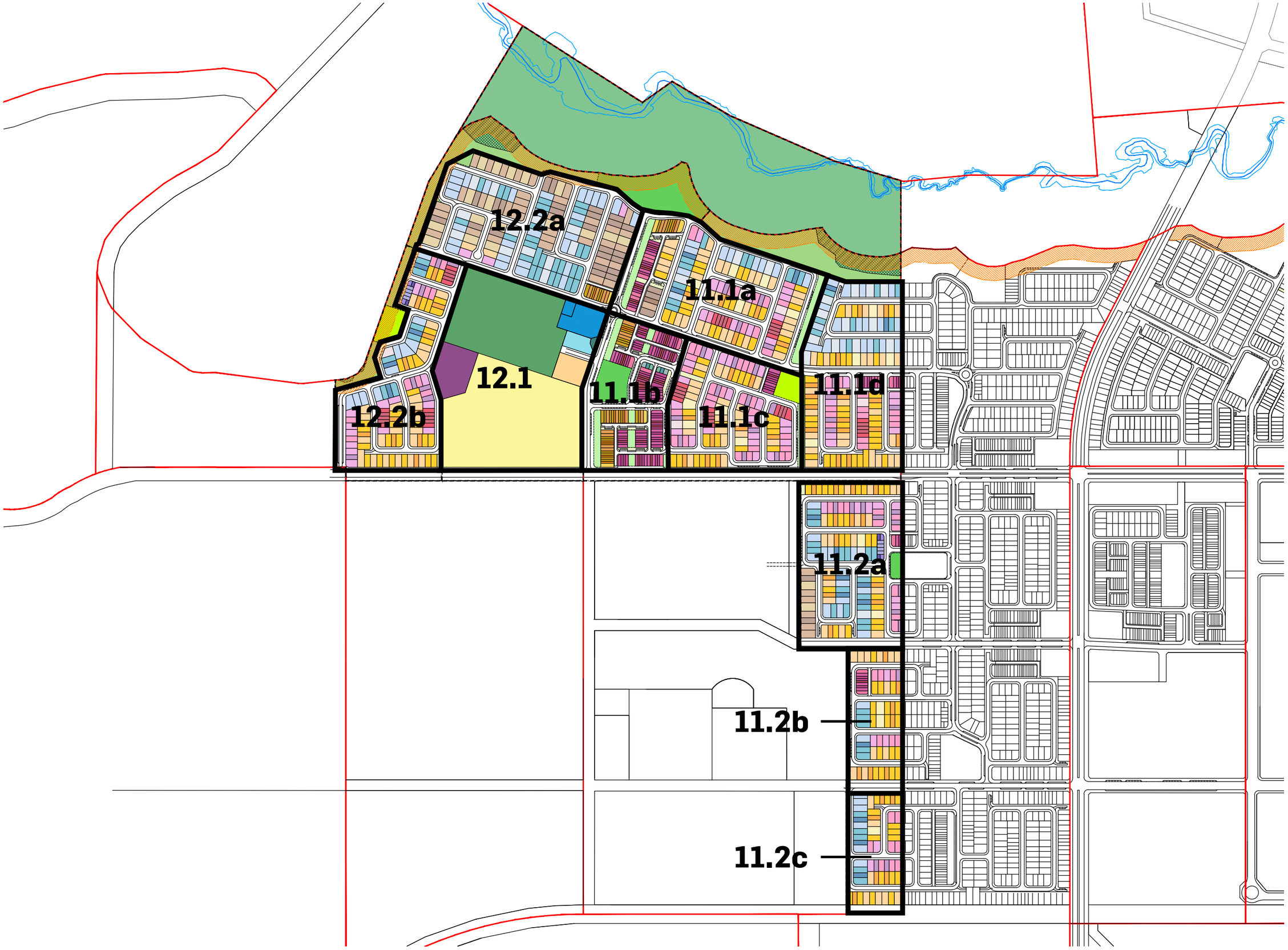
- 4m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Terrace
- 8.5m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots

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

Urban Loft Lots

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C



URBIS

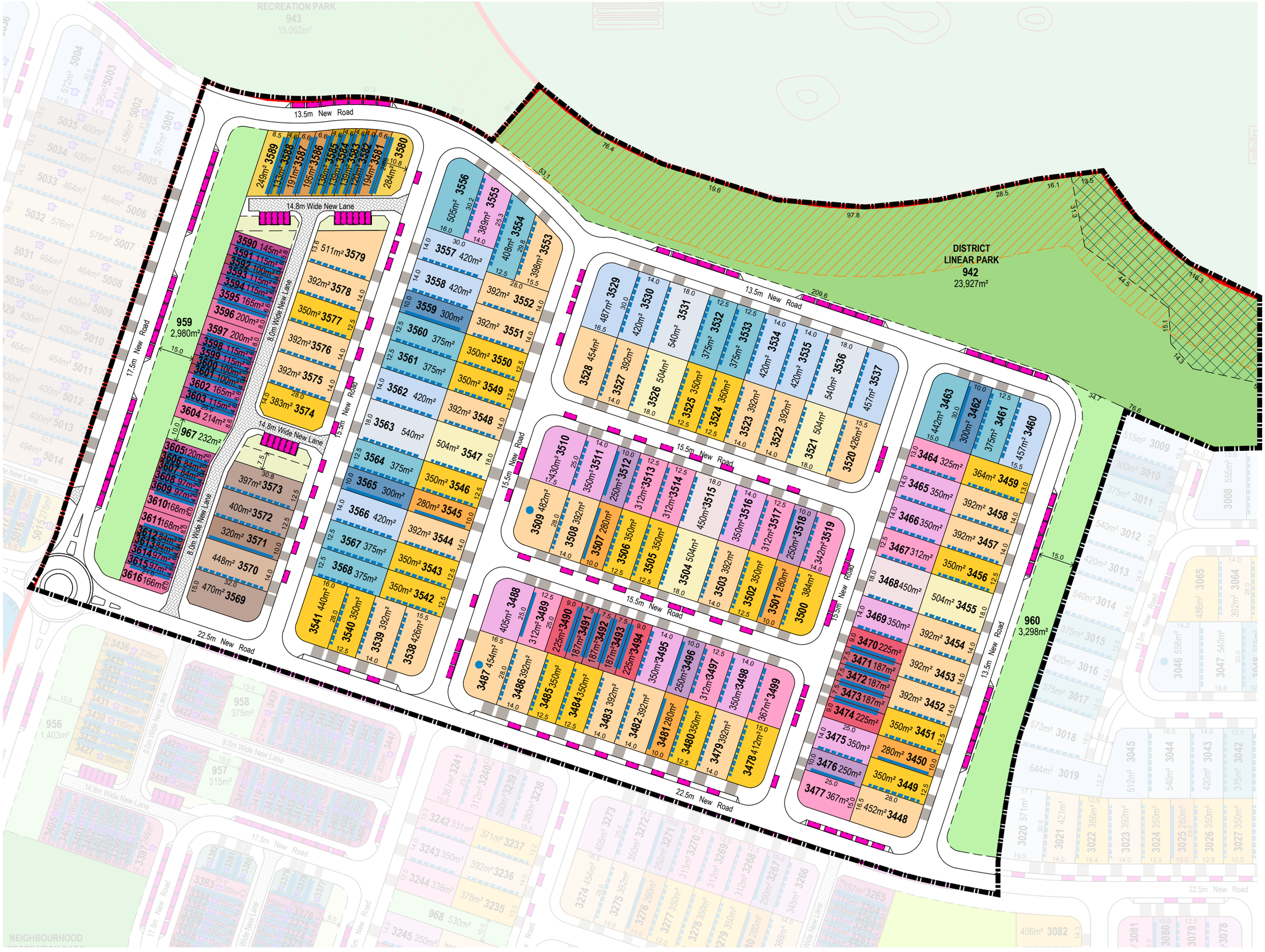
AURA - Precinct 11 & 12 (Parts)

Plan of Development - Reference Plan - Whole of Application

1:7500 @ A3

0 100 200 300 400

DATE: 10.04.2018
JOB NO: BA4422
DWG NO: POD-01



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Lifestyle Buffer (30m Deep)
- Multiple dwelling Allotment (Duplex Lot)

OPEN SPACE

- 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

- 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	134
Total Lots	169

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).

URBIS

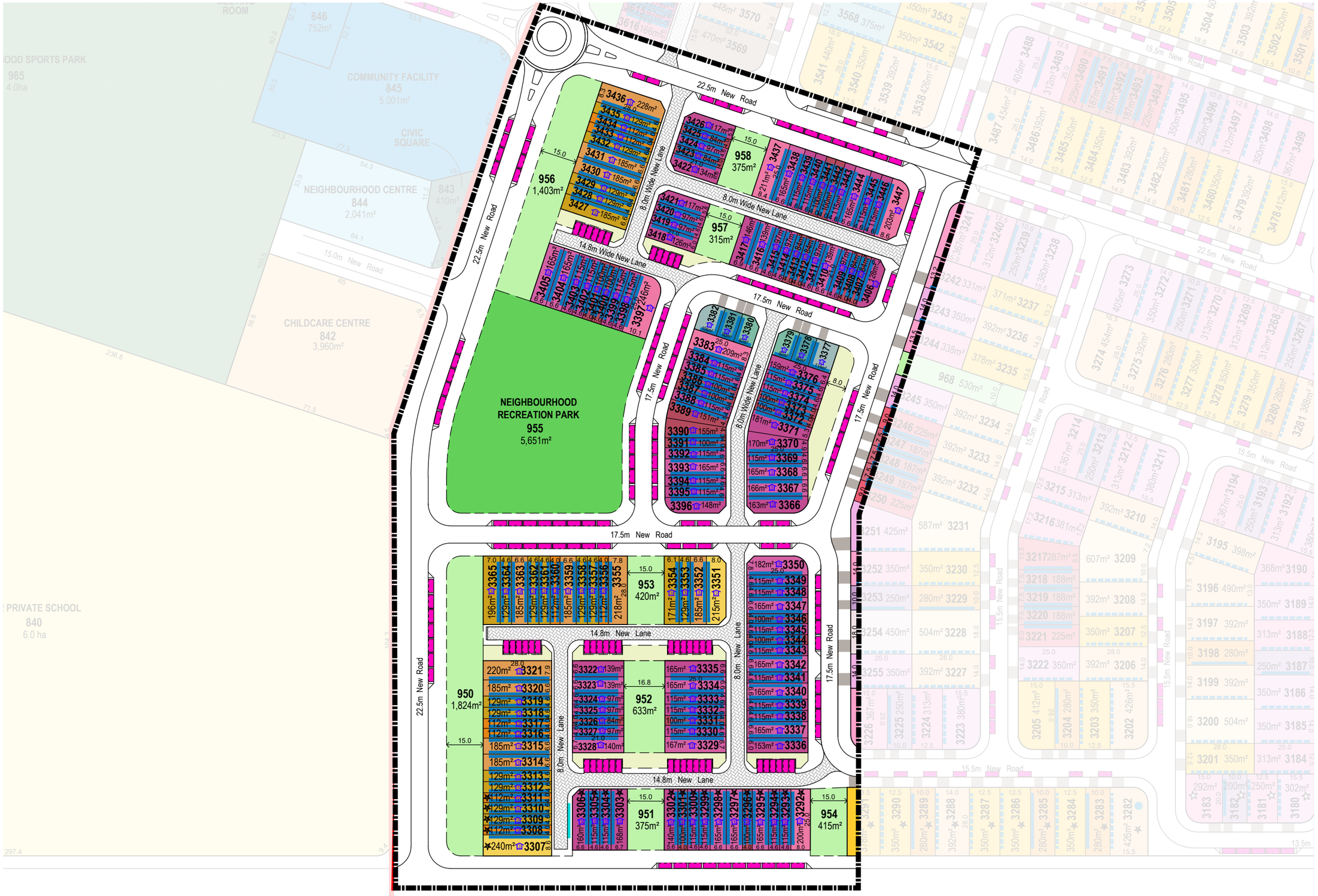
AURA - Precinct 11 & 12 (Parts)

Plan of Development - Neighbourhood 11.1A

1:1500 @ A3

0 10 20 30 40 50

DATE: 29.03.2018
JOB NO: BA4422
DWG NO: POD-11.1A



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Lots Potentially Impacted By Road Traffic Noise (First Floor Only)
- Lots Potentially Impacted By Road Traffic Noise (Ground and First Floor)
- Maximum 3 Storey Building Height
- Multiple dwelling Allotment (Duplex Lot)
- Indicative Location For Bin Bays (Approx. 14

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- Local Linear Park
- Pedestrian Link

RESIDENTIAL

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 Loft Lots

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C

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	163
Total Lots	156

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).

URBIS

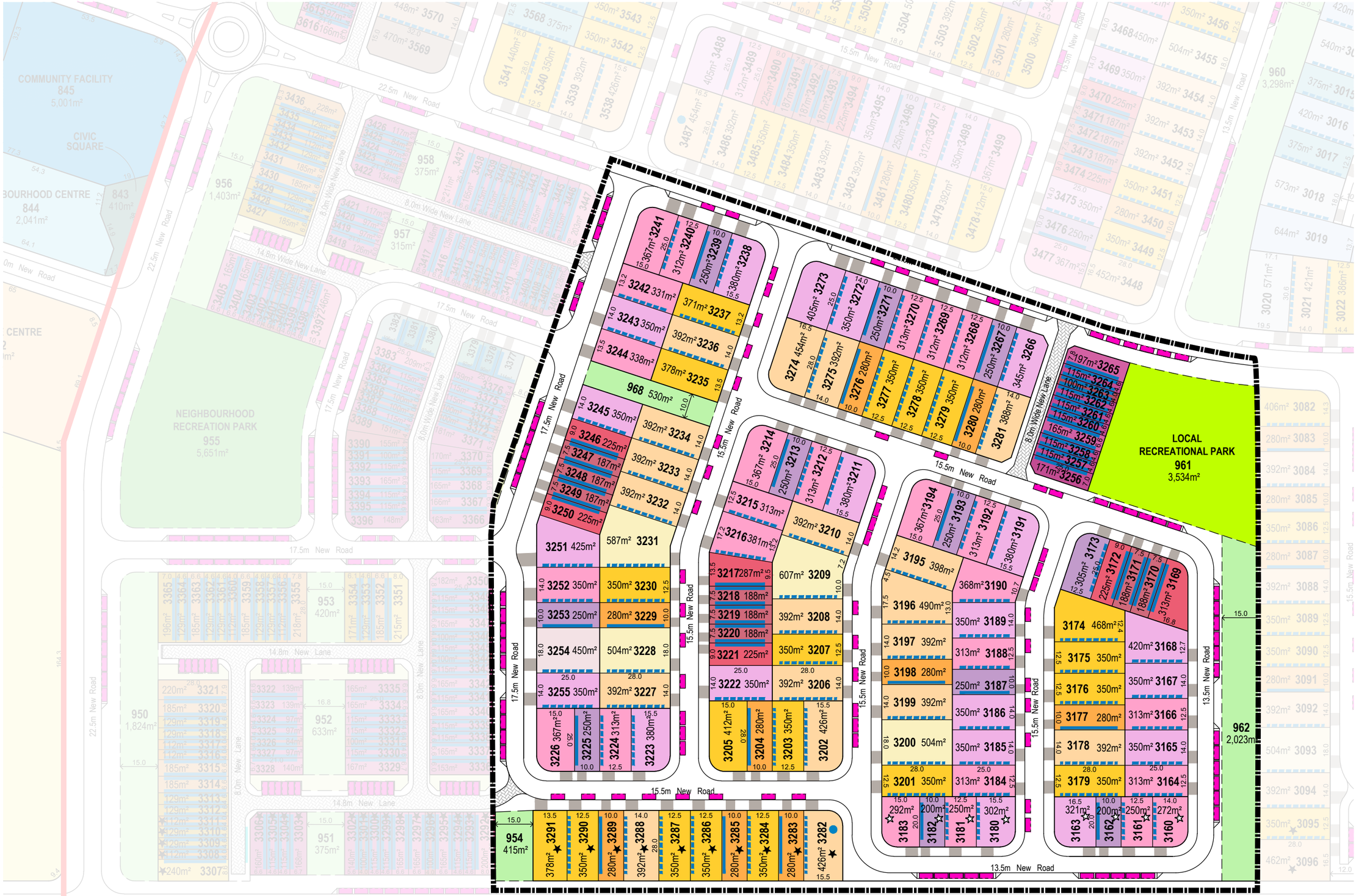
AURA - Precinct 11 & 12 (Parts)

Plan of Development - Neighbourhood 11.1B

1:1500 @ A3

0 10 20 30 40 50

DATE: 29.03.2018
JOB NO: BA4422
DWG NO: POD-11.1B



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- ★ Lots Potentially Impacted By Road Traffic Noise (First Floor Only)
- ☆ Lots Potentially Impacted By Road Traffic Noise (Ground and First Floor)
- ● Multiple dwelling Allotment (Duplex Lot)

OPEN SPACE

- Local Recreation Park
- Local Linear Park
- Pedestrian Link

RESIDENTIAL

28 Deep Lots

- 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	96
Total Lots	132

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).

URBIS

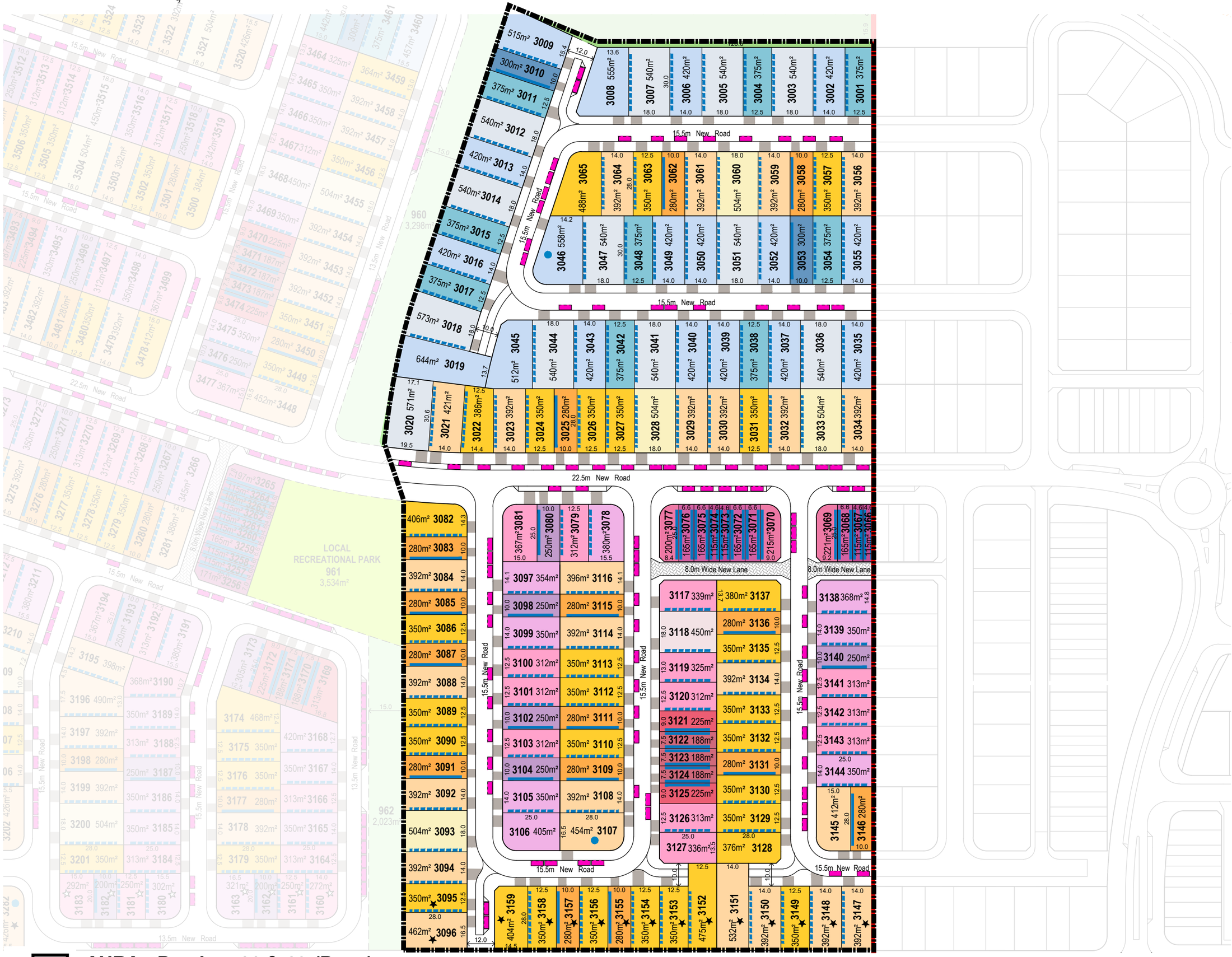
AURA - Precinct 11 & 12 (Parts)

Plan of Development - Neighbourhood 11.1C

1:1500 @ A3

0 10 20 30 40 50

DATE: 29.03.2018
JOB NO: BA4422
DWG NO: POD-11.1C



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- ★ Lots Potentially Impacted By Road Traffic Noise (First Floor Only)
- ● Multiple dwelling Allotment (Duplex Lot)

OPEN SPACE

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

25 Deep Lots
- 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	94
Total Lots	159

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).

URBIS

AURA - Precinct 11 & 12 (Parts)

Plan of Development - Neighbourhood 11.1D

1:1500 @ A3

0 10 20 30 40 50

DATE: 29.03.2018

JOB NO: BA4422

DWG NO: POD-11.1D



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- ★ Lots Potentially Impacted By Road Traffic Noise (First Floor Only)
- ● Multiple dwelling Allotment (Duplex Lot)

OPEN SPACE

- Neighbourhood Recreation Park
- Conservation
- Pedestrian Link

RESIDENTIAL

32 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

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

28 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - 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	87
Total Lots	143

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).

URBIS

AURA - Precinct 11 & 12 (Parts)

Plan of Development - Neighbourhood 11.2A

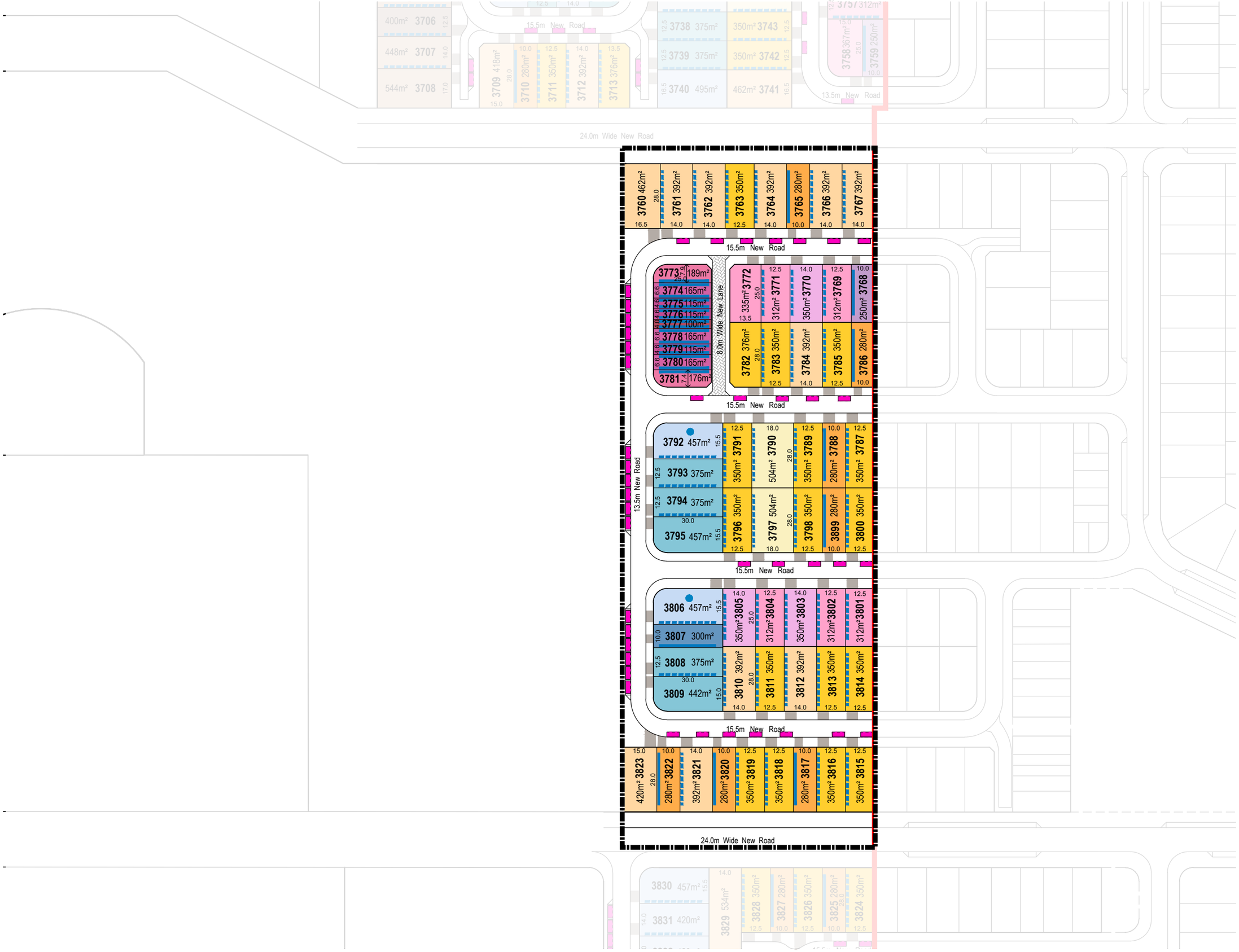
1:1500 @ A3

0 10 20 30 40 50

DATE: 29.03.2018

JOB NO: BA4422

DWG NO: POD-11.2A



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Multiple dwelling Allotment (Duplex Lot)

RESIDENTIAL

30 Deep Lots

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

28 Deep Lots

- 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
- 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	42
Total Lots	64

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).

URBIS

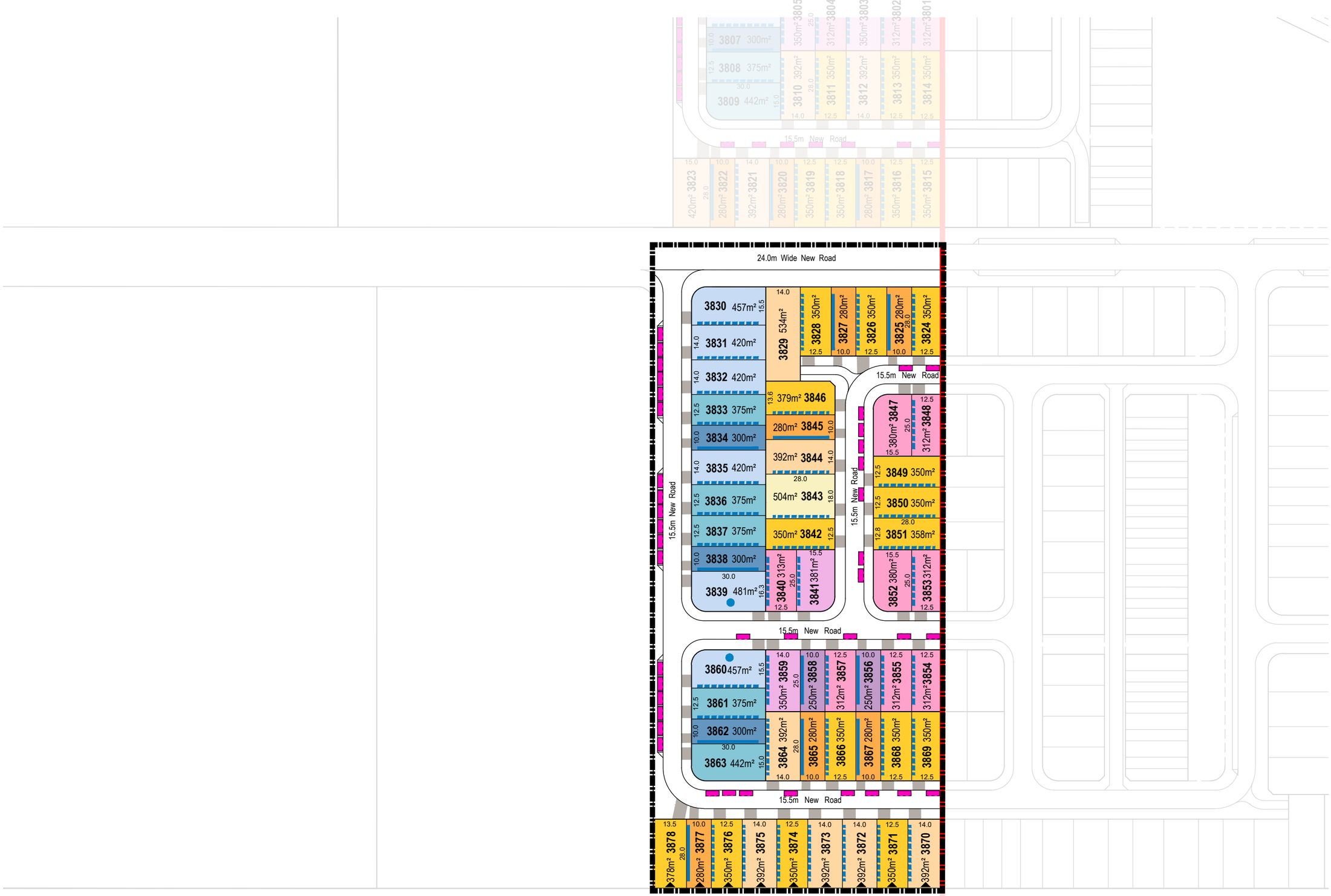
AURA - Precinct 11 & 12 (Parts)

Plan of Development - Neighbourhood 11.2B

1:1500 @ A3

0 10 20 30 40 50

DATE: 29.03.2018
JOB NO: BA4422
DWG NO: POD-11.2B



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Multiple dwelling Allotment (Duplex Lot)
- Alternative Location For Private Open Space (For Lots Adjoining CAMCOS Corridor)

RESIDENTIAL

30 Deep Lots

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

28 Deep Lots

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

25 Deep Lots

- 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	40
Total Lots	55

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).

URBIS

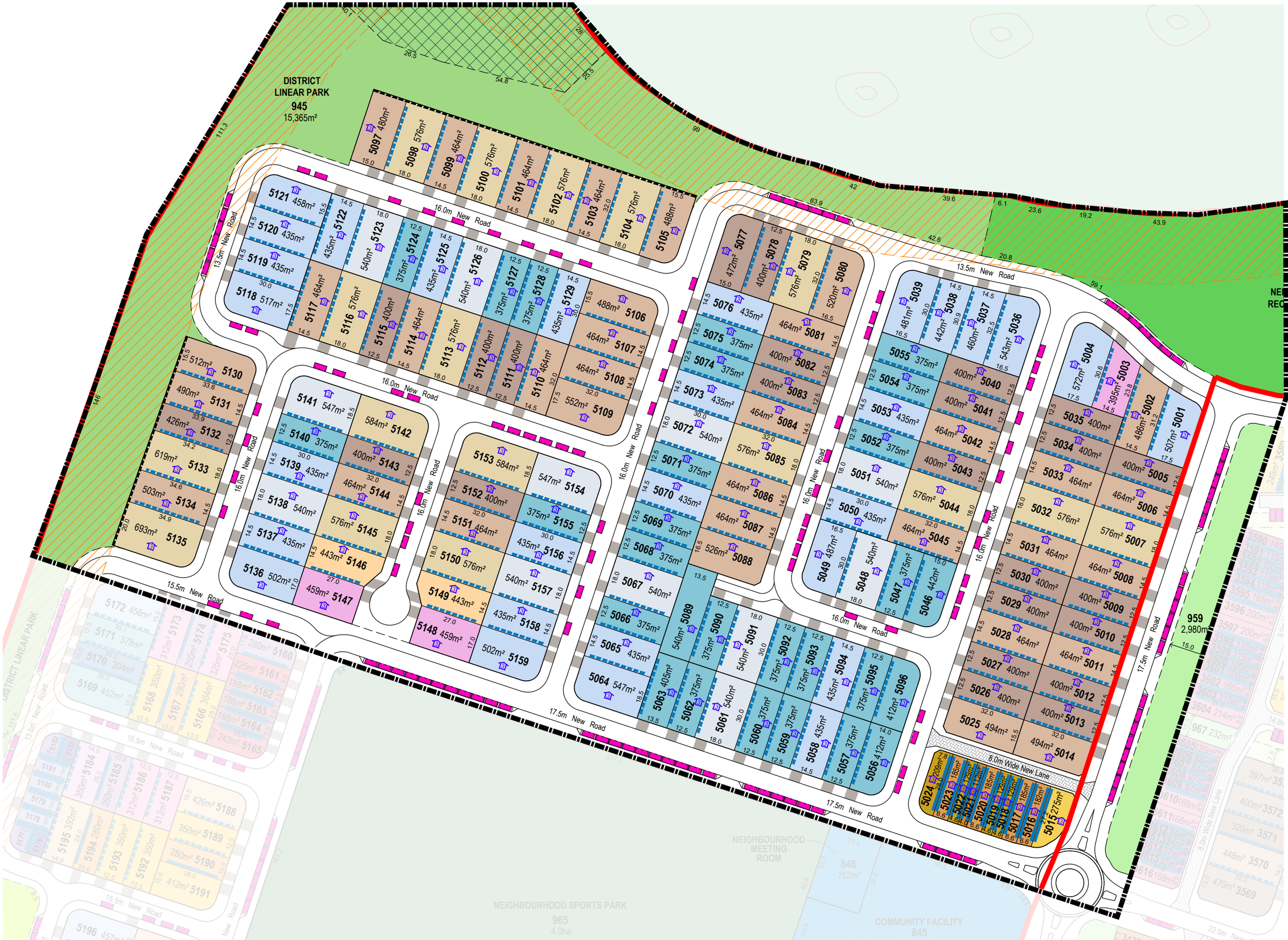
AURA - Precinct 11 & 12 (Parts)

Plan of Development - Neighbourhood 11.2C

1:1500 @ A3

0 10 20 30 40 50

DATE: 29.03.2018
JOB NO: BA4422
DWG NO: POD-11.2C



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Maximum 3 Storey Building Height
- Lifestyle Buffer (30m Deep)
- Rear fence controls apply (refer Appendix G)

OPEN SPACE

- Neighbourhood Recreation Park
- District Linear Park
- Drainage

RESIDENTIAL

32 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

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

25 Deep Lots
- 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	123
Total Lots	159

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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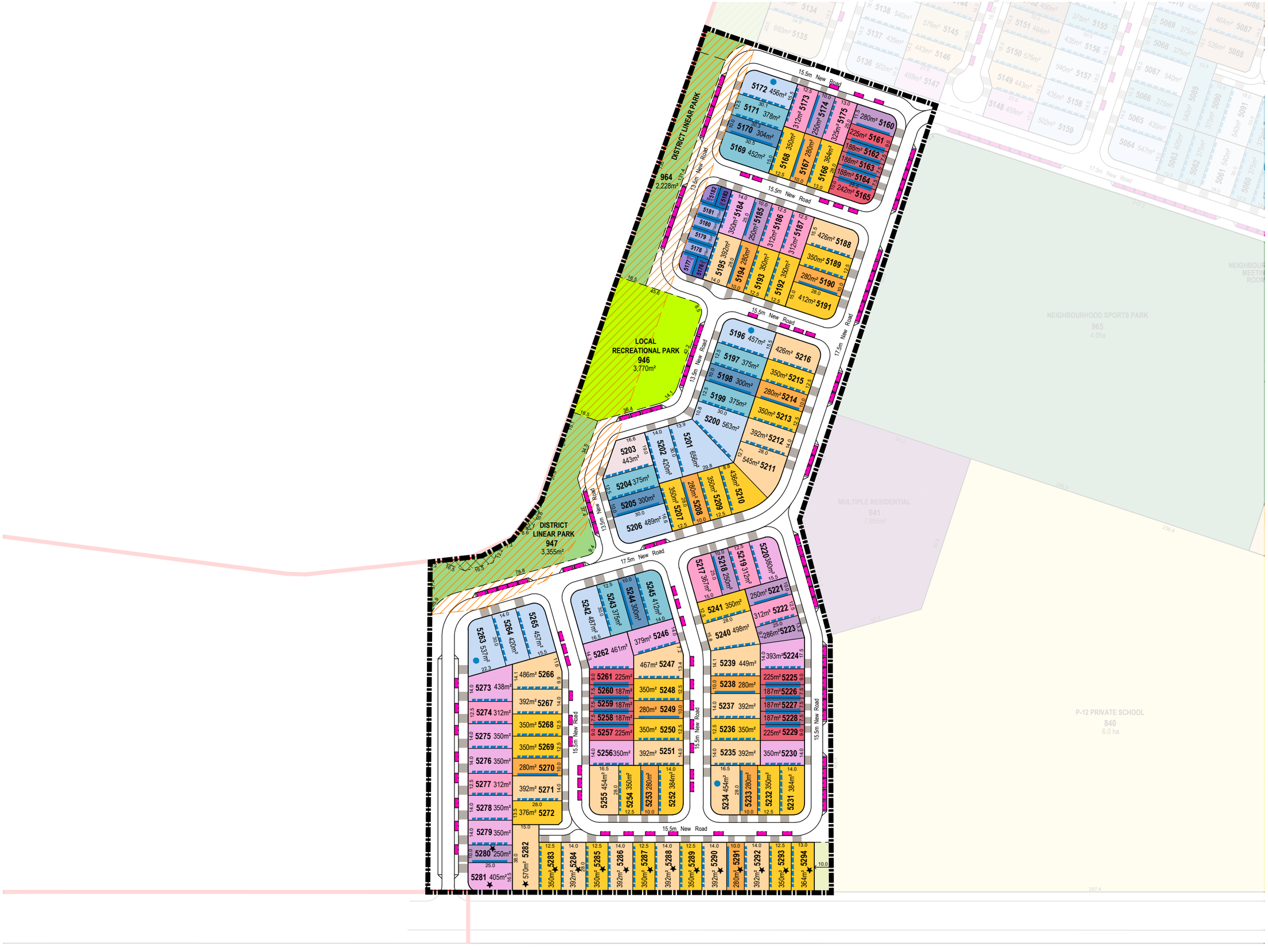
AURA - Precinct 11 & 12 (Parts)

Plan of Development - Neighbourhood 12.2A

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0 10 20 30 40 50

DATE: 29.03.2018
JOB NO: BA4422
DWG NO: POD-12.2A



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Lots Potentially Impacted By Road Traffic Noise (First Floor Only)
- Multiple dwelling Allotment (Duplex Lot)
- Lifestyle Buffer (30m Deep)

OPEN SPACE

- Local Recreation Park
- District Linear Park
- Drainage

RESIDENTIAL

30 Deep Lots

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

28 Deep Lots

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

25 Deep Lots

- 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	118
Total Lots	135

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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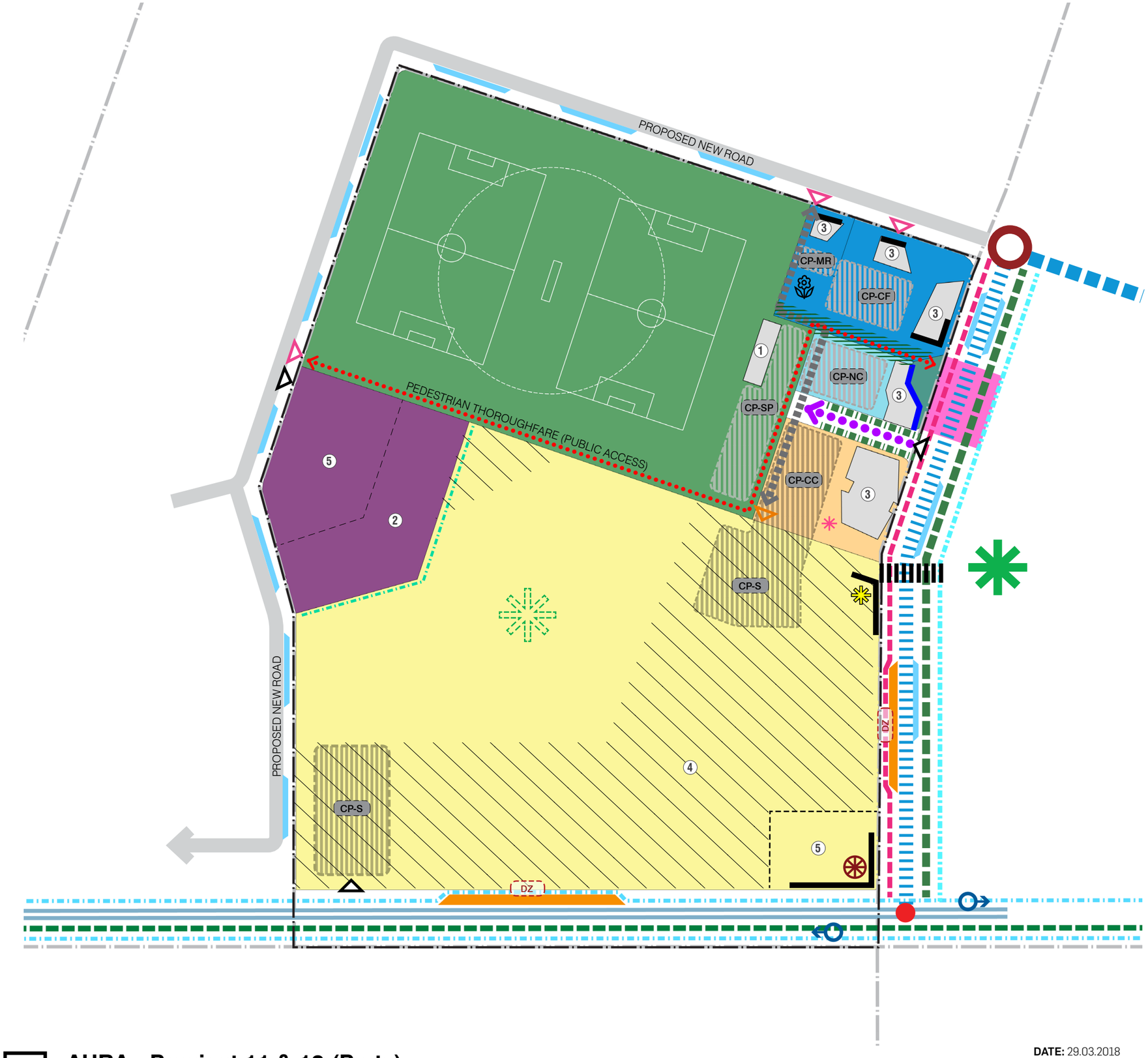
AURA - Precinct 11 & 12 (Parts)

Plan of Development - Neighbourhood 12.2B

1:2000 @ A3

0 10 20 30 40 50

DATE: 29.03.2018
JOB NO: BA4422
DWG NO: POD-12.2B



LEGEND

PRECINCT BOUNDARY
- Precinct Boundary
- Sub-Precinct Boundary

LAND USES
- Neighbourhood Centre
- Childcare Centre
- Community Facilities
- P-12 Private School
- Medium Density Residential Site
- Civic Square (min. 400m²)
- Indicative location of Neighbourhood Recreation Park
- Indicative location of Community Garden

BUILDING HEIGHTS
- (#) Maximum number of storeys

INTERFACES
- Required building frontage
- Retail to directly front Civic Square
- Primary access location
- Secondary access location
- Internal school access location
- Pedestrian Thoroughfare (Public Access)
- Landmark architecture to address key corner

INTERNAL LANDUSE OUTCOMES
- Building Location Zone (School)
- Indicative built form footprints
- Indicative carparking areas
- Pedestrian landscape connection
- School Administration Building - preferred location
- Outdoor Playscape for Childcare Centre - preferred location
- Indicative School Sports Field Location
- Indicative Sports Fields (in accordance with IA)
- CP-CF Carparking & Servicing - indicative location - Community Facility
- CP-NC Carparking & Servicing - indicative location - Neighbourhood Centre
- CP-MR Carparking & Servicing - indicative location - Neighbourhood Meeting Room
- CP-CC Carparking & Servicing - indicative location - Child Care
- CP-SS Carparking & Servicing - indicative location - School
- CP-SP Carparking & Servicing - indicative location - Sports Park
- DZ Drop-off Zone
- Landscape buffer on school boundary (on school side) (minimum 2m wide)

ROAD NETWORK HIERARCHY
- Neighbourhood Connector A (22.5m wide)
- Neighbourhood Connector B (22.5m wide)
- Hub Link (15m wide reserve)
- Internal vehicle circulation route (indicative only) - Potential access easement
- School set-down area and bus drop off
- Indented carparking bays
- Pedestrian Crossing Zone
- School Pedestrian Crossing (the location and installation of the proposed school crossing will require a separate approval from DTMR)

INTERSECTIONS
- Roundabout
- Signalised Intersection (and associated pedestrian crossing)

PUBLIC TRANSPORT
- Indicative Public Bus Stop

STREET SCAPE
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Pedestrtian Path (Hub Link)
- 2.5m Wide Off-Road Pedestrian Path

URBIS

AURA - Precinct 11 & 12 (Parts)

Plan of Development - Neighbourhood 12.1

0 20 40 60 80 100

DATE: 29.03.2018
JOB NO: BA4422
DWG NO: POD-12.1

APPENDIX F
CAR/BICYCLE PARKING RATES

TABLE 2: USE DEFINITIONS — CAR PARKING RATES

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES
Business [1]	1 space / 30m² GFA	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
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	• VAN + WCV (where >200m2 GFA)
Community Facility	1 space / 20m² GFA	VAN + WCV (where >200m² GFA)
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)
Fast Food Premises [1] **Food Premises** [1]	1 space / 15m² GFA where in all other Sub-Precinct/s.	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Health care services	1 space / 20m2 GFA	• Where requiring access via a road – SRV (Type A Access) + occasional access for MRV • Where requiring access via a street – SRV (Type B Access) + occasional access for MRV
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)
Market	1 space / 20m² total use area	• WCV
Multiple dwelling	1 space / dwelling + 1 visitor space / 4 dwellings	• Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN • Where > 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV
Outdoor Sales	1 space / 20m² total use area (where ≤ 200m² total use area) + 1 space / 100m² total use area (for component > 200m² total use area)	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Outdoor Sport and Recreation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	• Where requiring access via a road – MRV (Type A Access) + WCV; • Where requiring access via a street – MRV (Type B Access) + WCV
Sales Office	2 spaces	Not required
Service Industry	1 space / 50m² GFA (where ≤500m² GFA) + 1 space/100m² GFA (for component >500m² GFA)	• Where requiring access via a road – AV (Type A Access) • Where requiring access via a street – AV (Type B Access)
Shop [1]	1 space / 20m² GFA	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Shopping centre	1 space / 20m2 GFA or alternative rate where demonstrated in a Parking Assessment Report.	• Refer to ***Table 55***

REFERENCE:

1. (a) Where gross floor area exceeds 200m², provision is to be made for on-site refuse collection;

   (b) Where a development has a gross floor area of less than 1,500m², 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 190m² GFA	1 per 700m² GFA	1 per 100m² GFA
Shopping Centre	1 per 190m² GFA	1 per 475m² GFA	1 per 100m² GFA
Multiple Residential	1 per dwelling	1 per 4 dwellings	1 per 10 dwellings

TABLE 4: 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 (m²)	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
21,000-2,3999	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 200m², provision is to be to be made for on-site refuse collection.

(3) Where a development has a *gross floor area* of less than 1,500m², 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 200m² 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 G
RESIDENTIAL DEVELOPMENT CONTROLS

1.1.1 HOUSE & MULTIPLE RESIDENTIAL ALLOTMENTS

Notes

General

1. All development inclusive of Single and Multiple Residential Allotments (Duplex) is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 2 storeys (9m) for all dwellings or 3 storeys where identified on a Fixed Elements Plan or Plan of Development. Rooftop terraces are defined as a 'storey'.
4. 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

5. 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.
6. 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.
7. Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (no rear boundary setback applies).
8. 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.
9. Built to Boundary walls are to have a maximum length of 14m and a maximum height of 3.5m.
10. 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:
    a) The Primary Street Frontage where eaves should not be closer than 2000mm (2.0m);
    b) Walls that are Built to Boundary.
11. First floor setbacks must not exceed the minimum ground floor setbacks, as documented in the Plan of Development Table.
12. 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^2; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Site Cover and Amenity

13. 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.
14. Private amenity space, must be provided and is not less than 15m^2 per dwelling with a minimum dimension of 3.0m, and is directly accessible from a ground floor living area.

Privacy and Overlooking

15. 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) 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
      b) a window has a sill height more than 1.5m above the adjacent floor level, or
      c) 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:

16. 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 lots identified as being subject to rear fence controls on the Plan of Development, the fence must be a minimum 1.5m high solid screen fence and may extend up to a maximum 1.8m where the upper 0.3m is 30% transparent.
17. For Multiple Residential (Duplex lots):
    Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum 1.8m where the upper 0.3m is 50% transparent.

Parking and Driveways

18. For all allotments the following applies:
    • Double garages are permitted:
    - On any Premium Villa, Courtyard, Premium Traditional 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:
      a) The front facing building wall, which comprises the garage door/s, may not exceed an external width of 5.7m; and
      b) The garage door width must not exceed 4.8m; and
      c) 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
      d) Must have a sectional, tilt or roller door; and
      e) 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
      f) 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
      g) 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
19. Parking spaces on driveways do not have to comply with gradients in AS2890.
20. A maximum of one driveway per dwelling is permitted (2 for Multiple Residential (duplex) allotments).
21. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
22. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0m.
23. The minimum distance between driveways on the same Multiple Residential Lot shall be 3.0m at the boundary.

Rainwater Tanks

24. All detached dwellings must have a min 5000 litre rainwater tank. All multiple residential dwellings (duplex) must have a min 3000 litre rainwater tank per dwelling. 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. The tank must be located outside of the minimum area required for private amenity space.

Definitions

Site Cover

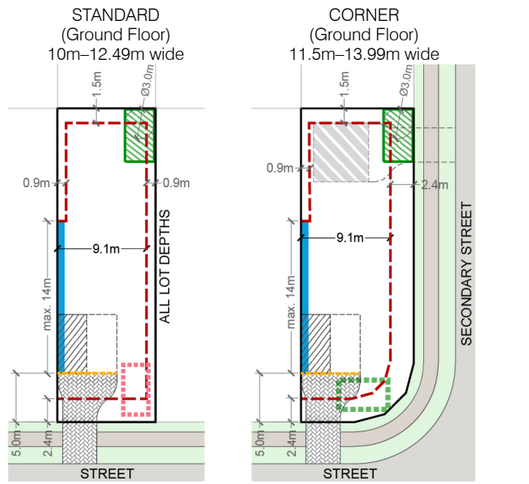
The proportion of the site covered by buildings, including roof overhangs.

PLAN OF DEVELOPMENT TABLE

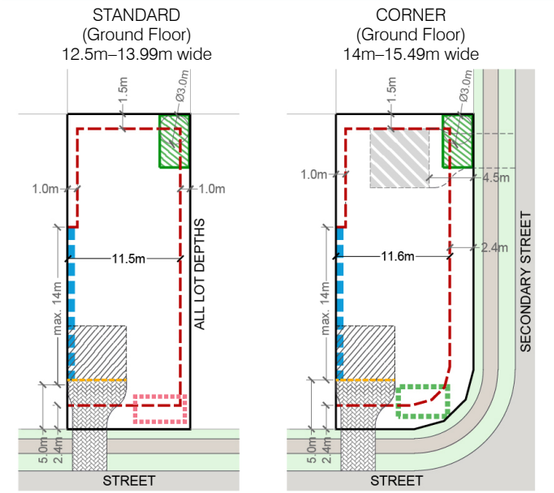
		VILLA ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD ALLOTMENTS		PREMIUM TRADITIONAL ALLOTMENTS		MULTIPLE RESIDENTIAL ALLOTMENTS (DUPLEX)	
		10m–12.49m Wide		12.5m–13.99m Wide		14m - 17.99m Wide (14.5m wide in P12.2A)		18.0m Wide +			
		Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front & Rear (metres)											
Front / Primary Frontage		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	5.0	n/a	5.0	n/a	5.0	n/a
	Double	5.0		5.0		5.0		5.0		5.0	
Rear		1.5 [3]	3.0	1.5 [3]	3.0	1.5 [3]	3.0	1.5 [3]	3.0	1.0 [1]	1.0 [1]
Rear setback for lots adjoining CAMCOS		3.9 [4]	3.9 [4]	3.9 [4]	3.9 [4]	3.9 [4]	3.9 [4]	3.9 [4]	3.9 [4]	3.9 [4]	3.9 [4]
Side (metres)											
Built to Boundary		0.0	0.9	0.0	1.0	0.0	1.0	0.0	1.5	0.0	1.0
Non Built to Boundary		0.9	0.9	1.0	1.0	1.0 1.5 [2]	1.0 1.5 [2]	1.5	1.5	1.0	1.0
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
Garage and On-site Car Parking											
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 permitted for: - 2 storey dwellings; and - single storey dwellings provided note 18 above is met.		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.	
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 western or southern boundary where appropriate.		Garages are to be located along the western or southern boundary where appropriate.	
Site Cover (maximum)		60%		60%		60%		60%		75%	

[1] Second side setback as no rear setback applies.
[2] Setback only applicable in Precinct 12.2A for Courtyard Allotments
[3] Lots less than 25m have a 1.0m setback
[4] Where a lot adjoins the CAMCOS Corridor and the private open space area is proposed to be at the front of the property, the rear setback may be reduced down to 1.5m at ground floor and 3.0m at first floor.

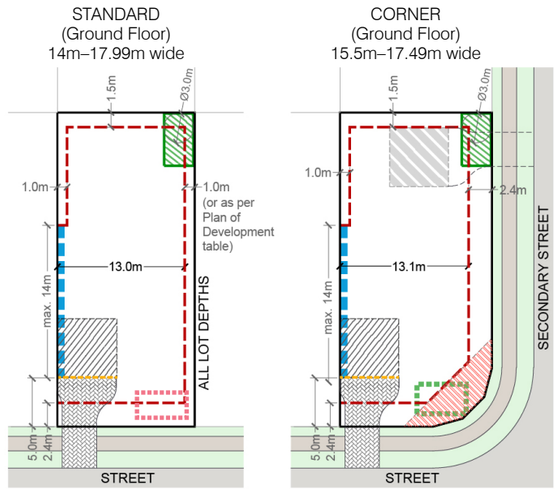
VILLA - HOUSE ON 10m WIDE LOT



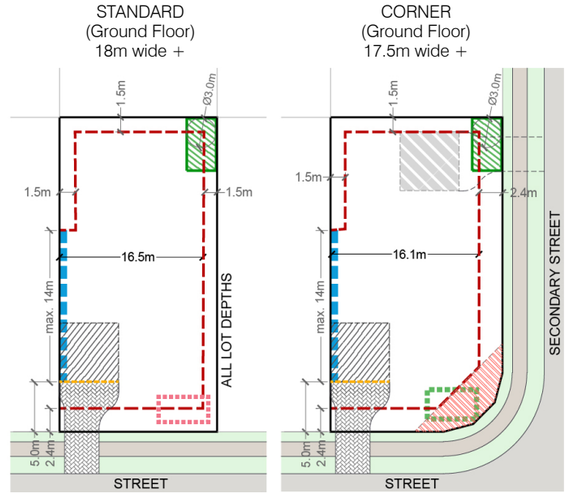
PREMIUM VILLA - HOUSE ON 12.5m WIDE LOT



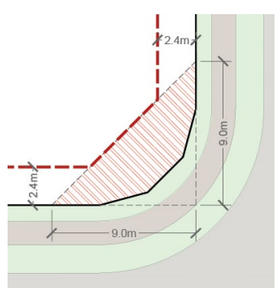
COURTYARD - HOUSE ON 14m WIDE LOT



PREMIUM TRADITIONAL - HOUSE ON 18m WIDE LOT



CORNER DIAGRAM



LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- 1.0m 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
- ALTERNATIVE LOCATION FOR PRIVATE OPEN SPACE (FOR LOTS ADJOINING CAMCOS CORRIDOR)
- 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

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and build-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 2 storeys (9m) for all dwellings. Rooftop terraces are defined as a 'storey'.
4. 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

5. Setbacks are as per the Plan of Development Table unless otherwise specified.
6. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
7. 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 abut a shared access driveway, a laneway. or a pedestrian link landscape buffer and therefore in these cases a secondary frontage setback does not apply.
8. 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.
9. 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.
10. 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^2; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m height.

Site Cover and Amenity

11. 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.
12. Private amenity space must be provided and must not be less than 16m^2 with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

Privacy & Overlooking

13. 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) 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
      b) a window has a sill height more than 1.5m above the adjacent floor level; or
      c) 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.

Fencing

14. Fencing on all Primary Street Frontages and Primary Park Frontages to be either 50% transparent or not to exceed 1.2m in height.
15. Fencing to secondary street may be screen fencing up to 1.8m high up the front building line (main facade).

Parking and Driveways

16. For all allotments the following applies:
    - Double garages will not be permitted on a single storey dwelling unless accessed from a laneway
17. For all allotments the following applies:
    - Double garages will not be permitted on a single storey dwelling;
    - Double garages may be permitted where the dwelling is more than one storey in hieght, 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 a 4.8m;and
      - serving a single garage shall be 3.0m.
18. Parking spaces on driveways do not have to comply with gradients in AS2890.
19. A maximum of one driveway per dwelling is permitted.
20. Driveways should avoid on-street elements such as dedicated on-street parking bays, drainage pits and service pillars.
21. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0m.
22. Dedicated refuse bin storage locations are to be integrated into the edge of the driveway.

Rainwater Tanks

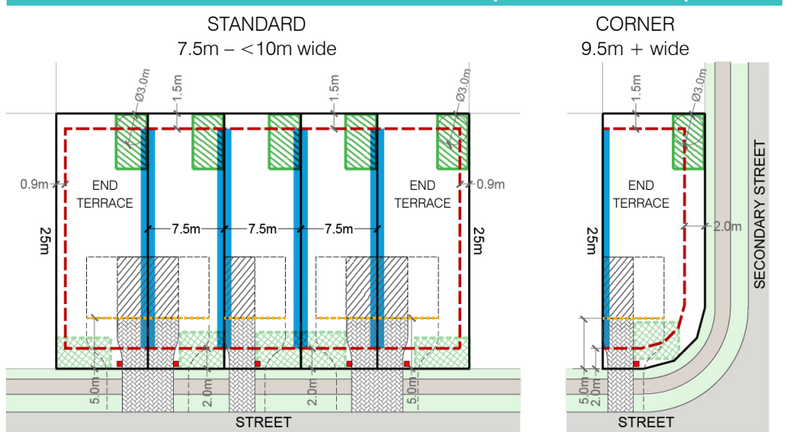
23. Dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank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

Definitions

Site Cover

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

TYPICAL TERRACE ALLOTMENTS (FRONT LOADED)



LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- 1.0m 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

SETBACKS

PLAN OF DEVELOPMENT TABLE	TERRACE ALLOTMENTS 7.5M–<10M WIDE (FRONT LOADED)	
	Ground Floor	First Floor (includes Loft Dwellings)
Front & Rear (metres)		
Front / Primary Frontage	2.0	2.0
Garage	5.0m for single or tandem garages & 5.0m for double garages	n/a
Rear	1.5	1.5
Side (metres)		
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
Garage and On-site Car Parking		
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

Notes

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 2 storeys (9m). Rooftop terraces are defined as a 'storey'.
4. 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

5. Setbacks are as per the Plan of Development Table unless otherwise specified.
6. Built to Boundary Walls:
   a) 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;
   b) where not adopted, the standard setbacks in the Plan of Development Table apply.
7. 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;
   - Walls that are Built to Boundary.

Privacy & Overlooking:

8. 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) 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
     b) a window has a sill height more than 1.5m above the adjacent floor level, or
     c) a window has obscure glazing below 1.5m;
   - where: Window and Window / Balcony Screen has the same meaning as in the Queensland Development Code.
9. 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

10. 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.
11. Private amenity space must be provided and is not less than 15m^2 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^2 with a minimum dimension of 1.5m.
12. For all terrace lots, building must ensure the provision of natural light and ventilation to core living areas.
13. 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

14. Fencing on all Primary Street Frontages and Primary Park Frontages to be either 50% transparent or not to exceed 1.2m in height.
15. Letterboxes for the dwelling shall be located on the primary street or if fronting a park, within the laneway.
16. Allotments adjoining a laneway may have their garage fronting the laneway, comply with the setbacks, and have fencing to the laneway in accordance with that shown in the Laneway Terrace Allotment Diagram.
17. Parking spaces on driveways do not have to comply with gradients in AS2890.
18. A maximum of one driveway per dwelling is permitted which may be shared where there is more than 1 dwelling on a lot.
19. 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.
20. Driveways must avoid on-street elements such as dedicated on-street parking bays, drainage pits and service pillars.
21. The minimum distance of a driveway from an instersection of one street with another street (not a laneway) shall be 6m.

Laneway Interface

22. The relationship of garages to the laneway and bin storage areas should be generally as shown in the diagrams 'Typical Laneway Interface' and 'Typical Loft Dwellings on Laneway' below in this document.
23. Garages should be paired (built to a common boundary as shown the diagrams, where possible).

Site Services and Bin Storage

24. The relationship of garages to the laneway and bin storage areas shall be generally as shwn in the diagrams: Laneway Terrace Allotment and Loft Dwellings on Laneway, in this PoD.
25. All dwellings on Laneway Terrace lots with a width of 4.6m or Less are to be designed to ensure the following:
    a) There are no conflicts between services (electricity/water) and pedestrian access to the front and rear of the lot, or vehicular access to the rear of the lot;
    b) A dedicated area is provided within the lot to accomodate refuse bin storage. This is preferred to be located outside of the garage, but accessible to, and screened from, the laneway. In the case of 4m wide lots, the bin storage area may be accomodated within the garage, provided the garage is appropriately dimensioned to ensure the bins can be removed whilst the car is parked in the garage.

Rainwater Tanks

26. 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. The tank must be located outside of the minimum area required for private amenity space.

Definitions

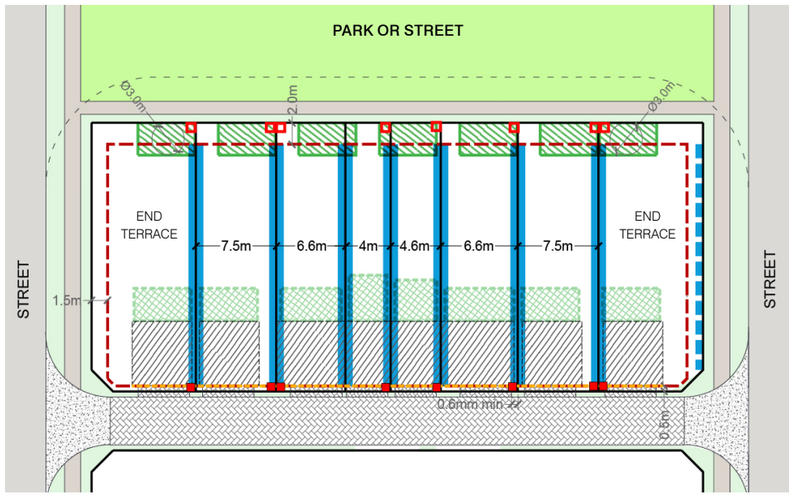
Site Cover

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

SETBACKS

PLAN OF DEVELOPMENT TABLE	LANEWAY TERRACE ALLOTMENTS 4M–<14M WIDE (REAR LOADED)	
	Ground Floor	First Floor
Front & Rear (metres)		
Front / Primary Frontage	2.0	2.0
Garage	0.5	n/a
Rear	0.5	0.0
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Corner Lots — Secondary street frontage	1.5	1.5
Corner Lots where secondary frontage shares a boundary with a laneway or linear open space or ped link	0.9	0.9
Garage and On-site Car Parking		
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%	

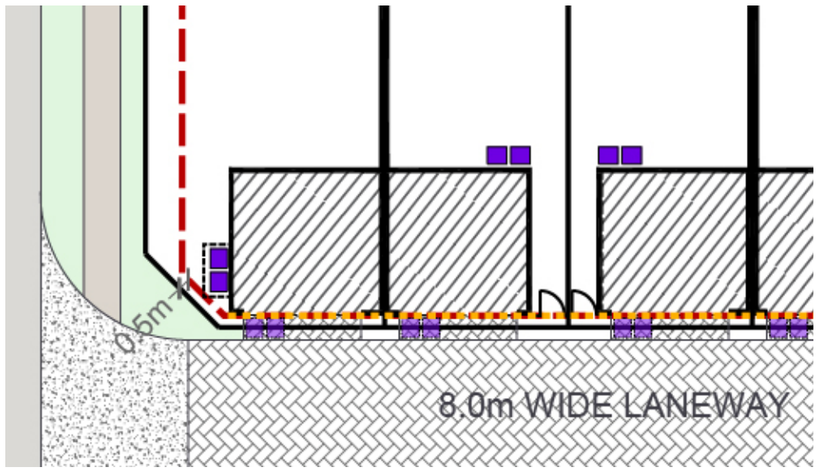
TYPICAL TERRACE FRONTING PARK OR STREET (REAR LOADED)



LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- 1.0m 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
- LETTERBOX LOCATION (IF PRIMARY FRONTAGE IS PARK)
- LETTERBOX LOCATION (IF PRIMARY FRONTAGE IS A STREET)

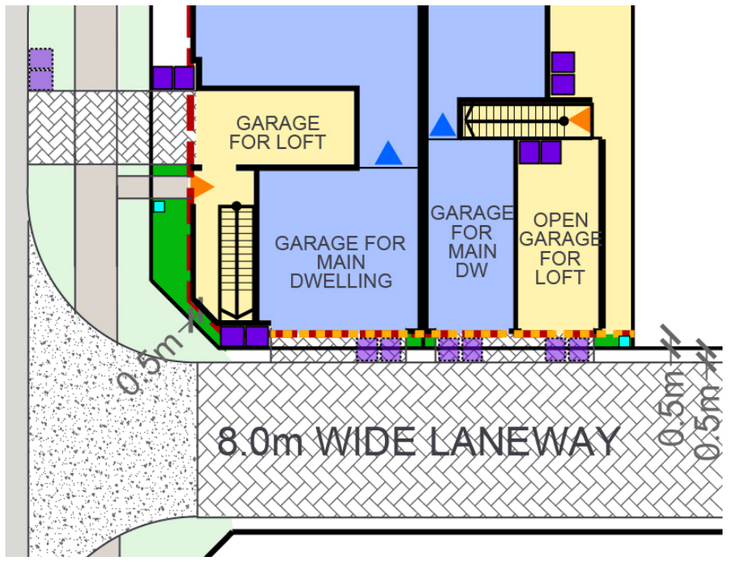
TYPICAL LANEWAY INTERFACE



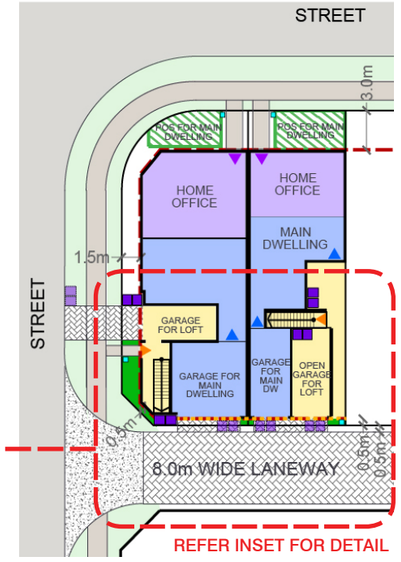
LEGEND

- LOT BOUNDARY
- 1.0m BUILDING SETBACK DIMENSIONS
- INDICATIVE DRIVEWAY LOCATION
- PREFERRED LOCATION OF BIN STORAGE (MAIN DWELLING AND LOFT)
- PREFERRED LOCATION OF BIN COLLECTION (MAIN DWELLING AND LOFT)

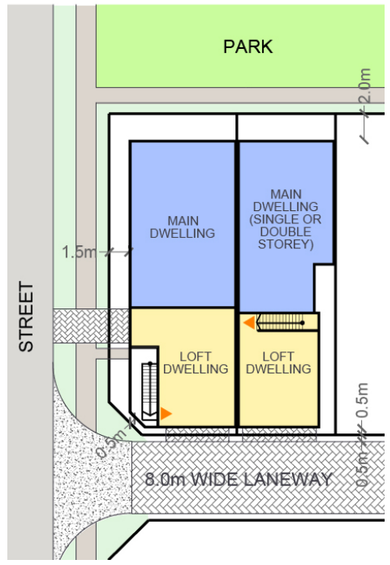
SOHO PRODUCT FRONTING STREET AND LOFT



GROUND FLOOR



FIRST FLOOR



LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- MAIN DWELLING
- LOFT DWELLING
- HOME OFFICE
- 1.0m BUILDING SETBACK DIMENSIONS
- GARAGE SETBACK FROM FRONT BOUNDARY
- PREFERRED PRIVATE OPEN SPACE LOCATION
- PREFERRED LETTERBOX LOCATION
- PREFERRED LOCATION OF BIN STORAGE
- PREFERRED LOCATION OF BIN COLLECTION
- ENTRANCE TO MAIN DWELLING
- ENTRANCE TO LOFT DWELLING
- ENTRANCE TO HOME OFFICE
- DRIVEWAY EXCLUSION ZONE — MANDATORY SOFT LANDSCAPED AREA LOT BOUNDARY

1.1.4 URBAN ALLOTMENTS

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. All building setbacks and built to boundary walls are subject to service easements existing and proposed.
3. Maximum building height is 2 storeys (9m) for all dwellings. Rooftop terraces are defined as a 'storey'.

Setbacks

4. Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
5. 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.
6. Upper floor setbacks must be in accordance with minimum ground floor setbacks.
7. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging nd construction methods must be submitted for approval;
   b) where not adopted, the standard setbacks in the Plan of Development Table apply.

Privacy & Overlooking

8. 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) 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
     b) a window has a sill height more than 1.5m above the adjacent floor level, or
     c) 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

9. A maximum of one driveway is permitted per lot.
10. Driveways are to have the following widths:
    - single driveway: minimum 3.0m and maximum 3.5m;
    - shared double driveway: mandatory where shown on plan.
11. Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
12. The minimum distance between a driveway and street intersection is 6.0m.
13. Parking spaces and driveways do not have to comply with gradients in AS2890

Private Open Space

14. Private open space may be roofed and must meet the following requirements:
    Type A: 6m² at ground level
    Type B: 9m² at ground level
    Type C: 12m² at ground level

Fencing

15. 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.

Rainwater Tanks

16. 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. The tank must be located outside of the minimum area required for private amenity space.

Definitions

Site Cover

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

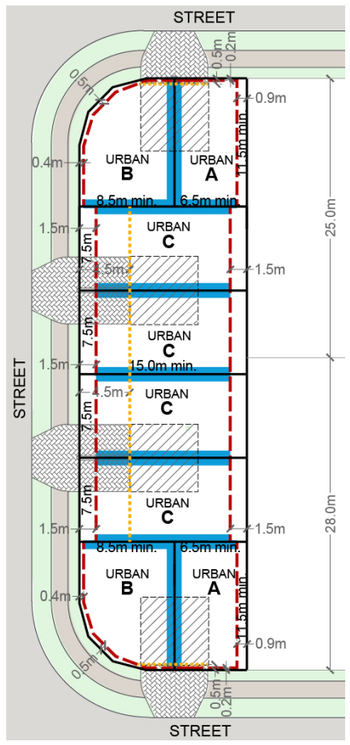
SETBACKS

PLAN OF DEVELOPMENT TABLE	URBAN ALLOTMENTS Type A & B		URBAN ALLOTMENTS Type C	
	Ground Floor	First Floor	Ground Floor	First Floor
Front & Rear				
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
Side				
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
Garage and On-site Car Parking				
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)
- 1.0m BUILDING SETBACK DIMENSIONS
- MANDATORY BUILT TO BOUNDARY WALL
- GARAGE SETBACK FROM FRONT BOUNDARY
- INDICATIVE GARAGE LOCATION
- INDICATIVE DRIVEWAY LOCATION

URBAN ALLOTMENTS



1.1.5 TERRACE ALLOTMENTS (ATTACHED) - 6.2M WIDE

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
3. 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

4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
6. 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 abut a shared access driveway, a laneway, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
7. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
8. 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.
9. Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
10. 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 4m²; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Site Cover and Amenity

11. 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.
12. Private amenity space, must be provided and is not less than 15m² with a minimum dimension of 2.5m and is directly accessible from a ground floor living area.

Privacy & Overlooking

13. 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) 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
      b) a window has a sill height more than 1.5m above the adjacent floor level, or
      c) 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

14. 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

15. 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 3.0.
16. Parking spaces on driveways do not have to comply with gradients in AS2890.
17. A maximum of one driveway per dwelling is permitted.
18. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
19. 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

20. 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. The tank must be located outside of the minimum area required for private amenity space.

Façade Treatment and Passive Ventilation

21. 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.
22. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
23. The design of the dwelling must consider passive ventilation and natural light provision through a combination of the following elements:
    - inclussion 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 bundary) has an open-able window or door.

Definitions

Site Cover

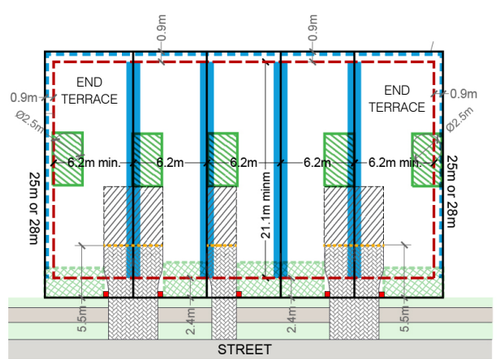
The proportion of the site covered by buildings, including roof overhangs.

SETBACKS

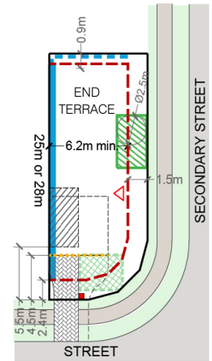
PLAN OF DEVELOPMENT TABLE	TERRACE ALLOTMENTS 6.2M–<7.5M WIDE	
	Ground Floor	First Floor
Front and Rear (metres)		
Front / Primary Frontage	2.4	2.4
Garage	5.5m for single or tandem garages and 4.5m for double garages	n/a
Rear (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Side (metres)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

TYPICAL 6.2m TERRACE (FRONT LOADED)

STANDARD
6.2m – <7.5m wide



CORNER
7.7m -<11.5m Wide



LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- 1.0m BUILDING SETBACK DIMENSIONS
- MANDATORY BUILT TO BOUNDARY WALL
- OPTIONAL BUILT TO BOUNDARY WALL (WHERE PERMITTED ON PLAN OF DEVELOPMENT
- GARAGE SETBACK FROM FRONT BOUNDARY
- PREFERRED PRIVATE OPEN SPACE LOCATION
- ALTERNATE PRIVATE OPEN SPACE LOCATION
- SINGLE GARAGE FOR SINGLE STOREY DWELLING DOUBLE GARAGE WHEN 2 STOREY DWELLING
- PREFERRED LETTERBOX LOCATION

1.1.6 URBAN LOFTS A,B,C

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. All building setbacks and built to boundary walls are subject to service easements existing and proposed.
3. Maximum building height is 2 storeys (9m) for all dwellings. Rooftop terraces are defined as a 'storey'.

Setbacks

4. 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 front, side and rear setbacks up to 450mm from the property boundary except in the case of:
   - ·to a laneway: up to the property boundary;
   - where a wall is built to boundary.
5. Upper floor setbacks must be in accordance with minimum ground floor setbacks.
6. Built to Boundary Walls:
   a) built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

Privacy & Overlooking

7. 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) 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
     b) a window has a sill height more than 1.5m above the adjacent floor level, or
     c) 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

8. Doubles garages are permitted only on Loft type A and C lots and not on Loft type B. On Loft Type A lots a double garage may only front the secondary street and on Loft type C only the laneway.
9. A maximum of one driveway is permitted per lot.
10. Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.
11. Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
12. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
13. Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

14. Site cover for each lot is not to exceed that shown in the Plan of Development table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
15. Private amenity space must be provided and may be roofed and take the form of an upper floor balcony or rooftop terrace that is not less than 8m² with a minimum dimension of 2.5m and accessible from an upper floor living area.

Fencing

16. Fencing along the street frontage may be up to 1.2m.

Rainwater Tanks

17. 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. The tank must be located outside of the minimum area required for private amenity space.

Façade Treatment and Passive Ventilation

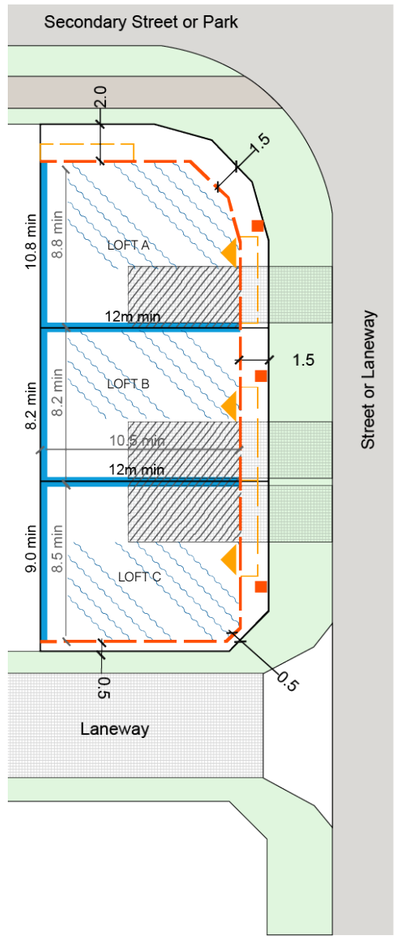
18. On all terrace lots the main façade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the façade.
19. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
20. The design of the dwelling must consider passive ventilation. Each living area that adjoins an external wall (not built to boundary) must have an open-able window or door.

Definitions

Site Cover

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

URBAN LOFT ALLOTMENTS



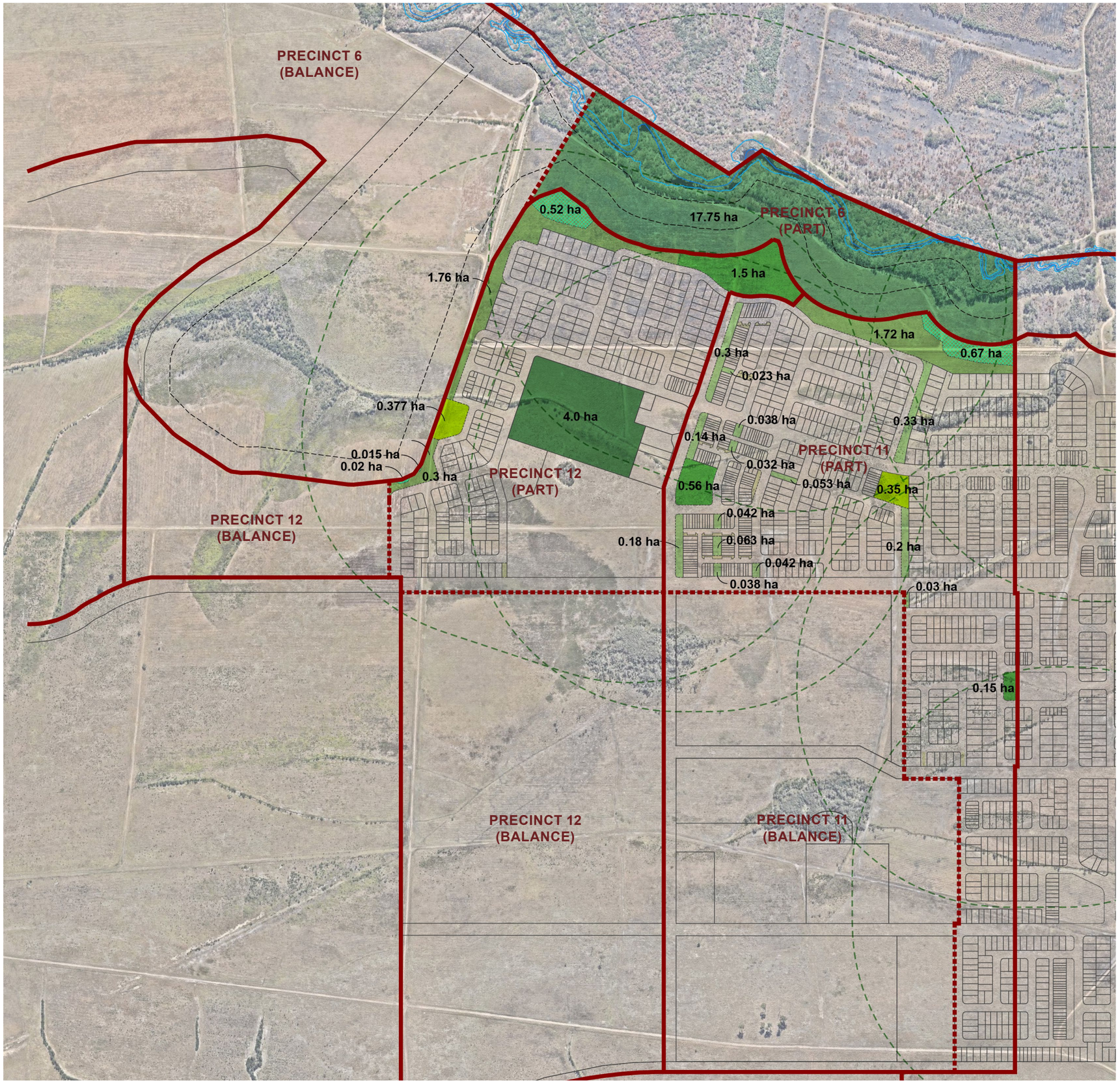
SETBACKS

PLAN OF DEVELOPMENT TABLE	URBAN LOFT ALLOTMENTS		URBAN LOFT ALLOTMENTS		URBAN LOFT ALLOTMENTS	
	Type A		Type B		Type C	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front / Primary Street Frontage	#: Upper floor balconies and awnings may protrude up to 1/0m into the boundary setback					
Front	1.5	1.5#	1.5	1.5#	1.5	1.5#
Garage	1.5	n/a	1.5	n/a	1.5	1.5
Rear	0.0	0.0	0.0	1.5	0.0	0.0
Side						
Built to Boundary	0.0	0.0	0.0	0.0	0.0	0.0
Non Built to Boundary	n/a	n/a	n/a	n/a	n/a	n/a
Corner Lots — Secondary Street Lane	2.0	2.0#	n/a	n/a	0.5	0.5
Garage and On-site Car Parking						
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted only where fronting the secondary street. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single garage acceptable Double garages are not permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single garage acceptable Double garages permitted only where fronting laneway. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%		95%		95%	

LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE
- PROTRUSION FOR UPPER FLOOR BALCONIES AND AWNINGS
- RECOMMENDED BUILT TO BOUNDARY WALL
- GARAGE SETBACK TO FRONT BOUNDARY
- INDICATIVE GARAGE LOCATION
- 1.0m BUILDING ENVELOPE DIMENSIONS
- 1.0m SETBACK DIMENSIONS
- GROUND FLOOR OFFICE/SHOP - INDICATIVE EXTENT
- COMBINED RESIDENTIAL/COMMERCIAL ENTRANCE
- INDICATIVE LETTERBOX LOCATION

APPENDIX H
OPEN SPACE NETWORK PLAN



OPEN SPACE - LOCAL CATEGORY PARK AREA REQUIREMENTS							
TYPE	**POPULATION RATE** *(average people per household)*	**PRECINCT**					**TOTAL POPULATION**
		6	**11**		**12**		
Detached Dwelling	2.6		865 dw	2249 ppl	290 dw	754 ppl	**3,003 ppl**
Duplex Dwelling	2.2		26 dw	57 ppl	8 dw	18 ppl	**75 ppl**
Attached Dwelling (Unit/Apartment)	1.8				46 dw	83 ppl	**83 ppl**
TOTAL POPULATION			**891 dw**	**2306 ppl**	**344 dw**	**855 ppl**	**3161 ppl**
TOTAL LOCAL OPEN SPACE REQUIREMENT *(@ 1.3 ha PER 1,000 PERSONS)*			**2.9978 ha**		**1.1115 ha**		**4.1093 ha**

OPEN SPACE - LOCAL CATEGORY PARK AREAS PROVISION				
PARK TYPE	**PRECINCT**			**TOTAL**
	6	**11**	**12**	
Neighbourhood Recreation Park		0.712 ha	1.5 ha	**2.212 ha**
Local Recreation Park		0.35 ha	0.377 ha	**0.727 ha**
Local Linear Park		1.512 ha		**1.512 ha**
TOTAL		**2.574 ha**	**1.877 ha**	**4.451 ha**

LOCAL PARK ALLOCATION NOTES:

1. The local park provision is calculated at 1.3 hectares per 1,000 population.
2. All residential precincts comply with the minimum Neighbourhood Park provision requirement inclusive of 400m catchment.

OPEN SPACE - MAJOR AND DISTRICT CATEGORY PARK AREAS PROVISION				
PARK TYPE	**PRECINCT**			**TOTAL**
	6	**11**	**12**	
District Linear Park (TOTAL)		2.394 ha	2.62 ha	**5.014 ha**
District Linear Park (Unconstrained)		*1.724 ha*	*2.06 ha*	*3.784 ha*
District Linear Park (Constrained by WSUD devices)		*0.67 ha*	*0.56 ha*	*1.23 ha*
Neighbourhood Sports Park			4 ha	**4 ha**
Conservation	17.75 ha			**17.75 ha**
TOTAL	**17.75 ha**	**4.788 ha**	**9.24 ha**	**26.764 ha**

LEGEND	
	Precinct Boundaries
	(Part) Precinct Boundaries
	400m Walkable Radius
	Frog Habitat Buffers
	Creek Centreline
	Creek Top of Bank

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AURA - P11 & 12 (PART)

Open Space Network

Scale 1:7,500 @ A3

0 50 100 200 300m

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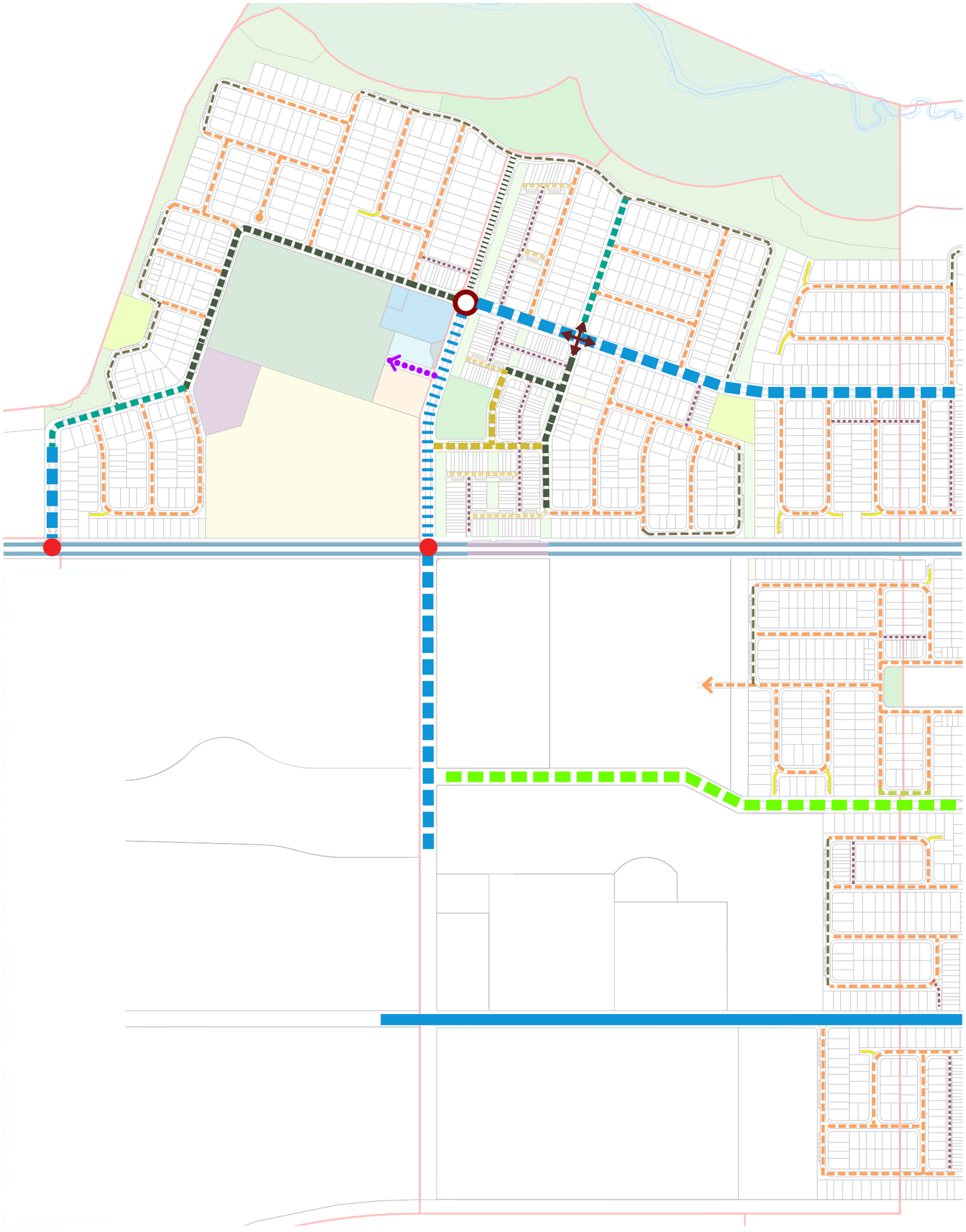
This plan is conceptual and is for discussion purposes only. Subject to further detail study, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Figured dimensions shall take preference to scaled dimensions. No relevance should be placed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

PROJECT NO: BA4422
DATE: 28.03.2018
DRAWING NO: OSN01
REV: 4

APPENDIX I
ROAD HIERARCHY

LEGEND

SUB-ARTERIAL ROADS		
	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 A	22.5m
	Neighbourhood Connector B	22.5m
ACCESS STREETS		
	Access Street - Asymmetrical A (indented parking bays on one side only)	17.5m
	Access Street - Asymmetrical B (indented parking bays on one side only)	17.5m
	Access Street - Green Link (no indented parking bays)	17.5m
	Access Street - Urban (indented parking bays both sides)	17.5m
	Access Street - Standard (7.5m wide carriageway)	15.5m / 16.0m (16.0m wide in premium areas only)
	Access Street - Esplanade - 6.5m pavement (and indented parking bays on park side)	13.5m
	Access Street - Esplanade - 5.5m pavement (no indented parking bays)	13.5m
	Hub Link	15.0m
	Laneway Link 14.8m	14.8m
	Laneway 8.0m	8.0m
	4.5m Concrete Driveway	
INTERSECTIONS		
	Signalised Intersection	
	Roundabout	
	Unsignalised 4-way Intersection	



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Caloundra South

Road Network Hierarchy

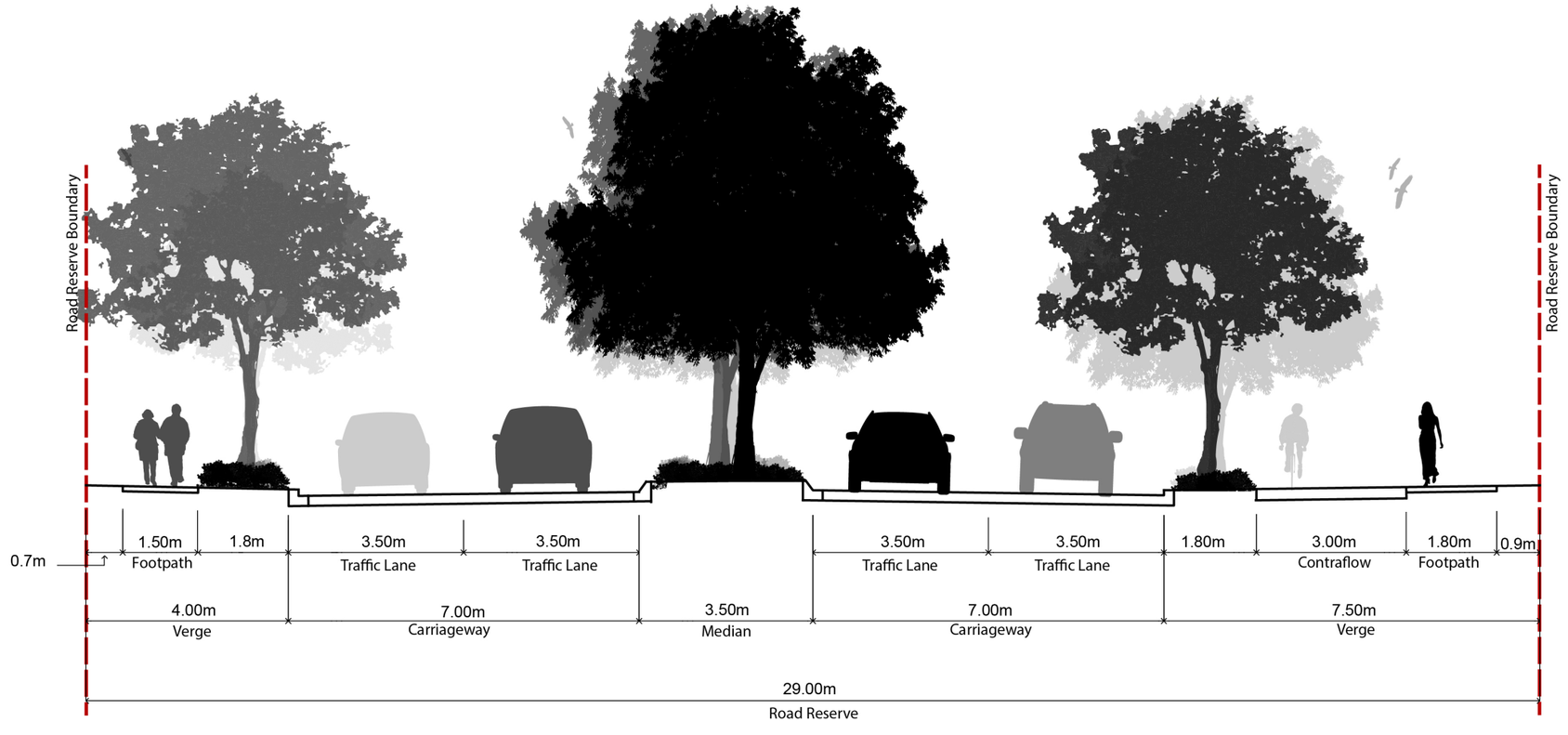
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0 100 200 300 400

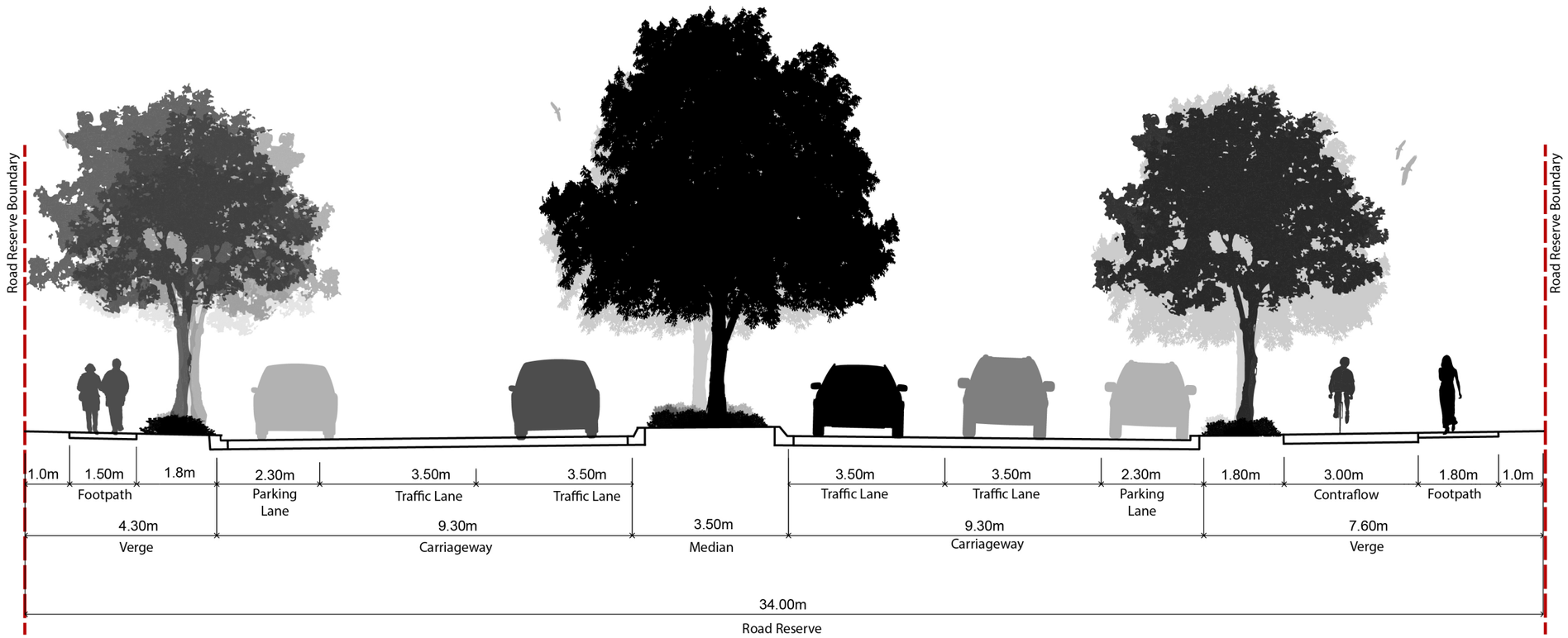
NORTH

PROJECT NO: BA4422
DATE: 28.03.2018
DRAWING NO: RN01
REV: 5

SUB-ARTERIAL 2
29.0M



SUB-ARTERIAL 2
34.0M

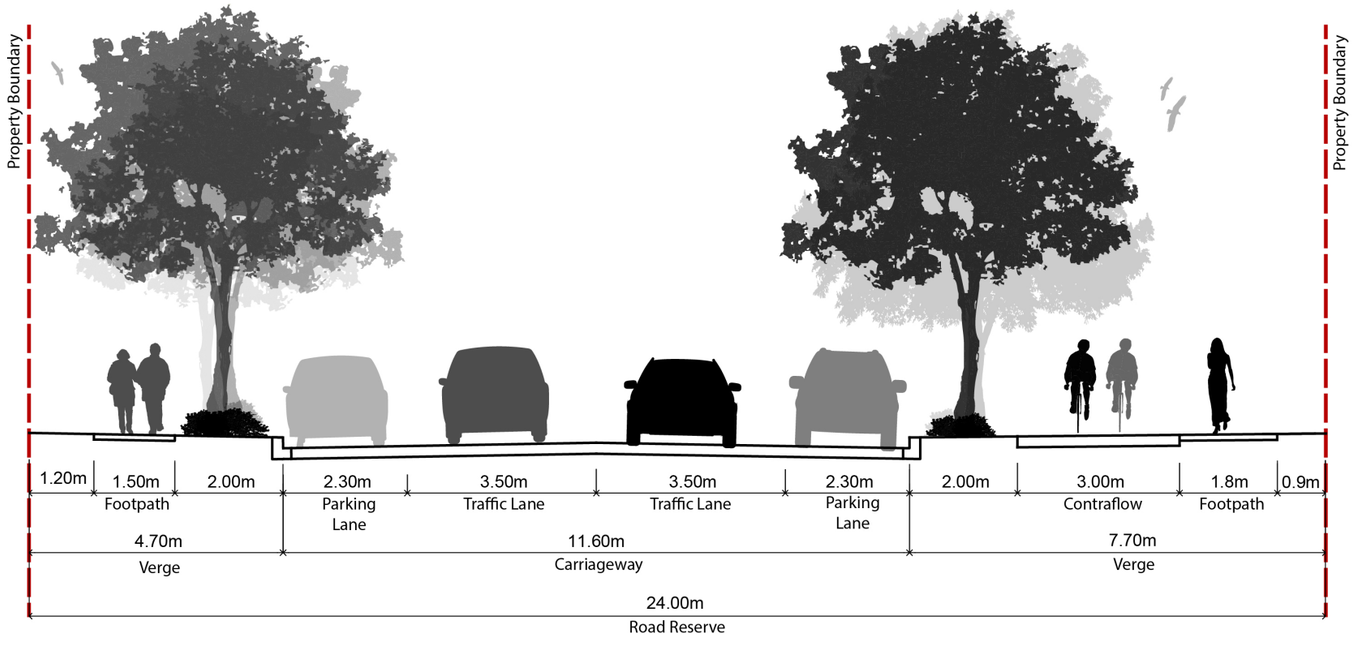


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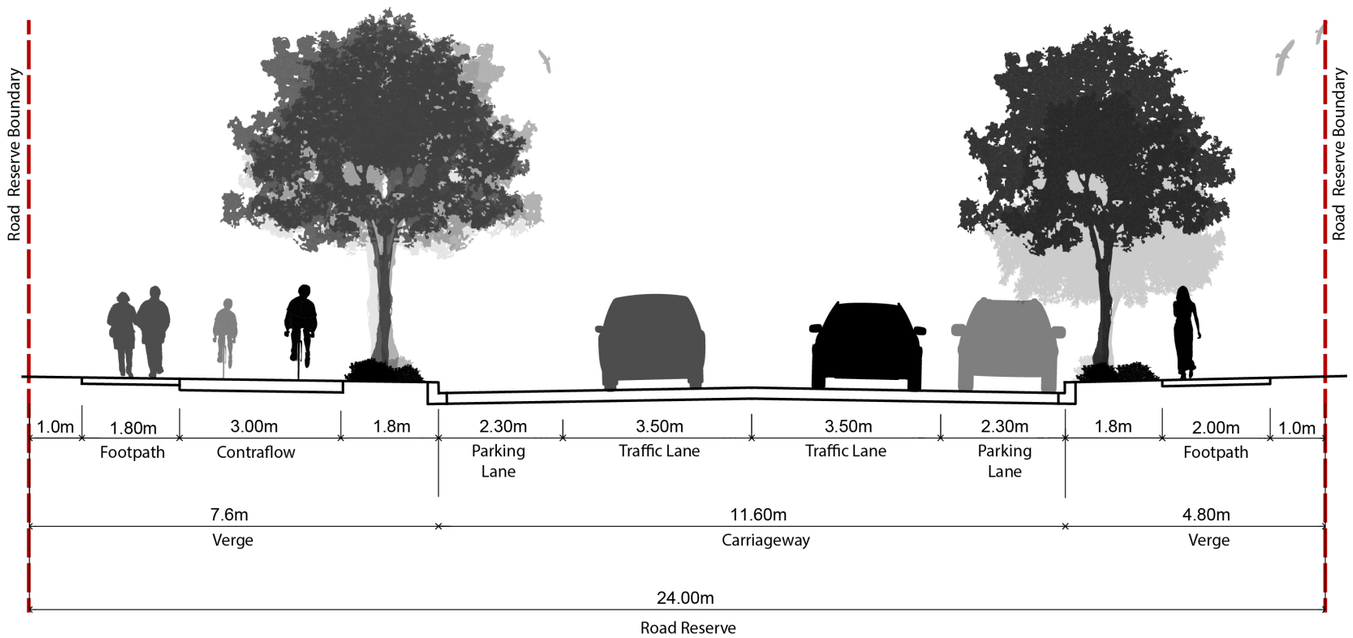
AURA - Precinct 11 & 12 (Parts)
SECTIONS

DATE: 28.03.2018
JOB NO: BA4422
DWG NO: SEC-01

TRUNK CONNECTOR 24.0M



GREEN STREET 24.0M

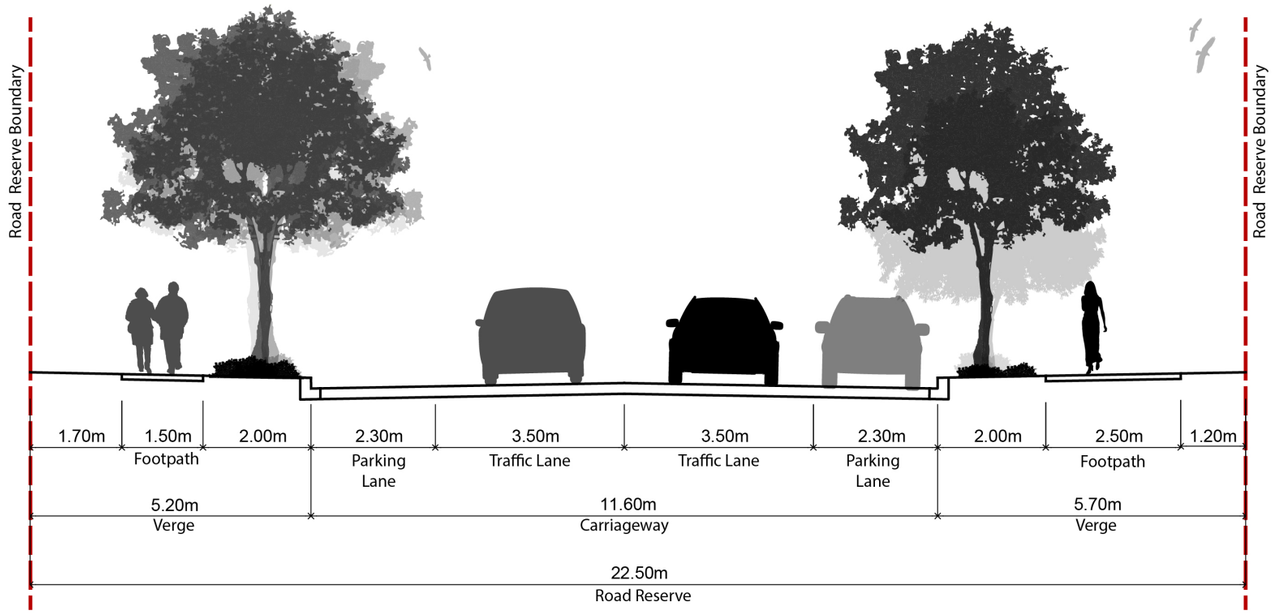


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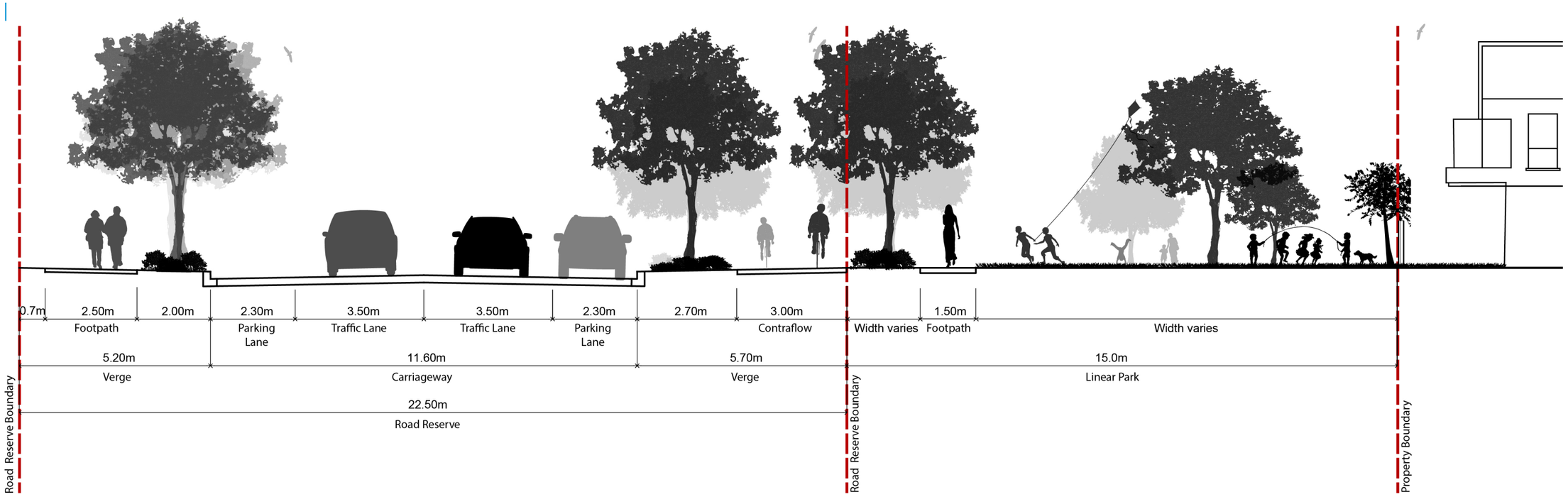
AURA - Precinct 11 & 12 (Parts)
SECTIONS

DATE: 28.03.2018
JOB NO: BA4422
DWG NO: SEC-01

NEIGHBOURHOOD CONNECTOR A - 22.5M



NEIGHBOURHOOD CONNECTOR B - 22.5M

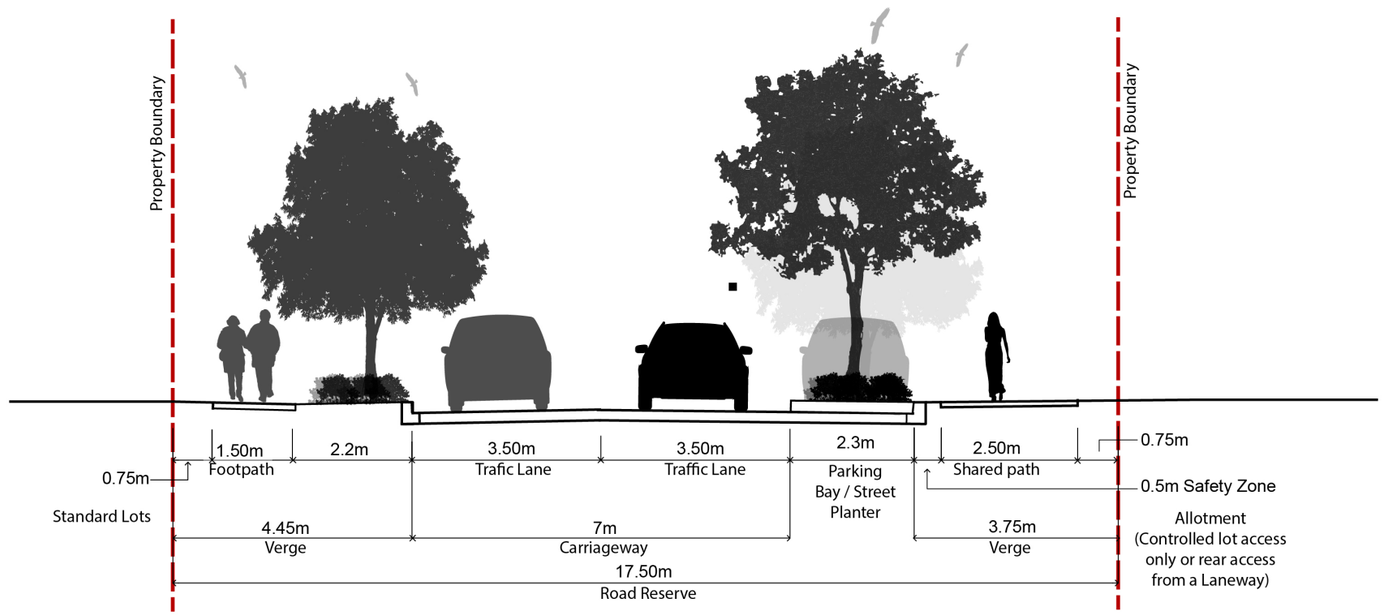


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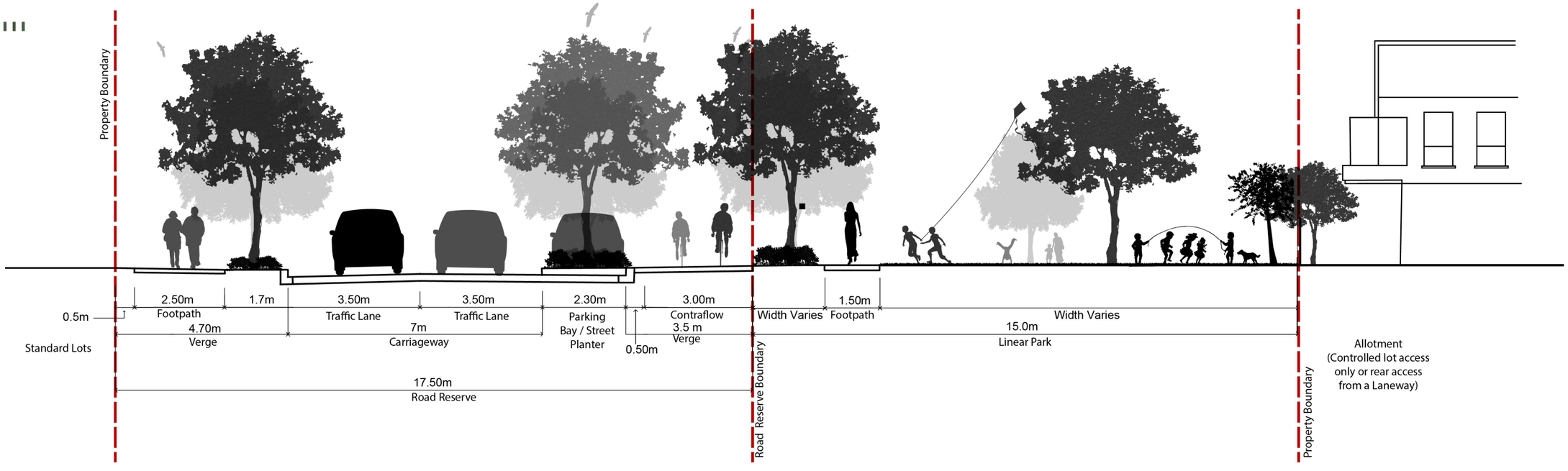
AURA - Precinct 11 & 12 (Parts)
SECTIONS

DATE: 28.03.2018
JOB NO: BA4422
DWG NO: SEC-01

ACCESS STREET ASYMMETRICAL A 17.5M



ACCESS STREET ASYMMETRICAL B 17.5M

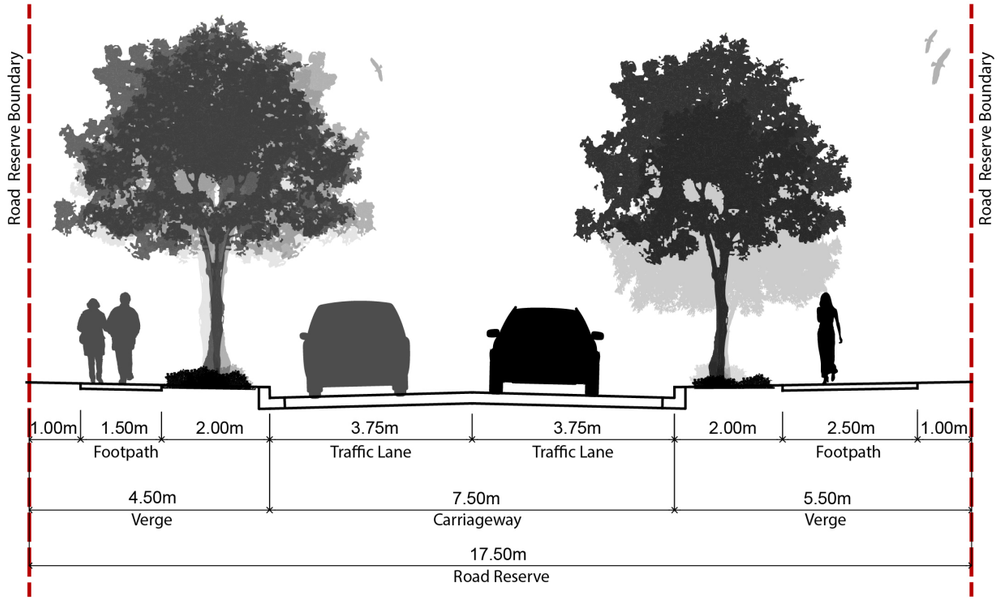


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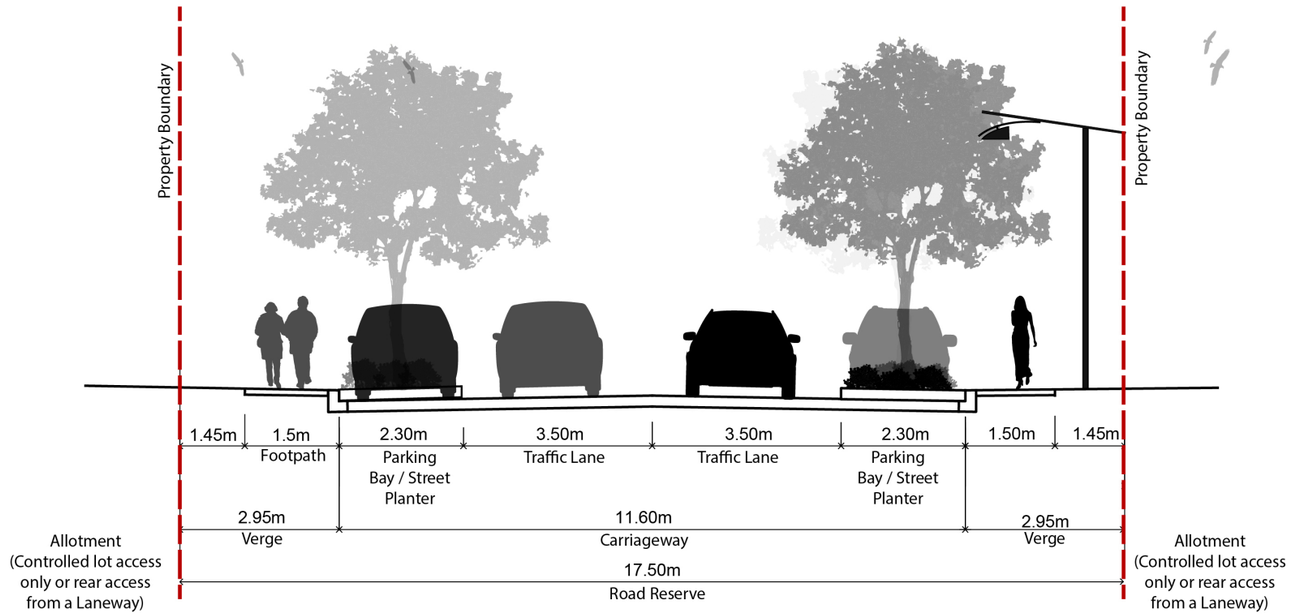
AURA - Precinct 11 & 12 (Parts)
SECTIONS

DATE: 28.03.2018
JOB NO: BA4422
DWG NO: SEC-01

ACCESS STREET GREEN LINK - 17.5M



ACCESS STREET URBAN - 17.5M

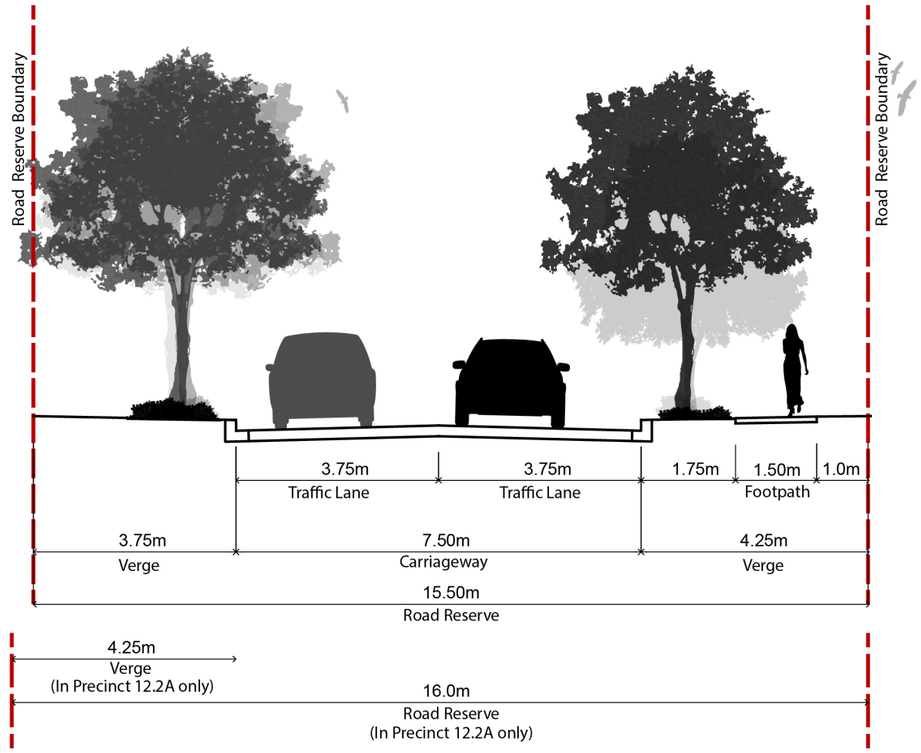


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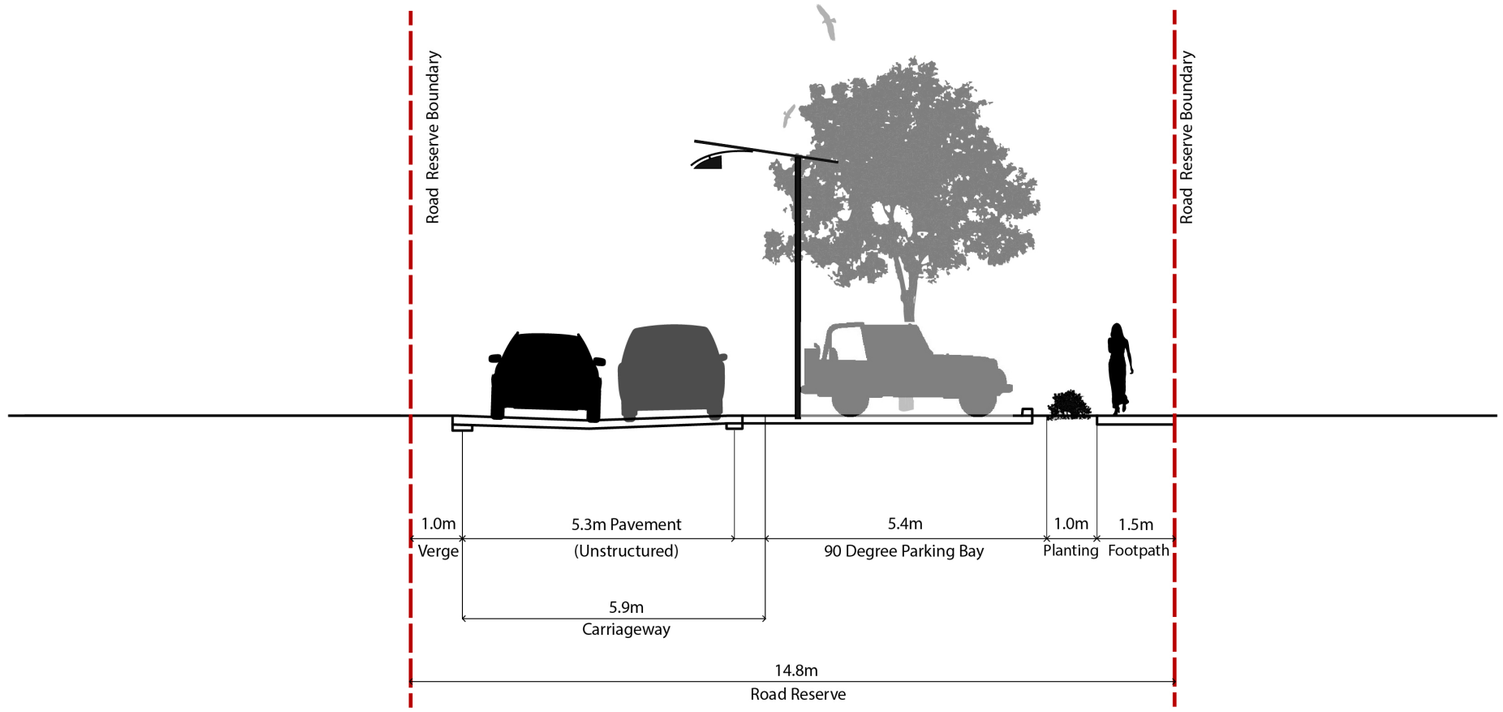
AURA - Precinct 11 & 12 (Parts)
SECTIONS

DATE: 28.03.2018
JOB NO: BA4422
DWG NO: SEC-01

ACCESS STREET STANDARD - 15.5M OR 16M



LANEWAY LINK - 14.8M

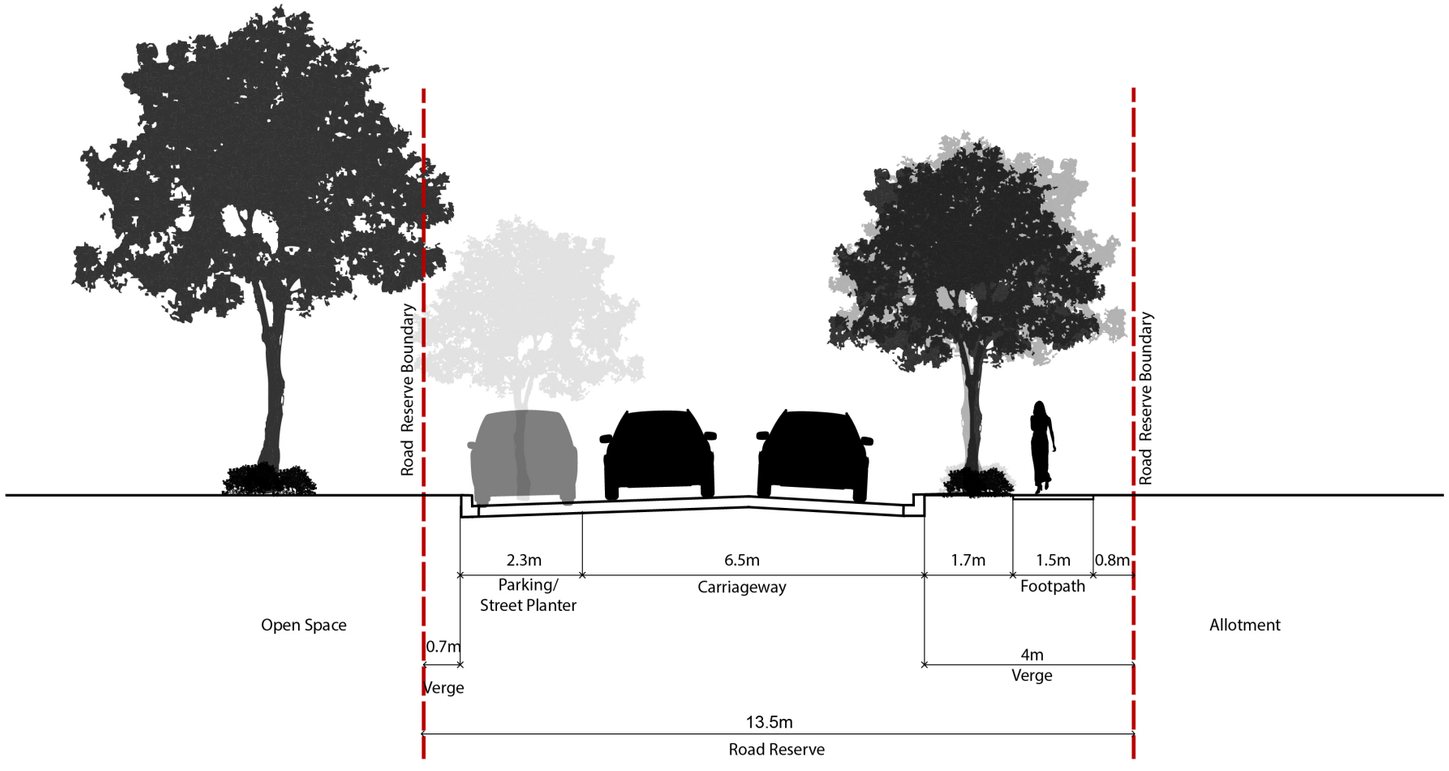


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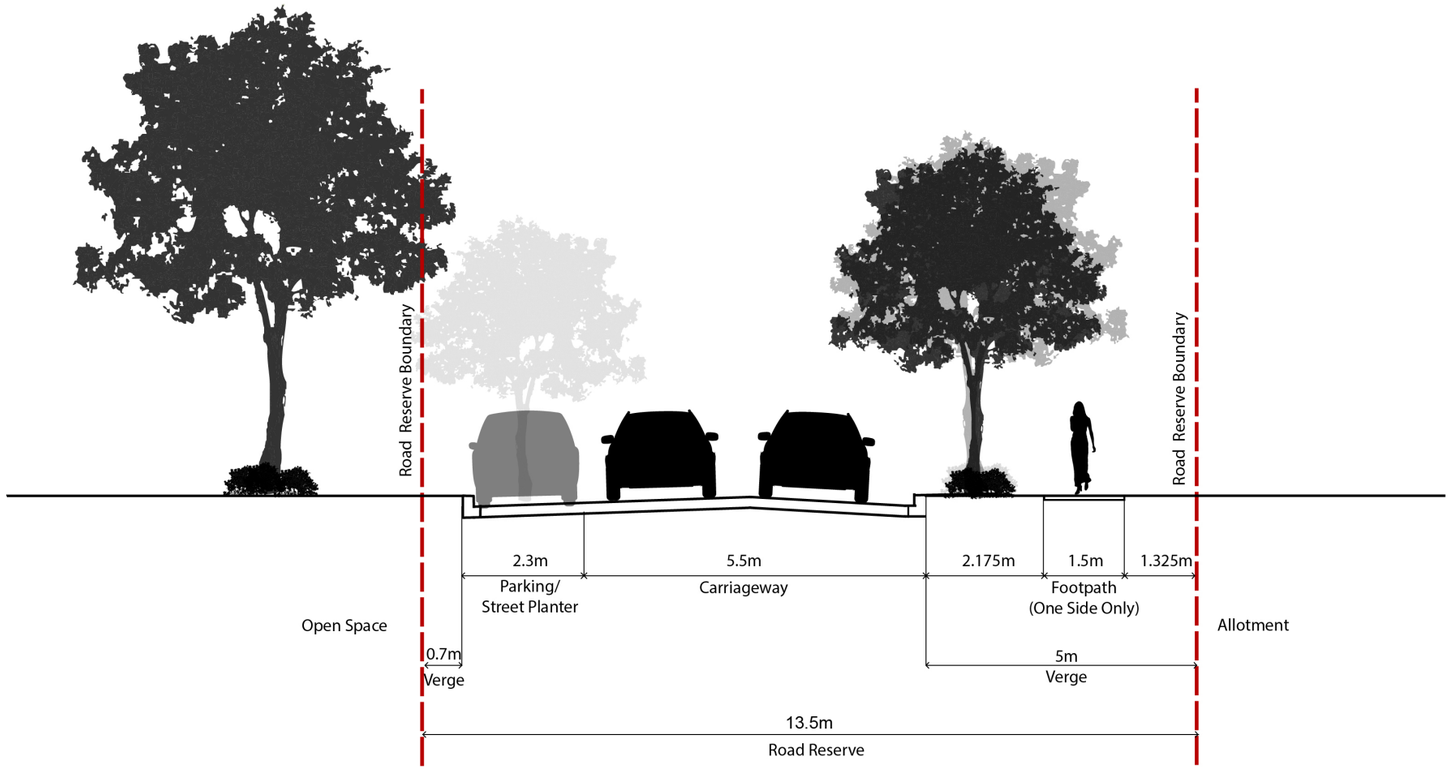
AURA - Precinct 11 & 12 (Parts)
SECTIONS

DATE: 28.03.2018
JOB NO: BA4422
DWG NO: SEC-01

ACCESS STREET ESPLANADE - 13.5M (6.5 CARRIAGE WAY)



ACCESS STREET ESPLANADE - 13.5M (5.5 CARRIAGE WAY)

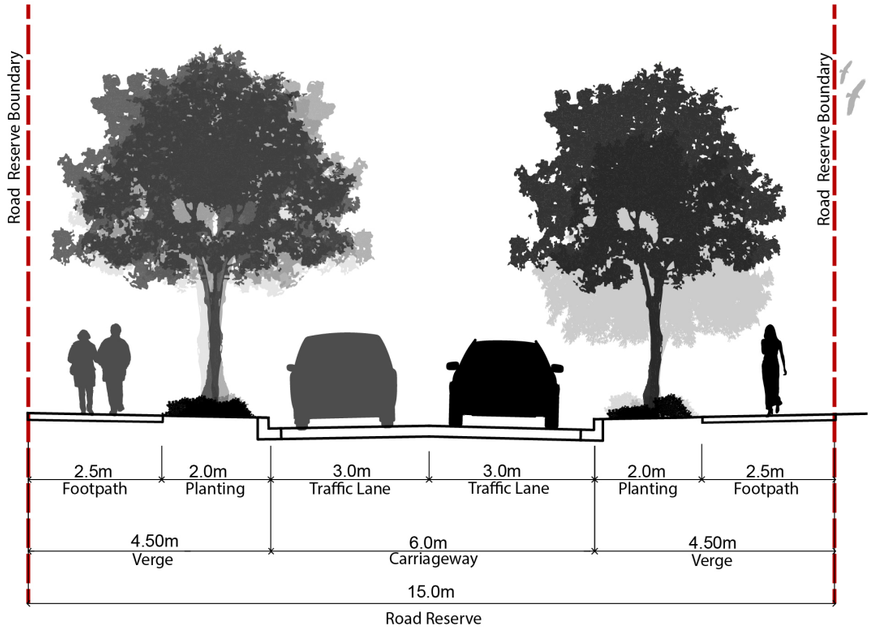


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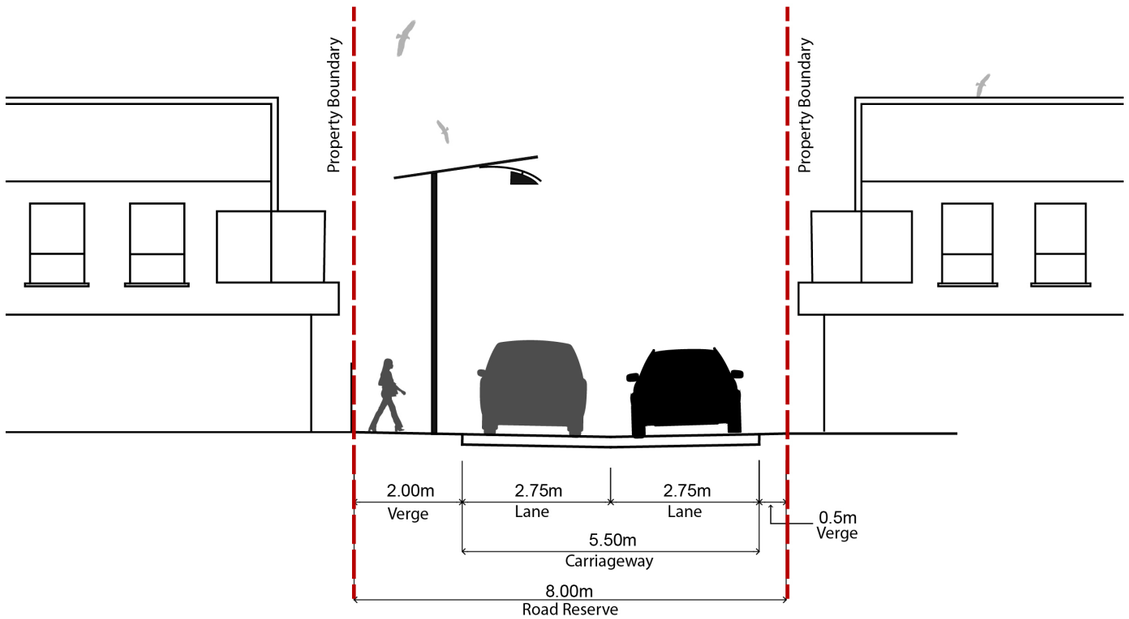
AURA - Precinct 11 & 12 (Parts)
SECTIONS

DATE: 28.03.2018
JOB NO: BA4422
DWG NO: SEC-01

HUB LINK
15.0M



LANEWAY
8.0M



URBIS

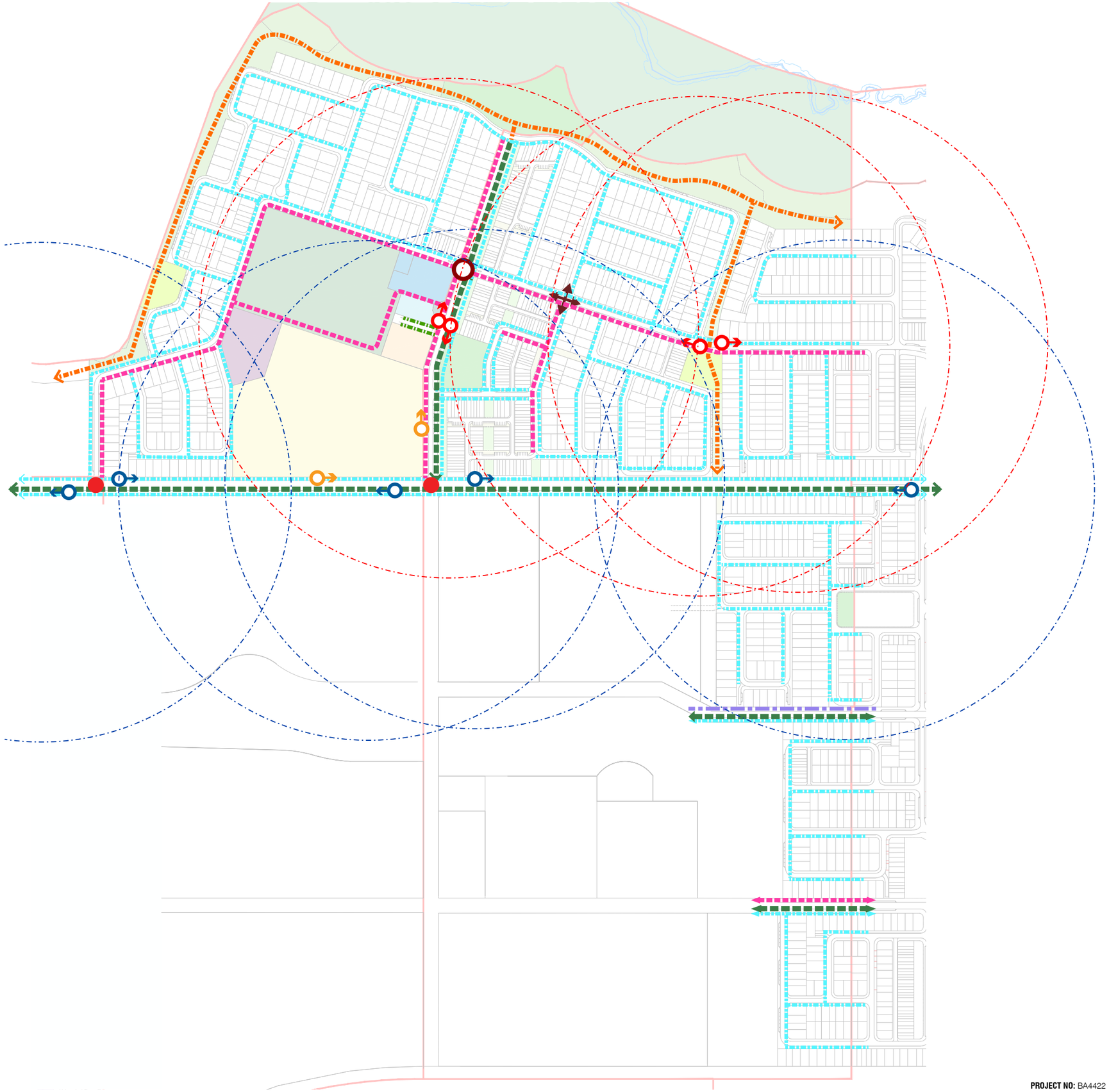
AURA - Precinct 11 & 12 (Parts)
SECTIONS

DATE: 28.03.2018
JOB NO: BA4422
DWG NO: SEC-01

APPENDIX J
CONNECTIVITY PLAN

LEGEND

PEDESTRIAN / CYCLE MOVEMENT	
	3.0m Wide Contraflow / Dedicated Cycle Path
	3.0m Wide Pedestrtian Path (Hub Link)
	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
INTERSECTIONS	
	Signalized Intersection
	Roundabout
	Unsignalised 4-way Intersection
PUBLIC TRANSPORT	
	Indicative Bus Stop Location (Indented Bay)
	Indicative Bus Stop Location (On-street)
	Indicative Bus Stop Location (School)
	400m Walk to Bus Stop



URBIS

AURA - Precinct 11 & 12 (Parts)

Connectivity Plan

1:7500 @ A3

0 10 20 30 40 50

PROJECT NO: BA4422
DATE: 28.03.18
DRAWING NO: CP01
REV: 6

APPENDIX K
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**

1. 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):
    a. 25m Riparian Buffer Zone,
    b. 50m Frog Zone
    c. 50m Frog Buffer,
    d. 30m Lifestyle Buffer

   The required setbacks / zones / buffers are measured from the high bank.
2. WSUD **is permissible** in the Frog Buffer
3. Sports related facilities **are permissible** in the Lifestyle Buffer
4. 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),
5. 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.
6. Key documents (more recent than the PER)
    a. 2013 **Caloundra South Wallum Sedge Frog Management Plan** (Stockland, December 2013)
    b. 2014 **Construction Environnemental Management Plan Precinct 1/ Part Precinct 3/4** (Browns, June 2014)

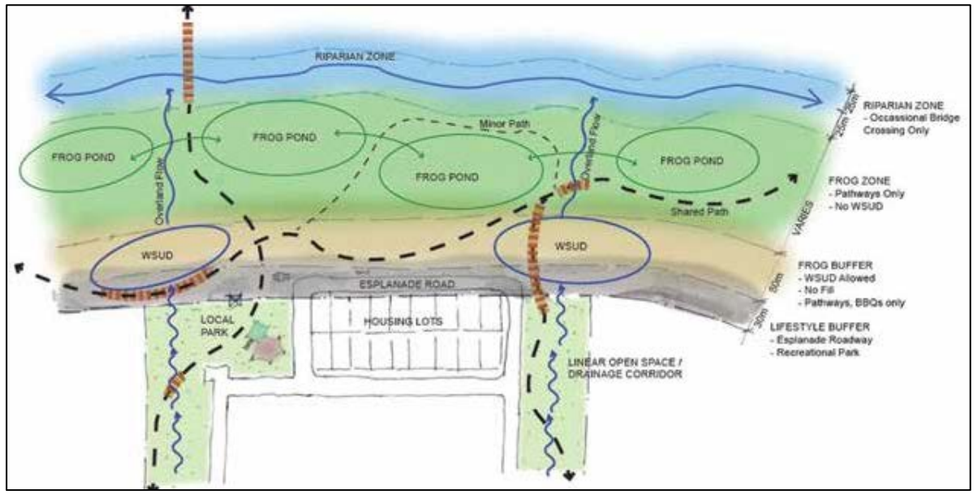


Figure 1 : Diagrammatic representation of riparian zone, development and interaction with Wallum Sedge Frog requirements

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.

