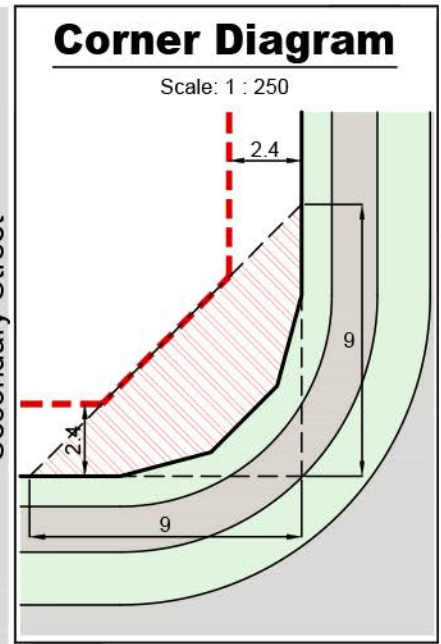
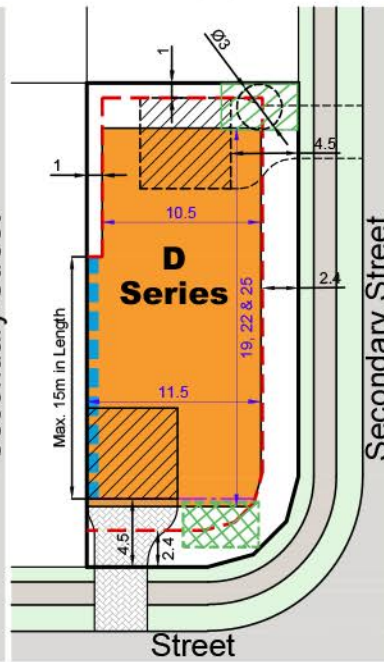
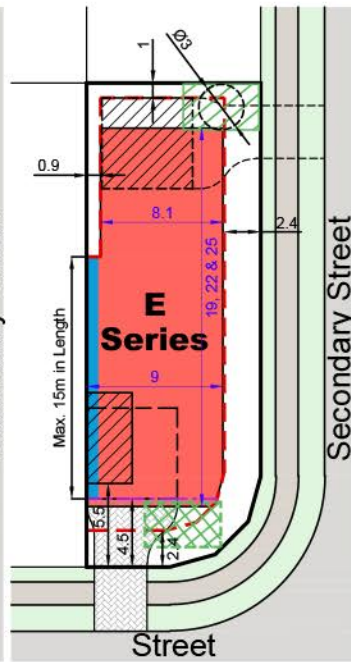
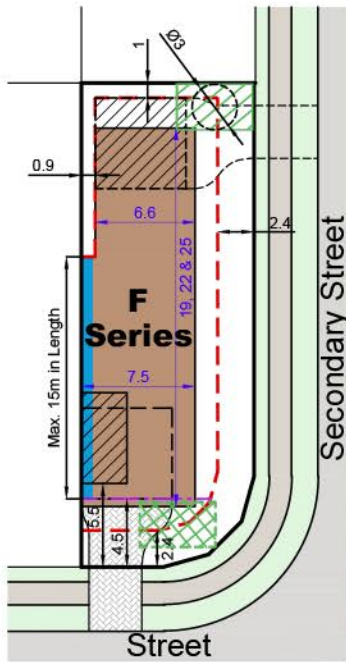
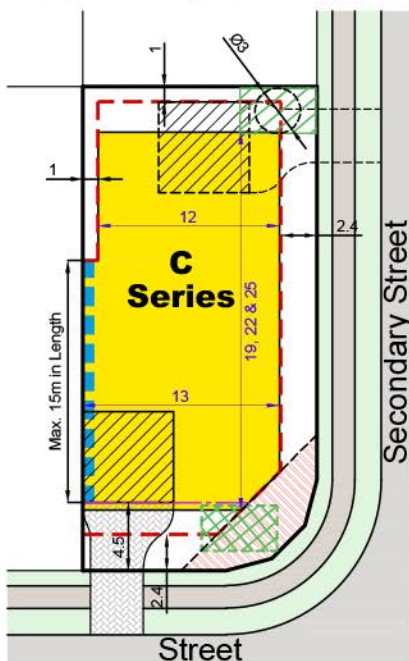


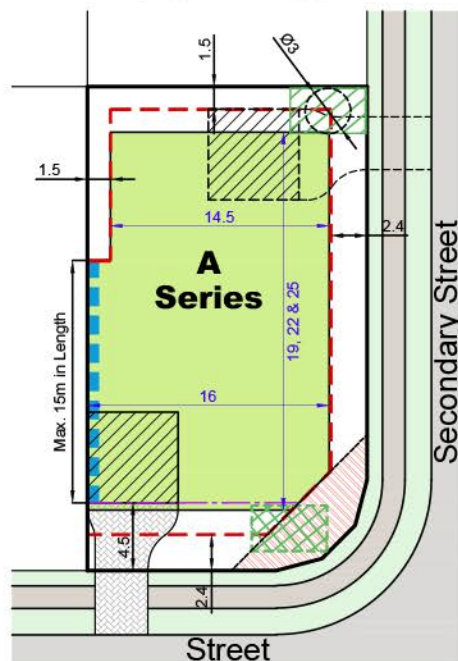
Mode Allotment 10m – <11.5m Wide
Villa Allotment 11.5m – <14m Wide
Premium Villa Allotment 14m – <15.5m Wide



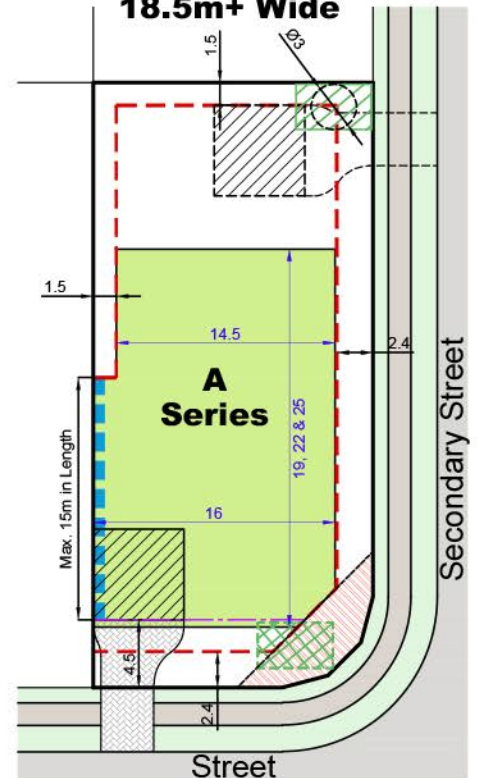
Courtyard Allotment 15.5m – <18.5m Wide



Premium Traditional Allotment 18.5m+ Wide



Large Allotment 18.5m+ Wide



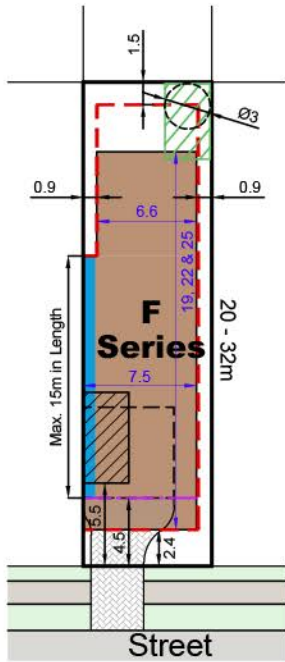
Legend

- Maximum Building Envelope
- Building Setback Dimensions
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Garage Setback to Front Boundary
- Corner setback

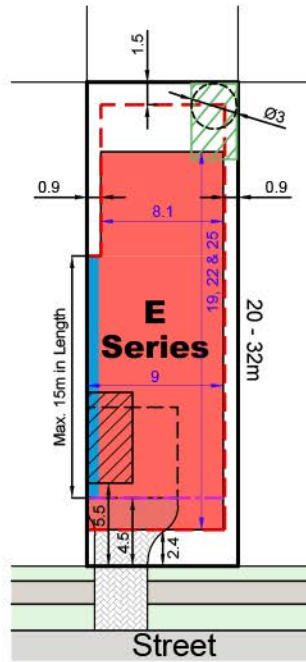
- Stockland product envelope
- Building product dimensions
- Preferred private open space location 15m² min. with min. dimension of 3m
- Alternative location for private open space
- Indicative driveway location
- Alternative garage location on secondary street: double garage permissible

- Garage location
- Single garage for single storey dwelling
- Double garage when 2 storey dwelling[^]
- [^] selected villa lots may have a double garage on a single single storey dwelling provided design controls are met - refer Plans of Development and Development Controls for Detached Allotments

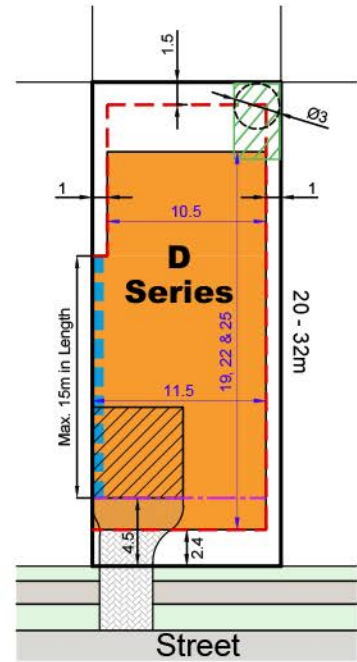
Mode Allotment
8.5m – <10m Wide



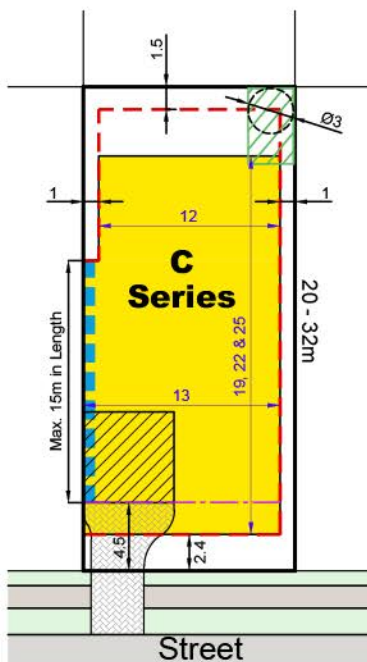
Villa Allotment
10m – <12.5m Wide



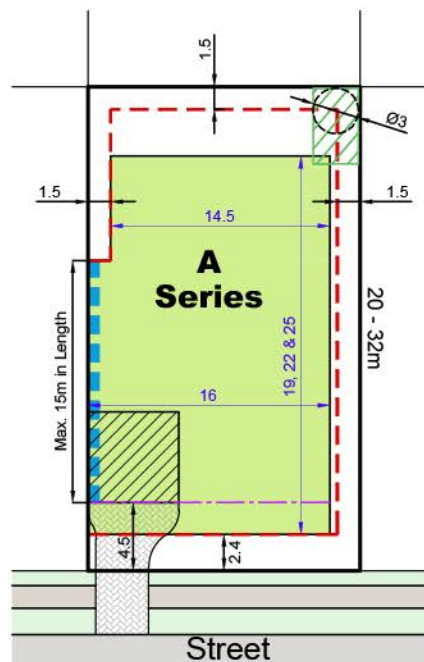
Premium Villa Allotment
12.5m – <14m Wide



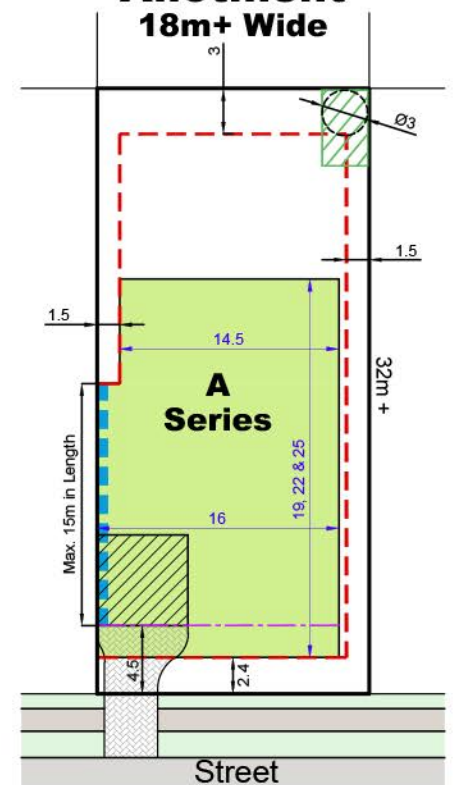
Courtyard Allotment
14m – <18m Wide



Premium Traditional Allotment
18m+ Wide



Large Allotment
18m+ Wide



Legend

- Maximum Building Envelope
- ← Building Setback Dimensions
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Garage Setback to Front Boundary

- Stockland product envelope
- Building product dimensions
- Preferred private open space location 15m² min. with min. dimension of 3m
- Indicative driveway location

- Garage location
- Single garage for single storey dwelling
- Double garage when 2 storey dwelling[^]
- [^] selected villa lots may have a double garage on a single single storey dwelling provided design controls are met - refer Plans of Development and Development Controls for Detached Allotments

Plan of Development Table	Mode Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Traditional and Large Allotments		Multiple Residential Allotments (Duplex)	
	8.5m – <10.0m Wide		10.0m – <12.5m Wide		12.5m – <14m Wide		14m – <18m Wide		18m & above Wide			
	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front/Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4 ##	2.4 ##	2.4 ##	2.4 ##	2.4	2.4
	## 3.0m setback applies to all allotments within 'The Pocket'											
Garage	5.5m for single or tandem garages & 4.5m for double garages											
Rear	1.5	3.0	1.5	3.0	1.5	3.0	1.5	3.0	1.5 ^	3.0	1.0*	1.0*
Side	#1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram (0.5m for Lots 77, 83 & 1392).								^ 3.0m for Large Allotments		* Second side setback as no rear setback applies.	
Built to Boundary	0.0	0.9	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	0.9	0.9	1.0	1.0	1.0	1.0	1.5	1.5	1.0	1.0
Corner Lots - Secondary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage and On-site Car Parking												
On site parking requirements (minimum)	1 space to be covered and enclosed		1 space to be covered and enclosed		1 space to be covered and enclosed		1 space to be covered and enclosed		1 space to be covered and enclosed		1 space per dwelling to be covered and enclosed	
	Single Garages (up to 3.5m in width) or tandem garages are acceptable.		Single Garages (up to 4.5m in width) or tandem garages are acceptable.		Single, tandem or double garage acceptable.		Single, tandem or double garage acceptable.		Single, tandem or double garage acceptable.		Single, tandem or double garage acceptable.	
	Double Garages (greater than 3.5m in width) are only permitted for 2 storey dwellings.		Double Garages (greater than 4.5m in width) are permitted for: - 2 storey dwellings; and - single storey dwellings only on selected lots provided relevant Development Controls are met. Refer Plans of Development.									
Garage location	Garages are to be located along the built to boundary wall where shown on the approved Plan of Development.		Garages are to be located along the built to boundary wall where shown on the approved Plan of Development.		Garages are to be located along the built to boundary wall where shown on the approved Plan of Development.		Garages are to be located along the built to boundary wall where shown on the approved Plan of Development.		Garages are to be located along the western or southern boundary where appropriate.		Garages are to be located along the western or southern boundary where appropriate.	
Site Cover (maximum)	75%		60%		60%		60%		60%		75%	

Development Controls

General

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

Setbacks

- 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.
- Setbacks are as per the Plan of Development Table unless otherwise specified. In the case of Courtyard, Traditional and Premium 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.
- Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (ie. no rear boundary setback applies).

- Built to Boundary walls are recommended where road frontage widths are less than 15 metres. Built to Boundary walls are optional for lots with road frontage widths equal to, or in excess of 11 metres. Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
- Built to Boundary walls are to have a maximum length of 14 metres and a maximum height of 3.5 metres.
- Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
 - The Primary Street Frontage where eaves should not be closer than 2000mm;
 - Walls that are Built to Boundary.
- Upper floor setbacks must not exceed the minimum ground floor setbacks.
- 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

- Site cover for each lot is not to exceed the maximum specified for the lot, including Multiple Residential Allotments (Duplex), unless the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.

- Private amenity space, must be provided and is not less than 15m² with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

Privacy & Overlooking

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

Fencing

15. For Detached lots:

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

For Multiple Residential (Duplex Lots):

Fencing along primary and secondary 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.

(controls continue on page 2)

Sheet 1 of 2

Development Controls

(continued from page 1)

Parking and Driveways

16. For all allotments the following applies:

- Double garages will not be permitted on a single storey dwelling, on a lot less than 10.0m wide;
- Double garages may be permitted:
 - On any Premium Villa, Courtyard, Premium Traditional, Large or Multiple Residential (Duplex) Lot;
 - On any lot 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 where the garage fronts the secondary street frontage as shown in the setback diagrams for detached corner allotments and minimum garage setbacks can be met;
 - On a single storey dwelling on selected Villa lots (refer Plans of Development) 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 façade 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.

17. The maximum width of a driveway at the lot boundary & where crossing the verge:
 - serving a double garage shall be 4.8m; and
 - serving a single garage shall be 3.0m.
18. Parking spaces on driveways do not have to comply with gradients in AS2890.
19. A maximum of one driveway per lot is permitted (2 for Multiple Residential (duplex) allotments).
20. Driveways should avoid on-street works 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 (not a laneway) shall be 6.0 metres.
22. The minimum distance between driveways on the same duplex lot shall be 3.0 metres at the boundary.

Rainwater Tanks

23. All detached dwellings must have a min 5000 litre rainwater tank. All multiple residential dwellings (duplex and triplex) 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 total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

Development Controls

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 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 wall shall be no more than 85% of the length of the boundary and may be higher than 3.5 metres where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
- 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 1500mm; and
 - 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 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 1.5 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.

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 will not be permitted on a single storey dwelling;
 - Double garages may be permitted 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;
 - The maximum width of a driveway at the lot boundary & where crossing the verge:
 - serving a double garage shall be 4.8m; and
 - serving a single garage shall be 3.0m.
- 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

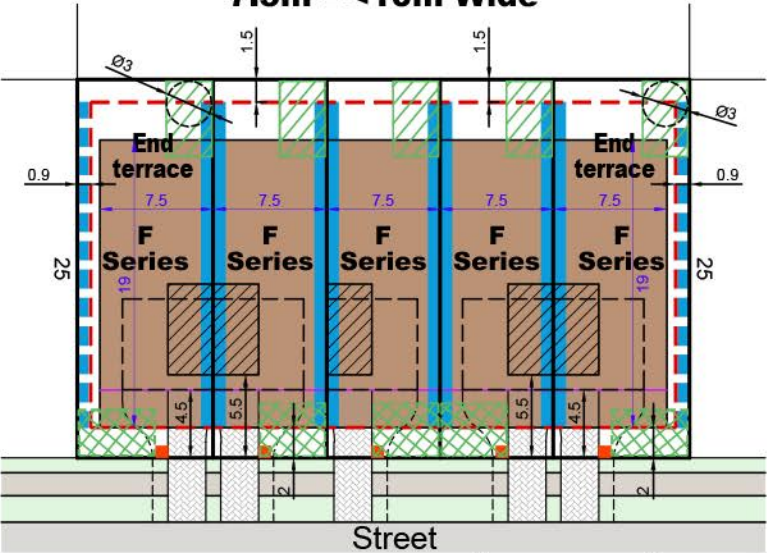
- 20. Dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank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

Definitions

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

Plan of Development Table	Terrace Allotments	
	7.5m – <10m Wide	
	Ground Floor	Upper Floors
Front/Primary Frontage	2.0	2.0
Garage	5.5m for single or tandem garages & 4.5m for double garages	n/a
Rear	1.5	1.5
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary#	0.9	0.9
# 1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram		
Corner Lots - Secondary Frontage	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 garage acceptable.	
	Double garages are only permitted on two storey dwellings.	
Garage location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	75%	

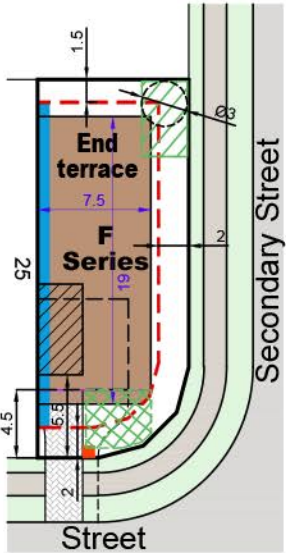
Terrace Allotment
7.5m – <10m Wide



Legend

- Maximum Building Envelope
- Building Setback Dimensions
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall (where permitted on Plan of Development)
- Garage Setback to Front Boundary
- Stockland product envelope
- Building product dimensions
- Preferred private open space location 15m² min. with min. dimension of 3m
- Alternative location for private open space
- Garage location
- Single garage for single storey dwelling Double garage when 2 storey dwelling
- Indicative driveway location
- Preferred letterbox location

Corner Terrace Allotment
9.5m – <11.5m Wide



7.5m Wide Terrace Allotment Diagrams

Caloundra South - Precinct 2 Stockland

Development Controls

General

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

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that 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**.
- Built to Boundary Walls:**
 - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
 - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
- Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
 - The Primary Street Frontage where eaves should not be closer than 2000mm;
 - Walls that are Built to Boundary.
- Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
- Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
 - a maximum area of 4m²; and
 - not more than 2m wide elevation to the street; and
 - not more than 3m in height.

Site Cover and Amenity

- Site cover for each lot is not to exceed that shown in the Plan of Development table, unless the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
- Private amenity space, must be provided and is not less than 15m² with a minimum dimension of 2.5m and is directly accessible from a ground floor living area.

Privacy & Overlooking

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

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

Fencing

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

Parking and Driveways

- For all allotments the following applies:
 - Double garages are permitted on any corner lot if the dwelling is more than one storey and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling;
 - The maximum width of a driveway at the lot boundary & where crossing the verge:
 - serving a double garage shall be 4.8m; and
 - serving a single garage shall be 3.0m;
 - Shared driveways are mandatory where shown on the Plan of Development.
- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted.
- Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.

Rainwater Tanks

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

Façade Treatment, Passive Ventilation and Natural Light Provisions

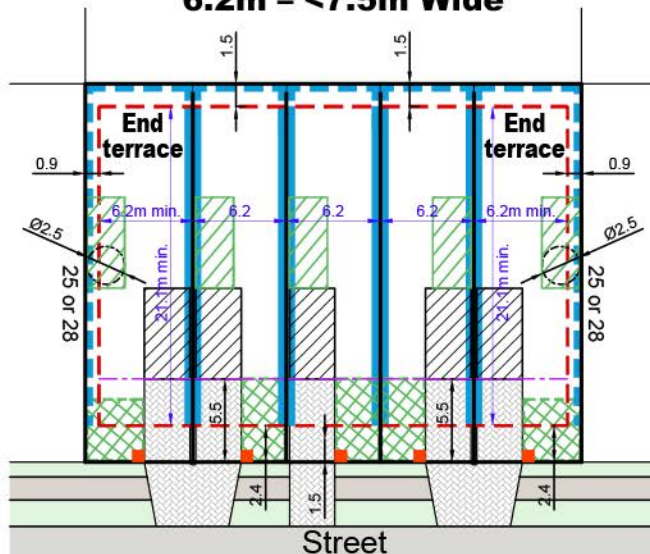
- On all terrace lots the main façade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the façade;
- Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s;
- The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

Definitions

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

Plan of Development Table	Terrace Allotments	
	6.2m – <7.5m Wide	
	Ground Floor	Upper Floors
Front/Primary Frontage	2.4	2.4
Garage	5.5m for single or tandem garages & 4.5m for double garages	n/a
Rear		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary#	0.9	0.9
# 1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram		
Corner Lots - Secondary Frontage	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 are not permitted other than for 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%	

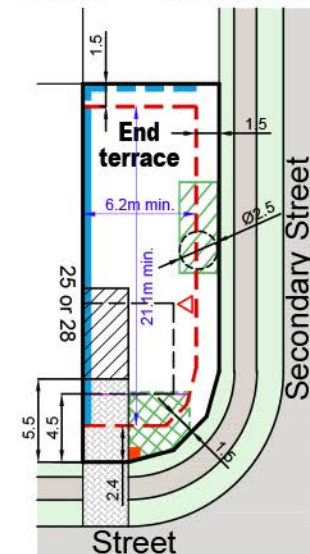
Terrace Allotment 6.2m – <7.5m Wide



Legend

- Maximum Building Envelope
- Building Setback Dimensions
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall (where permitted on Plan of Development)
- Garage Setback to Front Boundary
- Building product dimensions
- Preferred private open space location 15m² min. with min. dimension of 2.5m
- Alternative location for private open space

Corner Terrace Allotment 7.7m – <11.5m Wide



- Front door may face secondary street where double garage adopted
- Garage location
- Single garage/double garage - refer Development Controls
- Indicative driveway location
- Preferred letterbox location

6.2m Wide Terrace Allotment Diagrams

Caloundra South - Precinct 2 Stockland

Plan of Development Table	Laneway Terrace & Detached Laneway Allotments	
	4m – <20m Wide	
	Ground Floor	Upper Floors
Front/Primary Frontage	2.0	2.0
Garage	0.5	n/a
Rear	0.5	0.0
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary#	0.9	0.9
# 1.5m where abutting a laneway.		
Corner Lots - Secondary Frontage	1.5	1.5
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space per dwelling to be covered and enclosed Single, tandem or double garage acceptable depending on lot width. Garages are to be located along the built to boundary wall.	
Garage location		
Site Cover (maximum)	85%	

Development Controls

General

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

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Built to Boundary Walls:
 - Built to boundary wall dimensions are limited by the applicable boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
 - where not adopted, the standard setbacks in the Plan of Development Table apply.
- Boundary setbacks are measured to the main wall of the structure. Minor nib walls (required for fire protection purposes only) may encroach into the setback provided they are wholly contained within the property boundary. 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;
 - the Secondary Street Frontage where eaves should not be closer than 1000mm; and
 - Walls that are Built to Boundary.
- Upper floor setbacks must not exceed the minimum ground floor setbacks (including rooftop terraces).
- Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
 - a maximum area of 4m²; and
 - not more than 2m wide elevation to the street; and
 - not more than 3m in height.

Privacy & Overlooking

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

Site Cover and Amenity

- Site cover for each lot is not to exceed that shown in the Plan of Development table, unless the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
- Private amenity space, must be provided and is not less than 15m² with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

Fencing, Letterboxes, Parking and Driveways

- Fencing along street and park frontages must be either 50% transparent or max. 1.2m high. Fencing to the lane may be screen fencing to 1.8m high.
- Letterboxes for dwellings shall be located on the primary street frontage, or if fronting a park within the laneway.
- 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.
- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted.
- Driveways should have the minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas for amenity planting.
- Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.

Site Services and Bin Storage

- The relationship of garages to the laneway and bin storage areas shall be generally as shown in the diagrams: Laneway Terrace Allotment and Loft Dwellings on Laneway, in this PoD.
- All dwellings on Laneway Terrace lots with a width of 4.6m or less are to be designed to ensure the following:
 - 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;
 - A dedicated area is provided within the lot to accommodate 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 accommodated 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

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

Façade Treatment, Passive Ventilation and Natural Light Provisions

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

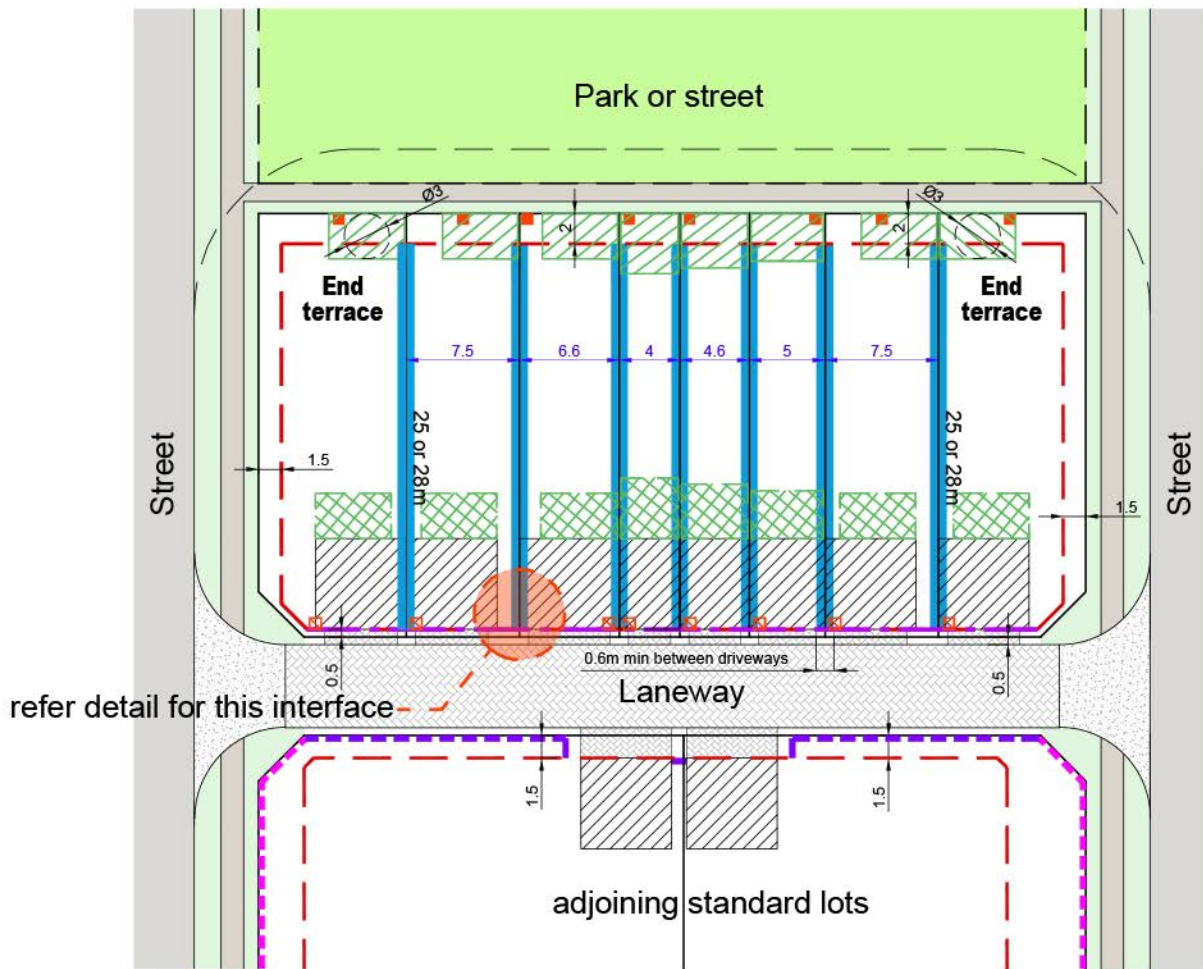
Definitions

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

Laneway Terrace Allotment

Fronting park or street

4m – 10m+ Wide



Legend

- Indicative Garage
- Garage Location
- Building Product Dimensions
- Setback Dimensions
- Indicative Driveway Location
- Preferred Private Open Space Location
15m² min. with min. dimension of 3m
- Alternative Private Open Space Location
as internal courtyard
- Single Garage for Single Storey Dwelling
Double Garage when 2 Storey Dwelling Only
- Maximum Building Envelope - Ground Floor
- Recommended Built to Boundary Wall
- Garage Setback to Front Boundary
- Preferred Location of Bin Storage
- Preferred Location of Bin Collection
- Letterbox Location (if primary frontage is street)
- Letterbox Location (if primary frontage is park)
- Screen Fence to Bins
- Low fencing 1.2-1.4m high
- Screen fencing up to 1.8m high

Laneway Interface



Sheet 2 of 3

Laneway Terrace Allotment Diagrams

Caloundra South - Precinct 2

Stockland

Detached Laneway Terrace Allotment

Terrace onto park or street

8.5m – <20m Wide



Legend

- Indicative Garage
- Garage Location
- Building Product Dimensions
- Setback Dimensions
- Indicative Driveway Location
- Preferred Private Open Space Location
15m² min. with min. dimension of 3m
- Alternative Private Open Space Location
as internal courtyard
- Single Garage for Single Storey Dwelling
Double Garage when 2 Storey Dwelling Only
- Maximum Building Envelope - Ground Floor
- Recommended Built to Boundary Wall
- Garage Setback to Front Boundary
- Stockland Product Type Envelope
- Letterbox Location (if primary frontage is street)
- Letterbox Location (if primary frontage is park)
- Screen Fence to Bins
- Low fencing 1.2-1.4m high
- Screen fencing up to 1.8m high

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.

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. 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.

Privacy & Overlooking

9. 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:
 - c. 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
 - d. a window has a sill height more than 1.5m above the adjacent floor level, or
 - e. 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

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

Site Cover and Amenity

15. 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.
16. 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 & D: 12m² at ground level.

Fencing

17. Fencing along the street frontage may be up to 1.5m to provide appropriate privacy.

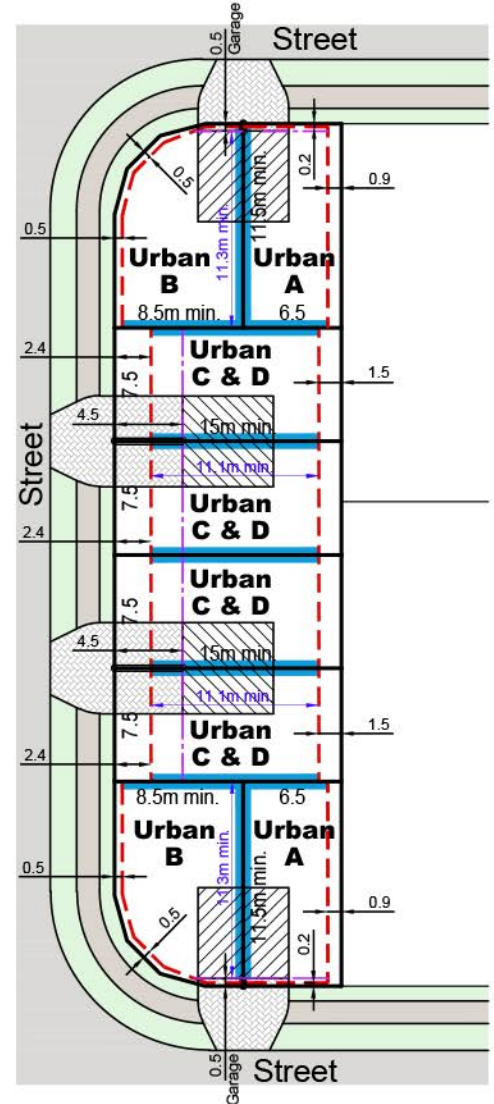
Rainwater Tanks

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

Urban Allotments - standard



Plan of Development Table	Urban Allotments Type A & B		Urban Allotments Type C & D	
	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	0.2	0.2	2.4	2.4
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 are not permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed Single or tandem garage acceptable. Double garages are not permitted. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%		85%	

Legend

- Maximum building envelope
- Recommended built to boundary wall
- Garage setback to front boundary
- ▨ Garage location
- ↔ Building envelope dimensions
- ↔ Setback dimensions
- ▨ Indicative driveway location

Development Controls

excludes eave overhangs.

General

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

Setbacks

- Setbacks are as per the Plan of Development Table, unless 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.
- Upper floor setbacks must be in accordance with minimum ground floor setbacks.
- Built to Boundary Walls:**
 - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
 - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

Privacy & Overlooking

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

Parking and Driveways

- 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.

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

Site Cover and Amenities

- 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.
- 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

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

Rainwater Tanks

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

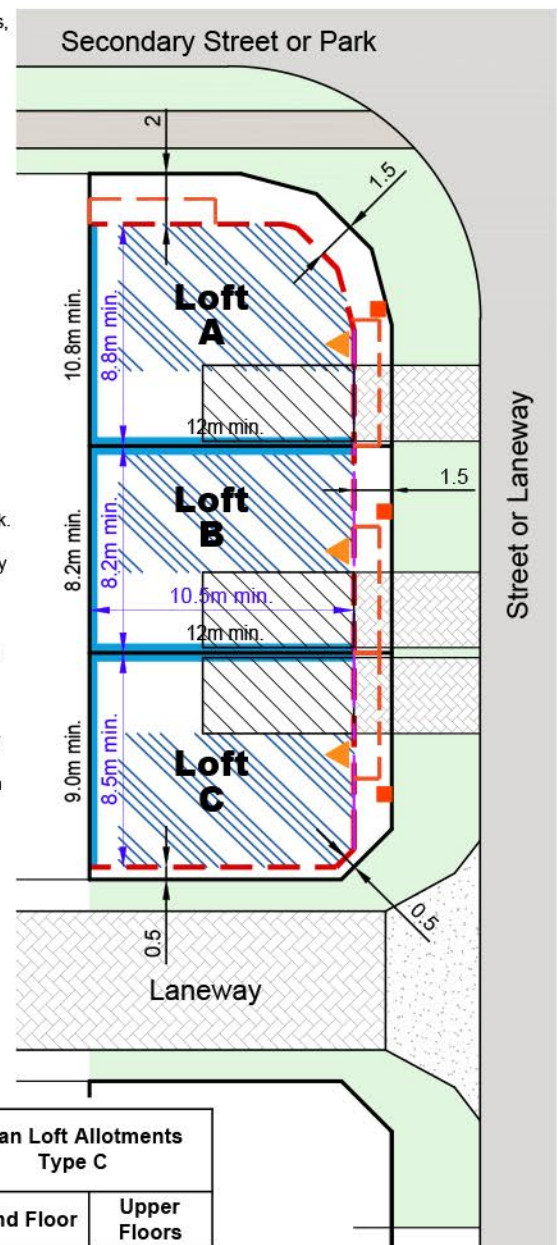
Façade Treatment and Passive Ventilation

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

Definitions

Site Cover - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which

Urban Loft Allotments 8.2m - >11m Wide



Legend

- Maximum building envelope
- - - - - Protusion for upper floor balconies and awnings
- Recommended built to boundary wall
- - - - - Garage setback to front boundary
- ▨ Garage location
- Building envelope dimensions
- Setback dimensions
- ▨ Ground floor office/shop - indicative extent
- ▲ Combined residential/commercial entrance
- Indicative letterbox location

Plan of Development Table	Urban Loft Allotments Type A		Urban Loft Allotments Type B		Urban Loft Allotments 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	0.0	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%	

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 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 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. Double garages are permitted only on Loft type D and F lots and not on Loft type E. On Loft Type D lots a double garage may only front the secondary street and on Loft type F only the secondary 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.
- Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
- 11. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
- 12. Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

- 13. 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.
- 14. 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

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

Rainwater Tanks

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

Facade Treatment and Passive Ventilation

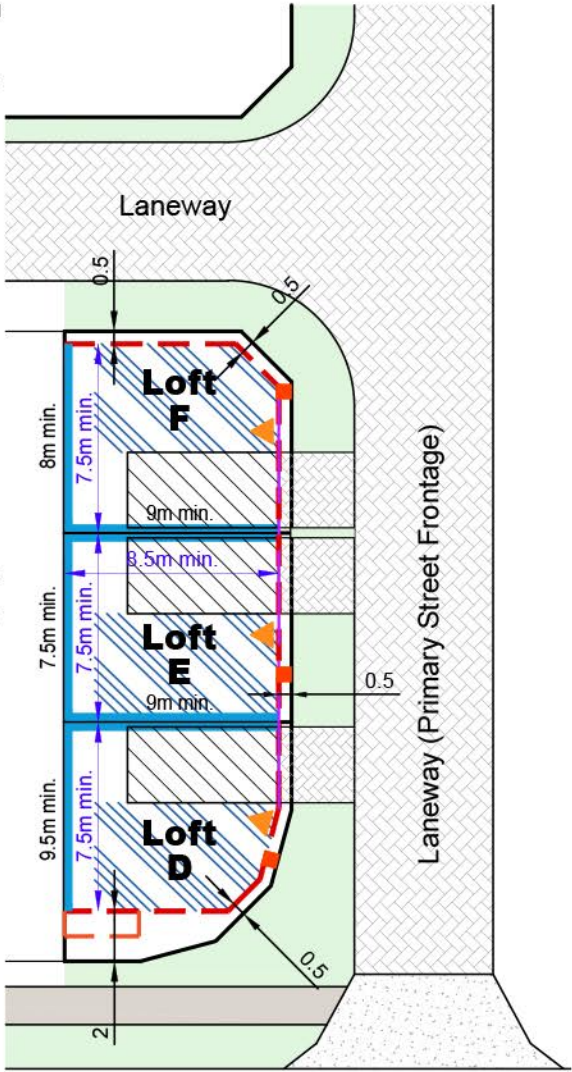
- 17. On all terrace lots the main facade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the facade.
- 18. Each dwelling unit must not present the same facade design to the street as the immediate adjoining dwelling/s.
- 19. 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 total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

Urban Loft Allotments

7.5m – >9.5m Wide



Plan of Development Table	Urban Loft Allotments Type D		Urban Loft Allotments Type E		Urban Loft Allotments Type F	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front/Primary Street Frontage						
Front	0.5	0.5	0.5	0.5	0.5	0.5
Garage	0.5	n/a	0.5	n/a	0.5	0.5
Rear	0.0	0.0	0.0	0.0	0.0	0.0
Side	#: upper floor balconies and awnings may protrude up to 1.0m into the boundary setback					
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

- Maximum building envelope
- - - Protrusion for upper floor balconies and awnings
- Recommended built to boundary wall
- Garage setback to front boundary
- Garage location
- Building envelope dimensions
- Setback dimensions
- Ground floor office/shop - indicative extent
- Combined residential/ commercial entrance
- Indicative letterbox location

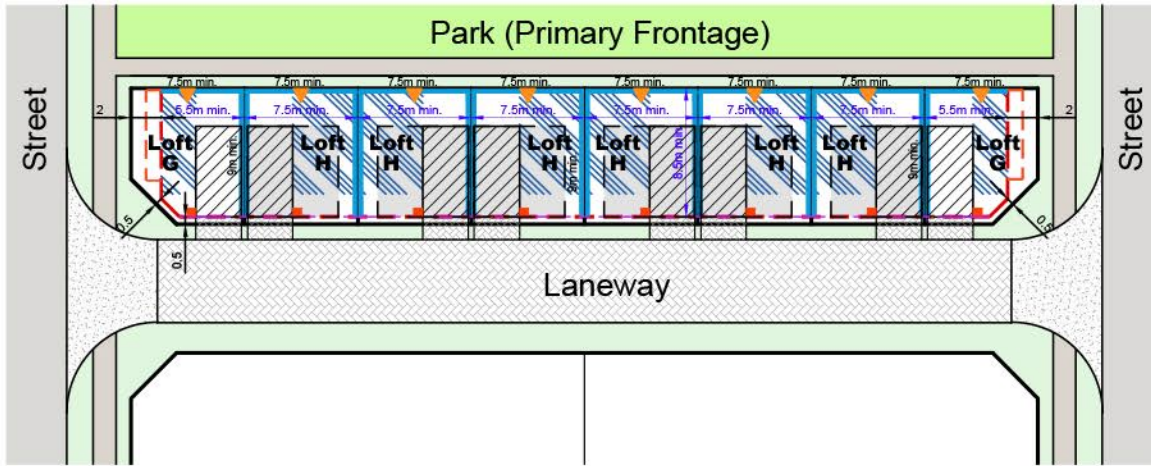
Urban Loft Allotments

Fronting park

7.5m+ Wide

Legend

- Maximum building envelope
- - - - - Protrusion for upper floor balconies and awnings
- Recommended built to boundary wall
- Garage setback to rear boundary
- Single garage location
- Permittable double garage location
- Building envelope dimensions
- Setback dimensions
- Ground floor office/shop - indicative extent
- Combined residential/commercial entrance
- Indicative letterbox location



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 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 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. Double garages are permitted only on Loft Type H.
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 or the minimum width

required to facilitate vehicle access.

Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.

11. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
12. Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

13. 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.
14. 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

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

Rainwater Tanks

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

Façade Treatment and Passive Ventilation

17. 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.
18. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
19. The design of the dwelling must consider passive ventilation. Each living area that adjoins an external wall (not built to boundary) must have an openable window or door.

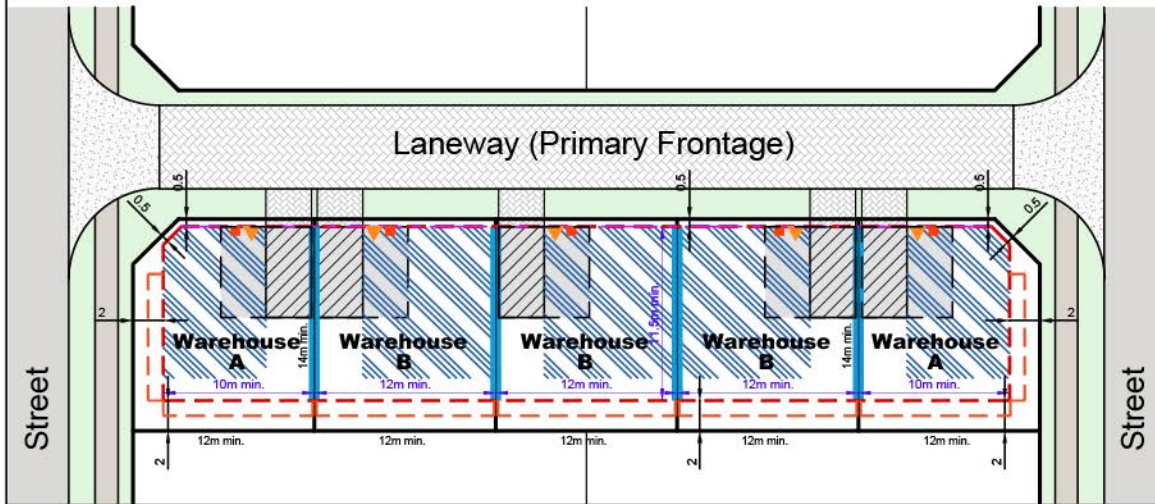
Definitions

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

Plan of Development Table	Urban Loft Allotments Type G		Urban Loft Allotments Type H	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front/Primary Street Frontage				
Front	0.0	0.0	0.0	0.0
Garage	0.5	n/a	0.5	n/a
Rear	0.5	0.5	0.5	0.5
Side	#: upper floor balconies and awnings may protrude up to 1.0m into the boundary setback			
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	n/a	n/a	n/a	n/a
Corner Lots - Secondary Street/ Lane	2.0	2.0#	n/a	n/a
Garage and On-site Car Parking				
On site parking requirements (minimum)	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 are permitted. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%		95%	

Urban Warehouse Allotments

12m+ Wide



Legend

- Maximum building envelope
- - - - - Protusion for upper floor balconies and awnings
- Recommended built to boundary wall
- Garage setback to rear boundary
- Single garage location
- Permittable double garage location
- Building envelope dimensions
- Setback dimensions
- Ground floor office/shop - indicative extent
- Combined residential/commercial entrance
- Indicative letterbox location

Development Controls

General

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

Setbacks

- Setbacks are as per the Plan of Development Table, unless 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.
- Upper floor setbacks must be in accordance with minimum ground floor setbacks.

Built to Boundary Walls:

- Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;

- where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

Privacy & Overlooking

- Buildings must be sited and designed to provide adequate visual privacy for neighbours:

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

Parking and Driveways

- Doubles garages are permitted on Warehouse Type A and B. A double garage may front the secondary street on Warehouse Type A lots.
- A maximum of one driveway is permitted per lot.
- 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.

Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.

- The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
- Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

- 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.
- 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

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

Rainwater Tanks

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

Façade Treatment and Passive Ventilation

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

Definitions

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

Plan of Development Table	Urban Warehouse Allotments - Type A		Urban Warehouse Allotments - Type B	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front/Primary Street Frontage				
Front	0.5	0.5	0.5	0.5
Garage	0.5	n/a	0.5	n/a
Rear	2.0	2.0#	2.0	2.0#
Side	#: upper floor balconies and awnings may protrude up to 1.0m into the boundary setback			
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	n/a	n/a	n/a	n/a
Corner Lots - Secondary Street/ Lane	2.0	2.0#	n/a	n/a
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. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%		95%	