

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/987
Date: 20 January 2023



AURA

WESTERN LOCALITY

PRECINCTS 6, 11, 12 AND 14 (PARTS)

PLAN OF DEVELOPMENT

PREPARED BY URBIS FOR STOCKLAND
DECEMBER 2022



Stockland



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SECTION 1

EXPLANATORY CONTENT

1.0 EXPLANATORY CONTENT

1.1 PLAN OF DEVELOPMENT PURPOSE

This Plan of Development (PoD) has been prepared in accordance with the requirements of the approved *Caloundra South Master Plan* (Approved 15 June 2012) and will direct the development of land included within the Western locality of the Master Plan.

This PoD refines the outcomes approved in the Master Plan.

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

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



FIGURE 1: AURA WESTERN LOCALITY – ILLUSTRATIVE VISION PLAN

1.2 LAND TO WHICH THIS POD RELATES

This PoD relates to that part of the *Caloundra South Master Plan* described as the Western Locality – Precincts 6, 11, 12 and 14 (parts) within the *Caloundra South Master Plan* (15 June 2012). **Figure 2: Land To Which This PoD Relates** shows the boundary (defined by extent of the PoD area highlighted in blue) of the land to which this PoD relates.

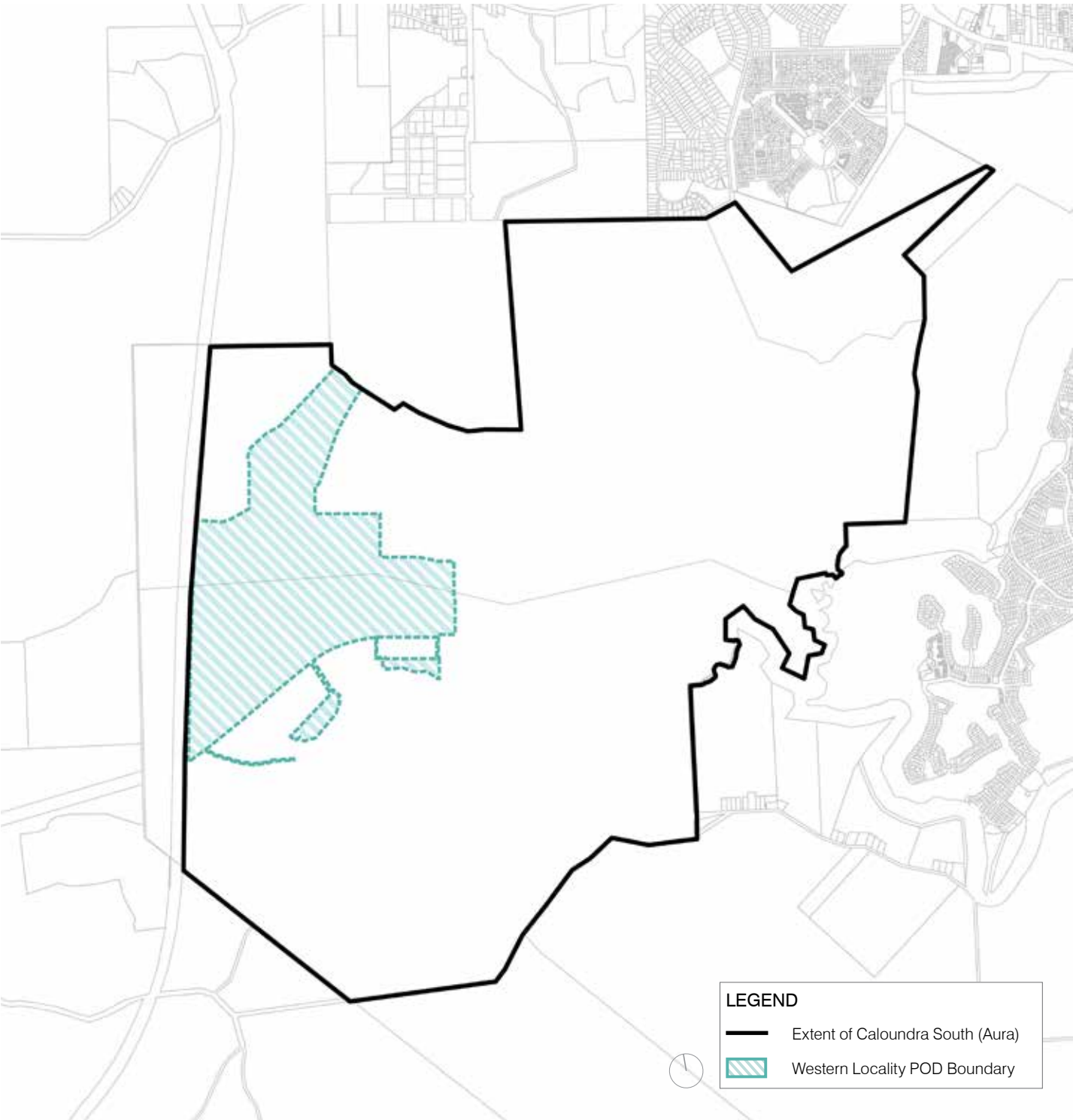


FIGURE 2: LAND TO WHICH THIS POD RELATES

1.3 INTERPRETATION

Terms used in this PoD have the meaning assigned by the *Economic Development Act 2012* (ED Act), the *Caloundra South UDA Development Scheme 2011* and the *Caloundra South Master Plan* (15 June 2012).

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

- a) The ED Act; or if there is no definition in the ED Act;
- b) The Caloundra South UDA Development Scheme; or if there is no definition in the Caloundra South UDA Development Scheme;
- c) Part 13 of the *Caloundra South Master Plan* (15 June 2012);
- d) Any executed infrastructure agreement; and
- e) The definitions in [Appendix A](#) of this PoD.

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

1.4 RELATIONSHIPS TO OTHER LEGISLATION

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

1.5 EXPLANATION OF PLAN OF DEVELOPMENT STRUCTURE AND ASSESSMENT PROCESS

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

TABLE 1: PLAN OF DEVELOPMENT STRUCTURE

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

1.5.1 OVERALL OPERATION OF THIS POD AND RELATIONSHIPS TO OTHER APPROVALS

This PoD forms one element of the overall approval framework relevant to the Caloundra South Western Locality (CSWL) – Precincts 6, 11, 12 and 14 (parts).

The relationship of this PoD to other approvals or statutory obligations is outlined by **Figure 3: PoD Relationships and Operational Overview**. This figure also provides a summary of the way in which future development can occur over the CSWL – Precincts 6, 11, 12 and 14 (parts), which are:

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

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

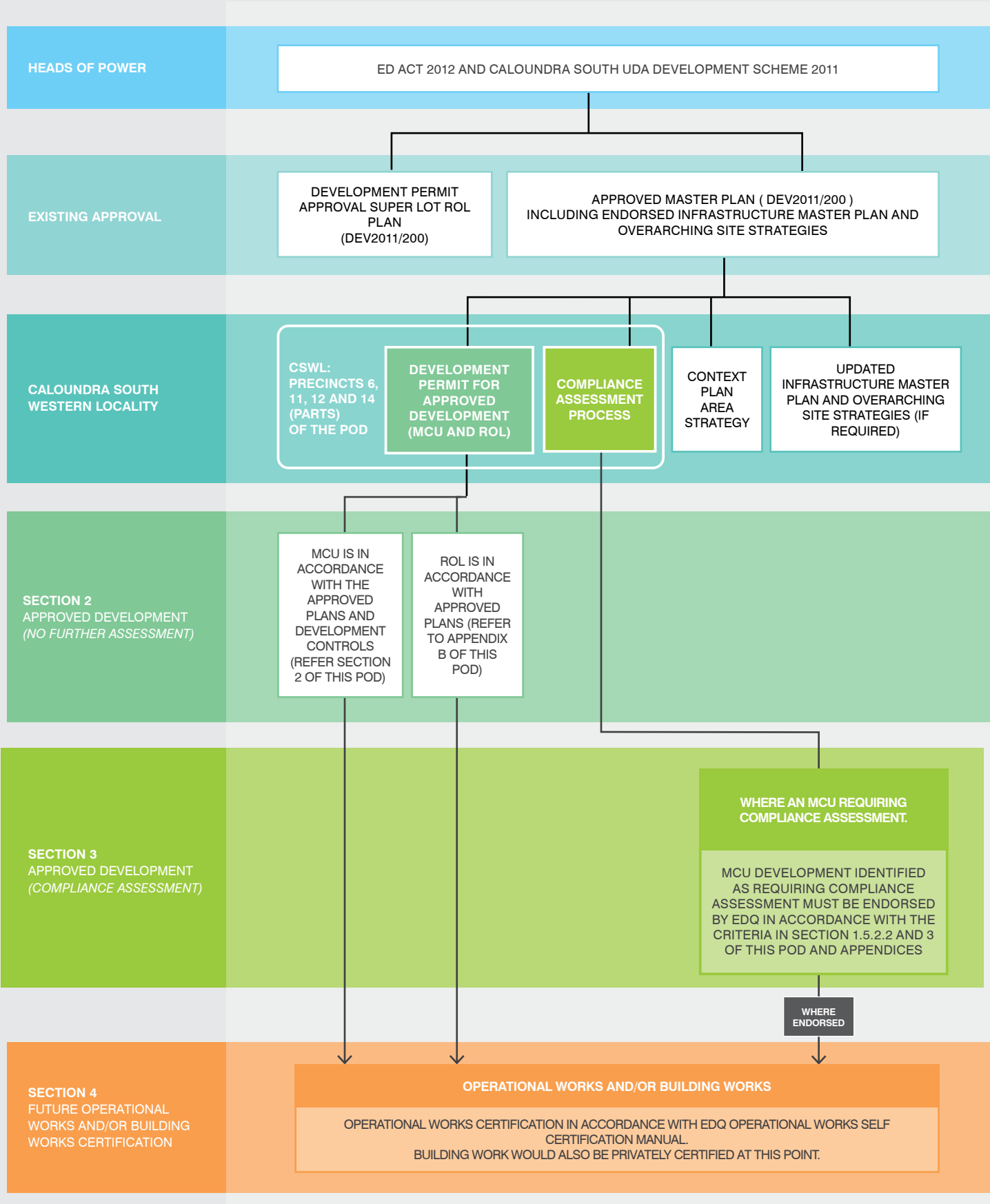


FIGURE 3: POD RELATIONSHIPS AND OPERATIONAL OVERVIEW

1.5.2 FUTURE DEVELOPMENT DELIVERY PROCESSES

1.5.2.1 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

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

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

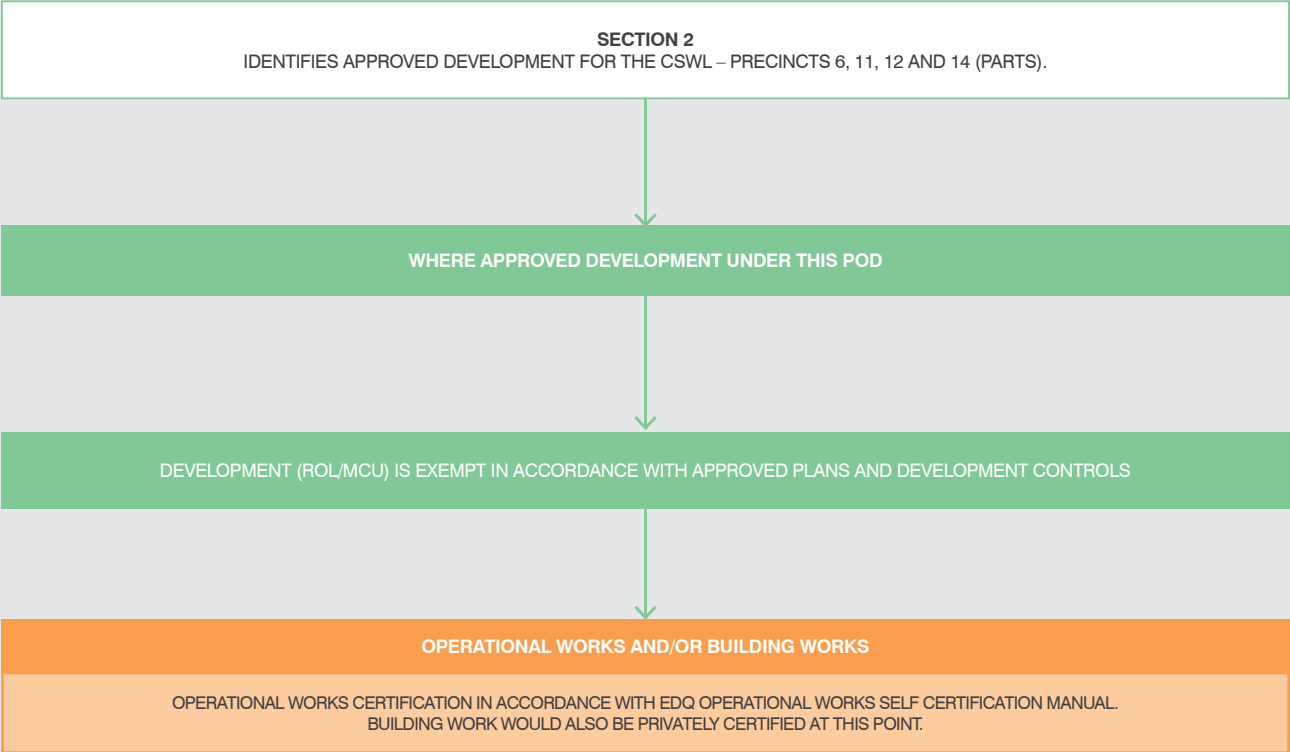


FIGURE 4: APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) OPERATION

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

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

1.5.2.2 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

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

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

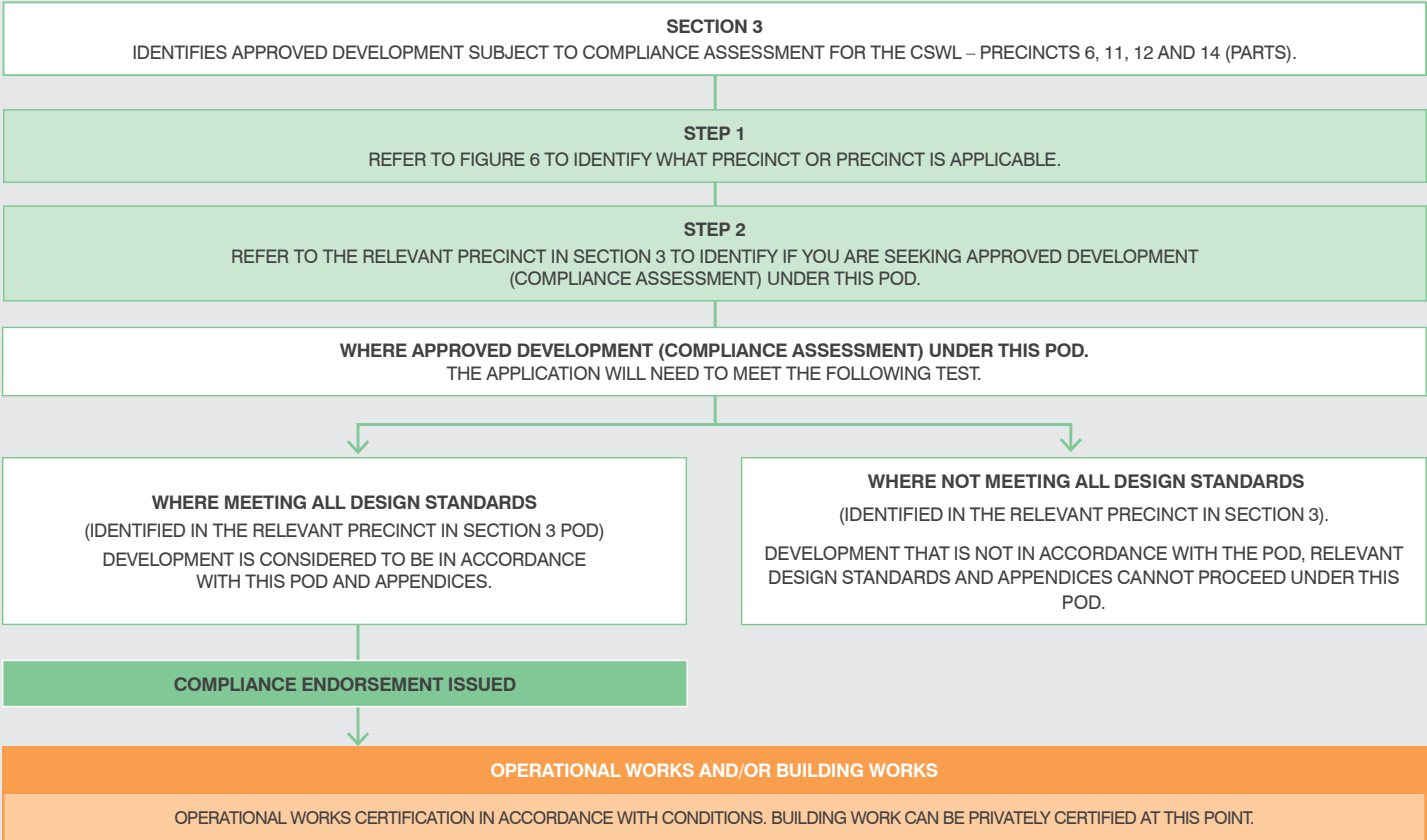


FIGURE 5: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) OPERATION

TABLE 3: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) PROCESS SUMMARY

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

1.5.2.3 PRELIMINARY APPROVAL (FUTURE MCU)

For those land uses listed in Section 3.1.2 (table 9) of this Plan of Development, Preliminary Approval has been granted through the Master Plan approval under DEV2011/200.



SECTION 2

APPROVED DEVELOPMENT

(NO FURTHER ASSESSMENT)

2.0 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

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

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

- Reconfiguring a Lot;
- Advertising Devices;
- Car Park (where associated with Display Home and/or Sales Office);
- Home Based Business;
- House or Display Home;
- Secondary Dwellings;
- Multiple Residential (Duplex);
- Multiple Residential (Triplex)
- Park;
- Sales Office (where not greater than 400m²); and
- Market

This section includes the following components:

- Reconfiguring a Lot Plans;
- Plans and development controls for Advertising Devices;
- Plans and development controls for a Car Park (where associated with Display Home and/or Sales Office)
- Development controls for Home Based Business;
- Plans and development controls for House or Display Home;
- Development controls for Secondary Dwellings;
- Plans and development controls for Multiple Residential (Duplex);
- Plans and development controls for Multiple Residential (Triplex);
- Mansion Homes;
- Development controls for Park;
- Plans and development controls for Sales Office (where not greater than 400m²); and
- Development controls for Market.

2.1 RECONFIGURATION OF A LOT

Reconfiguring a Lot plans have been prepared for the Western Locality – Precincts 6, 11, 12 and 14 (parts) which reflect the proposed lot layout. These plans are included in [Appendix B](#) of the PoD for ease of reference. Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and plan sealing in accordance with the process outlined in Section 1.5.2.1.

2.2 ADVERTISING DEVICES

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

TABLE 4: ADVERTISING DEVICES CONTROLS

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

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

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

- The use is provided in conjunction with a Display Home and/or Sales Office; and
- Complying with car parking in [Appendix F](#).

2.4 HOME BASED BUSINESS

A Home Based Business is exempt development where the use is in accordance with the provisions of the Home Based Business definition in [Appendix A](#).

2.5 HOUSE OR DISPLAY HOME

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

TABLE 5: HOUSE OR DISPLAY HOME CONTROLS

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

2.6 SECONDARY DWELLINGS

Secondary Dwellings are Approved Development (no further assessment) provided they meet all of the following criteria outlined in **Table 6: Secondary Dwelling Controls** below:

TABLE 6: SECONDARY DWELLING CONTROLS

SECONDARY DWELLING CONTROLS	
Floor Area of Secondary Dwelling	Maximum 45m² GFA (Note: GFA excludes the garage and a 4m² size covered entry porch area only).
Design and Siting of buildings and structures	To be in accordance with the relevant Allotment Diagram in Appendix G . Where not on a corner lot, the dwelling/ secondary dwelling must have the design effect of one (1) single residential dwelling from the road/street frontage or within public view.
Materials and detailing	Materials, detailing, colours and roof form are consistent with those of the primary house.
Outdoor Living Space	Minimum 9m² with a minimum dimension of 3m and directly accessible from a main living area.
Car Parking and Garaging	Minimum one space in addition to the primary dwelling requirement – with minimum dimensions of 5m x 3m.
Driveway	Shared minimum driveway with the primary house.
Front Entry	If the lot is on a corner – dedicated pedestrian entry and door visible from and addressing the secondary street.
Street Surveillance	On a single street frontage the secondary dwelling entry must be hidden from view from the street so as to give the effect that the home is one (1) single residential dwelling.
Letterboxes	Any Secondary Dwelling is not permitted its own letterbox and must be shared with the primary dwelling.
Titling	Any Secondary Dwelling is unable to be separately titled to the primary dwelling.
Rainwater Tank Requirements	The requirement of a 5000L rainwater tank is to be applied to the dwelling treated as one (1) combined dwelling.
Separate Services	No separate infrastructure servicing to the secondary dwelling is permitted (ie. water, gas, electricity).

2.7 MULTIPLE RESIDENTIAL (DUPLEX & TRIPLEX) AND MANSION HOMES

Multiple Residential (duplex & triplex) and Mansion Homes are Approved Development (No Further Assessment) and can proceed to certification of operational works and building works, where:

- The land is identified on the Approved Plan of Development included at [Appendix E](#); and
- In accordance with the relevant criteria in [Appendix G](#) (1.1.1 - House & Multiple Residential Allotments, 1.1.2 Triplex and 1.1.19 Mansion Homes).

2.8 PARK

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

2.9 SALES OFFICE

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

TABLE 7: SALES OFFICE CONTROLS

SALES OFFICE CONTROLS
Complies with relevant controls of Section 3.9 and where complying with the car parking rates in Appendix F .

2.10 MARKET

A Market is Approved Development (No Further Assessment) on the following lots only:

- The Civic Park Lot 850 and Town Square Lot 860;
- The Community Lots 853, 857, 858 and 880; and
- where the use is in accordance with the provision of the Market definition in [Appendix A](#) and the Specific Use Criteria in Section 3.9.



SECTION 3

APPROVED DEVELOPMENT

(COMPLIANCE ASSESSMENT)

3.0 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT AND PRELIMINARY APPROVAL MCU USES)

3.1 INTRODUCTION

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

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

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

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

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

Where in conflict, the Sub-Precinct design criteria prevail over Section 3.9.

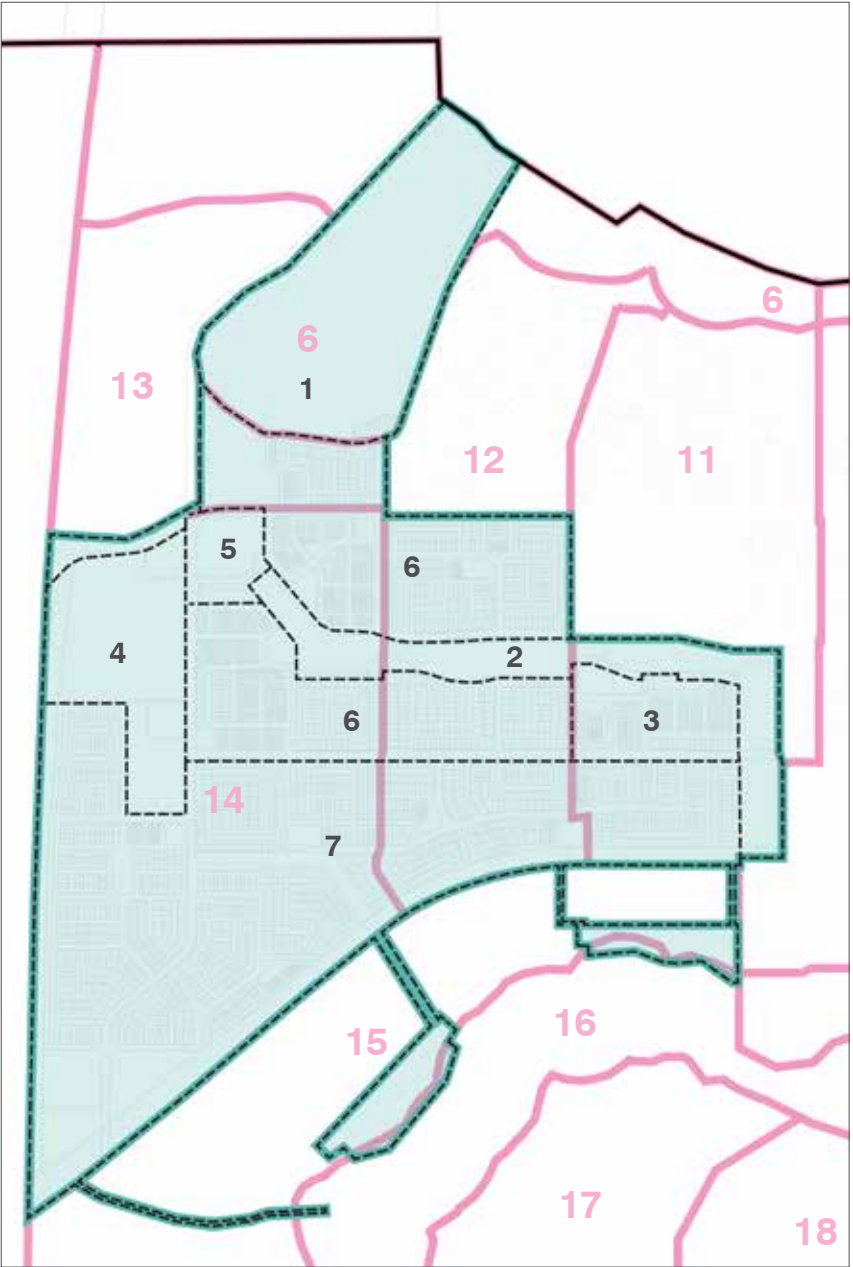
This section also identifies uses which comprise a Preliminary Approval. These are uses which will be assessable subject to future applications for a development permit.

3.1.1 SUMMARY OF COMPLIANCE ASSESSABLE USES

TABLE 8: COMPLIANCE ASSESSABLE USES

SUB- PRECINCT	APPROVED USES	TOTAL RESIDENTIAL LOTS (MINIMUM +/-15%)	TOTAL MULTIPLE RESIDENTIAL (OTHER THAN DUPLEXES, TRIPLEXES & MANSION HOMES) (MINIMUM +/-15%)	MAX RETAIL USE GFA	MAX COMMERCIAL USE GFA	EDUCATION AND COMMUNITY FACILITY PROVISION	TOTAL PARK AREA
1	N / A	N / A	N / A	N / A	N / A	N / A	39.2 ha Conservation
2	N / A	N / A	N / A	N / A	N / A	N / A	1.9 ha Local Linear Park 0.71 ha Local Recreation Park 16.8 ha Drainage Corridor
3	• Business • Child Care Centre • Community Facility • Fast Food Premises • Food Premises • Health Care Services • Market • Multiple Residential • Service Industry - a maximum of 250m² GFA • Shop • Shopping Centre	165 standard residential lots	70 dwellings	1,500m²	1,000m²	• 2 x 750m² land dedication for Neighbourhood Meeting Room Lots	0.5 ha Neighbourhood Recreation Park 0.5 ha Local Linear Park 400 m² Civic Park
4	• Community Facility • Educational Establishment • Outdoor Sport and Recreation • Indoor Sport and Recreation	N / A	N / A	N / A	N / A	• 750 m² land dedication for a Neighbourhood Meeting Room Lot • 1.0ha land dedication for a District Community Centre • 4.0ha P-6 State School • 1.08ha Emerging Community Lot	12.5 ha Major Sports Park 0.18 ha Local Linear Park 1.45 ha Highway Buffer (40m wide)
5	• Business • Fast Food Premises • Food Premises • Health Care Services • Indoor Entertainment (Tavern) • Market • Multiple Residential • Service Industry - a maximum of 250m² GFA • Shop • Shopping Centre	N / A	170 dwellings	5,000m²	2,000m²	N / A	500 m² Town Square 0.3 ha Local Linear Park

SUB- PRECINCT	APPROVED USES	TOTAL RESIDENTIAL LOTS (MINIMUM +/-15%)	TOTAL MULTIPLE RESIDENTIAL (OTHER THAN DUPLEXES, TRIPLEXES & MANSION HOMES) (MINIMUM +/-15%)	MAX RETAIL USE GFA	MAX COMMERCIAL USE GFA	EDUCATION AND COMMUNITY FACILITY PROVISION	TOTAL PARK AREA
6	Multiple Residential	1117 standard residential lots 12 Multiple Residential Allotments (Duplex) (24 dwellings max.) 1 Mansion Home Allotments (4 dwellings max.) Total of 1145 max. dwellings including Multiple Residential dwellings	54 dwellings	N / A	N / A	N / A	5.0 ha District Recreation Park 0.35 ha District Linear Park 1.79 ha Neighbourhood Recreation Park 3.16 ha Local Linear Park
7	- Child Care Centre - Multiple Residential - Telecommunications Facility	1467 standard residential lots 31 Multiple Residential Allotments (Duplex) (62 dwellings max.) 2 Multiple Residential Allotments (Triplex) (6 dwellings max.) Total of 1535 max. dwellings including Multiple Residential dwellings	N / A	N / A	N / A	N / A	5.0 ha (total) District Recreation Park 1.4 ha District Linear Park 5.2 ha Highway Buffer (40m wide) 1.8 ha Neighbourhood Recreation Park 0.74 ha Local Recreation Park 0.78 ha Local Linear Park 4.0 ha Drainage Reserve / Corridors



REFERENCE PLAN

3.1.2 SUMMARY OF PRELIMINARY APPROVAL (MCU USES)

The below uses in Table 9 have already been granted Preliminary Approval through the Master Plan Approval under DEV2011/200.

TABLE 9: PRELIMINARY APPROVAL (MCU USES)

SUB-PRECINCT	PRELIMINARY APPROVAL LAND USES	RELEVANT ASSESSMENT BENCHMARK
1	N / A	N / A
2	N / A	N / A
3	On Neighbourhood Centre Lot 851 Indoor Sport and Recreation	Plan of Development for Aura Western Locality Precincts 6, 11, 12 and 14 Parts (May 2022)
4	N / A	N / A
5	On District Centre Lot 859 - Indoor Sport and Recreation - Service Station - Multiple Residential	Plan of Development for Aura Western Locality Precincts 6, 11, 12 and 14 Parts (May 2022)
6	N / A	N / A
7	N / A	N / A

TOTAL DWELLINGS - COMPARISON WITH MASTER PLAN

PRECINCT	TOTAL DWELLING YIELD - CURRENT APPLICATION (PARTS OF PRECINCTS 11, 12 & 14)	TOTAL DWELLING YIELD - APPROVED (IN PREVIOUS APPLICATION)	TOTAL CURRENT AND APPROVED DWELLING YIELD	TOTAL YIELD TARGET (+/- 15%) (MASTER PLAN)
11 (part)	439 dw	766 dw	1,205 dw	1,250 dw
12 (part)	826 dw	339 dw	1,165 dw	1,500 dw
13 (part)	N / A	N / A	N / A	N / A
14	1,874 dw	N / A	1,874 dw	2,000 dw
Total Yield	3,139 dw	1,105 dw	4,244 dw	4,750 dw

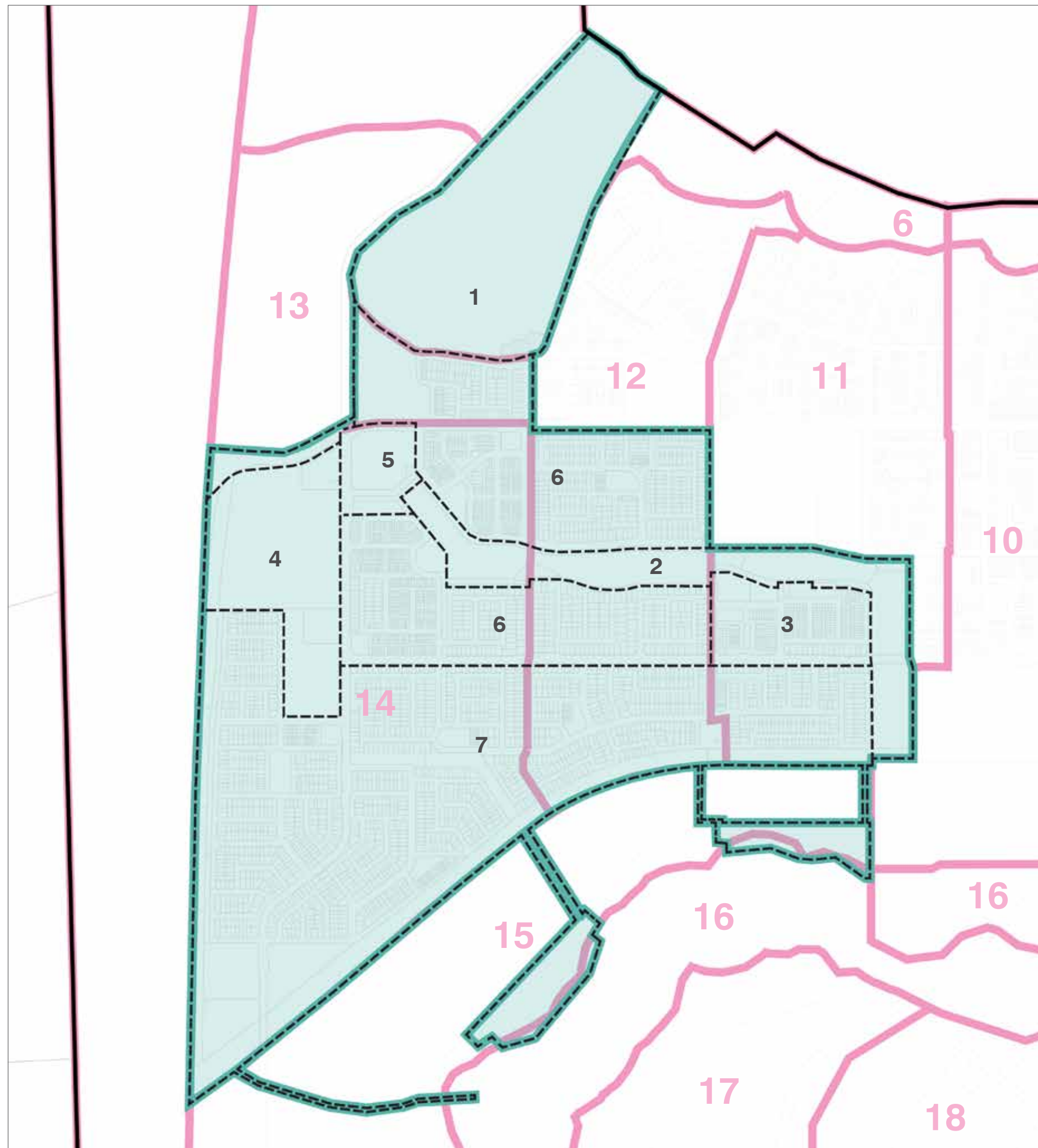
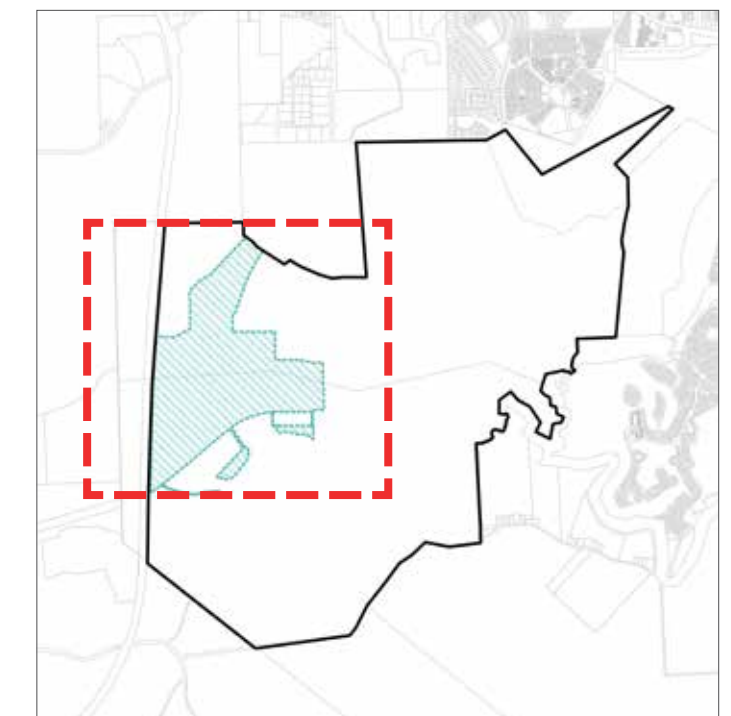


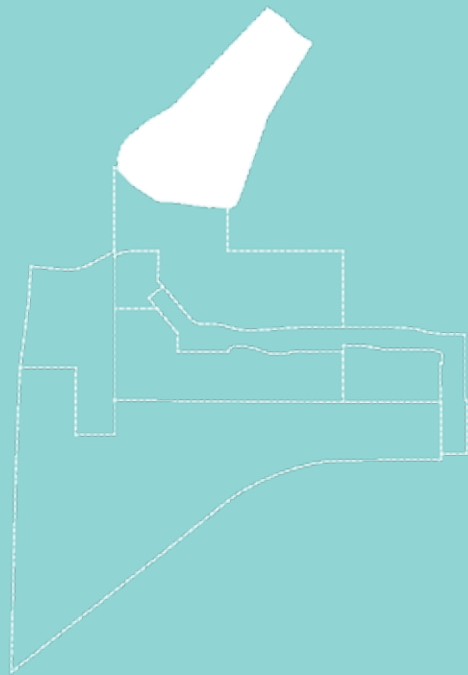
FIGURE 6: WESTERN LOCALITY PRECINCTS & SUB-PRECINCTS PLAN

REFERENCE PLAN



- Aura Boundary
- Western Locality PoD Boundary
- Precinct Boundary
- 1 Precinct Number
- - - Sub-Precinct Boundary
- 1 Sub-Precinct Number

3.2 SUB-PRECINCT 1



3.2.1 SUB-PRECINCT INTENT

This precinct seeks to provide for the protection and rehabilitation of the major waterways within the site and for a range of well-located passive recreation and educational activities that promote a diverse lifestyle, whilst recognising the ecological values of the area.

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

Figure 7: Sub-Precinct 1 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the precinct.

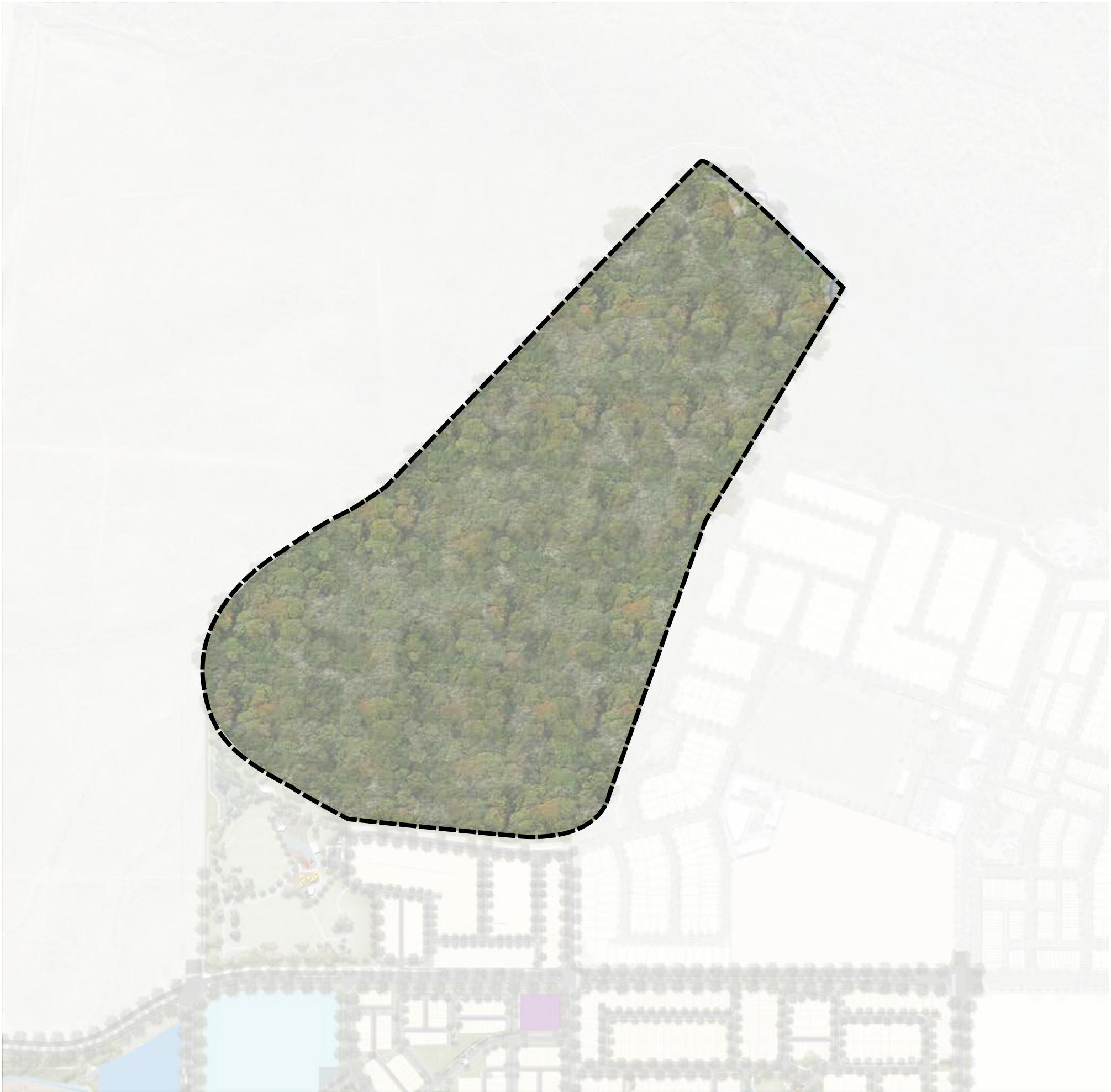


FIGURE 7: SUB-PRECINCT 1 ILLUSTRATIVE INTENT PLAN

3.2.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 1 are outlined in **Table 10: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

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

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

Legend

Conservation/Waterway Corridor and Buffer

Indicative Creek location

Bells Creek North Waterway

Riparian Zone (25m wide)

Frog Zone (50m wide)

Frog Buffer (50m wide)

Lifestyle Buffer (30m wide)

Indicative Wetlands / Bio-retention basins

Indicative Frog Pond locations

STREET SCAPE

3.0m Wide Shared Recreation Trail

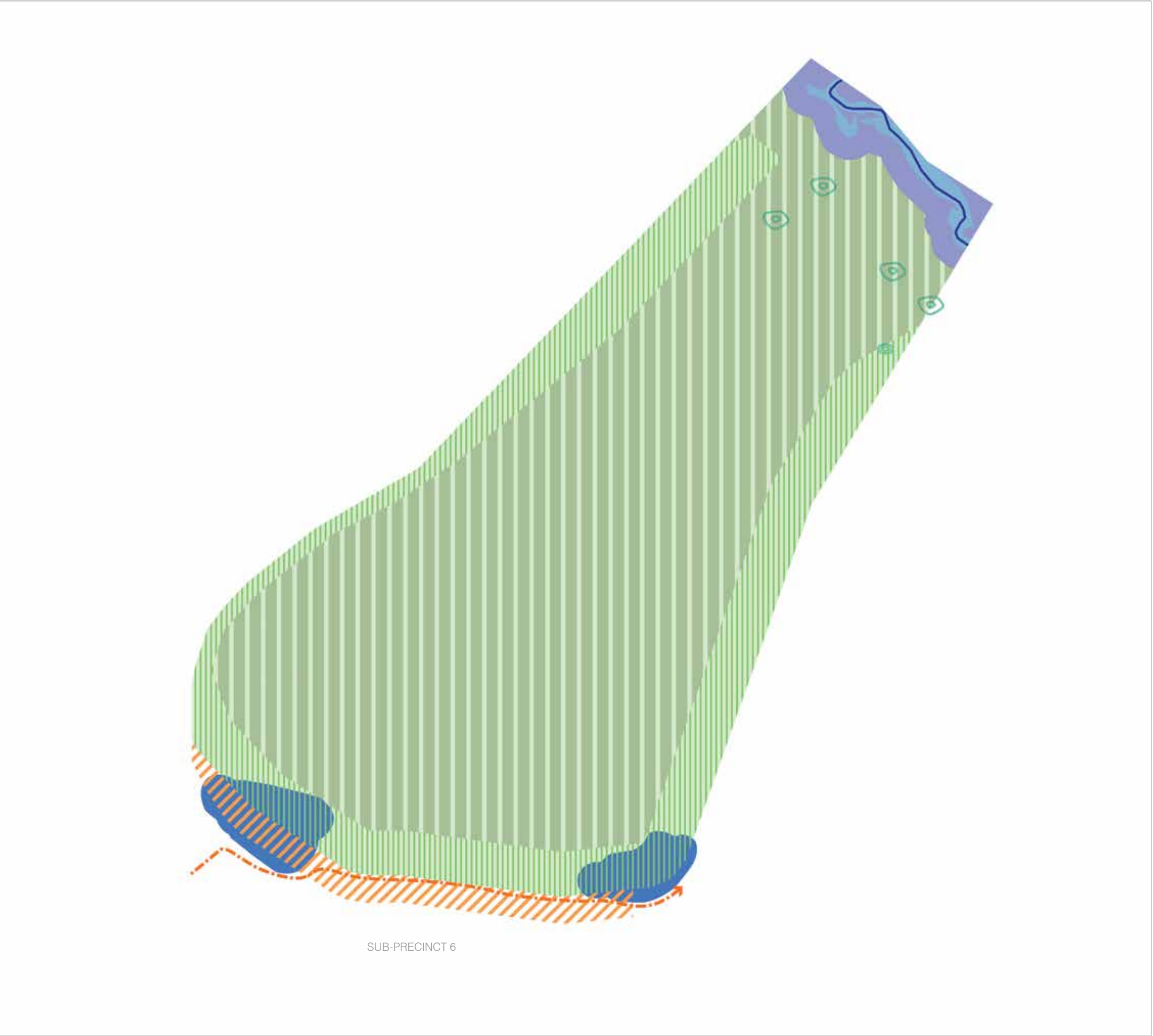
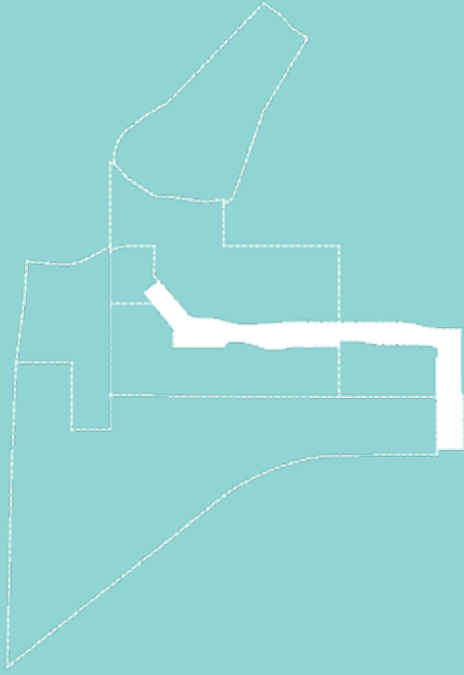


FIGURE 8: SUB-PRECINCT 1 FIXED ELEMENTS

3.3 SUB-PRECINCT 2



3.3.1 SUB-PRECINCT INTENT

This Sub-Precinct seeks to provide the key amenity driver, green spine and major stormwater drainage features for the Western Precinct: Aura Brook.

This green spine provides a major landscape feature within Aura, and the sub-precinct is designed to support formal and informal uses, as well as provide green relief within the Western Locality.

Within Aura Brook, there are multiple public spaces for people which all blur their edges with the functional elements of the corridor, creating a complex, connected, and holistic green spine.

Figure 9: Sub-Precinct 2 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the precinct.

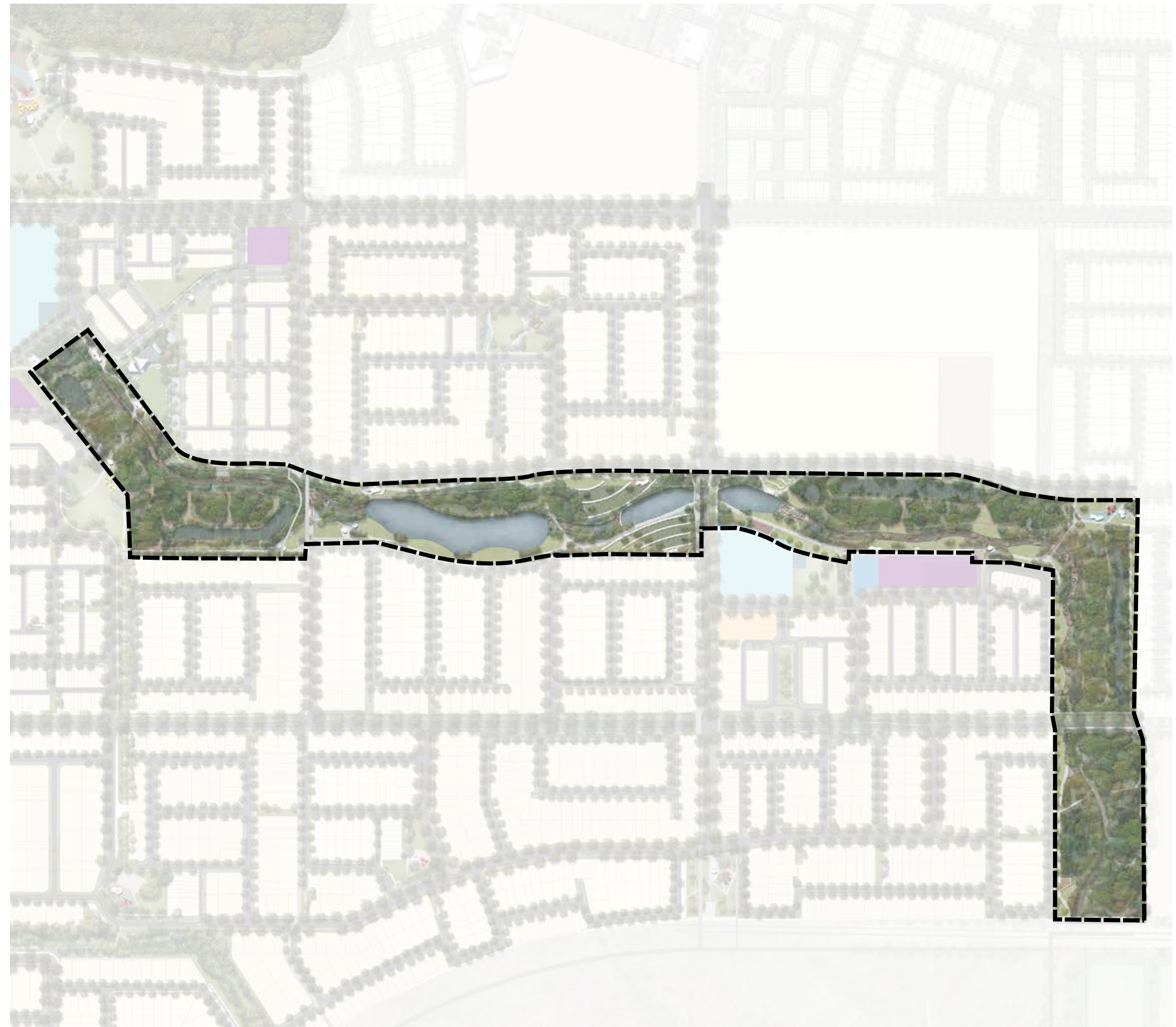
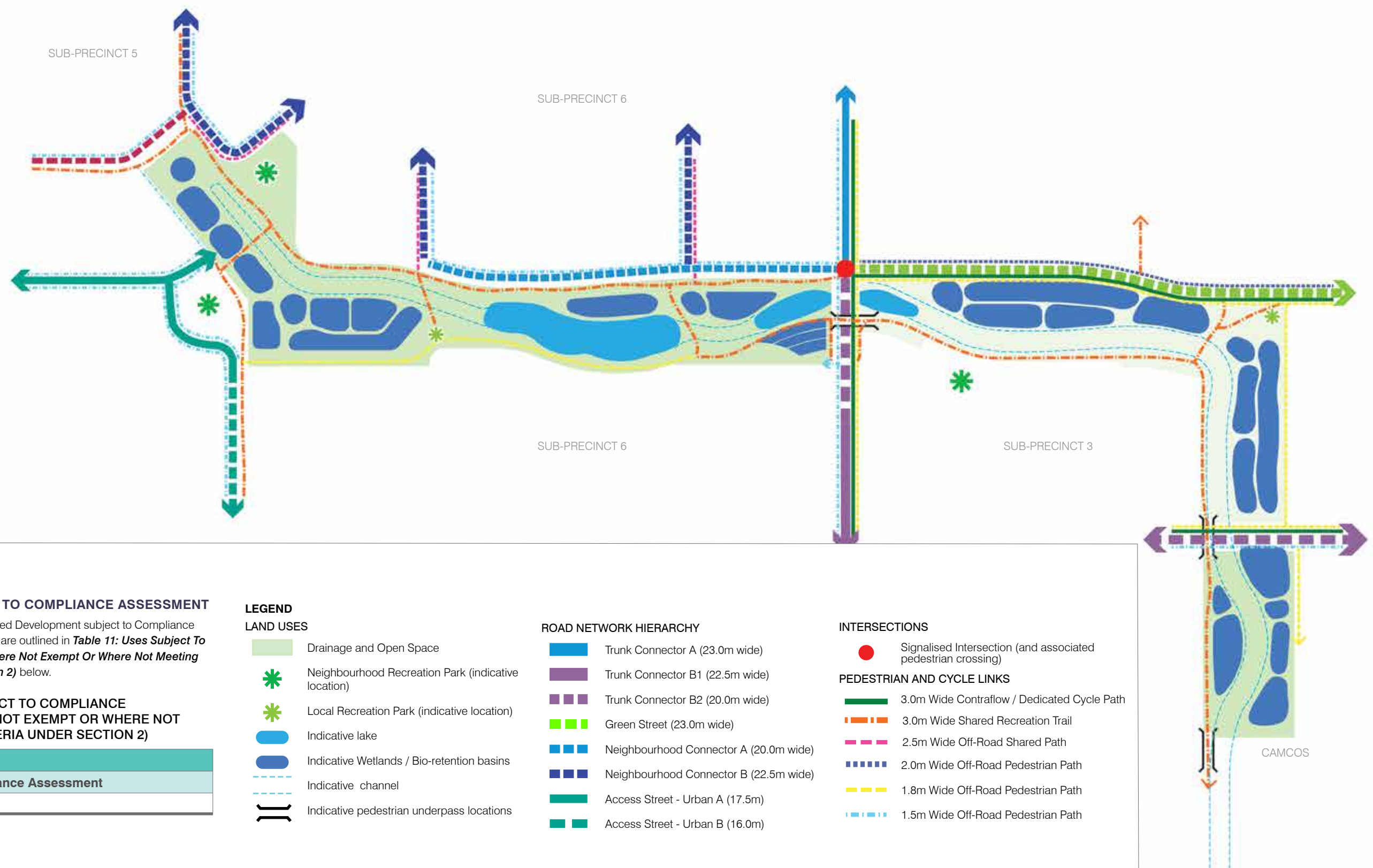


FIGURE 9: SUB-PRECINCT 2 ILLUSTRATIVE INTENT PLAN



3.3.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

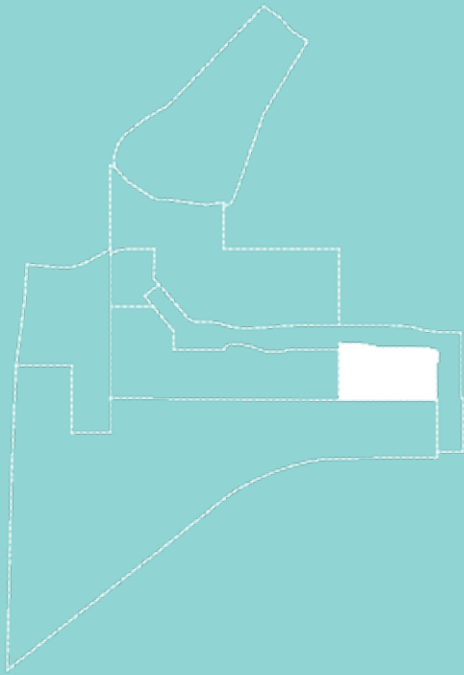
The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 2 are outlined in **Table 11: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

TABLE 11: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
Uses Subject to Compliance Assessment
• Nil

FIGURE 10: SUB-PRECINCT 2 FIXED ELEMENTS

3.4 SUB-PRECINCT 3



3.4.1 SUB-PRECINCT INTENT

This Sub-Precinct comprises a Neighbourhood Centre which forms a node within the Western Locality community and consists of a small retail and commercial centre, Community Facility and Child Care Centre intended to cater for a mix of businesses, small scale retail, health and community uses.

The residential area within this Sub-Precinct offers the opportunity to become an Innovation Precinct in the future, providing flexible housing outcomes which foster a creative approach to housing to allow people to live, work and create from home. This could include housing such as SoHo or live-in warehouses in the future. The proximity to the Neighbourhood Centre, Town Centre and Aura Brook encourages an integrated, creative outcome.

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

The public realm within the Sub-Precinct comprises a Neighbourhood Recreation Park located adjacent to the Neighbourhood Centre, Community Facility and Aura Brook.

The intent for all future planning of this Sub-Precinct is to blur the edges between the Neighbourhood Centre, Community Facility and Neighbourhood Recreation Park with the wider Aura Brook area. There will be an increased focus on Aura Brook for all building design, outdoor dining areas / public spaces, and the Civic Park. This provides the unique opportunity for uses to leverage off the amenity provided by the adjoining Brook and water bodies within it.

Figure 11: Sub-Precinct 3 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the precinct.

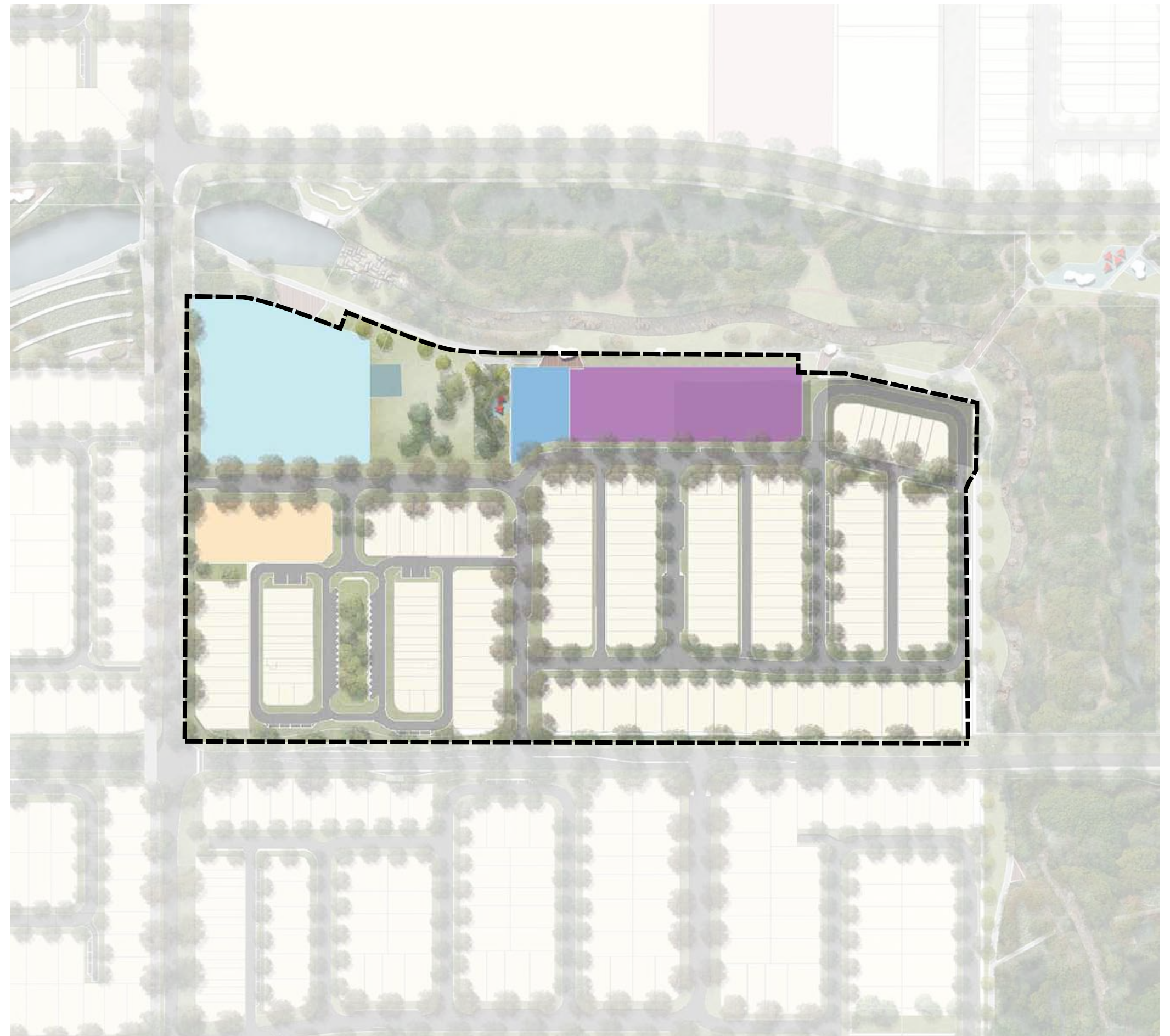


FIGURE 11: SUB-PRECINCT 3 ILLUSTRATIVE INTENT PLAN

3.4.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 3 are outlined in **Table 12: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

TABLE 12: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
Uses Subject to Compliance Assessment
Lot 851 (Neighbourhood Centre) • Business • Fast Food Premises • Food Premises • Health Care Services • Market • Service Industry - a maximum of 250m² GFA • Shop • Shopping Centre
Lot 852 (Child Care Site) • Child Care Centre
Lots 853 & 880 (Community Facility) • Community Facility
Lots 854 (Multiple Residential Sites) • Multiple Residential

3.4.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 3 are required to be assessed against and fulfil the Design Standards identified in **Table 13: Sub-Precinct 3 Design Standards**.

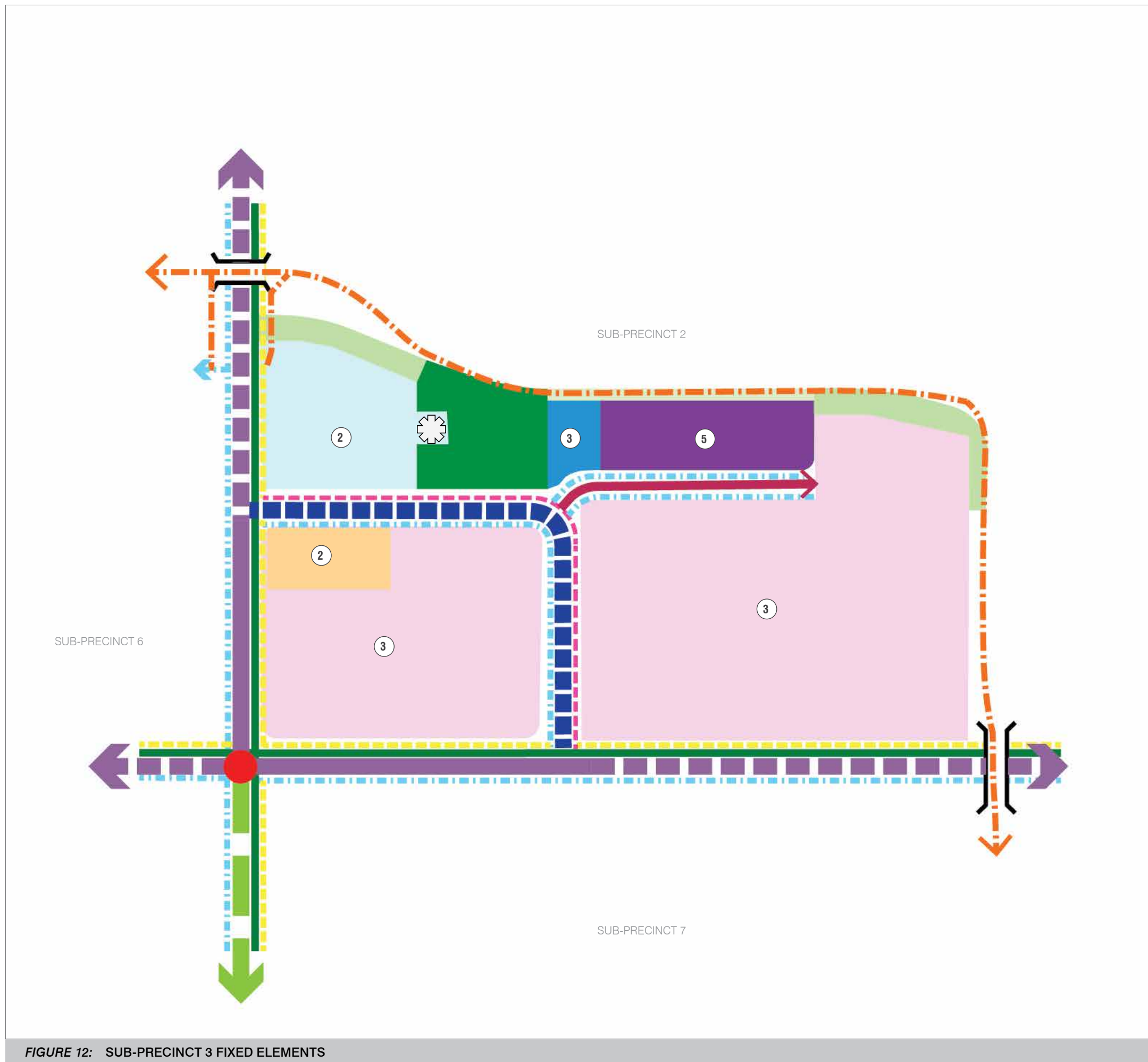
TABLE 13: SUB-PRECINCT 3 DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	DS1.1 Land uses comprise the uses specified for the Sub-Precinct in Table 12. DS1.2 In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria and Appendix E as applicable. DS1.3 Development is to be generally in accordance with the Plan of Development for Sub-Precinct 3 in Appendix E, which outlines access points, required building frontages and car parking areas.

ELEMENT	DESIGN STANDARD
Built Form	DS2.1 The GFA of uses is in accordance with Table 8: Compliance Assessable Uses DS2.2 Building height is consistent with that identified in Appendix E. DS2.3 Where for Multiple Residential (other than Duplex), the minimum setback from the outermost projection is in accordance with Section 3.9 Table 24. DS2.4 Where for Multiple Residential (other than Duplex), development provides building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.9 Table 25. DS2.5 Where development is located on a 'Desired Building Frontage' identified by Appendix E. a. A building must: • Where on a Neighbourhood Centre site, present a minimum of 60% of the building edge as visually permeable; • Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct, and provide visual connectivity to the street for customers and patrons through glazing, entrances or open dining areas; • Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided; • Address the street frontage or frontages by: i. Providing clear, legible entry points for both pedestrians and vehicles; ii. Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; iii. Provide buildings that are built to frame the street. Windows and apertures face the street and awning and public realm treatments at the ground level celebrate and contribute to the public realm. b. A car park must: • Provide a soft landscaped strip of at least 2m wide along the boundary. • Provide 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures.

ELEMENT	DESIGN STANDARD
Public Realm	DS3.1 Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in Appendix E. DS3.2 'Public thoroughfare (key pedestrian links)' are indicatively shown in Appendix E and aim to connect pedestrians from the retail / commercial uses through to the Aura Brook between the Neighbourhood Recreation Park and Civic Park. DS3.3 Pedestrian / Cycle underpass connects from the Neighbourhood Centre through to the western areas of Aura Brook and the District Centre and is indicatively shown in Appendix E. DS3.4 A 'Contraflow/Dedicated Cycle Path' is indicatively shown in Appendix E. DS3.5 Back-of-house areas used for storage, loading or building plant are screened so as not to be visible from a public street and are not located on a primary frontage, unless shown in Appendix E. DS3.6 A 'Civic Park' is to be located as indicatively shown in Appendix B and E. The Civic Park is to provide landscape/trees and amenity values and passive recreation opportunities for residents, workers and visitors to the Neighbourhood Centre. The Civic Park is to provide space and facilities for social interaction and community events. A Civic Park may be more urban in nature, with hard surfaces and treatments in recognition of its setting and high activity levels. The Civic Park is to have a strong interface with the adjacent retail area.
Parking and Access	DS4.1 Development facilitates delivery of a road network hierarchy in accordance with Appendix E and Appendix I to the extent relevant. DS4.2 On-site parking and service vehicle requirements are provided in accordance with the rates in Appendix F. DS4.3 On-site car parking areas and service vehicle requirements are generally located in accordance with Appendix E. DS4.4 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. DS4.5 Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.

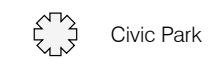
ELEMENT	DESIGN STANDARD
Environment	DS5.1 For Commercial Lots, Gross Pollutant Management (litter and coarse sediment) is to be provided on all lots for ground level runoff. Management is to be provided in a range of forms to ensure the lot design including underground GPTs or stormwater pit basket inserts to all ground level pits. Where the lot use is to include petrol, oil or other liquid or solid contaminants, management must occur in accordance with State and Council policy (where required) and suitable management must be provided in the form of structural separation to exclude the interaction with stormwater. If structure separation from stormwater can not occur then an alternative must be approved by Council. DS5.2 For Community / Child Care lots, Gross Pollutant Management (litter and coarse sediment) is to be provided on all lots for ground level runoff. Management is to be provided in a range of forms to ensure the lot design including underground GPTs or stormwater pit basket inserts to all ground level pits.
Rainwater Tanks	DS6.1 For all Multiple Residential (other than Duplex) buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse (or minimum 75% roof capture if 3 storeys or more). Tanks are to be sized at 1KL per dwelling. DS6.2 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). DS6.3 Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. DS6.4 Tanks must be connected to and supply water to all of the following: • Toilets (all toilets) • Urinals (all urinals) • Laundry (all cold taps in laundry) • Outdoor taps (all out door taps)



LEGEND

LAND USES

- Neighbourhood Centre
- Community Facility (two lots)
- Child Care Centre
- Multiple Residential
- Residential Neighbourhood
- Local Linear Parks
- Landscape Buffer
- Neighbourhood Recreation Park



Civic Park

BUILDING HEIGHTS

- Maximum number of storeys

INTERSECTIONS

- Signalised Intersection (and associated pedestrian crossing)

PEDESTRIAN AND CYCLE LINKS

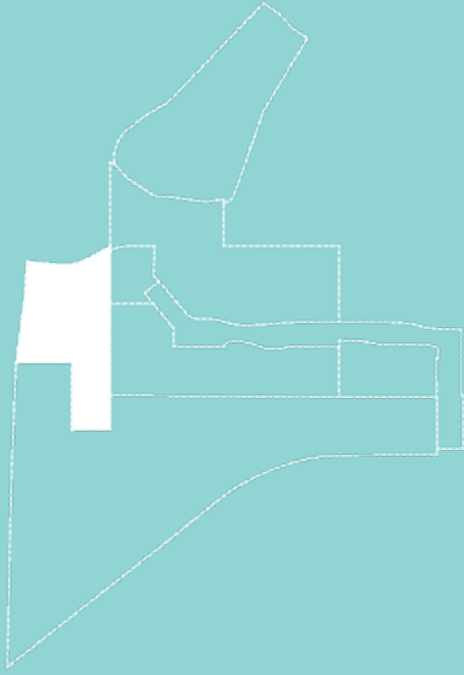
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Shared Recreation Trail
- 2.5m Wide Off-Road Shared Path
- 1.8m Wide Off-Road Pedestrian Path
- 1.5m Wide Off-Road Pedestrian Path
- Indicative pedestrian underpass locations

ROAD NETWORK HIERARCHY

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

FIGURE 12: SUB-PRECINCT 3 FIXED ELEMENTS

3.5 SUB-PRECINCT 4



3.5.1 SUB-PRECINCT INTENT

This Sub-Precinct incorporates a Major Sports Park, State Primary School, and Community Facility which both provide a range of sporting, recreation, leisure, cultural and educational facilities and community meeting spaces that provide for diverse and active lifestyles.

The Sub-Precinct allows only a limited range of low impact, low-intensity land uses which are developed as part of the Major Sports Park and Primary School. Building height and structures support the establishment of major sports infrastructure and education facilities. Building form and height for the State Primary School are low to medium rise and deliver a suburban outcome. Urban design and built form outcomes for the State Primary School are to create a functional and attractive streetscape.

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

Main vehicular access / loading for the school is to be from the eastern and western roads. Bus stop is to be located on Trunk Connector E to the east of the School. Pedestrian and cyclist connections are established through the site to provide connections from south to north and towards the Town Centre.

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

Figure 13: Sub-Precinct 4 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the precinct.



FIGURE 13: SUB-PRECINCT 4 ILLUSTRATIVE INTENT PLAN

3.5.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 4 are outlined in **Table 14: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

TABLE 14: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
Uses Subject to Compliance Assessment
Lot 857 (Community Facility) Community Facility
Lot 858 (Neighbourhood Meeting Room) Community Facility
Lot 864 (State Primary School) Educational Establishment
Lot 9136 (Major Sports Park) - Indoor Sport and Recreation - Outdoor Sport and Recreation
Lot 863 (Emerging Community Site) Educational Establishment

3.5.3 SPECIFIC DESIGN CRITERIA

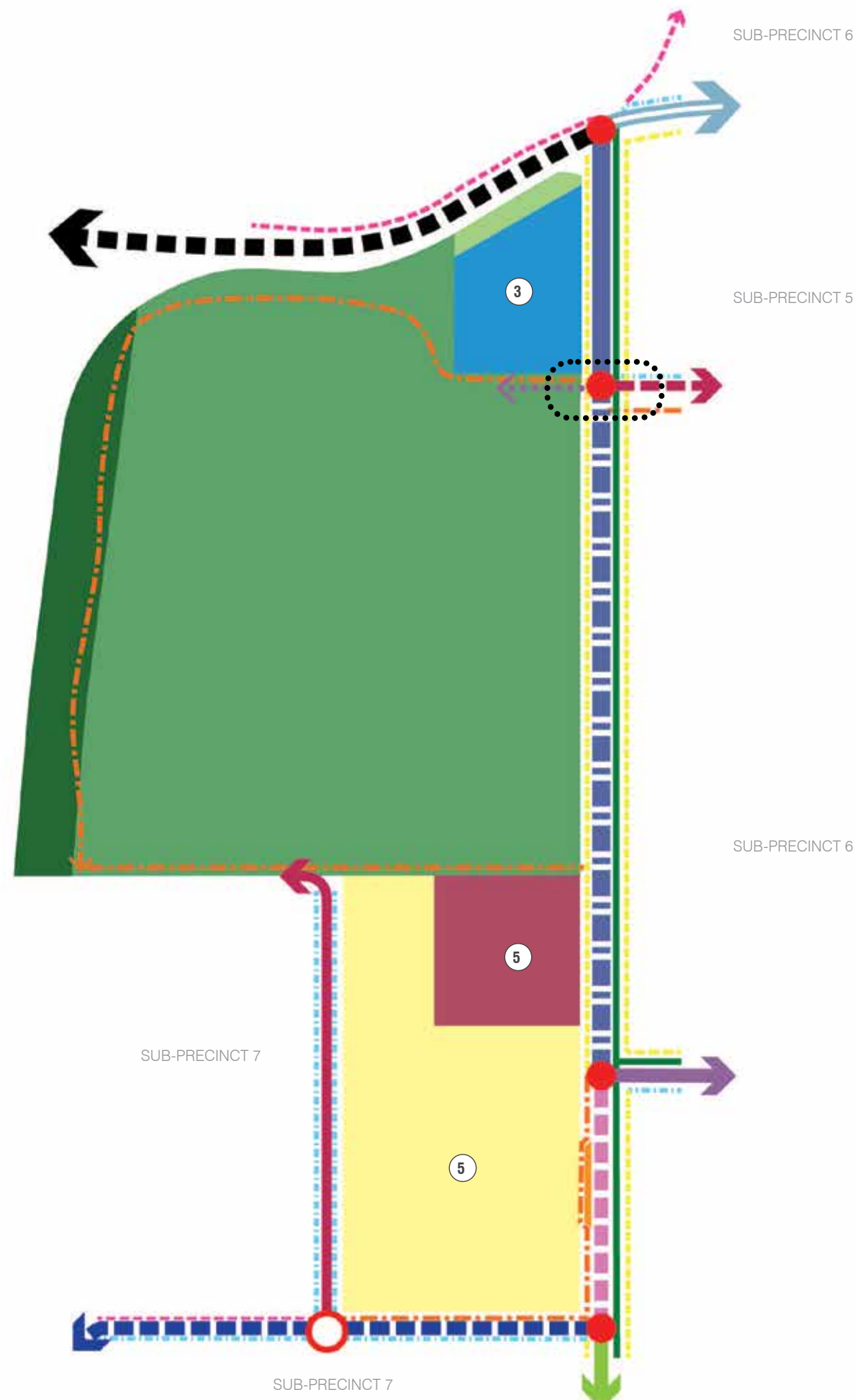
Applications for Compliance Assessment in Sub-Precinct 4 are required to be assessed against and fulfil the Design Standards identified in **Table 15: Sub-Precinct 4 Design Standards**.

TABLE 15: SUB-PRECINCT 4 DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	DS1.1 Land uses comprise the uses specified for the Sub-Precinct in Table 14. DS1.2 In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria and relevant Appendices. DS1.3 Development is to be generally in accordance with the Plan of Development for Sub-Precinct 4 in Appendix E.
Built form	DS2.1 Building height is consistent with that identified in Appendix E. DS2.2 Development on a 'Key Corner Site' in Appendix E provides a landscape or built form statement to this site which: - Ensure that blank walls of buildings or back of house areas are not located on external corner frontages; - Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses; and - Building treatments are designed to respond to the primacy of the corner through a combination of architectural treatments, additional building height and responsive roof articulation. DS2.3 A setback range of 0.0m - 3.0m for the community facility to provide increased flexibility in the design of the community centre.

ELEMENT	DESIGN STANDARD
Public Realm	DS3.1 Development ensures that the built form for the State Primary School, Community Facility or Emerging Community Site does not compromise the function of the Major Sports Park. DS3.2 Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in Appendix E. DS3.3 A 'Contraflow/Dedicated Cycle Path' is provided in accordance with Appendix E. DS3.4 A car park must: - Provide a soft landscaped strip of at least 2m wide along the boundary. - Provide 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures. DS3.5 The boundary between the Major Sports Park and the school is to ensure the transition between the two uses ensures pedestrian accessibility, safety and amenity are prioritised.
Parking and Access	DS4.1 Development facilitates delivery of a road network hierarchy in accordance with Appendix E and Appendix I to the extent relevant. DS4.2 For the Major Sports Park, car parking is to be provided in accordance with the LGIA, being 25spaces/hectare total, comprising: 10spaces/ha (formal), plus 15spaces/ha (informal or on-street) DS4.3 All other on-site parking and service vehicles are provided in accordance with Appendix F. DS4.4 On-site car parking areas are generally located in accordance with Appendix E and are designed to reduce visual dominance with a 2m wide soft landscape strip on the external dedicated road frontage. DS4.5 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. DS4.6 State Primary School drop off area and School Bus Stop Zone are indicatively shown in Appendix E. DS4.7 Access arrangements are to be located and arranged in accordance with Appendix E. DS4.8 Development of the school is to have due regard to the 'Planning for Safe Transport Infrastructure at Schools' document.
Environment	DS5.1 For School / Community / Sporting Oval lots, Gross Pollutant Management (litter and coarse sediment) is to be provided on all lots for ground level runoff. Management is to be provided in a range of forms to ensure the lot design including underground GPTs or stormwater pit basket inserts to all ground level pits. DS5.2 Development of the school is to have due regard to the 'Development Affected by Environmental Emissions from Transport Policy 2017' document.

ELEMENT	DESIGN STANDARD
Rainwater Tanks	DS6.1 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). DS6.2 Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. DS6.3 Tanks must be connected to and supply water to all of the following: - Toilets (all toilets) - Urinals (all urinals) - Laundry (all cold taps in laundry) - Outdoor taps (all out door taps)



LEGEND

LAND USES

- Community Facility & Neighbourhood Meeting Room
- P-6 State School
- Emerging Community Site
- District Linear Park
- Sport and Recreation
- Highway Buffer (40m wide)

BUILDING HEIGHTS

- # Maximum number of storeys

INTERSECTIONS

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

PEDESTRIAN AND CYCLE LINKS

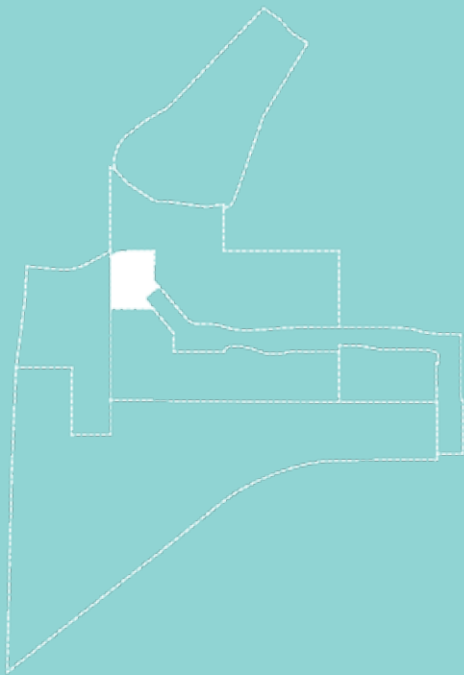
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Shared Recreation Trail
- 2.5m Wide Off-Road Shared Path
- 1.8m Wide Off-Road Pedestrian Path
- 1.5m Wide Off-Road Pedestrian Path

ROAD NETWORK HIERARCHY

- Sub Arterial 2 (32.5m wide)
- Sub Arterial 5 (28.5m wide)
- Sub Arterial 5B (27.9m wide)
- Sub Arterial 2B (29m 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)
- Preferred Location for Major Sports Park Access

FIGURE 14: SUB-PRECINCT 4 FIXED ELEMENTS

3.6 SUB-PRECINCT 5



3.6.1 SUB-PRECINCT INTENT

This Sub-Precinct comprises a District Centre which serves as the main centre for convenience for residents and the focal point for the community of the Western Locality. The District Centre is intended to cater for a mix of businesses, small scale retail, community uses, health and food premises.

Due to the proximity to the District Centre, any residential dwellings within this Sub-Precinct will be medium density to provide a different housing offer to those not desiring a free-hold allotment. This might cater to downsizers, single-parent households or retirees.

The centre of this Sub-Precinct proposes a strong park link between the Major Sports Park and the Aura Brook. This is envisaged to provide integrated amenity and relief for the District Centre and the southern medium density.

Figure 15: Sub-Precinct 5 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the precinct.



FIGURE 15: SUB-PRECINCT 5 ILLUSTRATIVE INTENT PLAN

3.6.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 5 are outlined in **Table 16: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

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

LAND USES
Uses Subject to Compliance Assessment
Lot 859 (District Centre) • Business • Community Facility • Fast Food Premises • Food Premises • Health Care Services • Indoor Entertainment (Tavern) • Market • Service Industry - a maximum of 250m² GFA • Shop • Shopping Centre
Lot 861 (Medium Density Site) • Multiple Residential

3.6.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 5 are required to be assessed against and fulfil the Design Standards identified in **Table 17: Sub-Precinct 5 Design Standards**.

TABLE 17: SUB-PRECINCT 5 DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	DS1.1 Land uses include uses specified for the Sub-Precinct in Table 16. DS1.2 In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria and relevant Appendices. DS1.3 Development is to be generally in accordance with the Plan of Development for Sub-Precinct 5 in Appendix E.

ELEMENT	DESIGN STANDARD
Built Form	DS2.1 The GFA of uses and residential yield is in accordance with Table 8: Compliance Assessable Uses DS2.2 Building height is consistent with that identified in Appendix E. DS2.3 Development on a 'Key Corner Site' in Appendix E provides a landscape or built form statement to this site which: - Ensure that blank walls of buildings or back of house areas are not located on external corner frontages; - Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses; - Building treatments are designed to respond to the primacy of the corner through a combination of architectural treatments, additional building height and responsive roof articulation; and - Fast food premises that include a drive-through facility are not permitted on a 'Key Corner Site'. DS2.4 Where for Multiple Residential (other than Duplex), the minimum setback from the outermost projection is in accordance with Section 3.9 Table 24. DS2.5 Where for Multiple Residential (other than Duplex), development provides building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.9 Table 25. DS2.6 Where development is located on a 'Desired Building Frontage' or 'Required Building Frontage' identified by Appendix E: - A building must: • Present a minimum of 60% of the building edge as visually permeable; • Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct, and provide visual connectivity to the street for customers and patrons through glazing, entrances or open dining areas; • Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided; • Address the street frontage or frontages by: - Providing clear, legible entry points for both pedestrians and vehicles; - Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; - Provide a continuous awning. This awning should extend a minimum of 1.5m (on required building frontages only) and may extend up to 3m over the street verge and may include cut-outs to allow for street tree growth. - Provide buildings that are built to frame the street. Windows and apertures face the street and awning and public realm treatments at the ground level celebrate and contribute to the public realm. - A car park / landscape edge treatment must: • Provide a soft landscaped strip of at least 2m wide along the boundary. • Provide 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures.

ELEMENT	DESIGN STANDARD
	DS2.7 Back-of-house areas used for storage, loading or building plant are screened and/or located so as not to be visible from a public street, where possible, and are not located on a retail frontage, unless shown in Appendix E. DS2.8 Where nominated on the District Centre site, 0 - 0.5m street setbacks are provided along a required building frontage. Along a desired building frontage, 0 - 1.5m street setbacks for non-residential elements and 1.5m - 3m for residential elements are required. In the event of any inconsistencies with the specific use criteria or Table 31, the Design Standards of this precinct prevail.
Public Realm	DS3.1 Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in Appendix E. DS3.2 A 'Contraflow/Dedicated Cycle Path' is provided in accordance with Appendix E. DS3.3 'Public thoroughfare (key pedestrian links)' are indicatively shown in Appendix E and aim to connect pedestrians from the retail / commercial uses through the District Centre connecting east-west and north-south. DS3.4 The District Centre provides an area suitable to accommodate a public event which caters to a variety of audiences. DS3.5 A 'Town Square' is to be developed to create a visual statement that provides opportunity for the community to gather and interact within the District Centre and create visual connection to the adjoining open space network. DS3.6 Public Art is to be provided within the District Centre site in accordance with the endorsed Public Art Masterplan, in the form of a Formal Public Art Commission. DS3.7 Where a retail frontage is identified on Appendix E, shop fronts and facades are built to the front boundary and provide the following: - an awning extending over the street verge. Such awnings must extend a minimum of 1.5m and may extend up to 3.0m over the street verge and may include cut-outs to allow for street tree growth; - visual connectivity to the street for customers and patrons. This street activation is achieved by maximising glazing, entrances, or open dining areas. Blank facades and back of house building elements are not to occupy these frontages. DS3.8 Back-of-house areas used for storage, loading or building plant are screened so as not to be visible from a public street and are not located on a primary frontage, unless shown in Appendix E.

ELEMENT	DESIGN STANDARD
Parking and Access	DS4.1 Development facilitates delivery of a road network hierarchy in accordance with Appendix E and Appendix I to the extent relevant. DS4.2 On-site parking and service vehicle requirements are provided in accordance with Appendix F. DS4.3 On-site car parking areas are generally located in accordance with Appendix E and designed to reduce visual dominance from the public realm through a combination of built form and planted buffers. DS4.4 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. DS4.5 Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads. DS4.6 'Internal Road Access' is indicatively shown in Appendix E, and aims to provide convenient vehicular access which supports built-form to directly front the linear park to the south.
Environment	DS5.1 For Commercial Lots, Gross Pollutant Management (litter and coarse sediment) is to be provided on all lots for ground level runoff. Management is to be provided in a range of forms to ensure the lot design including underground GPTs or stormwater pit basket inserts to all ground level pits. Where the lot use is to include petrol, oil or other liquid or solid contaminants, management must occur in accordance with State and Council policy (where required) and suitable management must be provided in the form of structural separation to exclude the interaction with stormwater. If structure separation from stormwater can not occur then an alternative must be approved by Council.
Rainwater Tanks	DS6.1 For all Multiple Residential (other than Duplex) buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse (or minimum 75% roof capture if 3 storeys or more). Tanks are to be sized at 1KL per dwelling. DS6.2 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). DS6.3 Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. DS6.4 Tanks must be connected to and supply water to all of the following: • Toilets (all toilets) • Urinals (all urinals) • Laundry (all cold taps in laundry) • Outdoor taps (all out door taps)

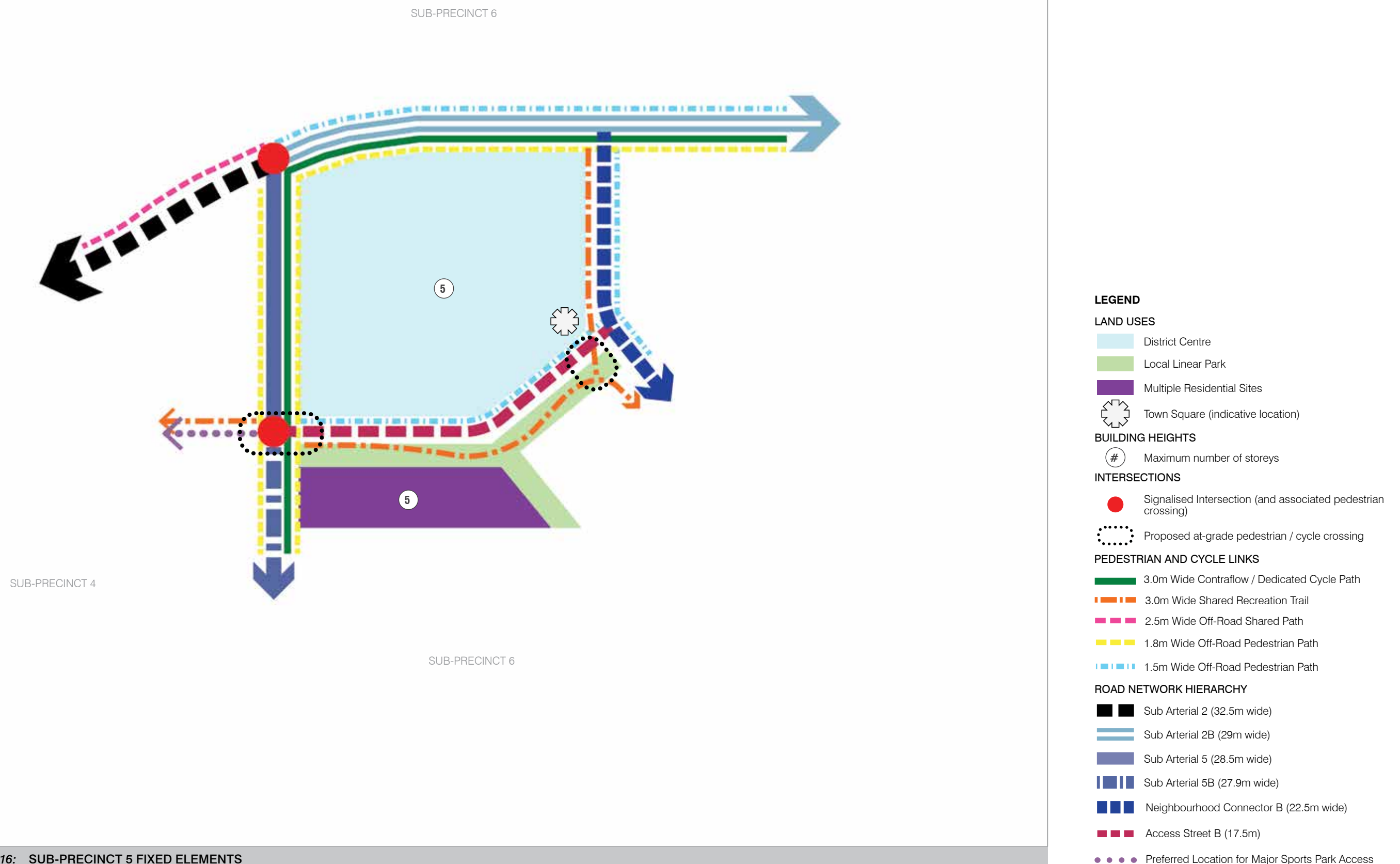
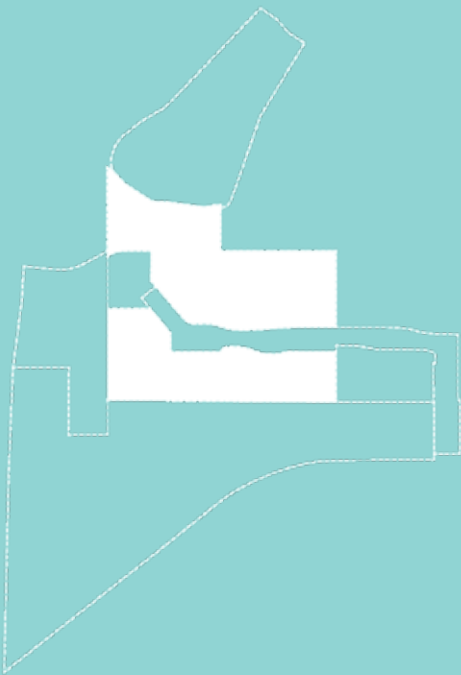


FIGURE 16: SUB-PRECINCT 5 FIXED ELEMENTS

3.7 SUB-PRECINCT 6



3.7.1 SUB-PRECINCT INTENT

This Sub-Precinct comprises a range of residential dwelling types including Detached and Attached Dwellings. The Sub-Precinct permits Multiple Residential (duplex) dwellings where well-located on corner lots and within identified medium density sites.

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

In proximity to the District Centre, are two urban villages to the east and south of the Centre which proposes higher density along with an abundance of amenity and linear park spaces. There is also the opportunity for Work-from-Home businesses or Shop-Front Houses which address the main higher-order roads for high exposure.

Public realm within the Sub-Precinct comprises a number of local, linear and neighbourhood parks located throughout the residential neighbourhoods which provide for passive recreation opportunities and amenity. A District Recreation Park is also to be provided in this Sub-Precinct.

Figure 17: Sub-Precinct 6 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the precinct.



FIGURE 17: SUB-PRECINCT 6 ILLUSTRATIVE INTENT PLAN

3.7.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 6 are outlined in **Table 18: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

TABLE 18: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NO FURTHER ASSESSMENT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
Uses Subject to Compliance Assessment
Lots 862 & 878 (Multiple Residential Sites) Multiple Residential

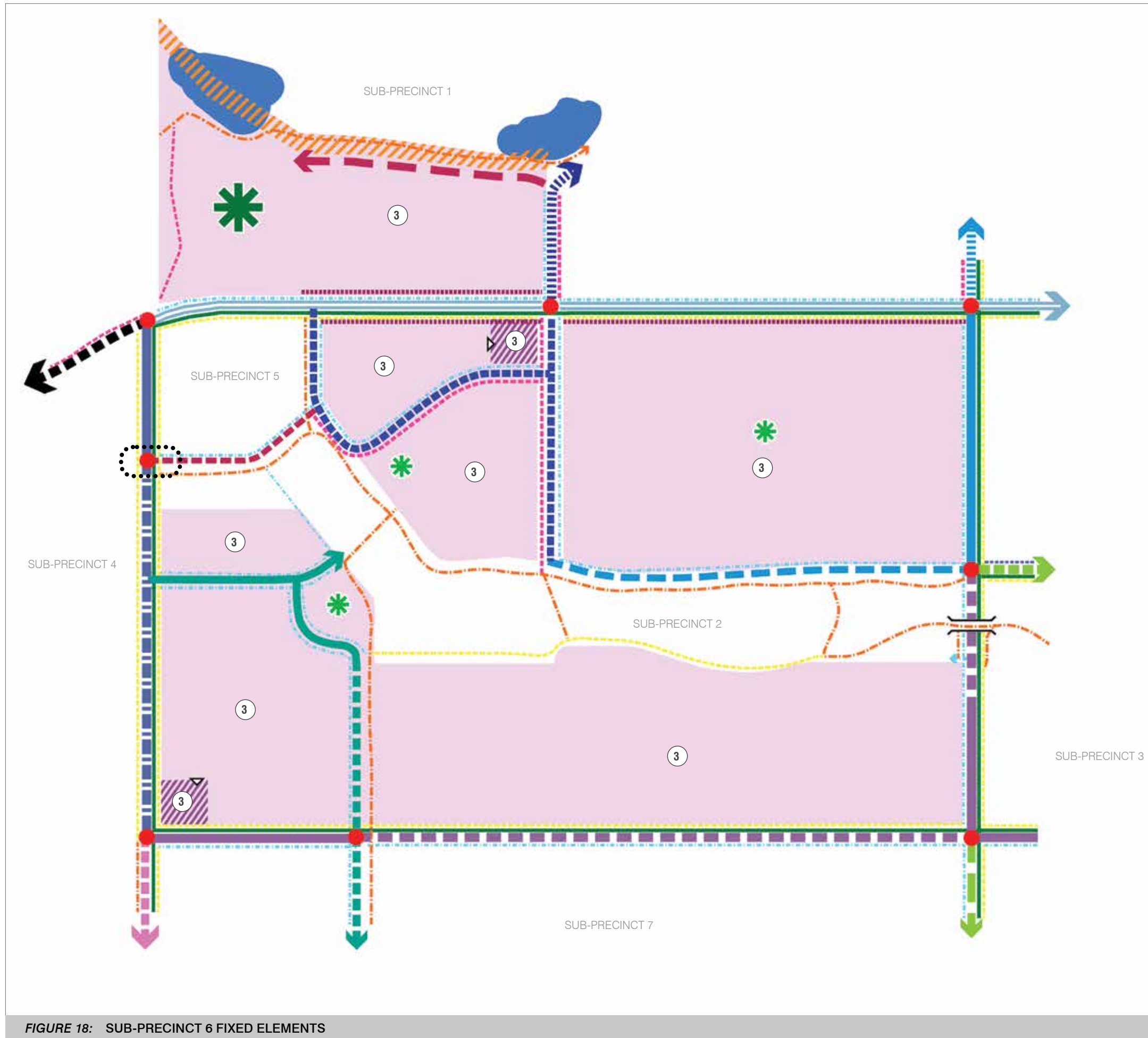
3.7.3 SPECIFIC DESIGN CRITERIA

DS4.1 Applications for Compliance Assessment in Sub-Precinct 6 are required to be assessed against and fulfil the Design Standards identified in **Table 19: Sub-Precinct 6 Design Standards** (excluding Mansion Homes which have separate design controls in **Appendix G**).

TABLE 19: SUB-PRECINCT 6 DESIGN STANDARDS FOR LOT 862 & 878 ONLY

ELEMENT	DESIGN STANDARD
Use	DS1.1 Land uses comprise the uses specified for the Sub-Precinct in Table 18. DS1.2 In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria and relevant Appendices.
Built Form	DS2.1 Building height is consistent with that identified in Figure 18. DS2.2 Where for Multiple Residential (other than Duplex), the minimum setback from the outermost projection is in accordance with Section 3.9 Table 24. DS2.3 Where for Multiple Residential (other than Duplex), development provides building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.9 Table 25. DS2.4 Development provides loading, servicing and back of house areas that are in non-prominant locations and screened by landscaping or screening devices.
Public Realm	DS3.1 Buildings must address the adjoining Sub-Arterial and Trunk Connector roads.

ELEMENT	DESIGN STANDARD
Parking and Access	DS4.1 Development facilitates delivery of a road network hierarchy in accordance with Appendix E and Appendix I to the extent relevant. DS4.2 On-site parking and service vehicle requirements are provided in accordance with Appendix F. DS4.3 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. DS4.4 Vehicle Access Points are as per Figure 18. DS4.5 Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.
Rainwater Tanks	DS5.1 For all Multiple Residential (other than Duplex) buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse (or minimum 75% roof capture if 3 storeys or more). Tanks are to be sized at 1KL per dwelling. DS5.2 Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. DS5.3 Tanks must be connected to and supply water to all of the following: - Toilets (all toilets) - Urinals (all urinals) - Laundry (all cold taps in laundry) - Outdoor taps (all out door taps)



LEGEND

LAND USES

- Residential Neighbourhood
- District Recreation Park (indicative location)
- Neighbourhood Recreation Park (indicative location)
- Lifestyle Buffer (30m wide)
- Primary access location
- Indicative Wetlands / Bio-retention basins

BUILDING HEIGHTS

- Maximum number of storeys
- Preferred Multiple Residential Site
- Acoustic barrier or treatment to residential (where required)

INTERSECTIONS

- Signalised Intersection (and associated pedestrian crossing)
- Proposed at-grade pedestrian / cycle crossing
- Indicative pedestrian underpass locations

PEDESTRIAN AND CYCLE LINKS

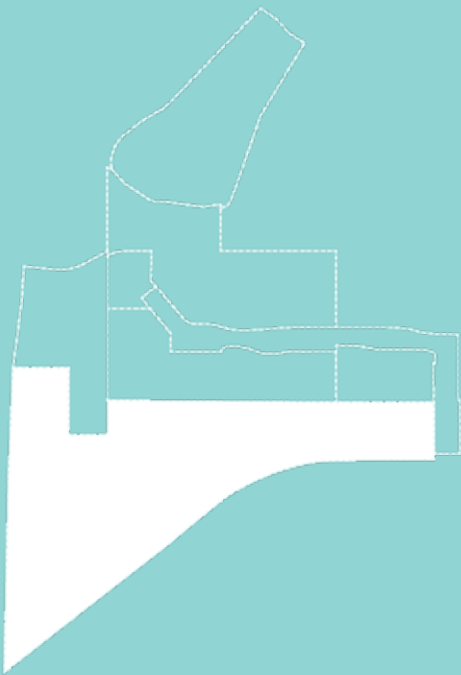
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Shared Recreation Trail
- 2.5m Wide Off-Road Shared Path
- 2.0m Wide Off-Road Pedestrian Path
- 1.8m Wide Off-Road Pedestrian Path
- 1.5m Wide Off-Road Pedestrian Path

ROAD NETWORK HIERARCHY

- Sub Arterial 2 (32.5m wide)
- Sub Arterial 2B (29m wide)
- Industrial Connector (29m wide)
- Sub Arterial 5 (28.5m wide)
- Sub Arterial 5B (27.9m wide)
- Trunk Connector A (23.0m wide)
- Neighbourhood Connector A (20.0m wide)
- Neighbourhood Connector B (22.5m wide)
- Neighbourhood Connector B - Adjoining Application (22.5m wide)
- Neighbourhood Connector C - Adjoining Application (18m wide)
- Trunk Connector B1 (22.5m wide)
- Trunk Connector B2 (20.0m wide)
- Green Street (23.0m wide)
- Trunk Connector D (22.5m wide)
- Trunk Connector E (25.0m wide)
- Access Street - Urban A (17.5m)
- Access Street - Urban B (16.0m)
- Access Street B (17.5m)
- Access Street C (14.25m)

FIGURE 18: SUB-PRECINCT 6 FIXED ELEMENTS

3.8 SUB-PRECINCT 7



3.8.1 SUB-PRECINCT INTENT

This Sub-Precinct comprises a range of low-medium rise residential dwelling types (including duplex) and a range of green edges and recreational parks including the District Recreation Park.

The western area of this Sub-Precinct adjoins a 40m wide buffer providing effective visual amenity and to assist in reduction of the noise impacts from the adjoining Bruce Highway.

The residential lots have high exposure to recreational opportunities and connections to all surrounding amenity and facilities.

Residential land adjoining CAMCOS corridor to the south of the Sub-Precinct comprises a combination of rear lane terraces, esplanade road and greater setbacks.

Figure 19: Sub-Precinct 7 illustrative intent plan provides an illustrative representation of the desired outcomes for this Sub-Precinct.

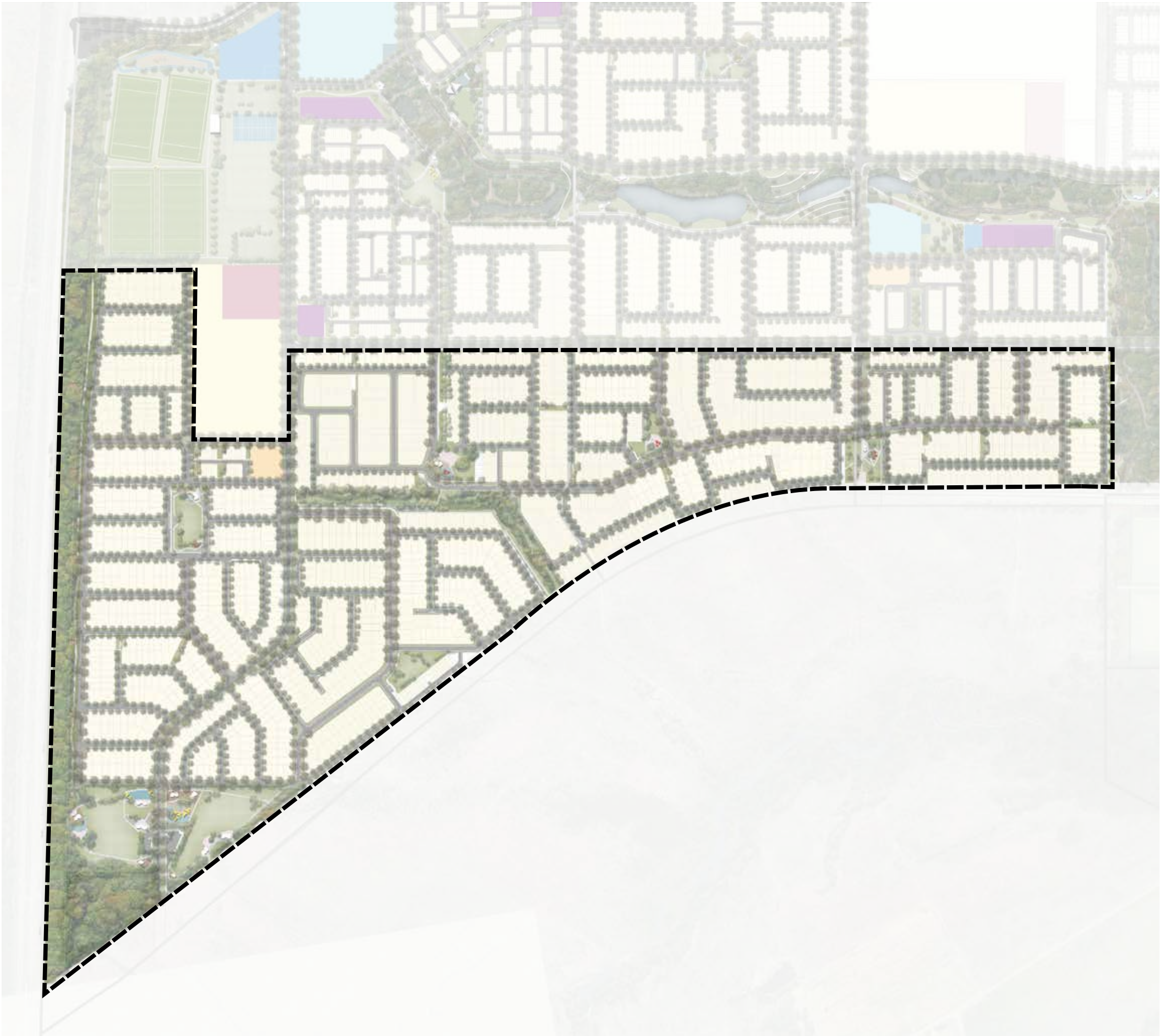


FIGURE 19: SUB-PRECINCT 7 ILLUSTRATIVE INTENT PLAN

3.8.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 7 are outlined in **Table 21: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

TABLE 21: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
Uses Subject to Compliance Assessment
Lot 865 Child Care Centre
Lot 868 Telecommunications Facility and where compliant with Appendix K

3.8.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 7 are required to be assessed against and fulfil the Design Standards identified in **Table 22: Sub-Precinct 7 Design Standards**.

TABLE 22: SUB-PRECINCT 7 DESIGN STANDARDS FOR LOT 865 ONLY

ELEMENT	DESIGN STANDARD
Use	DS1.1 Land uses comprise the uses specified for the Sub-Precinct in Table 21. DS1.2 The use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria and Appendix E as applicable.
Environment	DS2.1 For Child Care lots, Gross Pollutant Management (litter and coarse sediment) is to be provided on all lots for ground level runoff. Management is to be provided in a range of forms to ensure the lot design including underground GPTs or stormwater pit basket inserts to all ground level pits.
Rainwater Tanks	DS3.1 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). DS3.2 Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. DS3.3 Tanks must be connected to and supply water to all of the following: - Toilets (all toilets) - Urinals (all urinals) - Laundry (all cold taps in laundry) - Outdoor taps (all out door taps)

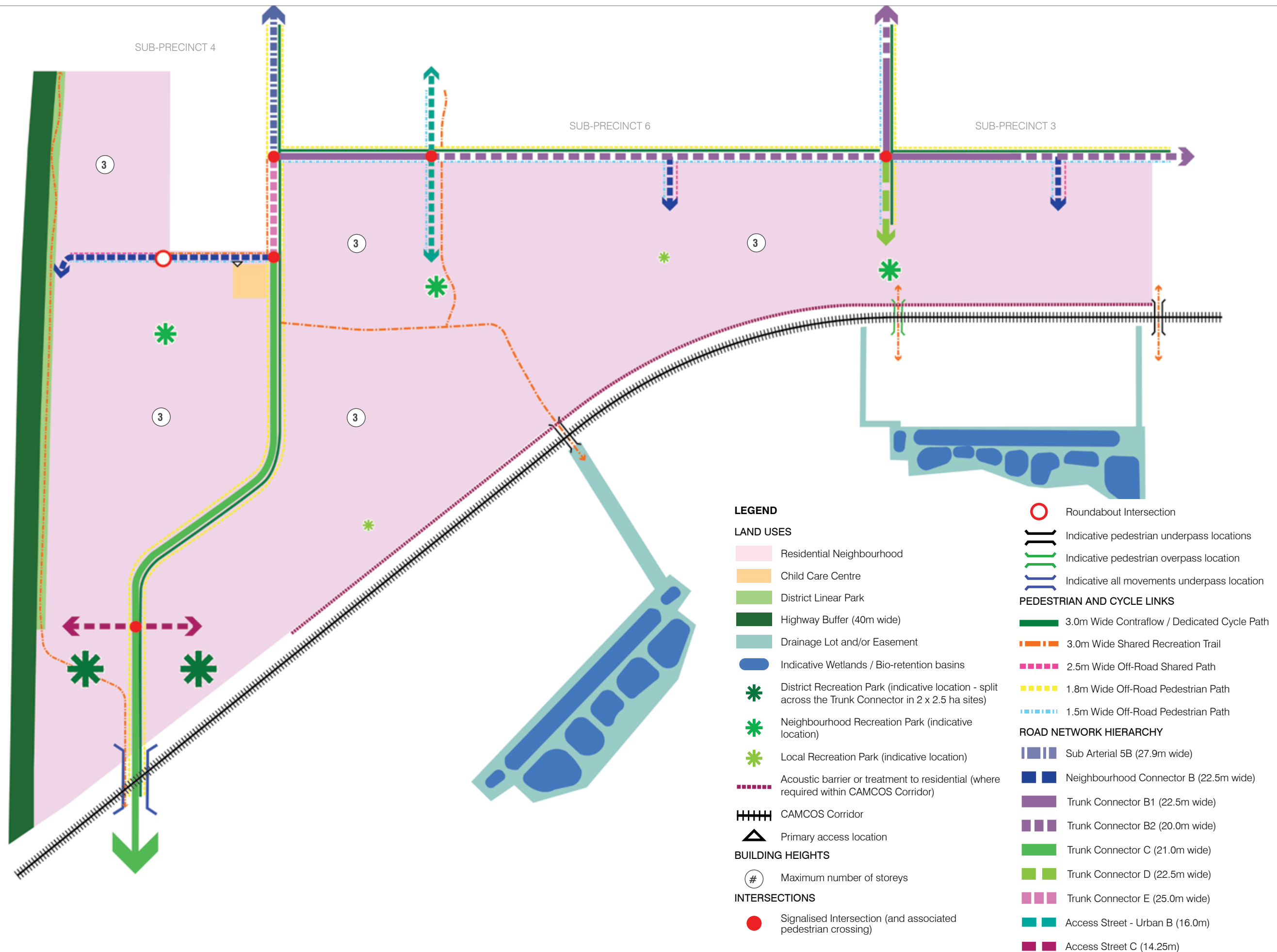


FIGURE 20: SUB-PRECINCT 7 FIXED ELEMENTS

3.9 SPECIFIC USE CRITERIA



In addition to the detailed provisions for each Sub-Precinct, the following land use specific provisions in **Table 23: Specific Use Design Standards** below are applicable to development undertaking the Compliance Assessment process under Section 1.5.2.2 of the Plan of Development. These provisions are only applicable as relevant to the specific use being assessed. It is noted that where provisions under Section 3.9 conflict with provisions under the design standards of the relevant Sub-Precincts, the Sub-Precinct design standards prevail to the extent of the conflict.

TABLE 23: SPECIFIC USE DESIGN STANDARDS

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

DESIGN STANDARD	
Public Realm	DS2.1 A minimum of 10% of the site is comprised of planted landscapes. Landscaping is to be a minimum of 2m wide and does not include any hard landscaping. DS2.2 Street frontages are unfenced or where street frontage fencing is required for security and CPTED purposes, it should be transparent (minimum 70% open).
Parking and Access	DS3.1 On site vehicle parking is provided at the rates outlined in Appendix F. DS3.2 Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in: • AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and • AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities. DS3.3 The location of visitor or customer parking is not behind a security barrier. DS3.4 On-site parking and manoeuvring areas provide for all vehicles to enter and leave in a forward motion. DS3.5 The lot has physical access to a road. DS3.6 Access to the site provides separation of a minimum 10m to an intersecting street where the driveway is on the same side of the street. DS3.7 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. Access is to include: • 12.5m vehicle length and turn radius, with entry and exit in a forward motion; • Accessways must be a minimum trafficable width of 6.5m for the design WCV DS3.8 Bicycle parking spaces are provided in accordance with Appendix F. DS3.9 Bicycle parking and storage facilities are easily accessible and provided in the building, or on-site within 100 metres of an entrance to the building. DS3.10 End of trip facilities for bicycles, involving dedicated amenities that are publicly accessible for bike storage areas, lockers, toilets and change facility, must be provided in accordance with Appendix F. DS3.11 For buildings less than 1,000m², engineering design of all parking and manoeuvring areas is in accordance with Councils adopted standards.

DESIGN STANDARD	
Environment	DS4.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended. DS4.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended. DS4.3 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended. DS4.4 Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, as amended. DS4.5 Any reflective glass material has: - A level of light reflectivity of not greater than 20%; and - A level of heat transmission of not less than 20%.
Environment (cont.)	DS4.6 Development does not include the storage of dangerous goods as defined by the globally harmonised system for the classification and labelling of chemicals (GHS). DS4.7 For non-residential sites, each site demonstrates how it can satisfy best practice pollutant load removal targets.
Infrastructure	DS5.1 All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.

DESIGN STANDARD									
Uses									
Child Care Centre	DS6.1 Where a standalone use, the Child care centre has a maximum site cover of 50%. DS6.2 Child care centres are to be located where identified on a Plan of Development. DS6.3 Child care centres are to be located on a site having: - A slope of not more than 10%; - A regular shape; and - A minimum area of 1,500m² DS6.4 Buildings are to meet the requirements of <i>Australian Standard 2107:2016 Acoustics - Recommended noise and reverberation design criteria within buildings to ensure a healthy, comfortable and productive environment for the occupants and users</i>. DS6.5 A minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining a residential use (or future residential use). DS6.6 Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross across driveways. DS6.7 The minimum setback from the outermost projection of any building is in accordance with following table: <table><tr><th colspan="2">Setbacks (Minimum)</th></tr><tr><td>Front (Primary frontage)</td><td>6m</td></tr><tr><td>Side</td><td>2m</td></tr><tr><td>Rear</td><td>4.5m</td></tr></table> DS6.8 The external noise criteria at all facades of the building envelope shall be ≤58 dB(A) L10 (1 hour) façade corrected (maximum hour during normal opening hours), and DS6.9 The external noise criteria in each outdoor education area or outdoor play area shall be ≤63 dB(A) L10 (12 hour) free field (between 6am and 6pm).	Setbacks (Minimum)		Front (Primary frontage)	6m	Side	2m	Rear	4.5m
Setbacks (Minimum)									
Front (Primary frontage)	6m								
Side	2m								
Rear	4.5m								

DESIGN STANDARD	
Community Facility	DS7.1 Where a standalone use, the community activity has a maximum site cover of 50%. OR Where not a standalone use - no acceptable outcome provided. DS7.2 Where adjoining a residential use, a minimum 1.8m high solid acoustic screen fence is provided along the full length of all common site boundaries. DS7.3 Intrusive outdoor activities are located and orientated away from residential premise.
Educational Establishment	DS8.1 Educational Establishments are to be located on a site having: - A slope of not more than 10%; - A regular shape; and - A minimum area of 1,500m² DS8.2 Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross across driveways. DS8.3 The external noise criteria at all facades of the building envelope shall be ≤58 dB(A) L10 (1 hour) façade corrected (maximum hour during normal opening hours), and DS8.4 The external noise criteria in each outdoor education area or outdoor play area shall be ≤63 dB(A) L10 (12 hour) free field (between 6am and 6pm).
Fast Food Premises	DS9.1 Fast Food premises must not immediately adjoin a residential (or future Residential) use. DS9.2 Loading areas are not able to be viewed from the road or any public space. DS9.3 Drive-through facilities are not to dominate the primary street frontage.
Indoor Sport and Recreation	DS10.1 Indoor Sport and Recreation uses exclude premises for conducting large scale functions.
Market	DS11.1 Where market stalls are proposed to be located adjacent to existing shops the market is not held on more than 1 day per week. DS11.2 The market is conducted, including setup and pack-up time, between the hours of 5.00am and 10.00pm. DS11.3 A clear movement path, at least 3 metres in width, is maintained through or around the market to allow emergency vehicle access. DS11.4 Directional signage is provided to identify the location of, and entry to, public toilet facilities. DS11.5 Public toilets: - Are provided within the area of the market, or are located within 250 metres of the market; and - Remain open and accessible for use during market hours.

DESIGN STANDARD	
Multiple Residential (other than Duplex & Triplex) & Mansion Homes	DS12.1 For all Multiple Residential uses involving more than two units, the building is sited and designed such that: - The main pedestrian entrance to the building (or group of buildings) is located on the higher order street; - Access from the street to the entrance of the building(s) or individual dwellings is easily discerned; - Vehicular access to the site is separate from the pedestrian access; - Street and parkland frontages comprise 'semi-active uses/spaces' such as habitable rooms of dwellings or rooming units, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; - The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised. DS12.2 Non-habitable rooms of one dwelling are not located opposite windows of another dwelling unless views are controlled by screening devices, distance, landscaping or design of the opening. DS12.3 Where habitable room windows look directly at habitable room windows and adjacent dwelling within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by: - Window will heights being a minimum of 1.5 metres above floor level; or - Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or - Fixed external screens; or - If at ground level screen fencing to a minimum height of 1.8 metres. DS12.4 The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres. DS12.5 Any car parking area or other associated structures are integrated into the design of the development such that: - They are screened from view from frontages to streets, parks and adjoining land; and - They are not located between the building and the street address unless contemplated by the Sub-Precinct design standards or Plan of Development. DS12.6 Building setbacks comply with those specified in any applicable Sub-Precinct which it is located as shown in Appendix E. DS12.7 Except where specified otherwise in a Sub-Precinct provision: - A 2 metre wide landscaped buffer strip is provided along the full frontage of the site; - Where more than 6 dwellings, 10% of the site area is provided as communal open space exclusive required buffer strips and clothes drying areas; - A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary except where adjoining open space, which requires fencing to be 25% transparent, or 1.5m high and solid.

DESIGN STANDARD	
Multiple Residential (other than Duplex and Triplex) & Mansion Homes (cont.)	DS12.8 For all Multiple Residential uses involving more than two units: - Each ground floor dwelling has a courtyard or similar private open space of not less than 15m² with a minimum dimension of 3m directly accessible from the main living area; - Each dwelling above ground level has a balcony or similar private open space area of not less than 9m² for a 1 bedroom unit, and 16m² for 2+ bedroom units (with a minimum dimension of 3m) directly accessible from the living area of the dwelling or rooming unit. DS12.9 The site cover for Multiple Residential buildings does not exceed 60% DS12.10 For multiple residential uses front fences and walls: - Have a maximum height of not more than: 1.8 metres if 50% transparent; or 1.2 metres if solid. DS12.11 Building bulk is reduced by incorporating a combination of the following elements in building design: - Variations in plan shape, such as curves, steps, recesses, projections or splays; - Variations in vertical profile, with steps or slopes at different levels; - Variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure; - Balconies, verandahs or terraces; and - Planting, particularly on podiums, terraces and low level roof decks. DS12.12 Entry areas for the residents and visitors are provided separately from entrances for other building users and provide: - For safe entry from streets, car parking areas and servicing areas; - Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for other building users; and - Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors.
Outdoor Sport and Recreation (excluding Golf Course)	DS13.1 The use is located and designed so as to be: - Convenient to users; and - Compatible with the preferred character of the local area. DS13.2 The use: - Is effectively designed to meet the needs of users, having regard to the scale and nature of the use; - Has buildings and structures that are fit for purpose; and - Has buildings and structures that incorporate passive design responses that acknowledge and reflect the region's sub-tropical climate.

DESIGN STANDARD	
Sales Office	DS14.1 The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm. DS14.2 The maximum GFA for a Sales Office is 400m². DS14.3 A minimum of 2 on-site car parking spaces are provided. DS14.4 Private and public open space areas are turfed and landscaped. DS14.5 A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining. DS14.6 If the sales office is in conjunction with a Display Village which comprises 4 or more Display Homes, public toilet facilities are to be provided. DS14.7 Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.
Shop, Shopping Centre, Business, Health Care Services and Food Premises	DS15.1 Buildings setbacks for Shops, Businesses, Health Care Services and Food Premises comply with those prescribed for the Sub-Precinct which it is located. DS15.2 The site cover of a Shop, Business, Health Care Service and Food Premises does not exceed: 70% for that part of a building up to 2 storeys in height; and 50% for that part of a building exceeding 2 storeys in height. DS15.3 The building incorporates vertical and horizontal articulation such that no blank wall is longer than 15 metres. DS15.4 Where a building exceeds 2 storeys in height, the building is designed so as to avoid the creation of adverse micro-climatic impacts on any nearby public space by way of overshadowing, wind tunnelling or reflective glare. DS15.5 Building materials and hard surfaces used in landscape works are not highly reflective, or likely to create glare, slippery or otherwise hazardous conditions. DS15.6 Any outdoor public or semi-public open space has a minimum of 50% of its area covered or shaded. DS15.7 Development provides for a minimum of 70% of the building frontage to a public street, or other public or semi-public space, to present with clear or relatively clear windows and glazed doors. DS15.8 The building has articulated and textured facades that incorporate some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows: - Wide colonnades, verandahs, awnings, balconies and eaves; - Recesses, screens and shutters. DS15.9 Landscapes are provided on-site in accordance with the following: - Shade trees, low planting and hard landscapes are provided along street frontages not occupied by building or driveways;

DESIGN STANDARD	
Shop, Shopping Centre, Business, Health Care Service and Food Premises (cont.)	- Shade trees are provided in car parks; - A landscape strip is provided between the business use and any adjacent residential use which: - Is planted with a variety of screening trees and shrubs; and - Incorporates a minimum 1.8 metre high solid screen fence where acoustic attenuation is required; and - Planting is provided on top of podium levels. DS15.10 Undesirable visual, noise and odour impacts on public spaces and residential uses are avoided or minimised by: - Where appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site's context and setting; - Providing vehicle loading/unloading and refuse storage/collection facilities within enclosed serviced yards or courtyards; and - Locating site service facilities and areas such that they are not adjacent to the frontage of a street or public space. DS15.11 Glare conditions or excessive 'light spill' on to adjacent sites and public spaces are avoided or minimised through measures such are: - Careful selection and location of light fixtures; - Use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and - Alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation. DS15.12 A taxi/rideshare facility is to be located parallel to the kerb and adjacent to the entrance of any supermarket and medical centre: - A minimum of three dedicated parking bays in total are to be provided in accordance with AS2890.5 - Parking facilities, Part 5: On-street parking with at least one vehicle bay in each facility being of a length and width suitable for use by people with disabilities in accordance with AS1428.1 - Design for access and mobility and AS2890.6 - Parking Facilities, Part 6: Off-street parking for people with disabilities. - Taxi/rideshare zone signs, placed at either end of the taxi/rideshare facility are to be provided' - Appropriate line marking is to be provided in accordance with AS1742.11 - Manual of uniform traffic control devices, Part 11: Parking controls. - Lighting is to be provided in accordance with AS/NZS 1158.3.1 - Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting - Performance and Design Requirements. - The taxi/rideshare facility is to be designed with appropriate regard to Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the Disability Discrimination Act 1992.

TABLE 24: MEDIUM RISE SETBACKS

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

TABLE 25: BUILDING SEPARATION DISTANCES

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