

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1276
Date: 8 September 2023



AURA

SOUTHERN LOCALITY

PRECINCT 15 + 16 (PART)

PLAN OF DEVELOPMENT

PREPARED BY URBIS FOR STOCKLAND
AUGUST 2023



Stockland



CONTENTS

1.0	EXPLANATORY CONTENT	4	2.0	APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)	10	3.0	APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)	12	APPENDICES	A1
1.1	Plan of development purpose	4	2.1	Reconfiguration of a lot	10	3.1	Introduction	12	Appendix A	
1.2	Land to which this POD relates	5	2.2	Advertising devices	10	3.2	Precinct 15	14	Definitions	A3
1.3	Interpretation	5	2.3	Car park (where associated with a display home and/or sales office)	10	3.3	Precinct 16	18	Appendix B	
1.4	Relationships to other legislation	5	2.4	Home based business	10	3.4	Specific Use Criteria	20	Approved Reconfiguring A Lot Plans	A9
1.5	Explanation of plan of development structure and assessment process	5	2.5	House or display home	10				Appendix C	
			2.6	Secondary Dwellings	10				Indicative Staging Plan	A17
			2.7	Multiple residential (duplex)	10				Appendix D	
			2.8	Park	10				Approved Advertising Devices	A19
			2.9	Sales office	10				Appendix E	
									Approved Plan Of Development Plans	A21
									Appendix F	
									Car/Bicycle Parking Rates	A29
									Appendix G	
									Residential Development Controls	A31
									Appendix H	
									Open Space Network Plan	A39
									Appendix I	
									Road Hierarchy	A41
									Appendix J	
									Connectivity Plan	A50
									Appendix K	
									Acid Frog Management Code	A54



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 15th June 2012) and will direct the development of land included within the Southern Locality of the Master Plan.

This PoD refines the outcomes approved in the Master Plan.

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

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



FIGURE 1: AURA SOUTHERN 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 Southern Locality – Precinct 15 within the *Caloundra South Master Plan* (June 2012/amended November 2018). Figure 2: Land To Which This PoD Relates shows the boundary (defined by extent of the PoD area highlighted in blue) of the land to which this PoD relates.

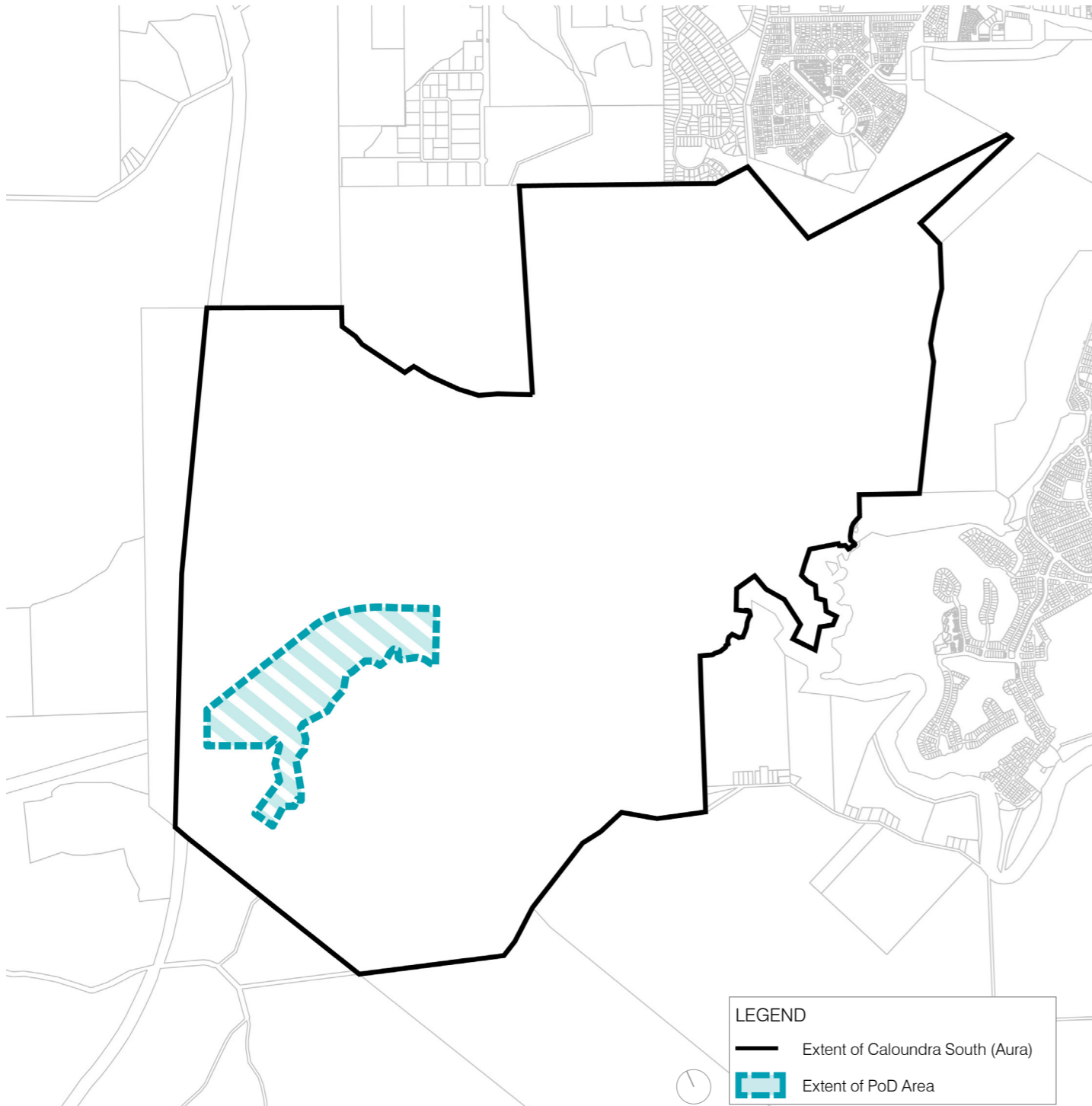


FIGURE 2: LAND TO WHICH THIS POD RELATES

1.3 INTERPRETATION

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

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

- a) The ED Act; or if there is no definition in the ED Act;
- b) The Caloundra South UDA Development Scheme; or if there is no definition in the Caloundra South UDA Development Scheme;
- c) Part 13 of the *Caloundra South Master Plan* (June 2012/amended November 2018);
- d) Any executed infrastructure agreement; and
- e) The definitions in [Appendix A](#) of this PoD.

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

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

1.4 RELATIONSHIPS TO OTHER LEGISLATION

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

1.5 EXPLANATION OF PLAN OF DEVELOPMENT STRUCTURE AND ASSESSMENT PROCESS

The PoD consists of the components outlined by [Table 1: Plan Of Development Structure](#) below:

TABLE 1: PLAN OF DEVELOPMENT STRUCTURE

SECTION		EXPLANATION
Providing non-statutory context and understanding of the PoD and how it is to be used.	Section 1 Explanatory Content	This section includes general explanatory content regarding the site and how the PoD document is used, including: <ul style="list-style-type: none">• Relationship to all heads of power;• Structure of PoD;• How future assessment processes work;• The purpose of this document;• Land to which this PoD relates;• Rules for interpretation;• The relationship of this PoD to other legislation; and• The assessment process sought by this PoD.
Providing development criteria and plans that form the statutory element of the PoD.	Section 2 Approved Development (No Further Assessment)	This section outlines all development that is Approved Development where in accordance with plans and criteria outlined in the PoD.
	Section 3 Approved Development (Compliance Assessment)	This section outlines all development that can be considered through compliance assessment. This section is organised by precinct or Sub-Precinct and outlines the plans and criteria that are to be used in the compliance assessment process.

1.5.1 OVERALL OPERATION OF THIS POD AND RELATIONSHIPS TO OTHER APPROVALS

This PoD forms one element of the overall approval framework relevant to the Caloundra South Southern Locality (CSSL) – Precinct 15.

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 CSSL – Precinct 15 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.

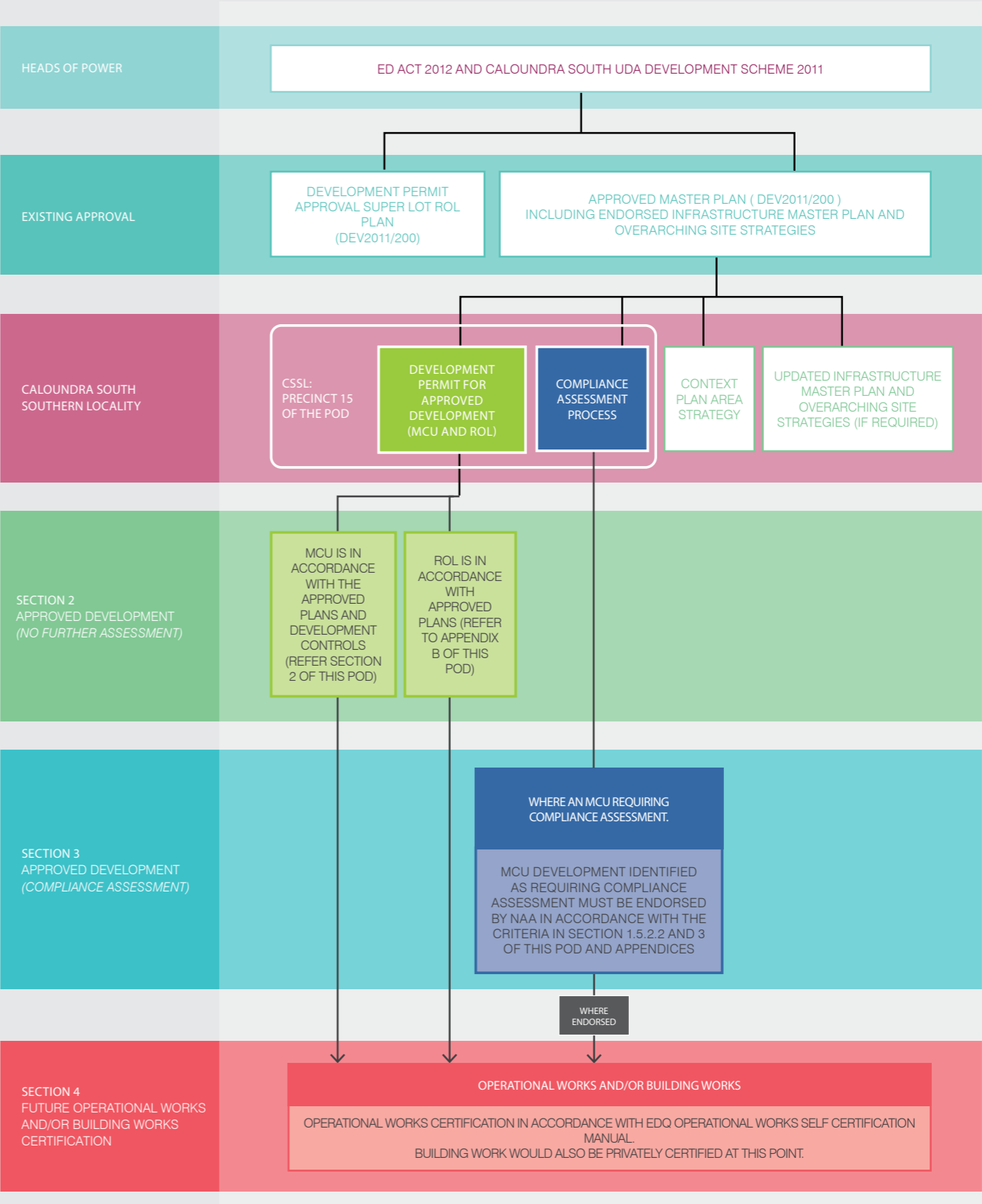


FIGURE 3: POD RELATIONSHIPS AND OPERATIONAL OVERVIEW

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**.

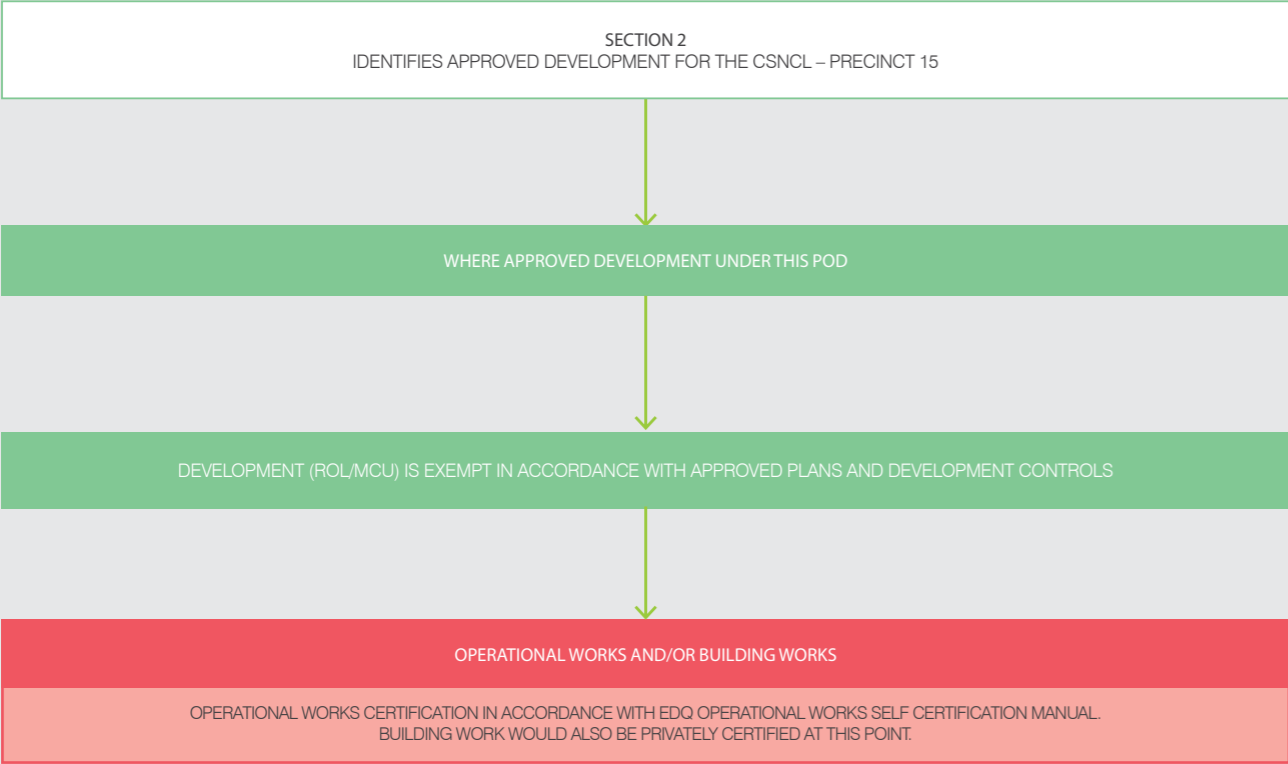


FIGURE 4: APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) OPERATION

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:- <ul style="list-style-type: none">Approved Plans for Reconfiguring a Lot;Approved Plans and development controls for approved uses.	Applies to development identified as Approved Development (RoL and MCU) in Section 2.	Approved Development is development that is exempt from further assessment where in accordance with approved plans and development controls.	Development in accordance with these plans and controls will proceed to certification of operational works and building works.	This section identifies development that does not need to undertake a Compliance Assessment process where in accordance with approved plans and development controls.

1.5.2.2 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

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

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

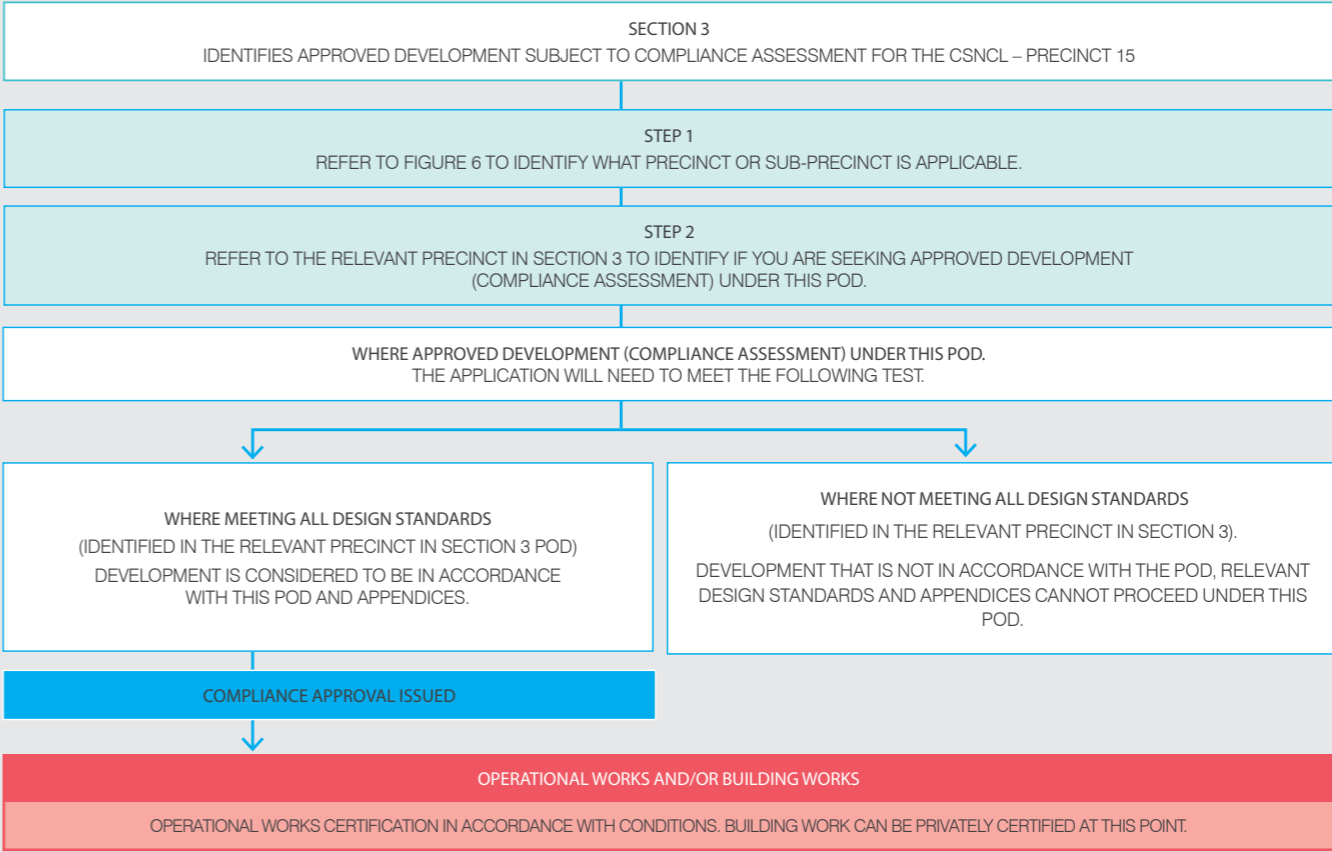


FIGURE 5: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) OPERATION

TABLE 3: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) PROCESS SUMMARY

SECTION	WHAT IS THE CONTENT?	WHEN DOES THIS SECTION APPLY?	HOW DOES IT WORK?	WHO ADMINISTERS THIS PROCESS?	WHY IS THIS PROCESS NEEDED?
Section 3 For development in accordance with the PoD that is Approved Development subject to Compliance Assessment.	This section is organised by precinct and includes:- <ul style="list-style-type: none">Precinct intent statements;Uses that are Approved Development subject to Compliance Assessment;Precinct design criteria;Criteria for changes to the Reconfiguring a Lot Layout;Specific Use Criteria; andAppendices.	Applies to development identified as Approved Development subject to Compliance Assessment in the relevant precinct in Section 3.	'Compliance Assessment' refers to the assessment process undertaken by the EDQ and administered by way of a condition of approval.	Administered by the EDQ.	This section is intended to facilitate future compliance assessment. Its benefits are:- <ul style="list-style-type: none">A more efficient planning process;Provides flexibility for Stockland and the community; andResolves detailed design and technical requirements.



SECTION 2

APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

2.0 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

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

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

- 1. Reconfiguring a Lot;
- 2. Advertising Devices;
- 3. Car Park (where associated with Display Home and/or Sales Office);
- 4. Home Based Business;
- 5. House or Display Home;
- 6. Secondary Dwellings;
- 7. Multiple Residential (Duplex)
- 8. Park; and
- 9. Sales Office (where not greater than 400m²).

This section includes the following components:

- 1. Reconfiguring a Lot Plans;
- 2. Plans and development controls for Advertising Devices;
- 3. Plans and development controls for a Car Park (where associated with Display Home and/or Sales Office);
- 4. Development controls for Home Based Business;
- 5. Plans and development controls for House or Display Home;
- 6. Development controls for Secondary Dwellings;
- 7. Plans and development controls for Multiple Residential (Duplex);
- 8. Development controls for Park; and
- 9. Plans and development controls for Sales Office (where not greater than 400m²).

2.1 RECONFIGURATION OF A LOT

Reconfiguring a Lot plans have been prepared for the Southern Locality – Precinct 15 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 F .

2.6 SECONDARY DWELLINGS

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

TABLE 6: SECONDARY DWELLING CONTROLS

SECONDARY DWELLING CONTROLS	
Floor Area of Secondary Dwelling	Maximum 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 E . Where not on a corner lot, the dwelling/ secondary dwelling must have the design effect of one (1) single residential dwelling from the road/street frontage or within public view.
Materials and detailing	Materials, detailing, colours and roof form are consistent with those of the primary house.
Outdoor Living Space	Minimum 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)

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

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

2.8 PARK

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

2.9 SALES OFFICE

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

TABLE 7: SALES OFFICE CONTROLS

SALES OFFICE CONTROLS
Complies with relevant controls of Section 3.8.



SECTION 3

APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

3.0 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

3.1 INTRODUCTION

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

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

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

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

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

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

3.1.1 SUMMARY OF COMPLIANCE ASSESSABLE USES

TABLE 8: COMPLIANCE ASSESSABLE USES

SUB- PRECINCT	APPROVED USES	TOTAL RESIDENTIAL LOTS (MINIMUM +/-15%)	TOTAL MULTIPLE RESIDENTIAL (OTHER THAN DUPLEX) (MINIMUM +/-15%)	MAX RETAIL USE GFA	MAX COMMERCIAL USE GFA	COMMUNITY FACILITY PROVISION	TOTAL PARK AREA
15.2	N / A	1023 standard residential lots 24 x Multiple Residential (Duplex) Allotments (48 dwellings max.) Total of 1071 max. dwellings including Multiple Residential (duplex) dwellings	50 dwellings	N / A	N / A	N / A	1.27 ha Neighbourhood Recreation Park 0.41 ha Local Recreation Park 2.50 ha Local Linear Park 3.19 ha District Linear Park
16.1	N / A	N / A	N / A	N / A	N / A	N / A	26.73 ha Conservation

TOTAL DWELLINGS - COMPARISON WITH MASTER PLAN

PRECINCT	CURRENT APPLICATION TOTAL DWELLING YIELD (PRECINCT 15 (PART))	TOTAL YIELD TARGET FOR PRECINCT 15 (+/- 15%) (MASTER PLAN)	BALANCE DWELLING YIELD - SUBJECT TO FUTURE ROL APPLICATION (+/- 15%) (REMAINING PARTS OF PRECINCT 15 BASED ON MASTER PLAN YIELDS)
15	1,121 dw	2,150 dw	1,029 dw (future)
Total Yield	1,121 dw	2,150 dw	1,029 dw (future)

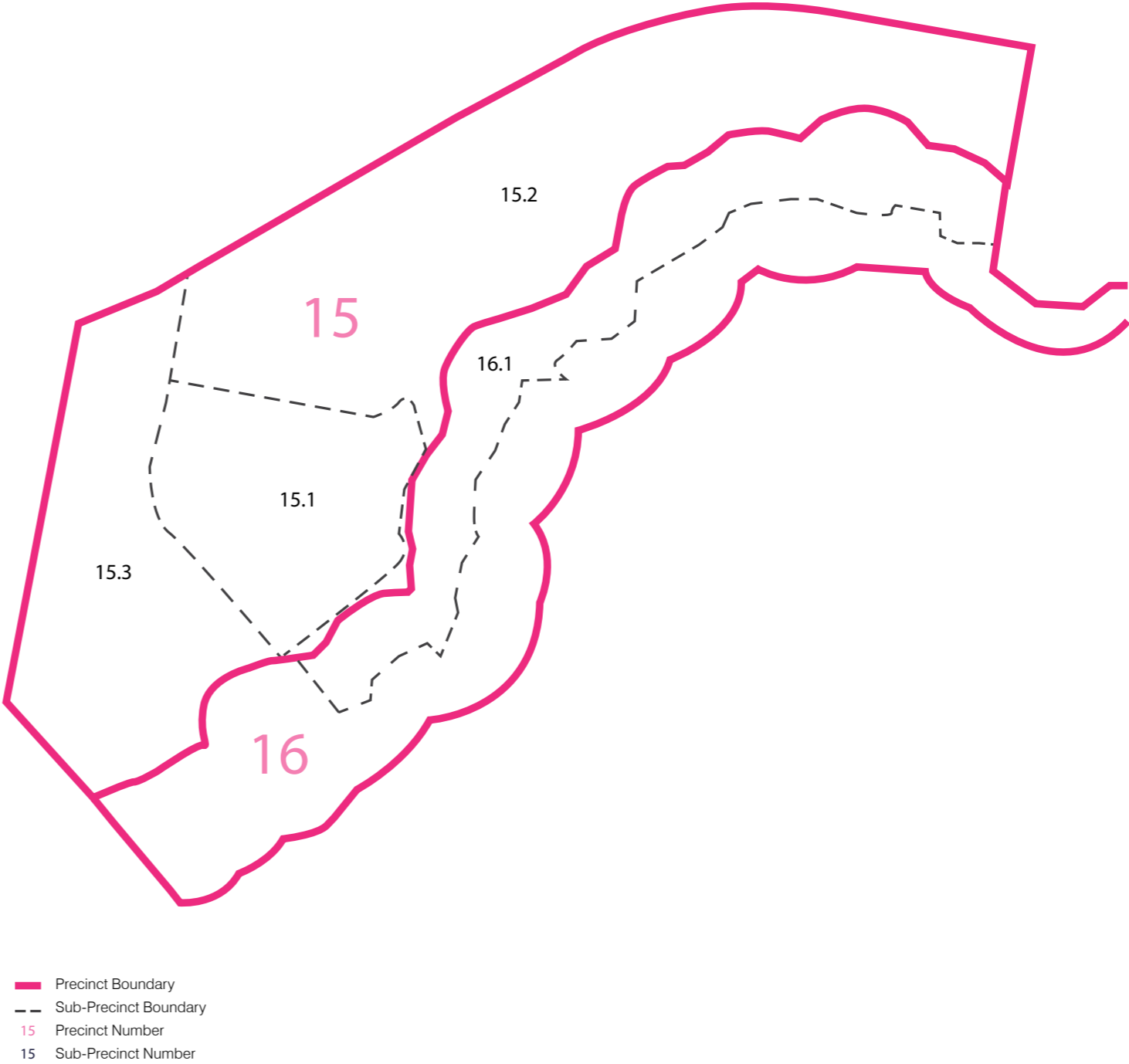
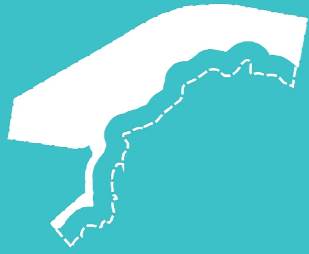


FIGURE 6: SOUTHERN LOCALITY PRECINCTS

3.2 SUB-PRECINCT 15.2



3.2.1 SUB-PRECINCT INTENT

The Precinct is predominately of a low density nature and positioned to take advantage of view lines and connection to the Bells Creek South corridor adjoining the southern boundary of the Precinct.

The residential streetscape is designed to provide high quality green spaces and corridors to integrate and reflect the ecological character into the urban environment. The neighbourhood design focusses on extending the green into the residential areas through view corridors, green streets and pedestrian links.

The Precinct will also facilitate parkland and open space which are interactive, functional and suitable for both passive and active recreation.

Collectively, the Precinct will create an innovative and sustainable community, where residents experience a sense of belonging and engagement

Figure 7: Precinct 15 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Precinct.

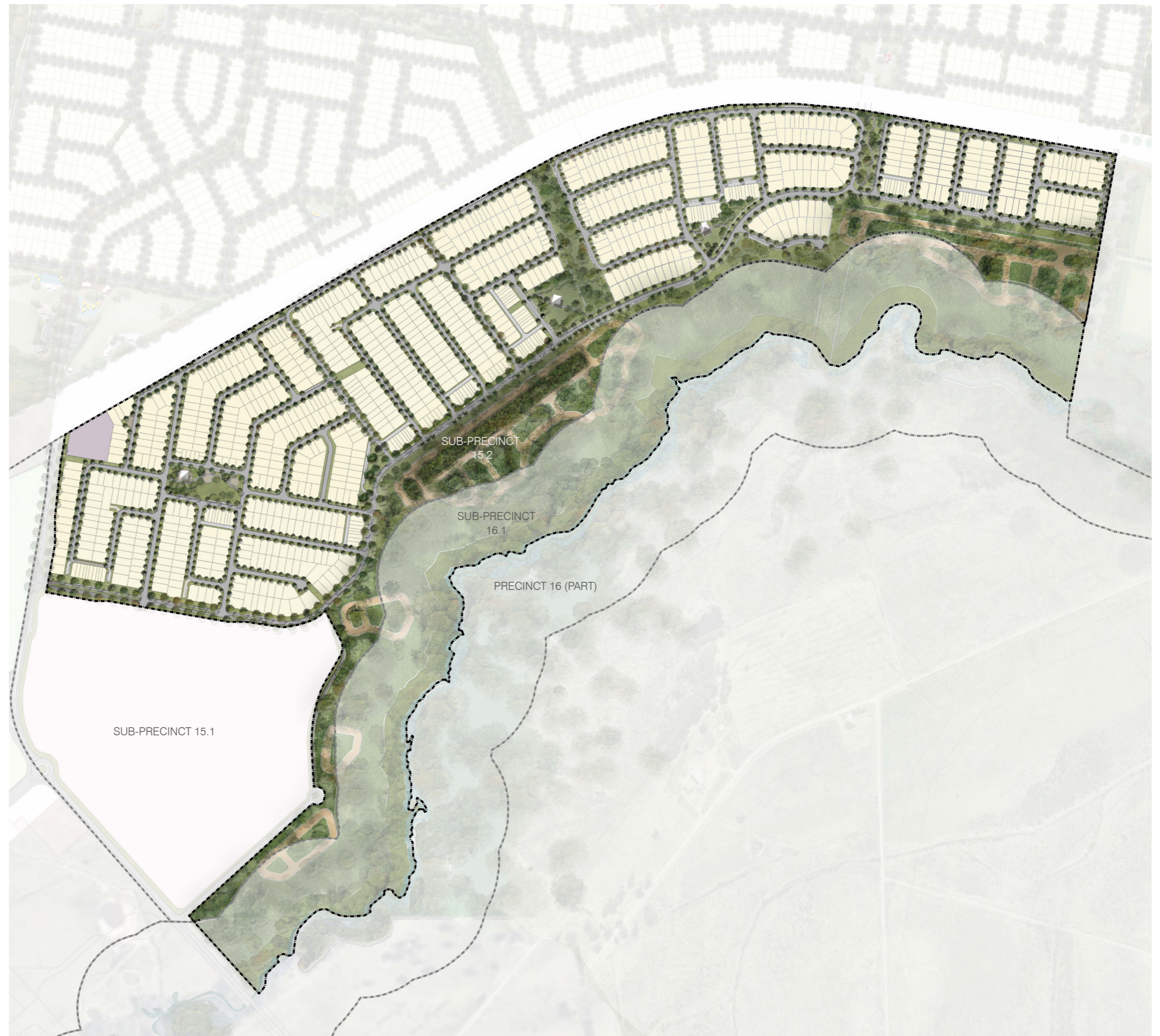


FIGURE 7: PRECINCT 15 ILLUSTRATIVE INTENT PLAN

3.2.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 15.2 are outlined in **Table 9: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

TABLE 9: 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 8000 (Multiple Residential Sites) <ul style="list-style-type: none">Multiple Residential

3.2.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 15.2 are required to be assessed against and fulfil the Design Standards identified in **Table 10: Sub-Precinct 15.2 Design Standards**.

TABLE 10: SUB-PRECINCT 15.2 DESIGN STANDARDS FOR LOT 8000 ONLY

ELEMENT	DESIGN STANDARD
Use	<p>DS1.1 Land uses comprise the uses specified for the Sub-Precinct in Table 9.</p> <p>DS1.2 In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.4 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p>DS2.1 Building height is consistent with that identified in Figure 8.</p> <p>DS2.2 The minimum setback from the outermost projection is in accordance with Section 3.4 Table 12.</p> <p>DS2.3 Development provides building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.4 Table 12.</p> <p>DS2.4 Development provides loading, servicing and back of house areas that are in non-prominant locations and screened by landscaping or screening devices.</p>
Accessible Housing	<p>DS3.1 A minimum of 10% of dwellings are to incorporate Accessible Housing design standards meeting LHA Silver Level.</p>
Public Realm	<p>DS4.1 Buildings must address the adjoining Sub-Arterial road.</p>
Parking and Access	<p>DS5.1 Development facilitates delivery of a road network hierarchy in accordance with Appendix E and Appendix I to the extent relevant.</p> <p>DS5.2 On-site parking and service vehicle requirements are provided in accordance with Appendix F.</p> <p>DS5.3 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p>

ELEMENT	DESIGN STANDARD
Parking and Access cont.	<p>DS5.4 Vehicle Access Points are as per Appendix E.</p> <p>DS5.5 Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p>
Rainwater Tanks	<p>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.</p> <p>DS6.2 Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.</p> <p>DS6.3 Tanks must be connected to and supply water to all of the following:</p> <ul style="list-style-type: none">Toilets (all toilets)Urinals (all urinals)Laundry (all cold taps in laundry)Outdoor taps (all out door taps)



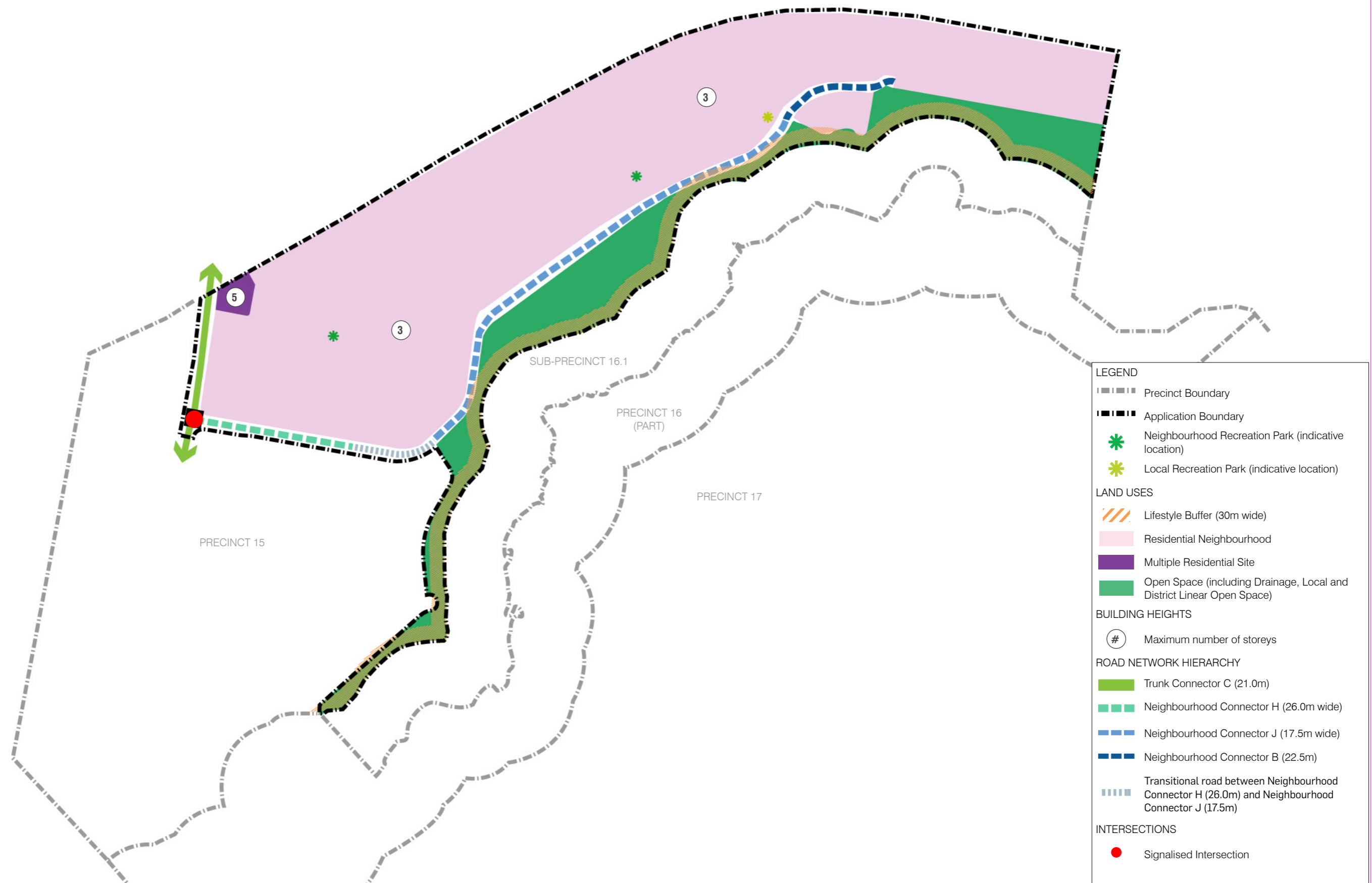
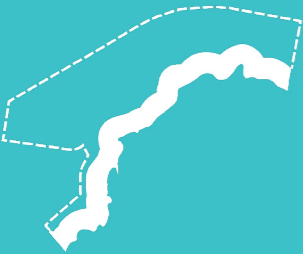


FIGURE 8: SUB-PRECINCT 15.2 FIXED ELEMENTS

3.3 SUB-PRECINCT 16.1



3.3.1 SUB-PRECINCT INTENT

The intent of the Conservation Buffer Sub-Precinct is to provide for the protection and rehabilitation of the major waterways within the site and for a range of located passive recreation, 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 9: Precinct 15 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Precinct.



FIGURE 9: PRECINCT 15 ILLUSTRATIVE INTENT PLAN

3.3.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 16.1 are outlined in Table 11: Uses Subject To Compliance below.

TABLE 11: USES SUBJECT TO COMPLIANCE

LAND USES
Uses Subject to Compliance Assessment
• Nil

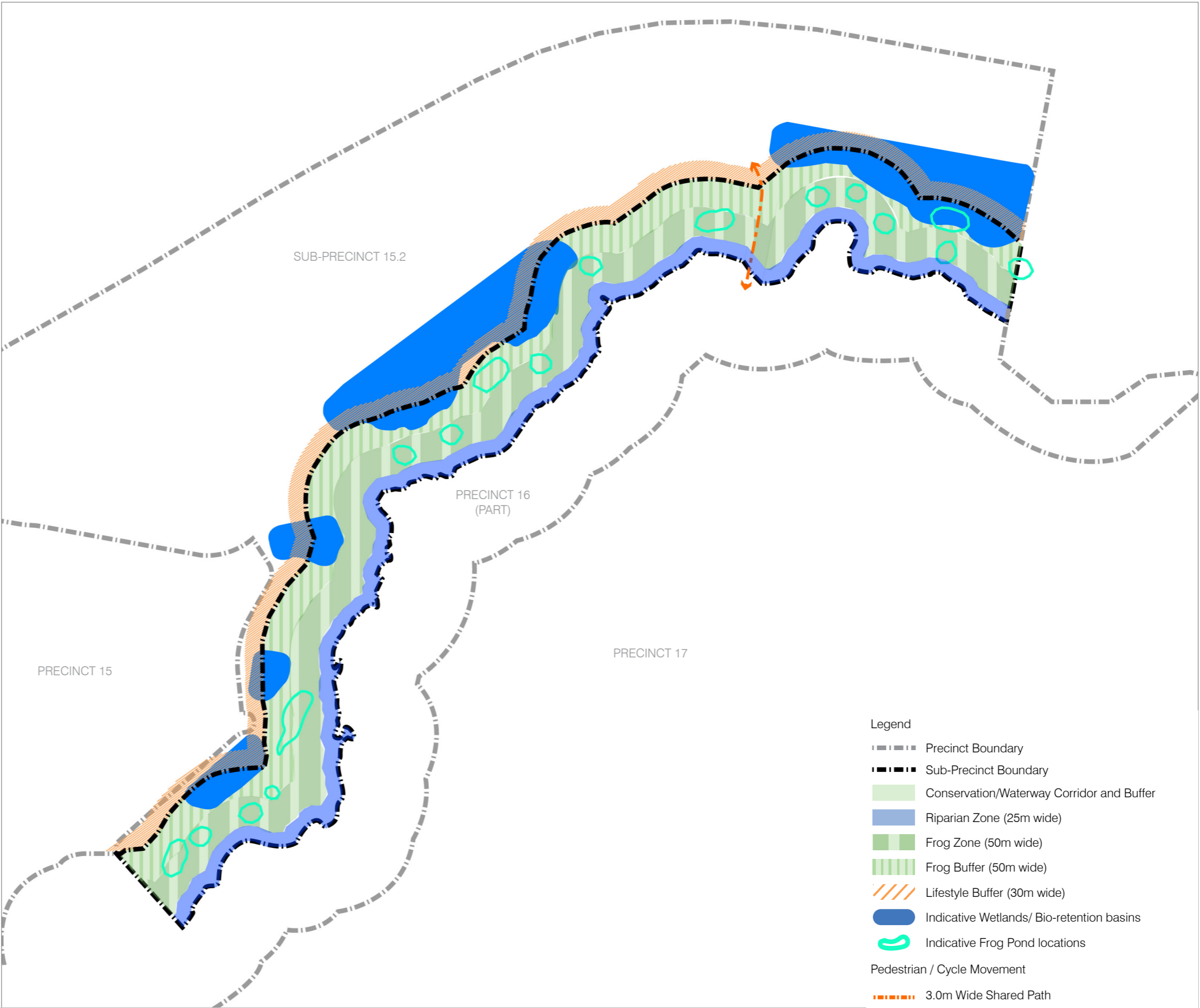


FIGURE 10: SUB-PRECINCT 16.1 FIXED ELEMENTS

3.4 SPECIFIC USE CRITERIA



In addition to the detailed provisions for each precinct, the following land use specific provisions in Table 12: 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 3.4 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 12: SPECIFIC USE DESIGN STANDARDS

DESIGN STANDARD	
General	
Built Form	<p>DS1.1 Building design is climatically responsive. Buildings include the following:</p> <ul style="list-style-type: none">• 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 <p>DS1.2 Mechanical plant, equipment and storage areas equipment are:</p> <ul style="list-style-type: none">• If on the roof:<ul style="list-style-type: none">- 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. <p>DS1.3 Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street.</p> <p>DS1.4 External facade materials include a mix of two or more of the following:</p> <ol style="list-style-type: none">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; org. Recycled materials (e.g. timber). <p>DS1.5 The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m.</p> <p>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.</p> <p>DS1.7 Car parking may be located on ground or above ground where sleeved or screened.</p>
Public Realm	<p>DS2.1 A minimum of 10% of the site is comprised of planted landscapes.</p> <p>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).</p>

DESIGN STANDARD	
Parking and Access	<p>DS3.1 On site vehicle parking is provided at the rates outlined in Appendix F.</p> <p>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:</p> <ul style="list-style-type: none">• AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and• AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities. <p>DS3.3 The location of visitor or customer parking is not behind a security barrier.</p> <p>DS3.4 On-site parking and manoeuvring areas provide for all vehicles to enter and leave in a forward motion.</p> <p>DS3.5 The lot has physical access to a road.</p> <p>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.</p> <p>DS3.7 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p>DS3.8 Bicycle parking spaces are provided in accordance with Appendix F.</p> <p>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.</p> <p>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.</p> <p>DS3.11 For buildings less than 1,000m², engineering design of all parking and manoeuvring areas is in accordance with Councils adopted standards.</p>
Environment	<p>DS4.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.</p> <p>DS4.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.</p> <p>DS4.3 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.</p> <p>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.</p> <p>DS4.5 Any reflective glass material has:</p> <ol style="list-style-type: none">a. A level of light reflectivity of not greater than 20%; andb. A level of heat transmission of not less than 20%.

DESIGN STANDARD	
Infrastructure	DS5.1 All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.
Uses	
Multiple Residential (other than Duplex)	<p>DS10.1 For all Multiple Residential uses involving more than two units, the building is sited and designed such that:</p> <p>DS10.2 The main pedestrian entrance to the building (or group of buildings) is located on the higher order street;</p> <p>DS10.3 Access from the street to the entrance of the building(s) or individual dwellings is easily discerned;</p> <p>DS10.4 Vehicular access to the site is separate from the pedestrian access;</p> <p>DS10.5 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;</p> <p>DS10.6 The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.</p> <p>DS10.7 Non-habitable rooms of one dwelling are not located opposite windows of another dwelling unless views are controlled by screening devices, distance, landscaping or design of the opening.</p> <p>DS10.8 Where habitable room windows look directly at habitable room windows and adjacent dwelling within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by:</p> <ol style="list-style-type: none"> 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.

DESIGN STANDARD	
Multiple Residential (other than Duplex) (cont.)	<p>DS10.9 The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.</p> <p>DS10.10 Any car parking area or other associated structures are integrated into the design of the development such that:</p> <ol style="list-style-type: none"> 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. <p>DS10.11 Building setbacks comply with those specified in any applicable Sub-Precinct which it is located as shown in Appendix G.</p> <p>DS10.12 Except where specified otherwise in a Sub-Precinct provision:</p> <ol style="list-style-type: none"> 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. <p>DS10.13 For all Multiple Residential uses involving more than two units:</p> <ol style="list-style-type: none"> 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. <p>DS10.14 The site cover for Multiple Residential buildings does not exceed 60%</p> <p>DS10.15 For multiple residential uses front fences and walls:</p> <ol style="list-style-type: none"> Have a maximum height of not more than: 1.8 metres if 50% transparent; or 1.2 metres if solid. <p>DS10.16 Building bulk is reduced by incorporating a combination of the following elements in building design:</p> <ol style="list-style-type: none"> 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;

DESIGN STANDARD	
Multiple Residential (other than Duplex) (cont.)	<ol style="list-style-type: none"> Balconies, verandahs or terraces; and Planting, particularly on podiums, terraces and low level roof decks. <p>DS10.17 Entry areas for the residents and visitors are provided separately from entrances for other building users and provide:</p> <ol style="list-style-type: none"> 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.
Sales Office	<p>DS11.1 The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm.</p> <p>DS11.2 The maximum GFA for a Sales Office is 400m².</p> <p>DS11.3 A minimum of 2 on-site car parking spaces are provided.</p> <p>DS11.4 Private and public open space areas are turfed and landscaped.</p> <p>DS11.5 A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.</p> <p>DS11.6 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.</p> <p>DS11.7 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.</p>

TABLE 13: MEDIUM RISE SETBACKS

MEDIUM RISE (UP TO 5 STOREYS)		
	Residential elements	Non-residential elements
Maximum podium height	2 storeys	
Front setbacks (min)		
Ground Floor		
• Active frontage*	0.0m	0.0m
• Non-active frontage	2m	2m
Tower		
• Tower setbacks	3m	3m
Side setbacks (min)		
• Levels 1-3**	Where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0.0m, rear setback is 0.0m Otherwise: <ul style="list-style-type: none">• 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 14: 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: <ul style="list-style-type: none">• Providing a minimum separation distance of:<ul style="list-style-type: none">- Where 6 storeys or less, 12m between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, or- For a wall containing windows or balconies, 6m to a side or rear boundary where there is no existing or approved development and the future privacy and development potential of the adjoining site should be protected.• Window sill heights a minimum of 1.5m above floor level• Fixed opaque glazing in any part of a window below 1.5m above floor level• Fixed external screens to balconies or windows (or intermediate fencing at ground level). External screens or fences provided to ensure privacy should be either solid, of translucent material or present an appearance of no more than 25% openings when viewed from the nearby balcony or window.	

