PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1122

Date: 20 August 2020

Queensland Government

AURA

WESTERN LOCALITY

PRECINCT 11 SCHOOL SITE

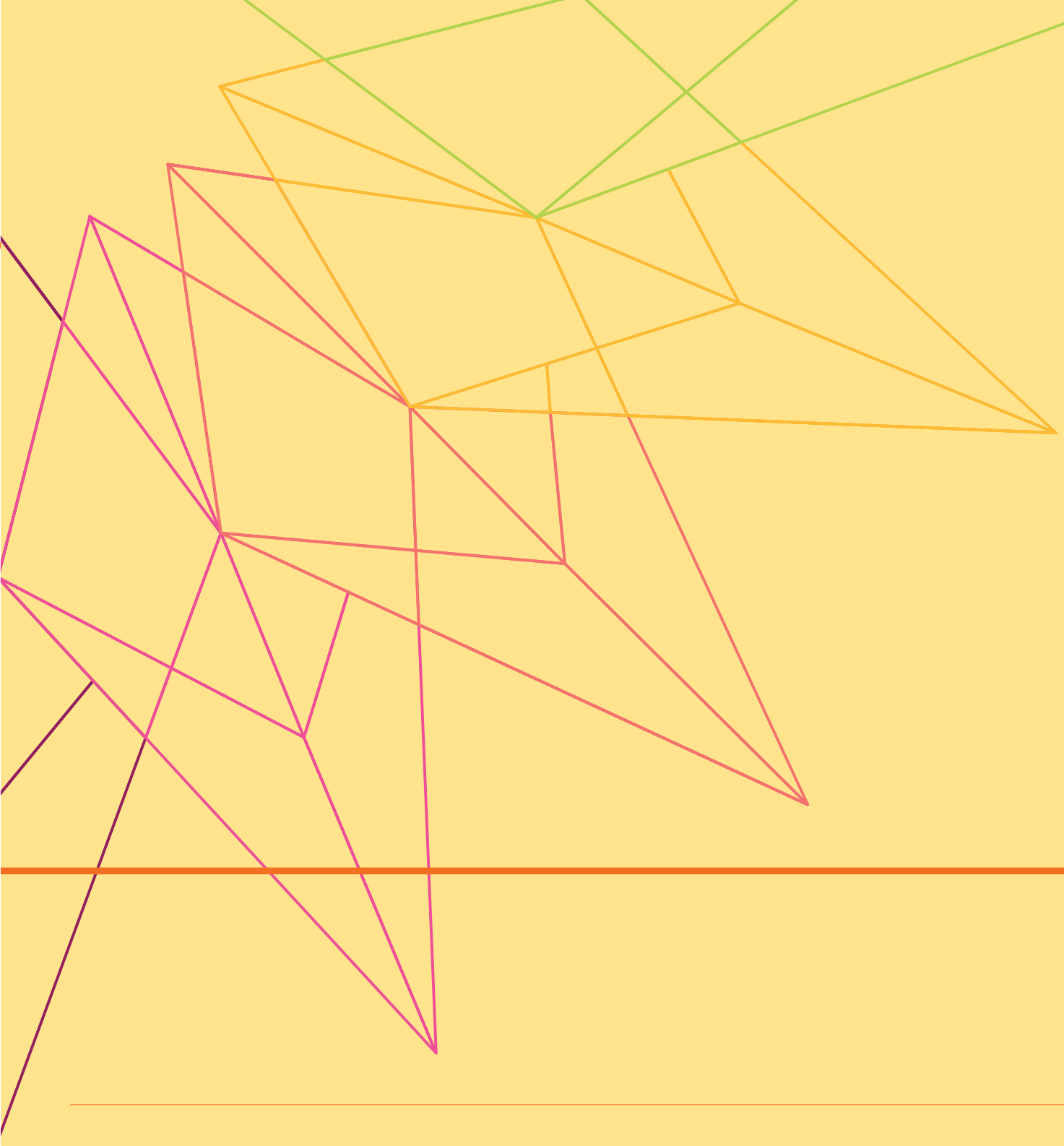
PLAN OF DEVELOPMENT

PREPARED BY URBIS FOR STOCKLAND
JULY 2020

Stockland

URBIS

CONTENTS



INTRODUCTION

1.0 INTRODUCTION

1.1 PLAN OF DEVELOPMENT PURPOSE

This Plan of Development (PoD) has been prepared in accordance with the requirements of the approved Caloundra South Master Plan (approved June 2012 and amended April 2020) and will direct the development of land included within part of Precinct 11 of the Master Plan, comprising the delivery of a future P-6 State Primary School.

The PoD refines the outcomes in the approved Master Plan and 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 Sub-Precinct entitlements and obligations. This PoD provides the instrument for the delivery of development that seeks to achieve the Vision and Principles outlined by this document. This Vision is graphically illustrated by ***Figure 2: Site Illustrative Intent Plan.***

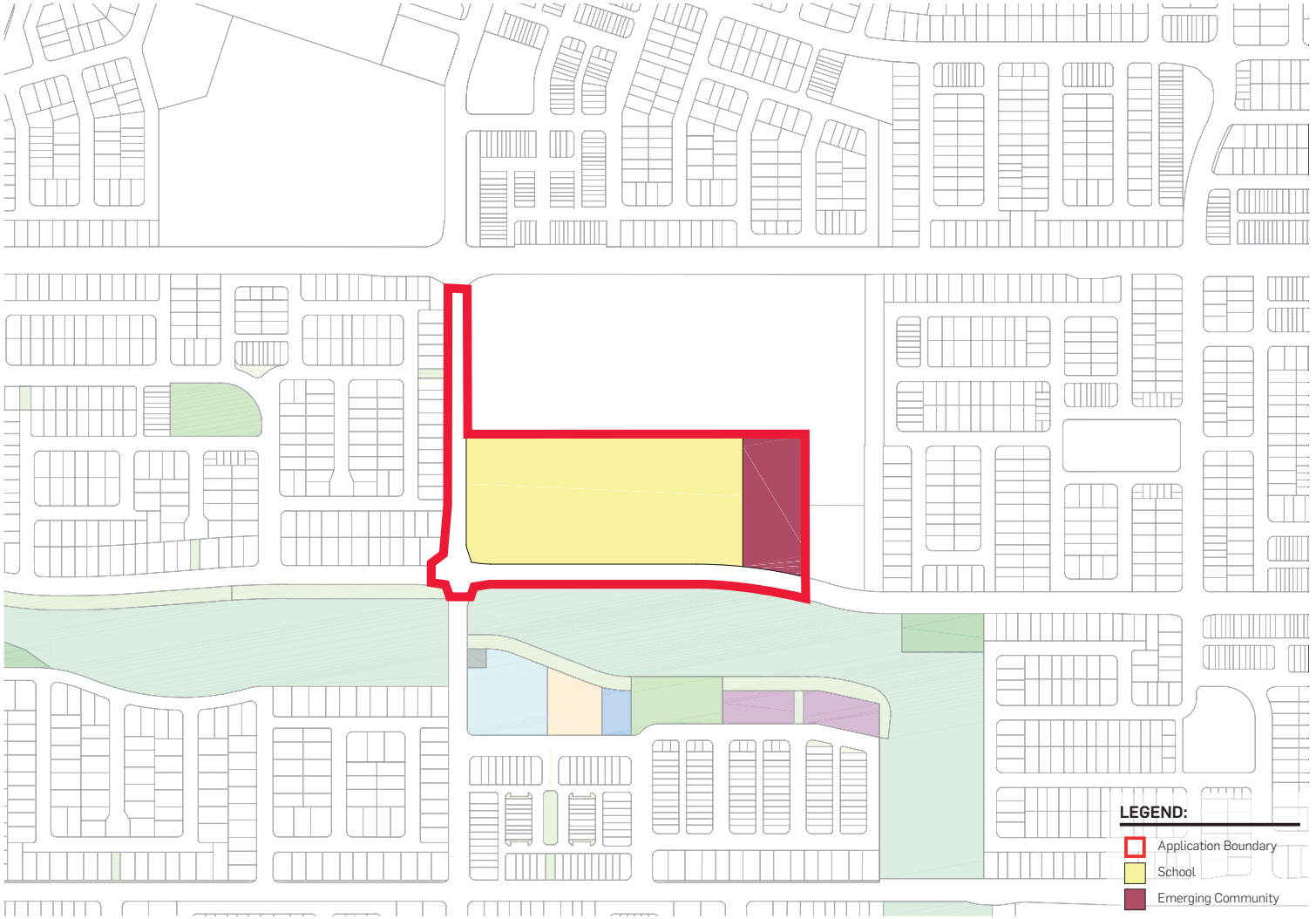


FIGURE 1: APPLICATION BOUNDARY PLAN

1.2 LAND TO WHICH THIS POD RELATES

The application encompasses the Education Facility and Emerging Community site within Precinct 11 of Aura. The area applicable is defined in Figure 2.

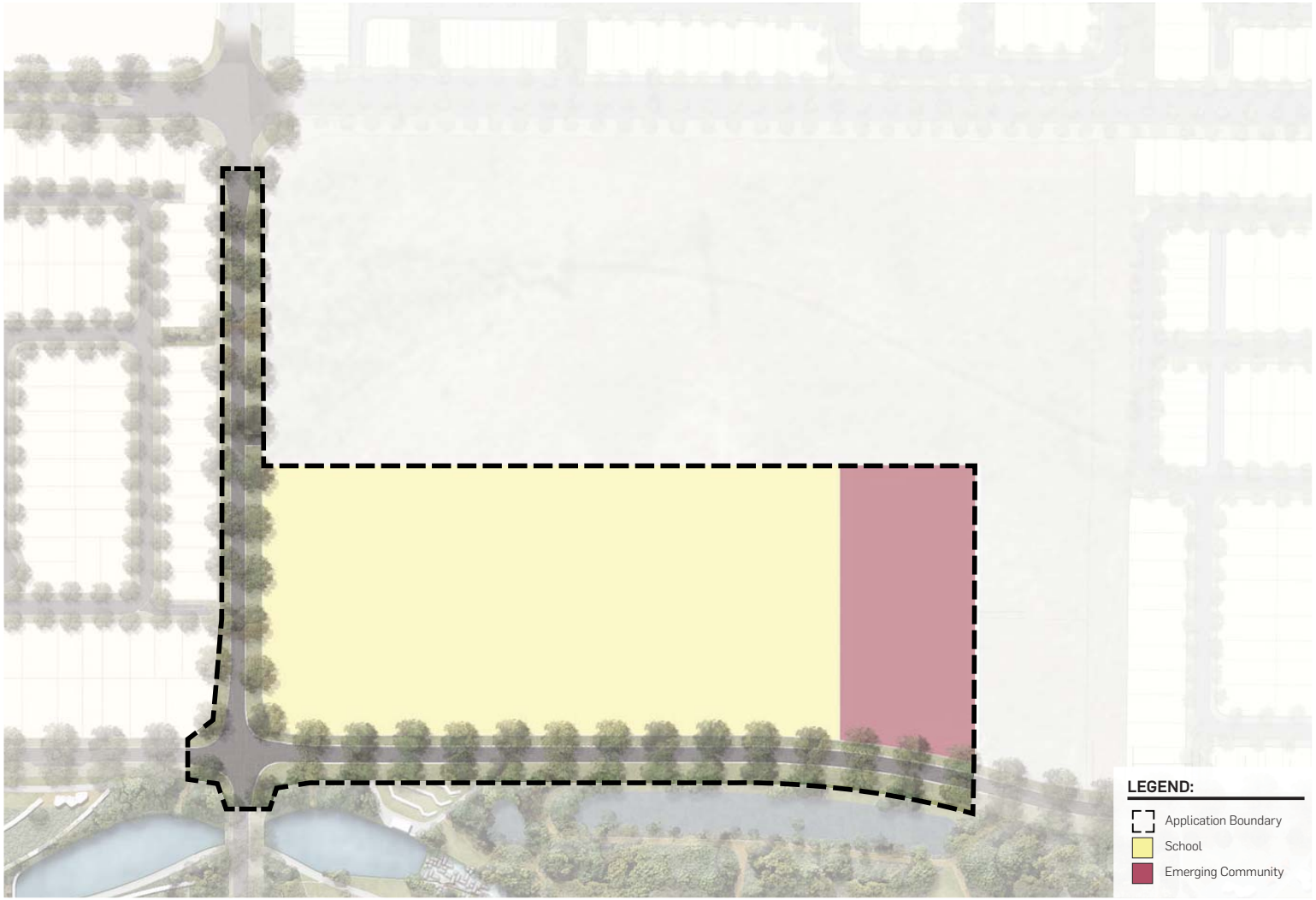


FIGURE 2: SITE ILLUSTRATIVE INTENT PLAN

1.3 FUTURE DEVELOPMENT DELIVERY PROCESSES

APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

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

A summary of this process and its intended operation is provided by ***"Table 1: Approved Development (Compliance Assessment) Process Summary"***.

TABLE 1: 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 2 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; • Specific Use Criteria; and • Appendices.	Applies to development identified as Approved Development subject to Compliance Assessment in the relevant precinct in Section 2.	'Compliance Assessment' refers to the assessment process undertaken by EDQ and administered by way of a condition of approval.	Administered by EDQ.	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.

APPROVED DEVELOPMENT

(COMPLIANCE ASSESSMENT)

2.0 APPROVED DEVELOPMENT *(COMPLIANCE ASSESSMENT)*

2.1 INTRODUCTION

This section provides the Design Criteria for Approved Development (Compliance Assessment) for development under the process outlined in Section 1.3.

This document includes the following components:

1. A statement and illustration of overall intent;
2. Uses that are Approved Development subject to Compliance Assessment; and
3. Specific design criteria;

This section also includes Compliance Assessment requirements for specific uses.

2.2 INTENT

This site incorporates a State Primary School, which provides educational facilities for diverse and active lifestyles.

Except for the Emerging Community Site, the site allows only a limited range of low impact, low-intensity land uses which are developed as part of the State Primary School.

Building height and structures support the establishment of education facilities. Building form and height for the State Primary School are low to medium rise and deliver a suburban outcome. Urban design and built form outcomes for the State Primary School are to create a functional and attractive streetscape with buildings addressing the street.

An Emerging Community Site is also provided to cater for a possible 1.0ha extension of the 4.0ha School Site.

The main loading / drop off area for the State Primary School is on the southern Green Street.

2.3 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for this site are outlined in ***"Table 2: Uses Subject To Compliance Assessment"*** below.

TABLE 2: **USES SUBJECT TO COMPLIANCE ASSESSMENT**

LAND USES
Uses Subject to Compliance Assessment
Lot 874 (State Primary School) ▪ Educational Establishment
Lot 875 (Emerging Community) ▪ Educational Establishment

2.3.1 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment for this site are required to be assessed against and fulfil the Design Standards identified in ***"Table 3: Design Standards"***.

TABLE 3: **DESIGN STANDARDS**

	DESIGN STANDARD
Use	**DS1.1** Land uses comprise the uses specified for the Site in ***Table 2.***
	DS1.2 Development is to be generally in accordance with *Appendix B.*
Built Form	**DS2.1** Building height is consistent with that identified in *Appendix B.*
	DS2.2 Development on a 'Landmark Architecture Sites' in *Appendix B* provides a landscape or built form statement to this site which: a. Ensure that blank walls of buildings or back of house areas are not located on external corner frontages; and b. Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses.
	DS2.3 Where 'Required Building Frontage' is identified in *Appendix B*, built form needs to address these edges, either built to the boundary or as shown in *Appendix B.*
	DS2.4 'Preferred Building Location Zones' are identified in *Appendix B.*
	DS2.5 Building design is climatically responsive. Buildings include the following: • Cross ventilation through habitable rooms • 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
	DS2.6 Mechanical plant, equipment and storage areas equipment are: • On the roof: - Screened and designed as an architectural feature of buildings; and - Incorporated into the roof form; or • Located on the ground and effectively screened from view from adjoining streets so as to provide an attractive address to streets and adjoining properties.
	DS2.7 Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street.
	DS2.8 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).
	DS2.9 The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m.
	DS2.10 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.
	DS2.11 Car parking may be located on ground or above ground where sleeved or screened, or as shown in *Appendix B.*
Public Realm	**DS3.1** Development ensures that the built form for the State Primary School and Emerging Community Site does not compromise the function of the public realm of the adjoining District Sports Park.
	DS3.2 Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in *Appendix B.*
	DS3.3 A 'Contraflow/Dedicated Cycle Path' is provided in accordance with *Appendix B.*
	DS3.4 A minimum of 10% of the site is comprised of planted landscapes.
	DS3.5 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	**DS4.1** Development facilitates delivery of a road network hierarchy in accordance with *Appendix B*
	DS4.2 Access driveways (informal and permanent) are indicatively shown in *Appendix B.*
	DS4.3 On-site parking and service vehicles are provided in accordance with ***Table 4.***
	DS4.4 On-site car parking areas are generally located in accordance with *Appendix B* and are designed to reduce visual dominance with a 2m wide soft landscape strip on the external dedicated road frontage. Bicycle parking is to be provided in accordance with ***Table 5.***
	DS4.5 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.
	DS4.6 Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.
	DS4.7 Vehicular access points are indicatively shown in *Appendix B.*
	DS4.8 The School Bus Stop Zone is indicatively shown in *Appendix B.*
Environment	**DS5.1** Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.
	DS5.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.
	DS5.3 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.
	DS5.4 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.
	DS5.5 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%.
	DS5.6 Development does not include the storage of dangerous goods as defined by the globally harmonised system for the classification and labelling of chemicals (GHS).
	DS5.7 For non-residential sites, each site demonstrates how it can satisfy best practice pollutant load removal targets.
Infrastructure	**DS6.1** All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.

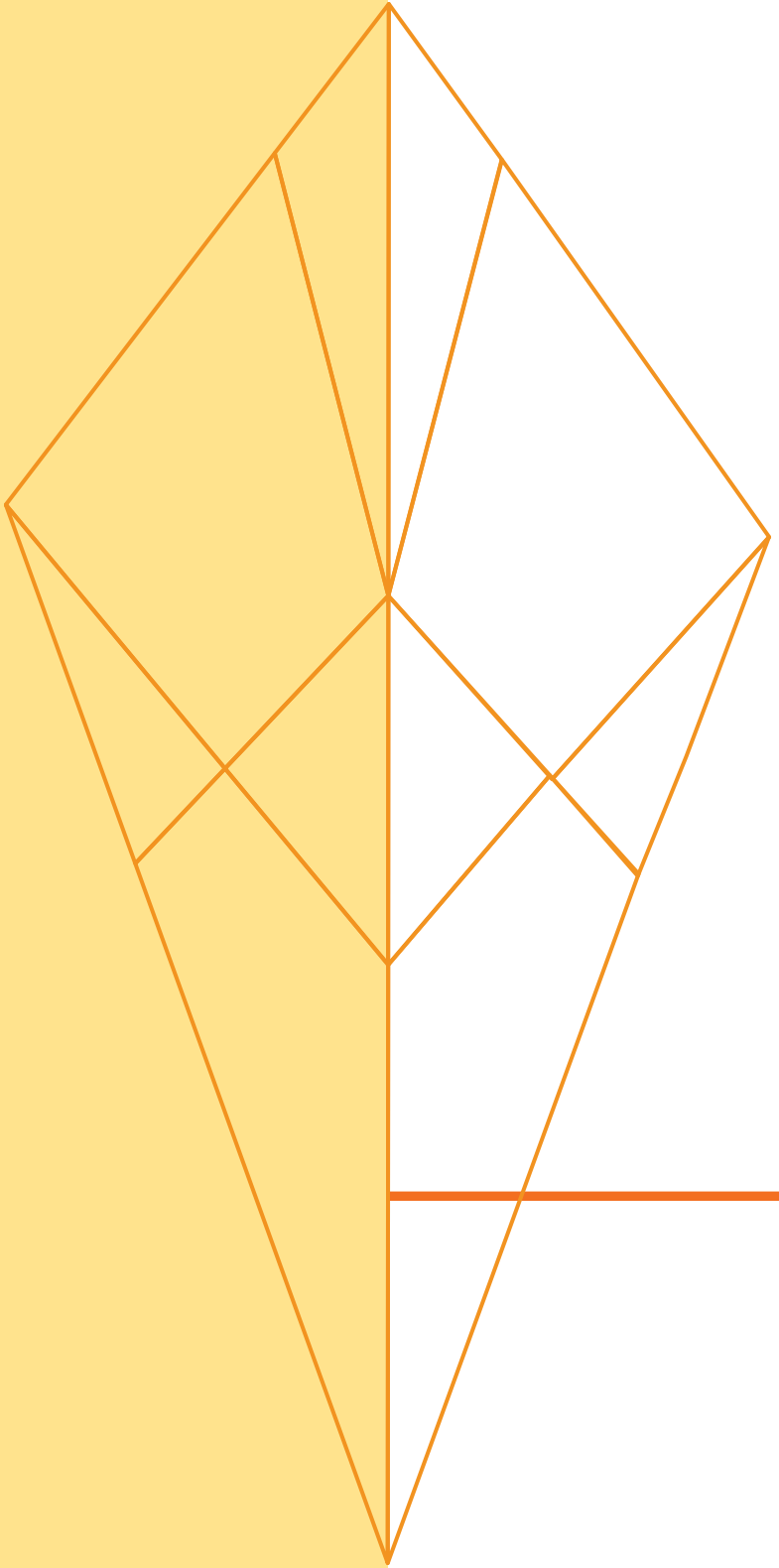
	DESIGN STANDARD
Rainwater Tanks	DS7.1 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). DS7.2 Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. DS7.3 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)
Specific Use Controls	
Educational Establishment	DS8.1 Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross across driveways.

TABLE 4: CAR PARKING RATES

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES
Educational Establishment	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)

TABLE 5: BICYCLE PARKING RATES

LAND USE	RECOMMENDED EMPLOYEE PARKING SPACES	RECOMMENDED VISITOR/SHOPPER PARKING SPACES	RECOMMENDED MOTORCYCLE PARKING SPACES
Educational Establishment	As recommended by a Traffic Engineer.		



APPENDIX A
RECONFIGURATION OF A LOT PLAN

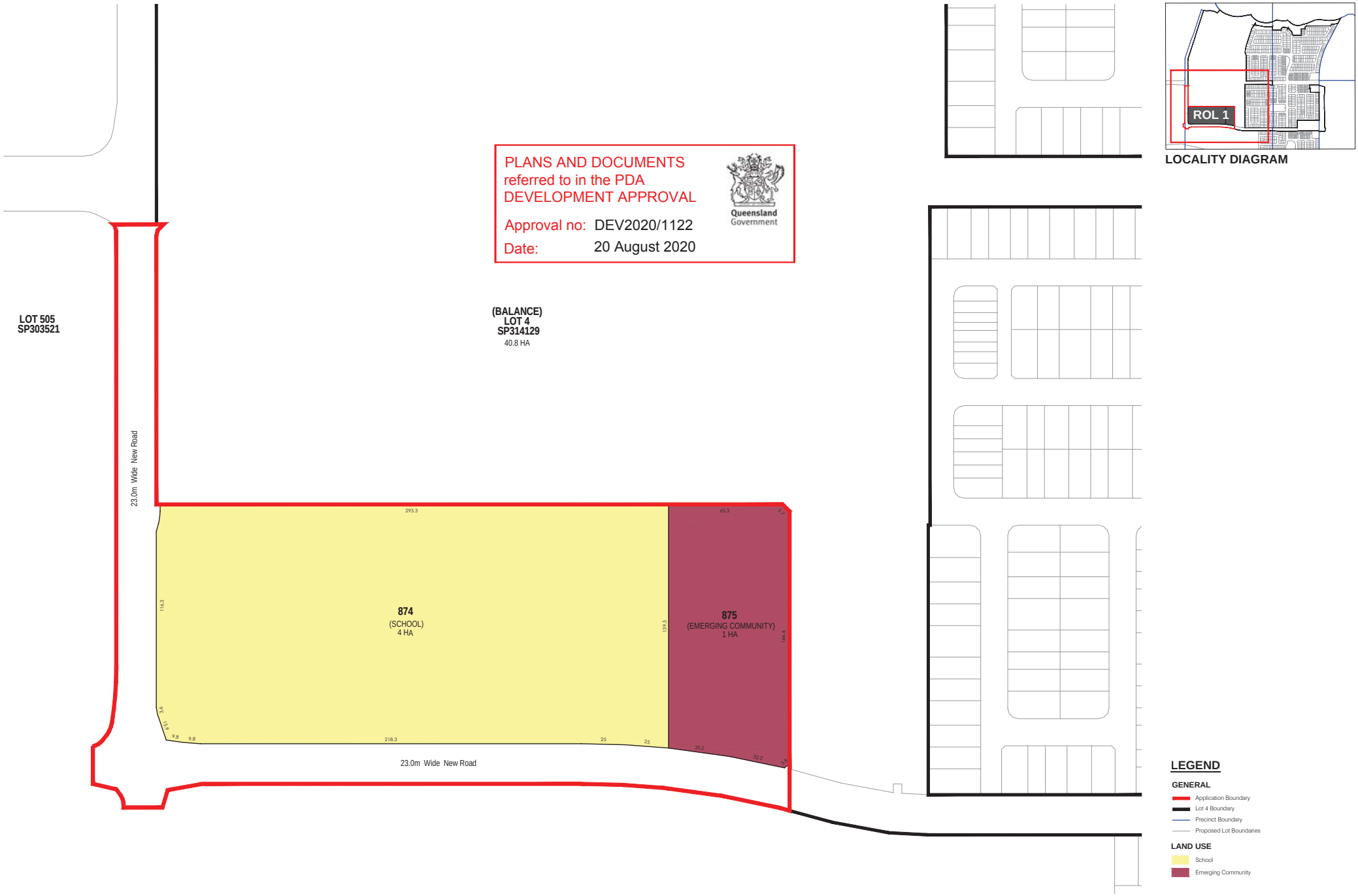
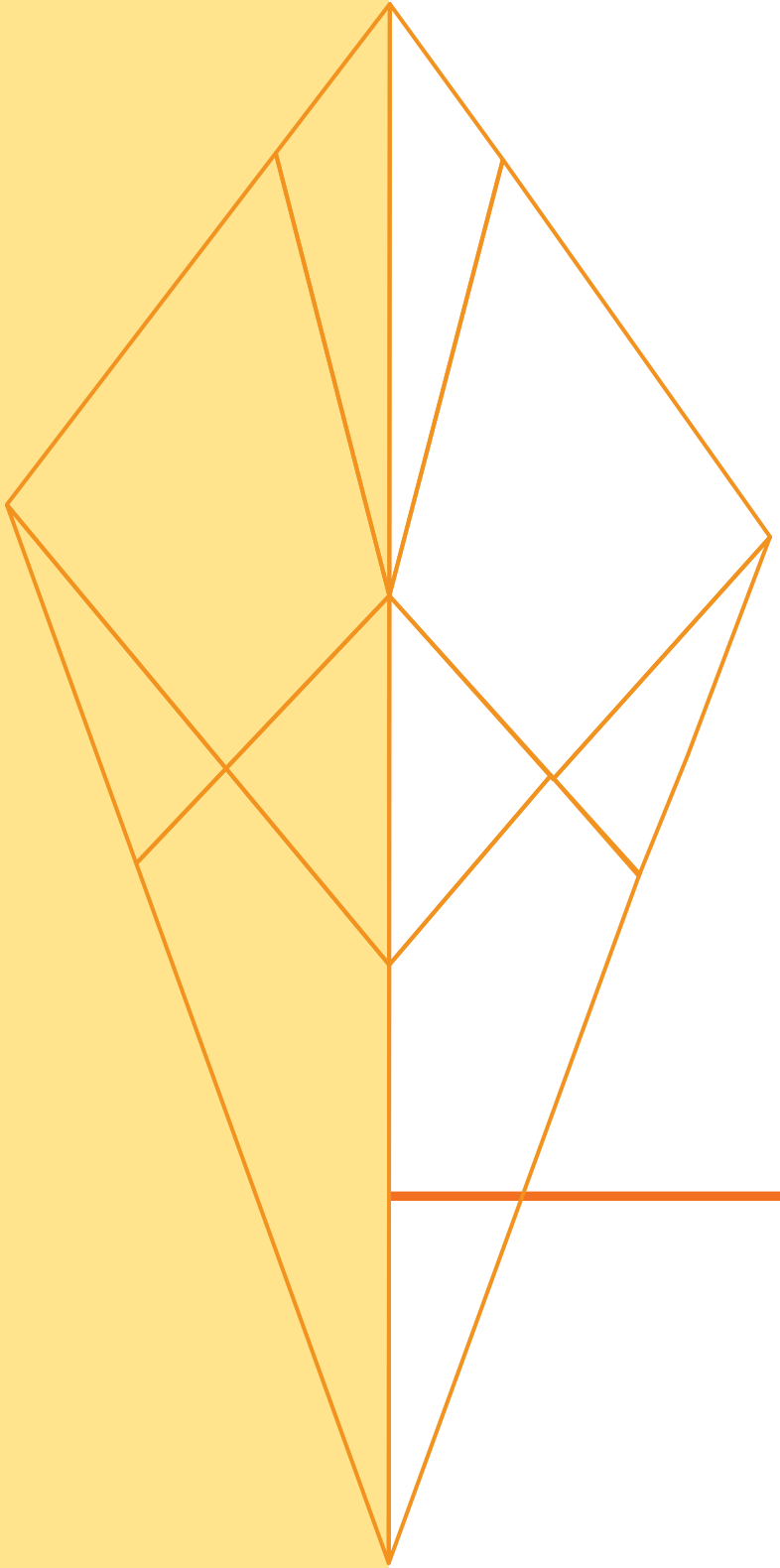
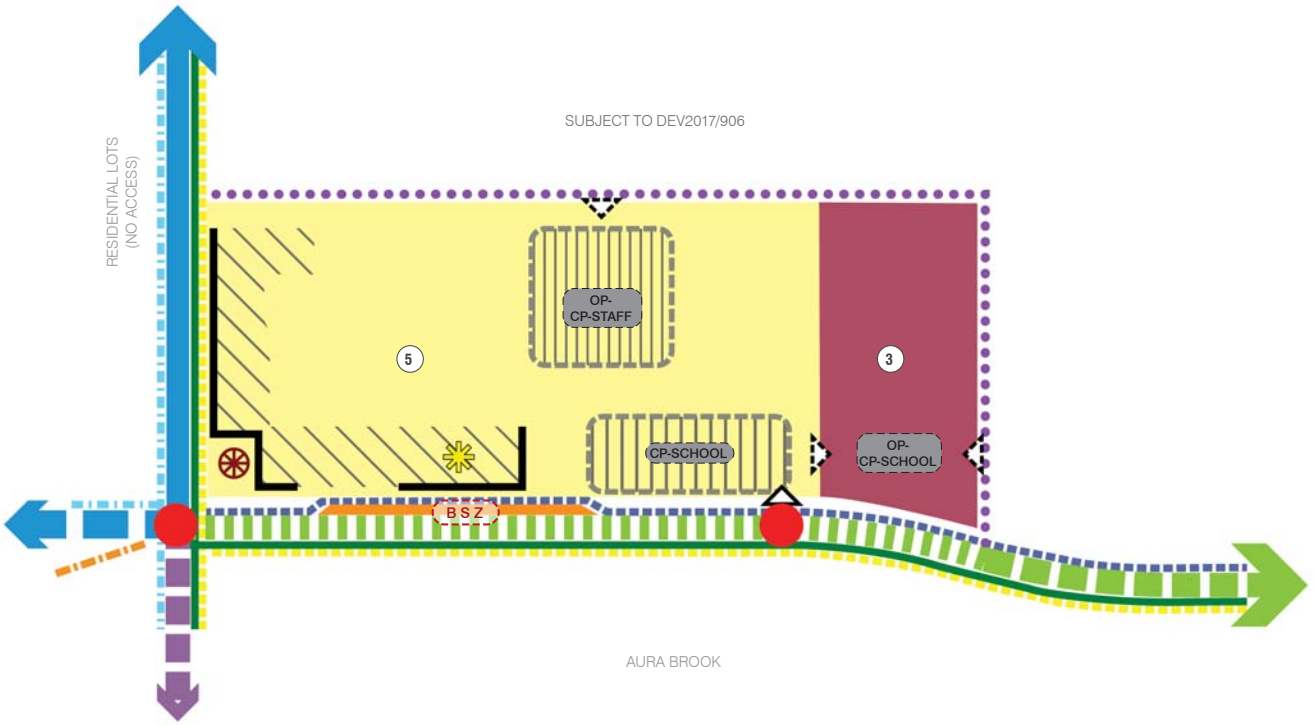


FIGURE 3: ROL PLAN



APPENDIX B
PLAN OF DEVELOPMENT



LEGEND

LAND USES

- P-6 State School
- Emerging Community Site

BUILDING HEIGHTS

- (#) Maximum number of storeys

INTERFACES

- Required building frontage
- Primary access point
- Shared access point
- Landmark architecture to address key corner

INTERNAL LAND USE OUTCOMES

- Preferred Building Location Zone
- Indicative carparking areas
- School Administration Building - preferred location
- OP-CP-STAFF — Optional Carparking & Servicing - indicative location - School (Primarily Staff)
- CP-SCHOOL — Carparking & Servicing - indicative location - School (Parent parking)
- OP-CP-SCHOOL — Optional Carparking & Servicing - indicative location - School (Parent parking)
- B S Z — School Bus Stop Zone

ROAD NETWORK HIERARCHY

- Trunk Connector A (23.0m wide)
- Trunk Connector B2 (20.0m wide)
- Green Street A (23.0m wide)
- Green Street B (23.0m wide)
- Neighbourhood Connector A (20.0m wide)
- Access driveways
- Bus drop off

INTERSECTIONS

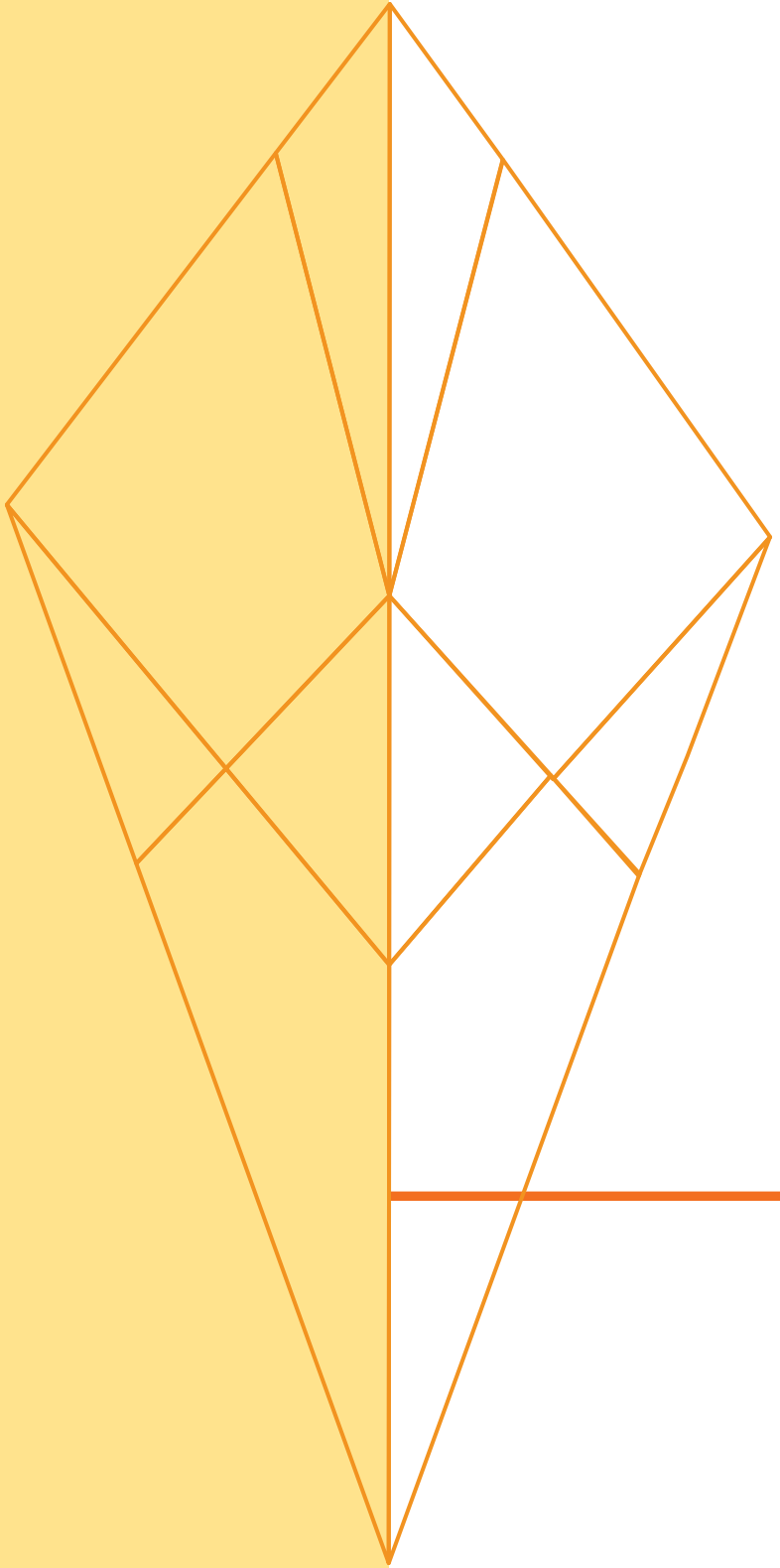
- Signalised Intersection (and associated pedestrian crossing)

STREET SCAPE

- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Shared Recreation Trail
- 2.0m Wide Off-Road Pedestrian Path
- 1.8m Wide Off-Road Pedestrian Path
- 1.5m Wide Off-Road Pedestrian Path

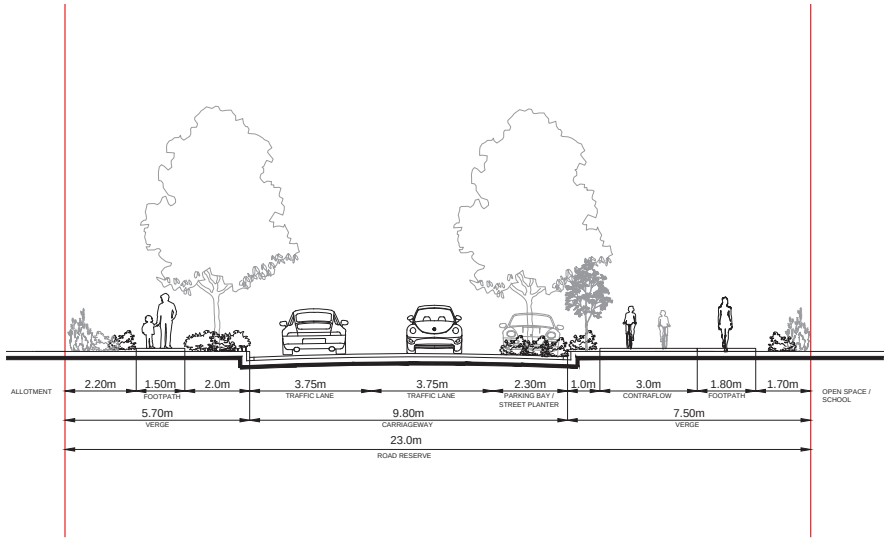
FIGURE 4: PLAN OF DEVELOPMENT

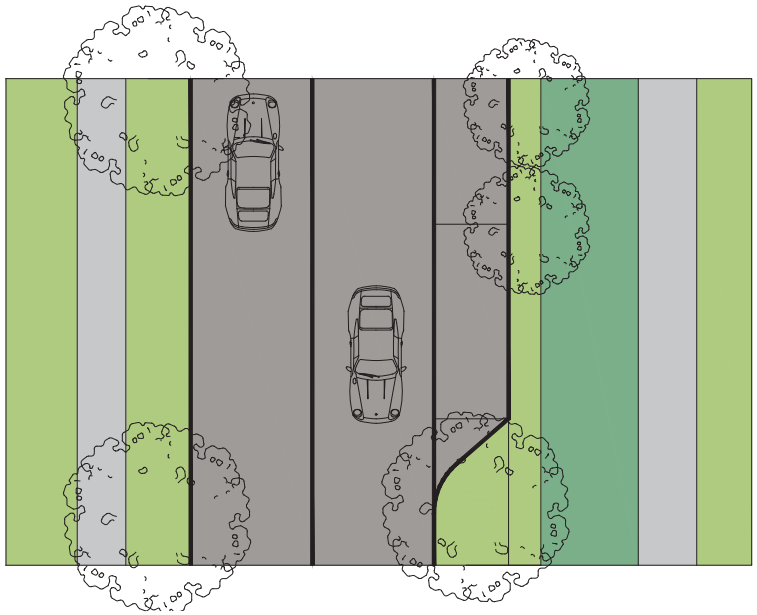
1:2500 @ A3



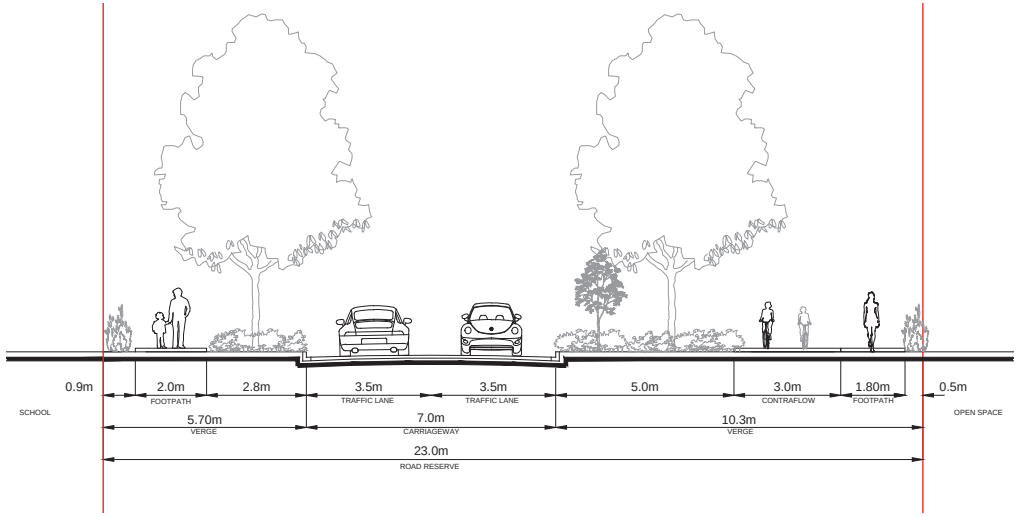
APPENDIX C
ROAD CROSS-SECTIONS

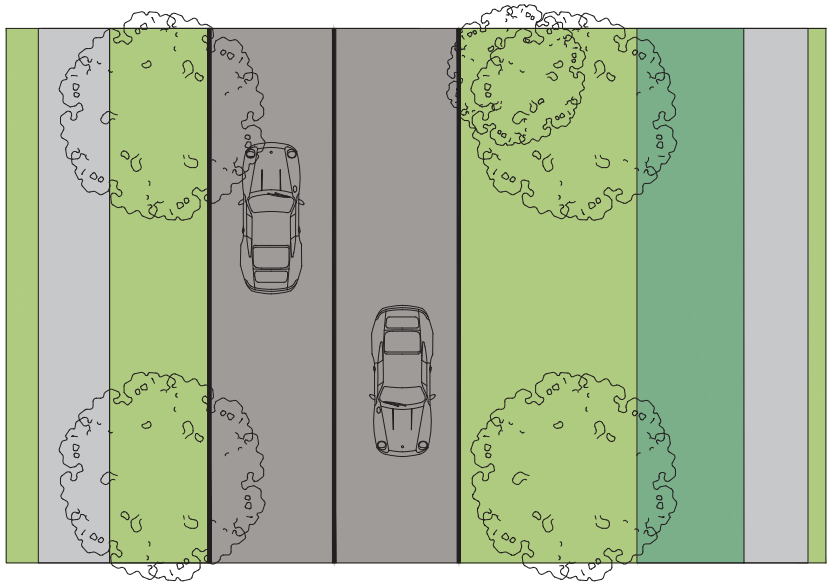
TRUNK CONNECTOR A
23.0M





GREEN STREET A
23.0M





GREEN STREET B
23.0M