PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/987

Date: 27 January 2022

Queensland Government

APPENDICES

APPENDIX A
DEFINITIONS

USE DEFINITIONS

Commercial Use Category

BUSINESS

Means the use of premises for administration, clerical, technical, professional or veterinarian clinic or other business activity where any goods or materials made, sold or hired on the premises are ancillary.

CAR PARK

Means the use of premises for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

HEALTH CARE SERVICES

Means the use of premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

SALES OFFICE

Means the use of premises for the temporary promotion and/ or sale of land and/ or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

INDUSTRIAL USE CATEGORY

EXTRACTIVE INDUSTRY

Means the use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

HIGH IMPACT INDUSTRY

Means the use of premises for industrial activities that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained.

These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers.

LOW IMPACT INDUSTRY

Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses.

The manufacturing aspects of the use are undertaken indoors.

Any off site impacts including air, noise and odour emissions are able to be readily mitigated.

MEDIUM IMPACT INDUSTRY

Means the use of premises for industrial activities that have offsite air, noise and odour emissions.

Despite mitigation measures these activities would still have noticeable impacts on nonindustrial uses.

The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.

NOXIOUS AND HAZARDOUS INDUSTRY

Means the use of premises for industrial activities that have the potential for extreme, adverse impacts on other land uses. This includes the potential for fire, explosion or toxic release.

These uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives.

RESEARCH AND TECHNOLOGY FACILITY

Means the use of premises for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and component.

The use may include emerging industries such as energy, aerospace, and biotechnology.

SERVICE INDUSTRY

Means the use of premises for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.

WAREHOUSE

Means the use of premises for the storage of goods whether or not in a building, including self-storage facilities or storage yards.

RESIDENTIAL USE CATEGORY

DISPLAY HOME

Means the temporary use of premises for the promotion and/ or sale of land and/ or houses within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

HOME BASED BUSINESS

Means the use of premises for a House or Multiple residential for an occupation or business activity as a secondary use where:

- The floor area used specifically for the home business does not exceed 50m^2
- Any visitor accommodation does not exceed 4 visitors
- There is no hiring out of materials, goods, appliances or vehicles
- There is only one sign related to the Home business, located within the premises or on a fence facing the road
- There is no repairing or servicing of vehicles not normally associated with a residential use
- There is no industrial use of premises
- The maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties
- Car parking is in accordance with Appendix G
- There is no display of goods
- Number of employees does not exceed 4.

HOUSE

Means a residential use of premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.

The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence and may be constructed under the primary dwelling, attached to it or free standing.

MULTIPLE RESIDENTIAL

Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include House.

OTHER RESIDENTIAL

Means the use of premises for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/ support or are convalescing. This term may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

RELOCATABLE HOME PARK

Means the use of premises for relocatable dwellings that provide long term residential accommodation.

The term includes ancillary facilities such as amenities, laundries, kitchens and recreation facility for persons associated with the development. It also includes a manager's office and residence.

SHORT TERM ACCOMMODATION

Means the use of premises comprising primarily accommodation units for short term accommodation, generally for travellers and visitors, such as motel or backpackers. The use may include dining, laundry and recreational facilities which cater exclusively for the occupants of the premises, a manager's office and residence. The term does not include Other residential, Hotel or Tourist park.

RETAIL USE CATEGORY

BULK LANDSCAPE SUPPLIES

Means premises used for bulk storage and sale of landscaping and gardening supplies including soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.

FAST FOOD PREMISES

Means the use of premises for the preparation and sale of food to the public generally for immediate consumption off the premises. The term may include drive through facilities and ancillary facilities for the consumption of food on the premises.

FOOD PREMISES

Means the use of premises for the preparation and sale of food and drink to the public for consumption on or off the site. The term includes a cafe, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk, take-away, but does not include fast food premises as separately defined.

GARDEN CENTRE

Means the use of premises for the sale of plants and includes gardening and landscaping products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary cafe or coffee shop.

MARKET

Means the use of premises for the display and sale of goods to the public on a regular but infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

OUTDOOR SALES

Means the used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans.

SERVICE STATION

Means the use of premises for the retail sale of fuel including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

SHOP

Means the use of premises for the display, sale or hire of goods or the provision of personal services or betting to the public.

SHOPPING CENTRE

Means the use of premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.

SHOWROOM

Means the use of premises primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:

- A large area for handling, display or storage and
- Direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.

RURAL USE CATEGORY

AGRICULTURE

Means the use of premises for commercial purposes for the growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes. The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities.

AGRICULTURAL SUPPLY STORE

Means the use of premises for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.

ANIMAL KEEPING AND HUSBANDRY

Means the use of premises for keeping, depasturing, grazing or stabling of any animal, bird, insect and reptile. The term includes the use of land for keeping, breeding, stabling, training or boarding animals.

INTENSIVE ANIMAL INDUSTRIES

Means the use of premises for the intensive breeding of animals or animal products in an enclosure that may require the provision of food and water either mechanically or by hand.

The use includes the ancillary storage and packing of feed and produce.

INTENSIVE HORTICULTURE

Means the use of premises for the intensive cultivation of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.

The use includes the storage and packing of produce and plants grown on the subject site.

WHOLESALE NURSERY

Means the use of premises for the sale of plants where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.

SERVICE, COMMUNITY AND OTHER USES CATEGORY

CEMETERY

Means the use of premises for the interment of the dead. The term does not include a crematorium or funeral parlour.

CHILD CARE CENTRE

Means the use of premises for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, creche or early childhood centre.

COMMUNITY FACILITY

Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.

CREMATORIUM

Means the use of premises for cremating bodies and may include the interment of the ashes. The term does not include a funeral parlour or cemetery.

EDUCATIONAL ESTABLISHMENT

Means the use of premises for systematic training and instruction, including any other ancillary uses. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

EMERGENCY SERVICES

Means the use of premises for by government bodies or community organisations to provide essential emergency services, disaster management services and including management support facilities for the protection of persons, property and the environment.

FUNERAL PARLOUR

Means the use of premises for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium.

HOSPITAL

Means the use of premises for medical or surgical care or treatment of patients whether or not residing on the premises. The use may include accommodation for employees and ancillary activities directly serving the needs of patients and visitors.

PLACE OF ASSEMBLY

Means the use of premises for worship and activities of a religious organisation, community or association.

TELECOMMUNICATIONS FACILITY

Means the use of premises for systems that carry communications by means of radio, including guided or unguided electromagnetic energy whether such facility is manned or remotely controlled. The term does not include low impact facilities that are exempt from State planning laws under the Telecommunications Act 1997 and specified in the Telecommunications (Low-impact facilities) Determination 1997.

UTILITY INSTALLATION

Means the use of premises to provide the public with the following services:

- Supply of water, hydraulic power, electricity or gas
- Sewerage or drainage services
- Transport services including road rail or water
- Waste management facilities
- Network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.

VETERINARY HOSPITAL

Means the use of premises for the treatment of sick or injured animals where such animals are accommodated overnight or for long stay periods on the premises. The term does not include animal keeping and husbandry or veterinary clinic.

SPORT, RECREATION AND ENTERTAINMENT USE CATEGORY

INDOOR ENTERTAINMENT

Means the use of premises for public entertainment predominantly within a building. The term includes facilities commonly described as cinema, nightclub, adult entertainment, theatre and hotel.

INDOOR SPORT AND RECREATION

Means the use of premises for leisure, sport, recreation or conducting large scale receptions, displays and functions, predominantly within a building. The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres.

OUTDOOR SPORT AND RECREATION

Means the use of premises for recreation or sport activity, or other leisure past-time, which is conducted wholly or mainly outside of a building. The term includes facilities such as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds and the like. The term also includes the provision of a clubhouse and other ancillary facilities.

PARK

Means the use of premises by the public for free recreation and enjoyment and may be used for community events. Facilities may include children's playground equipment, informal sports fields, ancillary vehicle parking and other public conveniences.

TOURISM USE CATEGORY

TOURIST ATTRACTION

Means the use of premises for providing on site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.

TOURIST PARK

Means the use of premises to provide accommodation in caravans, self contained cabins, tents and similar structures for the touring or holidaying public. The use may include a manager's residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the tourist park.

OTHER DEVELOPMENT

FILLING OR EXCAVATION

Means removal or importation of material to or from a lot that will change the ground level of the land.

MATERIAL CHANGE OF USE

As defined in the Economic Development Act 2012.

MINOR BUILDING WORK OR DEMOLITION WORK

Means:

- Internal building work
- Demolition work
- External building work up to 25m^2 for roofs over existing decks or paved areas, sun hoods, carports and the like
- Demolition where not involving a place of cultural heritage listed building under the Queensland Heritage Act 1992
- Building work that increases the approved Gross Floor Area (GFA) or lawfully existing GFA at the time of commencement of this scheme by no more than 25m^2
- Raising a house where the resultant height does not exceed 9m.

OPERATIONAL WORK

As defined in the Economic Development Act 2012.

RECONFIGURING A LOT

As defined in the Economic Development Act 2012.

ADMINISTRATIVE DEFINITIONS

ACCESSIBLE HOUSING

Housing in accordance with the applicable EDQ guideline.

AFFORDABLE HOUSING

Affordable housing means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households.

BASEMENT

A storey below ground level or where the underside of the ceiling projects no more than one metre above ground level.

BUILDING

As defined in the Building Act 1975.

BUILDING WORK

As defined in the Economic Development Act 2012.

BUILDING HEIGHT

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including anything projecting from a building such as an antenna, aerial, chimney, flagpole or the like.

CARETAKER'S ACCOMMODATION

The residential use of part of a premises where in connection with a non-residential use on the same premises.

COMMUNITY GREENSPACE NETWORK

An integrated greenspace network including both active and passive recreation, linear/ riparian corridors, parks and private and public sporting recreation facilities.

CONTAMINATED LAND REGISTER

As defined in the Environmental Protection Act 1994.

DEVELOPMENT SCHEME

As defined in the Economic Development Act 2012.

DWELLING UNIT

Means a building or part of a building used or capable of being used as a self-contained residence which must include:

- Food preparation facilities
- A bath or shower
- A toilet and wash basin.

The term includes works ancillary to a dwelling.

ENVIRONMENTAL MANAGEMENT REGISTER

As defined in the Environmental Protection Act 1994.

ENVIRONMENTALLY RELEVANT ACTIVITIES

As defined in the Environmental Protection Act 1994.

GROSS FLOOR AREA (GFA)

The total floor area of all storeys of a building, including mezzanines, measured from the outside of external walls or the centre of a common wall, excluding area used for:

- Building services
- Ground floor public lobby
- A public mall in a shopping complex
- The parking, loading and manoeuvring of motor vehicles
- Private balconies whether roofed or not.

GROUND LEVEL

Means:

- The existing level of the site providing it has not been unlawfully altered; or
- Where the land has been unlawfully altered the level of land prior to the alteration; or
- The 'as-constructed' level of the land in accordance with an approval for filling and excavation.

HIGH WATER MARK

Refers to the ordinary high water mark at spring tides.

INTERIM USES

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

LOCAL GOVERNMENT INFRASTRUCTURE AGREEMENT (LGIA)

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

MEZZANINE

An intermediate floor within a room.

NEIGHBOURHOOD CENTRE

Means the use of premises for servicing the convenience needs of the community. The term includes Business, Medical centre, Retail and Community facility which ultimately function as an integrated complex. It may include a key open space area (such as park or plaza).

NET RESIDENTIAL DENSITY

Net residential density means the total number of dwellings divided by the combined area of residential lots, local parks , internal local roads and half the width of local roads bordering the site. Average net residential density means net residential density calculated for a whole neighbourhood.

PLANNING SCHEME

The planning scheme for the Sunshine Coast Regional Council.

PLOT RATIO

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

PREMISES

As defined in the Economic Development Act 2012.

PRIVATE OPEN SPACE

An outdoor area for the exclusive use of occupants.

PUBLIC HOUSING

As defined in the *Planning Act 2016*.

PUBLIC INTEREST

Refers to an outcomes that benefits the wider community rather than local, site specific or land ownership desires.

PUBLIC REALM

Refers to spaces that are used by the general public, including streets, squares, plazas and parks.

SENSITIVE USES

Means any of the following: Child care centre, Educational establishment, Health care services, Hospital, House, Multiple residential, Other residential, Relocatable home park and Short term accommodation.

SETBACK

The shortest distance measured horizontally from the wall of the building or structure to the vertical projection of the boundary of the lot (ie. excluding eaves).

SIGNIFICANT VEGETATION

Means all vegetation, except those listed as pest vegetation by State or local government, that is significant in its:

- Ecological value at local, state or national levels including vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepared under the Vegetation Management Act 1999
- Contribution to the preservation of natural landforms
- Contribution to the character of the landscape
- Cultural or historical value
- Amenity value to the general public. Note: vegetation may be living or dead and the term includes their root zone.

SITE COVER

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

STOREY

A space within a building which is situated between one floor level and the floor level next above or if there is no floor above, the ceiling or roof above. This does not mean:

- A space that contains only:
- A lift shaft, stairway or meter room
- A bathroom, shower room, laundry, toilet or other sanitary compartment
- Accommodation intended for not more than 3 vehicles
- A combination of the above
- A mezzanine

URBAN DESIGN

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

TABLE 1: MASTER PLAN DEFINITIONS

TERM	DEFINITION
Adjacent	Situated near; very close; proximal
Active Street / Uses	Contiguous string of business or retail land uses that open directly to, or addressed to the street, footpath or other public open space to the effect of creating active, people-orientated street frontages.
Arts Strategy	A policy and action plan developed in accordance with Artbeat to support the planning and delivery of arts and cultural infrastructure.
Associated Activity	An activity that is: a. allied to the main activity on the same site; b. compatible with the main activity on the same site; and c. subordinate to the main activity on the same site.
Best Practice	A method or technique that can be substantiated as producing results superior to those achieved by other conventional or out dated means, such as to be recognised as achieving an agreed benchmark capable of evolving as improved methods become available.
Caloundra South Development Scheme	The *Caloundra South Urban Development Area Development Scheme* (as approved October 2011)
CAMCOS	Proposed rail line connecting the Brisbane suburban network at Beerwah with Maroochydore (as identified by the 'Caloundra and Maroochydore Corridor Study').
Central Park	A major sport and recreation space located proximal and to the south of the Town Centre, providing a regional hub for major sports, passive, recreation and environmental protection/amenity purposes.
Coast Connect	A bus corridor from Caloundra to Maroochydore including bus priority lanes, bus stations in key activity areas, bus stop upgrades, and bus queue bypasses.
Cycle End of Trip Facility	Dedicated amenities that are publicly accessible for bike storage area, lockers and change facilities
Dedicated high frequency bus corridor	A high frequency "Urbanlink" bus service identified for strategic corridors as defined by the Queensland Department of Transport and Main Roads publication Connecting SEQ 2031 — An Integrated Regional Transport Plan for SEQ.
Eco sanctuary	The natural value area which is the target of land rehabilitation east of the Town Centre and within the Environmental Protection Zone, for the purpose of delivering an interpretive experience trail through the conservation areas connecting the northern Community Hub to the Town Centre.
Enabling Infrastructure and works	Infrastructure and works essential to prepare a precinct for building work.
Explanatory Content	Content that is not intended to be used to assess subsequent applications.
Infrastructure Lot	Any lot created to coincide with and to accommodate an item of infrastructure required for development within the Master Plan Area.
Main Street	"The Main Street" is located in the Town Centre Core with high levels of pedestrian use and amenity, connecting the plaza of the People's Place to the Transit Centre and Central Park.
Master Developer	Is reference to Stockland Development Pty Ltd (ACN 000064835)
Master Plan	The approved *Caloundra South Master Plan* for the site.
Master Plan Area	The Area shown on Master Plan Map 2 — Environmental Connectivity Plan being: • Lot 22 SP190373 (part) • Lot 505 RP884348 (part) • Lot 3 RP910849 (part)
Minister	The Minister responsible for implementing the Act.
Mixed Use Centre	A balanced mix of different but co-dependent land uses including and not limited to a range or retail, commercial, residential, short-term accommodation and entertainment venues, etc. which promote the client access for users.
MMTC	Abbreviation of the Multi-Modal Transport Corridor as required and defined by the Queensland Department of Transport and Main Roads.
Now, New and Next Sustainability Approach	• Now: the existing or current standard approach for technologies or best practice implementation. • New: the emerging opportunities for piloting of technologies or implementation approaches. • Next: over the horizon opportunities that might be suitable for further investigation and research.
Peoples Place	An area of public space located within the Town Centre, adjoining the northern boundary of the Town Centre Core, for the provision of a mixture of passive and active recreational opportunities including formal gardens, major community facilities, aquatic facilities and events spaces. Refer Part 11.3.
Plan of Development (PoD)	A PoD may accompany an application for a Material Change of Use or Reconfiguration a Lot and may deal with residential or non-residential uses as well as operational work. A PoD is prepared by an applicant and may include maps, graphics and text. A PoD cannot include land beyond the boundary of land the subject of the Application.
Planning Content	Content that is to be used to inform subsequent applications to the extent outlined in the relevant Part of the Master Plan
Precinct	Provides a spatial reference to the appropriate allocation of land uses throughout each of the Localities. Refer Part 8.
Road	A local government road or a State-controlled road.
Shopfront	The ground level façade for the display and retailing of goods and personal services with a pedestrian entry point to the premises.
Stockland	Means Stockland Corporation Limited and any subsidiary company.
Super Lot	A lot created from a parent lot or lots, with the intention of being further subdivided at a point in the future and for the purpose of accommodating particular development facilitated by the Master Plan, but to also be the subject of further development applications.
Temporary or Interim Land Uses	Uses that operate for not more than 10 years, and are directly associated with an approved and complementary land use or are directly related to the construction within the Master Plan Area (such as borrow pits, stockpiles, crushing and screening plants, storage yards).
Transit Centre	Accommodates the major passenger terminal within the Town Centre Core, for servicing by a dedicated high frequency bus corridor connected to the Bells Creek Arterial road, together with the CAMCOS transit corridor and local and sub-regional transport services.

APPENDIX B
APPROVED RECONFIGURING A LOT PLANS

ROL 11

ROL 03

ROL 06

ROL 01

ROL 04

ROL 07

ROL 02

ROL 05

ROL 08

ROL 10

ROL 12

ROL 09

LEGEND

GENERAL

- Application Boundary

LAND USE

- Multiple Residential Sites
- Centres
- Community
- School
- Childcare Centre
- Emerging Community
- Telecommunication Facility

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- District Recreation Park
- Drainage
- Local Linear Park
- District Linear Park
- Landscape Buffer (Road Reserve)
- Highway Buffer
- Major Sports Park
- Civic Park and Town Square
- Conservation
- Drainage

RESIDENTIAL

32 Deep Lots

- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

30 Deep Lots

- 7.5m - Soho
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots

- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Warehouse A
- Urban Warehouse B
- Urban Terrace

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - Reference Plan

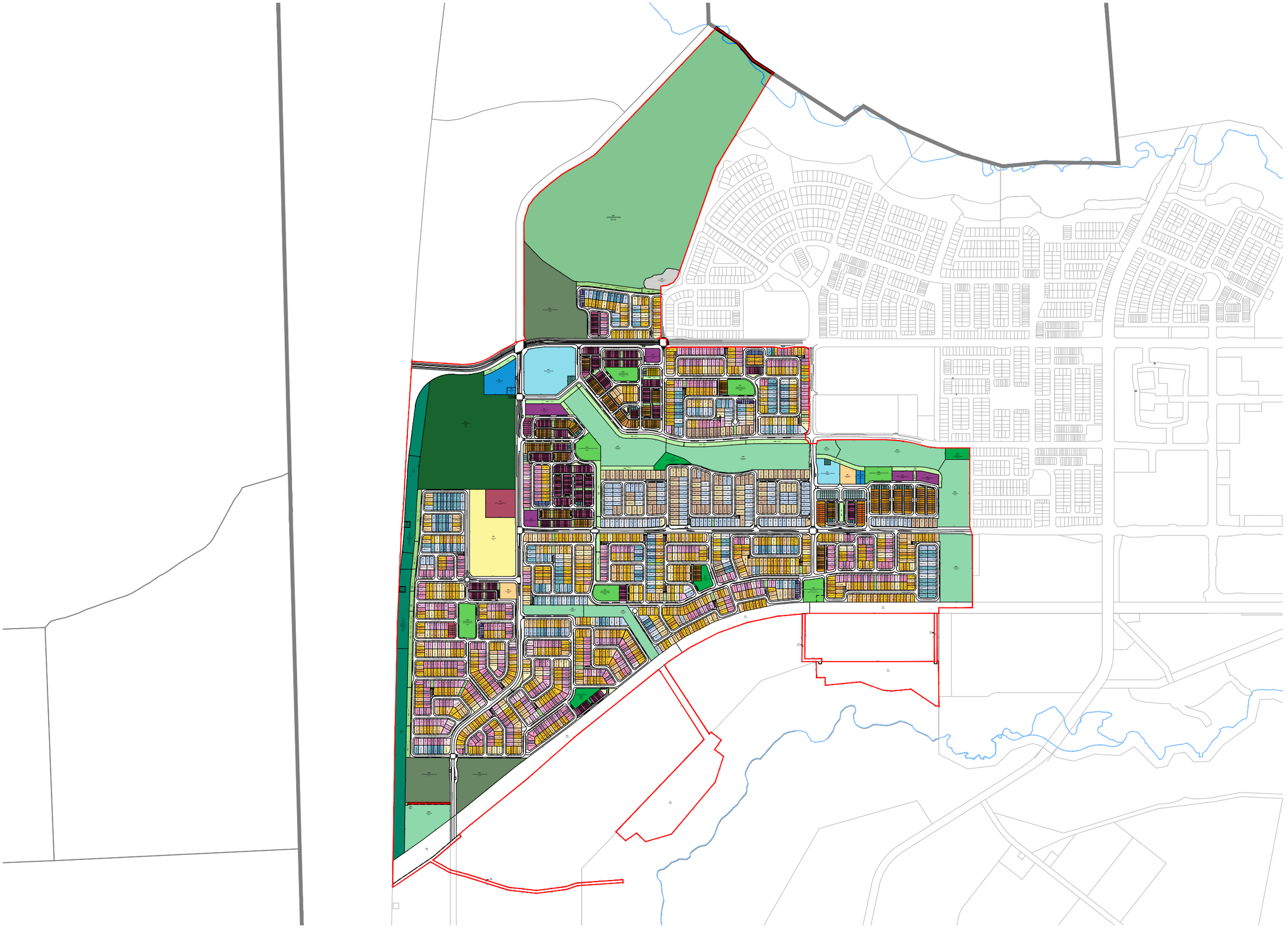
1:9000 @ A3

0 50 100 150 200 250 300

DATE: 20.12.2021

JOB NO: P0004909

DWG NO: REF-01



LEGEND

GENERAL
- Application Boundary

LAND USE
- Multiple Residential Sites
- Centres
- Community
- School
- Childcare Centre
- Emerging Community
- Telecommunication Facility

OPEN SPACE
- Local Recreation Park
- Neighbourhood Recreation Park
- District Recreation Park
- Drainage
- Local Linear Park
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- Civic Park and Town Square
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28 Deep Lots
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- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Terrace
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- 9.0m+ - Front Loaded End Terrace
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- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
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- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Warehouse A
- Urban Warehouse B
- Urban Terrace

URBIS

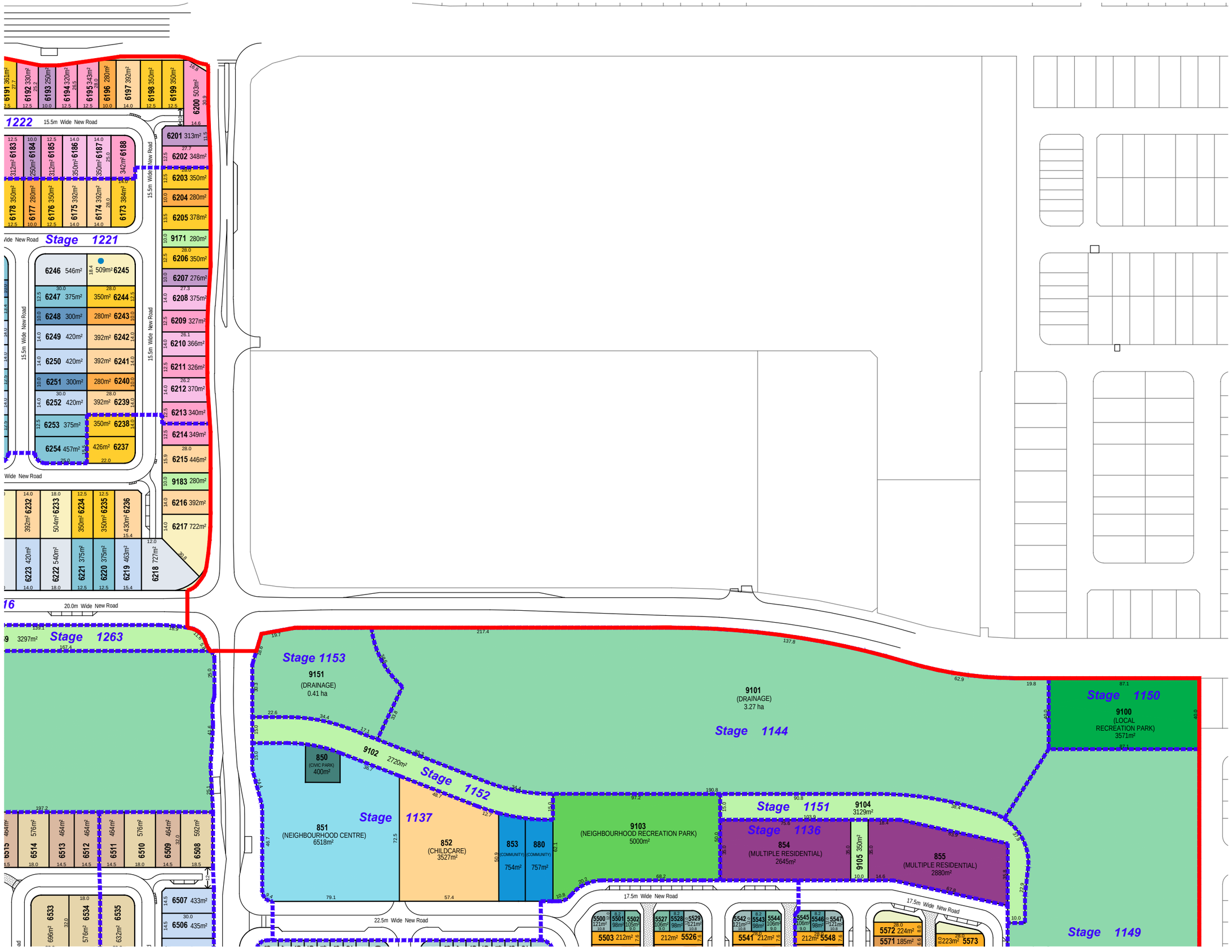
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - Overall Plan

1:9000 @ A3

0 50 100 150 200 250 300

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: ROL-00



LEGEND

GENERAL
- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)

LAND USE
- Multiple Residential Sites
- Neighbourhood Centre
- Community
- Childcare Centre

OPEN SPACE
- Local Recreation Park
- Neighbourhood Recreation Park
- Drainage
- Local Linear Park
- Landscape Buffer (Road Reserve)
- Civic Park

RESIDENTIAL
32 Deep Lots
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

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

URBIS

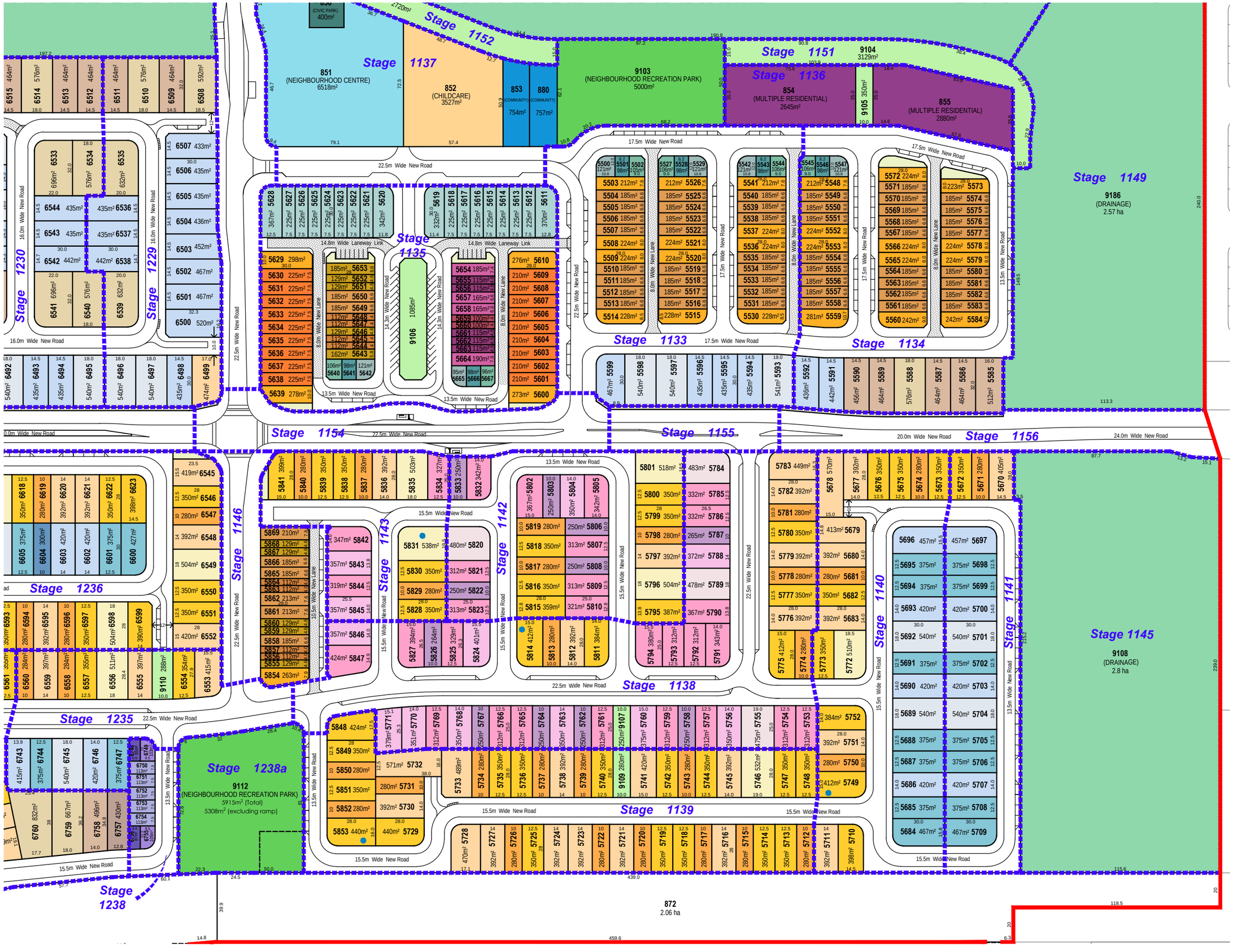
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 01

1:2000 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: ROL - 01



LEGEND

GENERAL

- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)

LAND USE

- Multiple Residential Sites
- Neighbourhood Centre
- Community
- Childcare Centre

OPEN SPACE

- Neighbourhood Recreation Park
- Drainage
- Local Linear Park
- Landscape Buffer (Road Reserve)
- Civic Park

RESIDENTIAL

32 Deep Lots
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

30 Deep Lots
- 7.5m - Soho
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

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

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 02

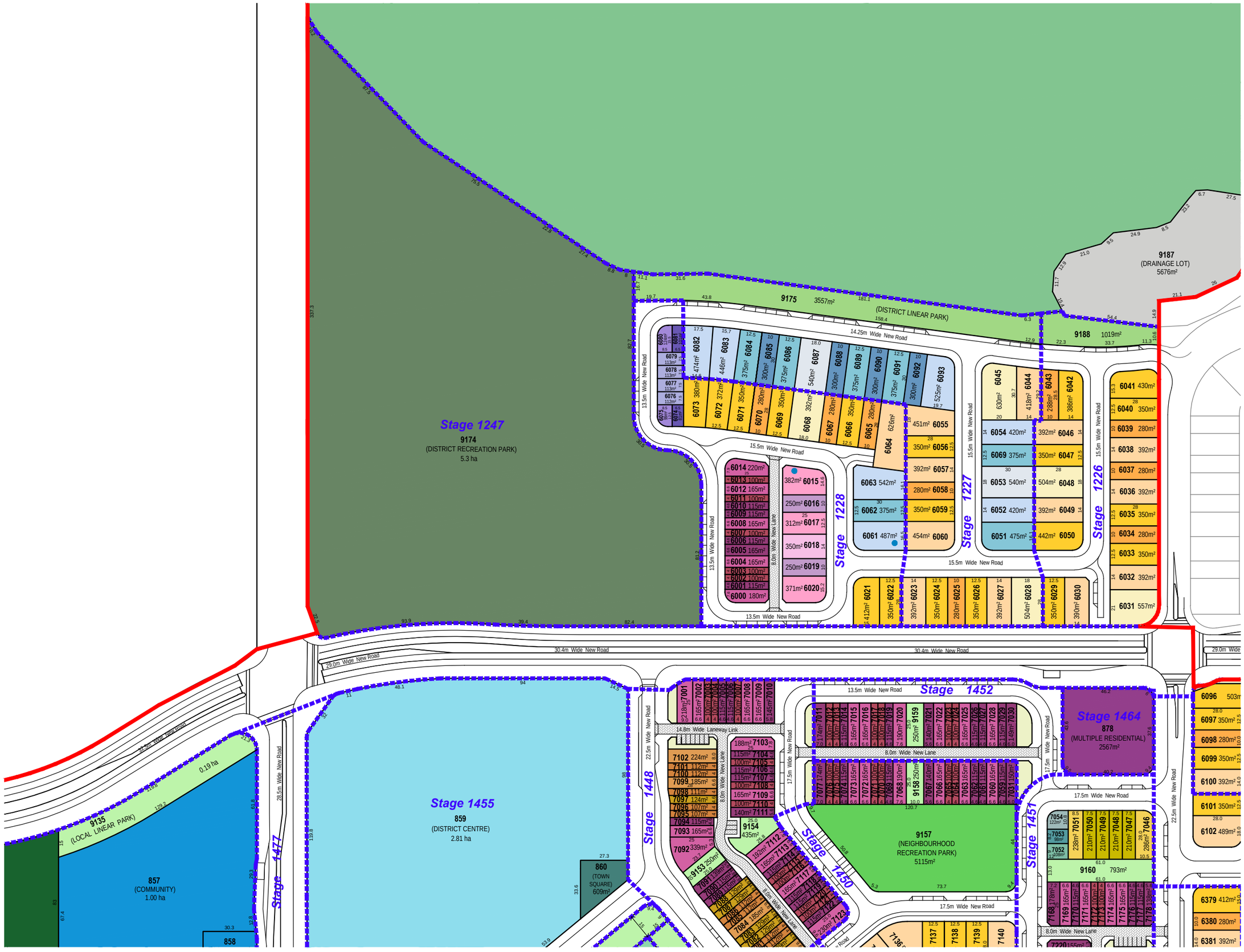
1:2000 @ A3

0 20 40 60 80

DATE: 20.12.2021

JOB NO: P0004909

DWG NO: ROL - 02



LEGEND

GENERAL
- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)

LAND USE
- Multiple Residential Sites
- District Centre
- Community

OPEN SPACE
- Neighbourhood Recreation Park
- District Recreation Park
- Local Linear Park
- District Linear Park
- Landscape Buffer (Road Reserve)
- Major Sports Park
- Town Square
- Conservation
- Drainage

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

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

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

URBIS

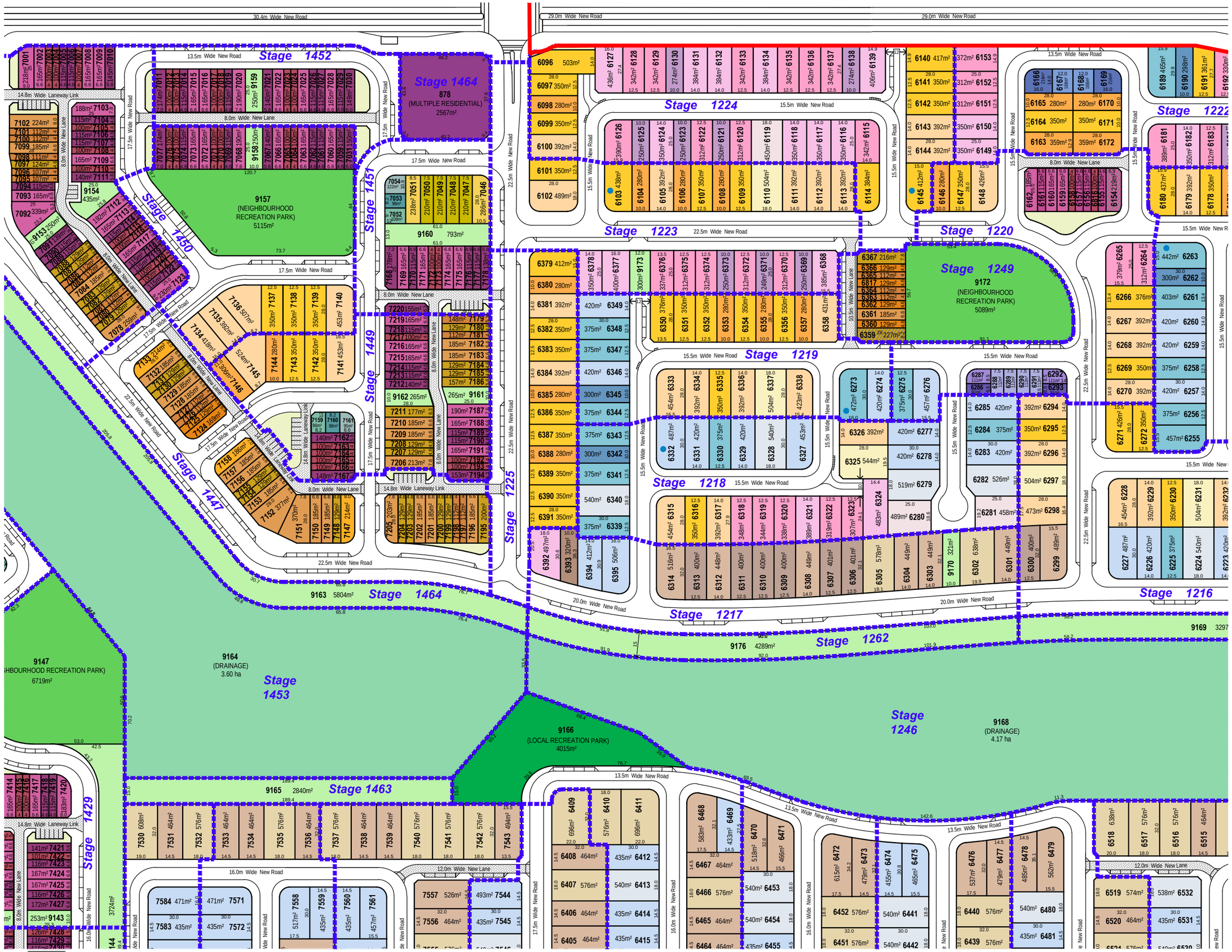
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 03

1:2000 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: ROL - 03


Stage 1452
Stage 1464
878
(MULTIPLE RESIDENTIAL)
2567m²
9157
(NEIGHBOURHOOD
RECREATION PARK)
5115m²
9158
9159
9154
435m²
Stage 1451
Stage 1450
Stage 1449
Stage 1447
Stage 1224
Stage 1223
Stage 1220
Stage 1249
9172
(NEIGHBOURHOOD
RECREATION PARK)
5089m²
Stage 1219
Stage 1218
Stage 1222
Stage 1225
Stage 1464
9163 5804m²
Stage 1217
Stage 1262
Stage 1216
9176 4289m²
9169 3297
9147
HBOURHOOD RECREATION PARK)
6719m²
9164
(DRAINAGE)
3.60 ha
Stage
1453
9166
(LOCAL RECREATION PARK)
4015m²
Stage 1246
9168
(DRAINAGE)
4.17 ha
9165 2840m²
Stage 1463
Stage 1429
9143
9160 793m²
9161
9162 265m²
9096 503m²
9097 350m²
9098 280m²
9099 392m²
9100 350m²
9101 280m²
9102 489m²
9103 300m²
9104 392m²
9105 350m²
9106 280m²
9107 350m²
9108 280m²
9109 392m²
9110 350m²
9111 504m²
9112 392m²
9113 392m²
9114 384m²
9115 412m²
9116 280m²
9117 350m²
9118 426m²
9119 392m²
9120 350m²
9121 350m²
9122 350m²
9123 392m²
9124 392m²
9125 350m²
9126 438m²
9127 436m²
9128 342m²
9129 342m²
9130 274m²
9131 384m²
9132 384m²
9133 342m²
9134 384m²
9135 342m²
9136 342m²
9137 342m²
9138 274m²
9139 406m²
9140 417m²
9141 350m²
9142 350m²
9143 392m²
9144 312m²
9145 312m²
9146 280m²
9147 350m²
9148 426m²
9149 412m²
9150 219m²
9151 185m²
9152 165m²
9153 165m²
9154 115m²
9155 115m²
9156 115m²
9157 100m²
9158 100m²
9159 100m²
9160 115m²
9161 165m²
9162 185m²
9163 219m²
9164 437m²
9165 350m²
9166 312m²
9167 389m²
9168 350m²
9169 392m²
9170 321m²
9171 638m²
9172 576m²
9173 576m²
9174 464m²
9175 638m²
9176 576m²
9177 576m²
9178 464m²
9179 638m²
9180 576m²
9181 576m²
9182 464m²
9183 638m²
9184 576m²
9185 576m²
9186 464m²
9187 638m²
9188 576m²
9189 576m²
9190 464m²

LEGEND

GENERAL
- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)

OPEN SPACE
- Local Recreation Park
- Neighbourhood Recreation Park
- Drainage
- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

32 Deep Lots
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots
- Urban Terrace

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 05

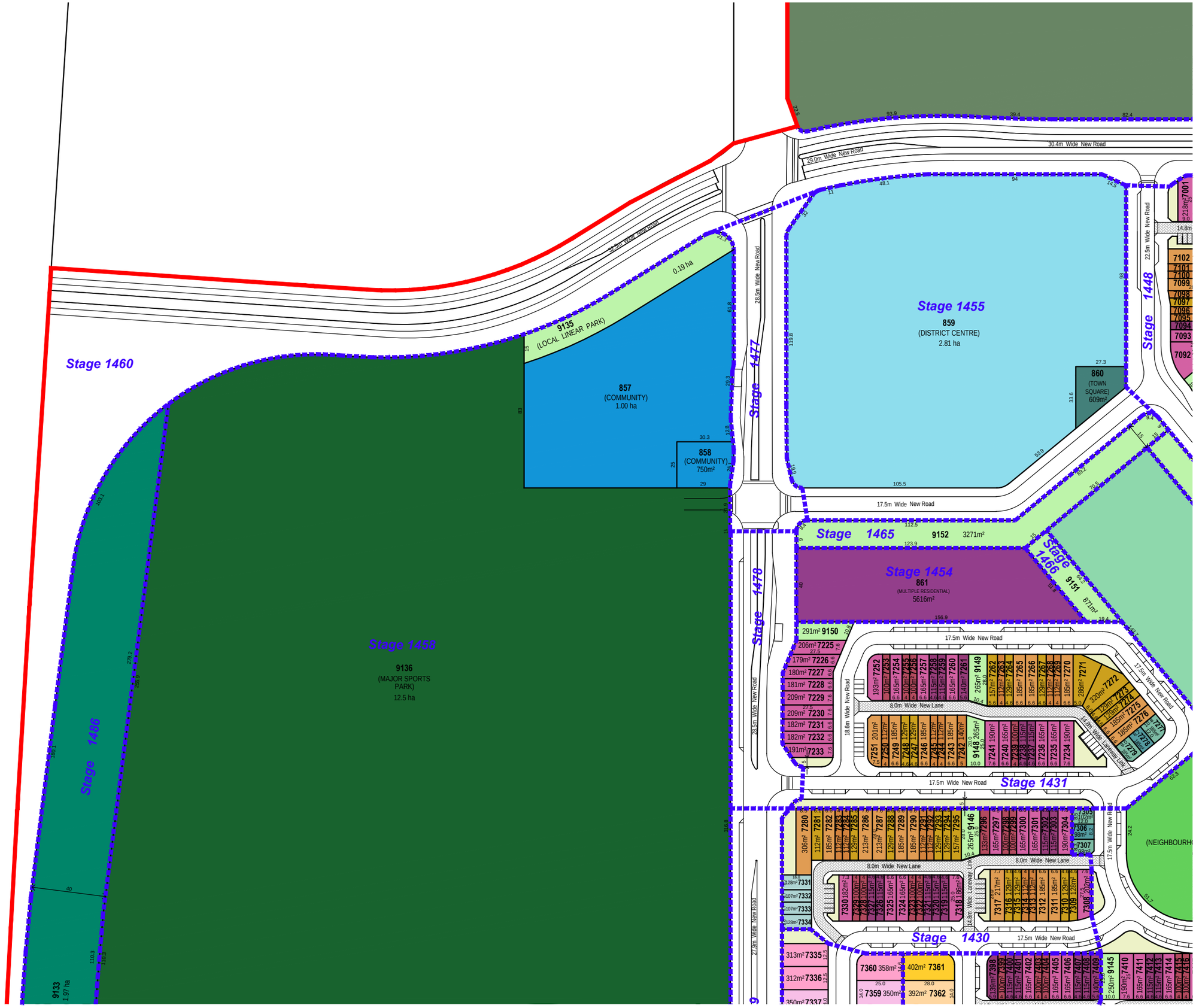
1:2000 @ A3

0 20 40 60 80

DATE: 20.12.2021

JOB NO: P0004909

DWG NO: ROL - 05



LEGEND

GENERAL
- Application Boundary
- Stage Boundary

LAND USE
- Multiple Residential Sites
- District Centre
- Community

OPEN SPACE
- Neighbourhood Recreation Park
- District Recreation Park
- Drainage
- Local Linear Park
- District Linear Park
- Landscape Buffer (Road Reserve)
- Highway Buffer
- Major Sports Park
- Town Square

RESIDENTIAL
28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 12.5m - Premium Villa
- 14.0m - Courtyard

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 12.5m - Premium Villa
- 14.0m - Courtyard

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

URBIS

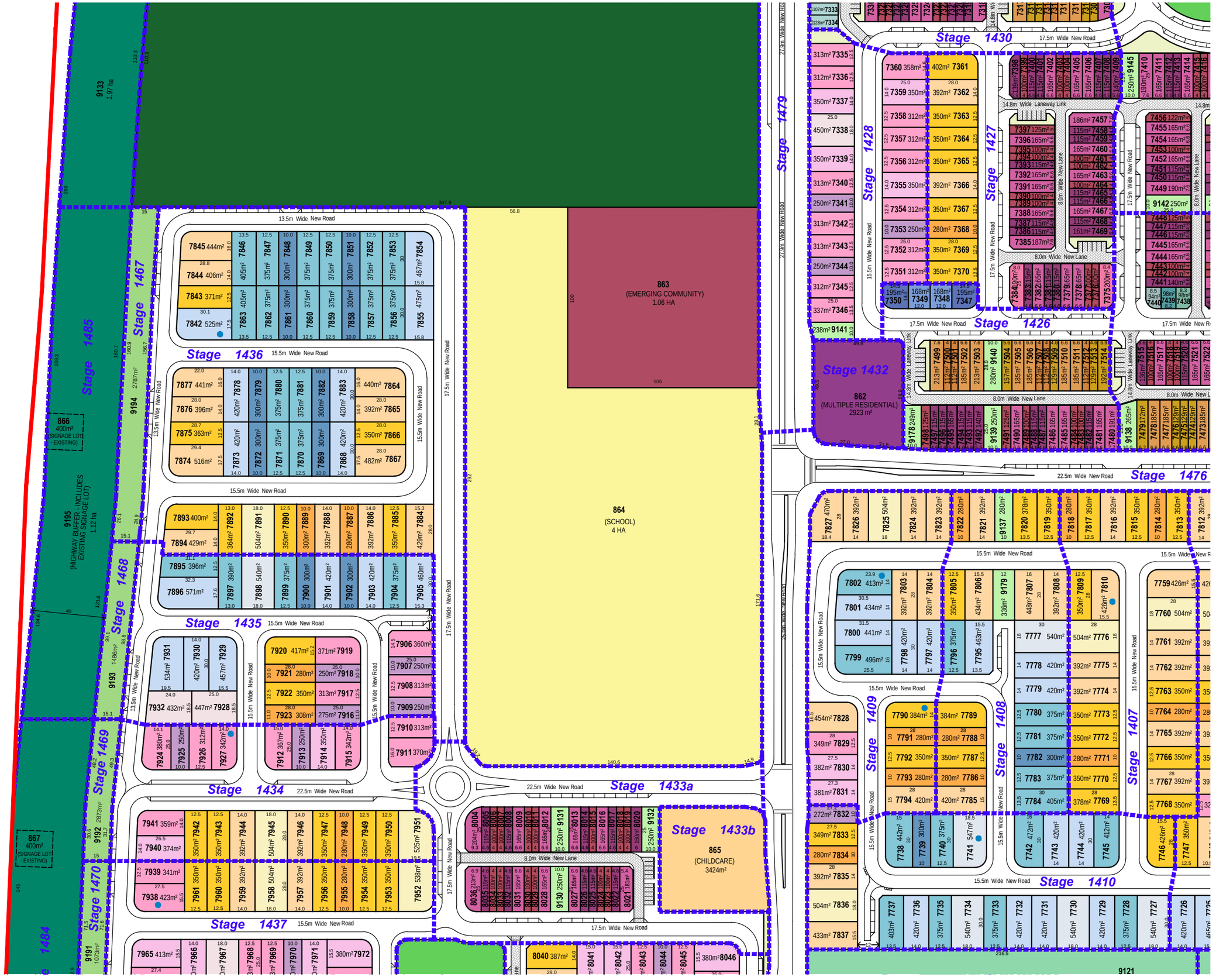
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 06

1:2000 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: ROL - 06



LEGEND

GENERAL
- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)

LAND USE
- Multiple Residential Sites
- School
- Childcare Centre
- Emerging Community

OPEN SPACE
- Neighbourhood Recreation Park
- Drainage
- District Linear Park
- Landscape Buffer (Road Reserve)
- Highway Buffer
- Major Sports Park

RESIDENTIAL

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

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

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

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 07

1:2000 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: ROL - 07

LEGEND

GENERAL

- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- Drainage
- District Linear Park
- Highway Buffer
- Landscape Buffer (Road Reserve)

RESIDENTIAL

30 Deep Lots

- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots

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

25 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

URBIS

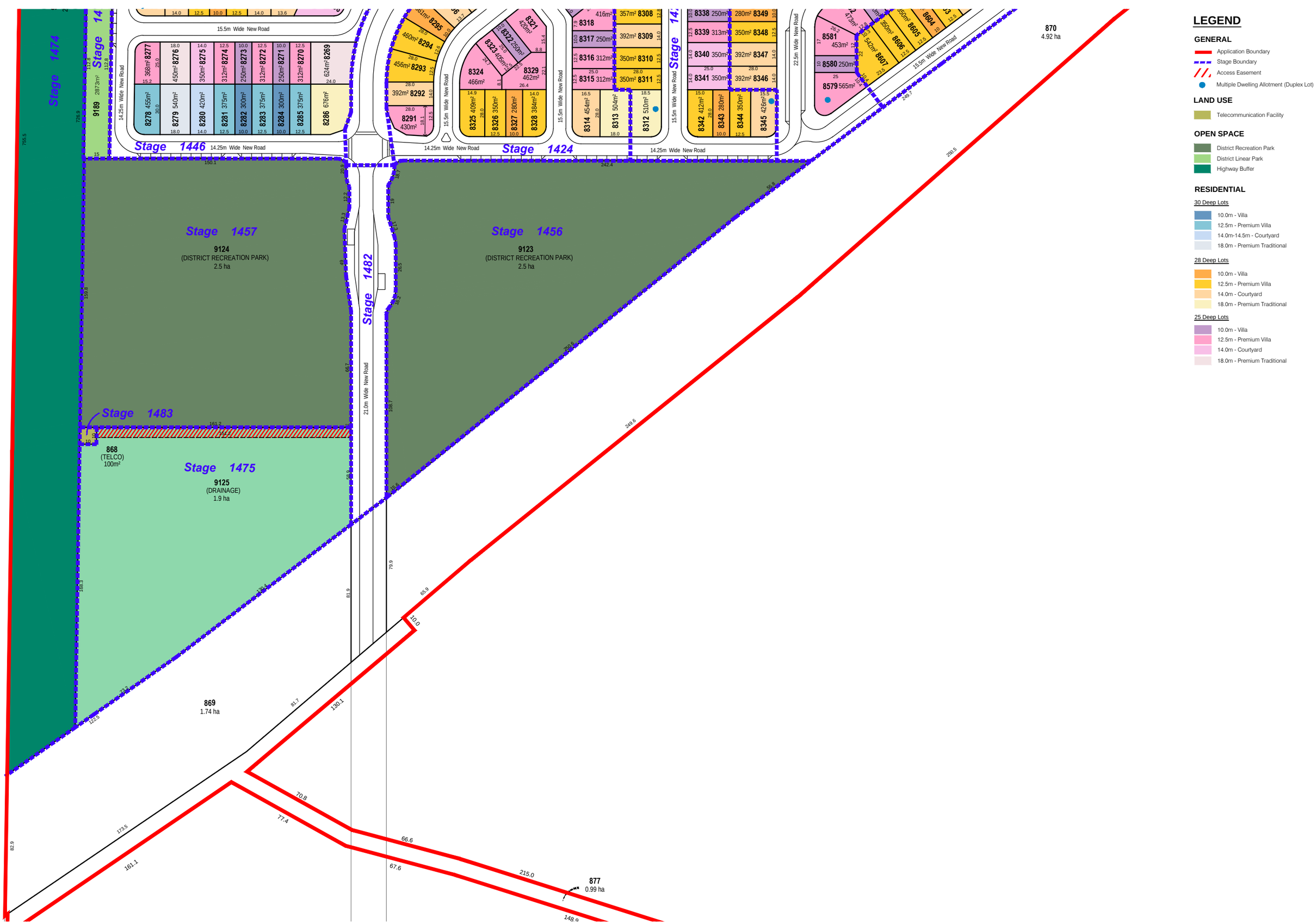
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 08

1:2000 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: ROL - 08



LEGEND

GENERAL
- Application Boundary
- Stage Boundary
- Access Easement
- Multiple Dwelling Allotment (Duplex Lot)

LAND USE
- Telecommunication Facility

OPEN SPACE
- District Recreation Park
- District Linear Park
- Highway Buffer

RESIDENTIAL

30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

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

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

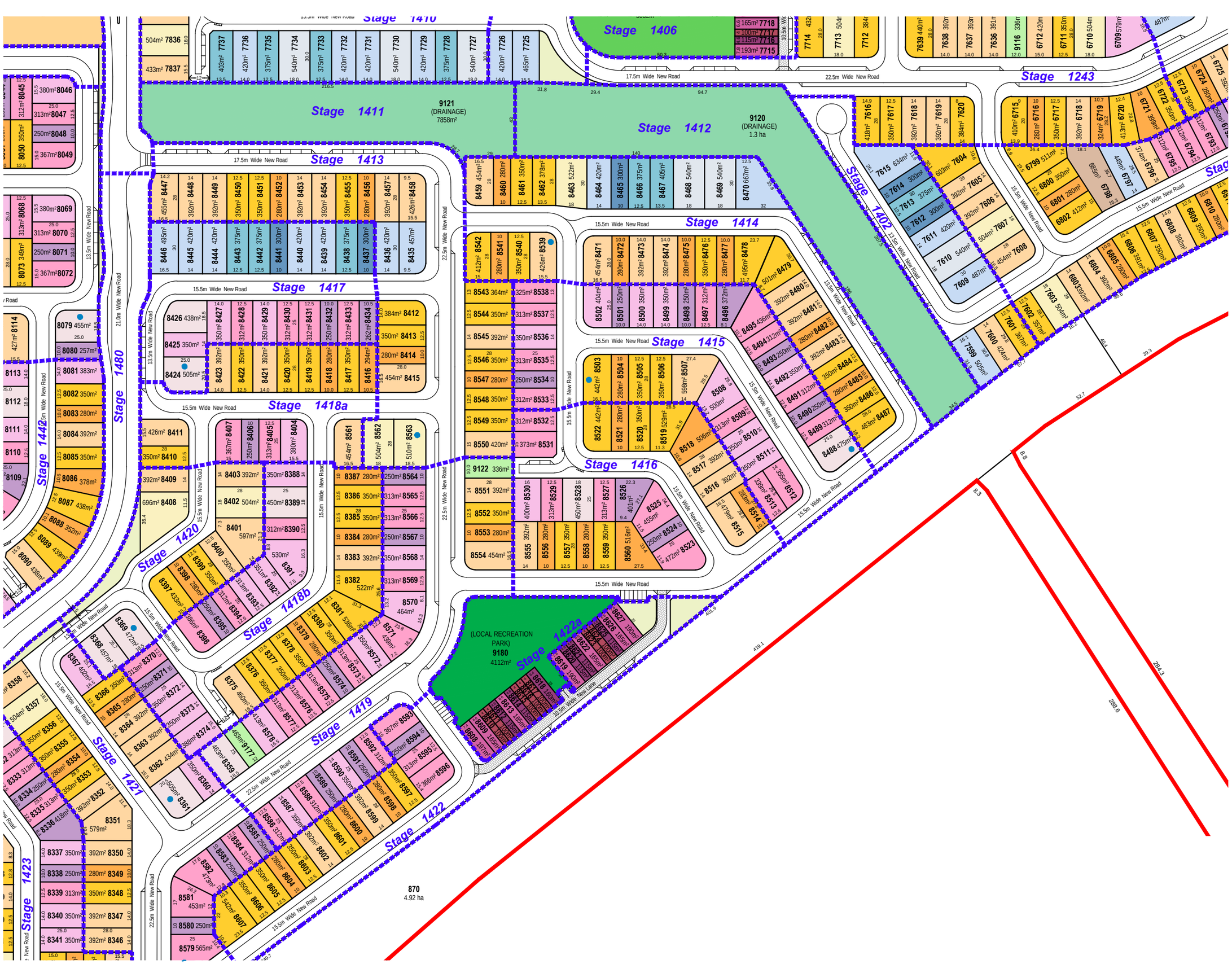
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 09

1:2000 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: ROL - 09



LEGEND

GENERAL
- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)

LAND USE
- Childcare Centre

OPEN SPACE
- Local Recreation Park
- Neighbourhood Recreation Park
- Drainage
- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

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

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

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

URBIS

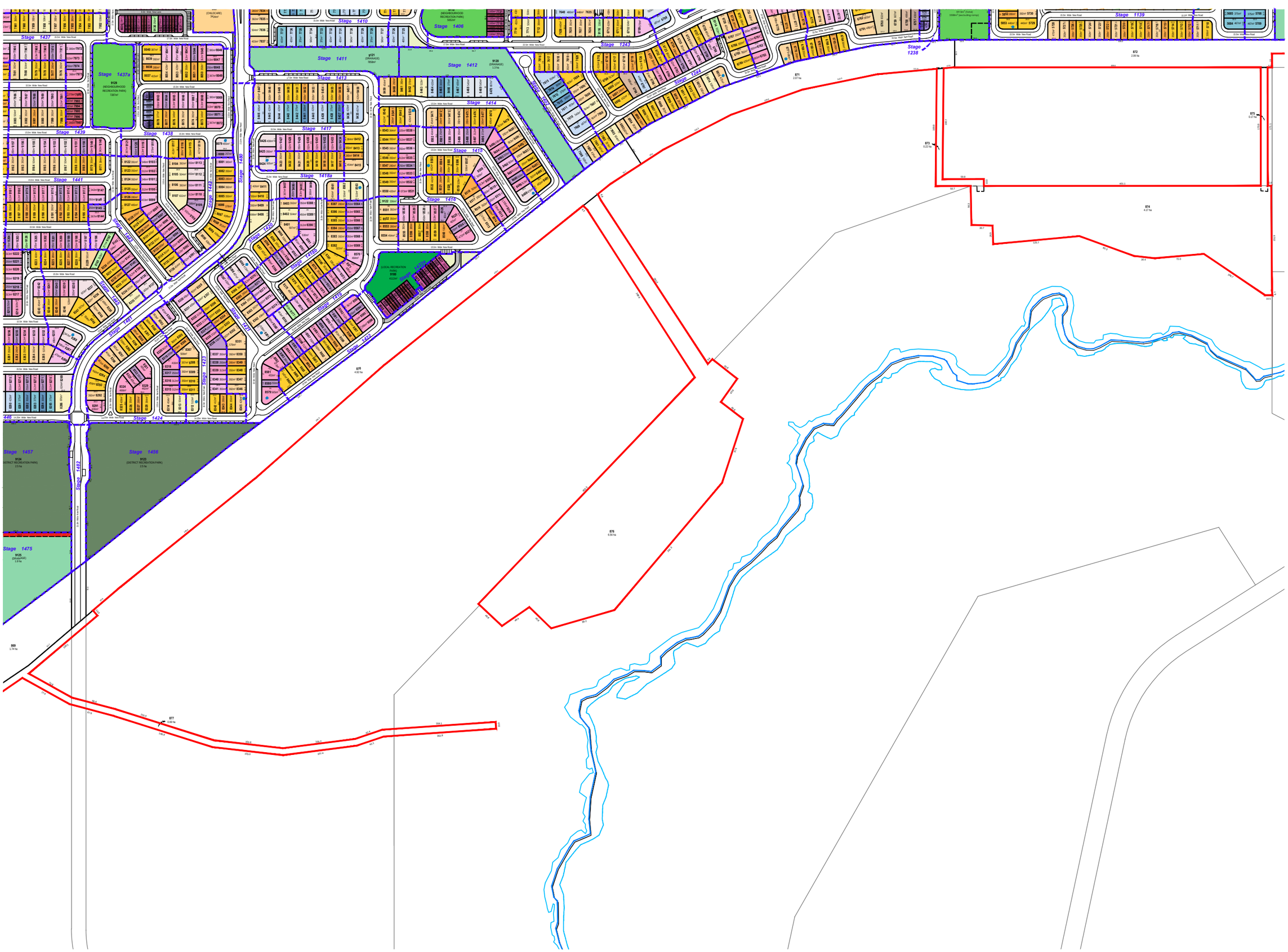
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 10

1:2000 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: ROL - 10



LEGEND

GENERAL

- Application Boundary
- Multiple Dwelling Allotment (Duplex Lc

LAND USE

- Childcare Centre

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- District Recreation Park
- Drainage
- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

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

30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

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

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 11

1:5000 @ A3

0 50 100 150 200 250

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: ROL - 11

LEGEND

GENERAL
- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)

OPEN SPACE
- District Recreation Park
- District Linear Park
- Conservation
- Drainage

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

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

25 Deep Lots
- 4.0m - Terrace
- 6.6m - Terrace
- 10.0m - Villa
- 12.5m - Premium Villa

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C

Stage 601
9181
(CONSERVATION)
39.7 ha

Stage 1247
9174
(DISTRICT RECREATION PARK)
5.3 ha

9175
(DISTRICT LINEAR PARK)

9187
(DRAINAGE LOT)

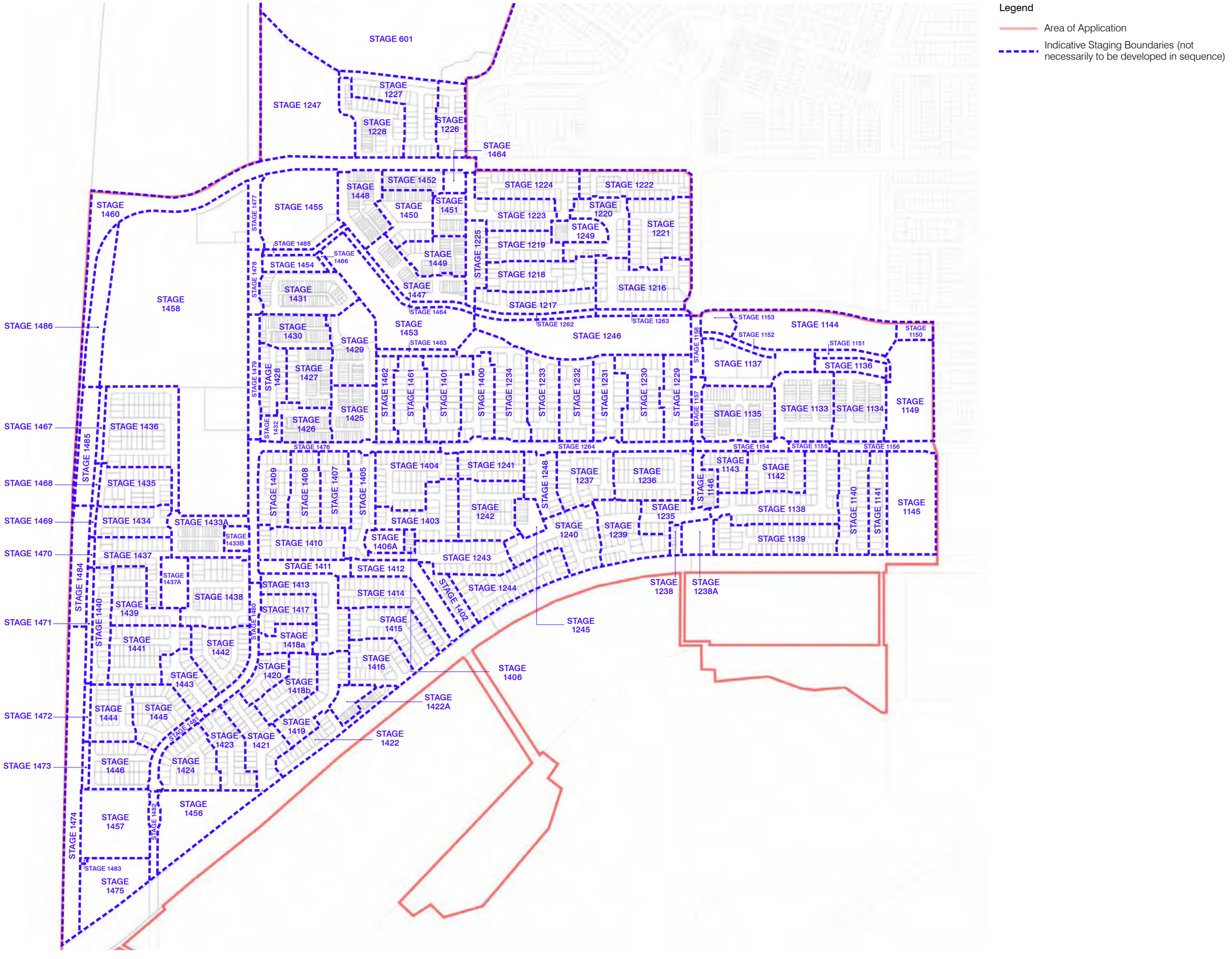
9188

AURA - Precinct 11, 12 & 14 (Parts)
Reconfiguring of a Lot - SHEET 12

1:4000 @ A3
0 50 100 150 200

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: ROL - 12

APPENDIX C
INDICATIVE STAGING PLAN



Legend

- Area of Application
- Indicative Staging Boundaries (not necessarily to be developed in sequence)

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

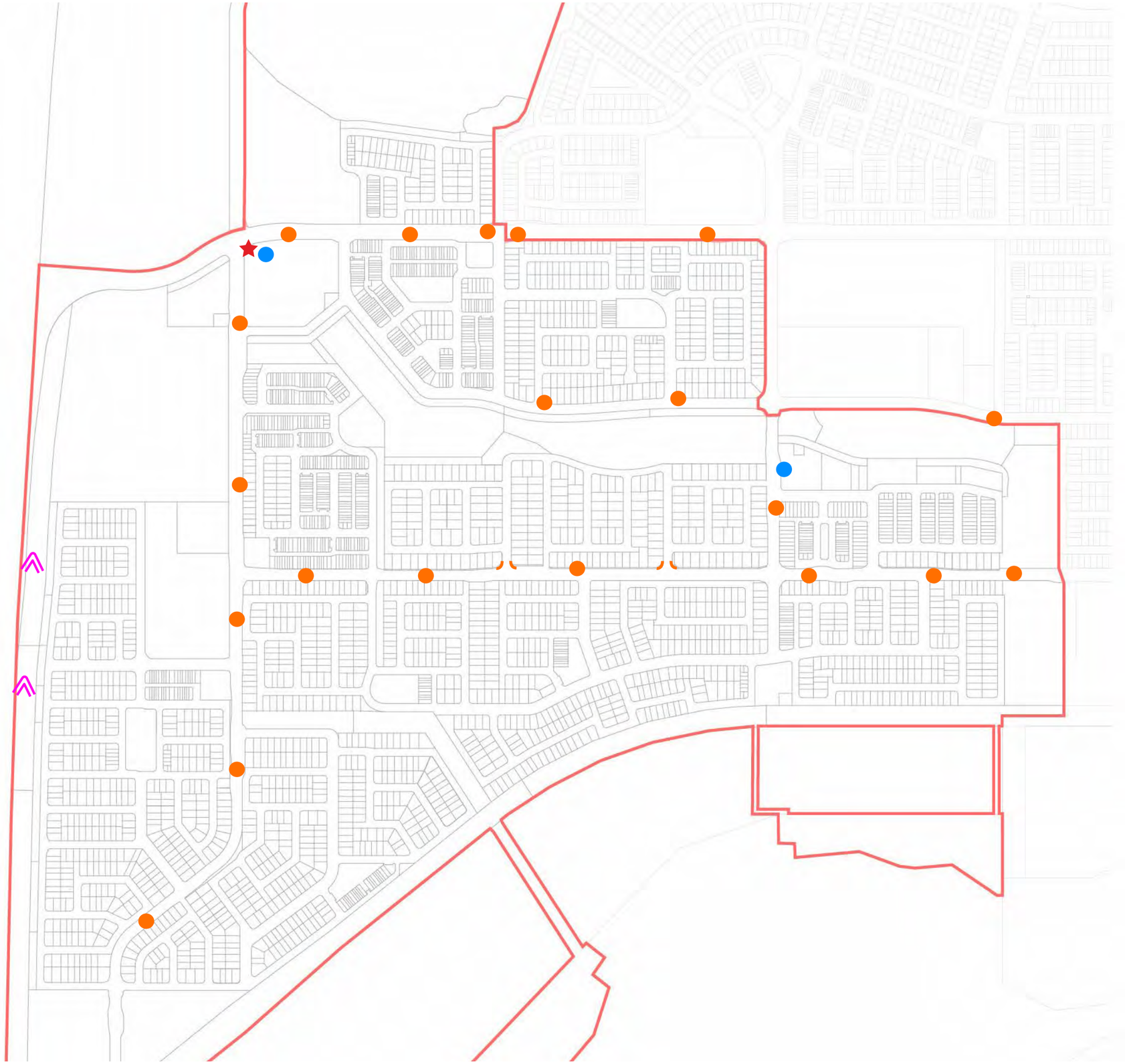
Indicative Staging Plan

1:7500 @ A3

0 10 20 30 40 50

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: STG01

APPENDIX D
APPROVED ADVERTISING DEVICES



Legend

- Application Boundary
- Estate Entry Sign
- Entry Statement
- Billboard (40-year duration until 2052 (Approval DEV2012/213))
- Pylon Identification Sign (10 year duration)
- Permanent Pylon Identification Sign - Centre Sites

Notes

1. Proposed Advertising Devices must be of materials and colours which complement the design theme of the residential estate and present a visually attractive appearance to the public.
2. Unless otherwise agreed to in writing by the DSDMIP, the advertising devices nominated on this plan are to be considered temporary only and are not permitted to remain longer than:
   a. Ten (10) years from the date the approval is granted or once the last residential lot is sold within the estate, whichever is the earliest, where a Pylon Identification Sign (10 year).

   After these times, the Advertising Devices must be removed.
3. Advertising Devices must be:
   a. Maintained to not cause disturbance to the occupants of nearby developments; and
   b. Located and designed to not create a nuisance or potential hazard to pedestrians.
4. Construction of Advertising Devices is limited to 6:30am–6:30pm Monday to Saturday, and may not occur outside of these hours, on Sundays or on public holidays.
5. Advertising Devices are to be consistent with the scale and design of the existing buildings and other works on the site and in the locality, and complement the local streetscape; and where appropriate, to reflect the character of the area.
6. An Estate Entry Sign:
   a. Is placed at the entrance of an estate;
   b. Is set at or within 500mm of ground level;
   c. Is maintained as a freestanding structure in a landscaped environment;
   d. Does not obstruct pedestrian/cycle access to the estate;
   e. Is a maximum height of 6 metres.
7. An Entry Statement:
   a. Is set at or within 500mm of ground level;
   b. No more than 2.0m high;
   c. Is mounted as either a free-standing structure or as part of a boundary fence wall in a landscaped environment;
   d. Does not exceed a maximum sign facing area of $10m^2$.
8. A Billboard Sign or Pylon Identification Sign is permitted where complying with the following Criteria:
   a. Is mounted as freestanding structure in a landscape environment;
   b. Is designed and treated in such a way that the supporting framework and the back of the signface area blend with the surrounding streetscape or field a view;
   c. Has a maximum thickness not exceeding 75mm per metre of height above ground level; and
   d. Is permitted up to a maximum height of 15 metres and a maximum signface area of $43m^2$ per signface;
9. A Third Party Sign is permitted to be erected on land owned or under the control of Stockland, and intended to advertise the emerging community of Caloundra South.

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

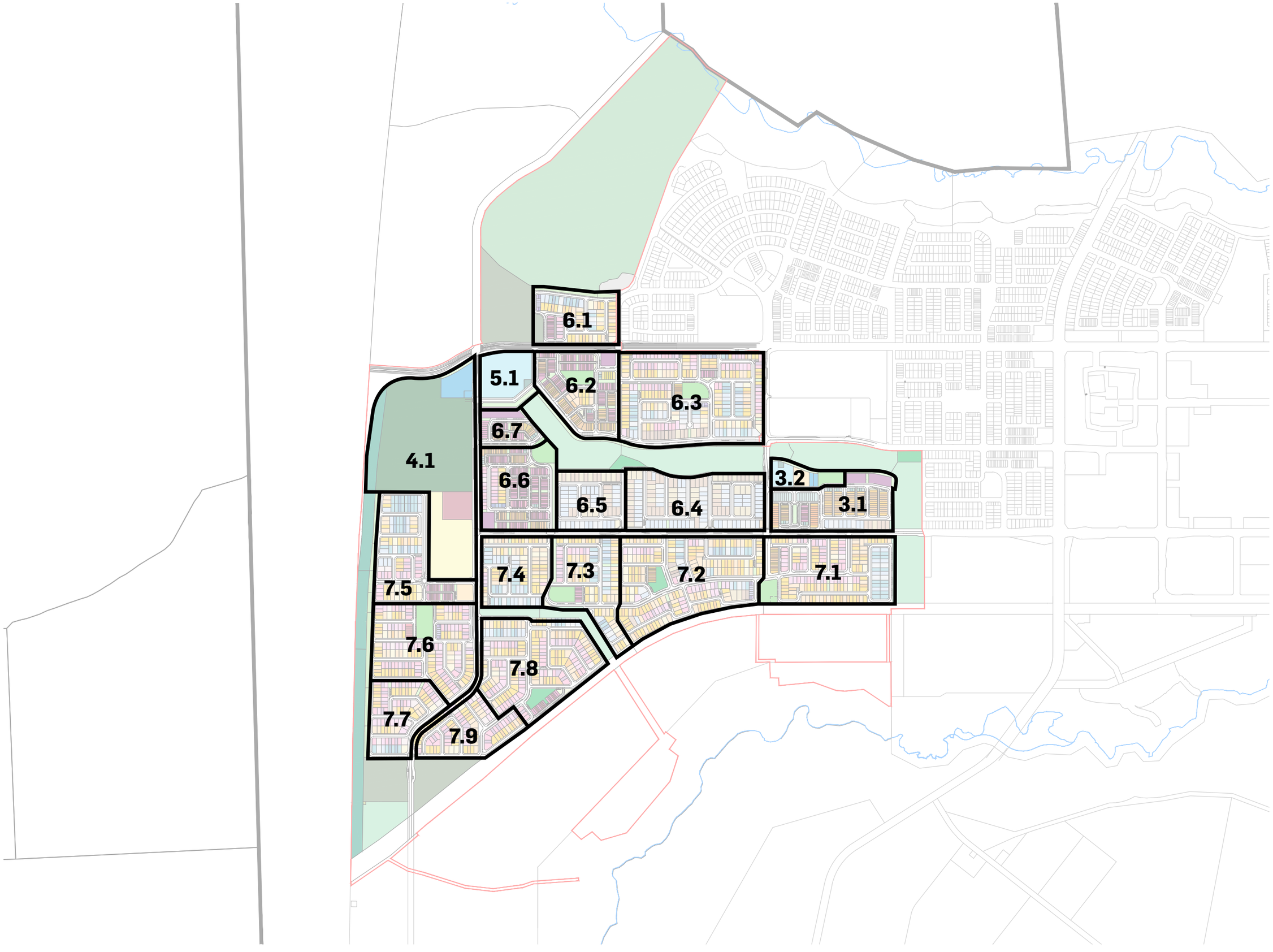
Indicative Proposed Advertising Devices

1:8000 @ A3

0 100 200 300 400

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: AD01

APPENDIX E
APPROVED PLAN OF DEVELOPMENT PLANS



LEGEND

GENERAL
- Application Boundary

LAND USE
- Multiple Residential Sites
- Centres
- Community
- School
- Childcare Centre
- Emerging Community
- Telecommunication Facility

OPEN SPACE
- Local Recreation Park
- Neighbourhood Recreation Park
- District Recreation Park
- Drainage
- Local Linear Park
- District Linear Park
- Landscape Buffer (Road Reserve)
- Highway Buffer
- Major Sports Park
- Civic Park and Town Square
- Conservation
- Drainage

RESIDENTIAL
32 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

30 Deep Lots
- 7.5m - Soho
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Warehouse A
- Urban Warehouse B
- Urban Terrace

URBIS

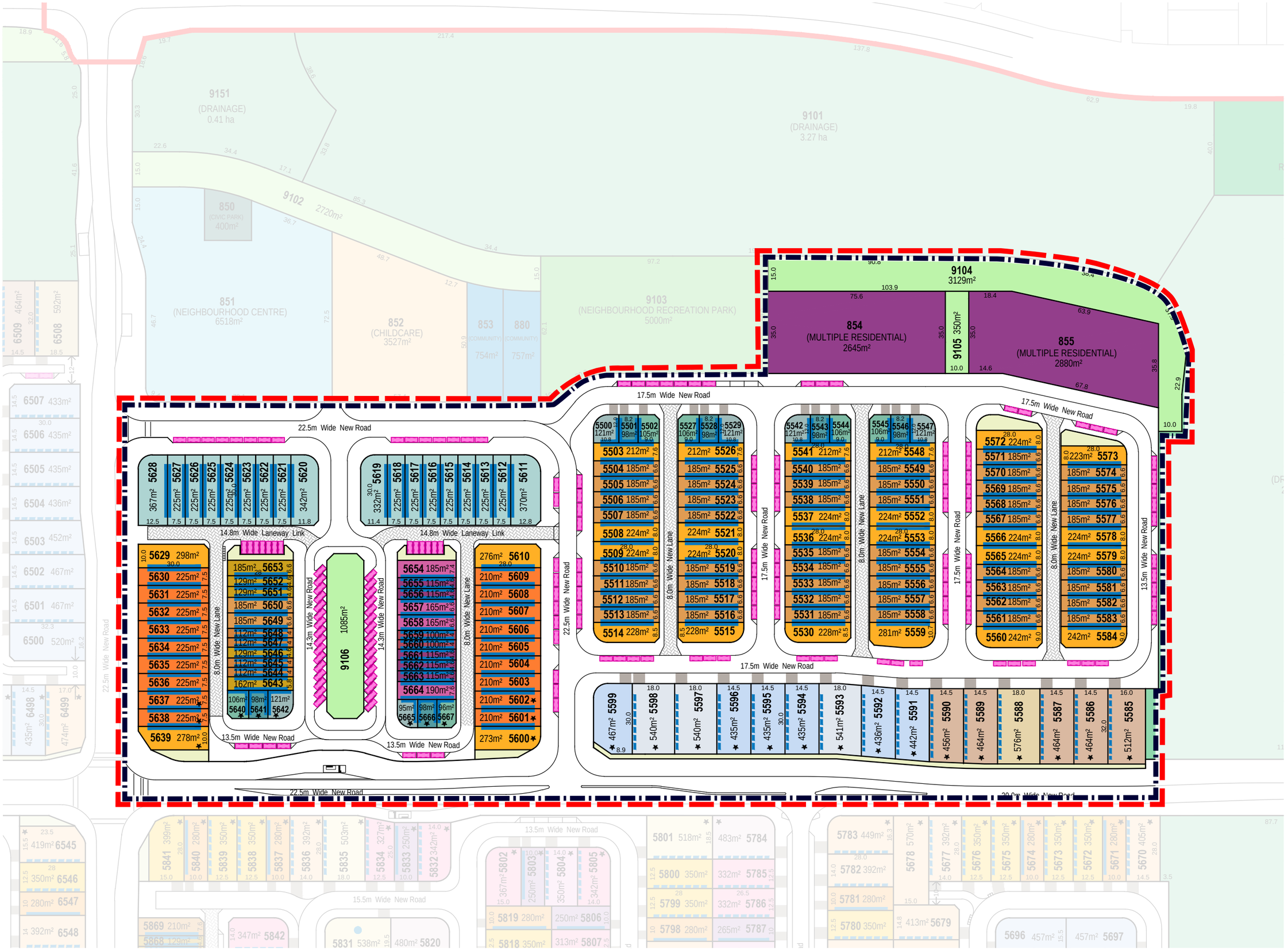
AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Reference Plan - Whole of Application

1:7500 @ A3

0 50 100 150 200 250 300

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 00



LEGEND

GENERAL

- Neighbourhood Boundary
  60% maximum site cover area (refer to Appendix G, only for House and Multiple Dwelling allotments controlled by Section 1.1.1)

LAND USE

- Multiple Residential Sites

OPEN SPACE

- Landscape Buffer (Road Reserve)
- Local Linear Park

RESIDENTIAL

32 Deep Lots

- 14.5m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Terrace

25 Deep Lots

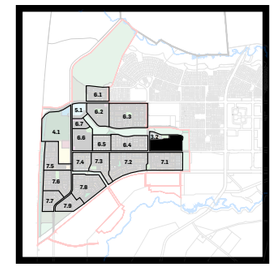
- 6.6m+ - End Terrace
- 14.0m - Courtyard
- 18.0m - Premium Traditional

30 Deep Lots

- 7.5m - Soho

Urban Lots

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



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:

- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	169
Total Lots	168

URBIS

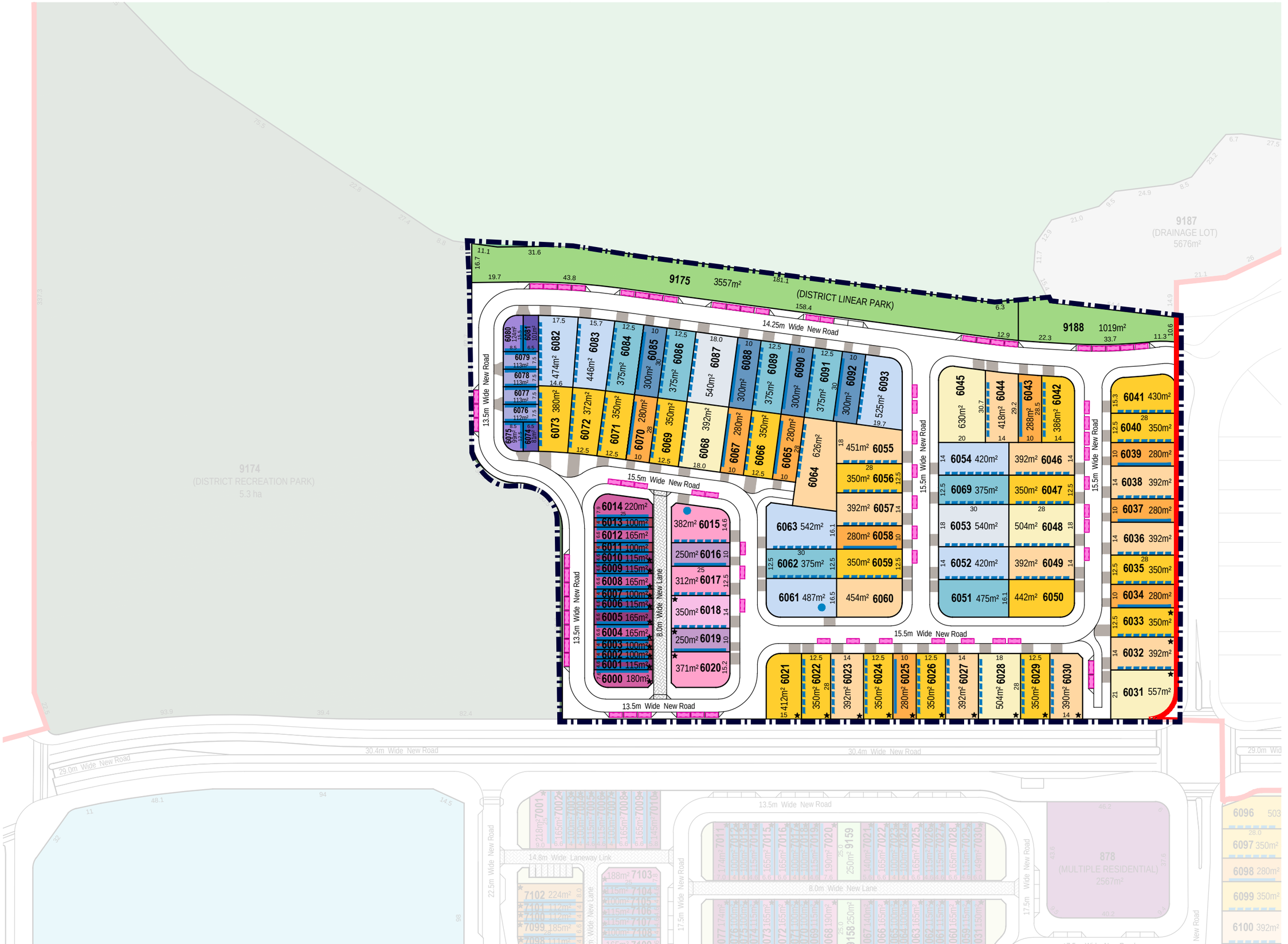
AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 3.1

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 01



LEGEND

GENERAL
- Neighbourhood Boundary

OPEN SPACE
- District Linear Park
- Drainage

RESIDENTIAL

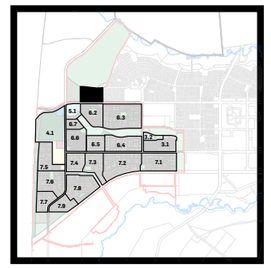
32 Deep Lots
- 18.0m - Premium Traditional

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

28 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

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

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



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS
- ★ Lots Potentially Impacted By Road Traffic Noise
- Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	72
Total Lots	95

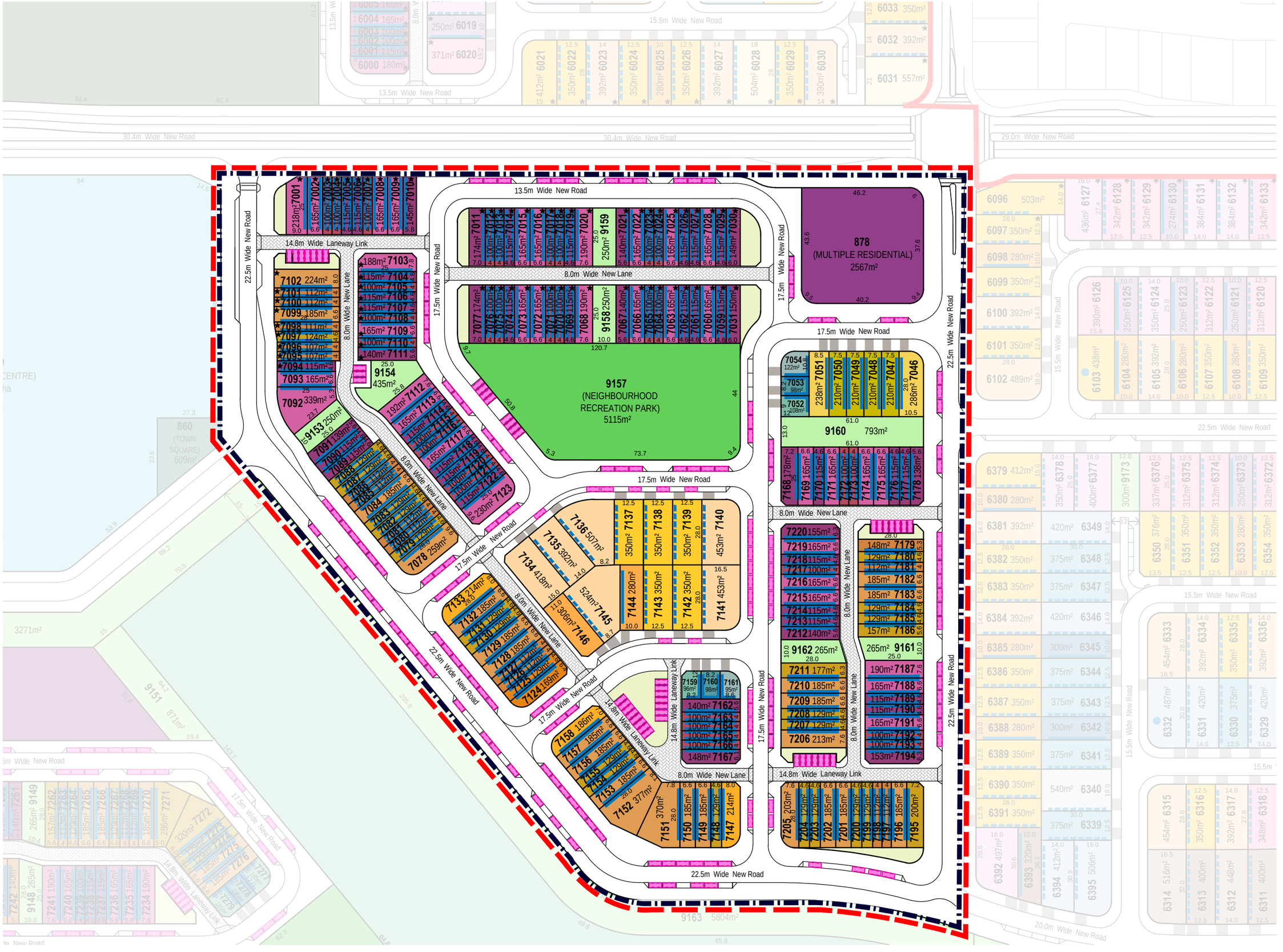
URBIS

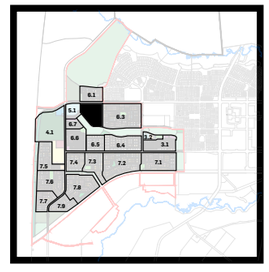
AURA - Precinct 11, 12 & 14 (Parts)
Plan of Development - Neighbourhood 6.1

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 02





LEGEND

GENERAL

- Neighbourhood Boundary
- 60% maximum site cover area (refer to Appendix G, only for House and Multiple Dwelling allotments controlled by Section 1.1.1)

LAND USE

- Multiple Residential Sites

OPEN SPACE

- Neighbourhood Recreation Park
- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

28 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

25 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace

Urban Lots

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

Note:
On lots marked on plan as potentially impacted by road traffic noise:

- Dwellings must be designed such that intern noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultan (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	209
Total Lots	202

URBIS

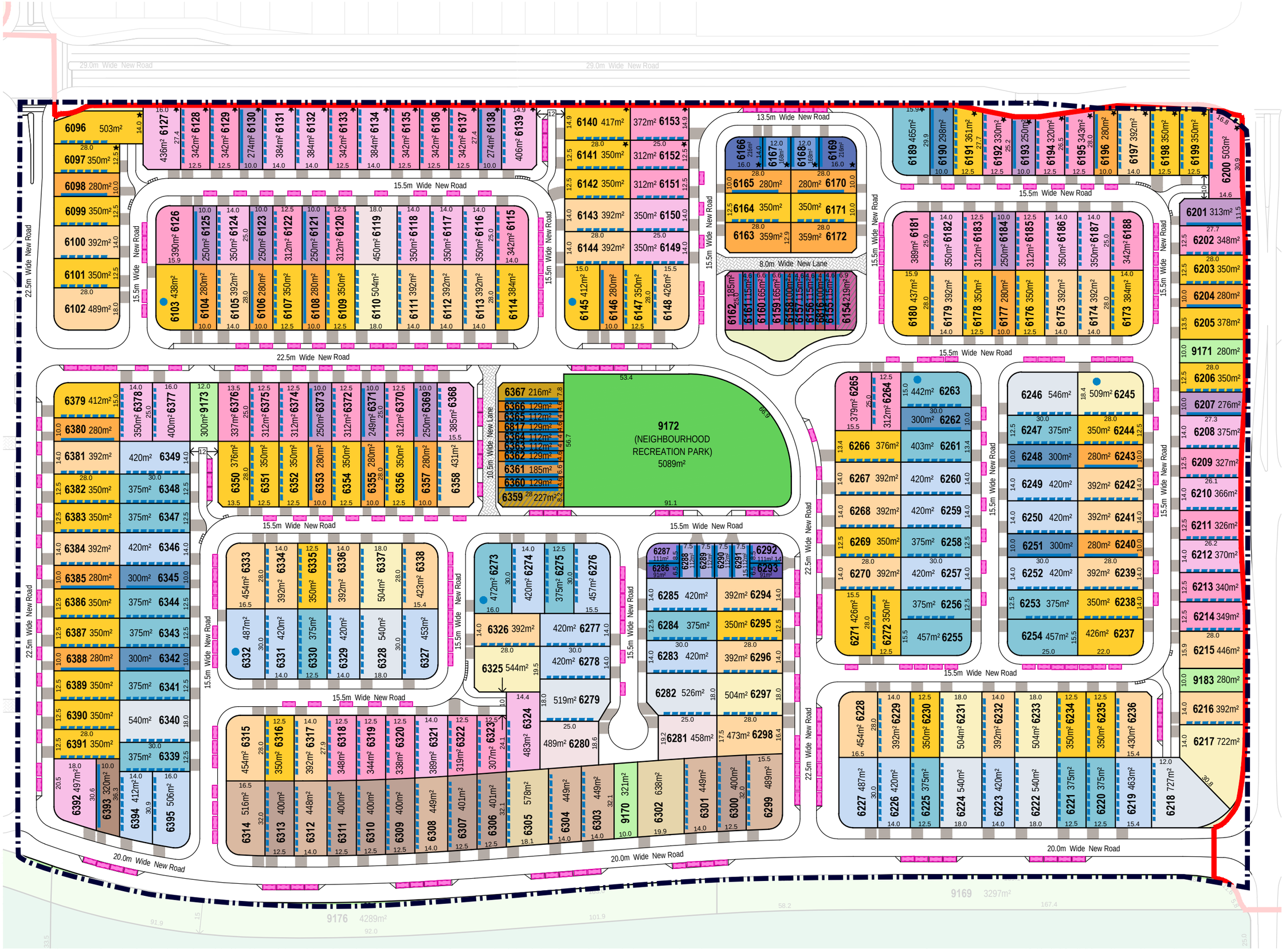
AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.2

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 03



LEGEND

GENERAL

- Neighbourhood Boundary
- Secondary Dwelling Above Garage

OPEN SPACE

- Landscape Buffer (Road Reserve)
- Local Linear Park
- Local Recreation Park

RESIDENTIAL

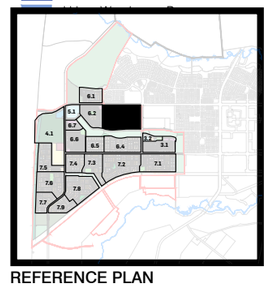
32 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

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

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 5.6 - Terrace
- 6.6 - Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C
- Urban Warehouse A



REFERENCE PLAN

Note:

On lots marked on plan as potentially impacted by road traffic noise:

- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- ● Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	253
Total Lots	302

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.3

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021

JOB NO: P0004909

DWG NO: POD - 04

LEGEND

GENERAL

- Neighbourhood Boundary
- 60% maximum site cover area (refer to Appendix G, only for House and Multiple Dwelling allotments controlled by Section 1.1.1)

OPEN SPACE

- Landscape Buffer (Road Reserve)
- Local Linear Park

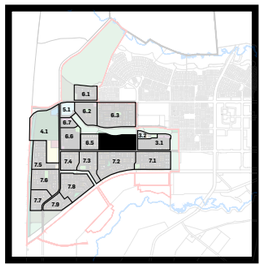
RESIDENTIAL

32 Deep Lots
- 14.5m - Courtyard
- 18.0m - Premium Traditional

30 Deep Lots
- 14.5m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 14.0m - Courtyard
- 18.0m - Premium Traditional



Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	118
Total Lots	147

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.4

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 05

LEGEND

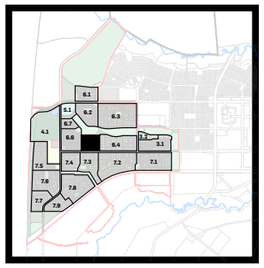
GENERAL

- Neighbourhood Boundary
- 60% maximum site cover area (refer to Appendix G, only for House and Multiple Dwelling allotments controlled by Section 1.1.1)

RESIDENTIAL

32 Deep Lots
- 14.5m - Courtyard
- 18.0m - Premium Traditional

30 Deep Lots
- 14.5m - Courtyard
- 18.0m - Premium Traditional



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interr noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommend in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	52
Total Lots	69

URBIS

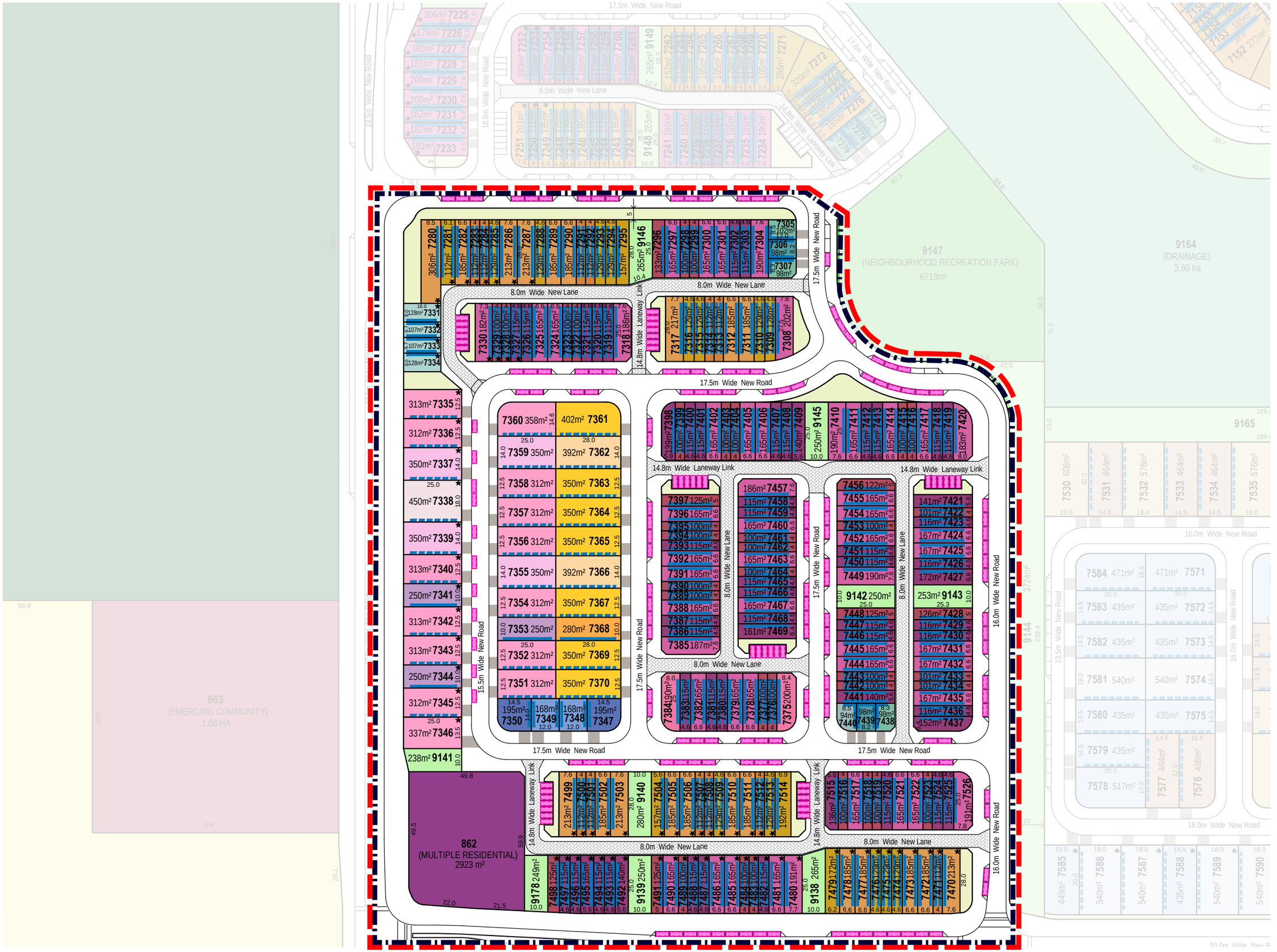
AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.5

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 06



LEGEND

GENERAL

- Neighbourhood Boundary
- 60% maximum site cover area (refer to Appendix G, only for House and Multiple Dwelling allotments controlled by Section 1.1.1)

LAND USE

- Multiple Residential Sites

OPEN SPACE

- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

28 Deep Lots

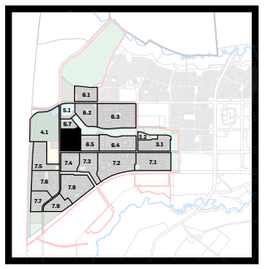
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

25 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Warehouse A
- Urban Warehouse B
- Urban Terrace



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:

- Dwellings must be designed such that interr noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommend in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	197
Total Lots	243

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.6

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 07

LEGEND

GENERAL

- Neighbourhood Boundary
- 60% maximum site cover area (refer to Appendix G, only for House and Multiple Dwelling allotments controlled by Section 1.1.1)

LAND USE

- Multiple Residential Sites

OPEN SPACE

- Local Linear Park
- Landscape Buffer (Road Reserve)

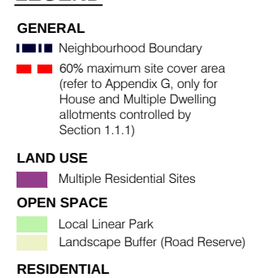
RESIDENTIAL

28 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace

25 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:

- Dwellings must be designed such that interr noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommend in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- Recommended Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	64
Total Lots	55

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.7

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 07

LEGEND

GENERAL
- Neighbourhood Boundary

OPEN SPACE
- Neighbourhood Recreation Park
- Local Linear Park

RESIDENTIAL

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

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

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

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C

REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultant (latest approved report version).

On lots marked on plan as potentially impacted by rail traffic noise:
- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS
- ▲ Alternative Location For Private Open Space (For Lots Adjoining CAMCOS Corridor)
- ★ Lots Potentially Impacted By Road Traffic Noise
- ★ Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- ★ Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 2)
- ● Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	183
Total Lots	200

9112
(NEIGHBOURHOOD RECREATION PARK)
5915m² (Total)
5308m² (excluding ramp)

872
2.06 ha

URBIS

AURA - Precinct 11, 12 & 14 (Parts)
Plan of Development - Neighbourhood 7.1

1:1500 @ A3
0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 08

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.2

URBIS

LEGEND

GENERAL

- Neighbourhood Boundary

OPEN SPACE

- Local Recreation Park
- Local Linear Park

RESIDENTIAL

32 Deep Lots
- 14.0m - Courtyard
- 18.0m - Premium Traditional

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

28 Deep Lots
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrac
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that internal noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

On lots marked on plan as potentially impacted by rail traffic noise:
- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- Alternative Location For Private Op Space (For Lots Adjoining CAMCO Corridor)
- Lots Potentially Impacted By Road Traffic Noise
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 2)
- Multiple dwelling Allotment (Duplex
- Recommended Built to Boundary V
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	211
Total Lots	269

REFERENCE PLAN

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 09

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.3

URBIS

LEGEND

GENERAL
- Neighbourhood Boundary

OPEN SPACE
- Neighbourhood Recreation Park
- Local Linear Park

RESIDENTIAL

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

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

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 5.6m - Terrace
- 6.6m - Terrace
- 6.6m + - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

Note:

On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that internal noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

On lots marked on plan as potentially impacted by rail traffic noise:
- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS
- Alternative Location For Private Open Space (For Lots Adjoining CAMCOS Corridor)
- Lots Potentially Impacted By Road Traffic Noise
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 2)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	115
Total Lots	126

REFERENCE PLAN

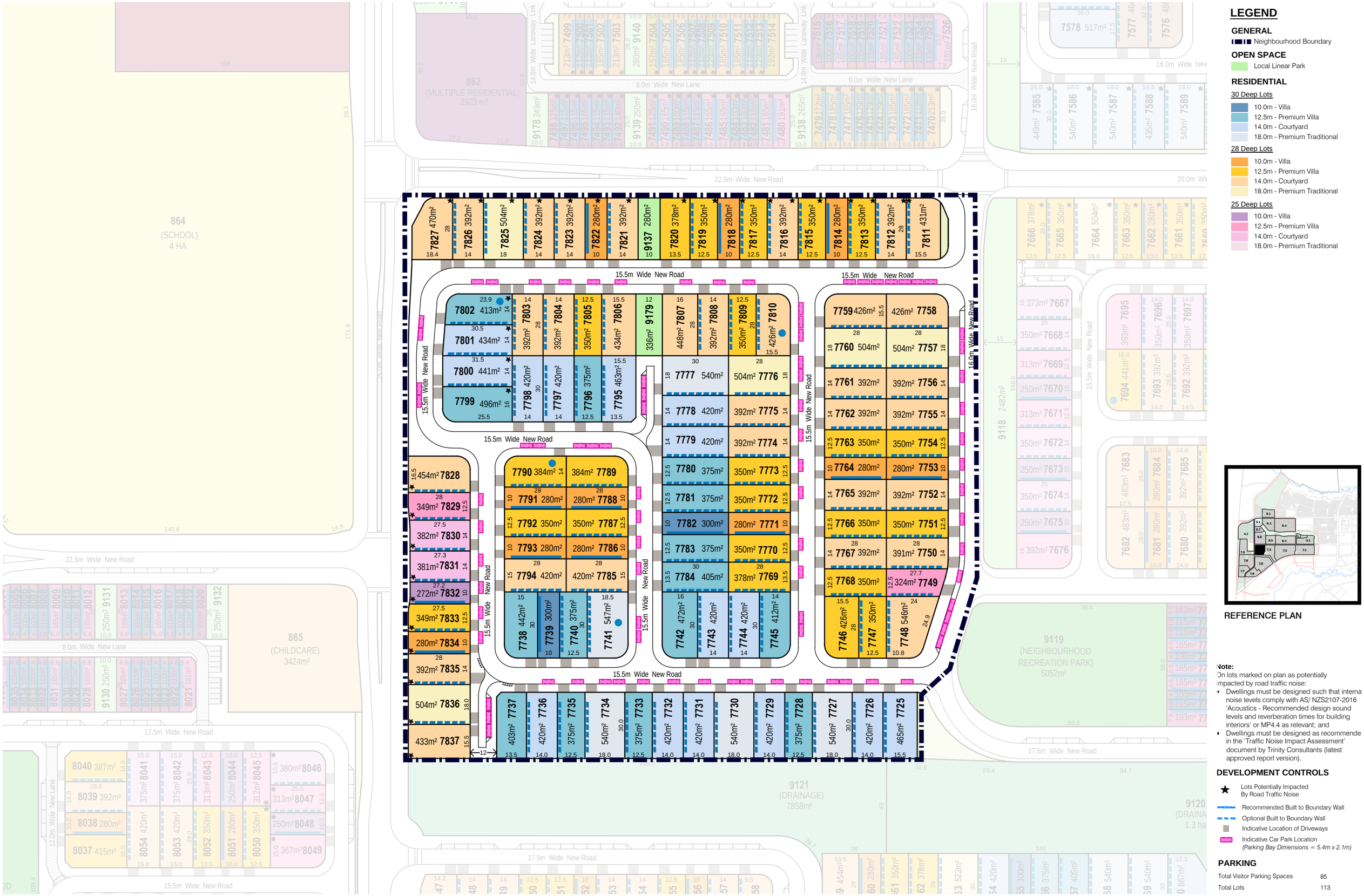
1:1800 @ A3

0 20 40 60 80

DATE: 20.12.2021

JOB NO: P0004909

DWG NO: POD - 10



LEGEND

GENERAL

- Neighbourhood Boundary

OPEN SPACE

- Local Linear Park

RESIDENTIAL

30 Deep Lots

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

28 Deep Lots

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

25 Deep Lots

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

REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:

- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommende in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	85
Total Lots	113

URBIS

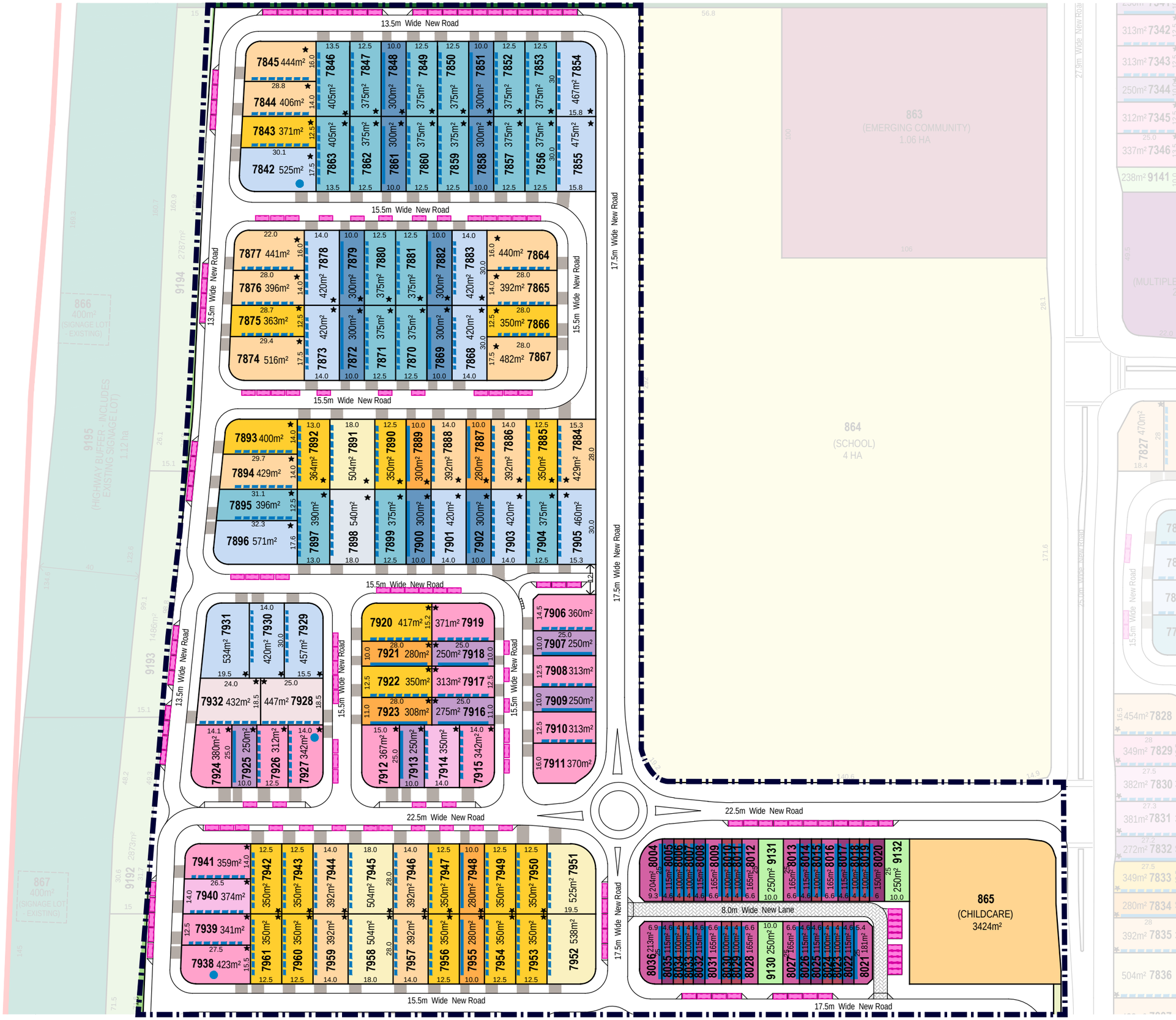
AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.4

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 11



LEGEND

GENERAL
- Neighbourhood Boundary

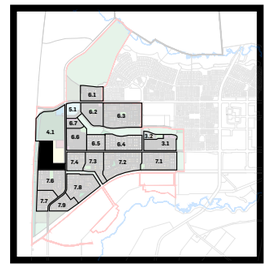
LAND USE
- Childcare Centre

OPEN SPACE
- Local Linear Park

RESIDENTIAL

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

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommende in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS
- ★ Lots Potentially Impacted By Road Traffic Noise
- ● Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	145
Total Lots	148

URBIS

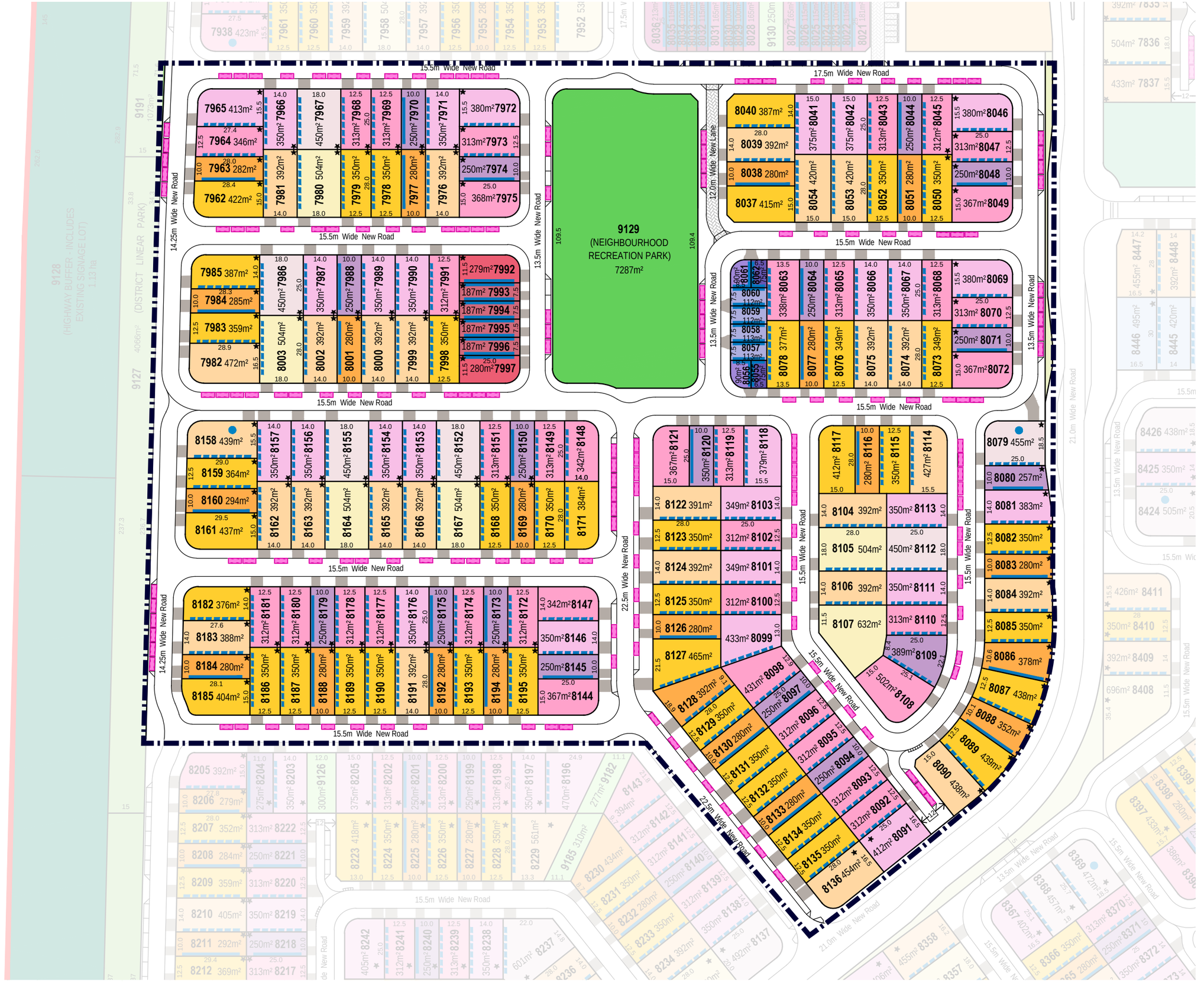
AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.5

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 12



LEGEND

GENERAL

- Neighbourhood Boundary

OPEN SPACE

- Neighbourhood Recreation Park

RESIDENTIAL

28 Deep Lots

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

25 Deep Lots

- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots

- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C

REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:

- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

On lots marked on plan as potentially impacted by rail traffic noise:

- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- Lots Potentially Impacted By Road Traffic Noise
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	179
Total Lots	194

URBIS

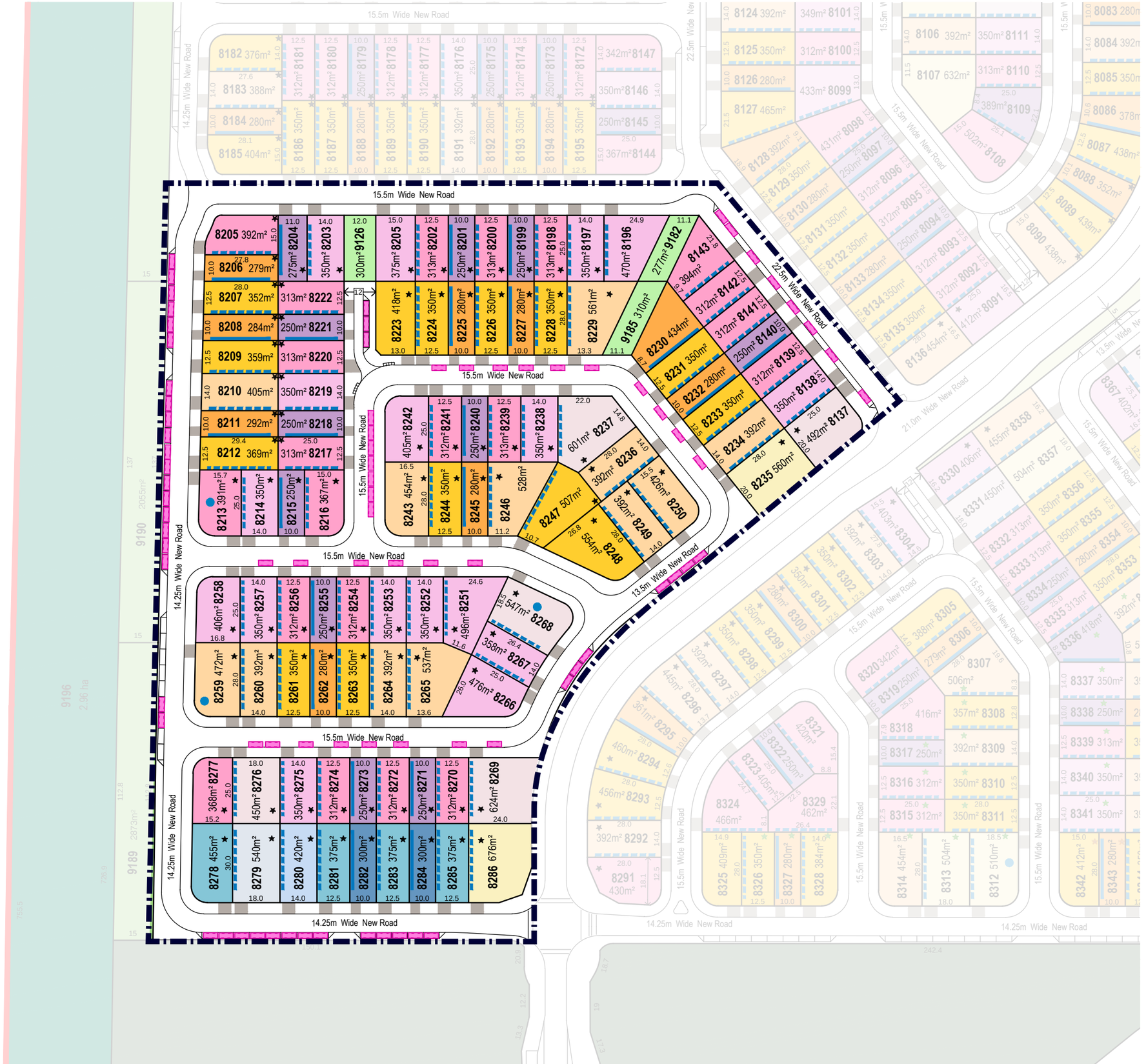
AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.6

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 13



LEGEND

GENERAL

- Neighbourhood Boundary

OPEN SPACE

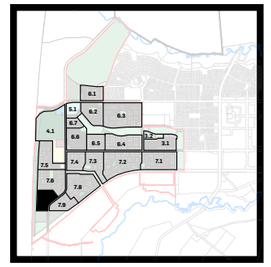
- Local Linear Park

RESIDENTIAL

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

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

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



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

On lots marked on plan as potentially impacted by rail traffic noise:
- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- ★ Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- ● Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	82
Total Lots	99

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.7

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 14

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.8

URBIS

LEGEND

GENERAL

- Neighbourhood Boundary

OPEN SPACE

- Local Recreation Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

30 Deep Lots

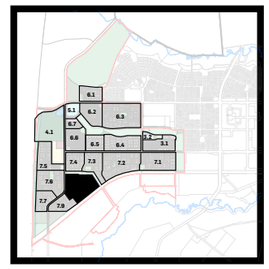
- 14.0m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots

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

25 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:

- Dwellings must be designed such that interr noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultar (latest approved report version).

On lots marked on plan as potentially impacted by rail traffic noise:

- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version)

DEVELOPMENT CONTROLS

- Alternative Location For Private Open Space (For Lots Adjoining CAMCOS Corridor)
- Lots Potentially Impacted By Road Traffic Noise
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 2)
- Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	224
Total Lots	228

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 15

1:1500 @ A3

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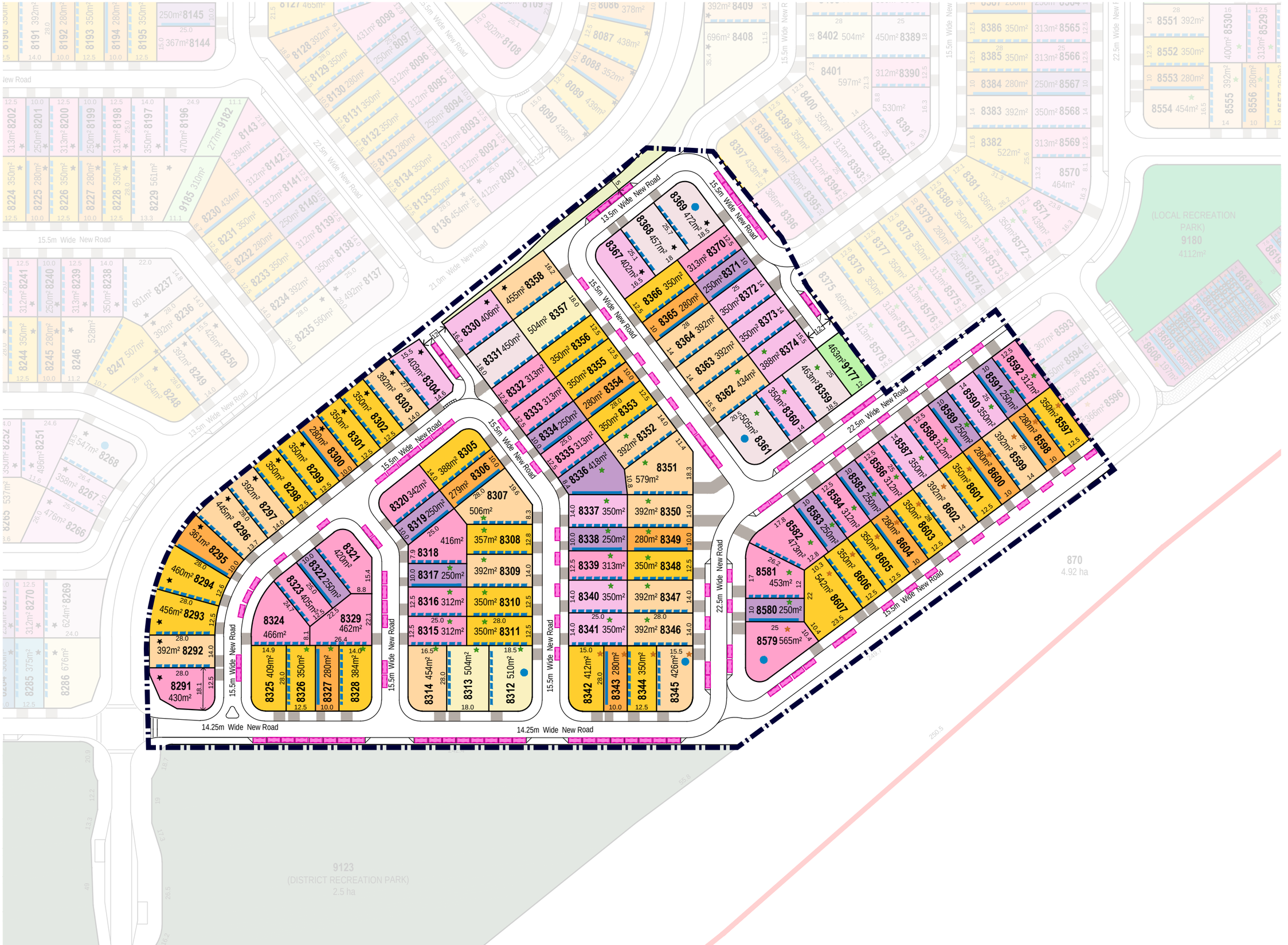


LEGEND

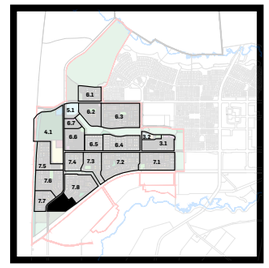
GENERAL
Neighbourhood Boundary

OPEN SPACE
Landscape Buffer (Road Reserve

RESIDENTIAL

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

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



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that internal noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants

On lots marked on plan as potentially impacted by rail traffic noise:
- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants.

DEVELOPMENT CONTROLS
- Alternative Location For Private Open Space (For Lots Adjoining CAMCOS Corridor)
- Lots Potentially Impacted By Road Traffic Noise
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 2)
- Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	118
Total Lots	109

URBIS

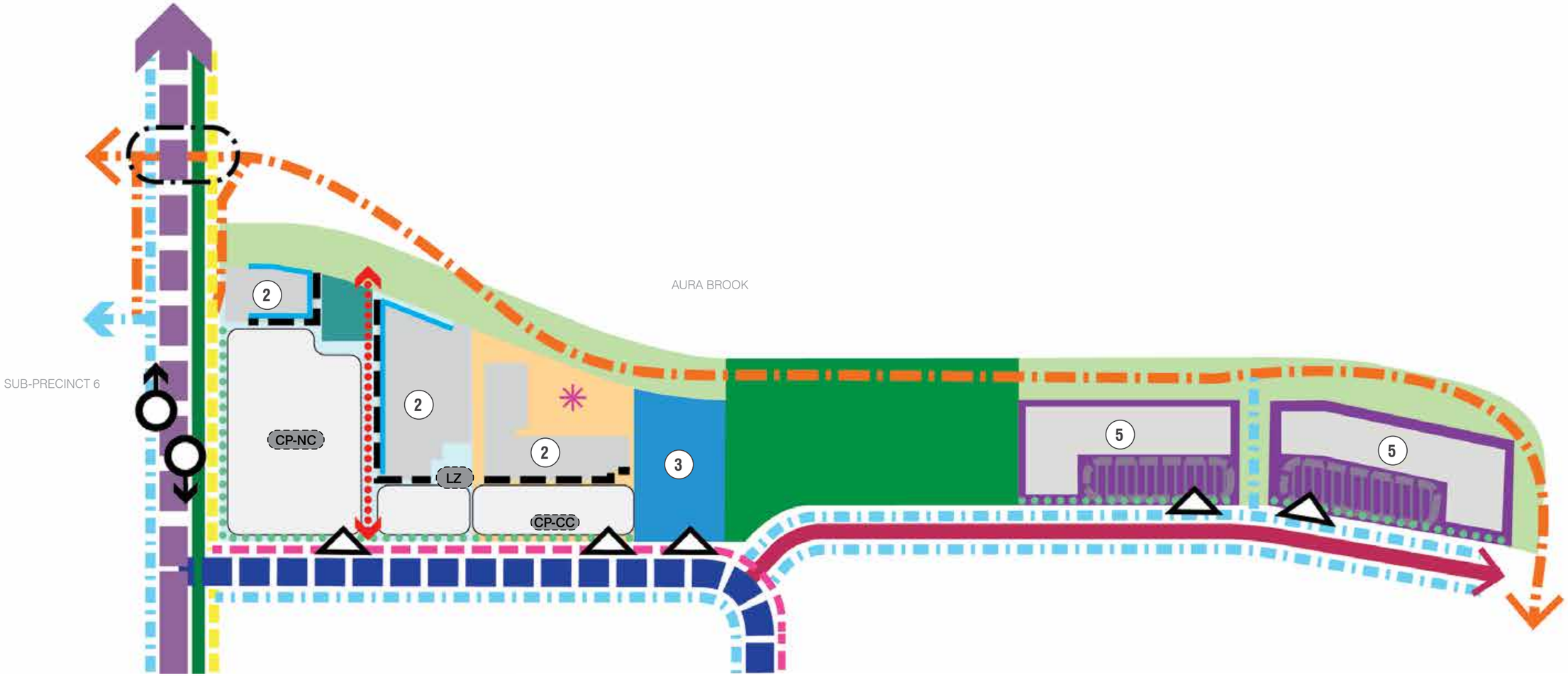
AURA - Precinct 11, 12 & 14 (Parts)

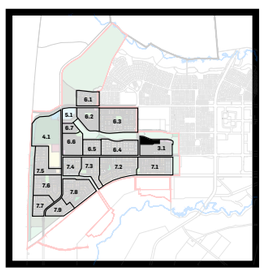
Plan of Development - Neighbourhood 7.9

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 16





REFERENCE PLAN

LEGEND

LAND USES
- Neighbourhood Centre
- Neighbourhood Meeting Rooms (2 x 750m² sites)
- Childcare Centre
- Multiple Residential Sites
- Linear Open Space
- Neighbourhood Recreation Park
- Civic Park (indicative location)

BUILDING HEIGHTS
- (#) Maximum number of storeys

INTERNAL LANDUSE OUTCOMES
- Indicative built form footprints
- Indicative carparking areas
- Indicative carparking and servicing areas (Multiple Residential)

- CP-NC — Carparking & Servicing - indicative location - Neighbourhood Centre
- CP-CC — Carparking & Servicing - indicative location - Childcare Centre
- LZ — Loading Zone
- Outdoor Playscape for Childcare Centre -indicative location
- Public thoroughfare (key pedestrian link)
- Indicative Landscape Screening

INTERFACES
- Desired building frontage / setback with building articulation and screen planting
- Retail frontage
- Primary access locations (shared)

STREET SCAPE
- Pedestrian / Cycle underpass

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

ROAD NETWORK HIERARCHY
- Trunk Connector B1 (22.5m wide)
- Trunk Connector B2 (20.0m wide)
- Neighbourhood Connector B (22.5m wide)
- Access Street A (17.5m wide)

PUBLIC TRANSPORT
- Indicative Public Bus Stop

URBIS

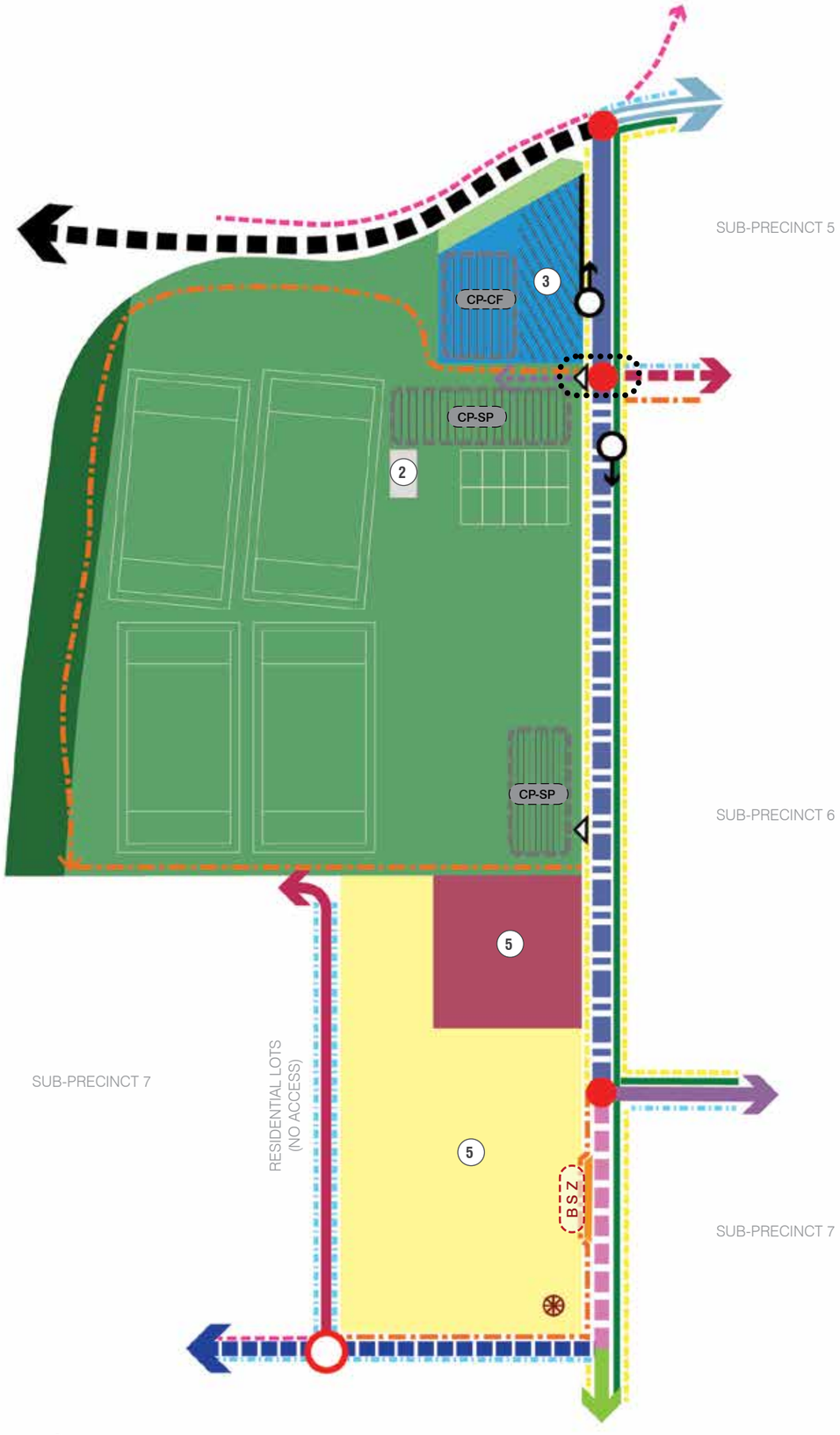
AURA - Precinct 11, 12 & 14 (Parts)

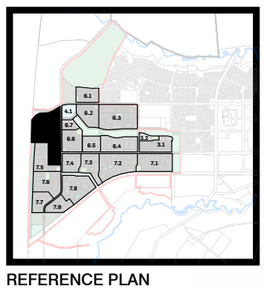
Plan of Development - Neighbourhood 3.2

1:1500 @ A3

0 20 40 60 80

DATE: 20.12.2021
JOB NO: P0004909
DWG NO: POD - 19





REFERENCE PLAN

LEGEND

LAND USES

- Community Facility
- P-6 State School
- Emerging Community Site
- Highway Buffer (40m)
- Major Sports Park
- District Linear Park (min. 15m wide)

BUILDING HEIGHTS

- (#) Maximum number of storeys

INTERFACES

- Required building frontage
- Primary access location
- Key corner site

INTERNAL LANDUSE OUTCOMES

- Preferred Building Location Zones
- Indicative Sports Fields
- CP-CF Carparking & Servicing - indicative location - Community Facility
- CP-SP Carparking & Servicing - indicative location - Sports Park
- BSZ School Bus Stop Zone

ROAD NETWORK HIERARCHY

- Sub Arterial 2 (32.5m wide)
- Sub Arterial 5 (28.5m wide)
- Sub Arterial 5B (27.9m wide)
- Sub Arterial 2B (30.4m wide)
- Industrial Connector (29m wide)
- Trunk Connector B1 (22.5m wide)
- Trunk Connector C (21.0m wide)
- Trunk Connector E (25.0m wide)
- Neighbourhood Connector B (22.5m wide)
- Access Street A (17.5m)
- Access Street B (17.5m)
- Driveway / pedestrian access (includes parking in key areas)
- Bus drop off

INTERSECTIONS

- Signalised Intersection (and associated pedestrian crossing)
- Roundabout Intersection
- Proposed at-grade pedestrian / cycle crossing

PUBLIC TRANSPORT

- Indicative Public Bus Stop

STREET SCAPE

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

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 4.1

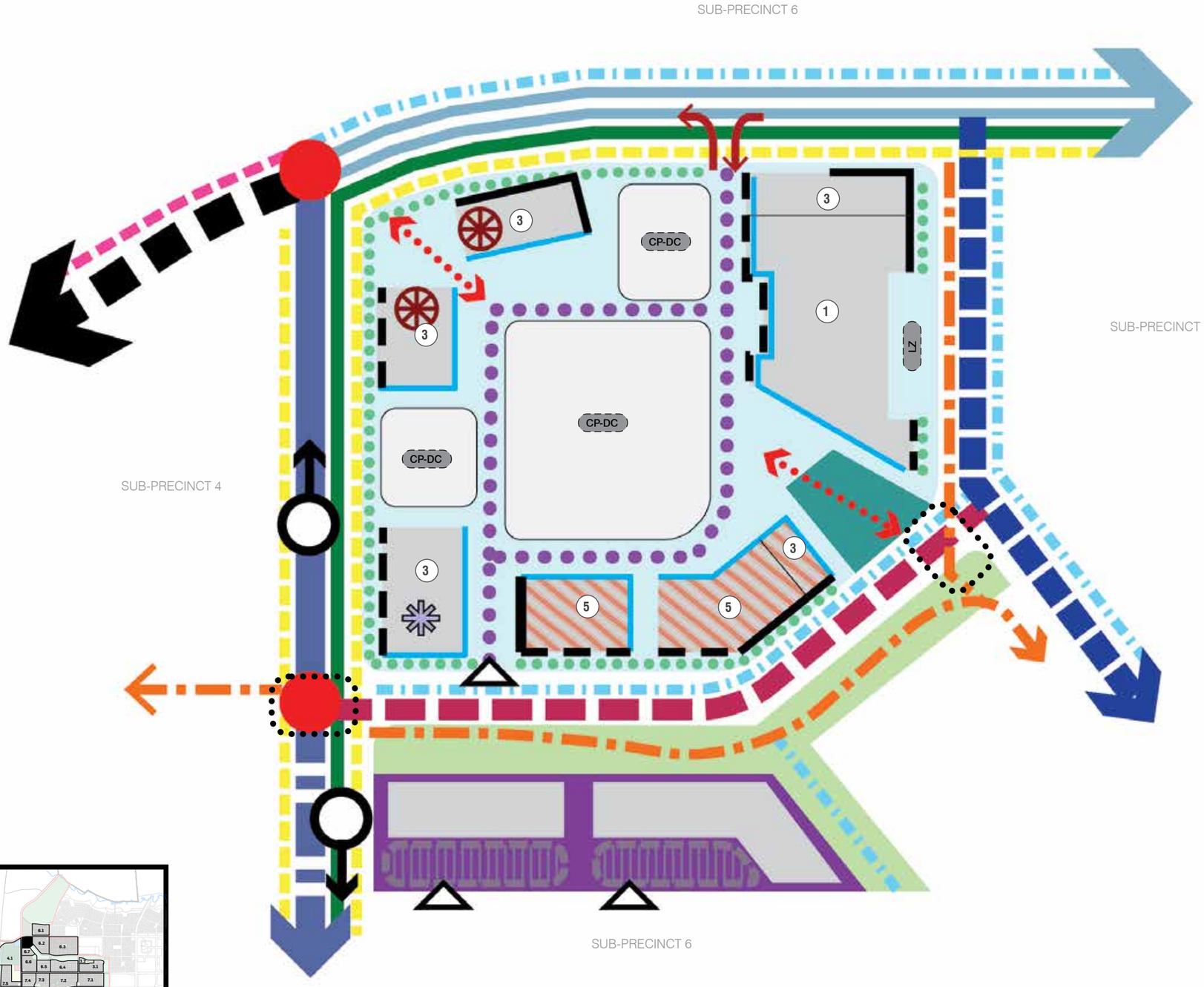
1:3500 @ A3

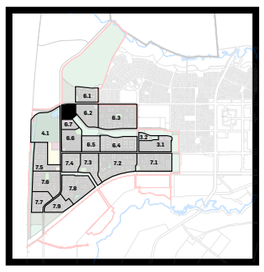
0 20 40 60 80 100 120

DATE: 20.12.2021

JOB NO: P0004909

DWG NO: POD - 20





REFERENCE PLAN

LEGEND

LAND USES
- District Centre
- Multiple Residential Sites
- Linear Open Space
- Possible Tavern (Indicative location)

BUILDING HEIGHTS
- (#) Maximum number of storeys

INTERNAL LANDUSE OUTCOMES
- Indicative built form footprints
- Town Square (indicative location)
- Indicative carparking areas
- Residential uses above ground floor retail - preferred location
- CP-DC Carparking & Servicing - indicative location - District Centre
- LZ Loading Zone
- Public thoroughfare (key pedestrian links)
- Indicative Landscape Screening

INTERFACES
- Required building frontage
- Desired building frontage / setback with building articulation and screen planting
- Retail frontage
- Primary access locations
- Left-in, Left out access
- Key corner site

INTERSECTIONS
- Signalised Intersection (and associated pedestrian crossing)
- Proposed at-grade pedestrian / cycle crossing

STREET SCAPE
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Shared Recreation Trail
- 2.5m Wide Off-Road Pedestrian Path
- 1.8m Wide Off-Road Pedestrian Path
- 1.5m Wide Off-Road Pedestrian Path

ROAD NETWORK HIERARCHY
- Sub Arterial 2 (32.5m wide)
- Sub Arterial 2B (30.4m wide)
- Sub Arterial 5 (28.5m wide)
- Sub Arterial 5B (27.9m wide)
- Neighbourhood Connector B (22.5m wide)
- Access Street B (17.5m)
- Internal Road Access (Indicative)

PUBLIC TRANSPORT
- Indicative Public Bus Stop

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 5.1

1:1500 @ A3

0 20 40 60 80

DATE: 020.12.2021
JOB NO: P0004909
DWG NO: POD - 21

APPENDIX F
CAR/BICYCLE PARKING RATES

TABLE 2: USE DEFINITIONS — CAR PARKING RATES

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES
Business [1]	1 space / 30m² GFA	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Car Park	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Child care centre	1 employee space / employee + 1 customer space / 5 children	• VAN + WCV (where >200m2 GFA)
Community Facility	1 space / 20m² GFA	VAN + WCV (where >200m² GFA)
Display home	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Educational Establishment	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)
Fast Food Premises [1] **Food Premises** [1]	1 space / 15m² GFA where in all other Sub-Precinct/s.	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Garden Centre	1 space / 20m² total use area (where ≤ 100m² total use area) + 1 space / 50m² total use area (for component > 100m² total use area)	• Where requiring access via a street – HRV (Type B Access) • Where requiring access via a road – HRV (Type A Access)
Health care services	1 space / 20m² GFA	• Where requiring access via a road – SRV (Type A Access) + occasional access for MRV • Where requiring access via a street – SRV (Type B Access) + occasional access for MRV
Home Based Business	1 space per visitor / employee not residing on the site (in addition to parking provided for the dwelling)	Not required
Indoor Sport and Recreation	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)
Indoor Entertainment (Tavern)	1 space / 20m² GFA	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Market	1 space / 20m² total use area	• WCV
Multiple dwelling	1 space / dwelling + 1 visitor space / 4 dwellings	• Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN • Where > 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV
Outdoor Sales	1 space / 20m² total use area (where ≤ 200m² total use area) + 1 space / 100m² total use area (for component > 200m² total use area)	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Outdoor Sport and Recreation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	• Where requiring access via a road – MRV (Type A Access) + WCV; • Where requiring access via a street – MRV (Type B Access) + WCV
Sales Office	2 spaces	Not required
Service Industry	1 space / 50m² GFA (where ≤500m² GFA) + 1 space/100m² GFA (for component >500m² GFA)	• Where requiring access via a road – AV (Type A Access) • Where requiring access via a street – AV (Type B Access)
Service Station	1 space / 20m² GFA (when involving sale of goods) + 2 spaces / service bay (min. 4 spaces)	AV
Shop [1]	1 space / 20m² GFA	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Shopping centre	1 space / 20m2 GFA or alternative rate where demonstrated in a Parking Assessment Report.	• Refer to ***Table 55***
Showroom	1 space / 20m² GFA (where ≤100m² GFA) + 1 space / 50m² GFA (for component >100m² GFA)	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Veterinary Hospital	1 space / 20m² GFA	• Where requiring access via a road – SRV (Type A Access) + occasional access for MRV • Where requiring access via a street – SRV (Type B Access) + occasional access for MRV

REFERENCE:

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

   (b) Where a development has a gross floor area of less than 1,500m², and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.

NOTES:

1. Type A Access — where the design vehicle access must:-
   i. enable entering and exiting the site in a forward motion;
   ii. enable travel though the site on circulation roads / aisles to access service areas, without significant impact on external or internal traffic operations; and
   iii. enable on-site manoeuvring to park and load / unload in a designated service area.
2. Type B Access — where the design vehicle access must:-
   i. enable standing wholly within the site without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces; and
   ii. limit any on-street manoeuvring to reversing on or off the site in one movement only.

   The swept path of the vehicle may cover the overall width of a two-way undivided driveway.
3. Where a development is for a residential activity or community activity use, and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.
4. Occasional access (for the maximum size of service vehicle expected less than 20 times per year) is to be provided for vehicles that occasionally service a site as part of its normal operation. Examples of this type of servicing are a furniture removal van at a multiple dwelling or office development and a refuse collection vehicle at a community activity facility. Vehicle access must:-
   i. enable standing wholly within the site;
   ii. enable reverse manoeuvres limited to one only, either to or from the site; and
   iii. enable the swept path of the vehicle to be not greater than the width of the access driveway.

TABLE 3: USE DEFINITIONS — BICYCLE PARKING RATES

LAND USE	RECOMMENDED EMPLOYEE PARKING SPACES	RECOMMENDED VISITOR/SHOPPER PARKING SPACES	RECOMMENDED MOTORCYCLE PARKING SPACES
Commercial Use	1 per 190m² GFA	1 per 700m² GFA	1 per 100m² GFA
Shopping Centre	1 per 190m² GFA	1 per 475m² GFA	1 per 100m² GFA
Multiple Residential	1 per dwelling	1 per 4 dwellings	1 per 10 dwellings

TABLE 4: BICYCLE END OF TRIP FACILITIES

	EMPLOYEE BICYCLE PARKING SPACES	PERSONAL LOCKERS	USER GROUP	CHANGE ROOMS	SHOWERS	SANITARY COMPARTMENTS	WASH BASINS
Lockers, change rooms, showers, sanitary compartments and washbasins	1–5	1/space	Female and male	1 of unisex design	1	1 closet pan	1
	6–19	1/space	Female	1	1	1 closet pan	1
			Male	1	1	1 closet pan	1
	20 or more	1 / space	Female	1	2, plus 1 additional for every 20 bicycle parking spaces thereafter	2 closet pans plus 1 additional for every 60 bicycle parking spaces thereafter	1, plus 1 additional for every 60 bicycle parking spaces thereafter
			Male	1	2, plus 1 additional for every 20 bicycle parking spaces thereafter	2 closet pans plus 1 additional for every 60 bicycle parking spaces thereafter	1, plus 1 additional for every 60 bicycle parking spaces thereafter

TABLE 5: MINIMUM SERVICE VEHICLE PARKING REQUIREMENTS FOR SHOP

Column 1 GFA (m²)	Column 2 Service Bays Required					
	VAN	SRV	MRV	HRV	AV	WCV
0-199		1				
200-599	1		1			1
600-999	1	1	1			1
1,000-1,499	2	1	1			1
1,500-1,999	2	2	1			1
2,000-2,799	2	2	2			1
2,800-3,599	2	2	2	1		1
3,600-4,399	3	2	2	1		1
4,400-6,499	3	2	2	1	1	1
6,500-8,499	4	2	2	1	1	1
8,500-11,499	4	3	2	1	1	1
11,500-14,749	5	3	2	1	1	1
14,750-17,999	5	3	3	1	1	1
18,000-20,999	6	3	3	1	1	1
21,000-2,3999	6	3	3	2	1	1
24,000-26,999	6	3	3	2	2	1
27,000-29,999	6	3	3	3	2	1
30,000-32,999	7	3	3	3	2	1
33,000-35,999	7	3	4	3	2	1
36,000-38,999	8	3	4	3	2	1
39,000-41,999	9	3	4	3	2	1
42,000+	10	3	4	3	2	1

Notes—

(1) Design service vehicles are defined in the **Planning scheme policy for the transport and parking code.**

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

(3) Where a development has a *gross floor area* of less than 1,500m², and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.

(4) The following requirements apply to *shopping centres*:-

(i) except as provided for in (ii) below, service bay requirements are to be applied to each individual retail component of the development, with service bays located immediately adjacent to the component;

(ii) specialty shops in a *shopping centre* with a *gross floor area* of less than 200m² are to be grouped together and treated as a single retail component;

(iii) specialty shops for this purpose, MRV class vehicles are to be provided for in lieu of HRV and AV class vehicles.

APPENDIX G
RESIDENTIAL DEVELOPMENT CONTROLS

1.1.1 HOUSE & MULTIPLE RESIDENTIAL ALLOTMENTS

Development Controls

General

1. All development inclusive of Single and Multiple Residential Allotments (Duplex) is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 2 storeys (9m) for all dwellings or 3 storeys where identified on a Fixed Elements Plan or Plan of Development. Rooftop terraces are defined as a 'storey'.
4. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Setbacks

5. Setbacks are as per the Plan of Development Table unless otherwise specified. In the case of Courtyard and Traditional Corner Lots, an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. The setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
6. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (connector, access street or access place). This excludes those lots that abut a shared access driveway, a laneway or a pedestrian link / landscape buffer and therefore in these cases a secondary street setback does not apply.
7. Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (no rear boundary setback applies).
8. Built to Boundary walls are recommended where road frontage widths are less than 12.49m. Built to Boundary walls are optional for lots with road frontage widths equal to, or in excess of 12.5m. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
9. Built to Boundary walls are to have a maximum length of 15m or 50% of the length of the lot depth (whichever is greater) and a maximum height of 3.5m.
10. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
    a) The Primary Street Frontage where eaves should not be closer than 1950mm (1.95m);
    b) Walls that are Built to Boundary.
11. First floor setbacks must not exceed the minimum ground floor setbacks, as documented in the Plan of Development Table.
12. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland development Code, having:
    - a maximum area of 4m^2 ; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Site Cover and Amenity

13. Site cover for each lot is not to exceed the percentages outlined in the Plan of Development Table.
14. Private amenity space, must be provided and is not less than 15m^2 per dwelling with a minimum dimension of 3.0m, and is directly accessible from a ground floor living area.

Privacy and Overlooking

15. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
    - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
        a) a permanent window and a balcony has a window/ balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
        b) a window has a sill height more than 1.5m above the adjacent floor level, or
        c) a window has obscure glazing below 1.5m;

    Where Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Fencing

For detached lots:

16. Fencing along primary street frontages must be either 50% transparent or a maximum of 1.2m in height. Fencing to secondary street frontages may be screen fencing of 1.8m high maximum and extend up to the front building line (main facade). For lots identified as being subject to rear fence controls on the Plan of Development, the fence must be a minimum 1.5m high solid screen fence and may extend up to a maximum 1.8m where the upper 0.3m is 30% transparent.
17. For Multiple Residential (Duplex lots):
    Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum 1.8m where the upper 0.3m is 50% transparent.

Parking and Driveways

For all allotments the following applies:

18. Double garages will not be permitted on a single storey dwelling, on a lot less than 10m wide.
19. Double garages are permitted:
    - On any Premium Villa, Courtyard, Premium Traditional or Multiple Residential (Duplex) Lot;
    - On any 7.5m wide to less than 12.5m wide where the dwelling is more than one storey in height, and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling;
    - On any corner lot if the garage fronts the secondary street frontage as shown in the setback diagrams for detached corner allotments and minimum garage setbacks can be met;
    - On a single storey dwelling on any Villa Lots where the following design criteria are met:
        a) The front facing building wall, which comprises the garage door/s, may not exceed an external width of 5.7m; and
        b) The garage door width must not exceed 4.8m; and
        c) The garage door must have a minimum 450mm eave above it and be setback a minimum of 240mm behind the pillar of the garage door; and
        d) Must have a sectional, tilt or roller door; and
        e) The front facade of the dwelling must include the following:
            - A front entrance door and windows with a sidelight.
            - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1.6m forward of the entrance door.
            - The verandah, portico or porch is to include front piers with distinct materials and/or colours
        f) The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot; and
        g) The driveway of the garage is to taper from the garage opening down to 3m at the lot boundary. The taper must occur on the central edge of the driveway.
            - Any combination of a 'garage', 'carport' or 'open carport' as defined in the Queensland Development Code (QDC) are taken to be a 'garage' under this POD.
20. The maximum width of a driveway at the lot boundary & where crossing the verge:
    - serving a double garage shall be 4.8m; and
    - serving a single garage shall be 3.0m.
21. Parking spaces on driveways do not have to comply with gradients in AS2890.
22. A maximum of one driveway per dwelling is permitted (2 for Multiple Residential (duplex) allotments).
23. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
24. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
25. The minimum distance between driveways on the same Multiple Residential (including duplex) lot shall be 3.0 metres at the boundary.

Rainwater Tanks

26. All dwellings (including Duplex dwellings) must have:
    - Lots >300m2 = a 5kL rainwater tank
    - Lots 225-300m2 = 3kL rainwater tank
    - Lots <225m2 = no tank required
27. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for private amenity space.

Definitions

Site Cover

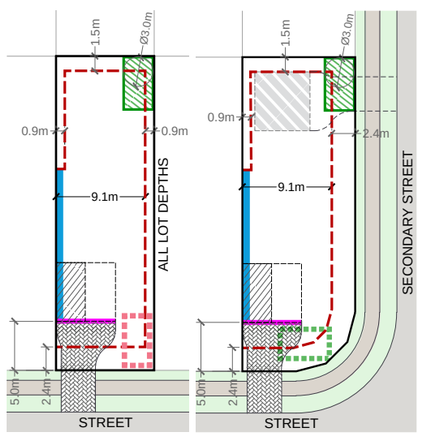
The proportion of the site covered by buildings, including roof overhangs.

		VILLA ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD ALLOTMENTS		PREMIUM TRADITIONAL ALLOTMENTS		MULTIPLE RESIDENTIAL ALLOTMENTS (DUPLEX)	
		10m–12.49m Wide		12.5m–13.99m Wide		14m - 17.99m Wide		18.0m Wide +			
		Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front & Rear (metres)											
Front / Primary Frontage		2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage	Single	5.0	n/a	5.0	n/a	5.0	n/a	5.0	n/a	5.0	n/a
	Double	5.0		5.0		5.0		5.0		5.0	
Rear		1.5	3.0	1.5	3.0	1.5	3.0	1.5	3.0	1.0 [1]	1.0 [1]
Rear setback for lots adjoiing CAMCOS		3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]
Side (metres)											
Built to Boundary		0.0	0.9	0.0	1.0	0.0	1.0	0.0	1.5	0.0	1.0
Non Built to Boundary		0.9	0.9	1.0	1.0	1.0	1.0	1.5	1.5	1.0	1.0
Corner Lots — Secondary frontage		2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage and On-site Car Parking											
On site parking requirements (minimum)		1 space to be covered and enclosed. Single garages (up to 3.5m in width) or tandem garages are acceptable. Double garages (greater than 3.5m in width) are permitted for: - 2 storey dwellings; and - single storey dwellings provided note 18 above is met. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space per dwelling to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space per dwelling to be covered and enclosed. Double garages must be located on any dwelling with 4 bedrooms or greater.	
Garage location		Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.		Garages are to be located along the western or southern boundary where appropriate.		Garages are to be located along the western or southern boundary where appropriate.	
Site Cover (maximum)		70%		67.5%		65%		65%		75%	
Site Cover where located in 60% maximum site cover area as annotated on the Plan of Development - Neighbourhood 3.1, 6.2, 6.4, 6.5, 6.6 & 6.7		60%		60%		60%		60%		60%	

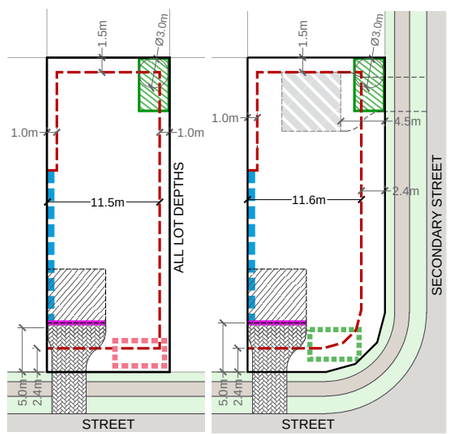
[1] Second side setback as no rear setback applies.

[2] Where a lot adjoins the CAMCOS Corridor and the private open space area is proposed to be at the front or side of the property, the rear setback may be reduced down to 1.5m at ground floor and 3.0m at first floor (see diagram on adjoining page).

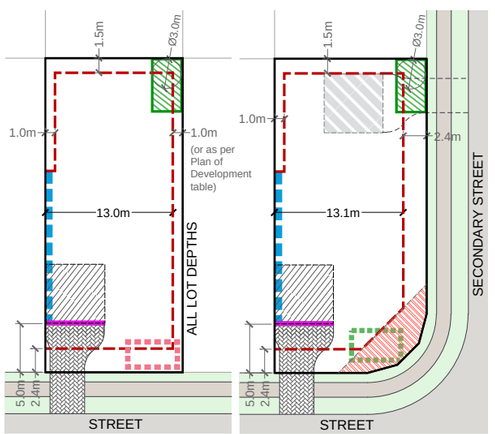
VILLA - HOUSE ON 10m WIDE LOT



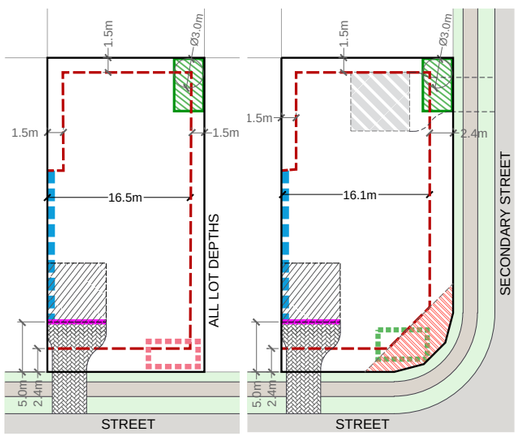
PREMIUM VILLA - HOUSE ON 12.5m WIDE LOT



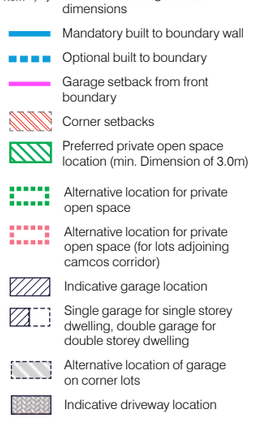
COURTYARD - HOUSE ON 14m WIDE LOT



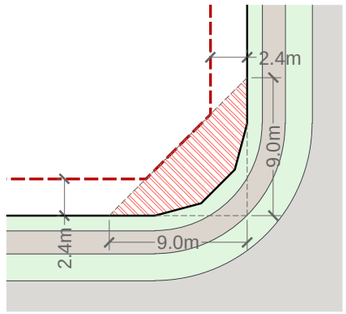
PREMIUM TRADITIONAL - HOUSE ON 18m WIDE LOT



LEGEND



TYPICAL CORNER TRUNCATION



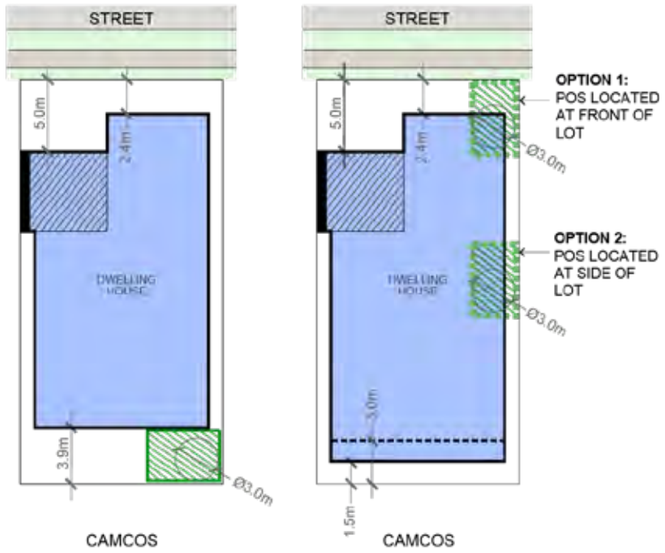
REAR SETBACK & POS LOCATIONS FOR LOTS ADJOINING CAMCOS

REAR SETBACK AS PER POD TABLE

(POS LOCATED AT REAR OF LOT)

REDUCED REAR SETBACK AS PER NOTE 2 OF THE POD TABLE

(POS LOCATED AT SIDE OR FRONT OF LOT)



LEGEND

- Lot boundary
- Maximum dwelling house footprint (ground floor)
- 1.0m Minimum building setback dimensions
- Indicative built to boundary wall
- Garage location
- Typical location of private open space at rear of lot (min. dimension of 3.0m)
- Alternate location of private open space at side or rear of lot (allowing reduced setbacks at rear)
- Reduced rear setback (where compliant) for first floor

1.1.2 LANEWAY TERRACE ALLOTMENTS

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.
4. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Setbacks

5. Setbacks are as per the Plan of Development Table unless otherwise specified.
6. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the applicable building setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the standard setbacks in the Plan of Development Table apply.
7. Boundary setbacks are measured to the main wall of the structure. Minor nib walls (required for fire protection purposes only) may encroach into the setback provided they are wholly contained within the property boundary. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street/Park Frontage where eaves should not be closer than 1500mm;
   - The Secondary Street Frontage where eaves should not be closer than 1000mm; and
   - Walls that are Built to Boundary.
8. Upper floor setbacks must not exceed the minimum ground floor setbacks (including rooftop terraces).
9. For Angled Terrace Allotments, the built form is to be as generally shown in the Angled Terrace Allotment Diagram.
10. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
    - a maximum area of 4m^2; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Privacy & Overlooking:

11. Buildings must be sited and designed to provide adequate visual privacy for neighbouring dwellings:
    - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
      a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
      b) a window has a sill height more than 1.5m above the adjacent floor level, or
      c) a window has obscure glazing below 1.5m;

    where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Site Cover and Amenity

12. Site cover for each lot is not to exceed that shown in the Plan of Development table.
13. Private amenity space, must be provided and is not less than 15m^2 with a minimum dimension of 3.0m and is directly accessible from a living area. Where these private amenity spaces are provided in the form of an upper level balcony, a ground level courtyard must also be provided to assist with cross ventilation and provide space for clothes drying.

Fencing, Letterboxes, Parking and Driveways

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

Site Services and Bin Storage

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

Rainwater Tanks

23. All dwellings (including Duplex dwellings) must have:
    - Lots >300m2 = a 5kL rainwater tank
    - Lots 225-300m2 = 3kL rainwater tank
    - Lots <225m2 = no tank required

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

Facade Treatment, Passive Ventilation and Natural Light Provisions

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

Secondary Dwelling Above Garage

27. Secondary Dwellings above Garages are permitted on lots identified in the Plan of Development plans in Appendix E of this document. They shall be generally as shown in the diagram: Typical Diagram for Secondary Dwellings above Garages in this PoD.
28. Where secondary dwellings above garages are built adjacent the laneway, the design of windows, balconies and other amenity spaces shall be located and adequately screened to avoid overlooking of, and from, secondary dwellings on the opposite side of the laneway.
29. The relationship of garages to the laneway and bin storage areas shall be generally as shown in the diagrams: Typical Laneway Interface and Typical Product for Secondary Dwelling above Garage, in this PoD.
30. Secondary Dwellings must also comply with Table 6 in Part 2.6 of this PoD (Section 1) to remain Exempt.

Definitions

Site Cover

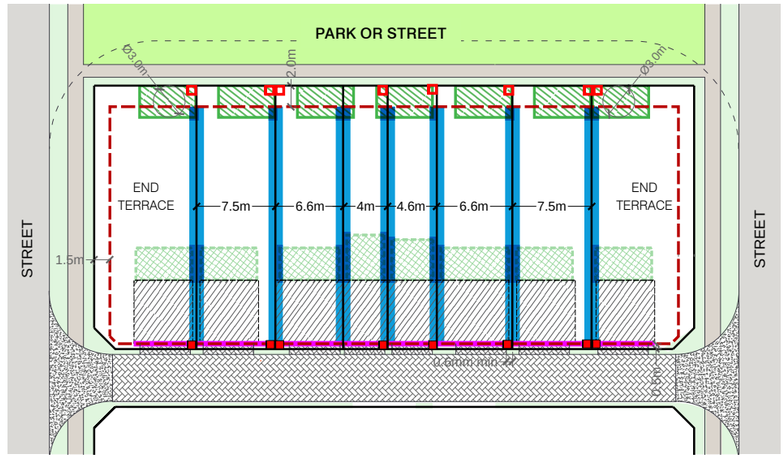
The proportion of the site covered by buildings, including roof overhangs.

PLAN OF DEVELOPMENT TABLE

	LANEWAY TERRACE ALLOTMENTS 4M–<14M WIDE (REAR LOADED)	
	Ground Floor	**First Floor**
Front & Rear (metres)		
Front / Primary Frontage	2.0	2.0
Garage	0.5	n/a
Rear	0.5	0.0
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary [1]	0.9	0.9
Corner Lots — Secondary street frontage	1.5	1.5
Corner Lots where secondary frontage shares a boundary with a laneway or linear open space or ped link	0.9	0.9
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single, tandem or double garages are acceptable depending on lot width.	
Garage Location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

[1] 1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram

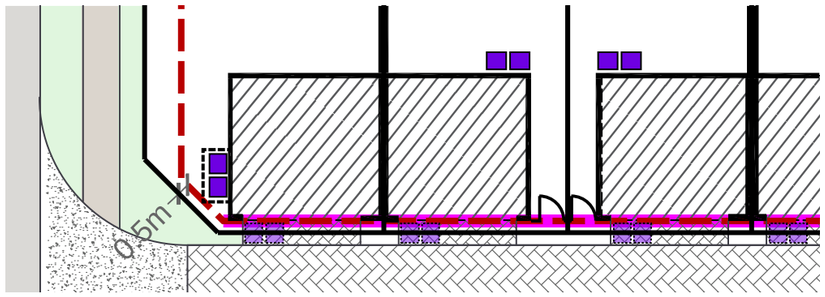
TYPICAL TERRACE FRONTING PARK OR STREET (REAR LOADED)



LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- 1.0m Building setback dimensions
- Mandatory built to boundary wall
- Garage setback from front boundary
- Preferred private open space location
- Alternate location for private open space
- Garage location
- Letterbox location (if primary frontage is park)
- Letterbox location (if primary frontage is a street)

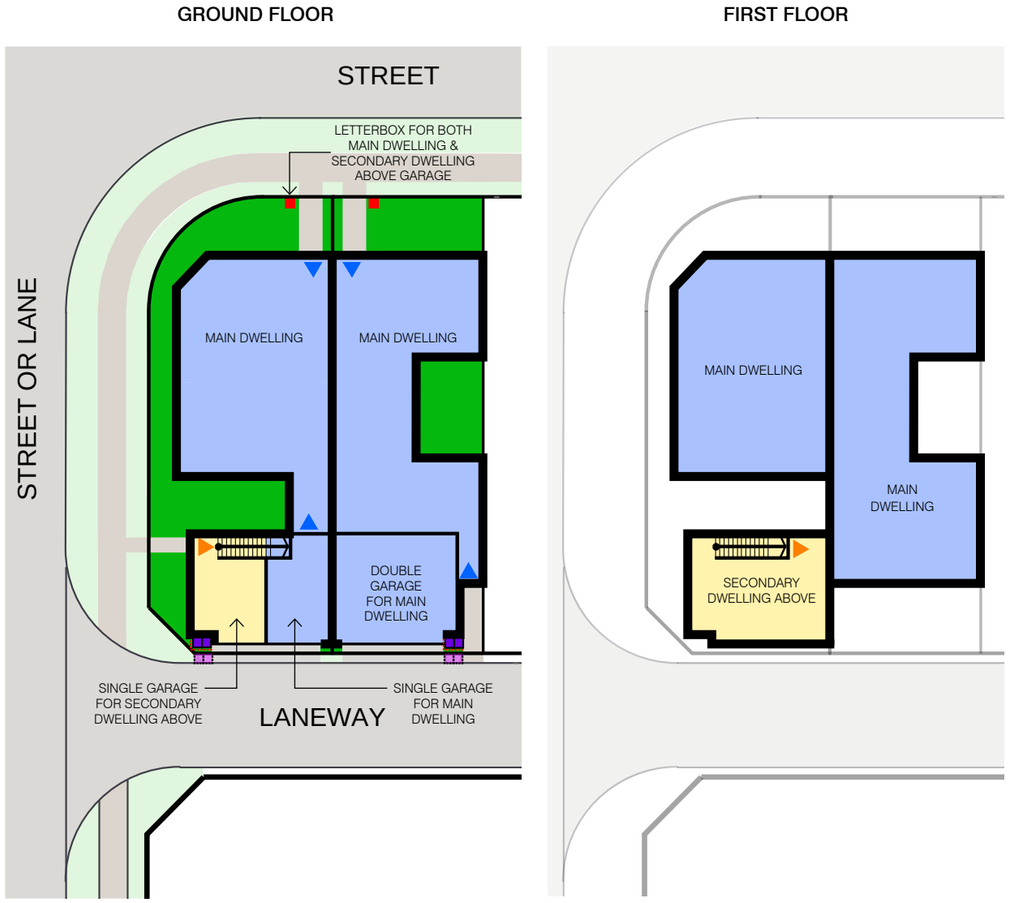
TYPICAL LANEWAY INTERFACE



LEGEND

- Lot boundary
- 1.0m Building setback dimensions
- Indicative driveway location
- Preferred location of bin storage (main dwelling and loft)
- Preferred location of bin collection (main dwelling and loft)

TYPICAL PRODUCT SECONDARY DWELLING ABOVE GARAGE



LEGEND

- Lot boundary
- Indicative built form
- Main dwelling
- Secondary dwelling obove garage
- Home office
- Preferred letterbox locations
- Preferred location of bin storage (and indicative screening)
- Preferred location of bin collection
- Entrance to main dwelling (indicative location)
- Entrance to secondary dwelling (indicative location)
- Entrance to home office (indicative location)
- Indicative private open space / landscaping locations

The above should be read in conjunction with Section 2 of the PoD and comply with the Table 6: Secondary Dwelling Controls.

1.1.3 FRONT LOADED TERRACE ALLOTMENTS - 7.5M WIDE

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and build-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.
4. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Setbacks

5. Setbacks are as per the Plan of Development Table unless otherwise specified.
6. Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
7. A corner lot, for the purposes of determining setbacks , is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that abut a shared access driveway, a laneway. or a pedestrian link landscape buffer and therefore in these cases a secondary frontage setback does not apply.
8. Built to Boundary wall shall be no more than 85% of the length of the boundary and may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
9. Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
10. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
    - The Primary Street Frontage where eaves should not be closer than 1500mm; and
    - Walls that are Built to Boundary.
11. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
    - a maximum area of 4m2; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m height.

Site Cover and Amenity

12. Site cover for each lot is not to exceed that shown in the Plan of Development table.
13. Private amenity space, must be provided and is not less than 15m² with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

Privacy & Overlooking

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

Fencing

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

Parking and Driveways

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

Rainwater Tanks

21. All dwellings (including Duplex dwellings) must have:
    - Lots >300m2 = a 5kL rainwater tank
    - Lots 225-300m2 = 3kL rainwater tank
    - Lots <225m2 = no tank required

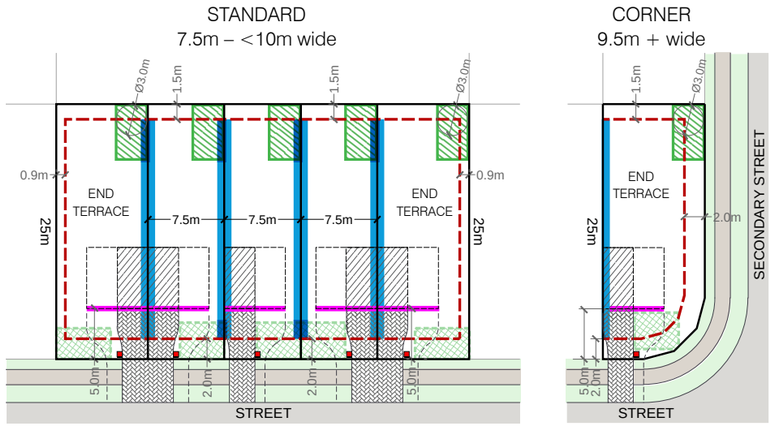
    All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for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

Definitions

Site Cover

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

TYPICAL TERRACE ALLOTMENTS (FRONT LOADED)



LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- 1.0m Building setback dimensions
- Mandatory built to boundary wall
- Garage setback from front boundary
- Preferred private open space location
- Alternate location for private open space
- Single garage for single storey dwelling double garage when 2 storey dwelling
- Indicative driveway location
- Preferred letterbox location

SETBACKS

PLAN OF DEVELOPMENT TABLE	TERRACE ALLOTMENTS 7.5M–<10M WIDE (FRONT LOADED)	
	Ground Floor	First Floor (includes Loft Dwellings)
Front & Rear (metres)		
Front / Primary Frontage	2.0	2.0
Garage	5.0m for single, tandem and double garages	n/a
Rear	1.5	1.5
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary [1]	0.9	0.9
Corner Lots — Secondary frontage	2.0	2.0
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single or tandem garages are acceptable. Double garages are permitted on two storey dwellings only.	
Garage Location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	75%	

[1] 1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram

1.1.4 URBAN ALLOTMENTS

Development Controls

General

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

Setbacks

4. Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
5. Setbacks are measured to the wall of the building or structure. Eaves may extend into the side and rear setbacks up to 450mm from the property boundary. Eaves may extend up to the street boundary for Type A and B Urban lots. Eaves may extend up to the street boundary for Type A and B Urban Lots and 1000mm for Type C Urban Lots.
6. Upper floor setbacks must be in accordance with minimum ground floor setbacks.
7. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
8. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
   - a maximum area of 4m^2; and
   - not more than 2m wide elevation to the street; and
   - not more than 3m in height.

Privacy & Overlooking

9. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
   - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5 m:
     a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
     b) a window has a sill height more than 1.5m above the adjacent floor level, or
     c) a window has obscure glazing below 1.5m;

   where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Parking and Driveways

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

Site Cover and Amenity

15. Site cover for each lot is not to exceed that shown in the Plan of Development table.
16. Private open space may be roofed and must meet the following requirements:

    Type A: 6m^2 at ground level

    Type B: 9m^2 at ground level

    Type C: 12m^2 at ground level

Fencing

17. Fencing to all street and park frontages must not be higher than 1.5m or must be 50% transparent. Terrace and urban lots may have fencing along the street to 1.5m to provide appropriate privacy.

Rainwater Tanks

18. For lots <225m^2, no tank is required.

Definitions

Site Cover

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

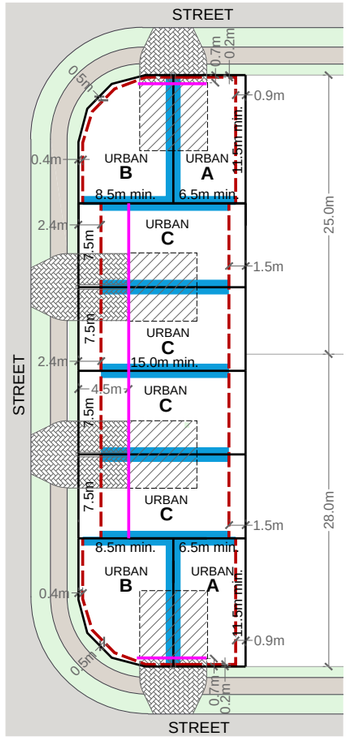
SETBACKS

PLAN OF DEVELOPMENT TABLE	URBAN ALLOTMENTS Type A & B		URBAN ALLOTMENTS Type C	
	Ground Floor	First Floor	Ground Floor	First Floor
Front & Rear				
Front / Primary Frontage	0.2	0.2	2.4	2.4
Garage	0.7 (mandatory)	n/a	5.0	n/a
Rear	0.0	0.0	1.5	1.5
Side				
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	0.9	0.9	0.9	0.9
Corner Lots — Secondary frontage	as shown	as shown	1.5	1.5
Garage and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed. Single or tandem garage acceptable. Double garages not permitted.		1 space to be covered and enclosed. Single or tandem garage acceptable. Double garages not permitted.	
Garage location	Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%		85%	

LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- 1.0m Building setback dimensions
- Mandatory built to boundary wall
- Garage setback from front boundary
- Indicative garage location
- Indicative driveway location

URBAN ALLOTMENTS



1.1.5 TERRACE ALLOTMENTS (ATTACHED) - 6.2M WIDE

Development Controls

General

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

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
6. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that abut a shared access driveway, a laneway, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
7. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
8. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street Frontage where eaves should not be closer than 1950mm;
   - Walls that are Built to Boundary.
9. Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
10. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
    - a maximum area of 4m^2; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Site Cover and Amenity

11. Site cover for each lot is not to exceed that shown in the Plan of Development table.
12. Private amenity space, must be provided and is not less than 15m^2 with a minimum dimension of 2.5m and is directly accessible from a ground floor living area.

Privacy & Overlooking

13. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
    - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
      a) a permanent window and a balcony has a window/ balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
      b) a window has a sill height more than 1.5m above the adjacent floor level, or
      c) a window has obscure glazing below 1.5m;

    where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Fencing

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

Parking and Driveways

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

Façade Treatment and Passive Ventilation

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

Rainwater Tanks

23. For lots <225m^2, no tank is required.

Definitions

Site Cover

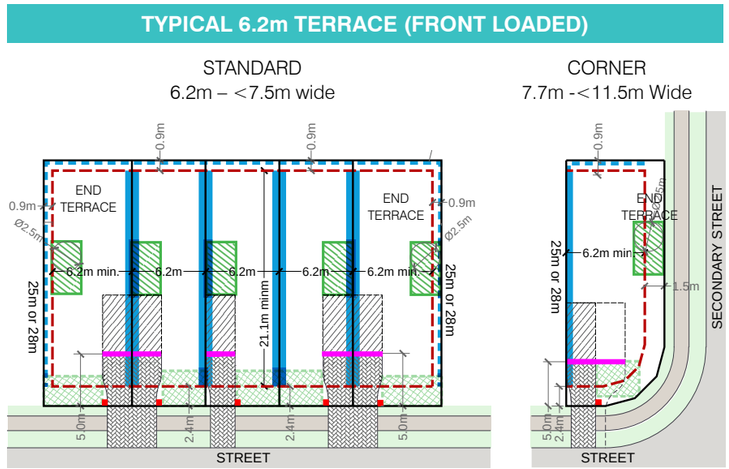
The proportion of the site covered by buildings, including roof overhangs.

SETBACKS

PLAN OF DEVELOPMENT TABLE	TERRACE ALLOTMENTS 6.2M–<7.5M WIDE	
	Ground Floor	First Floor
Front and Rear (metres)		
Front / Primary Frontage	2.4	2.4
Garage	5.0m for single, tandem or double garages	n/a
Rear (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary [1]	0.9	0.9
Corner Lots — Secondary street frontage	1.5	1.5
Corner Lots where secondary frontage shares a boundary with a laneway or linear open space or ped link	0.9	0.9
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single or tandem garages acceptable. Double garages are not permitted other than a dwelling of more than 1 storey on a corner lot. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

[1] 1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram

TYPICAL 6.2m TERRACE (FRONT LOADED)



LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- 1.0m Building setback dimensions
- Mandatory built to boundary wall
- Optional built to boundary wall (where permitted on plan of development
- Garage setback from front boundary
- Preferred private open space location
- Alternate private open space location
- Single garage for single storey dwelling double garage when 2 storey dwelling
- Preferred letterbox location

1.1.6 URBAN LOFTS - A, B & C

Development Controls

General

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

Setbacks

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

Privacy & Overlooking

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

Parking and Driveways

8. Doubles garages are permitted only on Loft type A and C lots and not on Loft type B. On Loft Type A lots a double garage may only front the secondary street and on Loft type C only the laneway.
9. A maximum of one driveway is permitted per lot.
10. Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.

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

Site Cover and Amenity

13. Site cover for each lot is not to exceed that shown in the Plan of Development table.
14. Private amenity space must be provided and may be roofed and take the form of an upper floor balcony or rooftop terrace that is not less than 8m² with a minimum dimension of 2.5m and accessible from an upper floor living area.

Fencing

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

Façade Treatment and Passive Ventilation

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

Rainwater Tanks

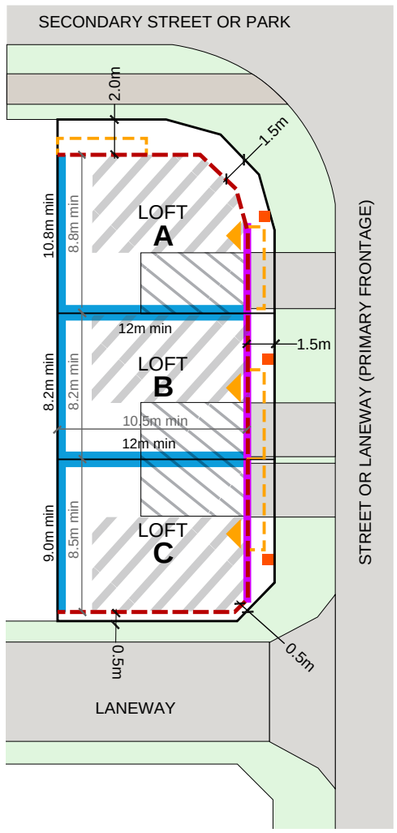
19. For lots <225m², no tank is required.

Definitions

Site Cover

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

URBAN LOFT ALLOTMENTS



SETBACKS

PLAN OF DEVELOPMENT TABLE	URBAN LOFT ALLOTMENTS					
	Type A		Type B		Type C	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front / Primary Street Frontage						
Front	1.5	1.5 [1]	1.5	1.5 [1]	1.5	1.5 [1]
Garage	0.7	n/a	0.7	n/a	0.7	0.7
Rear	0.0	0.0	0.0	1.5	0.0	0.0
Side						
Built to Boundary	0.0	0.0	0.0	0.0	0.0	0.0
Non Built to Boundary	n/a	n/a	n/a	n/a	n/a	n/a
Corner Lots — Secondary Street	2.0	2.0 [1]	n/a	n/a	0.5	0.5
Garage and On-site Car Parking						
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted only where fronting the secondary street. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single garage acceptable Double garages are not permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single garage acceptable Double garages permitted only where fronting laneway. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%		95%		95%	

[1] Upper floor balconies and awnings may protrude up to 1.0m into the boundary setback

LEGEND

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

1.1.7 URBAN WAREHOUSE ALLOTMENTS

Development Controls

General

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

Setbacks

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

Privacy & Overlooking

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

Parking and Driveways

8. Doubles garages are permitted on Warehouse Type A and B. A double garage may front the secondary street on Warehouse Type A lots.
9. A maximum of one driveway is permitted per lot.
10. Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.

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

Site Cover and Amenity

13. Site cover for each lot is not to exceed that shown in the Plan of Development table.
14. Private amenity space must be provided and may be roofed and take the form of an upper floor balcony or rooftop terrace that is not less than 8m² with a minimum dimension of 2.5m and accessible from an upper floor living area.

Fencing

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

Façade Treatment and Passive Ventilation

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

Rainwater Tanks

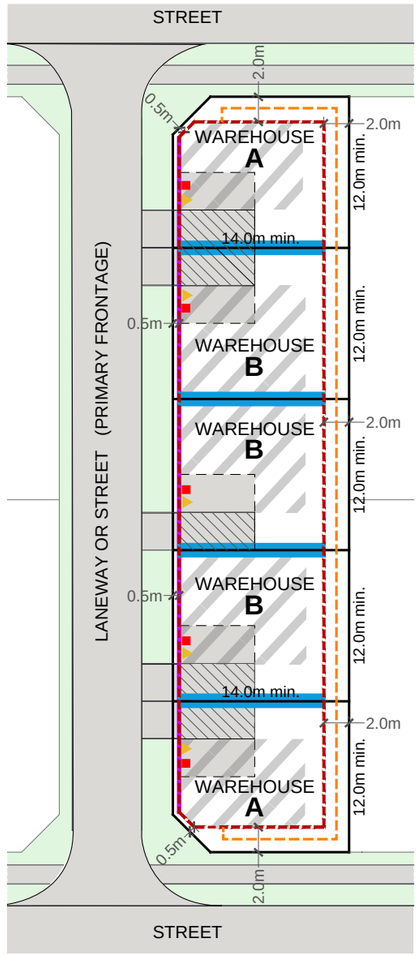
19. For lots <225m², no tank is required.

Definitions

Site Cover

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

URBAN WAREHOUSE ALLOTMENTS



SETBACKS

PLAN OF DEVELOPMENT TABLE	URBAN WAREHOUSE ALLOTMENTS			
	Type A		Type B	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front / Primary Street Frontage				
Front	0.5	0.5	0.5	0.5
Garage	0.5	n/a	0.5	n/a
Rear	2.0	2.0 [1]	2.0	2.0 [1]
Side				
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	n/a	n/a	n/a	n/a
Corner Lots — Secondary Street	2.0	2.0 [1]	n/a	n/a
Garage and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%		95%	

[1] Upper floor balconies and awnings may protrude up to 1.0m into the boundary setback

LEGEND

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

1.1.8 URBAN TERRACE ALLOTMENTS

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built to boundary walls are subject to service easements existing and proposed.
3. Maximum building height is 11m for all dwellings.

Setbacks

4. Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
5. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
6. Boundary setbacks are measured to the wall of the building. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary and Secondary Frontages where eaves should not be closer than 1500mm;
   - Side boundary setback to a street or open space (corner lot) where eaves should not be closer than 550mm; and
   - Walls that are built to boundary.
7. Entrance porticoes/porches are permitted to extend up to 1.0m into the Primary and Secondary Frontage setback provided the height of the portico does not exceed 4.5m, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.
8. Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
9. Roofed gatehouses and arches are permitted within the boundary setback of the Primary and Secondary frontages of the lot provided they meet the requirements of the Queensland Development Code, having:
   - a maximum area of 4m^2; and
   - not more than 2m wide elevation to the street; and
   - not more than 3m in height

Site Cover and Amenity

10. Site cover for each lot is not to exceed that shown in the Plan of Development table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
11. Private open space must be provided, may be roofed, is not less than 9m^2 with a minimum dimension of 2.5m, is directly accessible from a living area of the dwelling, and may be a balcony, veranda or rooftop terrace.

Privacy & Overlooking

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

Fencing

13. Fencing along street boundaries and boundaries shared with open space must be either 50% transparent or max. 1.2m high.

Parking and Driveways

14. Double garages must be setback at least 0.5m behind the main residential facade, excluding balconies and porches, of the dwelling.
15. A maximum of one driveway per dwelling is permitted.
16. Shared driveways are mandatory where shown on plan.
17. The maximum width of a driveway at the lot boundary & where crossing the verge:
    - serving a double garage shall be 4.8m at the property boundary tapering to 4.0m at the kerb; and
    - when shared between adjoining lots: 7.0m along the property boundary and 4.8m at the kerb.
18. Driveways should avoid on-street works such as dedicated on-street parking bays, street trees, drainage pits and service pillars.
19. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.

Definitions

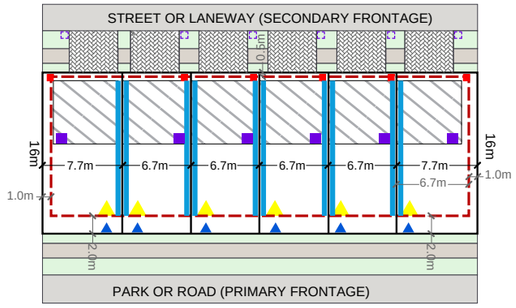
Site Cover

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

SETBACKS

PLAN OF DEVELOPMENT TABLE	URBAN ALLOTMENTS	
	Ground Floor	First Floor
Front		
Primary Frontage	2.0	2.0
- Allowable Protrusion into Setback for Front Porches	1.0	n/a
Garage	n/a	n/a
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary	1.0	1.0
Corner Lots (to street or open space)	1.0	1.0
Rear		
Rear (to laneway or street)	0.5	0.5
Garage	0.7	n/a
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single, tandem or double garage acceptable. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

TYPICAL URBAN TERRACE



LEGEND

- Lot boundary
- Maximum building envelope
- Mandatory built to boundary wall
- Required garage location - Double garage
- Lot dimensions
- Setback dimensions
- Indicative letterbox location
- Residential front door to address street
- Gated entry onto street or park
- Internal Bin Storage Location - indicative
- Bin Collection location

1.1.9 SOHO ALLOTMENTS

Development Controls

General

1. Business uses on-site must address the open space or road.
2. The business component may either be operated a Home-Based Business with a maximum GFA for the business use of 50m^2, or as a business/shop use that can be leased independently of the residential use, in which case the business GFA may not exceed 90m^2 and the premises must comply with applicable requirements for fire separation.
3. The area shown on plan for the business use is indicative only and may adopt a different shape or extent (may extend further into the lot or extend over the ground and first floors) provided it addresses the business frontage of the lot directly.
4. Business must present a shopfront to open space or a road with:
   - significant glazing into the ground floor;
   - a clearly designated customer entry/shop door;
   - a small awning over the customer entry 1.0m deep and min 1.0m wide; and
   - signage on the face of the building or awning that is integrated into the design of the building and does not visually dominate.
5. SOHO lots must provide a minimum of 2 parking spaces on site
   - 1 covered; and
   - 1 may be uncovered and provided in tandem.
6. Signage advertising the business is not permitted on the residential frontage of the allotment.
7. Signage must be in accordance with the Sunshine Coast Planning Scheme 2014.
8. Service areas and bin storage areas must not be visible from the street or open space.

Site Cover and Amenity

9. Site cover for each lot is not to exceed that shown in the Plan of Development table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
10. Private open space must be provided, may be roofed, is not less than 9m^2 with a minimum dimension of 2.5m, is directly accessible from a living area of the dwelling, and may be a balcony, veranda or rooftop terrace. Ideally, private open space is to be orientated north / east where possible.

Privacy & Overlooking

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

Fencing

12. Front fencing along street boundaries and boundaries shared with open space must be either 50% transparent or maximum of 1.2m high.
13. Side fencing is to be 1.8m high.

Parking and Driveways

14. Double garages must be setback at least 0.5m behind the main residential facade, excluding balconies and porches, of the dwelling.
15. A maximum of one driveway per dwelling is permitted.
16. Shared driveways are mandatory where shown on plan.
17. The maximum width of a driveway at the lot boundary & where crossing the verge:
    - serving a double garage shall be 4.8m at the property boundary tapering to 4.0m at the kerb; and
    - when shared between adjoining lots: 7.0m along the property boundary and 4.8m at the kerb.
18. Driveways should avoid on-street works such as dedicated on-street parking bays, street trees, drainage pits and service pillars.
19. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.

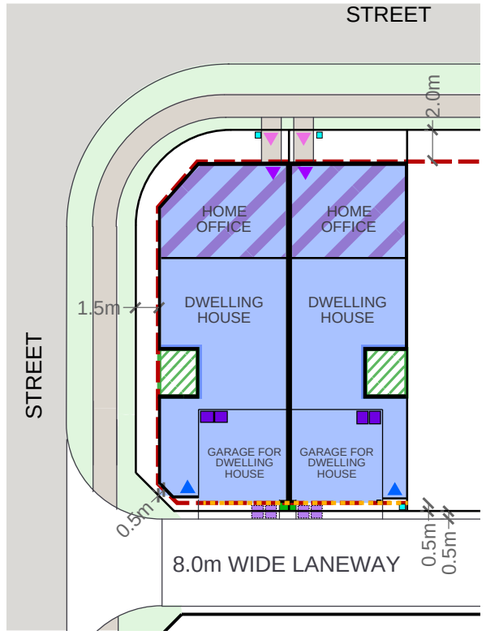
Definitions

Site Cover

The total area of the roof of the building (dwelling and business/ shop premises combined) expressed as a percentage of the lot area, but which includes eave overhangs.

PLAN OF DEVELOPMENT TABLE	SOHO ALLOTMENTS	
	Ground Floor	First Floor
Front		
Business Frontage for SOHO Lots	2.0	2.0
- Allowable Protrusion into Setback for Front Porches	1.0	n/a
Garage	n/a	n/a
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary	1.0	1.0
Corner Lots (to street or open space)	1.5	1.5
Rear		
Residential Frontage for SOHO Lots	2.0	2.0
Rear (to laneway)	0.5	0.5
Garage	0.5	n/a
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed AND 1 space uncovered (may be in tandem). Single & tandem garages acceptable. Double garages not permitted. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

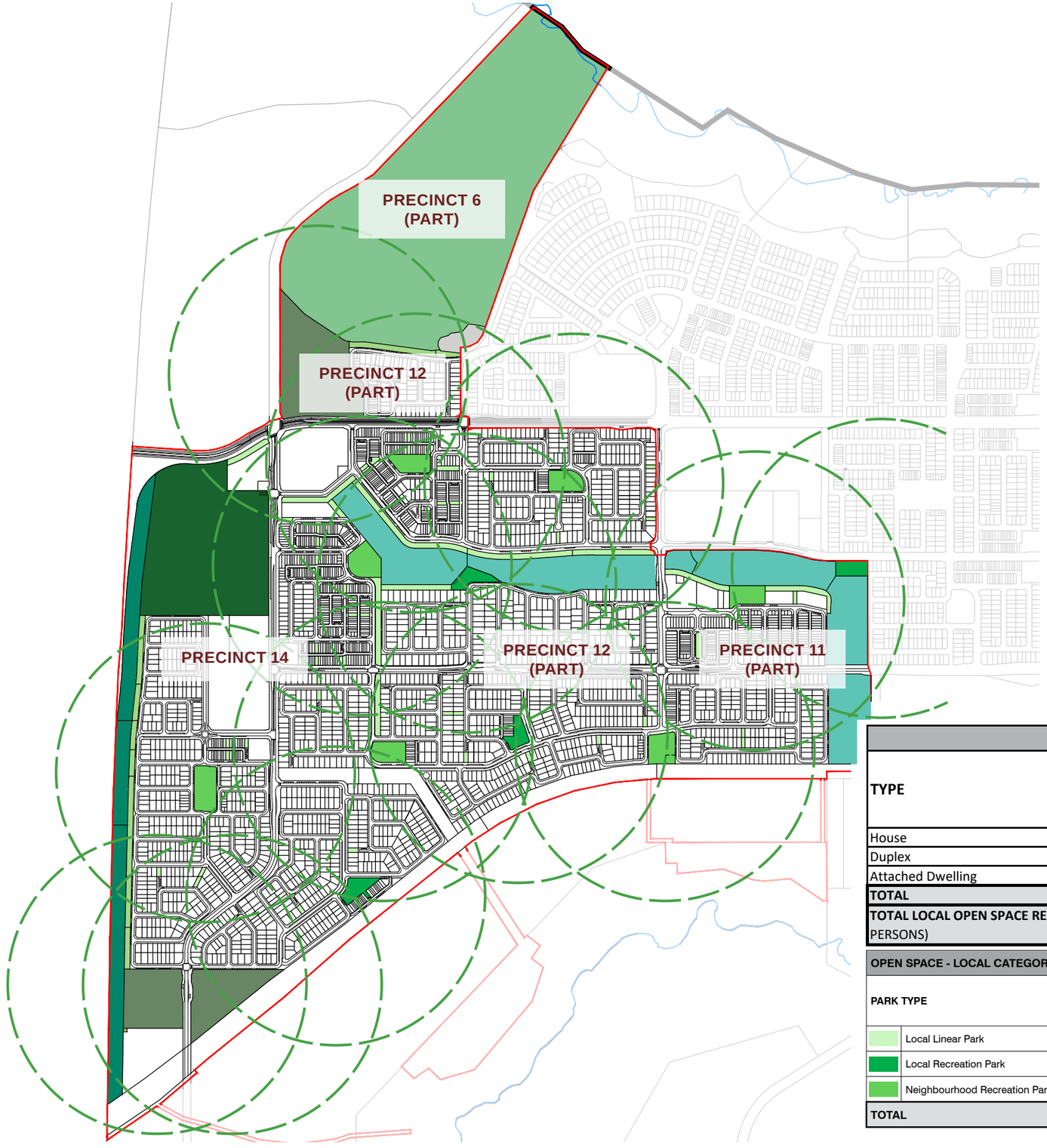
SOHO ALLOTMENTS



LEGEND

- Lot boundary
- Maximum building envelope
- Main Dwelling
- Home Office
- Building Setback Dimensions
- Garage Setback from Front Boundary
- Preferred Private Open Space Location
- Preferred Letterbox Location
- Preferred Location of Bin Storage
- Preferred Location of Bin Collection
- Entrance to Main Dwelling
- Entrance to Home Office
- Gated Entry onto Street

APPENDIX H
OPEN SPACE NETWORK PLAN



LOCAL PARK ALLOCATION NOTES:

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

LEGEND:

- PRECINCT BOUNDARY
- 400M PARK CATCHMENT
- POTENTIAL FOR FURTHER LOCAL LINEAR PARK (UP TO 5% OF BROOK) *SUBJECT TO DETAIL DESIGN FOR WSUD*

OPEN SPACE - LOCAL CATEGORY PARK AREA REQUIREMENTS

TYPE	POPULATION RATE (average people per household)	PRECINCT 11		PRECINCT 12		PRECINCT 14		TOTAL POPULATION
House	2.6	364 dw	946 ppl	800 dw	2,080 ppl	1,562 dw	4,061 ppl	**7,088 ppl**
Duplex	2.2	8 dw	18 ppl	26 dw	57 ppl	48 dw	106 ppl	**180 ppl**
Attached Dwelling	1.8	70 dw	126 ppl	-	-	225 dw	405 ppl	**531 ppl**
TOTAL		**442 dw**	**1,090 ppl**	**826 dw**	**2,137 ppl**	**1,835 dw**	**4,572 ppl**	**7,799 ppl**
TOTAL LOCAL OPEN SPACE REQUIREMENT (@ 1.3ha PER 1,000 PERSONS)			**1.417 ha**		**2.778 ha**		**5.943 ha**	**10.14 ha**

OPEN SPACE - LOCAL CATEGORY PARK AREAS PROVISION

PARK TYPE	PRECINCT 11	PRECINCT 12	PRECINCT 14	TOTAL PARK
Local Linear Park	0.78 ha	1.04 ha	2.99 ha	**4.81 ha**
Local Recreation Park	0.35 ha	0.58 ha	0.57 ha	**1.50 ha**
Neighbourhood Recreation Park	1.09 ha	0.50 ha	2.41 ha	**4.00 ha**
TOTAL	**2.22 ha**	**2.12 ha**	**5.97 ha**	**10.31 ha**

OPEN SPACE - MAJOR AND DISTRICT CATEGORY PARK AREAS PROVISION

PARK TYPE	PRECINCT 6	PRECINCT 11	PRECINCT 12	PRECINCT 14	TOTAL
District Linear Park			0.45 ha	1.43 ha	**1.88 ha**
District Recreation Park			5.31 ha	5.00 ha	**10.31 ha**
Major Sports Park				12.50 ha	**12.50 ha**
Highway Buffer				6.66 ha	**6.66 ha**
Conservation	39.23 ha				**39.23 ha**
TOTAL	**39.23 ha**		**5.76 ha**	**25.59 ha**	**70.58 ha**

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Open Space Network

Scale: 1:10,000 @ A3

0 100 200 300 400 500

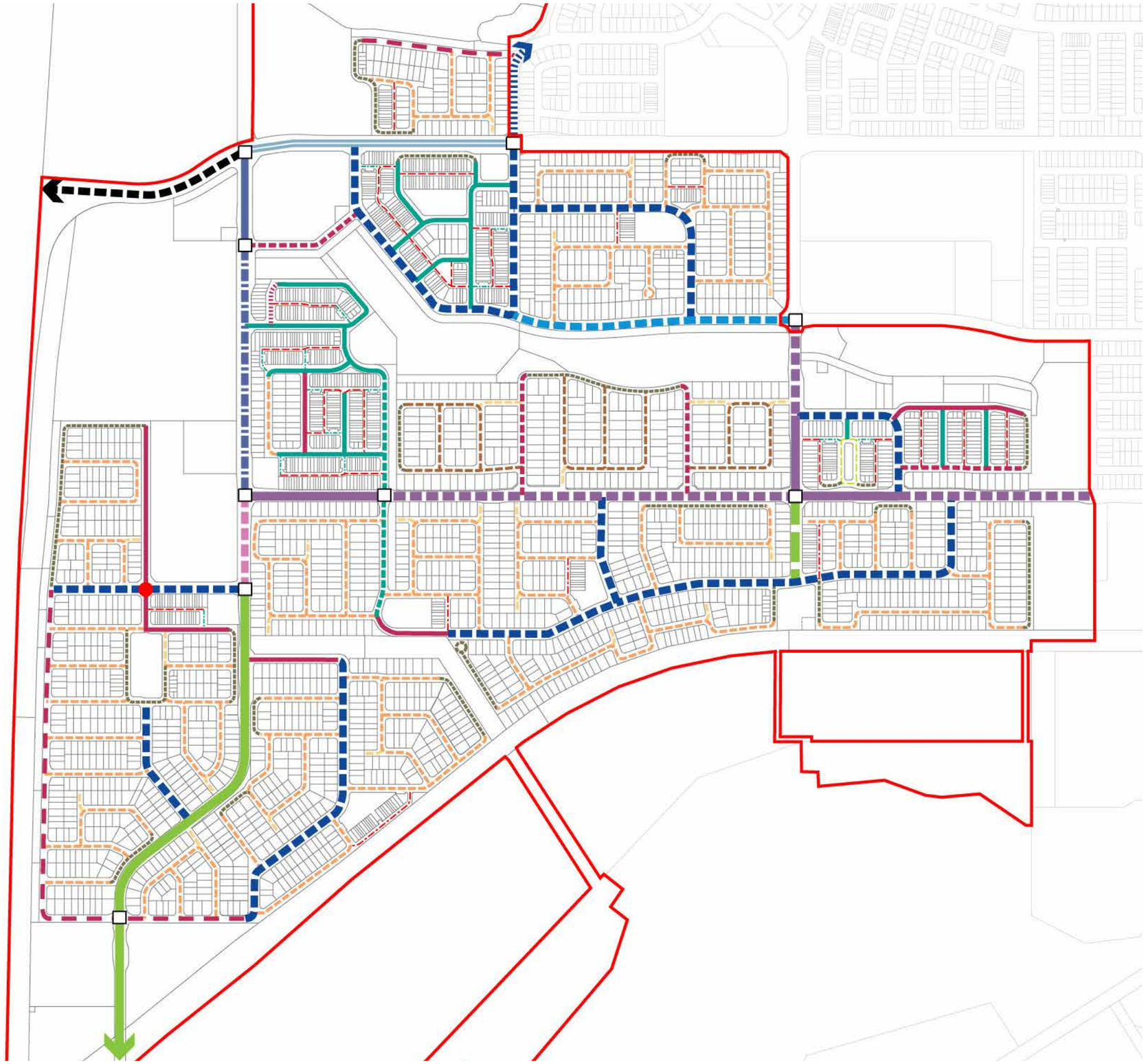
NORTH

PROJECT NO: P0004909
DATE: 20.12.2021
DRAWING NO: RN01
REV: 4

APPENDIX I
ROAD HIERARCHY

LEGEND:

APPLICATION BOUNDARY	
SUB-ARTERIAL 2	32.5m minimum
SUB-ARTERIAL 2B	30.4m
SUB-ARTERIAL 5	28.5m
SUB-ARTERIAL 5B	27.9m
INDUSTRIAL TRUNK CONNECTOR	29.0m
TRUNK CONNECTOR B1	22.5m
TRUNK CONNECTOR B2	20.0m
TRUNK CONNECTOR C	21.0m
TRUNK CONNECTOR D	22.5m
TRUNK CONNECTOR E	25.0m
NEIGHBOURHOOD CONNECTOR A	20.0m
NEIGHBOURHOOD CONNECTOR B	22.5m
NEIGHBOURHOOD CONNECTOR C	18.0m
ACCESS STREET A	17.5m
ACCESS STREET B	17.5m
ACCESS STREET C	14.25m
ACCESS STREET D	18.65m
ACCESS STREET - URBAN A	17.5m
ACCESS STREET - URBAN B	16.0m
ACCESS STREET - STANDARD	16.0m
ACCESS STREET - STANDARD	15.5m
ACCESS STREET - ESPLANADE	13.5m
LANEWAY LINK	14.8m
SHARED VEHICULAR / PEDESTRIAN ACCESS	12.0m
ACCESS STREET - URBAN ESPLANADE	14.3m
LANEWAY	10.5m
LANEWAY	8.0m
SIGNALISED INTERSECTION	
ROUNDABOUT INTERSECTION	



URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Road Network Hierarchy

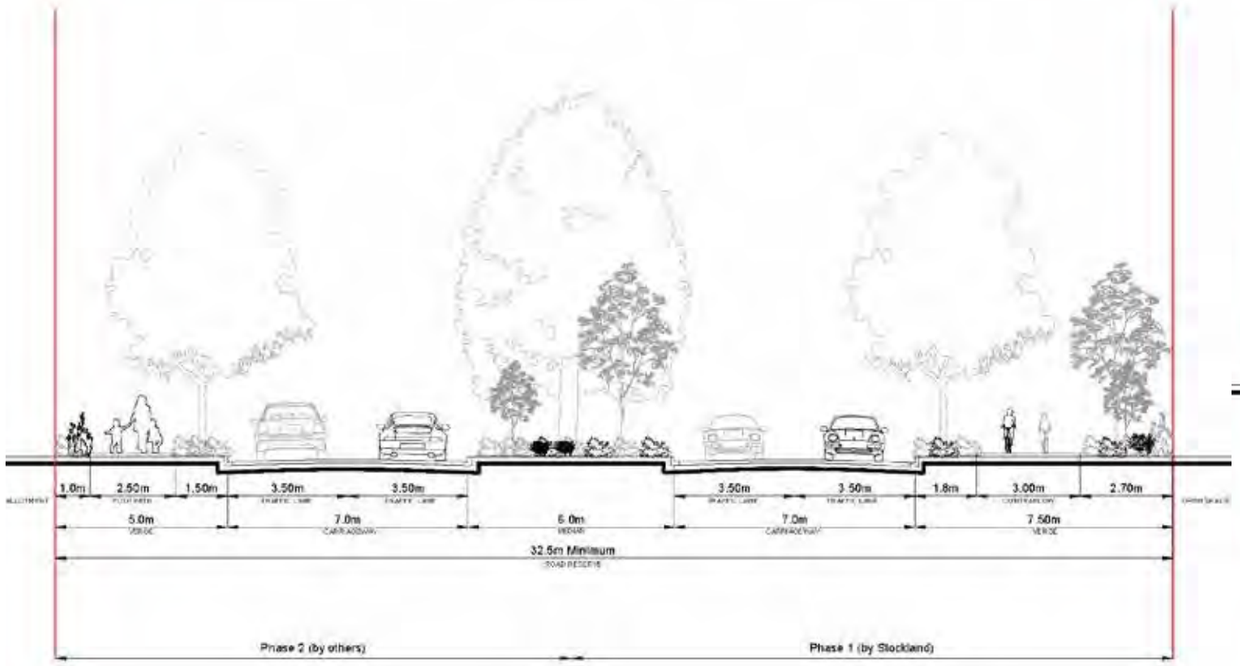
Scale: 1:8000 @ A3

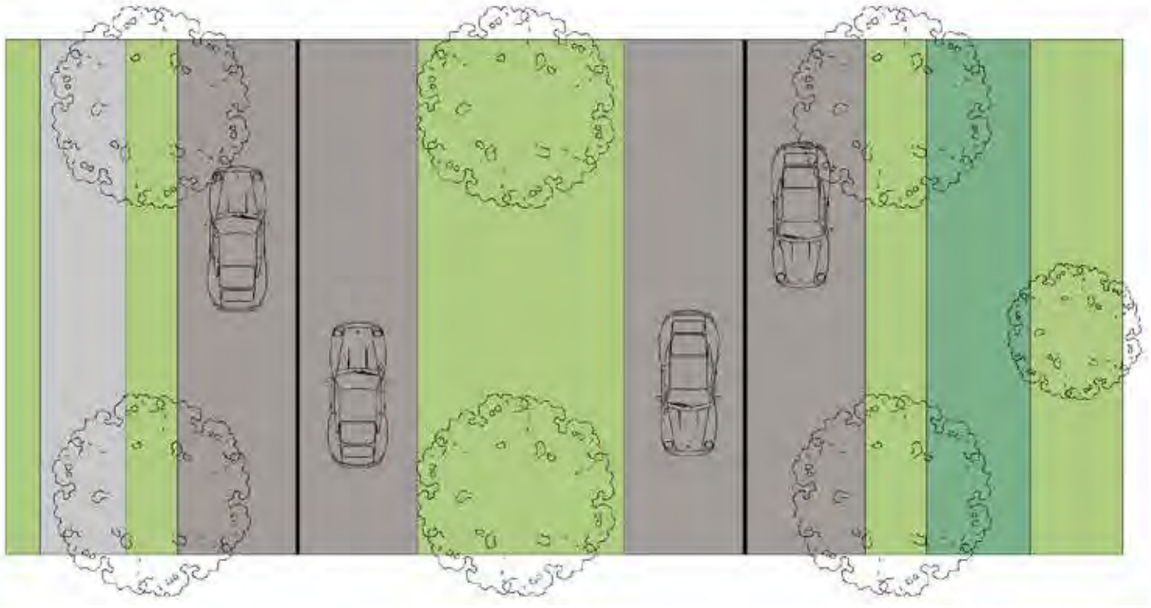
0 100 200 300 400

NORTH

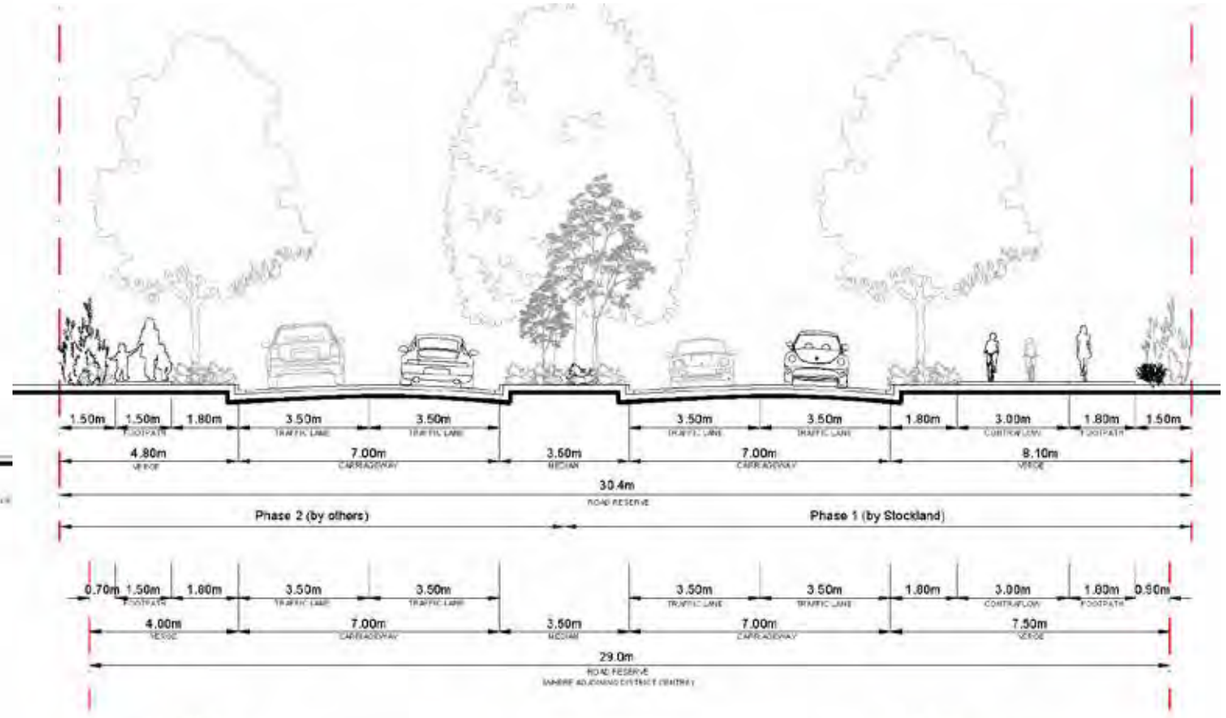
PROJECT NO: P0004909
DATE: 20.12.2021
DRAWING NO: RN01
REV: 11

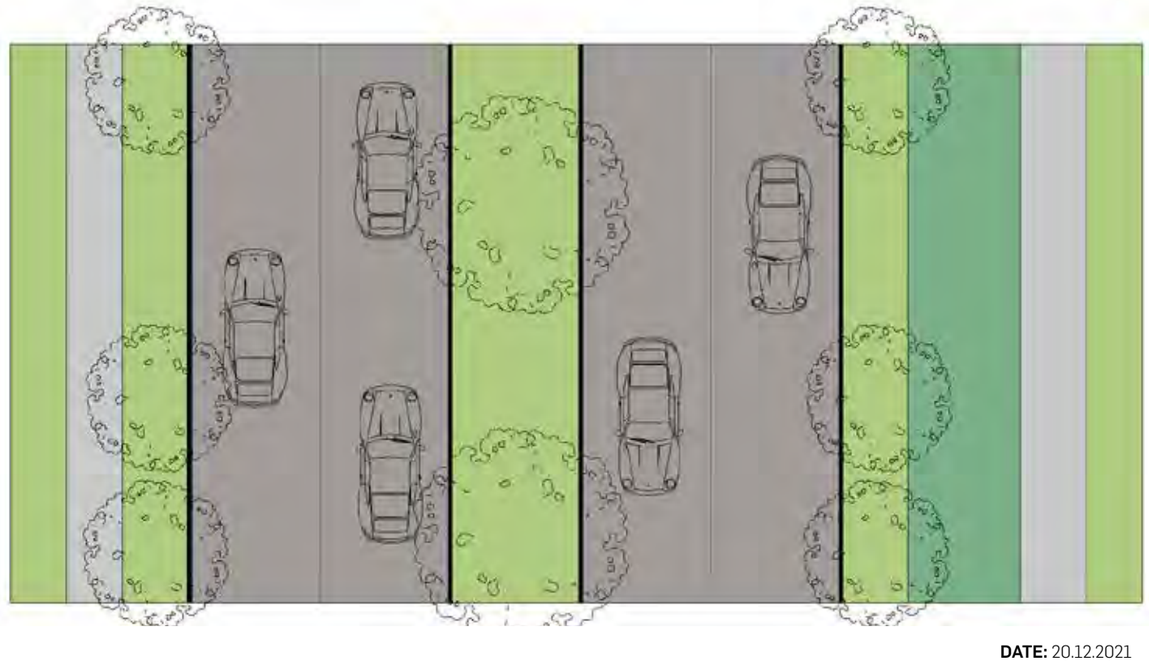
SUB-ARTERIAL 2
32.5M





SUB-ARTERIAL 2B
30.4M



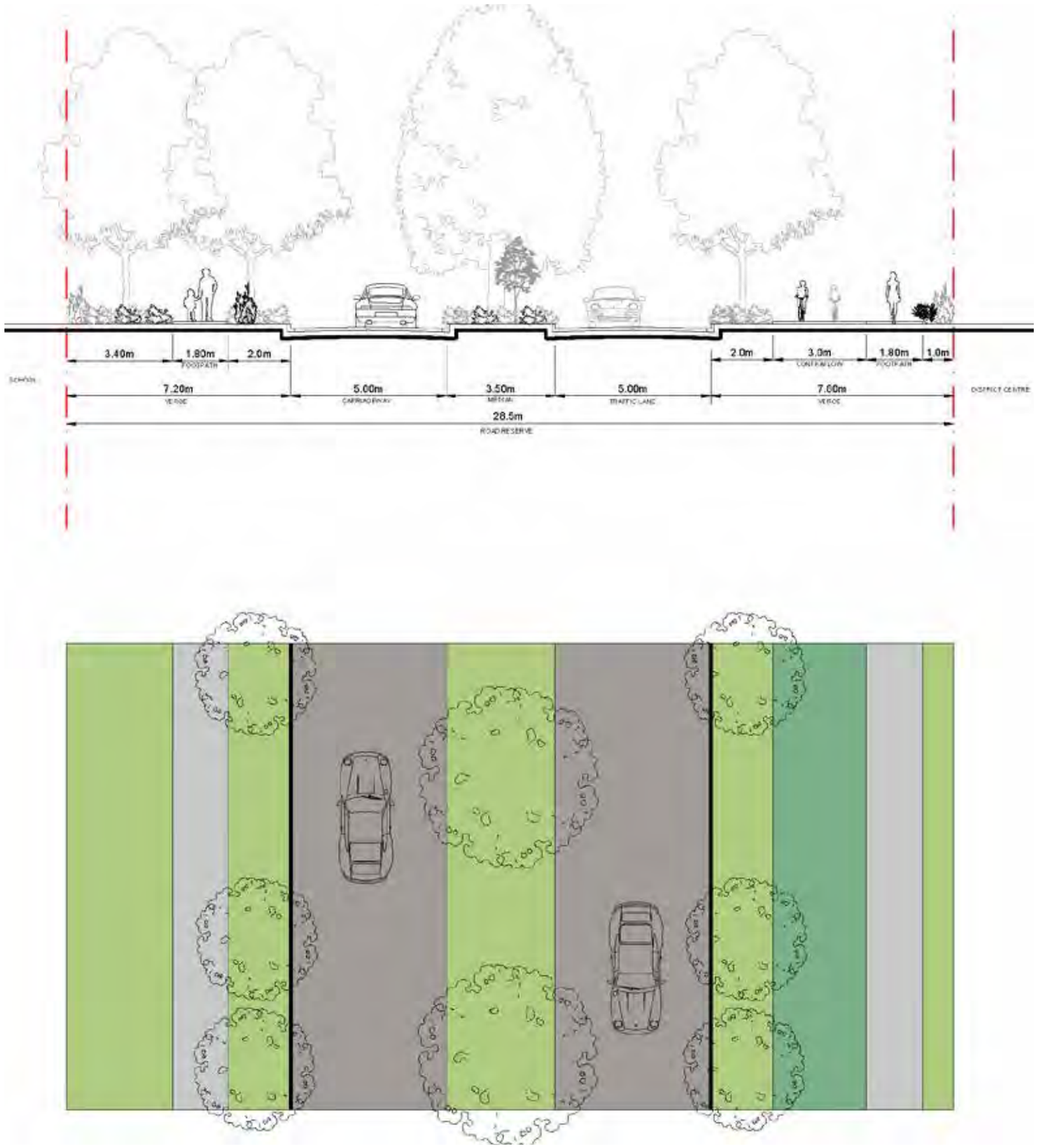


URBIS

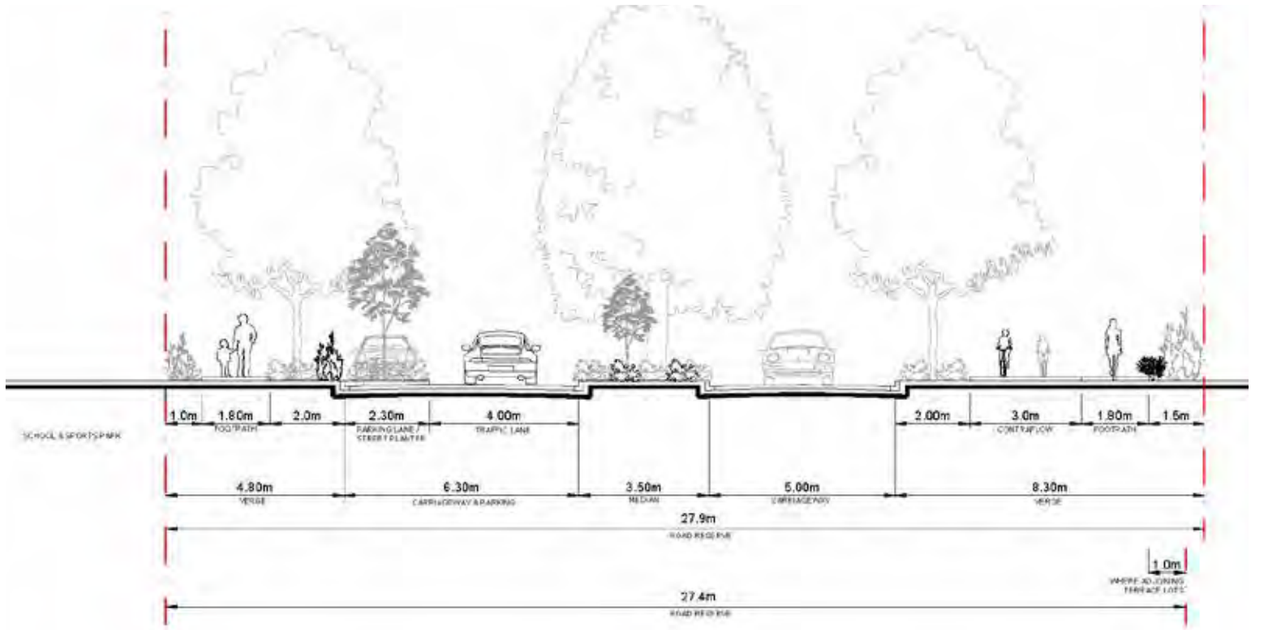
AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

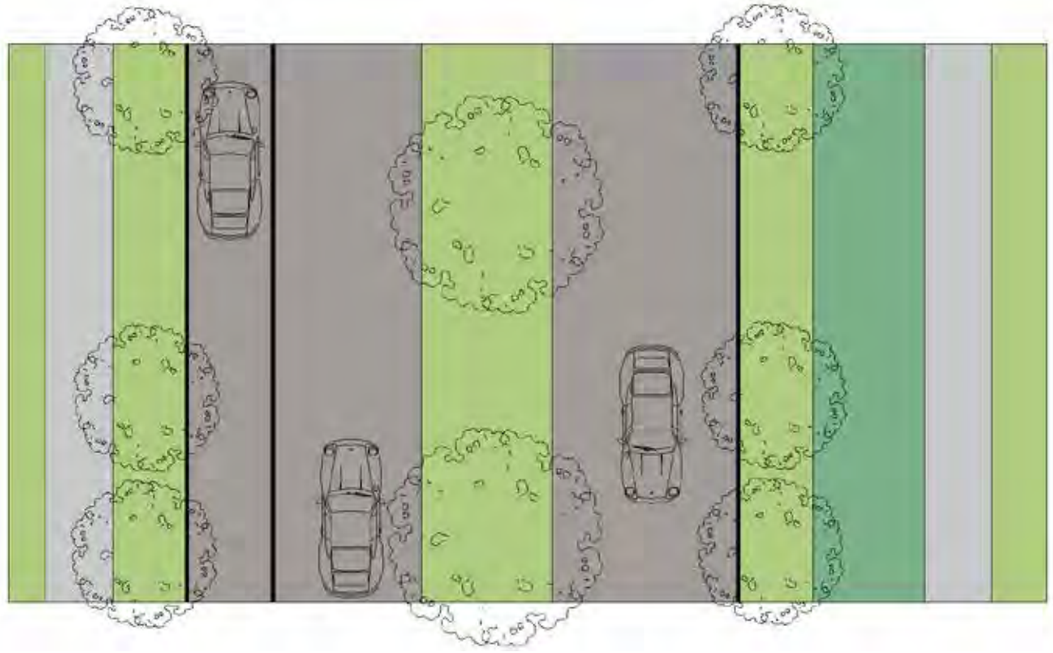
DATE: 20.12.2021
JOB NO: P0004909
DWG NO: SEC-02

SUB-ARTERIAL 5
28.5M



SUB-ARTERIAL 5B
27.9M



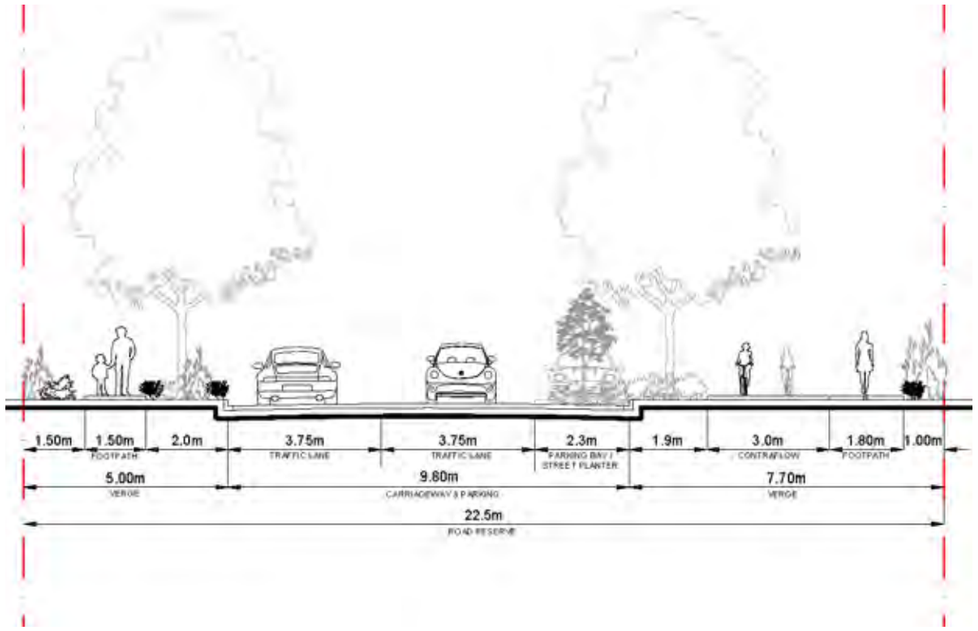


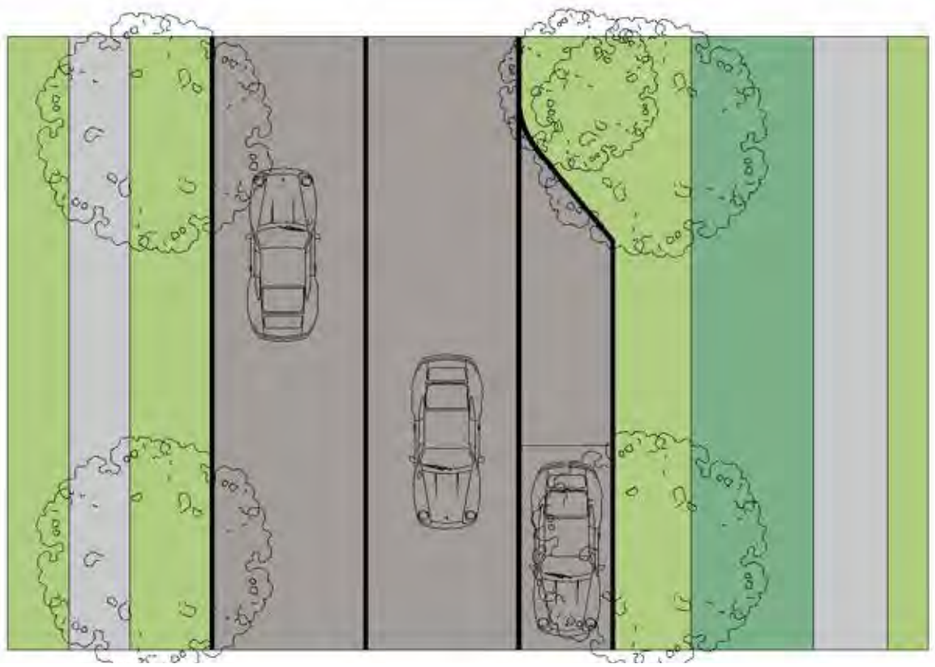
URBIS

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

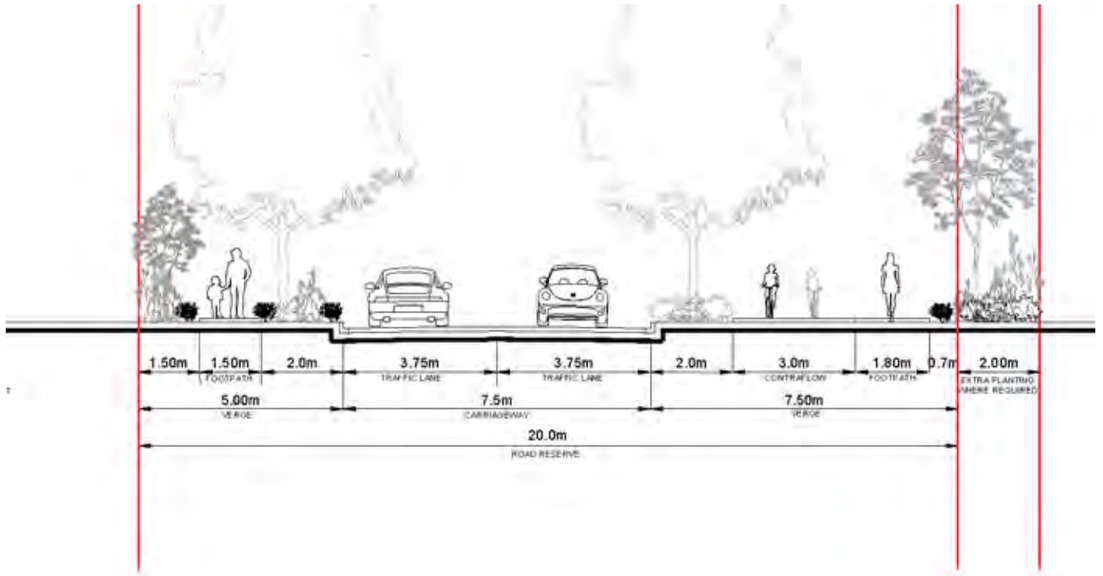
DATE: 20.12.2021
JOB NO: P0004909
DWG NO: SEC-02

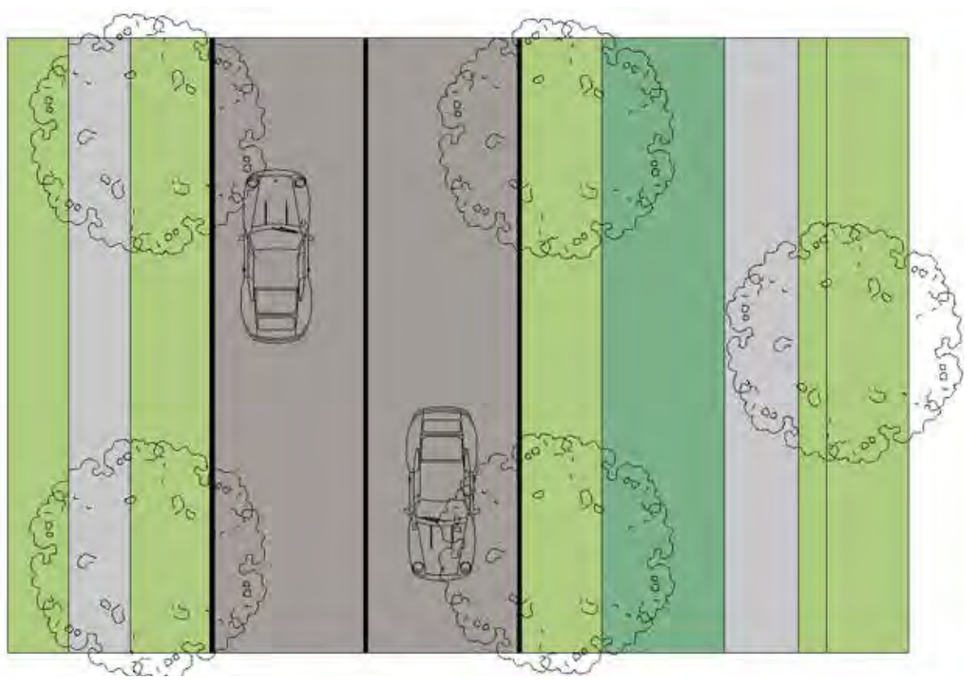
TRUNK CONNECTOR B1
22.5M





TRUNK CONNECTOR B2
20.0M



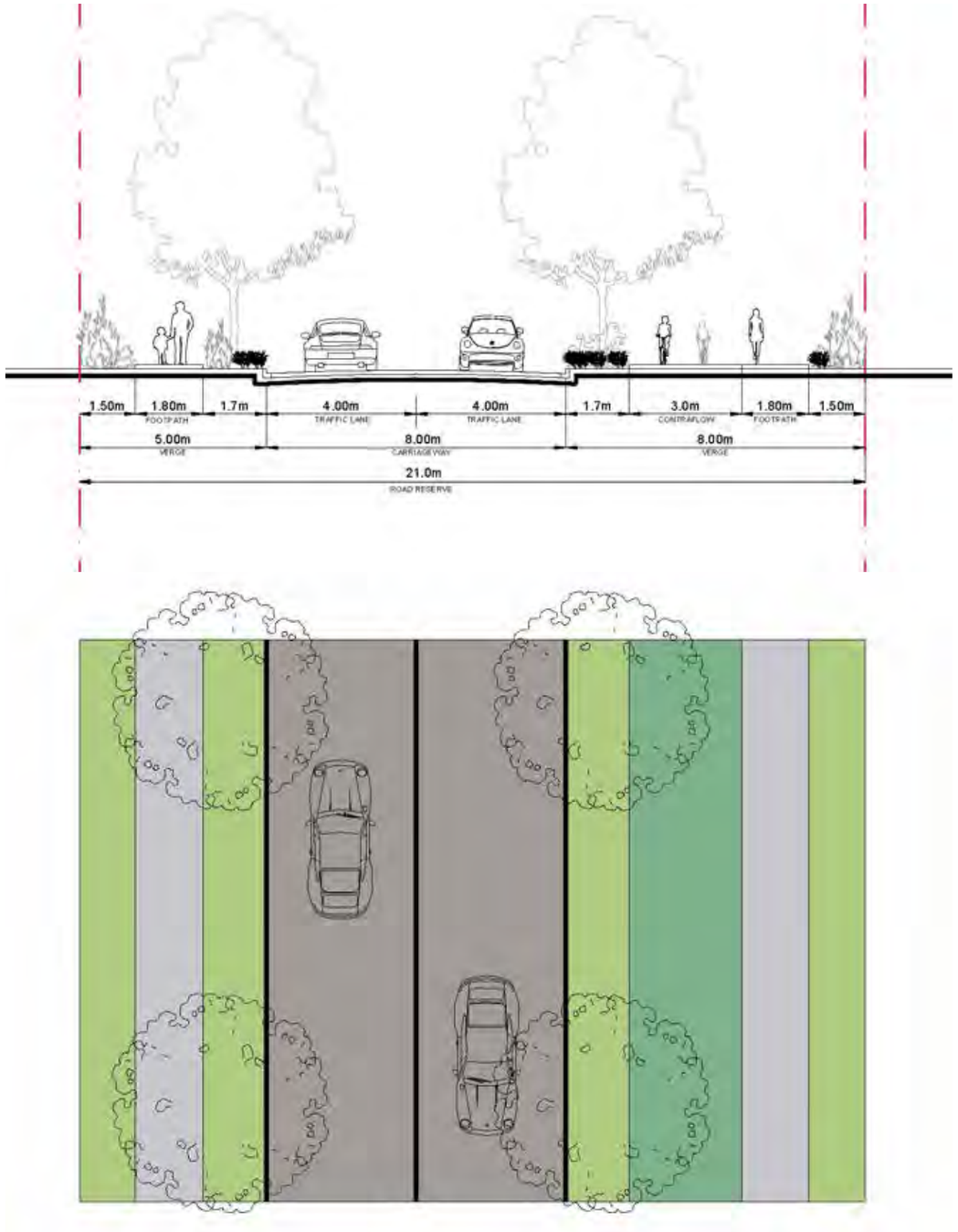


URBIS

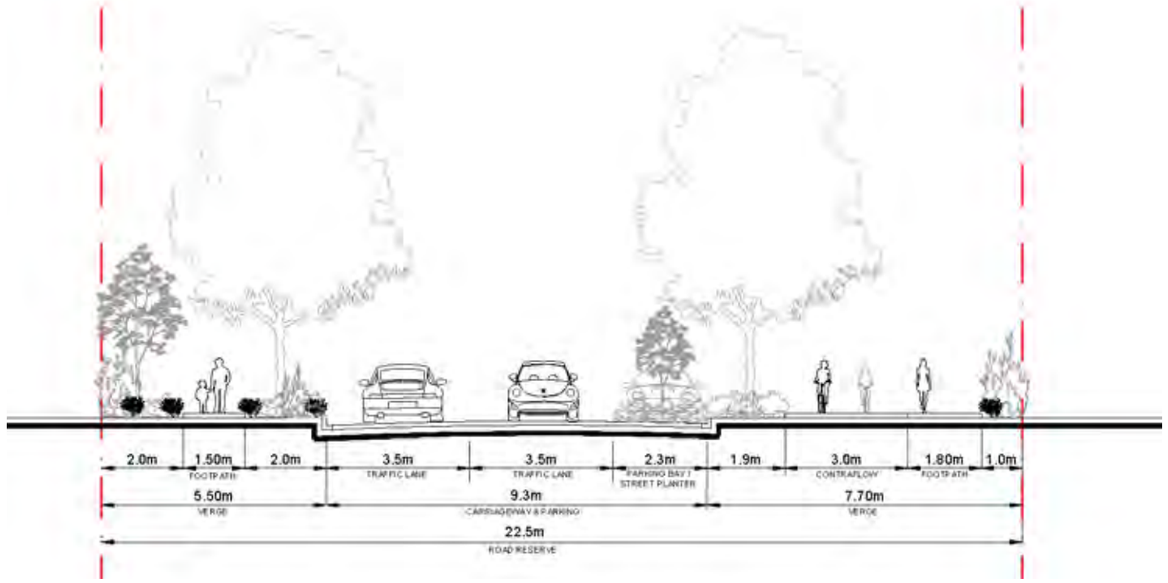
AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

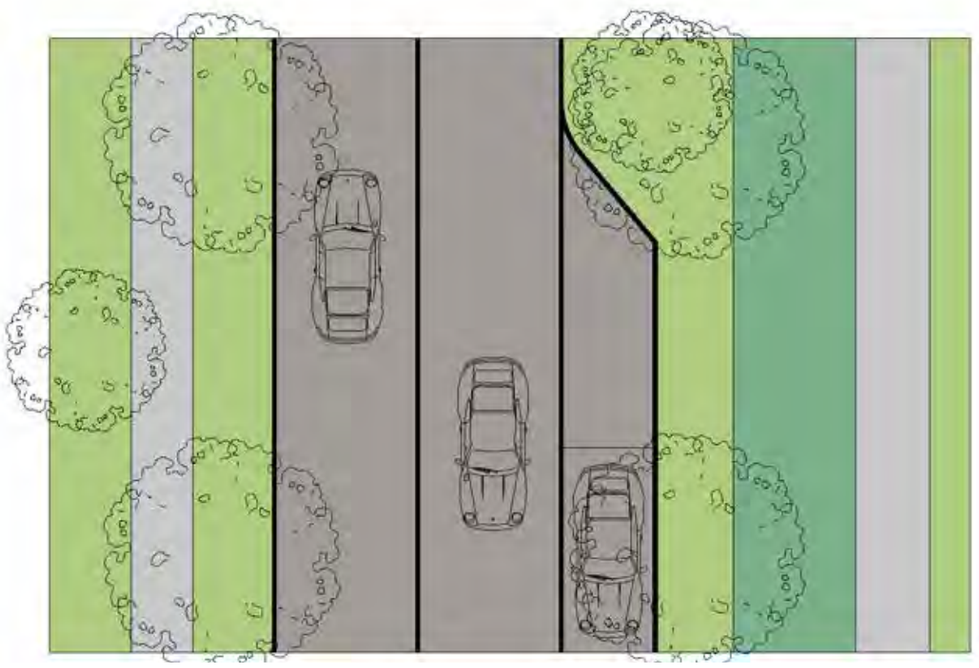
DATE: 20.12.2021
JOB NO: P0004909
DWG NO: SEC-02

TRUNK CONNECTOR C
21.0M



TRUNK CONNECTOR D
22.5M



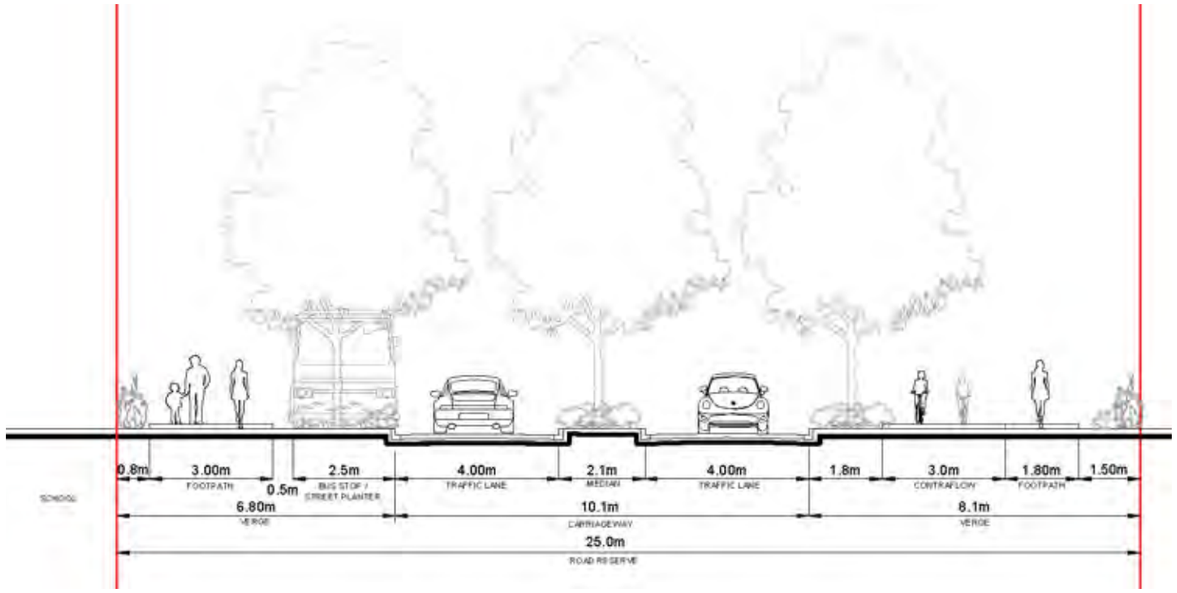


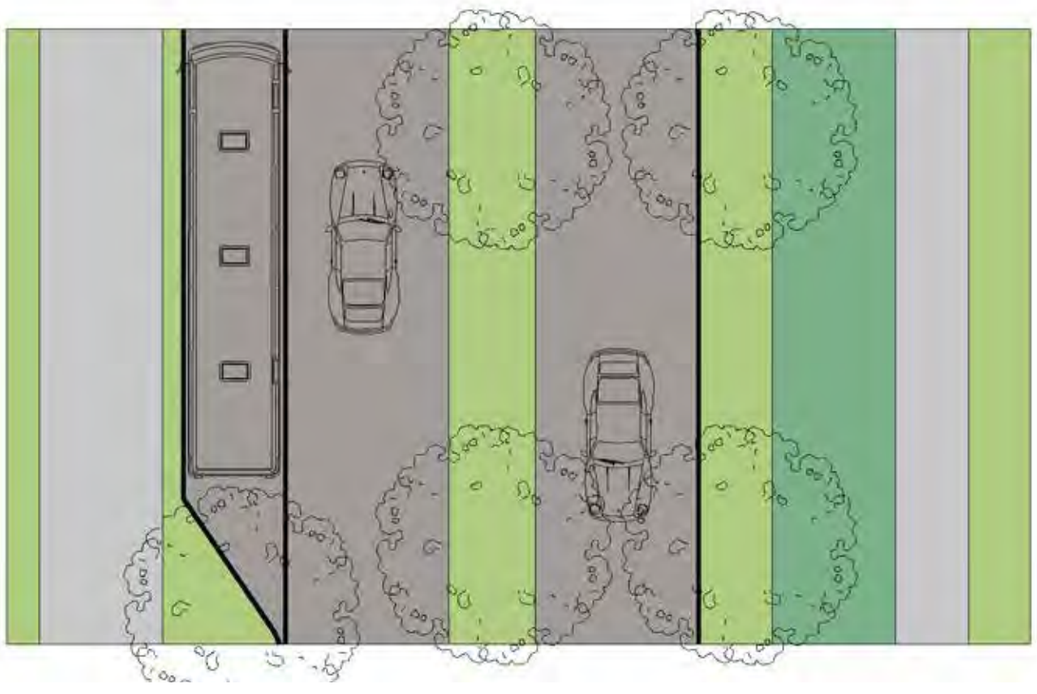
URBIS

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

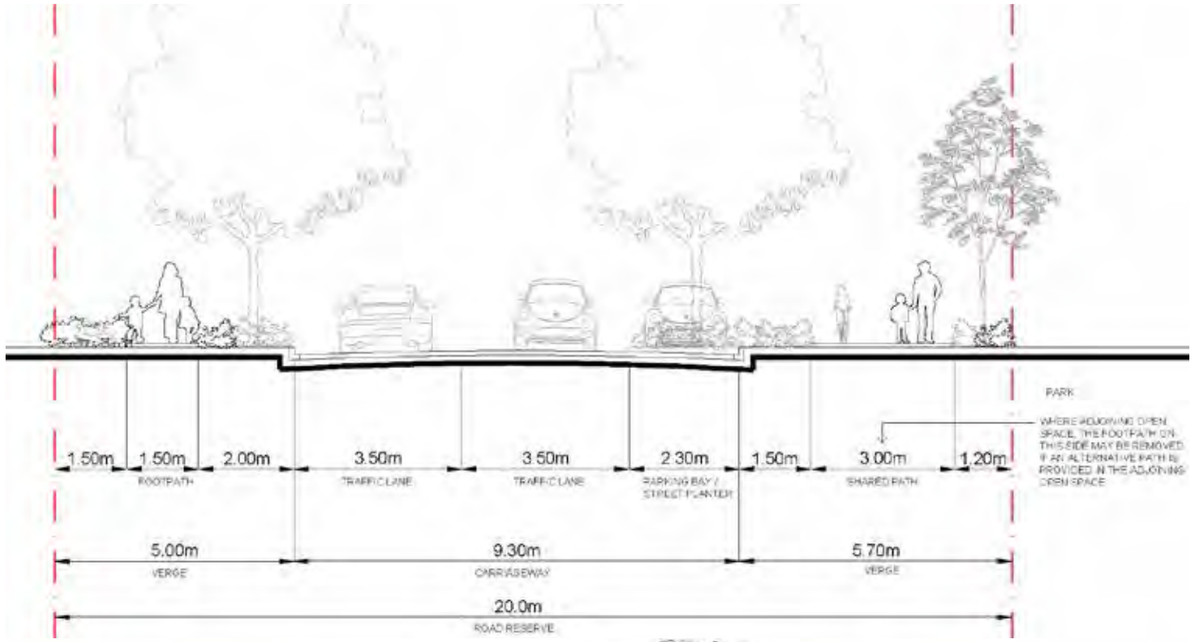
DATE: 20.12.2021
JOB NO: P0004909
DWG NO: SEC-02

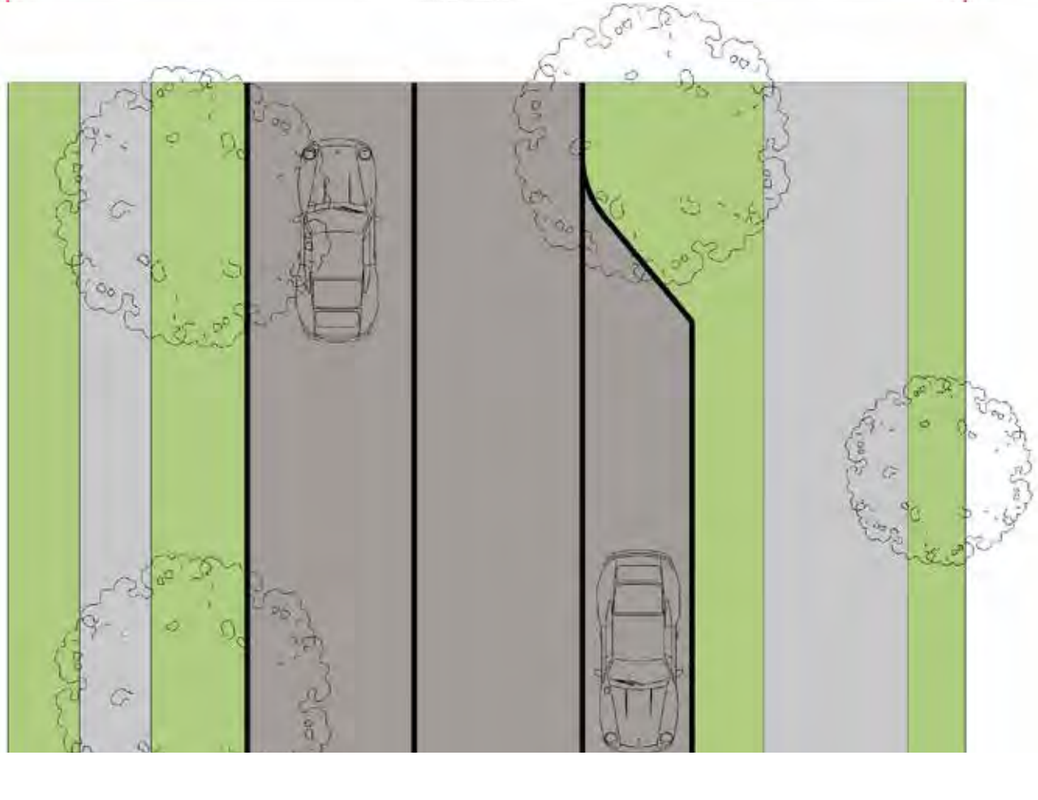
TRUNK CONNECTOR E
25.0M





NEIGHBOURHOOD CONNECTOR A
20.0M





URBIS

AURA - Precinct 11, 12 & 14 (Parts)
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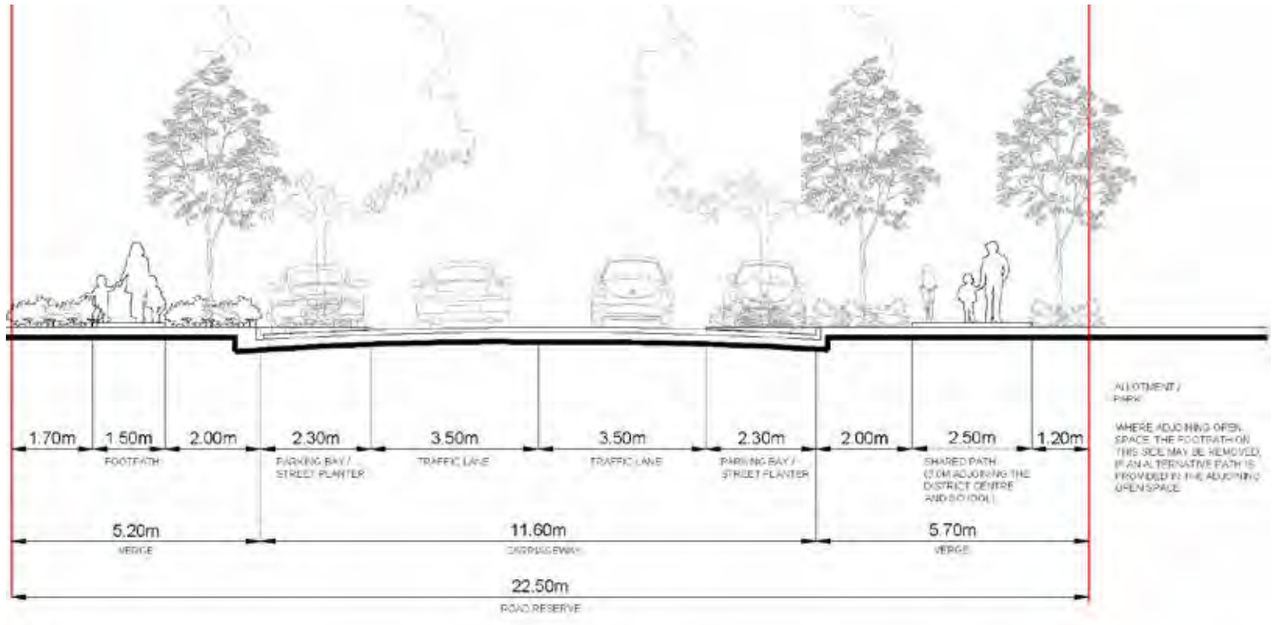
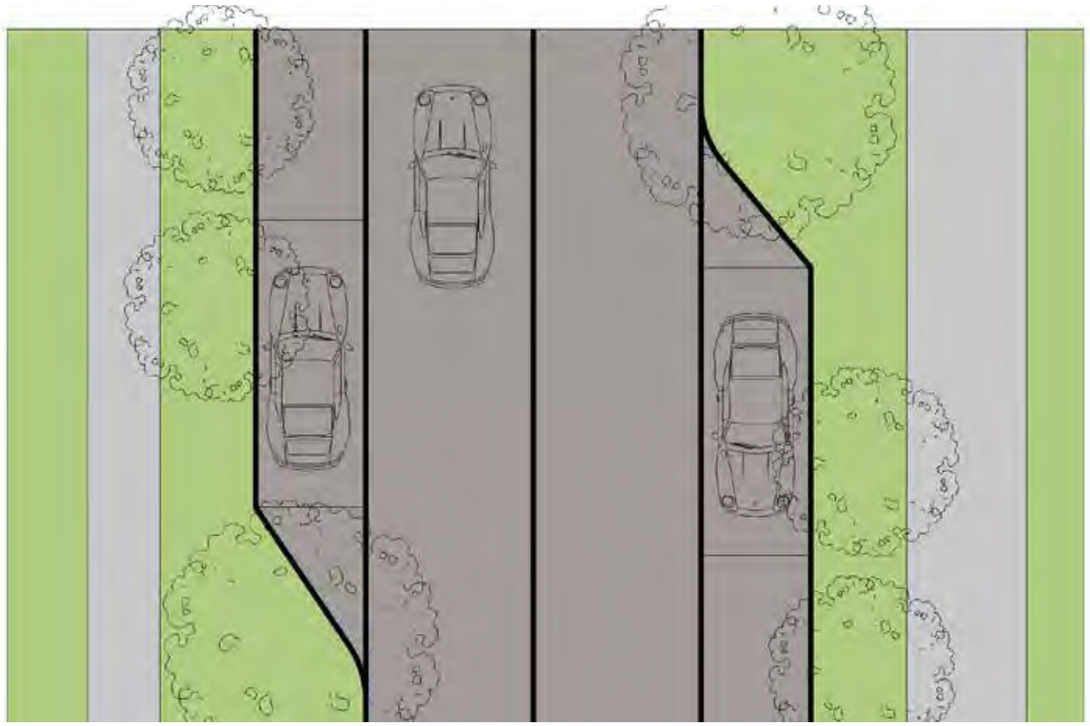
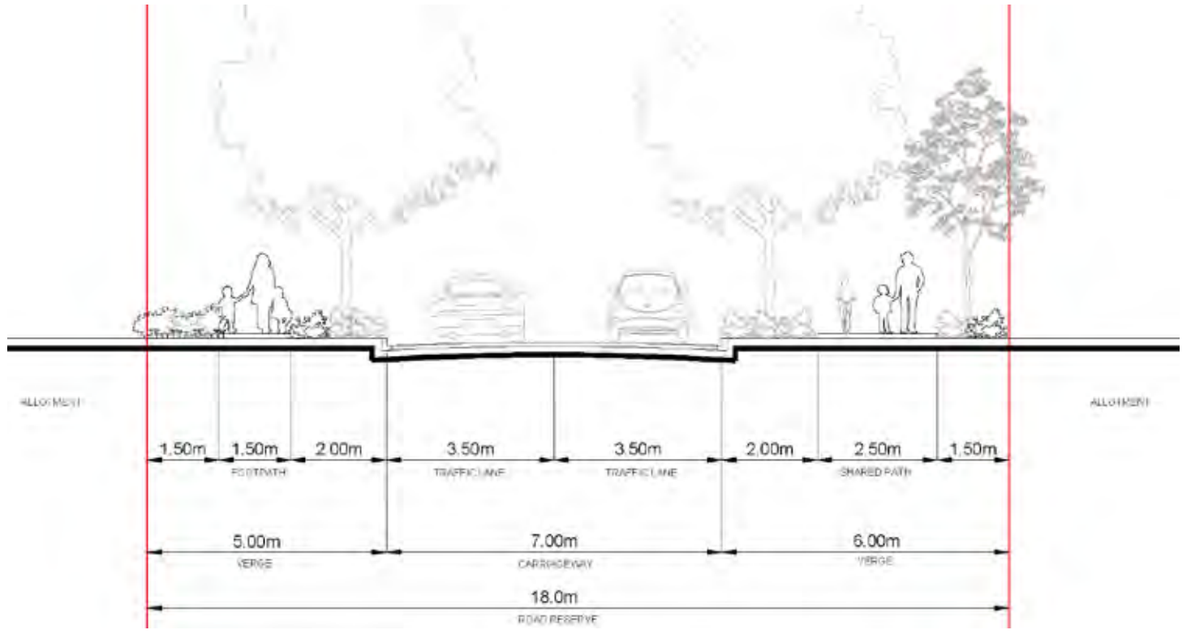
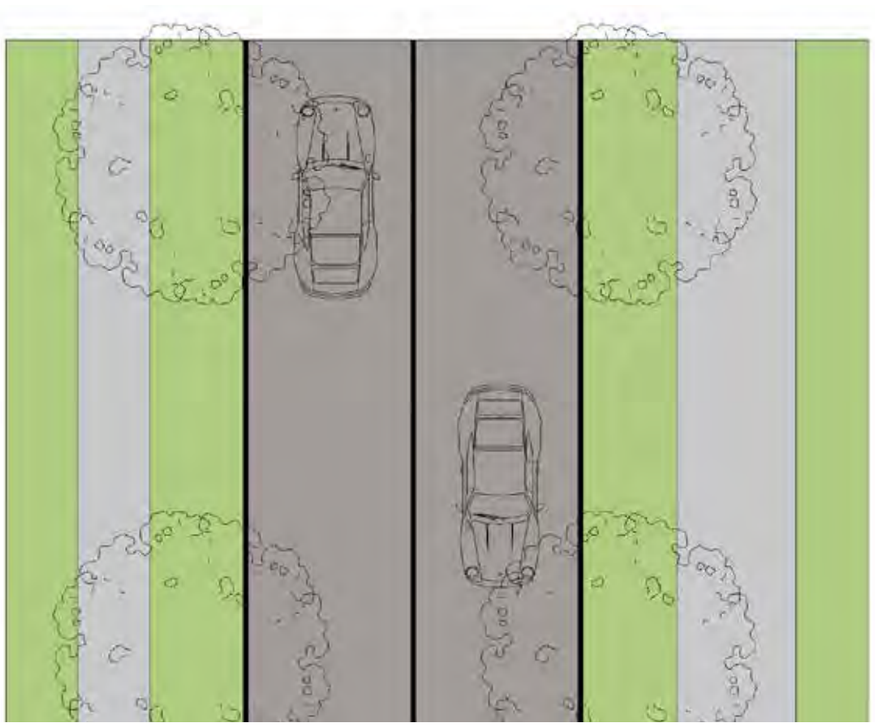
NEIGHBOURHOOD CONNECTOR B
22.5M





NEIGHBOURHOOD CONNECTOR C
18.0M





URBIS

AURA - Precinct 11, 12 & 14 (Parts)
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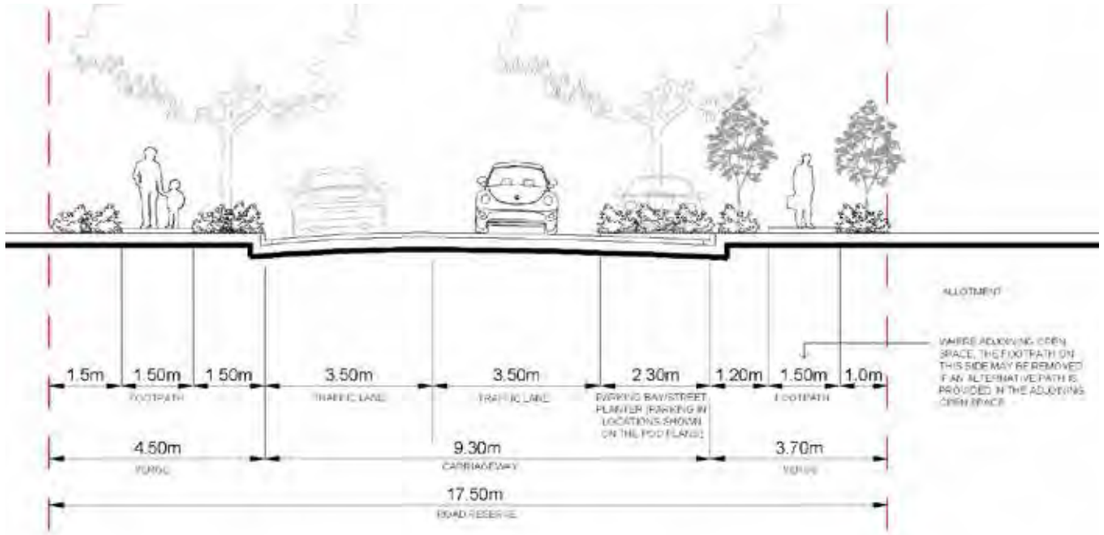
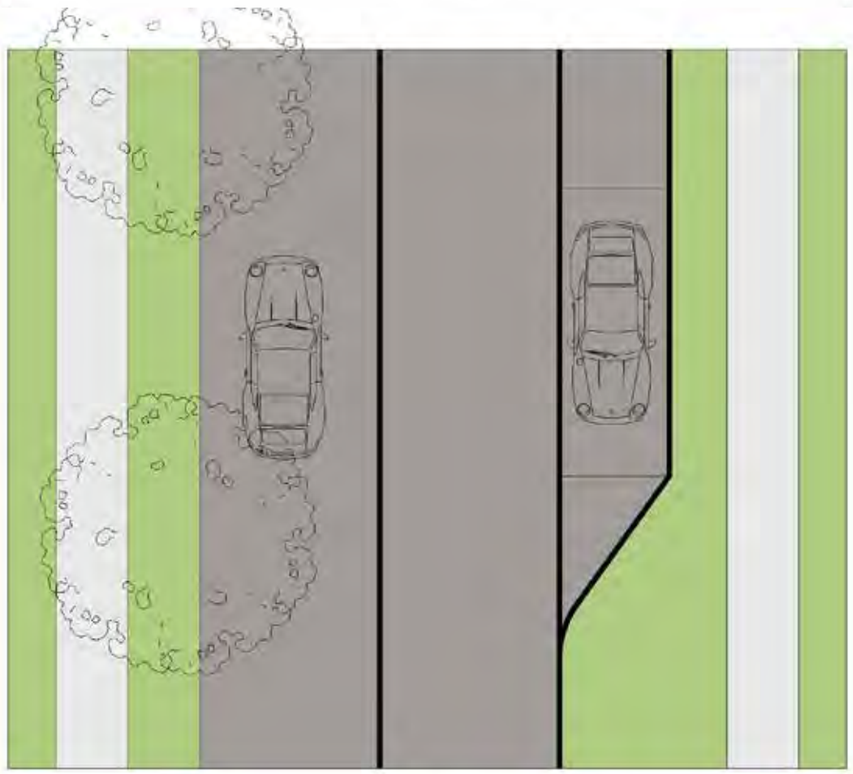
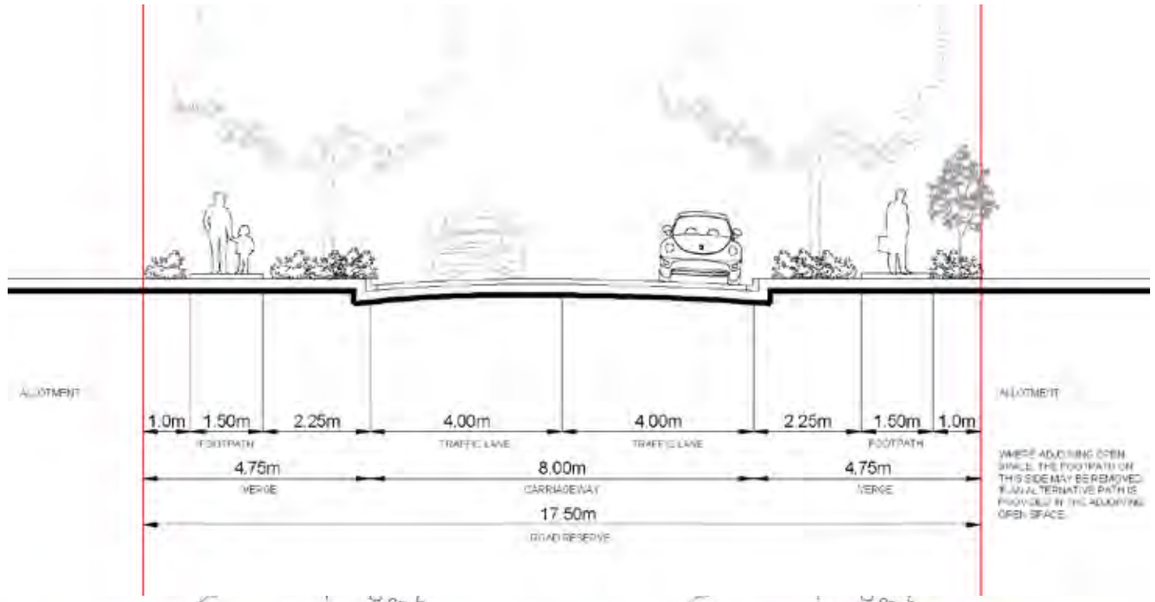
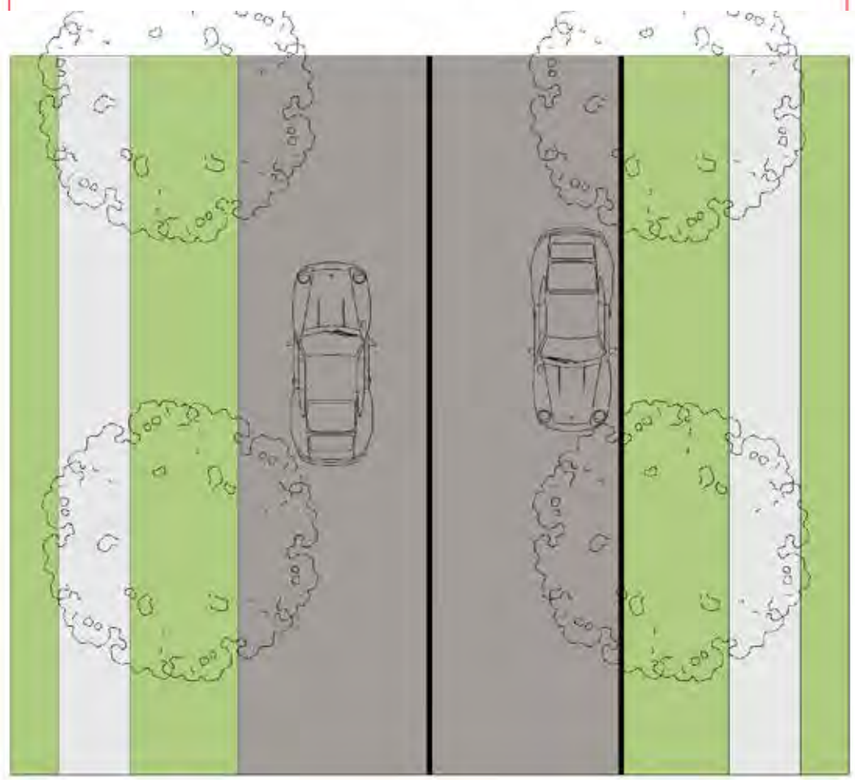
ACCESS STREET A
17.5M





ACCESS STREET B
17.5M





URBIS

AURA - Precinct 11, 12 & 14 (Parts)
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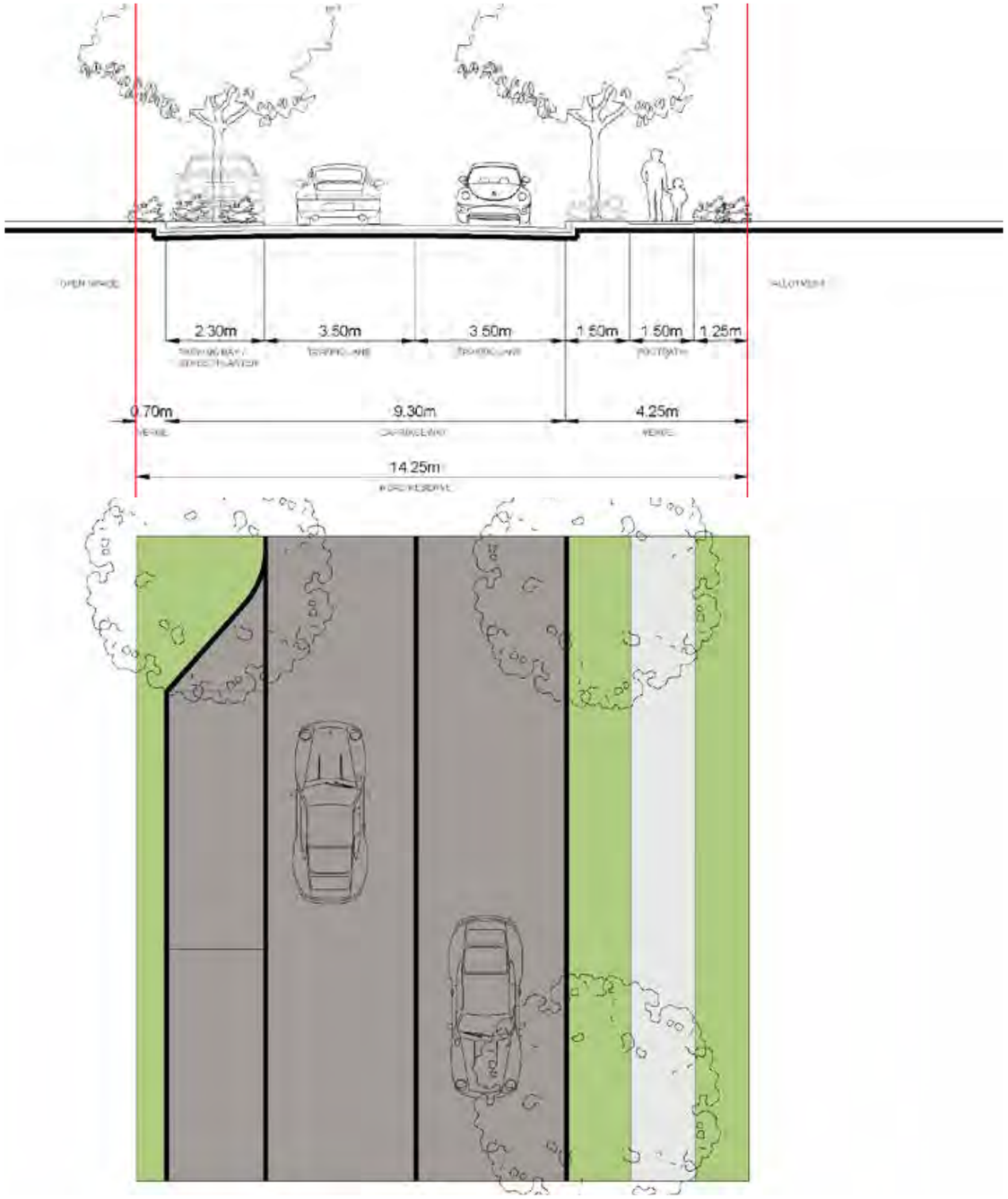
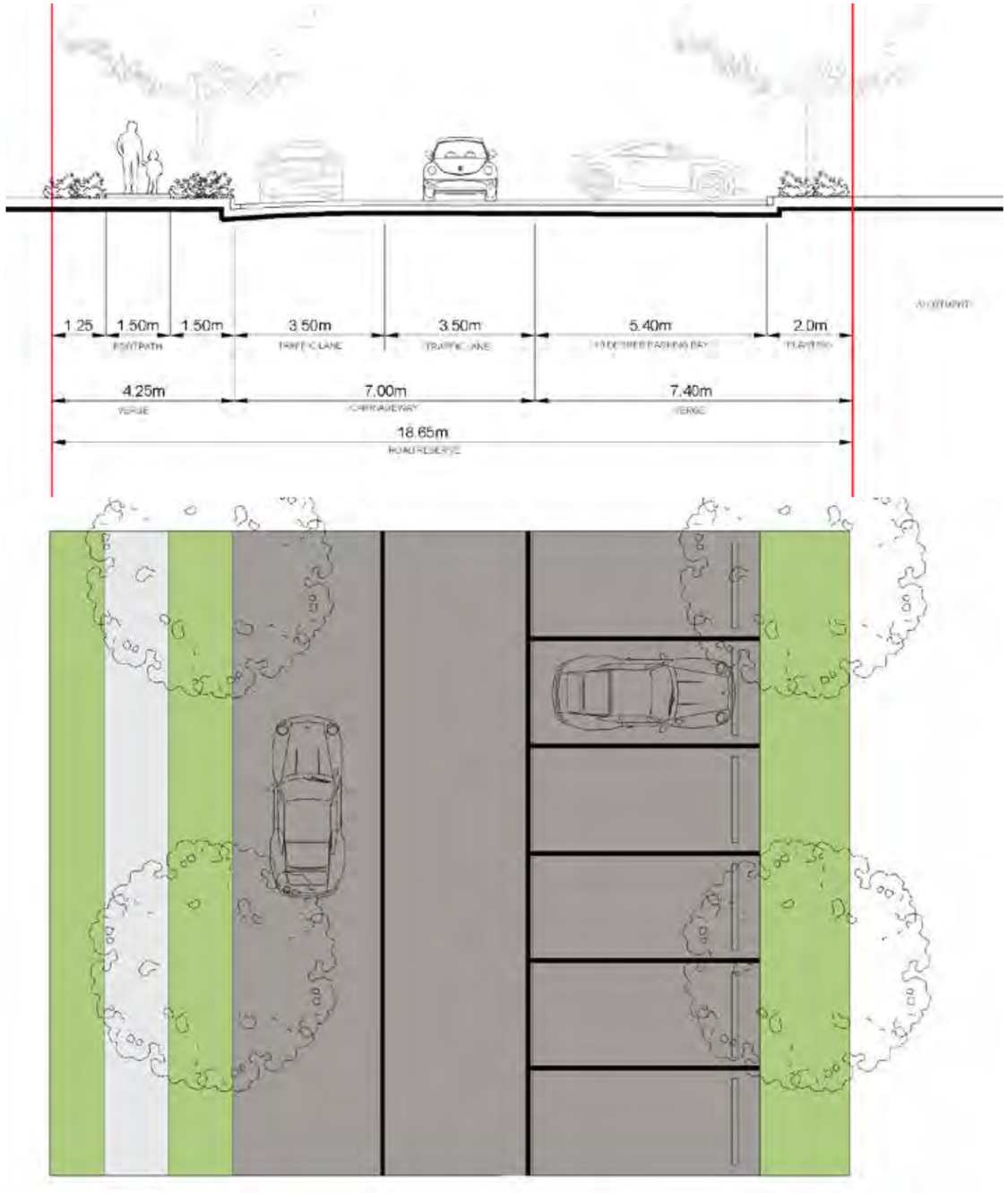
ACCESS STREET C
14.25M



ACCESS STREET D
18.65M



URBIS

AURA - Precinct 11, 12 & 14 (Parts)
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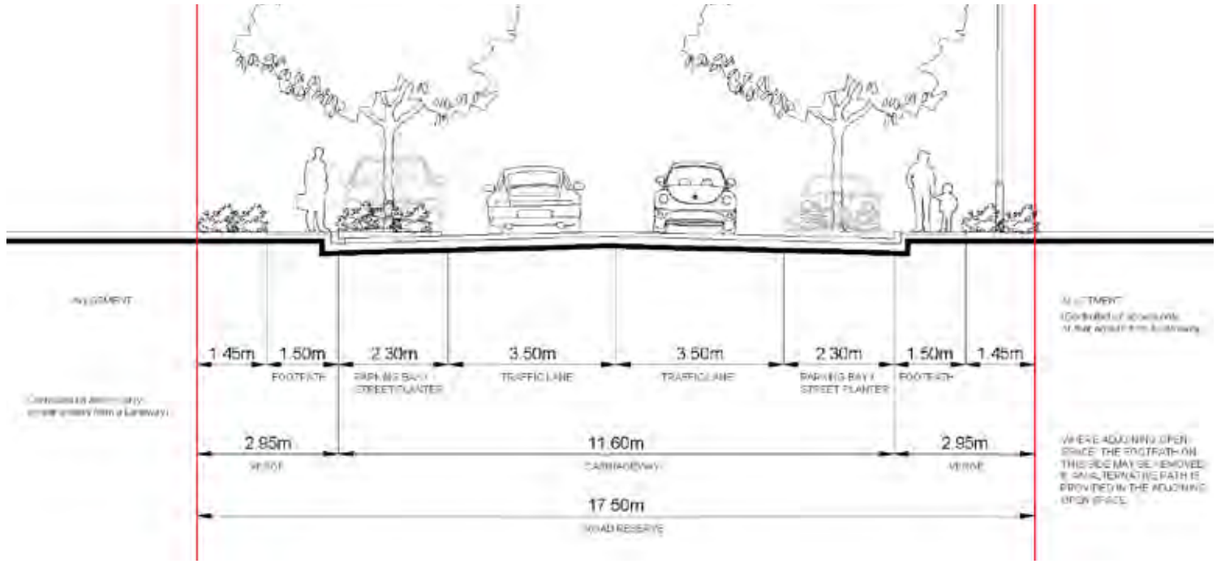
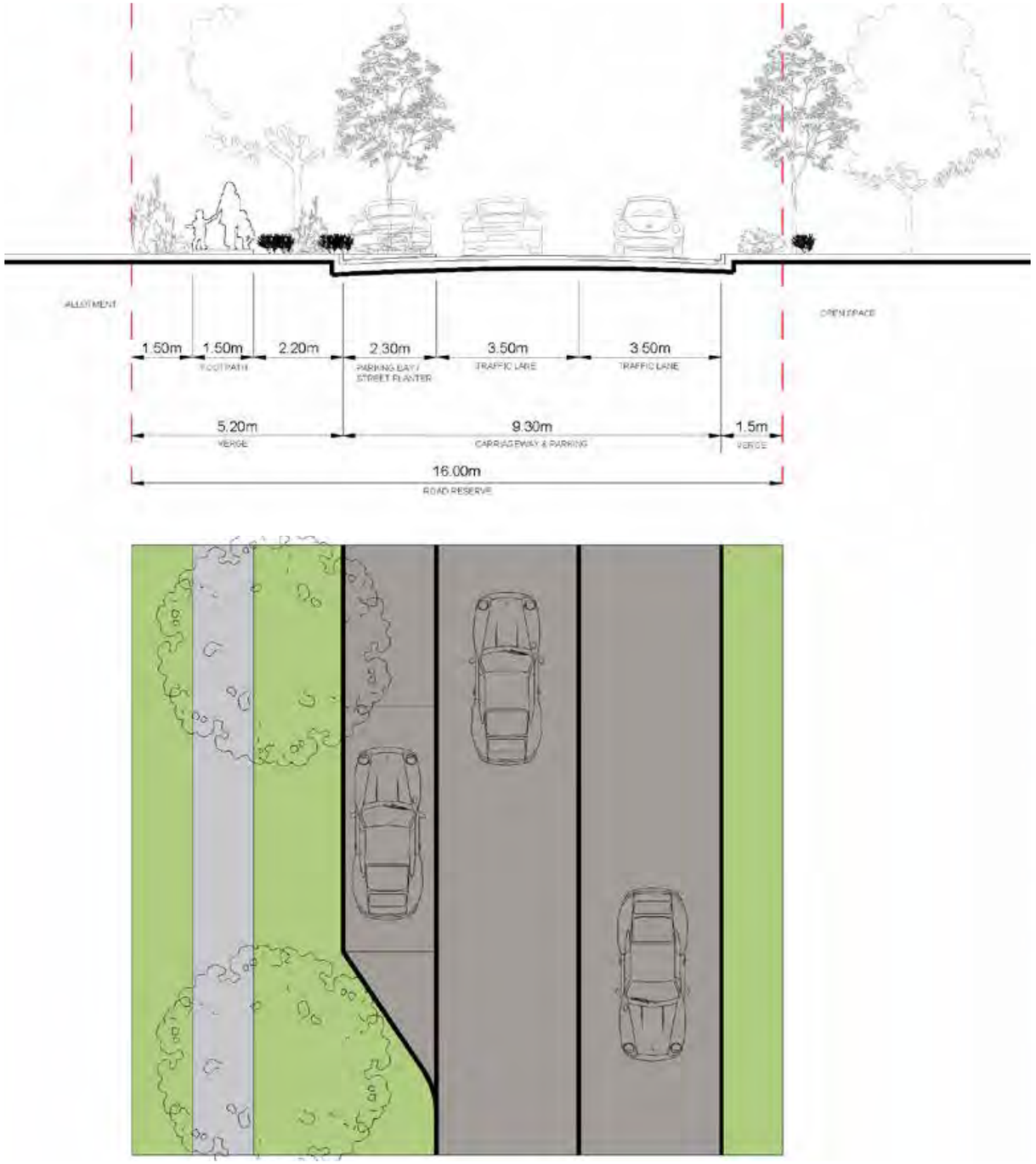
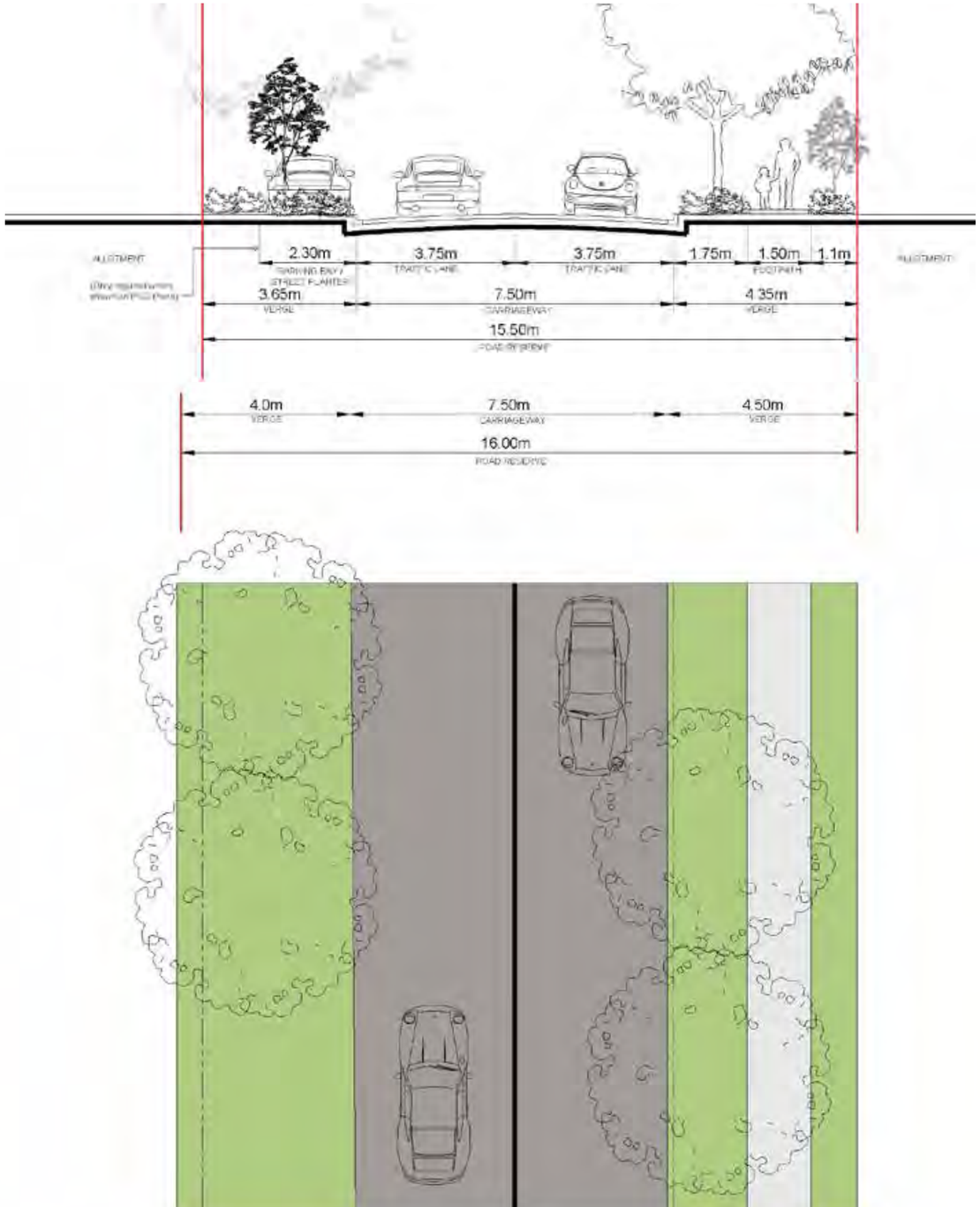
ACCESS STREET - URBAN A
17.5M



ACCESS STREET - URBAN B
16.0M



ACCESS STREET- STANDARD
16.0M / 15.5M



URBIS

AURA - Precinct 11, 12 & 14 (Parts)
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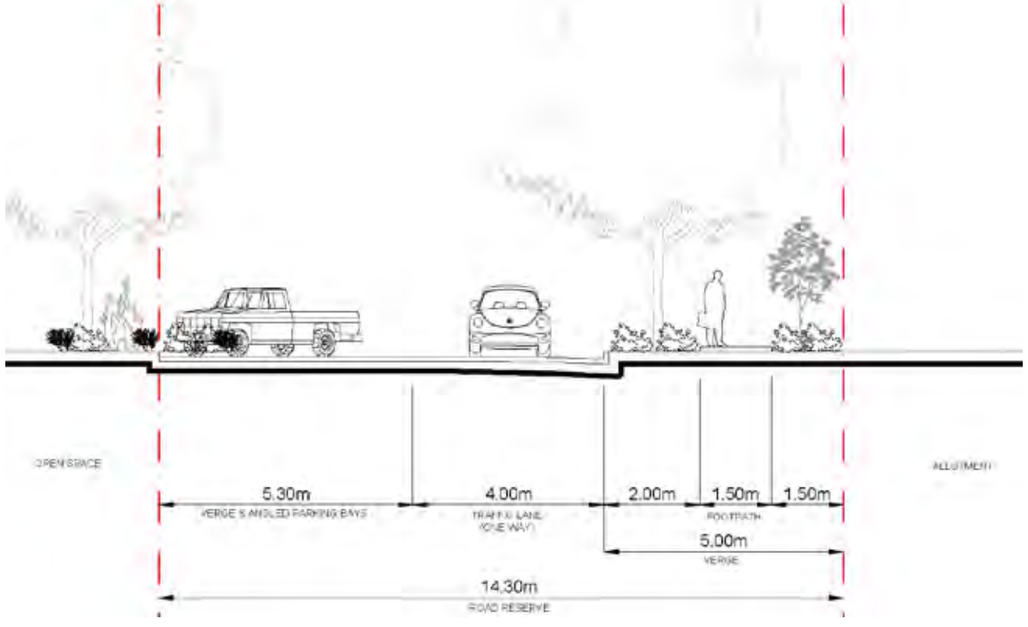
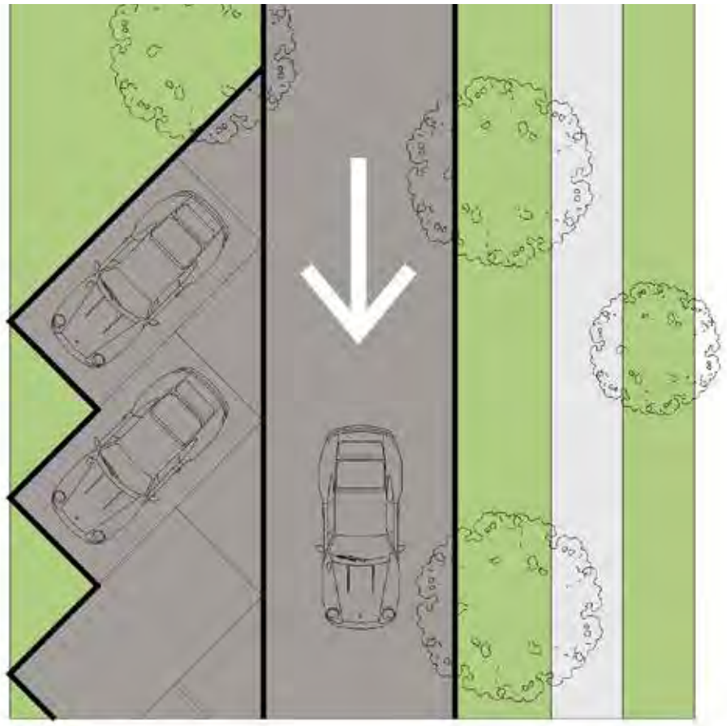
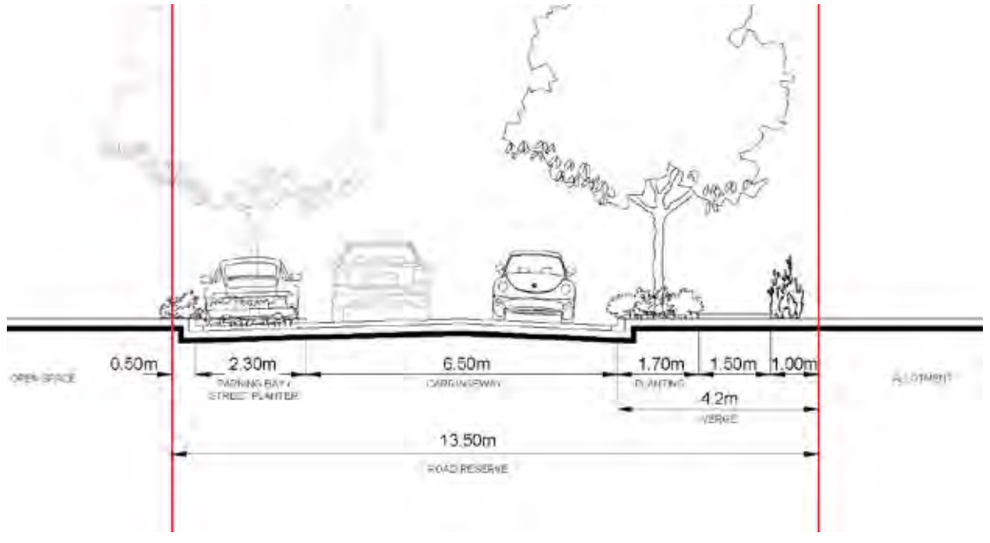
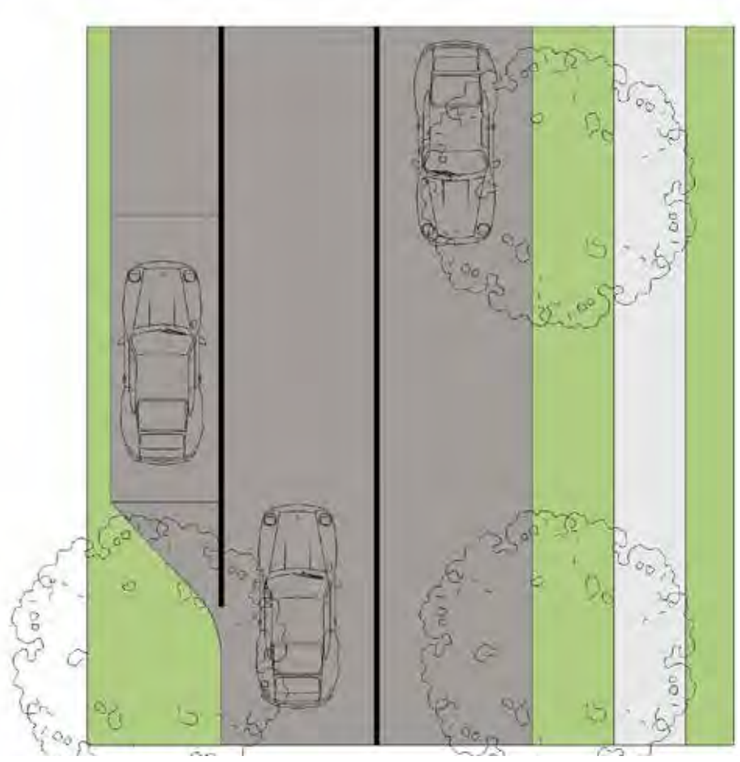
ACCESS STREET - URBAN ESPLANADE
14.3M





ACCESS STREET - ESPLANADE
13.5M





URBIS

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

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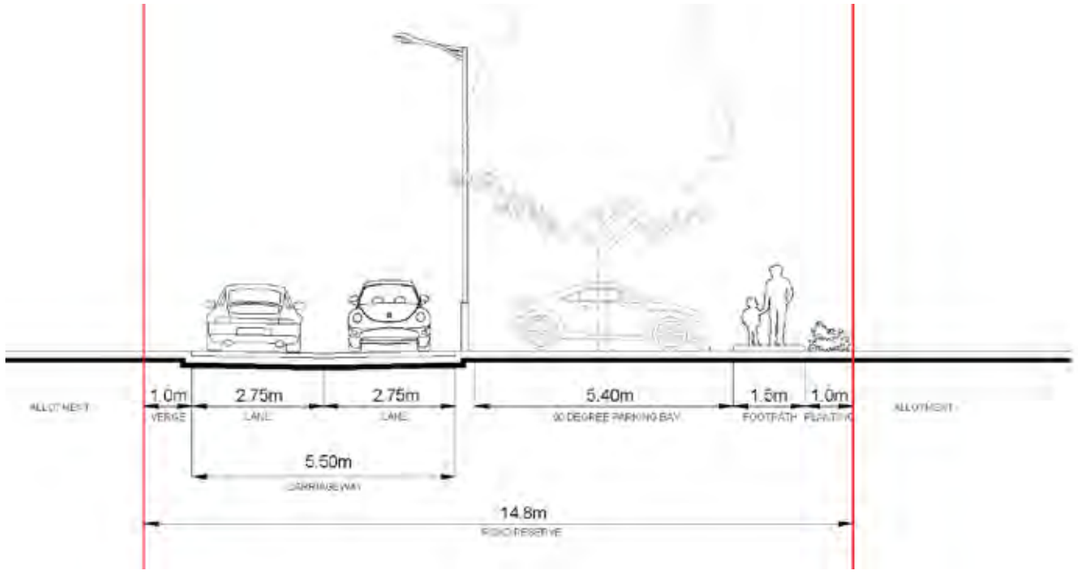
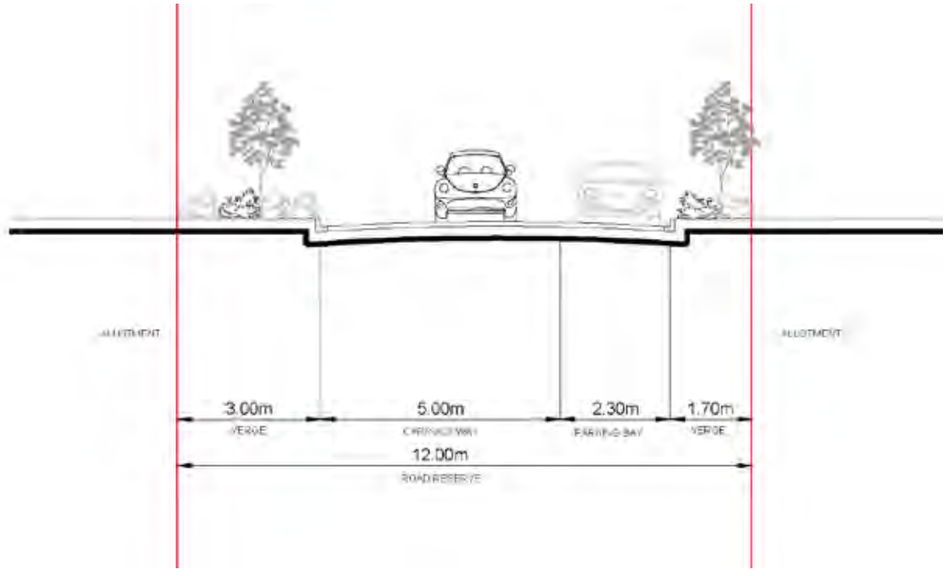
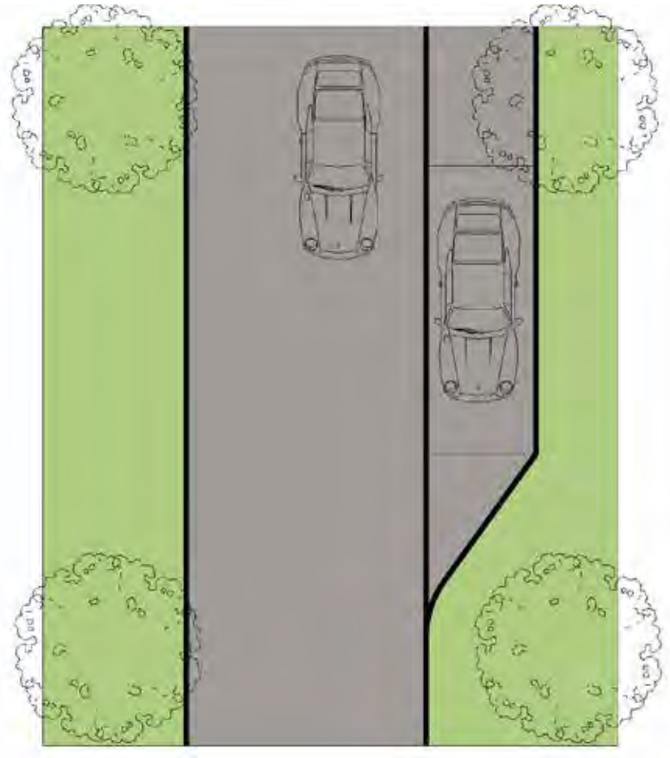
LANEWAY LINK
14.8M



SHARED VEHICULAR / PEDESTRIAN ACCESS
12.0M





URBIS

AURA - Precinct 11, 12 & 14 (Parts)
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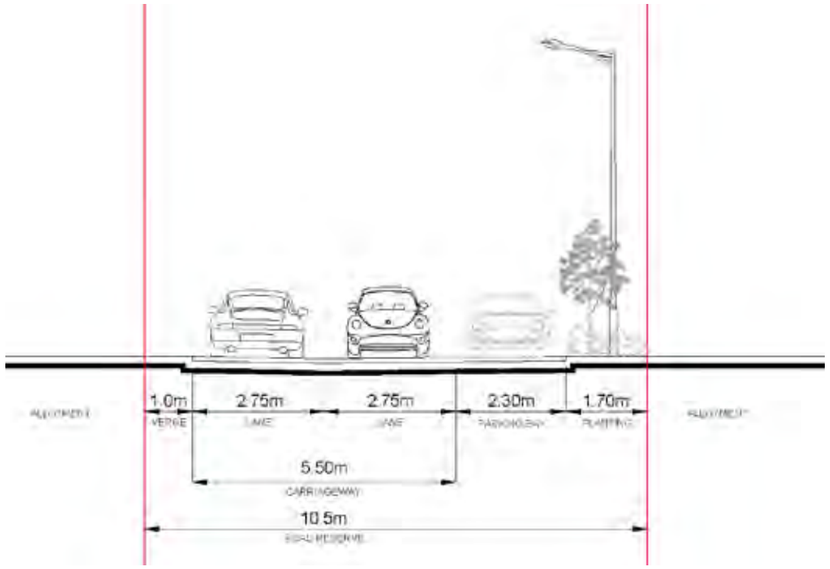
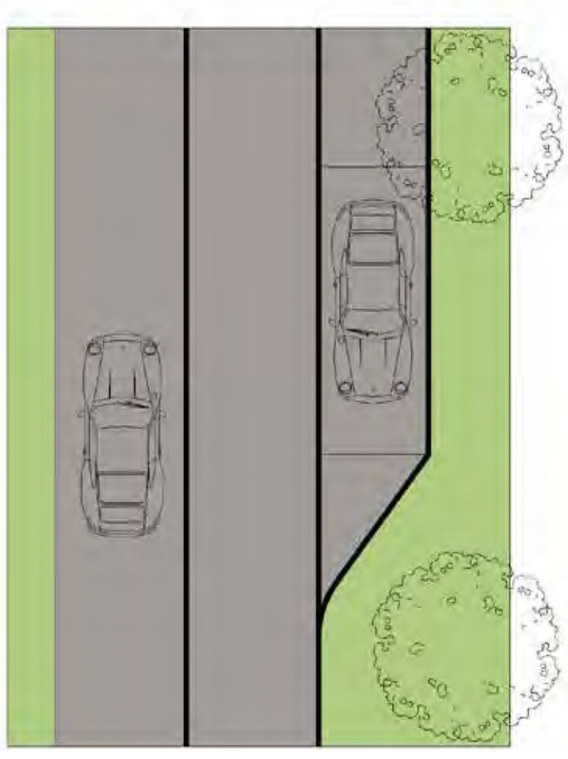
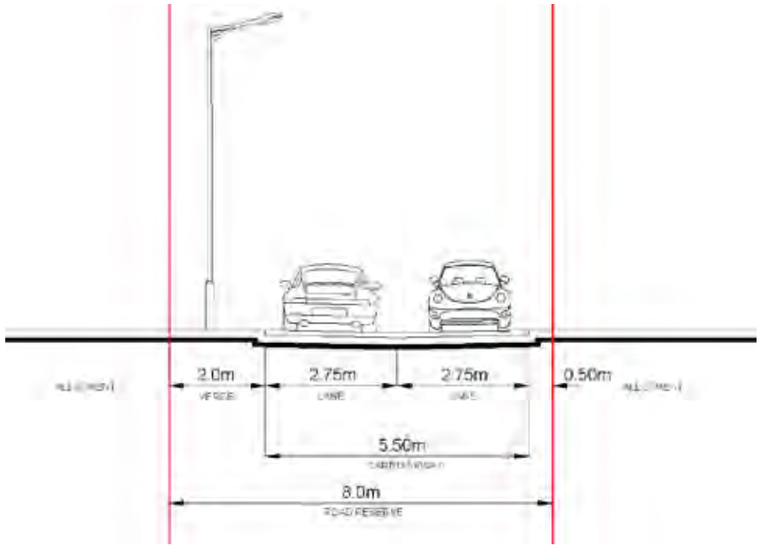
JOB NO: P0004909
DWG NO: SEC-02

LANEWAY
10.5M





LANEWAY
8.0M



APPENDIX J
CONNECTIVITY AND PUBLIC TRANSPORT PLANS

LEGEND	
PEDESTRIAN / CYCLE MOVEMENT	
	3.0m Wide Contraflow
	3.0m Wide Shared Path (Indicative Location)
	2.5m Wide Shared Path
	1.8m Wide Pedestrian Path
	1.5m Wide Pedestrian Path
	Shared Pedestrian Path
*	Interim and Ultimate Connection to be provided in accordance with STIA (Interim to be provided by Stockland, Ultimate to be provided by TMR)
Ⓟ	Pedestrian Refuge Location

NOTES:

1. Pathway location and all crossings are subject to change through design development.

URBIS

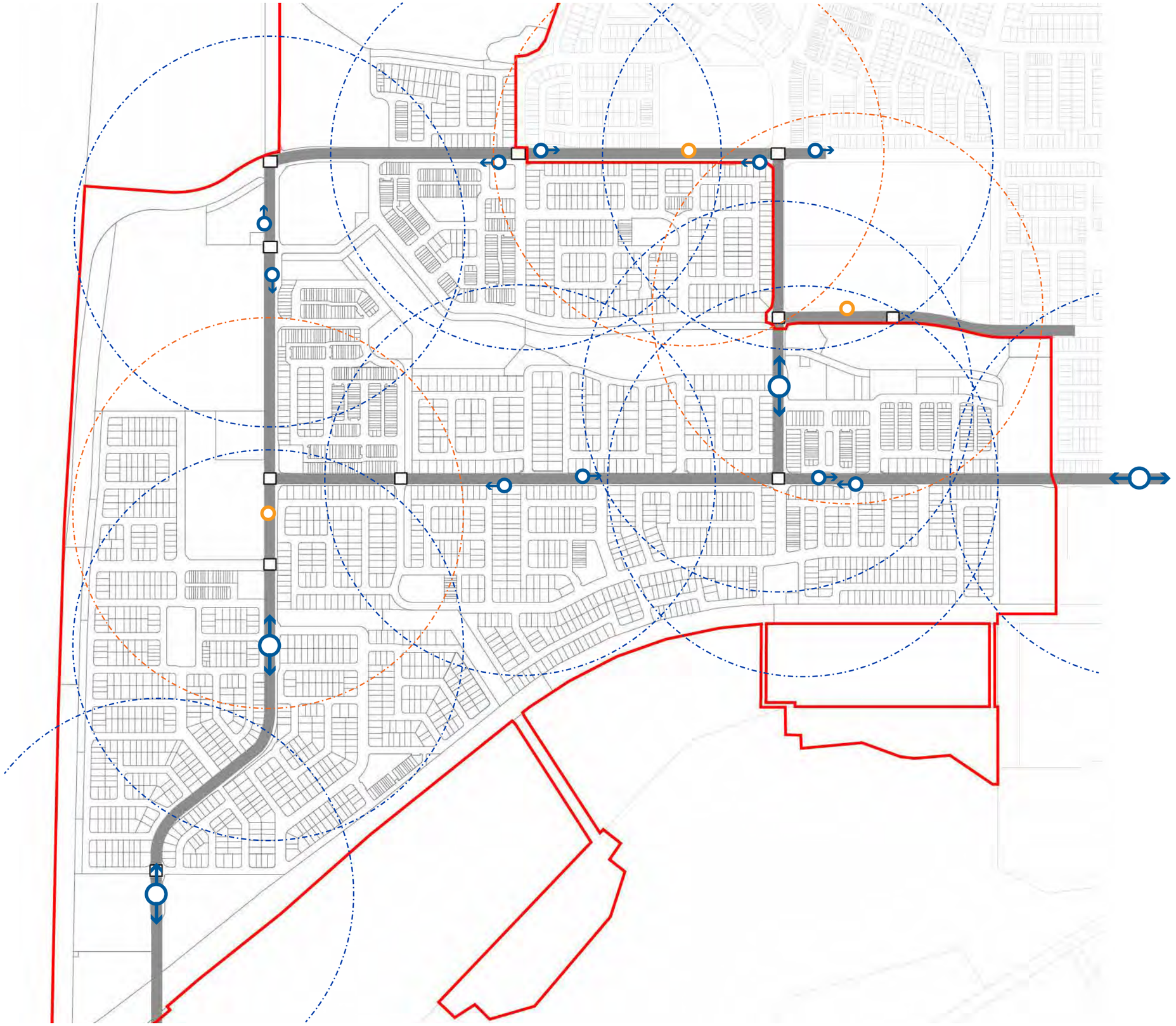
AURA - Precinct 11, 12 & 14 (Parts)

Connectivity Plan

1:8000 @ A3

0 100 200 300 400

PROJECT NO: P0004909
DATE: 20.12.2021
DRAWING NO: CP01
REV: 11



LEGEND	
PUBLIC TRANSPORT	
	Indicative Bus Stop Location (Indented Bay)
	Indicative Bus Stop Location (School)
	400m Walk to Bus Stop
INTERSECTIONS	
	Signalized Intersection

NOTES:

1. Bus stops are to be designed to meet the Public Transport Infrastructure Manual, published by DTMR, particularly Chapter 5, Table 5.7

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Public Transport Plan

1:8000 @ A3

0 100 200 300 400

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DRAWING NO: CP01
REV: 9

APPENDIX K
APPROVED TELECOMMUNICATION FACILITY

Legend

Application Boundary

Indicative Tower Location (10m x 10m lot and access easement)

Design Criteria

1. The telecommunication facility is:

   - Not to exceed a height of 30 metres;
   - To incorporate a slimline pole design;
   - To be camouflaged to its setting using appropriate colour treatment;
   - Vehicular access is provided to the telecommunications lot by a minimum of 3m access easement from the road reserve; and
   - Is provided with appropriate security fencing and access restrictions which facilitate shared use of the access track for maintenance purposes..

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Proposed Telecommunication Location

1:8000 @ A3

0 100 200 300 400

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