AMENDED IN RED

By: Jennifer Davison

Date: 16 April 2020

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/906

Date: 16 APRIL 2020

Queensland Government

AURA

NORTH-CENTRAL LOCALITY

PRECINCTS 11, 12 AND 6 (PARTS)

PLAN OF DEVELOPMENT

PREPARED BY URBIS FOR STOCKLAND
JANUARY 2020

Stockland

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SECTION 1

EXPLANATORY CONTENT

1.0 EXPLANATORY CONTENT

1.1 PLAN OF DEVELOPMENT PURPOSE

This Plan of Development (PoD) has been prepared in accordance with the requirements of the approved *Caloundra South Master Plan* **(Approved November 2018) and will direct the development of land included within the North-Central Locality of the Master Plan.**

This PoD refines the outcomes approved in the Master Plan.

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

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

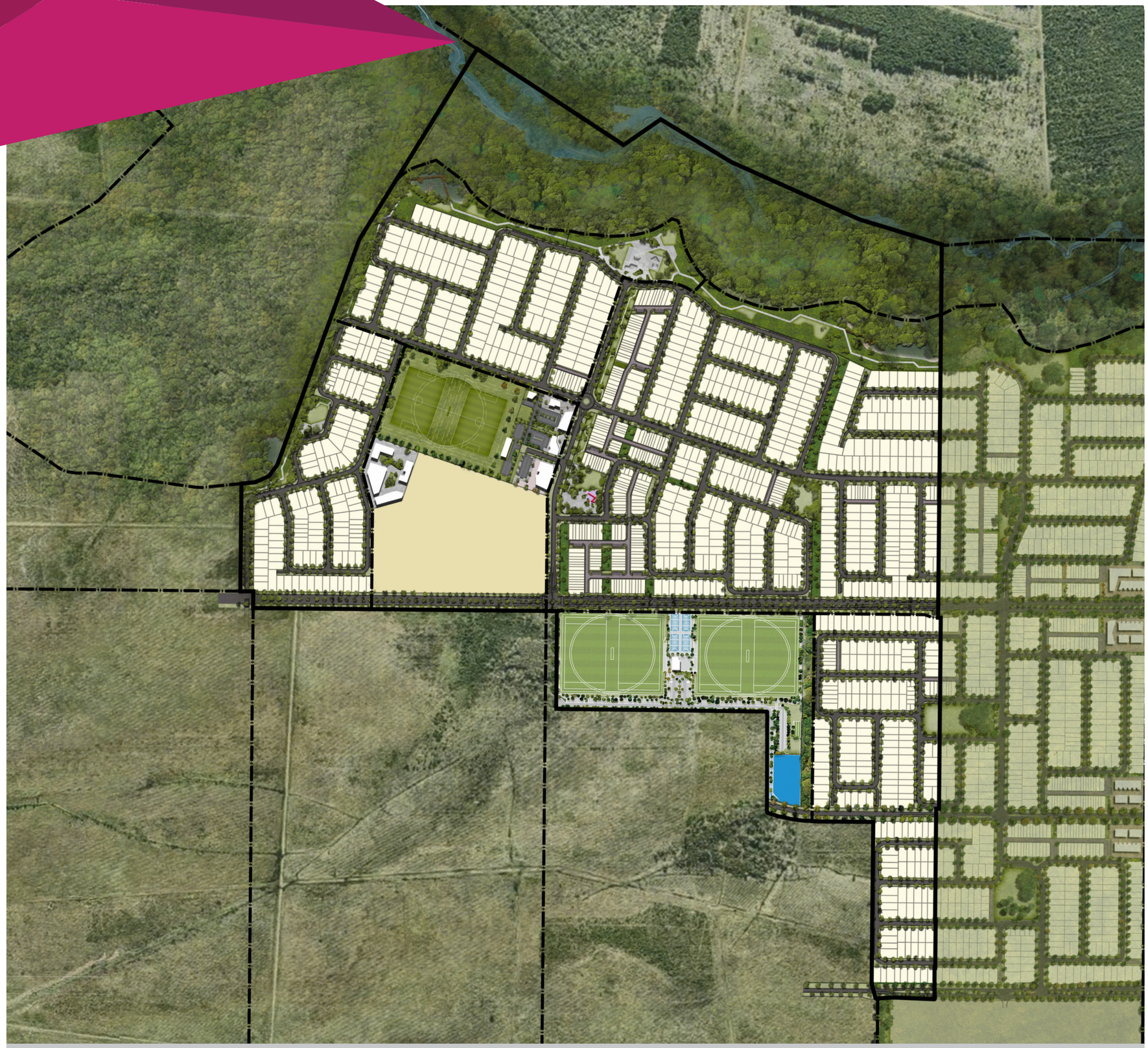


FIGURE 1: AURA NORTH-CENTRAL LOCALITY – ILLUSTRATIVE VISION PLAN

1.2 LAND TO WHICH THIS POD RELATES

This PoD relates to that part of the *Caloundra South Master Plan* described as the North-Central Locality – Precincts 11 (part), 12 (part) and 6 (part) within the *Caloundra South Master Plan* (November 2018). ***Figure 2: Land To Which This PoD Relates*** shows the boundary (defined by extent of the PoD area highlighted in blue) of the land to which this PoD relates.

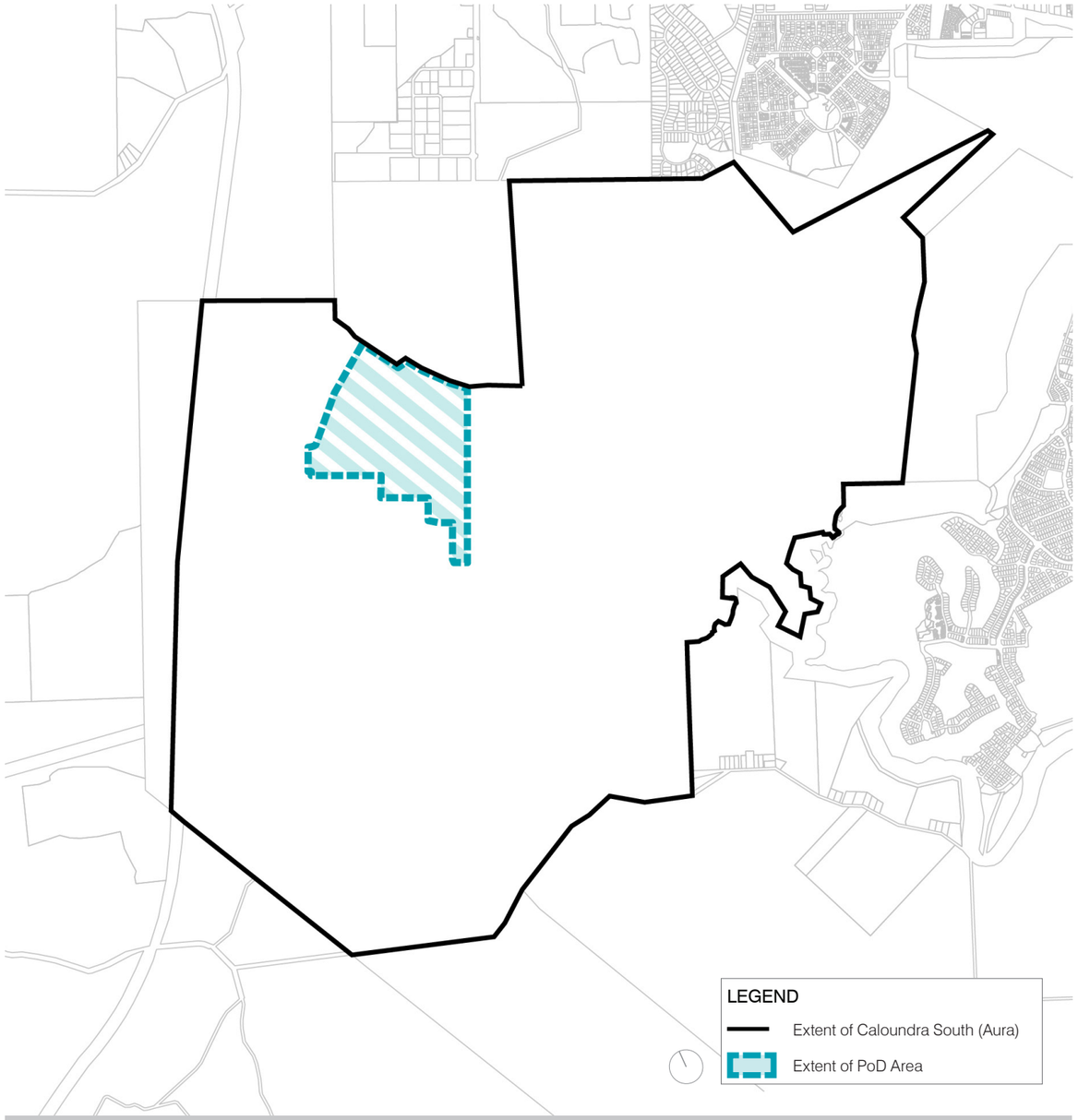


FIGURE 2: LAND TO WHICH THIS POD RELATES

1.3 INTERPRETATION

Terms used in this PoD have the meaning assigned by the *Economic Development Act 2012* (ED Act), the *Caloundra South UDA Development Scheme* 2011 and the *Caloundra South Master Plan* (November 2018).

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

a) The ED Act; or if there is no definition in the ED Act;
b) The Caloundra South UDA Development Scheme; or if there is no definition in the Caloundra South UDA Development Scheme;
c) Part 13 of the *Caloundra South Master Plan* (November 2018);
d) Any executed infrastructure agreement; and
e) The definitions in ***Appendix A*** of this PoD.

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

A reference to a Economic Development Queensland (EDQ) means (pursuant to section 88 of the ED Act) for a PDA development condition or approval – the entity so nominated under section 88(a).

1.4 RELATIONSHIPS TO OTHER LEGISLATION

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

1.5 EXPLANATION OF PLAN OF DEVELOPMENT STRUCTURE AND ASSESSMENT PROCESS

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

TABLE 1: PLAN OF DEVELOPMENT STRUCTURE

SECTION		EXPLANATION
Providing non-statutory context and understanding of the PoD and how it is to be used.	**Section 1** Explanatory Content	This section includes general explanatory content regarding the site and how the PoD document is used, including: • Relationship to all heads of power; • Structure of PoD; • How future assessment processes work; • The purpose of this document; • Land to which this PoD relates; • Rules for interpretation; • The relationship of this PoD to other legislation; and • The assessment process sought by this PoD.
Providing development criteria and plans that form the statutory element of the PoD.	**Section 2** Approved Development (No Further Assessment)	This section outlines all development that is Approved Development where in accordance with plans and criteria outlined in the PoD.
	Section 3 Approved Development (Compliance Assessment)	This section outlines all development that can be considered through compliance assessment. This section is organised by precinct or Sub-Precinct and outlines the plans and criteria that are to be used in the compliance assessment process.

1.5.1 OVERALL OPERATION OF THIS POD AND RELATIONSHIPS TO OTHER APPROVALS

This PoD forms one element of the overall approval framework relevant to the Caloundra South North-Central Locality (CSNCL) – Precincts 11 (part), 12 (part) and 6 (part).

The relationship of this PoD to other approvals or statutory obligations is outlined by ***Figure 3: PoD Relationships and Operational Overview***. This figure also provides a summary of the way in which future development can occur over the CSNCL – Precincts 11 (part), 12 (part) and 6 (part), which are:

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

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

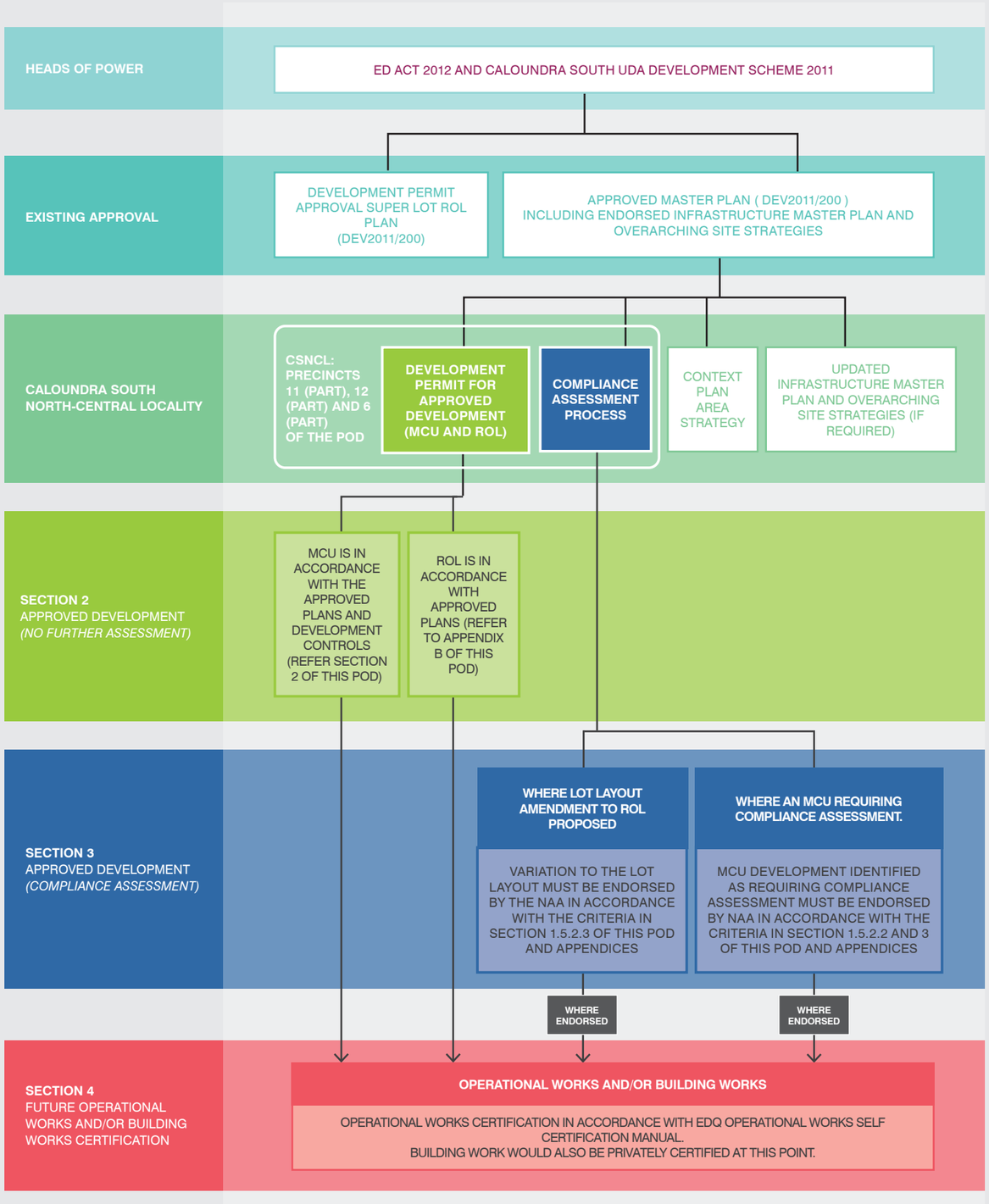


FIGURE 3: POD RELATIONSHIPS AND OPERATIONAL OVERVIEW

1.5.2 FUTURE DEVELOPMENT DELIVERY PROCESSES

1.5.2.1 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

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

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

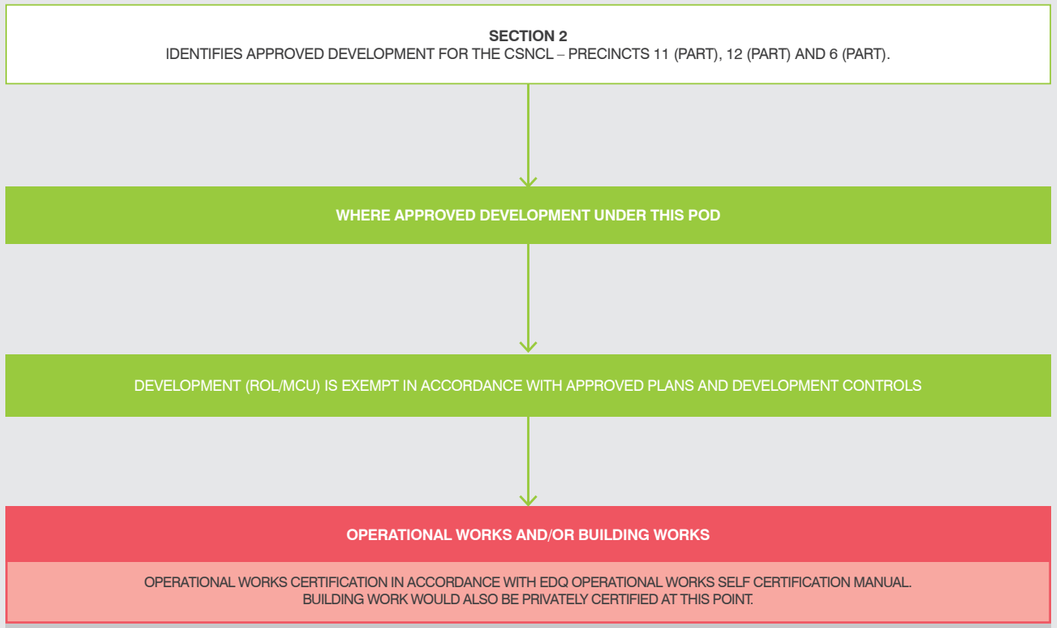


FIGURE 4: APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) OPERATION

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

SECTION	WHAT IS THE CONTENT?	WHEN DOES THIS SECTION APPLY?	HOW DOES IT WORK?	WHO ADMINISTERS THIS PROCESS?	WHY IS THIS PROCESS NEEDED?
Section 2 For development in accordance with the PoD that is exempt from further assessment.	This section includes:- • Approved Plans for Reconfiguring a Lot; • Approved Plans and development controls for approved uses.	Applies to development identified as Approved Development (RoL and MCU) in Section 2.	Approved Development is development that is exempt from further assessment where in accordance with approved plans and development controls.	Development in accordance with these plans and controls will proceed to certification of operational works and building works.	This section identifies development that does not need to undertake a Compliance Assessment process where in accordance with approved plans and development controls.

1.5.2.2 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

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

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

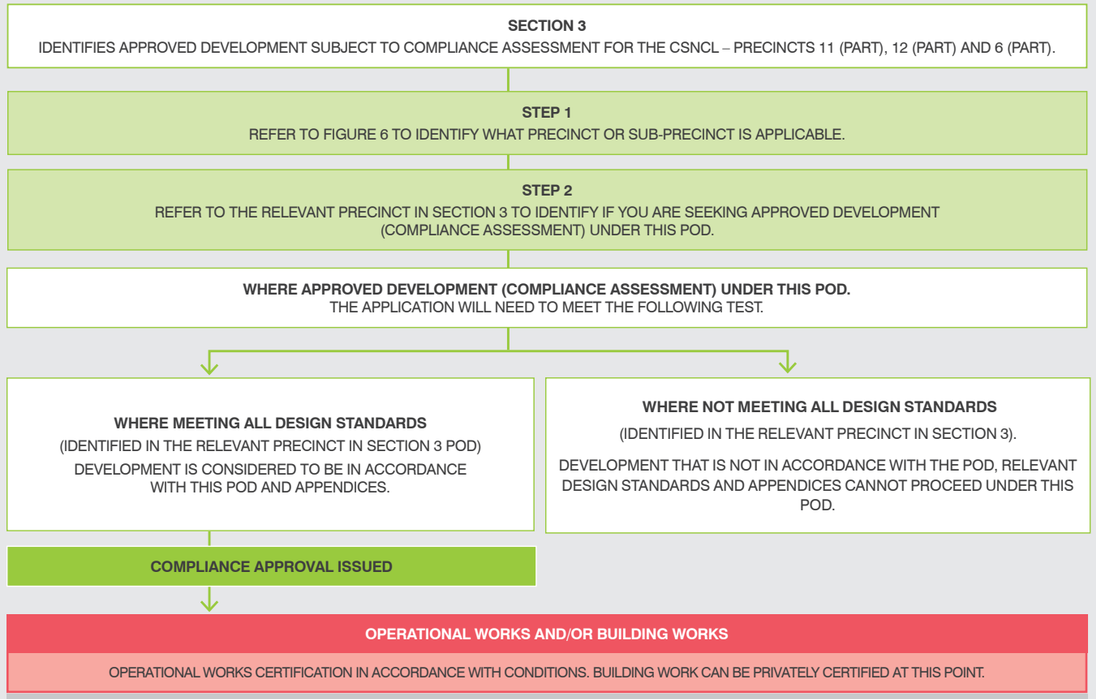


FIGURE 5: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) OPERATION

TABLE 3: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) PROCESS SUMMARY

SECTION	WHAT IS THE CONTENT?	WHEN DOES THIS SECTION APPLY?	HOW DOES IT WORK?	WHO ADMINISTERS THIS PROCESS?	WHY IS THIS PROCESS NEEDED?
Section 3 For development in accordance with the PoD that is Approved Development subject to Compliance Assessment.	This section is organised by precinct and includes:- • Precinct intent statements; • Uses that are Approved Development subject to Compliance Assessment; • Precinct design criteria; • Criteria for changes to the Reconfiguring a Lot Layout; • Specific Use Criteria; and • Appendices.	Applies to development identified as Approved Development subject to Compliance Assessment in the relevant precinct in Section 3.	'Compliance Assessment' refers to the assessment process undertaken by the NAA and administered by way of a condition of approval.	Administered by the NAA.	This section is intended to facilitate future compliance assessment. Its benefits are:- • A more efficient planning process; • Provides flexibility for Stockland and the community; and • Resolves detailed design and technical requirements.

1.5.2.3 VARIATION TO APPROVED RECONFIGURATION OF A LOT

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

1. Any variation to lot layout must be in accordance with the criteria and plans and PoD Appendices;
2. Any variation to lot layout must be accompanied by updated Plans of Development for uses identified in Section 2.2, Section 2.3, Section 2.4, Section 2.5, Section 2.6, Section 2.7, Section 2.8 and Section 2.9 as Approved Development (No Further Assessment) which reflect the amended lot layout;
3. Development endorsed by the NAA as part of any request to vary the lot layout replace (where applicable) the existing plans and/or controls in Section 2.2–2.9 of this PoD. Development undertaken in accordance with any updated Plan of Development endorsed by the NAA is taken to be Approved Development (No Further Assessment); and
4. The variation must occur before the survey plan is endorsed for the respective stage or super lot*;
5. Fixed elements identified by Sections 3.2.3, Section 3.3.4, Section 3.4.4, Section 3.5.4, Section 3.6.4 and Section 3.7.4 of the PoD cannot be changed or altered by a variation to lot layout.

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

- A short form Planning Report;
- An updated Reconfiguring a Lot Plan for the respective stage of development;
- Updated Plans of Development for uses identified in Section 2.2, Section 2.3, Section 2.4, Section 2.5, Section 2.6, Section 2.7, Section 2.8 and Section 2.9 as Approved Development (No Further Assessment) where affected by the amended lot layout;
- Updated Transport Technical Advice (where relevant);
- Updated Civil, Drainage & WSUD Assessments (where relevant); and
- Demonstration that the variation is consistent with requirements of any Overarching Site Strategy or Infrastructure Mater Plan.

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

- site location
- lot size and configuration
- building height
- plot ratio, gross floor area and site cover
- number of dwelling units and bedrooms
- interface with adjoining dwellings
- building design including elevations and materials
- on-site parking and servicing arrangements
- private open space
- and any other requirement for compliance assessment in accordance with the conditions of approval

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

SECTION 2

APPROVED DEVELOPMENT

(NO FURTHER ASSESSMENT)

2.0 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

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

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

1. Reconfiguring a Lot;
2. Advertising Devices;
3. Car Park (where associated with Display Home and/or Sales Office);
4. Home Based Business;
5. House or Display Home;
6. Secondary Dwellings;
7. Multiple Residential (Duplex)
8. Park; and
9. Sales Office (where not greater than 400m^2).

This section includes the following components:

1. Reconfiguring a Lot Plans;
2. Plans and development controls for Advertising Devices;
3. Plans and development controls for a Car Park (where associated with Display Home and/or Sales Office);
4. Development controls for Home Based Business;
5. Plans and development controls for House or Display Home;
6. Development controls for Secondary Dwellings;
7. Plans and development controls for Multiple Residential (Duplex);
8. Development controls for Park; and
9. Plans and development controls for Sales Office (where not greater than 400m^2); and

2.1 RECONFIGURATION OF A LOT

Reconfiguring a Lot plans have been prepared for the North-Central Locality – Precincts 11 (part), 12 (part) and 6 (part) which reflect the proposed lot layout. These plans are included in ***Appendix B*** of the PoD for ease of reference. Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and plan sealing in accordance with the process outlined in Section 1.5.2.1.

2.2 ADVERTISING DEVICES

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

TABLE 4: ADVERTISING DEVICES CONTROLS

ADVERTISING DEVICE REQUIREMENTS
Advertising Devices are located generally in accordance with the approved PoD included in ***Appendix D*** and are to be in accordance with the criteria identified by ***Appendix D.***
OR
Advertising Devices are to be designed generally in accordance with the Sunshine Coast Council Planning Scheme requirements as set out in the Development Scheme.

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

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

- The use is provided in conjunction with a Display Home and/or Sales Office; and
- Complying with car parking in ***Appendix F.***

2.4 HOME BASED BUSINESS

A Home Based Business is exempt development where the use is in accordance with the provisions of the Home Based Business definition in ***Appendix A***

2.5 HOUSE OR DISPLAY HOME

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

TABLE 5: HOUSE OR DISPLAY HOME CONTROLS

HOUSE OR DISPLAY HOME CONTROLS
Development for a House or Display Home is generally in accordance with the Approved Plan of Development in ***Appendix E*** and Approved House/Lot Design in ***Appendix G,*** complying with car parking in ***Appendix F.***

2.6 SECONDARY DWELLINGS

Secondary Dwellings are Approved Development (no further assessment) provided they meet all of the following criteria:

TABLE 6: SECONDARY DWELLING CONTROLS

SECONDARY DWELLING CONTROLS	
Floor Area of Secondary Dwelling	Maximum 45m^2 GFA (Note: GFA excludes the garage and a 4m^2 size covered entry porch area only).
Design and Siting of buildings and structures	To be in accordance with the relevant Allotment Diagram in ***Appendix E.*** Where not on a corner lot, the dwelling/ secondary dwelling must have the design effect of one (1) single residential dwelling from the road/street frontage or within public view.
Materials and detailing	Materials, detailing, colours and roof form are consistent with those of the primary house.
Outdoor Living Space	Minimum 9m^2 with a minimum dimension of 3m and directly accessible from a main living area.
Car Parking and Garaging	Minimum one space in addition to the primary dwelling requirement – with minimum dimensions of 5m x 3m.
Driveway	Shared minimum driveway with the primary house.
Front Entry	If the lot is on a corner – dedicated pedestrian entry and door visible from and addressing the secondary street.
Street Surveillance	On a single street frontage the secondary dwelling entry must be hidden from view from the street so as to give the effect that the home is one (1) single residential dwelling.
Letterboxes	Any Secondary Dwelling is not permitted its own letterbox and must be shared with the primary dwelling.
Titling	Any Secondary Dwelling is unable to be separately titled to the primary dwelling.
Rainwater Tank Requirements	The requirement of a 5000L rainwater tank is to be applied to the dwelling treated as one (1) combined dwelling.
Separate Services	No separate infrastructure servicing to the secondary dwelling is permitted (ie. water, gas, electricity).

2.7 MULTIPLE RESIDENTIAL (DUPLEX)

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

- The land is identified on the Approved Plan of Development included at ***Appendix E;*** and
- In accordance with the relevant criteria in ***Appendix G*** (1.1.1 - House & Multiple Residential Allotments).

2.8 PARK

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

2.9 SALES OFFICE

A Sales Office is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works, where in accordance with controls in ***Table 7: Sales Office Controls***.

TABLE 7: SALES OFFICE CONTROLS

SALES OFFICE CONTROLS
Complies with relevant controls of Section 3.8.

SECTION 3

APPROVED DEVELOPMENT

(COMPLIANCE ASSESSMENT)

3.0 APPROVED DEVELOPMENT *(COMPLIANCE ASSESSMENT)*

3.1 INTRODUCTION

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

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

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

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

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

Where in conflict, the sub precinct design criteria prevail over Section 3.9.

3.1.1 SUMMARY OF COMPLIANCE ASSESSIBLE USES

TABLE 8: COMPLIANCE ASSESSABLE USES

SUB-PRECINCT	APPROVED USES	TOTAL RESIDENTIAL LOTS (MINIMUM +/-15%)	TOTAL MULTIPLE RESIDENTIAL (MINIMUM +/-15%)	MAX RETAIL USE GFA	MAX COMMERCIAL USE GFA	COMMUNITY FACILITY PROVISION	TOTAL PARK AREA
6.3	• Nil	NA	NA	NA	NA	NA	17.28 ha Conservation
11.1	• Nil	608 standard residential lots 5 Multiple Residential (Duplex) Allotments (10 dwellings max.) Total of 618 max. dwellings including Multiple Residential dwellings	NA	0m²	0m²	NA	0.545 ha Neighbourhood Recreation Park 1.481 ha Local Linear Park 0.371 ha Local Recreation Park 1.86 ha District Linear Park
11.2	• Nil	204 standard residential lots 6 Multiple Residential (Duplex) Allotments (12 dwellings max.) Total of 216 max. dwellings including Multiple Residential dwellings	NA	0m²	0m²	NA	0.163 ha Neighbourhood Recreation Park *(extension of adjoining park in Precinct 10)* 0.03 ha Local Linear Park
11.3	• Community Facility • Indoor Sport and Recreation • Outdoor Sport and Recreation	NA	NA	NA	NA	5,000m² Land Dedication to Community Facility	7.6 ha District Sports Park 0.66 ha Drainage Corridor
12.1	• Business • Child Care Centre • Community Facility • Educational Establishment • Fast Food Premises • Food Premises • Health Care Services • Indoor Sport and Recreation • Market • Multiple Residential • Outdoor Sport and Recreation • Service Industry • Shop • Shopping Centre	NA	46 dwellings	1,500 m²	1,000 m²	5,000m² Land Dedication to Community Facility 6 ha Private School 400m² Civic Square 750m² land dedication for Neighbourhood Meeting Room	4 ha Land Dedication to Neighbourhood Sports Park
12.2A	• Nil	159 standard residential lots No Multiple Residential Allotments	NA	NA	NA	NA	1.5 ha Neighbourhood Recreation Park 1.53 ha District Linear Park
12.2B	• Nil	131 standard residential lots 4 Multiple Residential (Duplex) Allotments (8 dwellings max.) Total of 139 max. dwellings including Multiple Residential dwellings	NA	NA	NA	NA	0.377 ha Local Recreation Park 0.523 ha District Linear Park

TOTAL DWELLINGS - COMPARISON WITH MASTER PLAN

PRECINCT	CURRENT APPLICATION TOTAL DWELLING YIELD (PARTS OF PRECINCTS 11 & 12)	TOTAL YIELD TARGET (+/- 15%) (MASTER PLAN)	BALANCE DWELLING YIELD - SUBJECT TO FUTURE ROL APPLICATION (+/- 15%) (REMAINING PARTS OF PRECINCTS 11 & 12 BASED ON MASTER PLAN YIELDS)
6 (part)	-	-	-
11 (part)	834 dw	*1,250 dw*	416 dw (future)
12 (part)	344 dw	*1,500 dw*	1,156 dw (future)
Total Yield	1,178 dw	*2,750 dw*	1,572 dw (future)

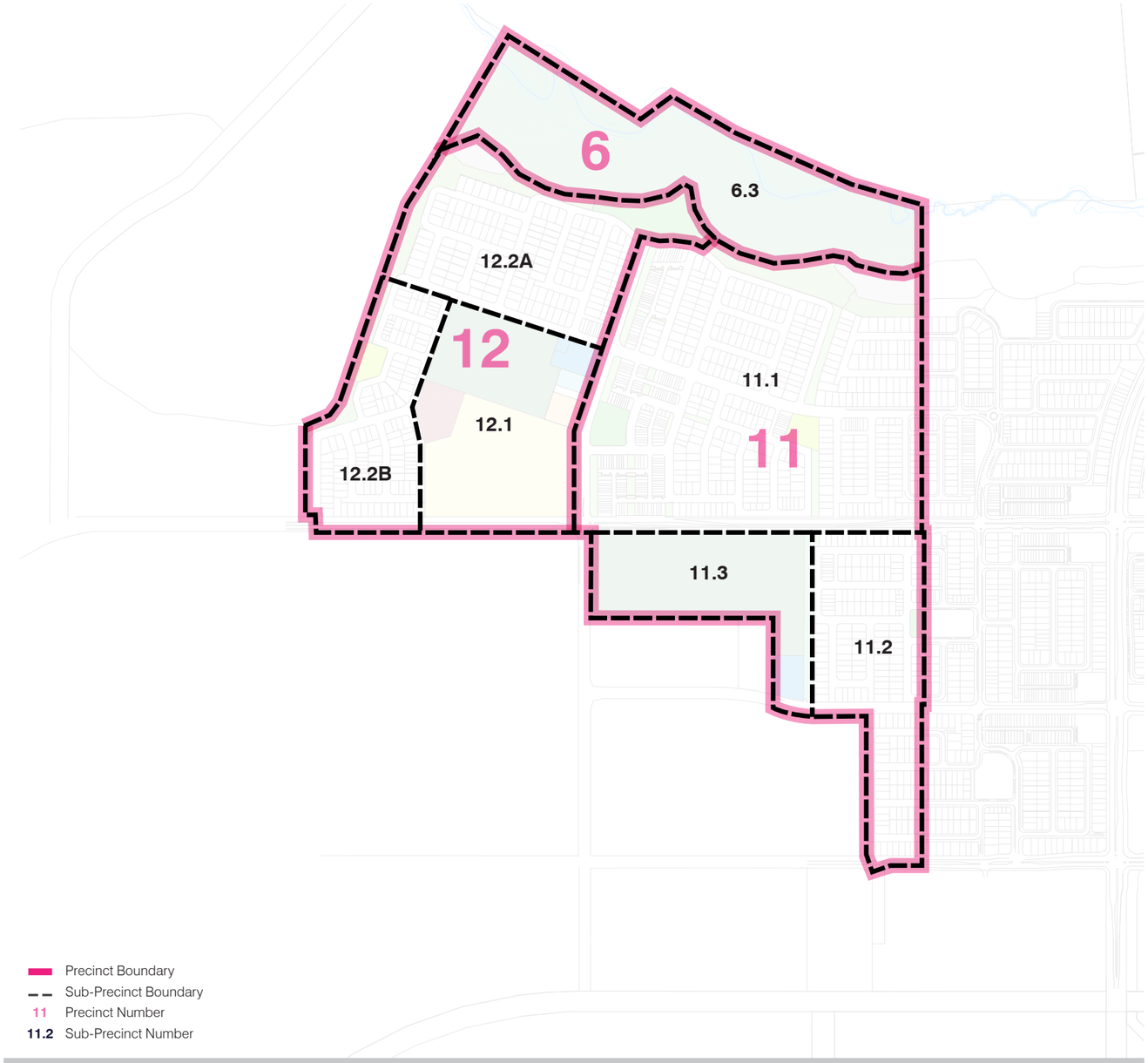
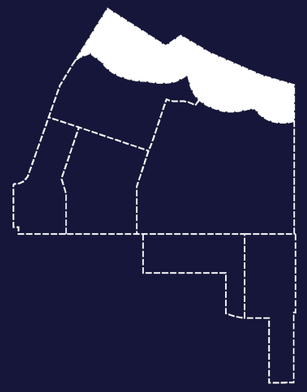


FIGURE 6: NORTH-CENTRAL LOCALITY PRECINCTS AND SUB-PRECINCTS

3.2 SUB-PRECINCT 6.3



3.2.1 SUB-PRECINCT INTENT

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

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

Figure 7: Sub-Precinct 6.3 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 7: SUB-PRECINCT 6.3 ILLUSTRATIVE INTENT PLAN

3.2.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 6.3 are outlined in ***Table 9: Uses Subject To Compliance Assessment*** below.

TABLE 9: USES SUBJECT TO COMPLIANCE ASSESSMENT

LAND USES
Uses Subject to Compliance Assessment
• Nil

3.2.3 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 6.3

Variation to the lot layout within Sub-Precinct 6.3 is not intended under this PoD.

The majority of the land within sub precinct 6.3 is to be used as an environmental protection zone or indicative wetlands. As such, variation to the lot layout within Sub-Precinct 6.3 is not intended under this PoD.

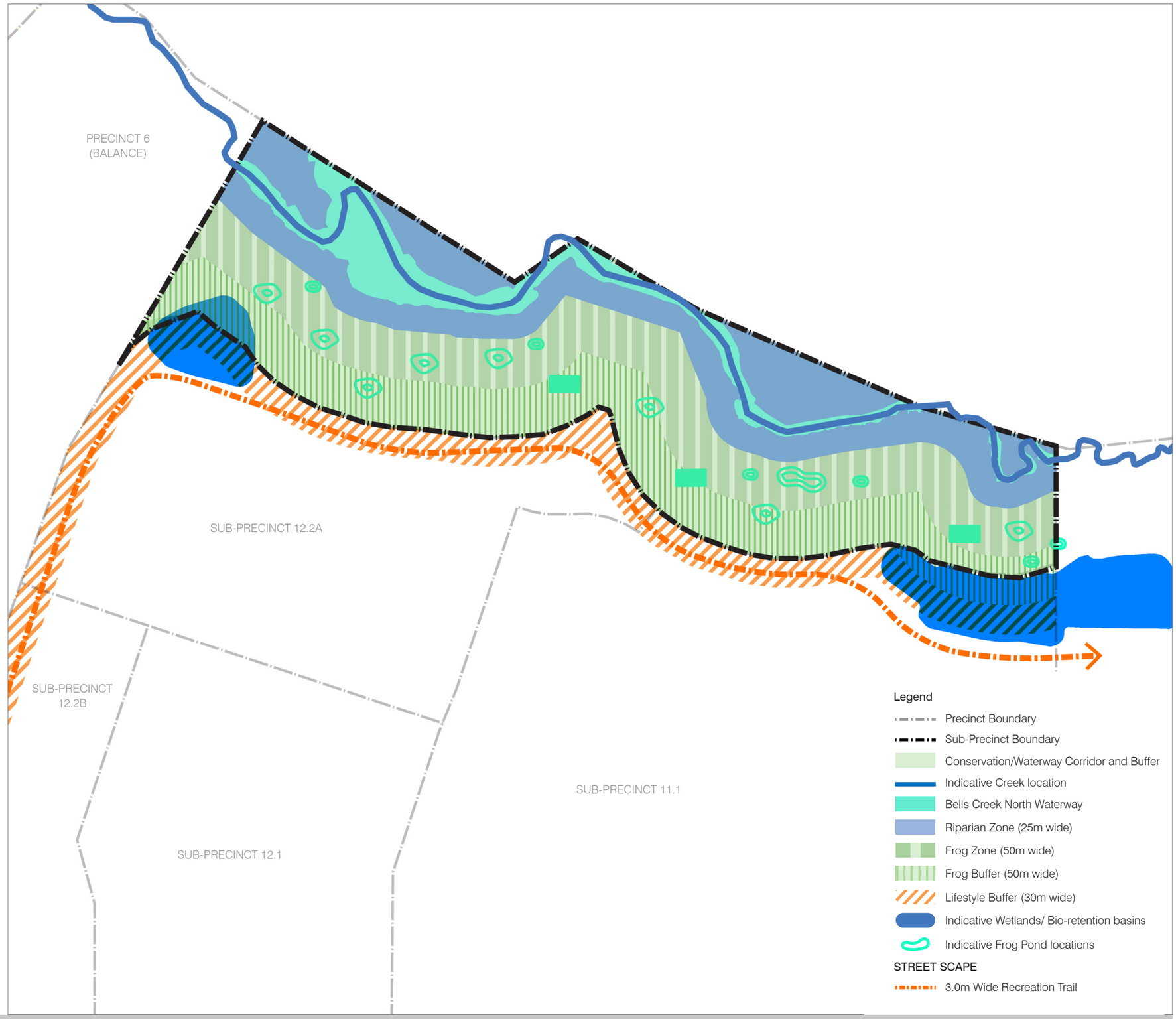
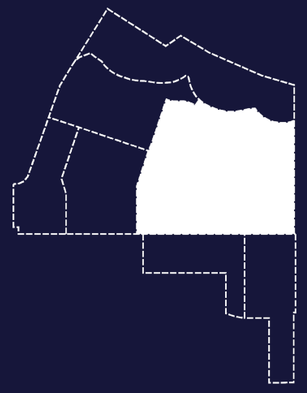


FIGURE 8: SUB-PRECINCT 6.3 FIXED ELEMENTS

3.3 SUB-PRECINCT 11.1



3.3.1 SUB-PRECINCT INTENT

The Sub-Precinct comprises a range of residential dwelling types, including Detached and Attached Dwellings. The Sub-Precinct permits Multiple Residential dwellings where well-located on corner lots.

The built form of the Sub-Precinct reflects the residential nature of the area and is low-medium rise. Built form within the Sub-precinct addresses the street and promotes overlooking of the street to maximise casual surveillance.

Adjoining The Hub in the south-western corner of the Sub-precinct is an urban village which proposes higher density along with an abundance of amenity and linear park spaces. There is also the opportunity for Work from Home businesses or Shopfront houses which address the main Neighbourhood Connector for high exposure.

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

Vehicular access to the streets within the Sub-Precinct is limited to a small number of locations to ensure the streets are promoted for use by pedestrian and cyclists.

Figure 9: Sub-Precinct 11.1 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the precinct.



FIGURE 9: SUB-PRECINCT 11.1 ILLUSTRATIVE INTENT PLAN

3.3.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 11.1 are outlined in ***Table 10: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)*** below.

TABLE 10: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
Uses Subject to Compliance Assessment
• Not Applicable for this sub-precinct

3.3.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 11.1 are required to be assessed against and fulfil the Design Standards identified in ***Table 11: Sub-Precinct 11.1 Design Standards as well as the Specific Use Criteria in Table 28, where relevant***.

TABLE 11: SUB-PRECINCT 11.1 DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	• Not Applicable for this sub-precinct
Built Form	• Not Applicable for this sub-precinct
Public Realm	• Not Applicable for this sub-precinct
Parking and Access	• Not Applicable for this sub-precinct
Environment	• Not Applicable for this sub-precinct

3.3.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 11.1

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 11.1 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 10 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. ***Table 12: Design Standards For Change To Reconfiguring A Lot In Stage 11.1*** identifies the applicable Design Standards for a lot layout in Sub-Precinct 11.1.

TABLE 12: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN STAGE 11.1

DESIGN STANDARD	
Number of Local/ Neighbourhood Parks	1 x Neighbourhood Recreation Park 1 x Local Recreation Park
Total Park Area Required	4.26 ha total park area
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with ***Figure 10***.
Maximum Yield (+/-15%)	618 dwellings including Multiple Residential dwellings (Duplex). (608 Standard Residential Lots plus 5 Multiple Residential Allotments (10 Duplex dwellings max.))

General	
Lot Design	Size • No minimum lot size Shape • Typical depth 20.0 - 40.0 metres, but can be less in urban neighbourhoods. Width in multiples of 2.5 metres and 5.0 metres consistent with typical lot dimensions. • Urban lots are typical depth of 13.5 to 15 metres. Slope • Platform construction required when finished slope on lot is 16% or greater
Block Size	• Length 100-200 metres • Depth 40-80 metres
Lot Layout	• No more than six lots with a width of less than 7.5m in a row unless serviced by a rear lane. • Lot corners match or are within 1.0 metre of corners of adjoining lots.
Access	• Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA **Guideline No.12** Park planning and design). • Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop
Street Network	• Grid pattern or modified grid responsive to site characteristics. • Where slope allows, orientation within 15 degrees of north-south or east-west. • To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope. • Minimise cul-de-sacs and where used and limit length to desirably no greater than 10 lots.
Streets	Street network includes: • Neighbourhood connector streets providing connections to neighbourhood destinations; • Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and • Neighbourhood lanes – provide direct property access either at the front or rear of lots.
Road Hierarchy	Roads are designed in accordance with ***Appendix I.***
Car parking	On site parking and service vehicles are provided in accordance with ***Appendix F.***
PDA Guidelines and Practice Notes	• **Guideline No.5** – Neighbourhood Planning and Design (May 2015) • **Guideline No.6** – Street and Movement Network (April 2012) • **Guideline No.12** – Park Planning and Design (May 2015) • **Guideline No.13** – Engineering Standards (May 2015) • **Guideline No.18** – Development Interfaces (May 2015) • **Practice Note No.7** – Designing for Small Lots (March 2014) • **Practice Note No.11** – Parking Analysis Plans (July 2012) • **Practice Note No.12** – Rear Lanes: Design and Development (March 2014) • The executed Infrastructure Agreements

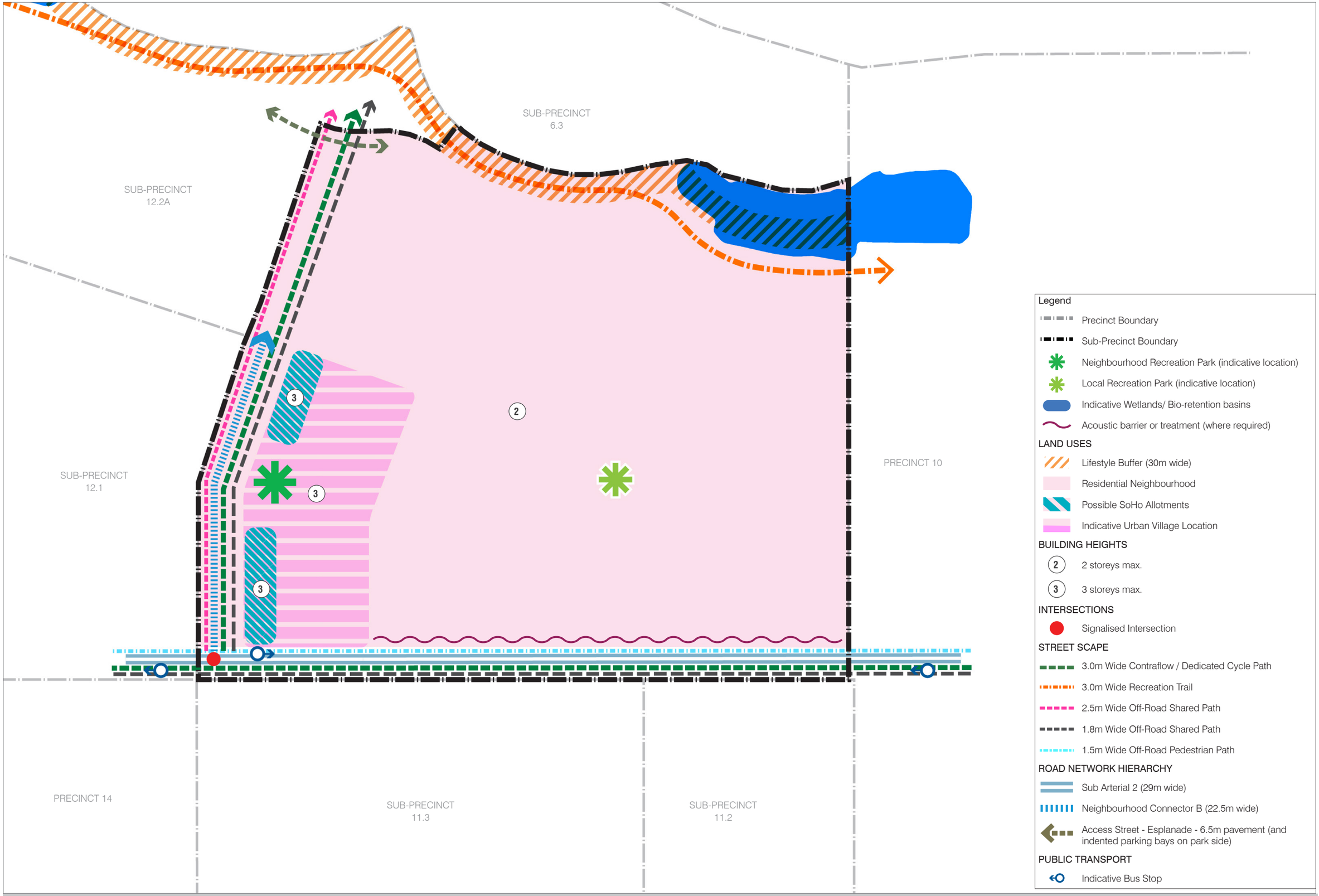
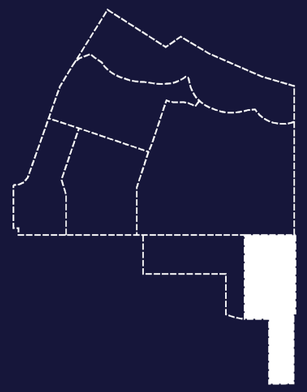


FIGURE 10: **SUB-PRECINCT 11.1 FIXED ELEMENTS**

3.4 SUB-PRECINCT 11.2



3.4.1 SUB-PRECINCT INTENT

This Sub-precinct provides an extension to the residential areas in Precinct 10 and completes these southern neighbourhoods between the Town Centre and Aura Brook.

The Sub-Precinct comprises a range of residential dwelling types, including Detached and Attached Dwellings. The Sub-Precinct permits Multiple Residential dwellings where well-located on corner lots.

The built form of the Sub-Precinct reflects the residential nature of the area and is low-medium rise. Built form within the Sub-precinct addresses the street and promotes overlooking of the street to maximise casual surveillance.

The western edge of the Sub-precinct fronts the Aura Brook, an open space corridor with drainage functions. This edge will form a key part in the amenity and lifestyle of this Sub-precinct, as well as its surrounds. Esplanade roads will interface with the Aura Brook, to open up the channel to the residential areas and create the connection between the two.

There is also a small park in the north-east of the Sub-precinct, which adjoins Precinct 10 and the Neighbourhood Recreation Park along its boundary. This small park in this Sub-precinct is an extension to this park.

Vehicular access to the streets within the Sub-Precinct relies on Precinct 10 and its connecting roads. There is an access street in the southern area which proposes the second connection to that neighbourhood (the other access street is within Precinct 10).

Figure 11: Sub-Precinct 11.2 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the precinct.

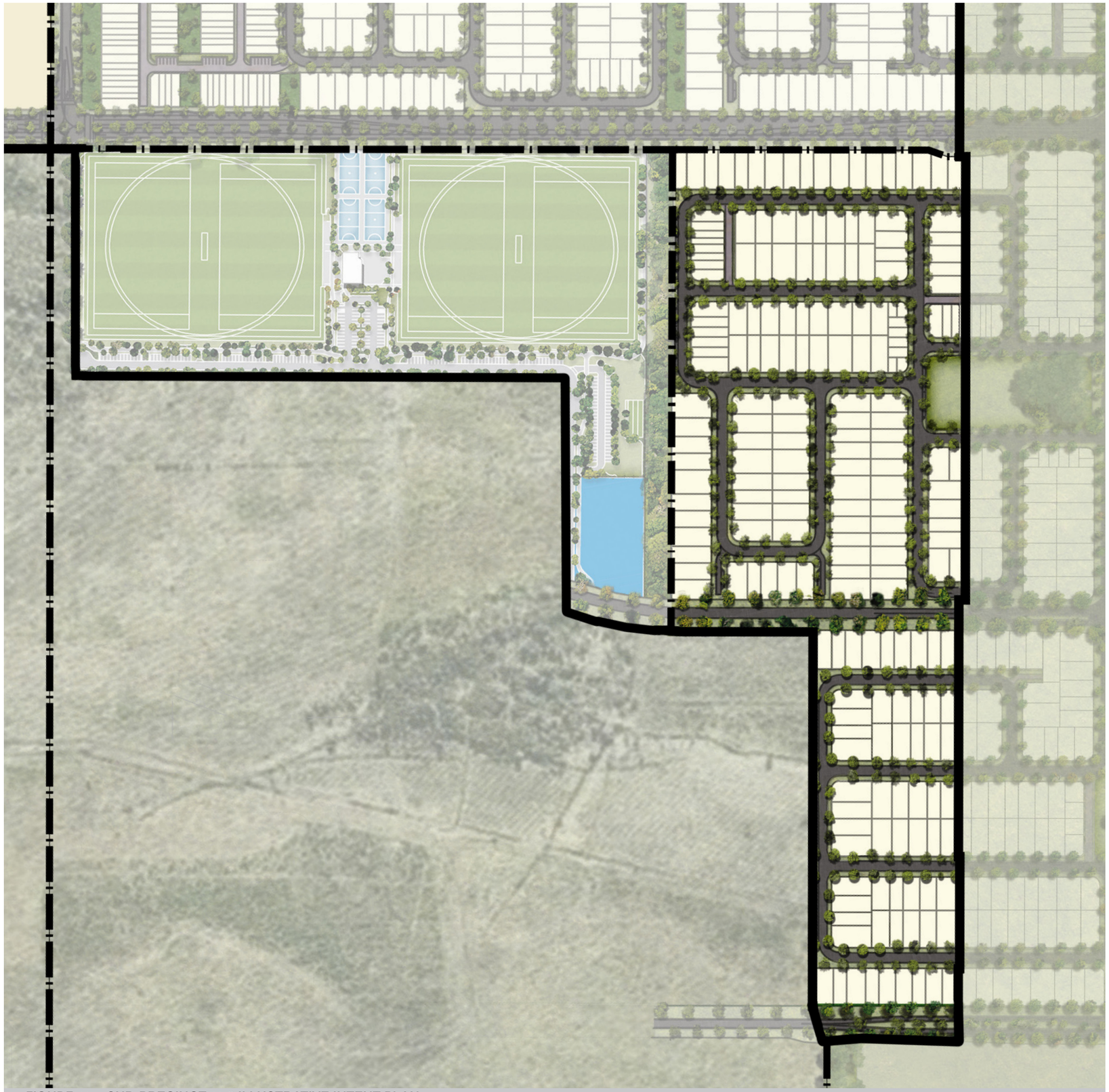


FIGURE 11: SUB-PRECINCT 11.2 ILLUSTRATIVE INTENT PLAN

3.4.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 11.2 are outlined in ***Table 13: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)*** below.

TABLE 13: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
Uses Subject to Compliance Assessment
• Not Applicable for this sub-precinct

3.4.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 11.2 are required to be assessed against and fulfil the Design Standards identified in ***Table 14: Sub-Precinct 11.2 Design Standards as well as the Specific Use Criteria in Table 28, where relevant***.

TABLE 14: SUB-PRECINCT 11.2 DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	• Not Applicable for this sub-precinct
Built Form	• Not Applicable for this sub-precinct
Public Realm	• Not Applicable for this sub-precinct
Parking and Access	• Not Applicable for this sub-precinct
Environment	• Not Applicable for this sub-precinct

3.4.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 11.2

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 11.2 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 12 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. ***Table 15: Design Standards For Change To Reconfiguring A Lot In Stage 11.2*** identifies the applicable Design Standards for a lot layout in Sub-Precinct 11.2.

TABLE 15: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN STAGE 11.2

DESIGN STANDARD	
Number of Local/ Neighbourhood Parks	1 x Neighbourhood Recreation Park (adjoining the Neighbourhood Recreation Park in Precinct 10)
Total Park Area Required	0.19 ha (Local Linear Park plus the extension of existing Neighbourhood Recreation Park in Precinct 10 which is 0.52 ha)
Maximum Yield excluding Multiple Residential Sites (+/-15%)	216 dwellings including Multiple Residential dwellings (Duplex). (204 Standard Residential Lots plus 6 Multiple Residential Allotments (12 Duplex dwellings max.))

General	
Lot Design	Size • No minimum lot size Shape • Typical depth 20.0 - 40.0 metres, but can be less in urban neighbourhoods. Width in multiples of 2.5 metres and 5.0 metres consistent with typical lot dimensions. • Urban lots are typical depth of 13.5 to 15 metres. Slope • Platform construction required when finished slope on lot is 16% or greater
Block Size	• Length 100-200 metres • Depth 40-80 metres
Lot Layout	• No more than six lots with a width of less than 7.5m in a row unless serviced by a rear lane. • Lot corners match or are within 1.0 metre of corners of adjoining lots.
Access	• Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA **Guideline No.12** Park planning and design). • Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop
Street Network	• Grid pattern or modified grid responsive to site characteristics. • Where slope allows, orientation within 15 degrees of north-south or east-west. • To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope. • Minimise cul-de-sacs and where used and limit length to desirably no greater than 10 lots.
Streets	Street network includes: • Neighbourhood connector streets providing connections to neighbourhood destinations; • Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and • Neighbourhood lanes – provide direct property access either at the front or rear of lots.
Road Hierarchy	Roads are designed in accordance with *Appendix I.*
Car parking	On site parking and service vehicles are provided in accordance with *Appendix F.*
PDA Guidelines and Practice Notes	• **Guideline No.5** – Neighbourhood Planning and Design (May 2015) • **Guideline No.6** – Street and Movement Network (April 2012) • **Guideline No.12** – Park Planning and Design (May 2015) • **Guideline No.13** – Engineering Standards (May 2015) • **Guideline No.18** – Development Interfaces (May 2015) • **Practice Note No.7** – Designing for Small Lots (March 2014) • **Practice Note No.11** – Parking Analysis Plans (July 2012) • **Practice Note No.12** – Rear Lanes: Design and Development (March 2014) • The executed Infrastructure Agreements

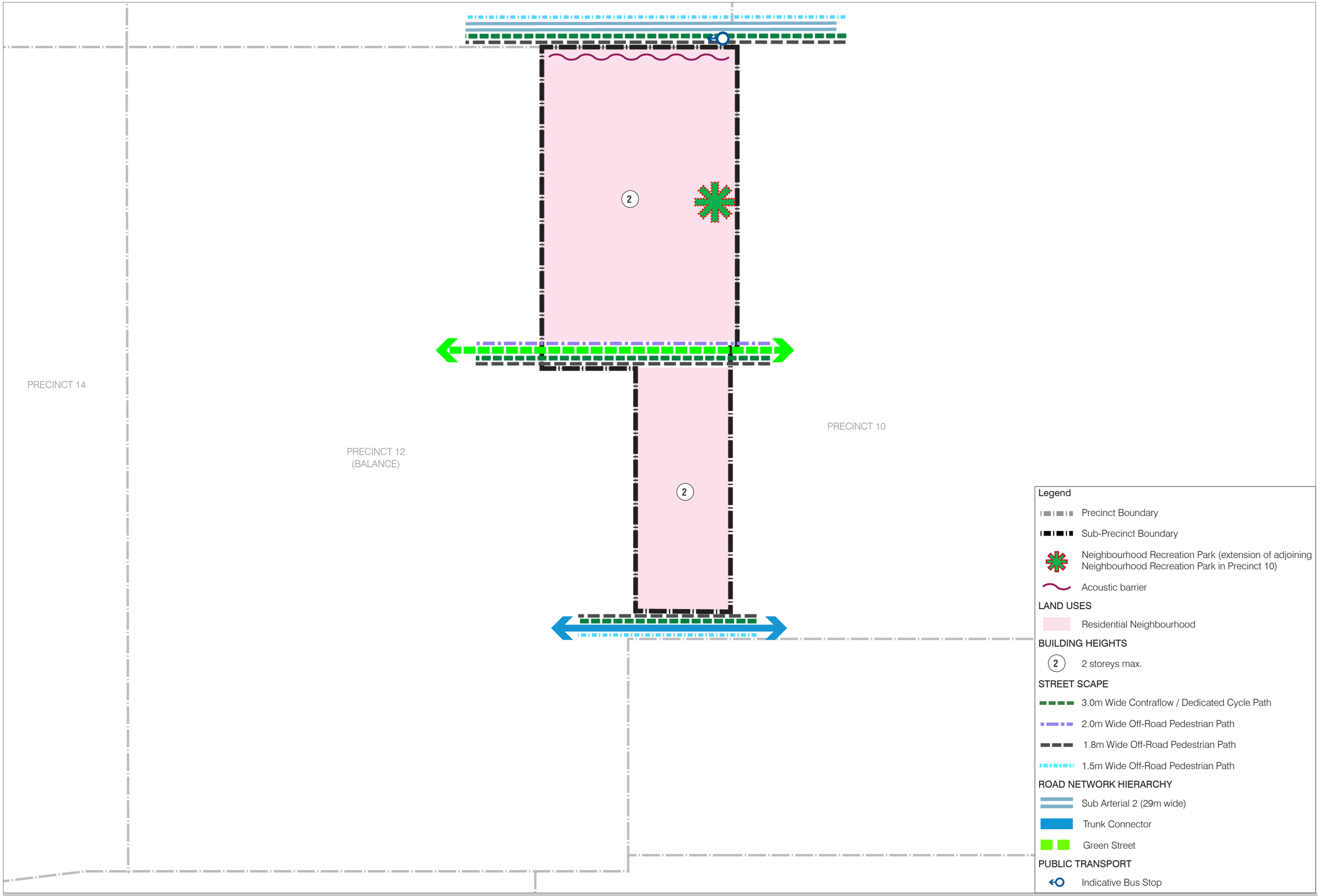
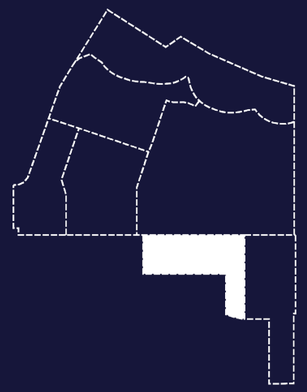


FIGURE 12: SUB-PRECINCT 11.2 FIXED ELEMENTS

3.5 SUB-PRECINCT 11.3



3.4.5 SUB-PRECINCT INTENT

This Sub-Precinct incorporates a District Sports Park and Community Facility which will provide a range of sporting recreation, cultural and community facilities that provide for diverse and active lifestyles.

The Sub-Precinct allows only a limited range of low impact, low-intensity land uses which are developed as part of the District Sports Park and Community Facility.

Building height and structures support the establishment of sports infrastructure.

This Sub-Precinct is also intended to host a Community Facility which is to complement the sporting facilities and future education activities. The land uses on site are to remain complimentary in function and the eventual built form is to take advantage of co-location opportunities to the extent possible.

A shared access point to the DIstrict Sports Park can be provided off the southern Trunk Connector through the Community Facility site if desired.

Figure 13: Sub-Precinct 11.3 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the precinct.

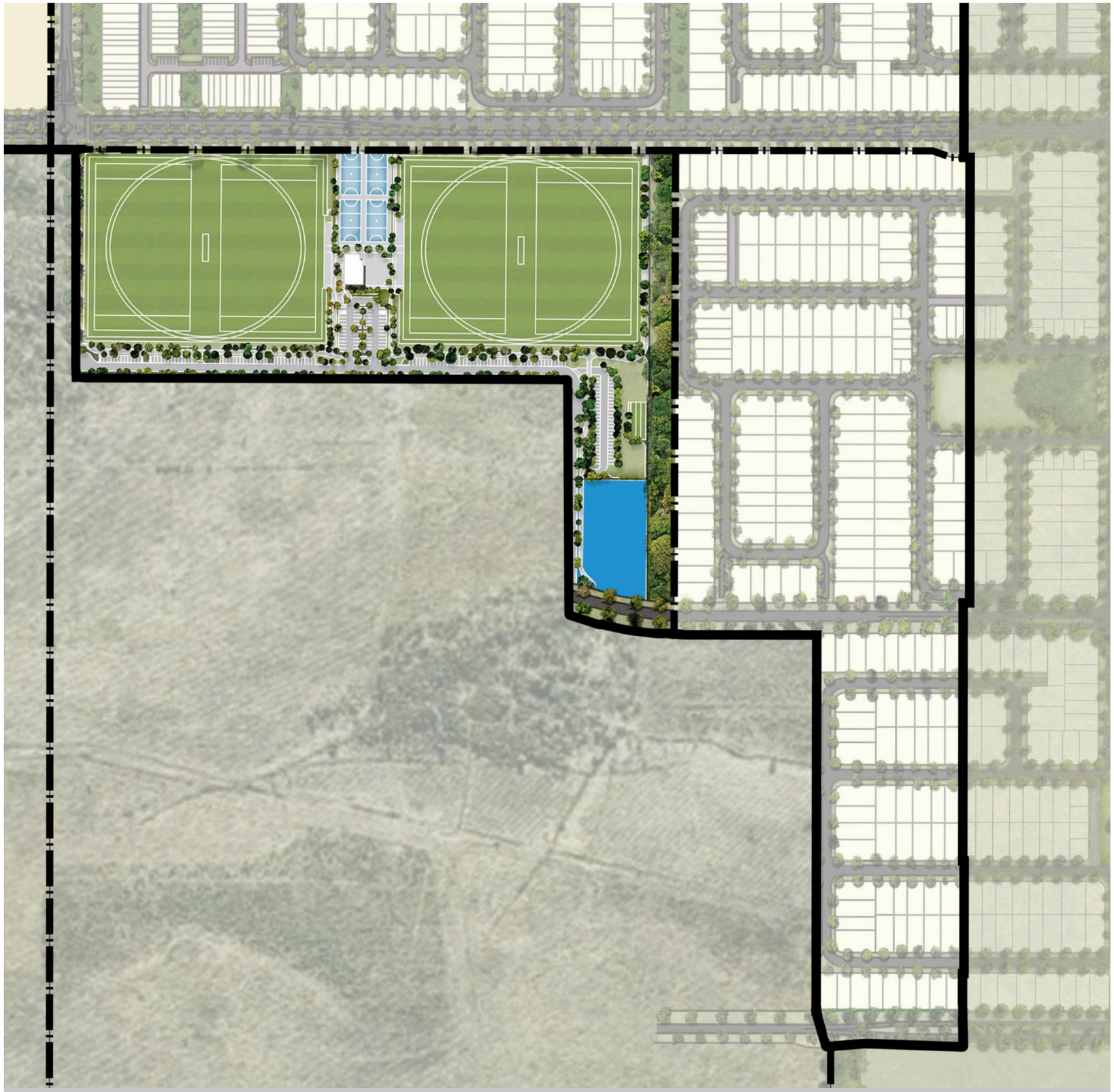


FIGURE 13: SUB-PRECINCT 11.3 ILLUSTRATIVE INTENT PLAN

3.5.1 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 11.3 are outlined in ***Table 16: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)*** below.

TABLE 16: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
Uses Subject to Compliance Assessment
Lot 8047 • Community Facilities
Lot 9071 (District Sports Park) • Indoor Sport and Recreation • Outdoor Sport and Recreation

3.5.2 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 11.3 are required to be assessed against and fulfil the Design Standards identified in ***Table 17: Sub-Precinct 11.3 Design Standards*** ***as well as the Specific Use Criteria in Table 28, where relevant***.

TABLE 17: SUB-PRECINCT 11.3 DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	**DS1.1** Land uses comprise the uses specified for the Sub-Precinct in ***Table 16***. **DS1.2** In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.8 Specific Use Criteria and relevant Appendices. **DS1.3** Development is to be generally in accordance with the Plan of Development for Precinct 11.3 in ***Appendix E.***
Built Form	**DS2.1** Building height is consistent with that identified in ***Appendix E.*** **DS2.2** Where development is located on a 'Required Building Frontage' identified by ***Appendix E:*** a. A building must: • Be setback a minimum of 3m from the street; • Present a minimum of 70% of the building as active frontage; • Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct; • Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided; • Address the street frontage or frontages by: i. Providing clear, legible entry points for both pedestrians and vehicles; ii. Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; iii. Provide a continuous awning to the street 4m in width. b. A car park must: • Provide a soft landscaped strip of at least 2m wide along the boundary. • Provide 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures. **DS2.3** Development provides loading, servicing and back of house areas generally in accordance with the locations shown in ***Appendix E.***
Public Realm	**DS3.1** Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in ***Appendix E.*** **DS3.2** A 'Contraflow/Dedicated Cycle Path' is provided in accordance with ***Appendix E.***
Parking and Access	**DS4.1** Development facilitates delivery of a road network hierarchy in accordance with ***Appendix E*** and ***Appendix I*** to the extent relevant. **DS4.2** On-site parking and service vehicle requirements are provided in accordance with ***Appendix F.*** **DS4.3** On-site car parking areas are generally located in accordance with ***Appendix E*** and designed to reduce visual dominance from the public realm through a combination of built form and planted buffers. **DS4.4** Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. **DS4.5** Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.
Rainwater Tanks	**DS5.1** For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). **DS5.2** Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. **DS5.3** Tanks must be connected to and supply water to all of the following: • Toilets (all toilets) • Urinals (all urinals) • Laundry (all cold taps in laundry) • Outdoor taps (all out door taps)

3.5.3 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 11.3

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 11.3 must be in accordance with the Plans and Design Standards outlined in this section.

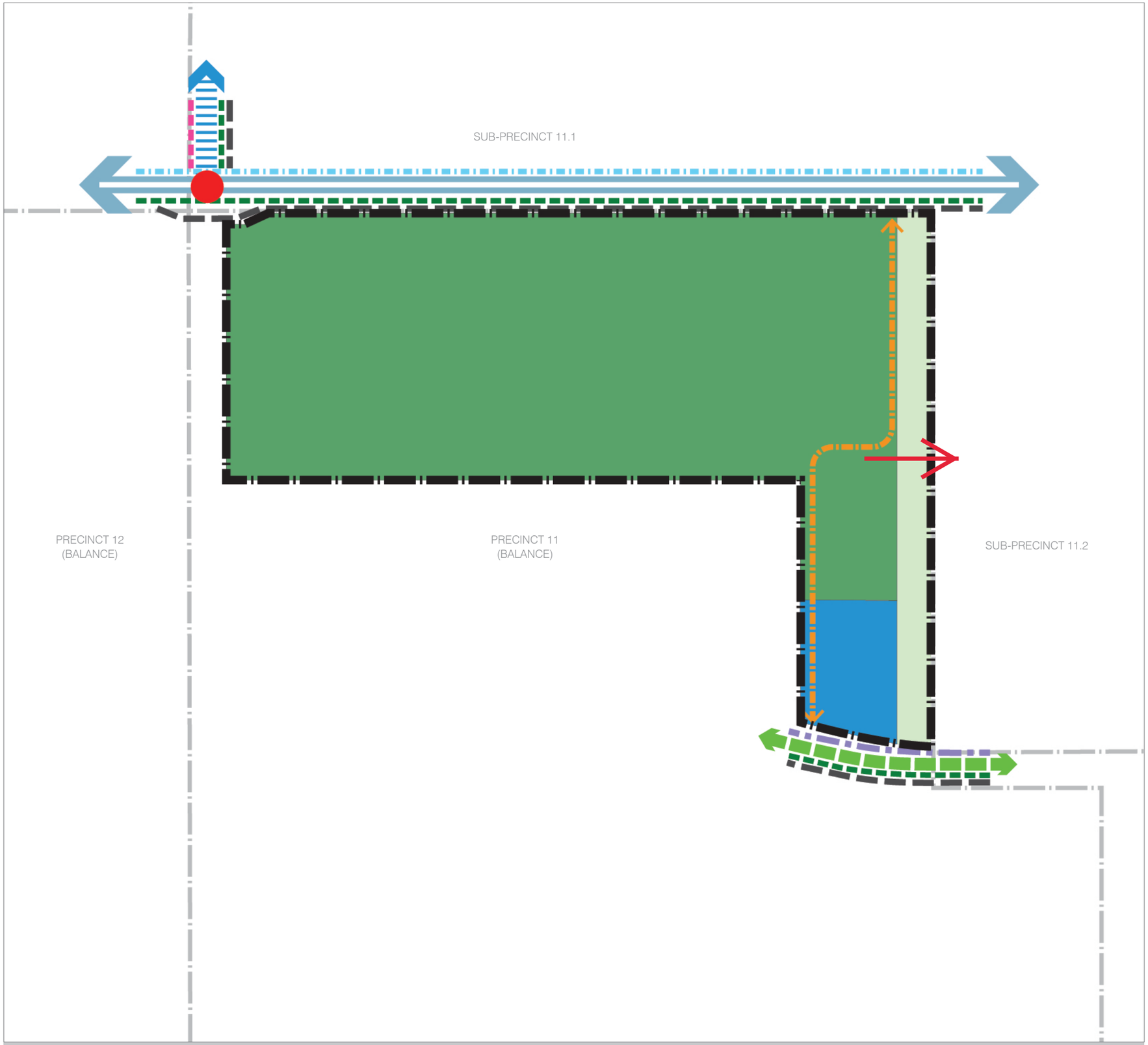
Figure 14 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. ***Table 18: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 11.3*** identifies the applicable Design Standards for a lot layout in Sub-Precinct 11.3.

TABLE 18: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 11.3

DESIGN STANDARD	
Number of Local / Neighbourhood Parks	1 x District Sports Park (min. 7.5ha)
Total Park Area Required	1.3ha / 1000 people (which can be provided in other Sub-Precincts)
Community Facilities	5,000m² Land Dedication to Community Facilities
Lot Design	No minimum lot size.
Road Hierarchy	Roads are designed in accordance with ***Appendix I*** of this PoD.
Car parking	On-site parking and service vehicles are provided in accordance with ***Appendix F.***
PDA Guidelines and Practice Notes	• **Guideline No.8** – Medium and High Rise Buildings (May 2015) • **Guideline No.11** – Community facilities (May 2015) • **Guideline No.13** – Engineering Standards (May 2015). • **Guideline No.18** – Development Interfaces (May 2015). • **Practice Note No.11** – Parking Analysis Plans (July 2012). • The executed Infrastructure Agreements.

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By: Jennifer Davison
Date: 2 APRIL 2020

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LEGEND

Precinct Boundary

Sub-Precinct Boundary

LAND USES

Community Facility

Sport and Recreation

Drainage Corridor

ROAD NETWORK HIERARCHY

Sub Arterial 2 (29m wide)

Green Street (23m wide)

Neighbourhood Connector B (22.5m wide)

INTERSECTIONS

Signalised Intersection (and associated pedestrian crossing)

PEDESTRIAN AND CYCLE LINKS

3.0m Wide Contraflow / Dedicated Cycle Path

3.0m Wide Shared Recreation Trail

2.5m Wide Off-Road Shared Path

2.0m Wide Off-Road Pedestrian Path

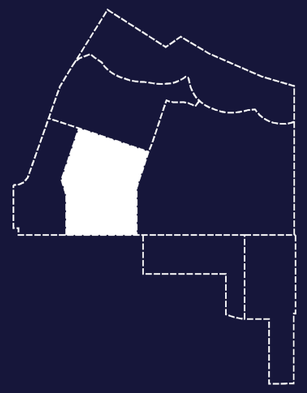
1.8m Wide Off-Road Pedestrian Path

1.5m Wide Off-Road Pedestrian Path

Approximate location of pedestrian connection

FIGURE 14: SUB-PRECINCT 11.3 FIXED ELEMENTS

3.6 SUB-PRECINCT 12.1



3.6.1 SUB-PRECINCT INTENT

The Sub-Precinct comprises medium density residential dwellings adjacent to the School and Neighbourhood Sports Park, in close proximity to the Hub.

The Hub forms the focus of the community and consists of a neighbourhood centre, community facility, school, recreation park and urban village. The Hub caters for a mixture of education, business, small-scale retail, health, childcare and community uses. Land uses within this Sub-Precinct do not compromise the intended role or successful functioning of the Town Centre.

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

Public realm with the Sub-Precinct comprises one Neighbourhood Sports Park located adjacent to the Neighbourhood Centre and Hub which provides for sport and recreation opportunities.

A Community Garden may be established on the Community site to provide a communal space for residents and visitors to share and learning about sustainable living practices. If provided, the Community Garden is to meet the requirements of the LGIA.

Figure 15: Sub-Precinct 12.1 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 15: SUB-PRECINCT 12.1 ILLUSTRATIVE INTENT PLAN

3.6.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 12.1 are outlined in ***Table 19: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)*** below.

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

LAND USES
Uses Subject to Compliance Assessment
Lot 8042 • Child Care Centre
Lot 8045 & 8046 • Community Facilities
Lot 8044 • Business • Health Care Services • Fast Food Premises • Food Premises • Market • Service Industry • Shop • Shopping Centre • Indoor Sports and Recreation
Lot 8040 • Educational Establishment
Lot 8041 • Multiple Residential
Lot 9070 • Outdoor Sport and Recreation

3.6.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 12.1 are required to be assessed against and fulfil the Design Standards identified in ***Table 20: Sub-Precinct 12.1 Design Standards as well as the Specific Use Criteria in Table 28, where relevant***.

TABLE 20: **SUB-PRECINCT 12.1 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	**DS1.1** Land uses comprise the uses specified for the Sub-Precinct in ***Table 19***. **DS1.2** In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.8 Specific Use Criteria and relevant Appendices. **DS1.3** Development is to be generally in accordance with the Plan of Development for Precinct 12.1 in ***Appendix E.***
Built Form	**DS2.1** The GFA of uses is in accordance with ***Table 8: Compliance Assessible Uses.*** **DS2.2** Building height is consistent with that identified in ***Appendix E.*** **DS2.3** Where for Multiple Residential (other than Duplex), the minimum setback from the outermost projection is in accordance with Section 3.8 ***Table 28***. **DS2.4** Where for Multiple Residential (other than Duplex), development provides building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.8 ***Table 28.*** **DS2.5** Where development is located on a 'Required Building Frontage' or 'Retail to directly front Civic Square' identified by ***Appendix E:*** a. A building must: • Present a minimum of 70% of the building as active frontage; • Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct; • Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided; • Address the street frontage or frontages by: i. Providing clear, legible entry points for both pedestrians and vehicles; ii. Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; iii. Provide a continuous awning to the street 4m in width. b. A car park must: • Provide a soft landscaped strip of at least 2m wide along the boundary. • Provide 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures. **DS2.6** Development provides loading, servicing and back of house areas generally in accordance with the locations shown in ***Appendix E.***
Public Realm	**DS3.1** Development ensures that any 'Pedestrian Thoroughfare - break in built form' is provided in accordance with ***Appendix E*** open to the sky, and may be in private or public ownership. **DS3.2** Development provides a 'Neighbourhood Sports Park' in accordance with ***Appendix E.*** **DS3.3** Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in ***Appendix E.*** **DS3.4** A 'Contraflow/Dedicated Cycle Path' is provided in accordance with ***Appendix E.*** **DS3.5** Development provides a 'Pedestrian Crossing Zone' which incorporates: a. Variation in road surface treatment; b. Priority pedestrian crossing; and c. Signage and landscape treatment to maximise pedestrian safety. **DS3.6** Development provides loading, servicing and back of house areas generally in accordance with the locations shown in ***Appendix E.***
Parking and Access	**DS4.1** Development facilitates delivery of a road network hierarchy in accordance with ***Appendix E*** and ***Appendix I*** to the extent relevant. **DS4.2** On-site parking and service vehicle requirements are provided in accordance with ***Appendix F***. **DS4.3** On-site car parking areas are generally located in accordance with ***Appendix E*** and designed to reduce visual dominance from the public realm through a combination of built form and planted buffers. **DS4.4** Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. **DS4.5** Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.
Rainwater Tanks	**DS5.4** For all Multiple Residential (other than Duplex) buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse (or minimum 75% roof capture if 3 storeys or more). Tanks are to be sized at 1KL per dwelling. **DS5.5** For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). **DS5.6** Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. **DS5.7** Tanks must be connected to and supply water to all of the following: • Toilets (all toilets) • Urinals (all urinals) • Laundry (all cold taps in laundry) • Outdoor taps (all out door taps)

3.6.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 12.1

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 12.1 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 16 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. ***Table 21: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 12.1*** identifies the applicable Design Standards for a lot layout in Sub-Precinct 12.1.

TABLE 21: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 12.1

DESIGN STANDARD	
Number of Local / Neighbourhood Parks	1 x Neighbourhood Sports Park 1 x 400m² Civic Square
Total Park Area Required	4.0 ha minimum
Total Retail & Commercial GFA	1,500m² Retail 1,000m² Commercial
Community Facilities	5,000m² Land Dedication to Community Facilities 750m² land dedication for Neighbourhood Meeting Room 6.0ha Private School Community Garden
Lot Design	No minimum lot size.
Road Hierarchy	Roads are designed in accordance with ***Appendix I*** of this PoD.
Car parking	On-site parking and service vehicles are provided in accordance with ***Appendix F.***
PDA Guidelines and Practice Notes	• **Guideline No.8** – Medium and High Rise Buildings (May 2015) • **Guideline No.11** – Community facilities (May 2015) • **Guideline No.13** – Engineering Standards (May 2015). • **Guideline No.18** – Development Interfaces (May 2015). • **Practice Note No.11** – Parking Analysis Plans (July 2012). • The executed Infrastructure Agreements.

AMENDED IN RED

By: Jennifer Davison

Date: 2 APRIL 2020

Queensland Government

PROPOSED NEW ROAD

PROPOSED NEW ROAD

PROPOSED NEW ROAD

Reinstate easement as per previous markup

LEGEND

- 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

ROAD NETWORK HIERARCHY

- Neighbourhood Connector A (22.5m wide)
- Neighbourhood Connector B (22.5m wide)
- Hub Link (15m wide reserve)
- School set-down area and bus drop off

INTERSECTIONS

- Roundabout
- Signalised Intersection (and Associated Pedestrian Crossing)

PUBLIC TRANSPORT

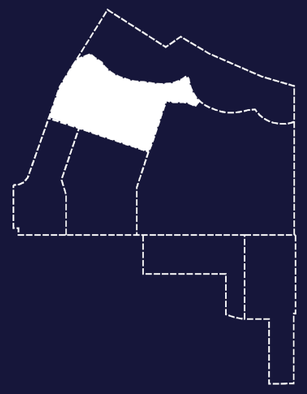
- Indicative Bus Stop

STREET SCAPE

- 3.0m Wide Contraflow / Dedicated Cycle Path
- 2.5m Wide Off-Road Pedestrian Path
- 1.8m Wide Off-Road Pedestrian Path
- 1.5m Wide Off-Road Pedestrian Path

FIGURE 16: SUB-PRECINCT 12.1 FIXED ELEMENTS

3.7 SUB-PRECINCT 12.2A



3.7.1 SUB-PRECINCT INTENT

This Sub-precinct is well located to take advantage of the green surrounding edge. This is emphasised through a continuous green corridor featuring extensive linear, local and neighbourhood parks along this edge. The neighbourhood design focusses on extending the green into the residential areas through view corridors, green streets and pedestrian links.

The main entry road to this sub-precinct runs along the northern edge of the Neighbourhood Sports Park giving high visibility and exposure to the park and its activities.

Esplanade roads also feature heavily along the green edge following Bells Creek North. To give some variety along this green corridor, there is also some rear boundaries of properties adjoining the linear spaces. This also achieves casual surveillance into the parks.

The north-eastern area of this Sub-precinct provides a premium pocket of larger-lot residential with a change in road widths to be slightly wider allowing more verge width for street trees, and cul-de-sacs to offer a more private, secluded offer to the community.

Figure 17: Sub-Precinct 12.2A Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 17: SUB-PRECINCT 12.2A ILLUSTRATIVE INTENT PLAN

3.7.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 12.2A are outlined in ***Table 22: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)*** below.

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

LAND USES
Uses Subject to Compliance Assessment
• Not Applicable for this sub-precinct

3.7.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 12.2A are required to be assessed against and fulfil the Design Standards identified in ***Table 23: Sub-Precinct 12.2A Design Standards as well as the Specific Use Criteria in Table 28, where relevant***.

TABLE 23: SUB-PRECINCT 12.2A DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	• Not Applicable for this sub-precinct
Built Form	• Not Applicable for this sub-precinct
Public Realm	• Not Applicable for this sub-precinct
Parking and Access	• Not Applicable for this sub-precinct

3.7.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 12.2A

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 12.2A must be in accordance with the Plans and Design Standards outlined in this section.

Figure 18 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. ***Table 24: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 12.2A*** identifies the applicable Design Standards for a lot layout in Sub-Precinct 12.2A.

TABLE 24: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 12.2A

DESIGN STANDARD	
Number of Local/ Neighbourhood Parks	1 x Neighbourhood Park
Total Park Area Required	3.04 ha total park area
Maximum Yield Excluding Multiple Residential Sites (+/-15%)	159 Standard Residential Lots No Multiple Residential Allotments
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with ***Figure 18***.
Lot Design	Size • No minimum lot size Shape • Typical depth 20 – 40m, but can be less in urban neighbourhoods. Width in multiples of 2.5m and 5.0m consistent with typical lot dimensions • Urban lots are typical depth of 13.5 to 15m Slope • Platform construction required when finished slope on lot is 16% or greater
Block Size	• Length 100 - 200m • Depth 40 - 80m
Lot Layout	• No more than six lots with a width of less than 7.5m in a row unless serviced by a rear lane • Lot corners match or are within 1m of corners of adjoining lots
Access	• Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA **Guideline No.12** Park planning and design) • Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop
Street Network	• Grid pattern or modified grid responsive to site characteristics • Where slope allows, orientation within 15 degrees of north-south or east-west • Connector and main streets of centres orientated to landmarks • To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope • Minimise cul-de-sacs and limit length to no greater than 10 lots

DESIGN STANDARD	
Streets	Street network includes: • Neighbourhood connector streets providing connections to neighbourhood destinations • Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and • Neighbourhood lanes – provide direct property access either at the front or rear of lots.
Road Hierarchy	Roads are designed in accordance with ***Appendix I.***
Car parking	On-site parking and service vehicles are provided in accordance with ***Appendix F.***
PDA Guidelines and Practice Notes	• **Guideline No.5** – Neighbourhood Planning and Design (May 2015) • **Guideline No.6** – Street and Movement Network (April 2012) • **Guideline No.12** – Park Planning and Design (May 2015) • **Guideline No.13** – Engineering Standards (May 2015) • **Guideline No.18** – Development Interfaces (May 2015) • **Practice Note No.7** – Designing for Small Lots (March 2014) • **Practice Note No.11** – Parking Analysis Plans (July 2012) • **Practice Note No.12** – Rear Lanes: Design and Development (March 2014) • The executed Infrastructure Agreements

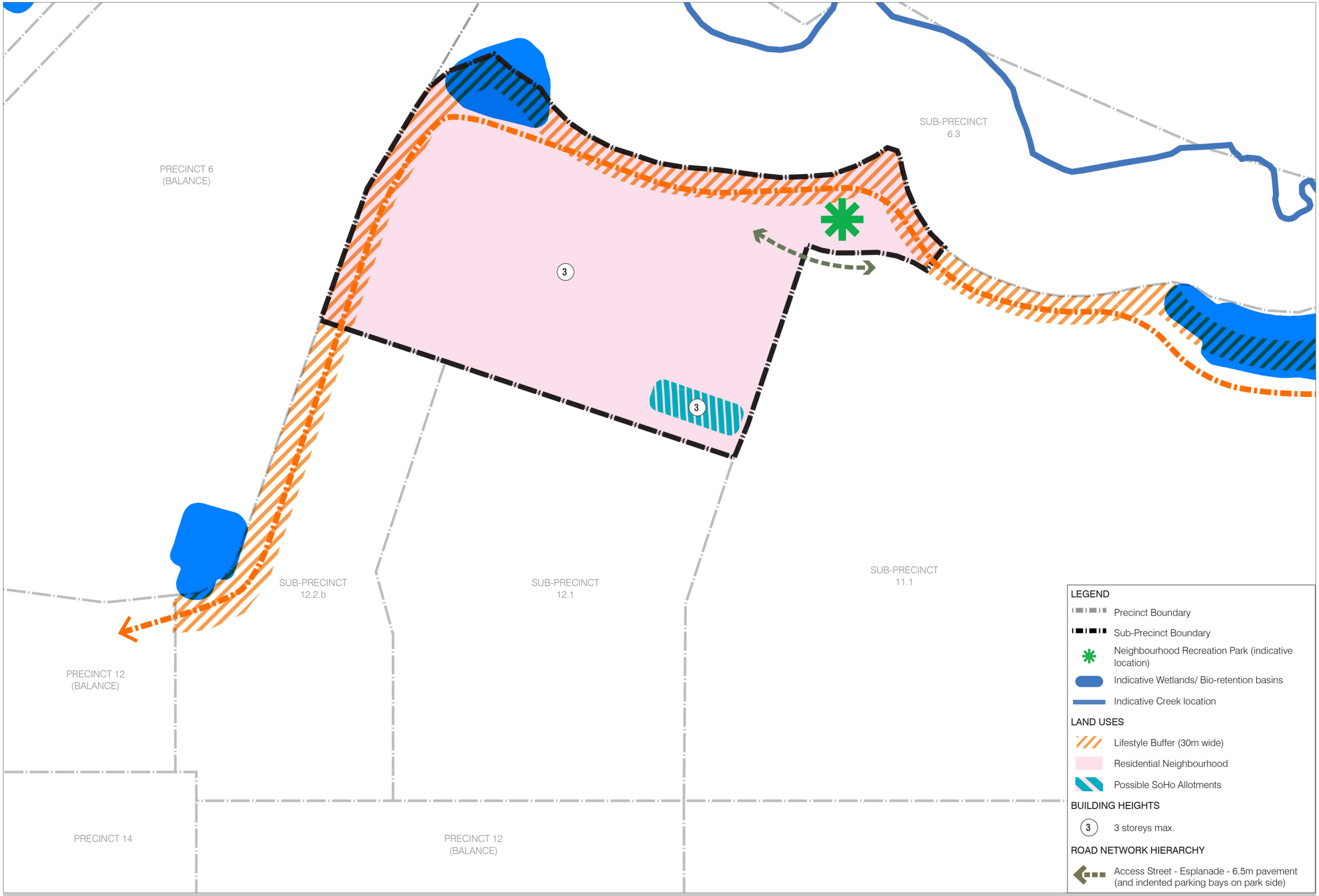
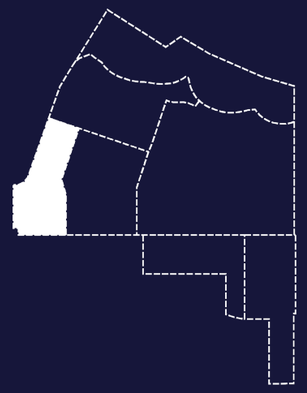


FIGURE 18: **SUB-PRECINCT 12.2A FIXED ELEMENTS**

3.8 SUB-PRECINCT 12.2B



3.8.1 SUB-PRECINCT INTENT

This Sub-precinct is well located to take advantage of the green surrounding edge. This is emphasised through a continuous green corridor featuring extensive linear, local and neighbourhood parks along this edge. The neighbourhood design focusses on extending the green into the residential areas through view corridors, green streets and pedestrian links.

Vehicular access within this Sub-precinct connects the south-western entry point with the central roundabout north of the Hub through a higher order road. This road loops around the Neighbourhood Sports Park giving high visibility and exposure to the park and its activities.

Esplanade roads also feature heavily along the green edge following Bells Creek North.

Figure 19: Sub-Precinct 12.2B Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 19: SUB-PRECINCT 12.2B ILLUSTRATIVE INTENT PLAN

3.8.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 12.2B are outlined in ***Table 25: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)*** below.

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

LAND USES
Uses Subject to Compliance Assessment
• Not Applicable for this sub-precinct

3.8.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 12.2B are required to be assessed against and fulfil the Design Standards identified in ***Table 26: Sub-Precinct 12.2B Design Standards as well as the Specific Use Criteria in Table 28, where relevant***.

TABLE 26: SUB-PRECINCT 12.2B DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	• Not Applicable for this sub-precinct
Built Form	• Not Applicable for this sub-precinct
Environment	• Not Applicable for this sub-precinct
Public Realm	• Not Applicable for this sub-precinct
Parking and Access	• Not Applicable for this sub-precinct

3.8.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 12.2B

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 12.2B must be in accordance with the Plans and Design Standards outlined in this section.

Figure 20 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. ***Table 27: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 12.2B*** identifies the applicable Design Standards for a lot layout in Sub-Precinct 12.2B.

TABLE 27: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 12.2B

DESIGN STANDARD	
Number of Local/ Neighbourhood Parks	1 x Local Park
Total Park Area Required	0.90 ha total park area
Maximum Yield Excluding Multiple Residential Sites (+/-15%)	139 dwellings including Multiple Residential dwellings (Duplex) (131 Standard Residential Lots plus 4 Multiple Residential Allotments (8 Duplex dwellings max.))
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with ***Figure 20***.
Lot Design	Size • No minimum lot size Shape • Typical depth 20 – 40m, but can be less in urban neighbourhoods. Width in multiples of 2.5m and 5.0m consistent with typical lot dimensions • Urban lots are typical depth of 13.5 to 15m Slope • Platform construction required when finished slope on lot is 16% or greater
Block Size	• Length 100 - 200m • Depth 40 - 80m
Lot Layout	• No more than six lots with a width of less than 7.5m in a row unless serviced by a rear lane • Lot corners match or are within 1m of corners of adjoining lots
Access	• Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA **Guideline No.12** Park planning and design) • Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop
Street Network	• Grid pattern or modified grid responsive to site characteristics • Where slope allows, orientation within 15 degrees of north-south or east-west • Connector and main streets of centres orientated to landmarks • To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope • Minimise cul-de-sacs and limit length to no greater than 10 lots

DESIGN STANDARD	
Streets	Street network includes: • Neighbourhood connector streets providing connections to neighbourhood destinations • Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and • Neighbourhood lanes – provide direct property access either at the front or rear of lots.
Road Hierarchy	Roads are designed in accordance with ***Appendix I.***
Car parking	On-site parking and service vehicles are provided in accordance with ***Appendix F.***
PDA Guidelines and Practice Notes	• **Guideline No.5** – Neighbourhood Planning and Design (May 2015) • **Guideline No.6** – Street and Movement Network (April 2012) • **Guideline No.12** – Park Planning and Design (May 2015) • **Guideline No.13** – Engineering Standards (May 2015) • **Guideline No.18** – Development Interfaces (May 2015) • **Practice Note No.7** – Designing for Small Lots (March 2014) • **Practice Note No.11** – Parking Analysis Plans (July 2012) • **Practice Note No.12** – Rear Lanes: Design and Development (March 2014) • The executed Infrastructure Agreements

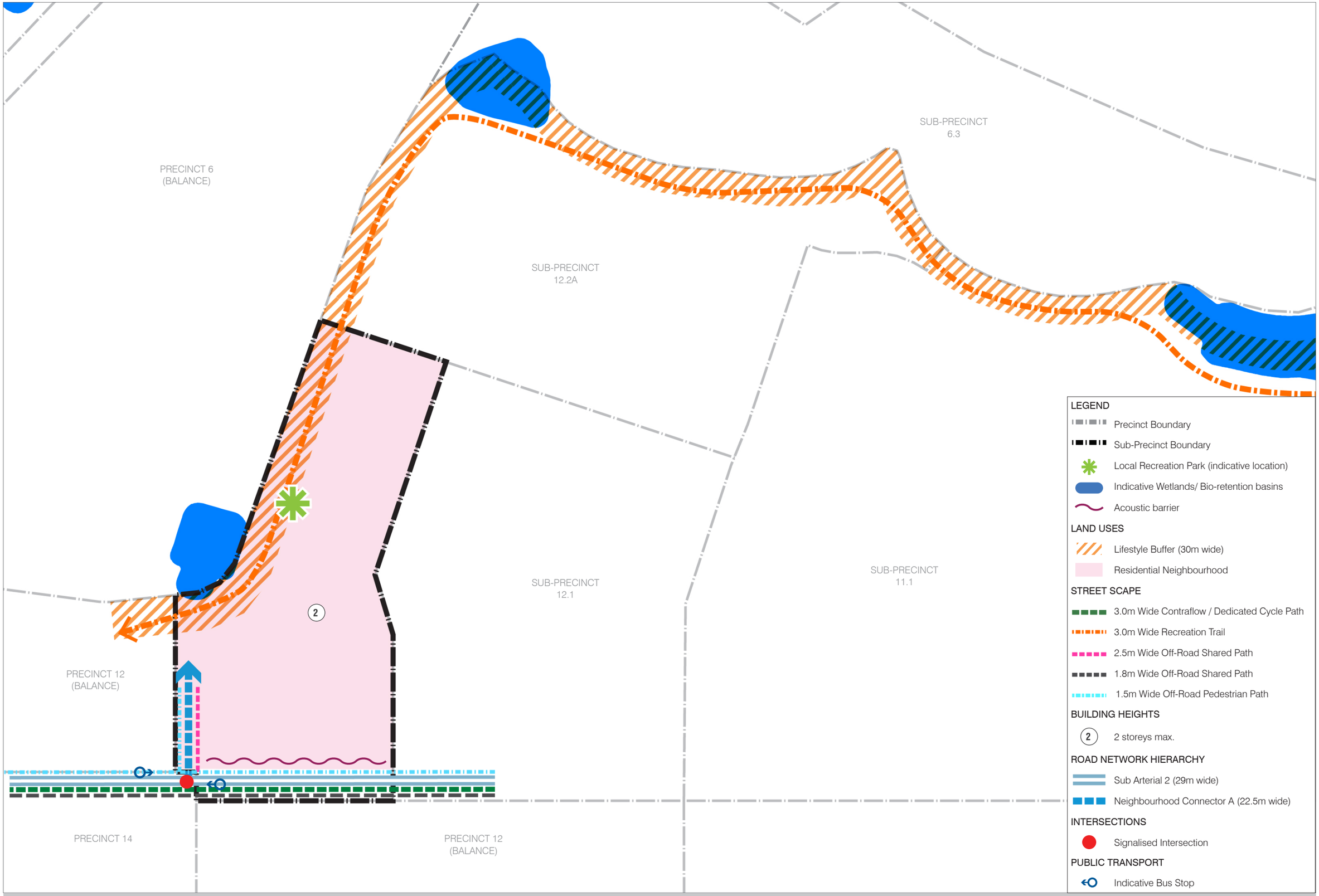


FIGURE 20: **SUB-PRECINCT 12.2B FIXED ELEMENTS**

3.9 SPECIFIC USE CRITERIA



In addition to the detailed provisions for each precinct, the following land use specific provisions in ***Table 28: Specific Use Design Standards*** below are applicable to development undertaking the Compliance Assessment process under Section 1.5.2.2 of the Plan of Development. These provisions are only applicable as relevant to the specific use being assessed. It is noted that where provisions under Section 3.9 conflict with provisions under the design standards of the relevant Sub-Precincts, the Sub-Precinct design standards prevail to the extent of the conflict.

TABLE 28: SPECIFIC USE DESIGN STANDARDS

DESIGN STANDARD	
General	
Built Form	**DS1.1** Building design is climatically responsive. Buildings include the following: • Buildings have cross ventilation through habitable rooms • Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas • Large building facades incorporate architectural wall shading to reduce solar heat gain • External windows have sun shading **DS1.2** Mechanical plant, equipment and storage areas equipment are: • If on the roof: - Screened and designed as an architectural feature of buildings; and - Incorporated into the roof form. • Effectively screened from view from adjoining streets so as to provide an attractive address to streets and adjoining properties. **DS1.3** Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street. **DS1.4** External facade materials include a mix of two or more of the following: a. Glazing clear tinted or colour backed; b. Brickwork; c. Timber; d. Coloured rendered/bagged finish or split face concrete block work; e. Precast concrete panels; f. Economical panel systems including prefinished metal panels, tiles, stones; or g. Recycled materials (e.g. timber). **DS1.5** The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m. **DS1.6** Buildings are designed to have balconies, windows and building openings oriented and/or overlook streets and other areas which are accessible to the public to provide casual surveillance. **DS1.7** Car parking may be located on ground or above ground where sleeved or screened.
Public Realm	**DS2.1** A minimum of 10% of the site is comprised of planted landscapes. **DS2.2** Street frontages are unfenced or where street frontage fencing is required for security and CPTED purposes, it should be transparent (minimum 70% open).

DESIGN STANDARD	
Parking and Access	**DS3.1** On site vehicle parking is provided at the rates outlined in ***Appendix F.*** **DS3.2** Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in: • AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and • AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities. **DS3.3** The location of visitor or customer parking is not behind a security barrier. **DS3.4** On-site parking and manoeuvring areas provide for all vehicles to enter and leave in a forward motion. **DS3.5** The lot has physical access to a road. **DS3.6** Access to the site provides separation of a minimum 10m to an intersecting street where the driveway is on the same side of the street. **DS3.7** Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. **DS3.8** Bicycle parking spaces are provided in accordance with ***Appendix F.*** **DS3.9** Bicycle parking and storage facilities are easily accessible and provided in the building, or on-site within 100 metres of an entrance to the building. **DS3.10** End of trip facilities for bicycles, involving dedicated amenities that are publicly accessible for bike storage areas, lockers, toilets and change facility, must be provided in accordance with ***Appendix F.*** **DS3.11** For buildings less than 1,000m^2, engineering design of all parking and manoeuvring areas is in accordance with Councils adopted standards.
Environment	**DS4.1** Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended. **DS4.2** Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended. **DS4.3** Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended. **DS4.4** Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, as amended. **DS4.5** Any reflective glass material has: a. A level of light reflectivity of not greater than 20%; and b. A level of heat transmission of not less than 20%.

DESIGN STANDARD	
Environment (cont.)	**DS4.6** Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended. **DS4.7** All rain water tanks to non-residential buildings are designed to ensure 75% roof capture and reuse, with collected water used for all suitable applications within the property. **DS4.8** For non-residential sites, each site demonstrates how it can satisfy best practice pollutant load removal targets.
Infrastructure	**DS5.1** All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.
Uses	
Child Care Centre	**DS6.1** Where a standalone use, the Child care centre has a maximum site cover of 50%. **DS6.2** Child care centres are to be located on a Connector or Access Street. **DS6.3** Child care centres are to be located on a site having: a. A slope of not more than 10%; b. A regular shape; and c. A minimum area of 1,500m^2 **DS6.4** All buildings, structures and outdoor play areas are set back at least 3 metres from all site boundaries adjoining a residential use (or future residential use). **DS6.5** A minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining a residential use (or future residential use). **DS6.6** Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross across driveways. **DS6.7** Where adjoining a residential use (or future residential use), the minimum setback from the outermost projection of any building is in accordance with following table:

Setbacks (Minimum)	
Front (Primary frontage)	6m
Side	2m
Rear	4.5m

DESIGN STANDARD	
Community Facility	**DS7.1** Where a standalone use, the community activity has a maximum site cover of 50%. OR Where not a standalone use - no acceptable outcome provided. **DS7.2** Where adjoining a residential use, a minimum 1.8m high solid acoustic screen fence is provided along the full length of all common site boundaries. **DS7.3** Intrusive outdoor activities are located and orientated away from residential premise.
Educational Establishment	**DS8.1** The Educational Establishment has a maximum site cover of 60%. **DS8.2** Where adjoining a residential use, a minimum 1.8m high solid acoustic screen fence is provided along the full length of all common site boundaries. **DS8.3** Educational Establishments are to be located on a site having: a. A slope of not more than 10%; b. A regular shape; and c. A minimum area of 1,500m^2 **DS8.4** Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross across driveways. **DS8.5** Where adjoining a residential use (or future residential use), the minimum setback from the outermost projection of any building is in accordance with following table:

Setbacks (Minimum)	
Front (Primary frontage)	6m
Side	2m
Rear	4.5m

Fast Food Premises	**DS9.1** Fast Food premises are not to immediately adjoin a residential (or future Residential) use. **DS9.2** Loading areas are not able to be viewed from the road or any public space
Home Based Business	**DS10.1** For a Home Based Business, the standards of operation the following standards of operation apply: a. The floor area used specifically for the home business does not exceed 50m^2. b. Any visitor accommodation does not exceed 4 visitors. c. There is no hiring out of materials, goods, appliances or vehicles. d. There is only one sign related to the Home business, located within the premises or on a fence facing the road. e. There is no repairing or servicing of vehicles not normally associated with a residential use. f. There is no industrial use of premises. g. 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. h. Car parking is in accordance with ***Appendix F.*** i. There is no display of goods. j. Number of employees does not exceed 4.

DESIGN STANDARD	
Indoor Sport and Recreation	**DS11.1** Indoor Sport and Recreation uses exclude premises for conducting large scale functions.
Market	**DS12.1** Where market stalls are proposed to be located adjacent to existing shops the market is not held on more than 1 day per week. **DS12.2** The market is conducted, including setup and pack-up time, between the hours of 5.00am and 10.00pm. **DS12.3** A clear movement path, at least 3 metres in width, is maintained through or around the market to allow emergency vehicle access. **DS12.4** Directional signage is provided to identify the location of, and entry to, public toilet facilities. **DS12.5** Public toilets: • Are provided within the area of the market, or are located within 250 metres of the market; and • Remain open and accessible for use during market hours.

DESIGN STANDARD	
Multiple Residential (other than Duplex)	**DS12.6** For all Multiple Residential uses involving more than two units, the building is sited and designed such that: a. The main pedestrian entrance to the building (or group of buildings) is located on the higher order street; b. Access from the street to the entrance of the building(s) or individual dwellings is easily discerned; c. Vehicular access to the site is separate from the pedestrian access; d. Street and parkland frontages comprise 'semi-active uses/spaces' such as habitable rooms of dwellings or rooming units, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; e. The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised. **DS12.7** Non-habitable rooms of one dwelling are not located opposite windows of another dwelling unless views are controlled by screening devices, distance, landscaping or design of the opening. **DS12.8** Where habitable room windows look directly at habitable room windows and adjacent dwelling within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by: a. Window will heights being a minimum of 1.5 metres above floor level; or b. Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or c. Fixed external screens; or d. If at ground level screen fencing to a minimum height of 1.8 metres. **DS12.9** The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres. **DS12.10** Any car parking area or other associated structures are integrated into the design of the development such that: a. They are screened from view from frontages to streets, parks and adjoining land; and b. They are not located between the building and the street address. **DS12.11** All setbacks must comply with the provisions within the sub-precinct requirements and ***Table 29*** and ***Table 30*** where applicable. For 1 - 2 storey multiple residential dwellings, buildings are set back: • Front - a minimum 2m to a road frontage; • Side - a minimum 0m, where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0m, otherwise: Minimum 1.5m • Rear - 0m where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0m, otherwise minimum 1m.

DESIGN STANDARD	
Multiple Residential (other than Duplex) (cont.)	**DS12.12** Except where specified otherwise in a Sub-Precinct provision: A 2 metre wide landscaped buffer strip is provided along the full frontage of the site; At least 10% of the site area is provided as communal open space exclusive required buffer strips and clothes drying areas; A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary; **DS12.13** For all Multiple Residential uses involving more than two units: a. Each ground floor dwelling has a courtyard or similar private open space of not less than 15m^2 with a minimum dimension of 3m directly accessible from the main living area; b. Each dwelling above ground level has a balcony or similar private open space area of not less than 9m^2 for a 1 bedroom unit, and 16m^2 for 2+ bedroom units (with a minimum dimension of 3m) directly accessible from the living area of the dwelling or rooming unit. **DS12.14** The site cover for Multiple Residential buildings does not exceed: a. 60% if within Precinct 12. **DS12.15** For multiple residential uses front fences and walls: a. Have a maximum height of not more than: b. 1.8 metres if 50% transparent; or c. 1.2 metres if solid. **DS12.16** Building bulk is reduced by incorporating a combination of the following elements in building design: a. Variations in plan shape, such as curves, steps, recesses, projections or splays; b. Variations in vertical profile, with steps or slopes at different levels; c. Variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure; d. Balconies, verandahs or terraces; and e. Planting, particularly on podiums, terraces and low level roof decks. **DS12.17** Entry areas for the residents and visitors are provided separately from entrances for other building users and provide: a. For safe entry from streets, car parking areas and servicing areas; b. Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for other building users; and c. Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors.

DESIGN STANDARD	
Outdoor Sport and Recreating (excluding Golf Course)	**DS13.1** The use is located and designed so as to be: a. Convenient to users; and b. Compatible with the preferred character of the local area. **DS13.2** The use: a. Is effectively designed to meet the needs of users, having regard to the scale and nature of the use; b. Has buildings and structures that are fit for purpose; and c. Has buildings and structures that incorporate passive design responses that acknowledge and reflect the region's sub-tropical climate.
Sales Office	**DS14.1** The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm. **DS14.2** The maximum GFA for a Sales Office is 400m^2. **DS14.3** A minimum of 2 on-site car parking spaces are provided. **DS14.4** Private and public open space areas are turfed and landscaped. **DS14.5** A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining. **DS14.6** If the sales office is in conjunction with a Display Village which comprises 4 or more Display Homes, public toilet facilities are to be provided. **DS14.7** Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.

DESIGN STANDARD	
Shop, Shopping Centre, Business, Health Care Services and Food Premises	**DS15.1** Buildings setbacks for Shops, Businesses, Health Care Services and Food Premises comply with those prescribed for the Sub-Precinct which it is located. **DS15.2** The site cover of a Shops, Businesses, Health Care Services and Food Premises does not exceed: a. 70% for that part of a building up to 2 storeys in height; and b. 50% for that part of a building exceeding 2 storeys in height. **DS15.3** The building incorporates vertical and horizontal articulation such that no blank wall is longer than 15 metres. **DS15.4** Where a building exceeds 2 storeys in height, the building is designed so as to avoid the creation of adverse micro-climatic impacts on any nearby public space by way of overshadowing, wind tunnelling or reflective glare. **DS15.5** Building materials and hard surfaces used in landscape works are not highly reflective, or likely to create glare, slippery or otherwise hazardous conditions. **DS15.6** Any outdoor public or semi-public open space has a minimum of 50% of its area covered or shaded. **DS15.7** Development provides for a minimum of 70% of the building frontage to a public street, or other public or semi-public space, to present with clear or relatively clear windows and glazed doors.

DESIGN STANDARD	
Shop, Shopping Centre, Business, Health Care Services and Food Premises (cont.)	**DS15.8** The building has articulated and textured facades that incorporate some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows: a. Wide colonnades, verandahs, awnings, balconies and eaves; b. Recesses, screens and shutters; and **DS15.9** Landscapes are provided on-site in accordance with the following: a. Shade trees, low planting and hard landscapes are provided along street frontages not occupied by building or driveways; b. Shade trees are provided in car parks; c. A landscape strip is provided between the business use and any adjacent residential use which: - Is planted with a variety of screening trees and shrubs; and - Incorporates a minimum 1.8 metre high solid screen fence where acoustic attenuation is required; and - Planting is provided on top of podium levels. **DS15.10** Undesirable visual, noise and odour impacts on public spaces and residential uses are avoided or minimised by: a. Where appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site's context and setting; b. Providing vehicle loading/unloading and refuse storage/collection facilities within enclosed serviced yards or courtyards; and c. Locating site service facilities and areas such that they are not adjacent to the frontage of a street or public space. **DS15.11** Glare conditions or excessive 'light spill' on to adjacent sites and public spaces are avoided or minimised through measures such are: a. Careful selection and location of light fixtures; b. Use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and c. Alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation.

TABLE 29: MEDIUM RISE SETBACKS

	MEDIUM RISE (UP TO 5 STOREYS)	
	Residential elements	**Non-residential elements**
Maximum podium height	2 storeys	
Front setbacks (min)		
Ground Floor		
• Active frontage*	0.0m	0.0m
• Non-active frontage	2m	2m
Tower		
• Tower setbacks	3m	3m
Side setbacks (min)		
• Levels 1-3**	Where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0.0m, rear setback is 0.0m Otherwise: • 1.5m for a wall up to 4.5m high • 2m for a wall up to 7.5m high • 2m plus 0.5m for every 3m (or part thereof) over 7.5m high for a wall over 7.5m high, except that a wall may be built to a side boundary where the wall has a maximum height of 3m and a maximum length of 15m, unless it abuts a higher or longer existing or simultaneously constructed wall.	
• Levels 4-5	3.0m	
Rear setbacks (min)		
• Levels 1-3**	Where adjoining a non-residential use or where the existing minimum setback on the adjoining boundary is 0.0m, rear setback is 0.0m. Otherwise: 3.0m	
• Levels 4-5	6.0m	

TABLE 30: BUILDING SEPARATION DISTANCES

	MEDIUM RISE (UP TO 5 STOREYS)	
	Residential elements	**Non-residential elements**
Privacy	Building design must ensure privacy for habitable spaces in dwellings. Acceptable treatments include: • Providing a minimum separation distance of: - Where 6 storeys or less, 12m between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, or - For a wall containing windows or balconies, 6m to a side or rear boundary where there is no existing or approved development and the future privacy and development potential of the adjoining site should be protected. • Window sill heights a minimum of 1.5m above floor level • Fixed opaque glazing in any part of a window below 1.5m above floor level • Fixed external screens to balconies or windows (or intermediate fencing at ground level). External screens or fences provided to ensure privacy should be either solid, of translucent material or present an appearance of no more than 25% openings when viewed from the nearby balcony or window.	