

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1082

Date: 4 FEB 2021



URBIS

AURA LAND LEASE COMMUNITY

MASTER PLAN + PLAN OF DEVELOPMENT

PREPARED FOR
STOCKLAND
23 OCTOBER 2020

Legend

Lot boundary.....10.72ha

Site boundaries

Stage boundaries

Future bus stop

Emergency Access

Indicative maintenance and walking tracks

Indicative gate location

Indicative sales centre location

Indicative display homes

Indicative transformer location

Aura brook

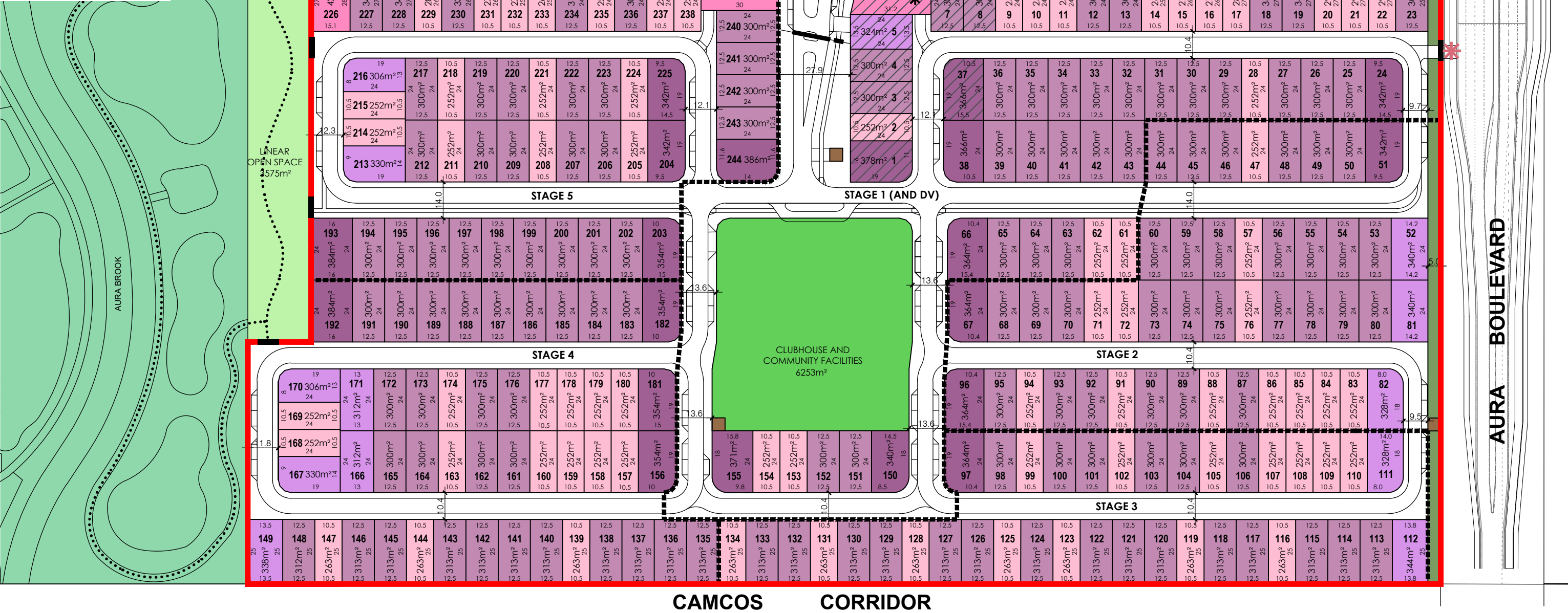
Linear open space

Clubhouse and community facilities

Landscape buffer

LLC Lot Types

	10.5m wide	72 (30%)
	12.5m wide	136 (56%)
	13.0-14.0m wide	13 (5%)
	≥14.5m wide	20 (8%)
	Special lots	3 (1%)
	TOTAL	244



Legend

Lot boundary.....10.72ha

Site boundaries

Indicative transformer location

Aura brook

Linear open space

Clubhouse and community facilities

Landscape buffer

Internal road verge

Fencing - permeable / gate

Fencing - solid



Legend

- Lot boundary.....10.72ha
- Site boundaries
- Maximum building envelope
- Optional built to boundary wall
- Preferred garage locations
- Indicative driveway location
- Visitor carparking - on driveway
- Carparking - additional on-street
- Disabled Carparking
- Dividing fence
- Preferred private open space location (min. Dimension of 3.0m)
- Indicative transformer location
- Aura brook
- Linear open space
- Clubhouse and community facilities
- Landscape buffer
- Internal road verge
- ① Temporary carpark for sales office until all homes are constructed or occupied. Access (temporary) via main entry.
- ② Temporary sales office location until home is occupied.
- Temporary access to sales office carpark
- * Acoustic impacted lots

Development Controls

All future dwellings are to be designed and sited in accordance with this Plan of Development. Specific dwelling designs do not need individual endorsement from EDQ provided they comply with this PoD.

Built to Boundary Walls (Zero Lot Walls)

- 1. Zero lot walls may be built to boundary where indicated by blue lines on the POD however no one site can have built to boundary walls on both sides of the site.

Setbacks

- 2. The setbacks are as stipulated on Figure 1 and the Plan of Development Table.
- 3. Setbacks are to be defined as the shortest distance measured horizontally from the wall of the building or structure to the vertical projection of the boundary of the lot (i.e., excluding eaves).
- 4. Garden walls up to 600mm high may be built up to the primary/secondary frontage.

Height

- 5. 2 storeys maximum and maximum 8.5m above finished ground level.

Home Owner Parking

- 6. Minimum of 1 enclosed lock up garage per dwelling.
- 7. Minimum garage size - 5.75m x 3m (internal)

Fencing

- 8. Zero-lot courtyard walls are to be minimum 1.8m high to a maximum height of the zero lot wall it forms part of. The courtyard wall shall be of masonry, Hebel or similar construction to match the zero lot wall.
- 9. Solid fencing between sites shall not extend forward of the building line.

Site Cover

- 10. No individual site will have site coverage greater than 80%.

Manufactured Homes Act

- 11. The development of the homes is being constructed pursuant to the provisions of the Manufactured Homes (Residential Parks) Act 2003.

Rainwater Tank

- 12. Each home shall be provided with a 1,000 litre Rainwater Tank.

Private Open Space

- 13. Private amenity space must be provided and is not less than 15m² per dwelling with a minimum dimension of 3m, and is directly accessible from a ground floor living area.

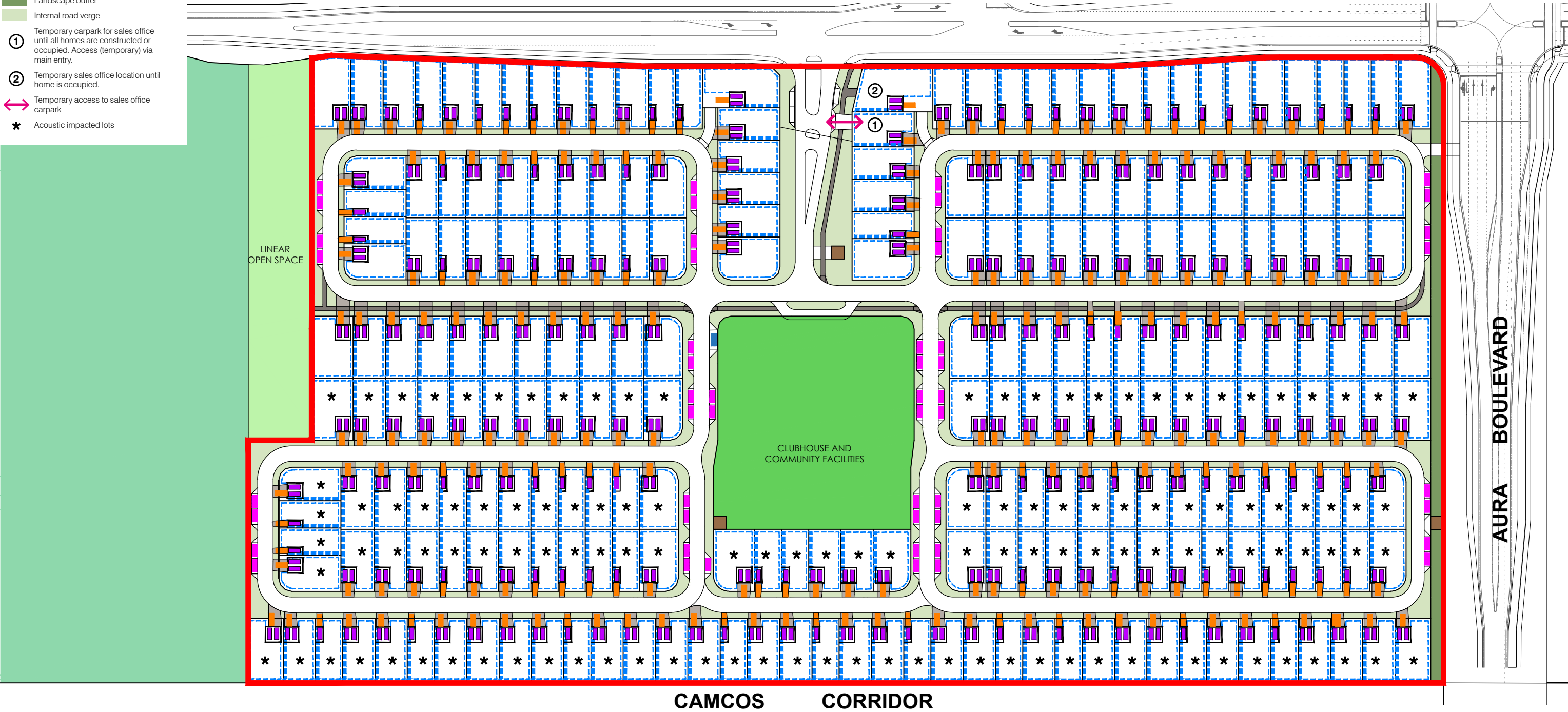
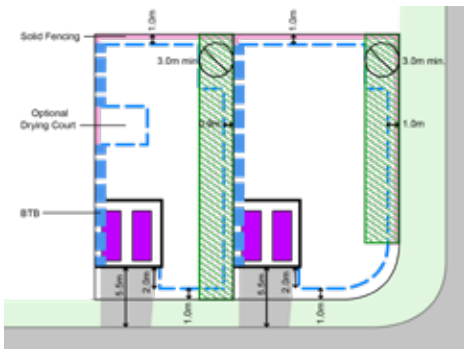
Acoustic Attenuation

- 14. All dwellings (notated with an *) must be designed and constructed using materials which ensure that any habitable rooms meet the following noise criteria based on the predicted Transport Noise Category for the railway being operational, being QDC MP4.4, or designed to achieve an internal noise level of ≤45 dBA single event maximum sound pressure level. Refer to the Ask Noise Impact Assessment Report (dated 30 October, 2019) for further information.

Plan of Development Table

	ALL SITES	
	10.5m - 14.5m+ Wide	
	Ground Floor	
Front & Rear to Wall (metres)		
Front / Primary Frontage	1.0	
Garage	3.0	
Rear	1.0*	
Side (metres)		
Built to Boundary	0.0	
Non Built to Boundary	0.9	
Corner Lots — Secondary frontage	1.0	
*Note: 1.5m rear boundary setback for lots backing onto the CAMCOS Corridor		

FIGURE 1: TYPICAL DWELLING SITE



AURA LAND LEASE COMMUNITY
PLAN OF DEVELOPMENT

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0 20 40 60 80
1:1500 @ A3

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DWG NO: POD02
REV: 24