

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2017/906/102  
Date: 14 December 2023



AMENDED IN RED

By: Andrew McKnight  
Date: 12 December 2023



# APPENDICES



USE DEFINITIONS

Commercial Use Category

BUSINESS

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

CAR PARK

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

HEALTH CARE SERVICES

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

SALES OFFICE

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

INDUSTRIAL USE CATEGORY

EXTRACTIVE INDUSTRY

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

HIGH IMPACT INDUSTRY

Means the use of premises for industrial activities that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained. These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers.

LOW IMPACT INDUSTRY

Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses. The manufacturing aspects of the use are undertaken indoors. Any off site impacts including air, noise and odour emissions are able to be readily mitigated.

MEDIUM IMPACT INDUSTRY

Means the use of premises for industrial activities that have offsite air, noise and odour emissions. Despite mitigation measures these activities would still have noticeable impacts on nonindustrial uses.

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

NOXIOUS AND HAZARDOUS INDUSTRY

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

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

RESEARCH AND TECHNOLOGY FACILITY

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

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

SERVICE INDUSTRY

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

WAREHOUSE

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

RESIDENTIAL USE CATEGORY

DISPLAY HOME

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

HOME BASED BUSINESS

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

- The floor area used specifically for the home business does not exceed 50m²
- Any visitor accommodation does not exceed 4 visitors
- There is no hiring out of materials, goods, appliances or vehicles
- There is only one sign related to the Home business, located within the premises or on a fence facing the road
- There is no repairing or servicing of vehicles not normally associated with a residential use
- There is no industrial use of premises
- The maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties
- Car parking is in accordance with Appendix H
- There is no display of goods
- Number of employees does not exceed 4.

HOUSE

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

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

LOFT DWELLING

A self contained dwelling generally with a single garage constructed adjacent to the laneway and above the garaging on that allotment.

MULTIPLE RESIDENTIAL

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

OTHER RESIDENTIAL

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

RELOCATABLE HOME PARK

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

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

SHORT TERM ACCOMMODATION

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

RETAIL USE CATEGORY

BULK LANDSCAPE SUPPLIES

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

FAST FOOD PREMISES

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

FOOD PREMISES

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

GARDEN CENTRE

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

MARKET

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

OUTDOOR SALES

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

SERVICE STATION

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

SHOP

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

SHOPPING CENTRE

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

SHOWROOM

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

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

RURAL USE CATEGORY

AGRICULTURE

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

AGRICULTURAL SUPPLY STORE

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

ANIMAL KEEPING AND HUSBANDRY

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

INTENSIVE ANIMAL INDUSTRIES

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

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

INTENSIVE HORTICULTURE

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

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

WHOLESALE NURSERY

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

SERVICE, COMMUNITY AND OTHER USES CATEGORY

CEMETERY

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

CHILD CARE CENTRE

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

COMMUNITY FACILITY

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

CREMATORIUM

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

EDUCATIONAL ESTABLISHMENT

Means the use of premises for systematic training and instruction, including any other ancillary uses. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre. This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

EMERGENCY SERVICES

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

FUNERAL PARLOUR

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

HOSPITAL

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

PLACE OF ASSEMBLY

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

TELECOMMUNICATIONS FACILITY

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

UTILITY INSTALLATION

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

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

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

VETERINARY HOSPITAL

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

SPORT, RECREATION AND ENTERTAINMENT USE CATEGORY

INDOOR ENTERTAINMENT

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

INDOOR SPORT AND RECREATION

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

PARK

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

TOURISM USE CATEGORY

TOURIST ATTRACTION

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

TOURIST PARK

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

OTHER DEVELOPMENT

FILLING OR EXCAVATION

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

MATERIAL CHANGE OF USE

As defined in the Economic Development Act 2012.

MINOR BUILDING WORK OR DEMOLITION WORK

- Means:
- Internal building work
  - Demolition work
  - External building work up to 25m² for roofs over existing decks or paved areas, sun hoods, carports and the like
  - Demolition where not involving a place of cultural heritage listed building under the Queensland Heritage Act 1992
  - Building work that increases the approved Gross Floor Area (GFA) or lawfully existing GFA at the time of commencement of this scheme by no more than 25m²
  - Raising a house where the resultant height does not exceed 9m.

OPERATIONAL WORK

As defined in the Economic Development Act 2012.

RECONFIGURING A LOT

As defined in the Economic Development Act 2012.

ADMINISTRATIVE DEFINITIONS

ACCESSIBLE HOUSING

Housing in accordance with the applicable EDQ guideline.

AFFORDABLE HOUSING

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

BASEMENT

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

BUILDING

As defined in the Building Act 1975.

BUILDING WORK

As defined in the Economic Development Act 2012.

BUILDING HEIGHT

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

CARETAKER'S ACCOMMODATION

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

COMMUNITY GREENSPACE NETWORK

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

CONTAMINATED LAND REGISTER

As defined in the Environmental Protection Act 1994.

DEVELOPMENT SCHEME

As defined in the Economic Development Act 2012.

DWELLING UNIT

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

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

The term includes works ancillary to a dwelling.

ENVIRONMENTAL MANAGEMENT REGISTER

As defined in the Environmental Protection Act 1994.

ENVIRONMENTALLY RELEVANT ACTIVITIES

As defined in the Environmental Protection Act 1994.

GROSS FLOOR AREA (GFA)

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

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

GROUND LEVEL

Means:

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

HIGH WATER MARK

Refers to the ordinary high water mark at spring tides.

INTERIM USES

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

the zone intent in the long term. Possible interim uses are identified in the zone provisions.

LOCAL GOVERNMENT INFRASTRUCTURE AGREEMENT (LGIA)

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

MEZZANINE

An intermediate floor within a room.

NEIGHBOURHOOD CENTRE

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

NET RESIDENTIAL DENSITY

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

PLANNING SCHEME

The planning scheme for the Sunshine Coast Regional Council.

PLOT RATIO

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

PREMISES

As defined in the Economic Development Act 2012.

PRIVATE OPEN SPACE

An outdoor area for the exclusive use of occupants.

PUBLIC HOUSING

As defined in the Planning Act 2016.

PUBLIC INTEREST

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

PUBLIC REALM

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

SENSITIVE USES

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

SETBACK

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

SIGNIFICANT VEGETATION

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

- Ecological value at local, state or national levels including vegetation mapped as endangered remnant vegetation on

the regional ecosystem maps prepared under the Vegetation Management Act 1999

- Contribution to the preservation of natural landforms
- Contribution to the character of the landscape
- Cultural or historical value
- Amenity value to the general public. Note: vegetation may be living or dead and the term includes their root zone.

SITE COVER

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

STOREY

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

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

URBAN DESIGN

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

TABLE 1: MASTER PLAN DEFINITIONS

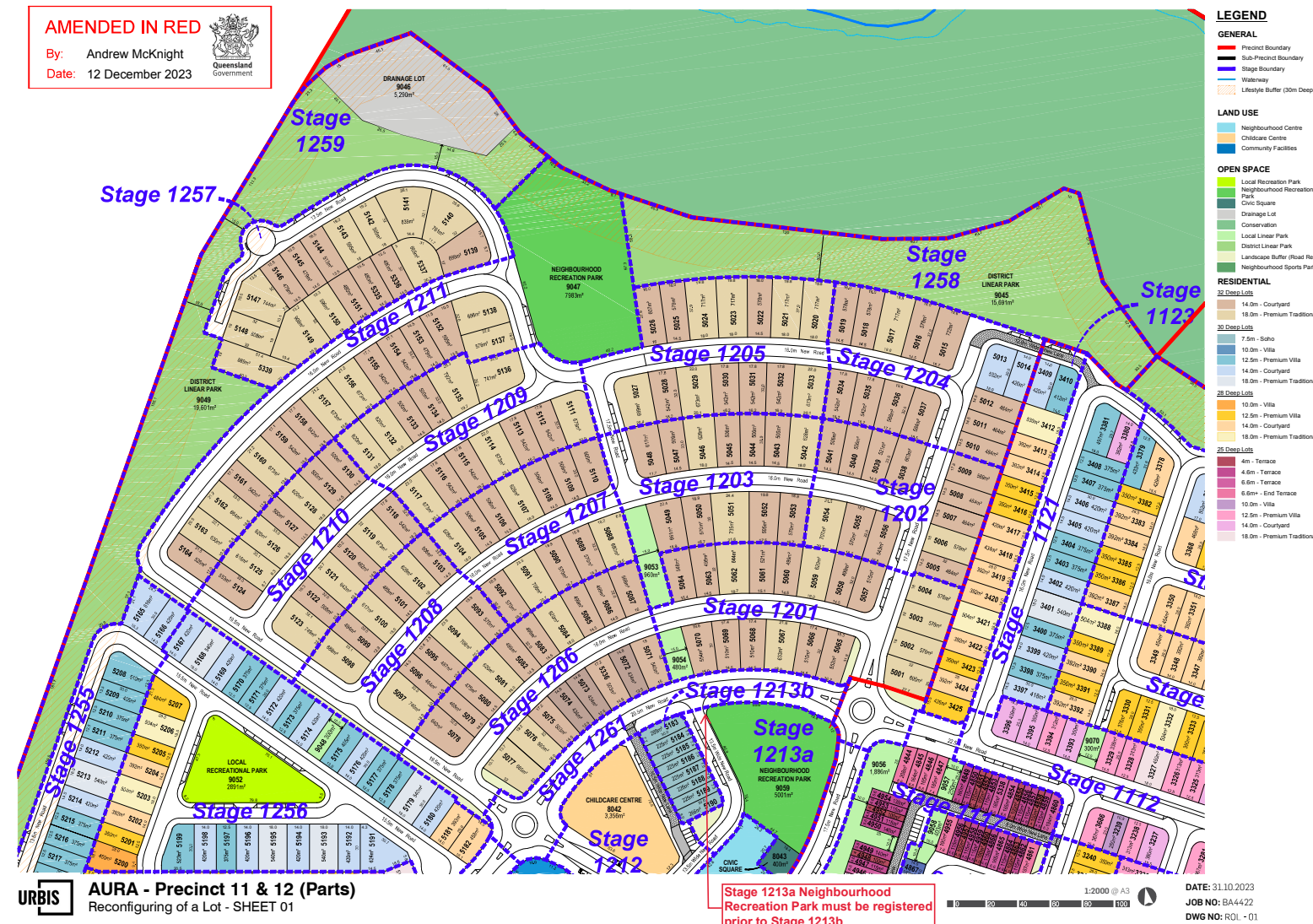
| TERM                                  | DEFINITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adjacent                              | Situated near; very close; proximal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Active Street / Uses                  | Contiguous string of business or retail land uses that open directly to, or addressed to the street, footpath or other public open space to the effect of creating active, people-orientated street frontages.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Arts Strategy                         | A policy and action plan developed in accordance with Artbeat to support the planning and delivery of arts and cultural infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Associated Activity                   | An activity that is:<br>a. allied to the main activity on the same site;<br>b. compatible with the main activity on the same site; and<br>c. subordinate to the main activity on the same site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Best Practice                         | A method or technique that can be substantiated as producing results superior to those achieved by other conventional or out dated means, such as to be recognised as achieving an agreed benchmark capable of evolving as improved methods become available.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Caloundra South Development Scheme    | The <i>Caloundra South Urban Development Area Development Scheme</i> (as approved October 2011)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| CAMCOS                                | Proposed rail line connecting the Brisbane suburban network at Beerwah with Maroochydore (as identified by the 'Caloundra and Maroochydore Corridor Study').                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Central Park                          | A major sport and recreation space located proximal and to the south of the Town Centre, providing a regional hub for major sports, passive, recreation and environmental protection/amenity purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Coast Connect                         | A bus corridor from Caloundra to Maroochydore including bus priority lanes, bus stations in key activity areas, bus stop upgrades, and bus queue bypasses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Cycle End of Trip Facility            | Dedicated amenities that are publicly accessible for bike storage area, lockers and change facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Dedicated high frequency bus corridor | A high frequency "Urbanlink" bus service identified for strategic corridors as defined by the Queensland Department of Transport and Main Roads publication Connecting SEQ 2031 — An Integrated Regional Transport Plan for SEQ.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Eco sanctuary                         | The natural value area which is the target of land rehabilitation east of the Town Centre and within the Environmental Protection Zone, for the purpose of delivering an interpretive experience trail through the conservation areas connecting the northern Community Hub to the Town Centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Enabling Infrastructure and works     | Infrastructure and works essential to prepare a precinct for building work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Explanatory Content                   | Content that is not intended to be used to assess subsequent applications.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Infrastructure Lot                    | Any lot created to coincide with and to accommodate an item of infrastructure required for development within the Master Plan Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Main Street                           | "The Main Street" is located in the Town Centre Core with high levels of pedestrian use and amenity, connecting the plaza of the People's Place to the Transit Centre and Central Park.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Master Developer                      | Is reference to Stockland Development Pty Ltd (ACN 000064835)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Master Plan                           | The approved <i>Caloundra South Master Plan</i> for the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Master Plan Area                      | The Area shown on Master Plan Map 2 — Environmental Connectivity Plan being:<br>• Lot 22 SP190373 (part)<br>• Lot 505 RP884348 (part)<br>• Lot 3 RP910849 (part)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Minister                              | The Minister responsible for implementing the Act.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Mixed Use Centre                      | A balanced mix of different but co-dependent land uses including and not limited to a range or retail, commercial, residential, short-term accommodation and entertainment venues, etc. which promote the client access for users.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| MMTC                                  | Abbreviation of the Multi-Modal Transport Corridor as required and defined by the Queensland Department of Transport and Main Roads.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Nominated Assessing Authority         | Pursuant to Section 58 of the Urban Land Development Authority Act 2007 (the Act) means:<br>i. for operational works—<br>a. the Chief Executive Officer of the Urban Land Development Authority (ULDA) or their delegate;<br>b. a Certifier as agreed to by the ULDA; or<br>c. if the site is no longer within a declared Urban Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.<br>ii. for other matters—<br>a. the Chief Executive Officer of the Urban Land Development Authority (ULDA) or their delegate; or<br>b. if the site is no longer within a declared Urban Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area. |

| TERM                                      | DEFINITION                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Now, New and Next Sustainability Approach | <ul style="list-style-type: none"><li>• Now: the existing or current standard approach for technologies or best practice implementation.</li><li>• New: the emerging opportunities for piloting of technologies or implementation approaches.</li><li>• Next: over the horizon opportunities that might be suitable for further investigation and research.</li></ul> |
| Peoples Place                             | An area of public space located within the Town Centre, adjoining the northern boundary of the Town Centre Core, for the provision of a mixture of passive and active recreational opportunities including formal gardens, major community facilities, aquatic facilities and events spaces. Refer Part 11.3.                                                         |
| Plan of Development (PoD)                 | A PoD may accompany an application for a Material Change of Use or Reconfiguration a Lot and may deal with residential or non-residential uses as well as operational work. A PoD is prepared by an applicant and may include maps, graphics and text. A PoD cannot include land beyond the boundary of land the subject of the Application.                          |
| Planning Content                          | Content that is to be used to inform subsequent applications to the extent outlined in the relevant Part of the Master Plan                                                                                                                                                                                                                                           |
| Precinct                                  | Provides a spatial reference to the appropriate allocation of land uses throughout each of the Localities. Refer Part 8.                                                                                                                                                                                                                                              |
| Road                                      | A local government road or a State-controlled road.                                                                                                                                                                                                                                                                                                                   |
| Shopfront                                 | The ground level façade for the display and retailing of goods and personal services with a pedestrian entry point to the premises.                                                                                                                                                                                                                                   |
| Stockland                                 | Means Stockland Corporation Limited and any subsidiary company.                                                                                                                                                                                                                                                                                                       |
| Super Lot                                 | A lot created from a parent lot or lots, with the intention of being further subdivided at a point in the future and for the purpose of accommodating particular development facilitated by the Master Plan, but to also be the subject of further development applications.                                                                                          |
| Temporary or Interim Land Uses            | Uses that operate for not more than 10 years, and are directly associated with an approved and complementary land use or are directly related to the construction within the Master Plan Area (such as borrow pits, stockpiles, crushing and screening plants, storage yards).                                                                                        |
| Transit Centre                            | Accommodates the major passenger terminal within the Town Centre Core, for servicing by a dedicated high frequency bus corridor connected to the Bells Creek Arterial road, together with the CAMCOS transit corridor and local and sub-regional transport services.                                                                                                  |

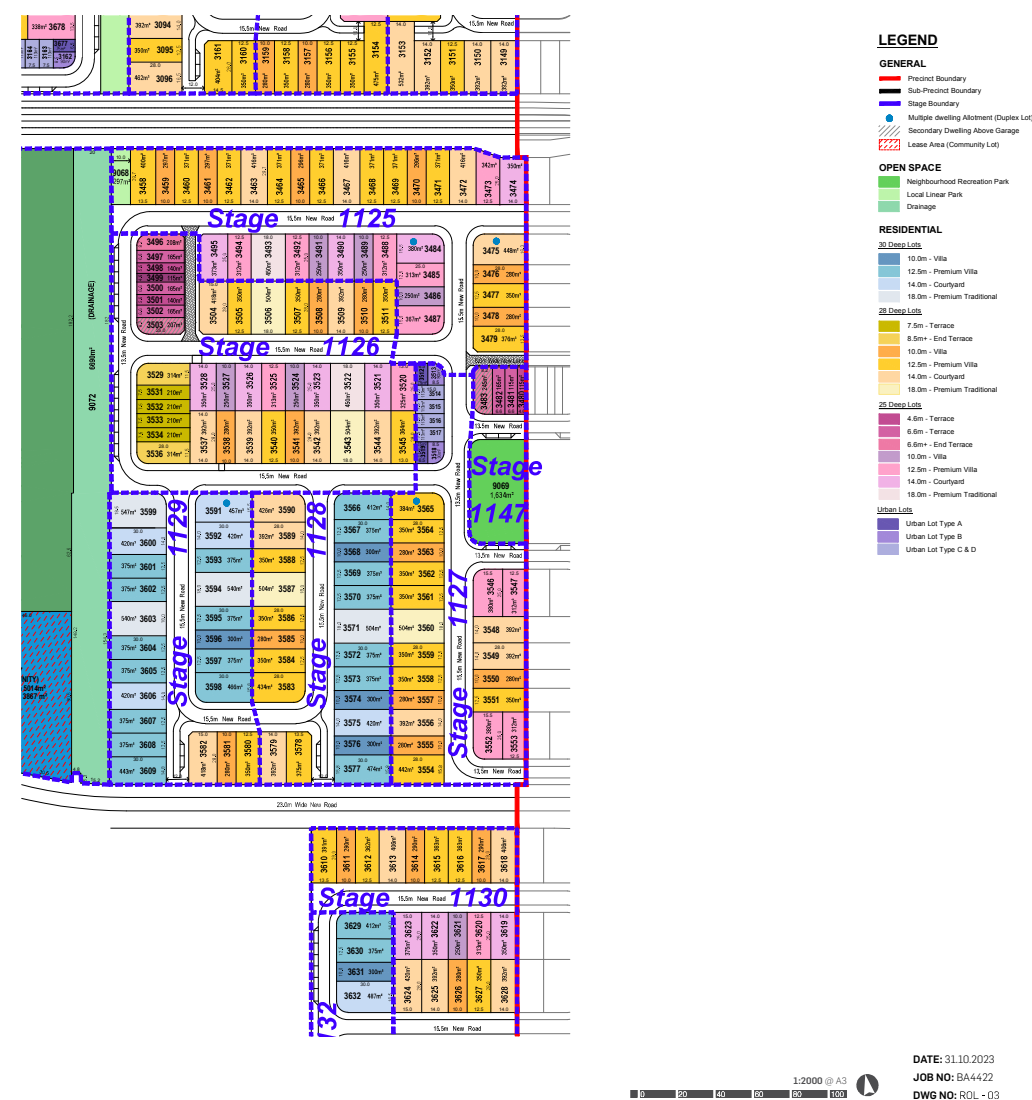


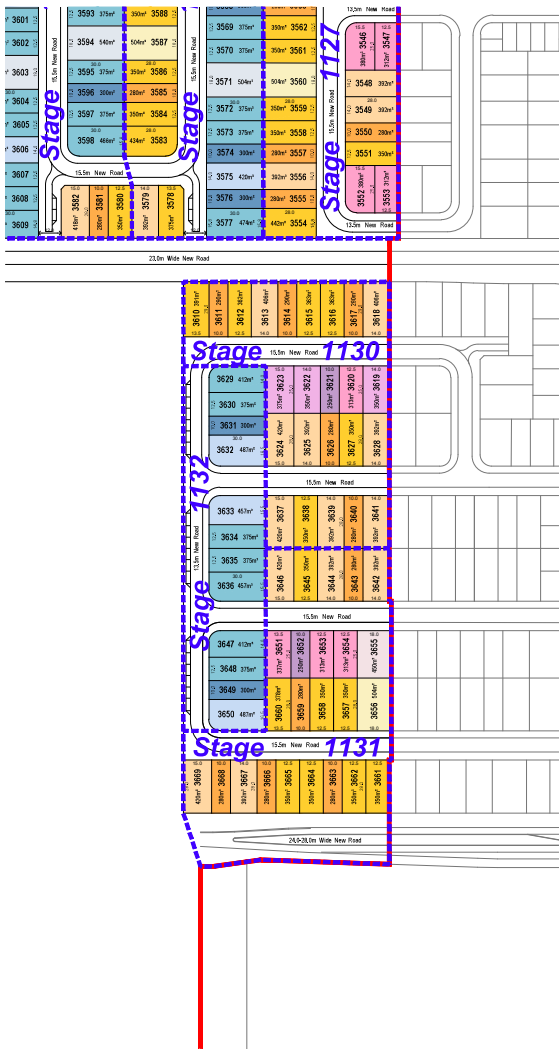


## APPENDIX B APPROVED RECONFIGURING A LOT PLANS

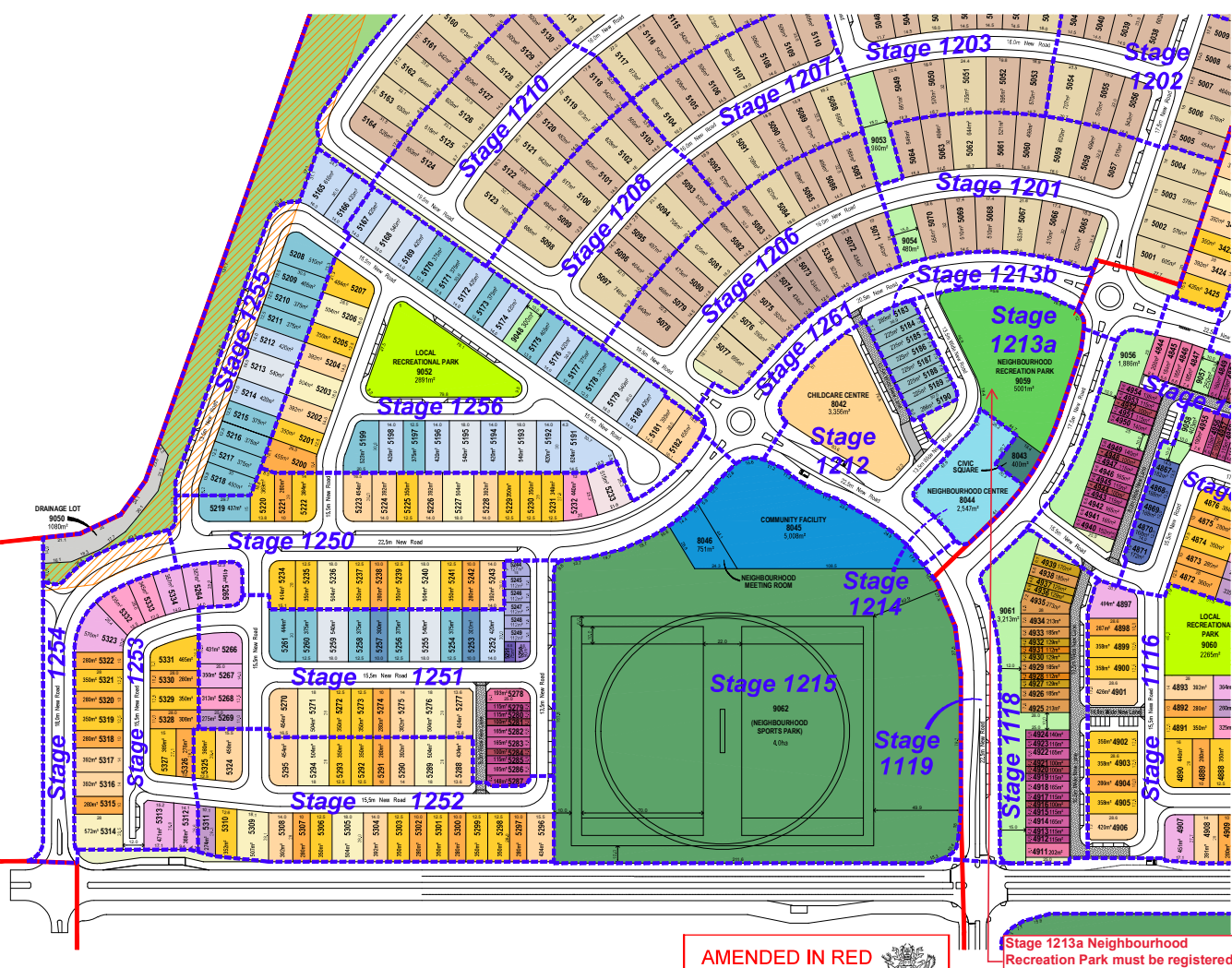








DATE: 31.10.2023  
JOB NO: BA4422  
DWG NO: ROL-04



Stage 1213a Neighbourhood  
Recreation Park must be registered  
prior to Stage 1213b



DATE: 31.10.2023  
JOB NO: BA4422  
DWG NO: ROL-05

#### LEGEND

##### GENERAL

- Precinct Boundary
- Sub-Precinct Boundary
- Stage Boundary

##### RESIDENTIAL

###### 20 Deep Lots

- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional

###### 28 Deep Lots

- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional

###### 36 Deep Lots

- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional

#### LEGEND

##### GENERAL

- Precinct Boundary
- Sub-Precinct Boundary
- Stage Boundary
- Lifestyle Buffer (10m Deep)

##### LAND USE

- Neighbourhood Centre
- Community Facilities
- Childcare Centre

##### OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- Civic Square
- Local Linear Park
- District Linear Park
- Landscape Buffer (Road Reserve)
- Neighbourhood Sports Park
- Drainage Lot

##### RESIDENTIAL

###### 24 Deep Lots

- 14.0m - Courtyard
- 16.0m - Premium Traditional

###### 30 Deep Lots

- 7.5m - Villa
- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional

###### 36 Deep Lots

- 4m - Terrace
- 6.0m - Terrace
- 6.0m - Villa
- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional

###### 42 Deep Lots

- 4m - Terrace
- 6.0m - Terrace
- 6.0m - Villa
- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional

###### 48 Deep Lots

- 4m - Terrace
- 6.0m - Terrace
- 6.0m - Villa
- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional

###### 54 Deep Lots

- 4m - Terrace
- 6.0m - Terrace
- 6.0m - Villa
- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional

###### 60 Deep Lots

- 4m - Terrace
- 6.0m - Terrace
- 6.0m - Villa
- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional

###### 66 Deep Lots

- 4m - Terrace
- 6.0m - Terrace
- 6.0m - Villa
- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional

###### 72 Deep Lots

- 4m - Terrace
- 6.0m - Terrace
- 6.0m - Villa
- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional

###### 78 Deep Lots

- 4m - Terrace
- 6.0m - Terrace
- 6.0m - Villa
- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional

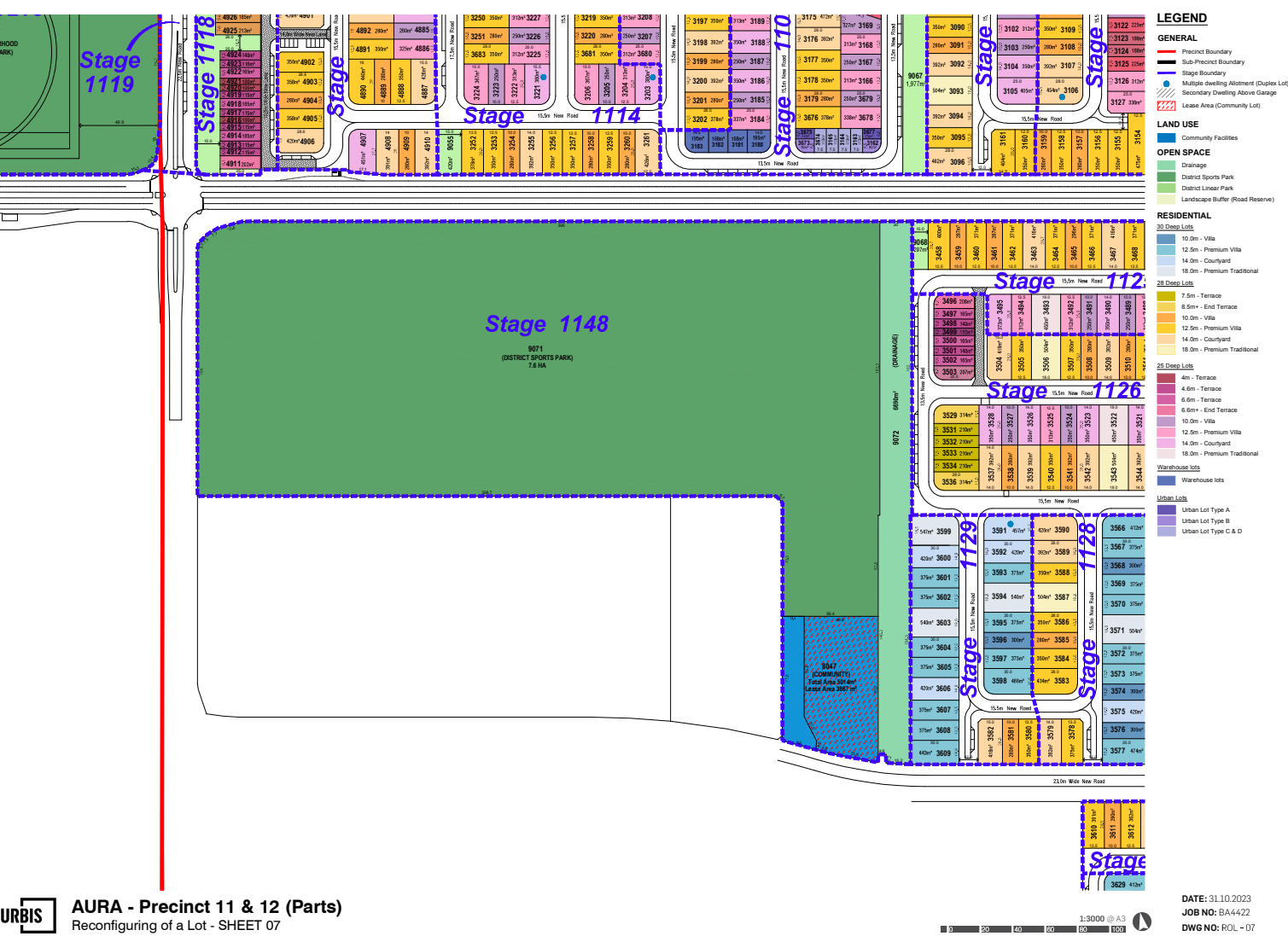
###### 84 Deep Lots

- 4m - Terrace
- 6.0m - Terrace
- 6.0m - Villa
- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional

###### 90 Deep Lots

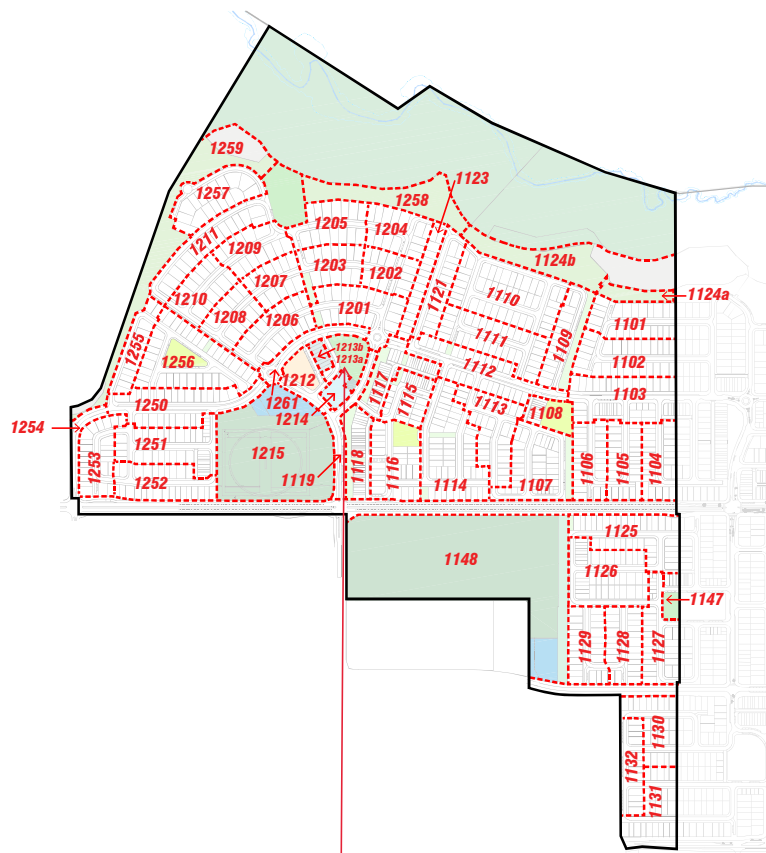
- 4m - Terrace
- 6.0m - Terrace
- 6.0m - Villa
- 10.0m - Villa
- 12.0m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Traditional



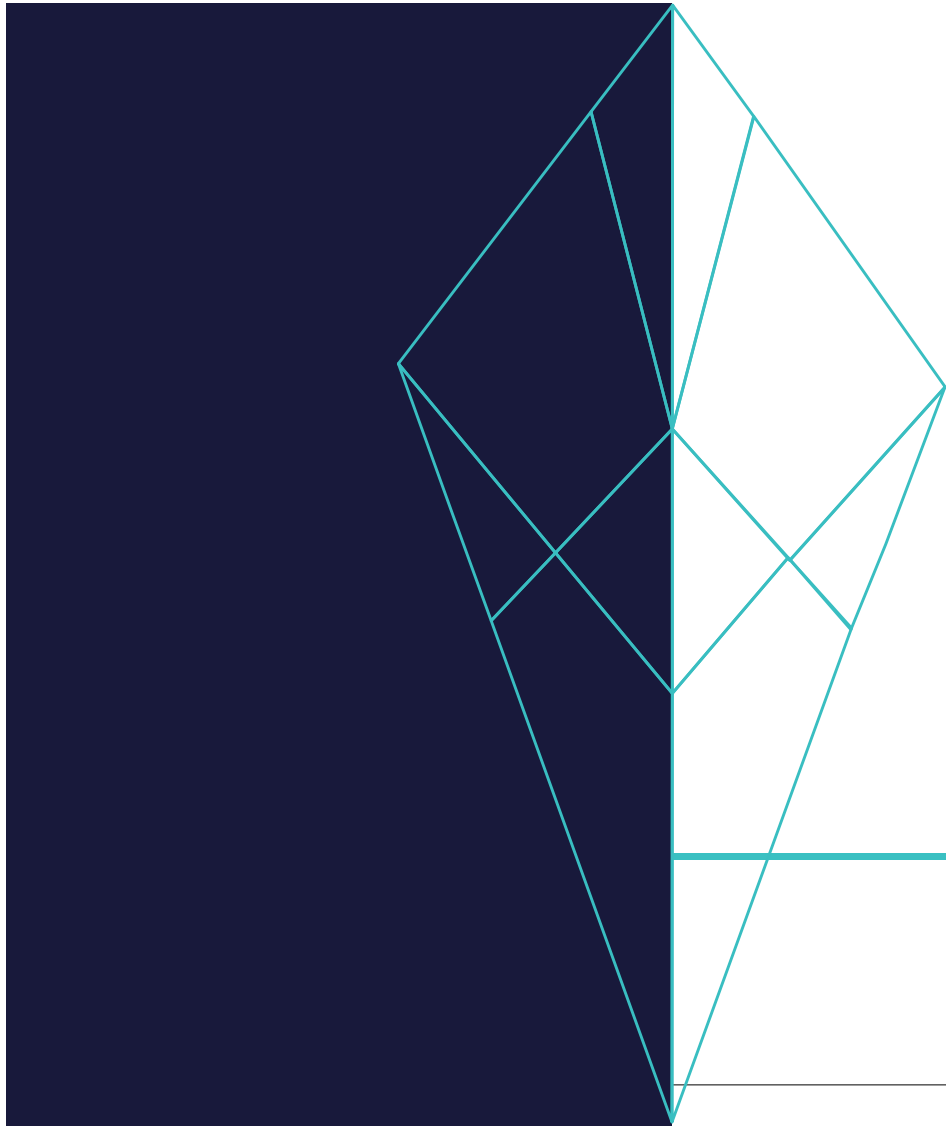


## APPENDIX C INDICATIVE STAGING PLAN



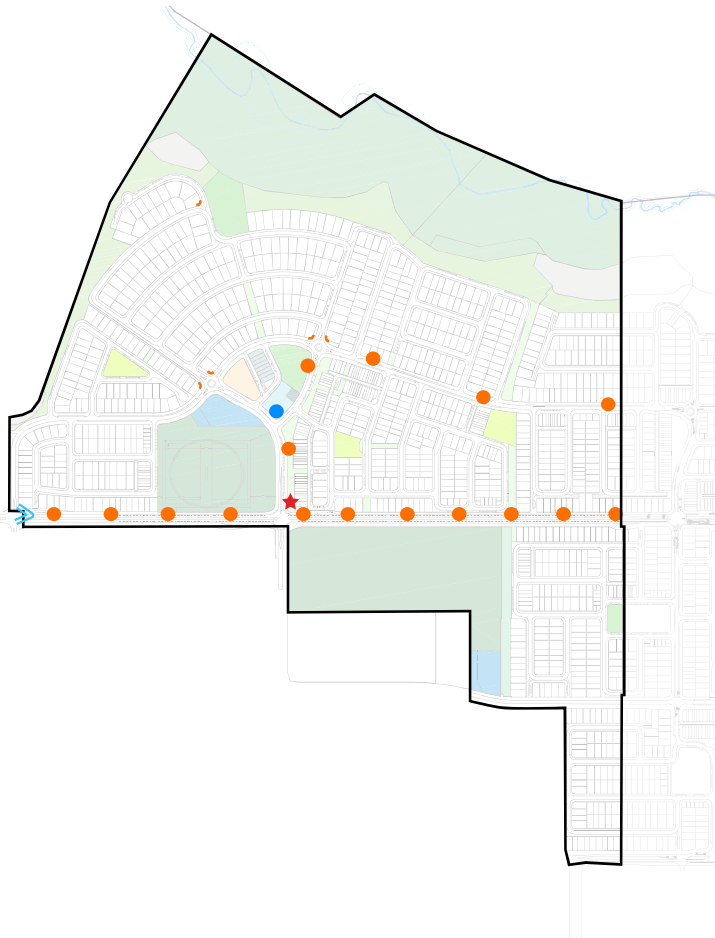


**LEGEND**  
**GENERAL**  
— Area of Application  
- - - Stage Boundary



Stage 1213a Neighbourhood  
Recreation Park must be registered  
prior to Stage 1213b

## APPENDIX D APPROVED ADVERTISING DEVICES



**Legend**

- Application Boundary
- Estate Entry Sign
- Entry Statement
- Billboard (15-year duration)
- Pylon Identification Sign (10 year duration)
- Permanent Pylon Identification Sign - Local Centre Site

**Notes**

- Proposed Advertising Devices must be of materials and colours which complement the design theme of the residential estate and present a visually attractive appearance to the public.
- Unless otherwise agreed to in writing by the DSDMIP, the advertising devices nominated on this plan are to be considered temporary only and are not permitted to remain longer than:
  - Fifteen (15) years from the date the approval is granted where a Billboard Sign; or
  - Ten (10) years from the date the approval is granted or once the last residential lot is sold within the estate, whichever is the earliest, where a Pylon Identification Sign (10 year).After these times, the Advertising Devices must be removed.
- Advertising Devices must be:
  - Maintained to not cause disturbance to the occupants of nearby developments; and
  - Located and designed to not create a nuisance or potential hazard to pedestrians.
- Construction of Advertising Devices is limited to 6:30am – 6:30pm Monday to Saturday, and may not occur outside of these hours, on Sundays or on public holidays.
- Advertising Devices are to be consistent with the scale and design of the existing buildings and other works on the site and in the locality, and complement the local streetscape; and where appropriate, to reflect the character of the area.
- An Estate Entry Sign:
  - Is placed at the entrance of an estate;
  - Is set at or within 500mm of ground level;
  - Is maintained as a freestanding structure in a landscaped environment;
  - Does not obstruct pedestrian/cycle access to the estate;
  - Signface area does not exceed 50m²;
  - Is a maximum height of 6 metres.
- An Entry Statement:
  - Is set at or within 500mm of ground level;
  - No more than 2.0m high;
  - Is mounted as either a free-standing structure or as part of a boundary fence wall in a landscaped environment;
  - Does not exceed a maximum sign facing area of 10m²
- A Billboard Sign or Pylon Identification Sign is permitted where complying with the following Criteria:
  - Is mounted as freestanding structure in a landscape environment;
  - Is designed and treated in such a way that the supporting framework and the back of the signface area blend with the surrounding streetscape or field a view;
  - Has a maximum thickness not exceeding 75mm per metre of height above ground level; and
  - Is permitted up to a maximum height of 15 metres and a maximum signface area of 43m² per signface;
- A Third Party Sign is permitted to be erected on land owned or under the control of Stockland, and intended to advertise the emerging community of Caloundra South.

1:7500 @ A3

DATE: 31.10.2023  
JOB NO: BA4422  
DWG NO: AD01



APPENDIX E  
APPROVED PLAN OF DEVELOPMENT PLANS

LEGEND

GENERAL

- Precinct Boundary
- Sub-Precinct Boundary
- Waterway
- Lifestyle Buffer (30m Deep)
- Lease Area (Community Lot)

LAND USE

- Neighbourhood Centre
- Community Facilities
- Childcare Centre

OPEN SPACE

- Local Linear Park
- Local Recreation Park
- Neighbourhood Recreation Park
- Civic Square
- Drainage Lot
- Drainage
- Conservation
- District Linear Park
- District Sports Park
- Landscape Buffer (Road Reserve)
- Neighbourhood Sports Park

RESIDENTIAL

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

20 Deep Lots

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

28 Deep Lots

- 4m - Terrace
- 4.5m - Terrace
- 5.0m - Terrace
- 5.5m - Terrace
- 5.5m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

24 Deep Lots

- 4m - Terrace
- 4.5m - Terrace
- 5.0m - Terrace
- 5.5m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots

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

Warehouse Lots

- Warehouse lots



**AURA - Precinct 11 & 12 (Parts)**  
Plan of Development - Reference Plan - Whole of Application



DATE: 31.10.2023  
JOB NO: BA4422  
DWG NO: POD-01



**AURA - Precinct 11 & 12 (Parts)**  
Plan of Development - Neighbourhood 11.1A



DATE: 31.10.2023  
JOB NO: BA4422  
DWG NO: POD-11.1A

LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary

OPEN SPACE

- Local Linear Park

RESIDENTIAL

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

28 Deep Lots

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

24 Deep Lots

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

DEVELOPMENT CONTROLS

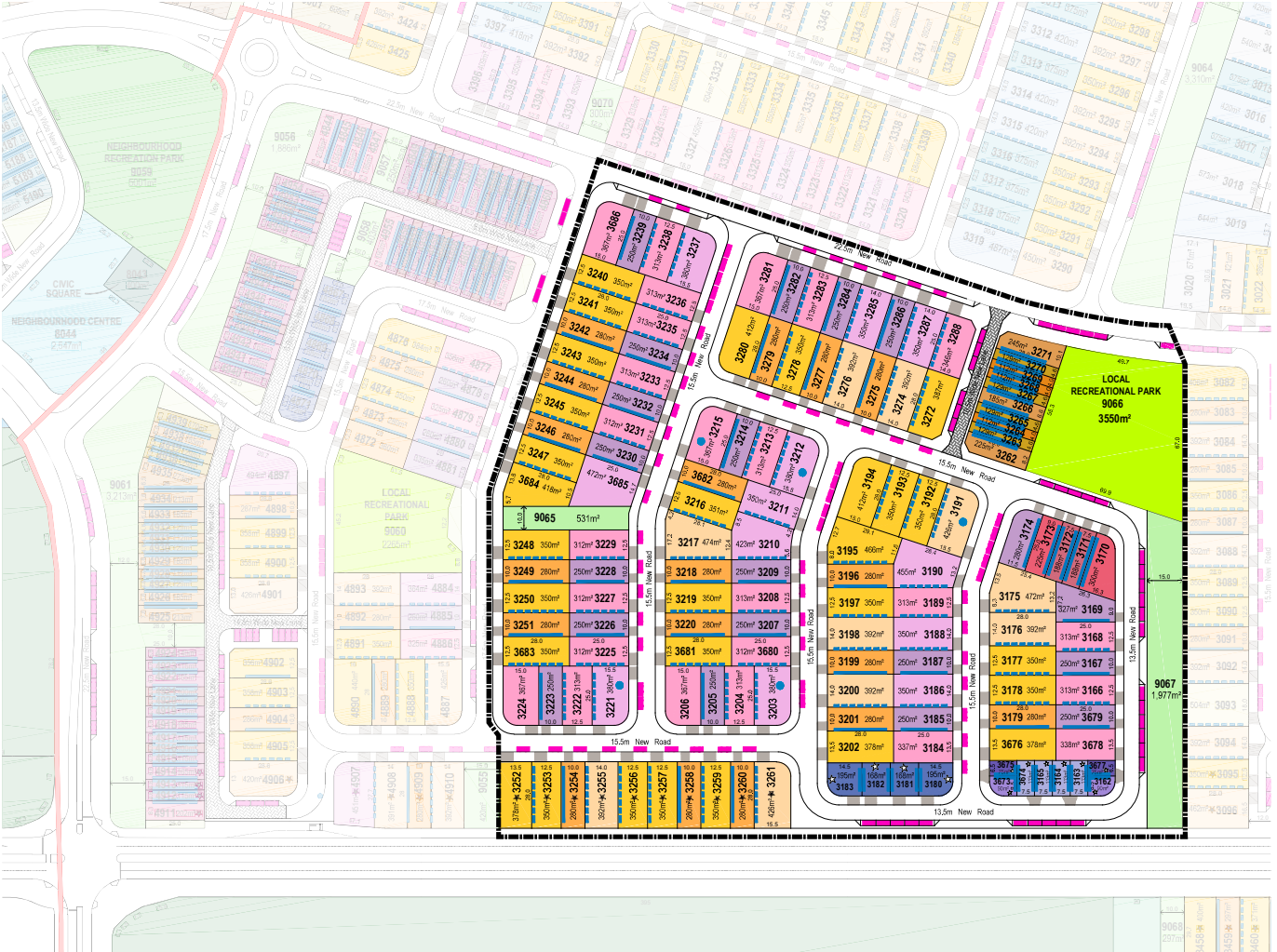
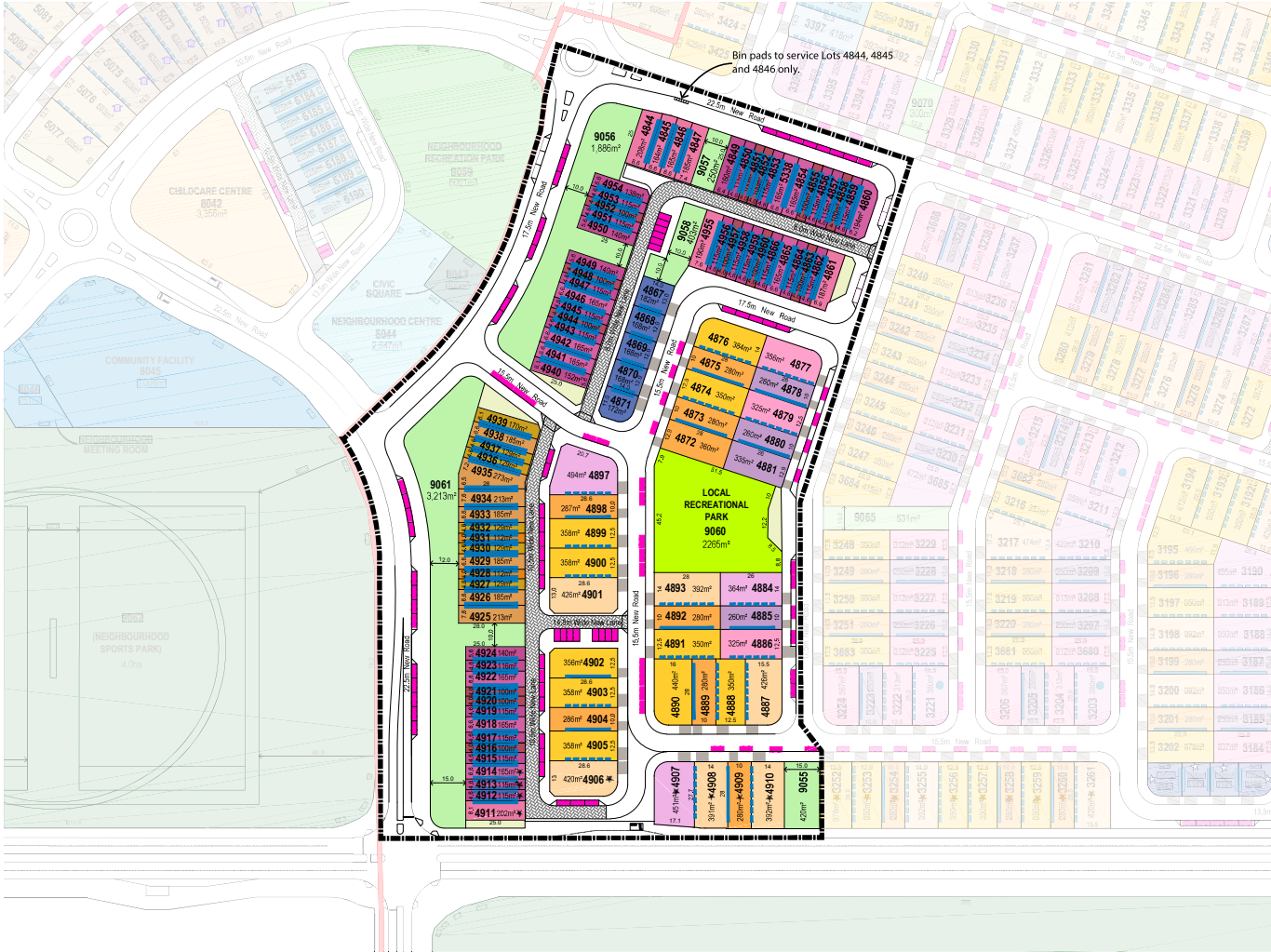
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location

PARKING

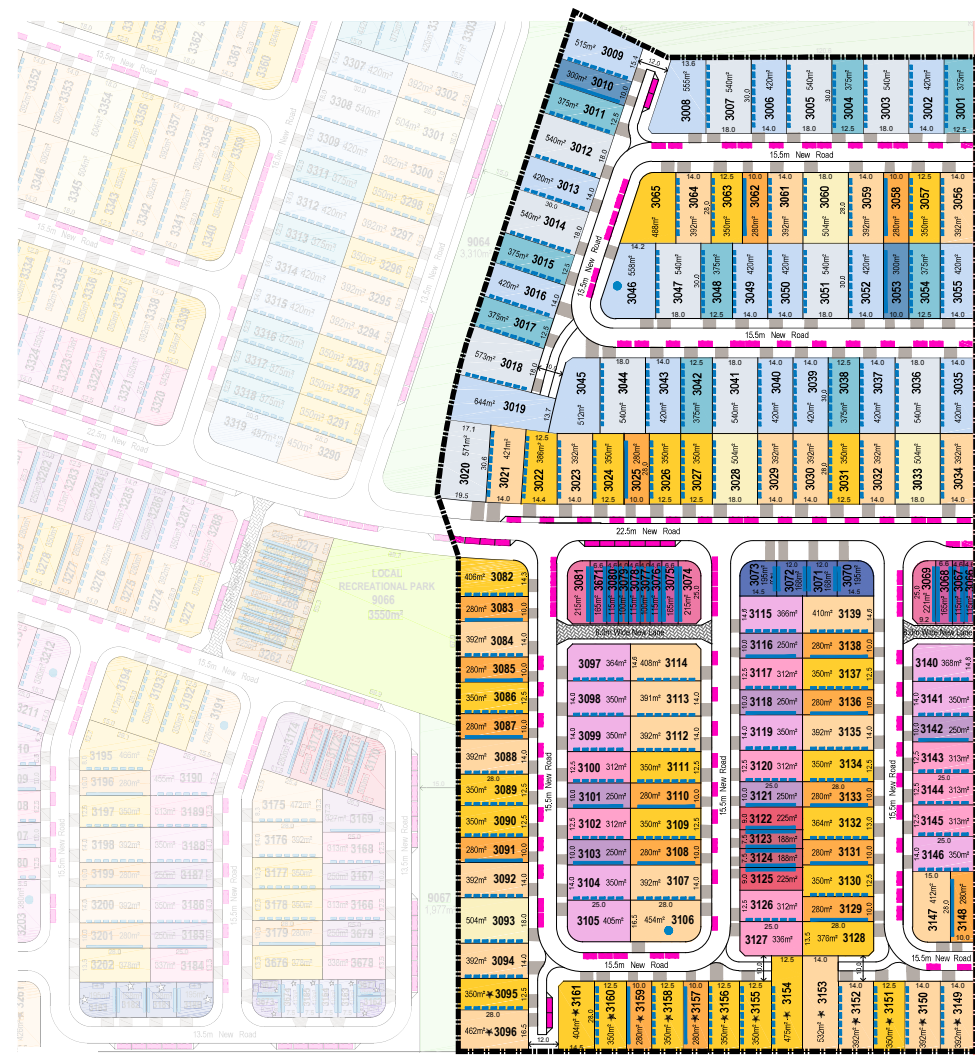
- Total Visitor Parking Spaces 120
- Total Lots 131

Note:  
On site marked on plan as potentially impacted by road traffic noise.  
• Dwellings must be designed such that internal noise levels comply with AS/NZS1017:2000 Acoustics - Recommended design sound levels and reverberation times for building interiors; and  
• Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by ASK Consulting Engineers dated 28 May 2016.









**URA - Precinct 11 & 12 (Parts)**  
Plan of Development - Neighbourhood 11.1D

1:1500 @ A3

**LEGEND**

**GENERAL**

- Precinct Boundary
- Neighbourhood Boundary
- Lots Potentially Impacted By Road Traffic Noise (First Floor Only)
- Multiple Dwelling Allocation (Duplex Lot)

**RESIDENTIAL**

**30 Deep Lots**

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

**25 Deep Lots**

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

**20 Deep Lots**

- 6.0m - Terrace
- 6.0m - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

**Warehouse Lots**

- Warehouse lots

**DEVELOPMENT CONTROLS**

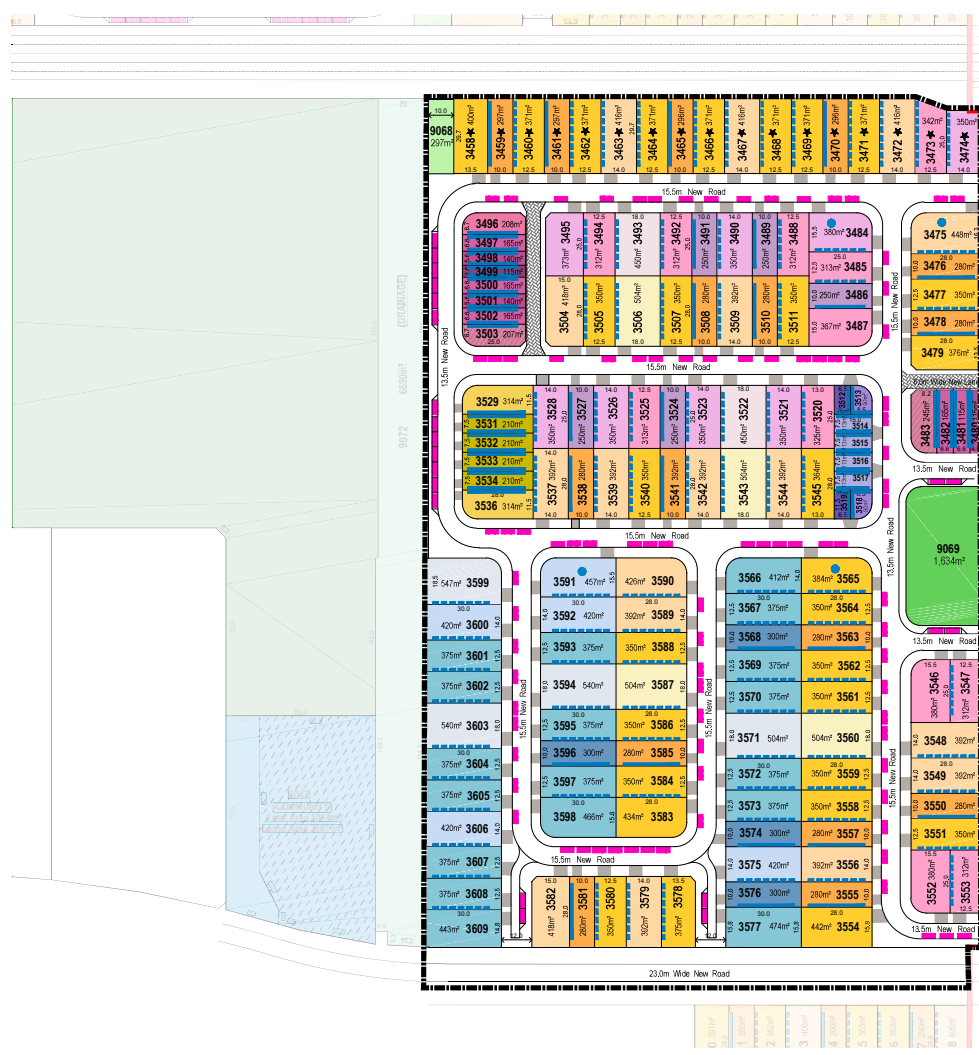
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location (Parking Bay Dimensions = 3.0m x 2.1m)

**PARKING**

Total Visitor Parking Spaces 110  
Total Lots 162

**Note:**  
On lots marked on plan as potentially impacted by road traffic noise:  
• Dwellings must be designed such that internal noise levels comply with AS/NZS1017:2000 Acoustics - Recommended design sound levels and reverberation times for building interiors; and  
• Dwellings must be designed as recommended in the Traffic Noise Impact Assessment document by ASK Consulting Engineers dated 26 May 2016.

DATE: 31.10.2023  
JOB NO: BA4422  
DWG NO: POD-11.1D



**URA - Precinct 11 & 12 (Parts)**  
Plan of Development - Neighbourhood 11.2A

1:1500 @ A3

**LEGEND**

**GENERAL**

- Precinct Boundary
- Neighbourhood Boundary
- Lots Potentially Impacted By Road Traffic Noise (First Floor Only)
- Multiple Dwelling Allocation (Duplex Lot)
- Secondary Dwelling Above Garage

**OPEN SPACE**

- Neighbourhood Recreation Park
- Local Linear Park

**RESIDENTIAL**

**30 Deep Lots**

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

**25 Deep Lots**

- 10.0m - Villa
- 6.0m - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

**20 Deep Lots**

- 6.0m - Terrace
- 6.0m - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

**Urban Lots**

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

**DEVELOPMENT CONTROLS**

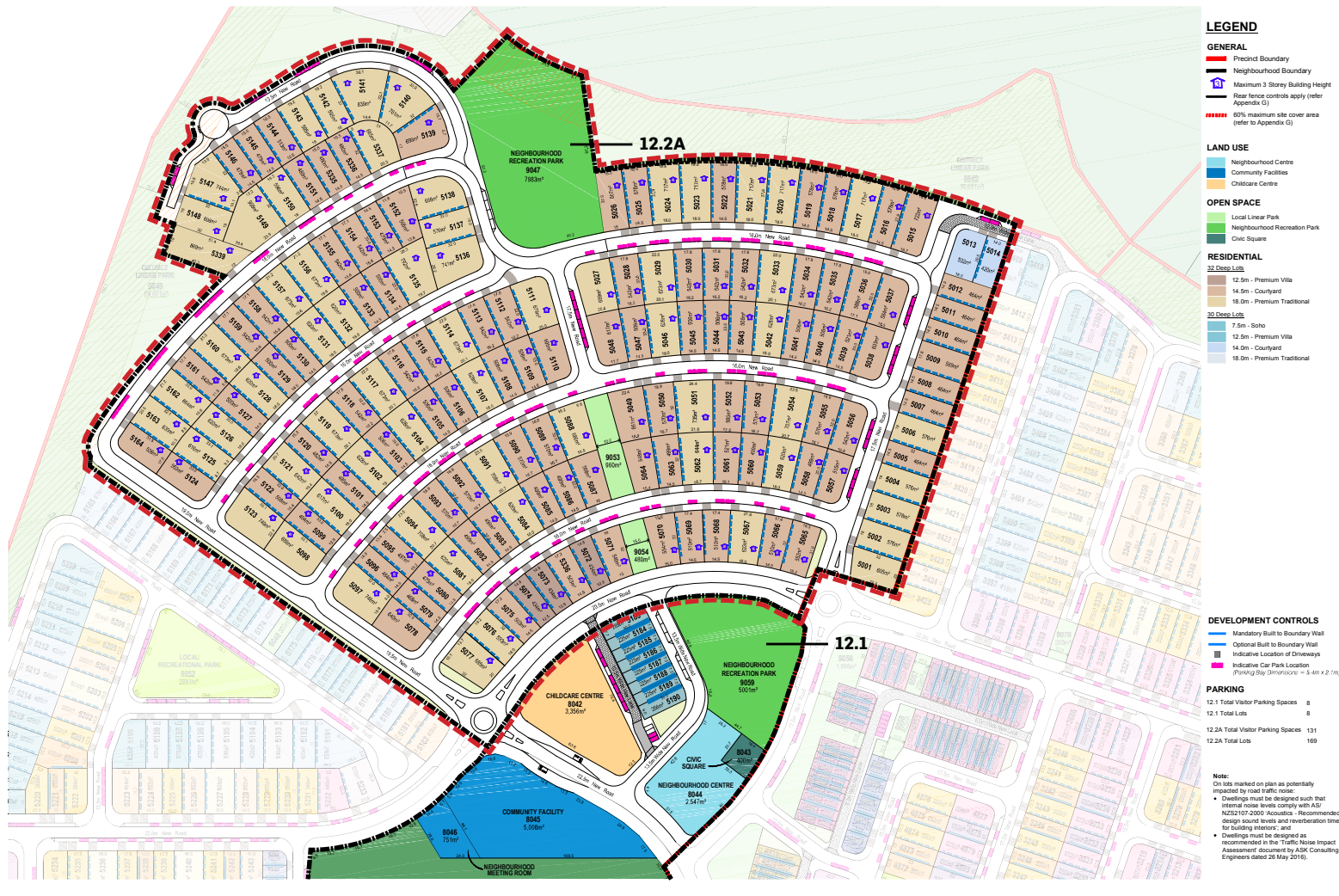
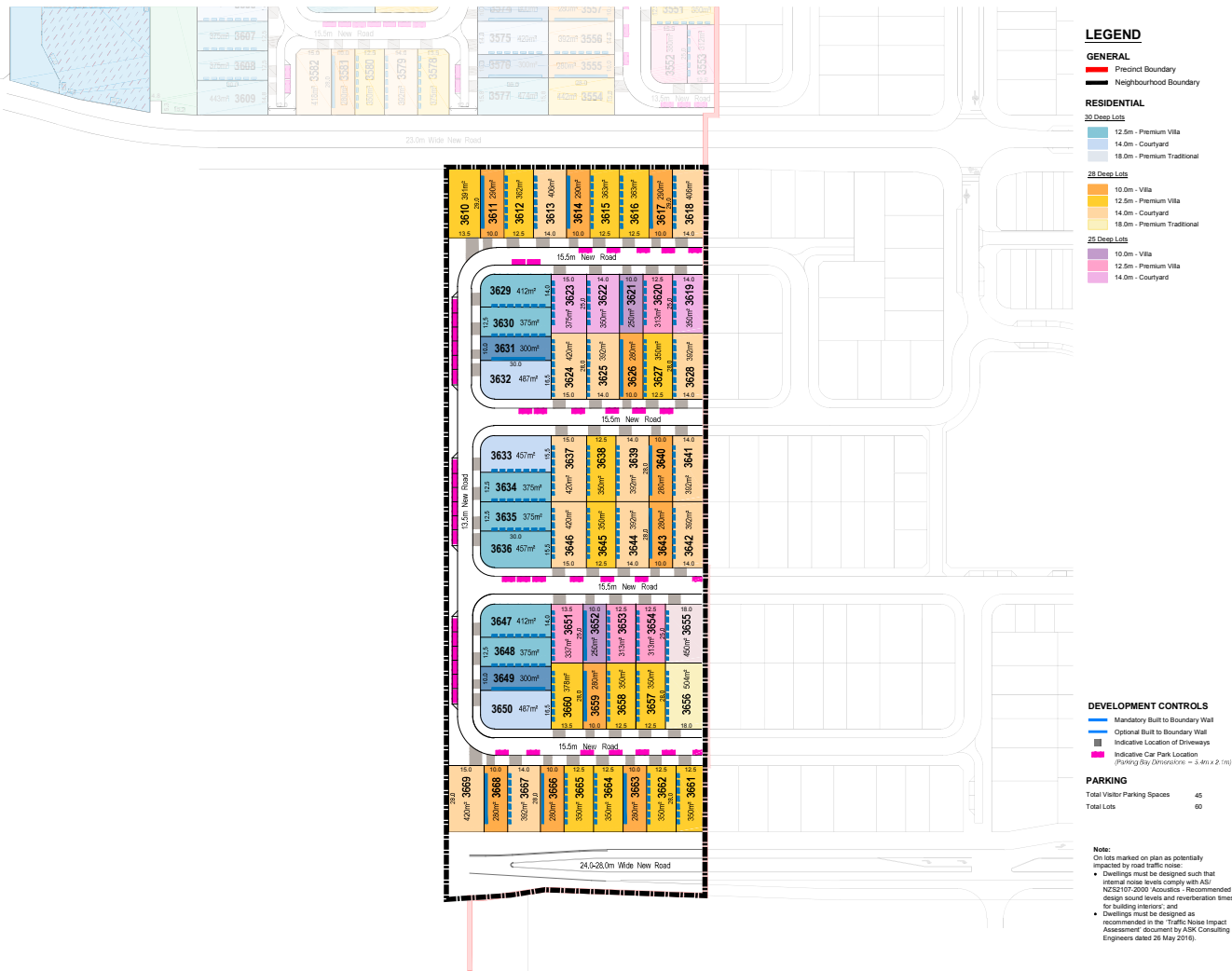
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location (Parking Bay Dimensions = 3.0m x 2.1m)

**PARKING**

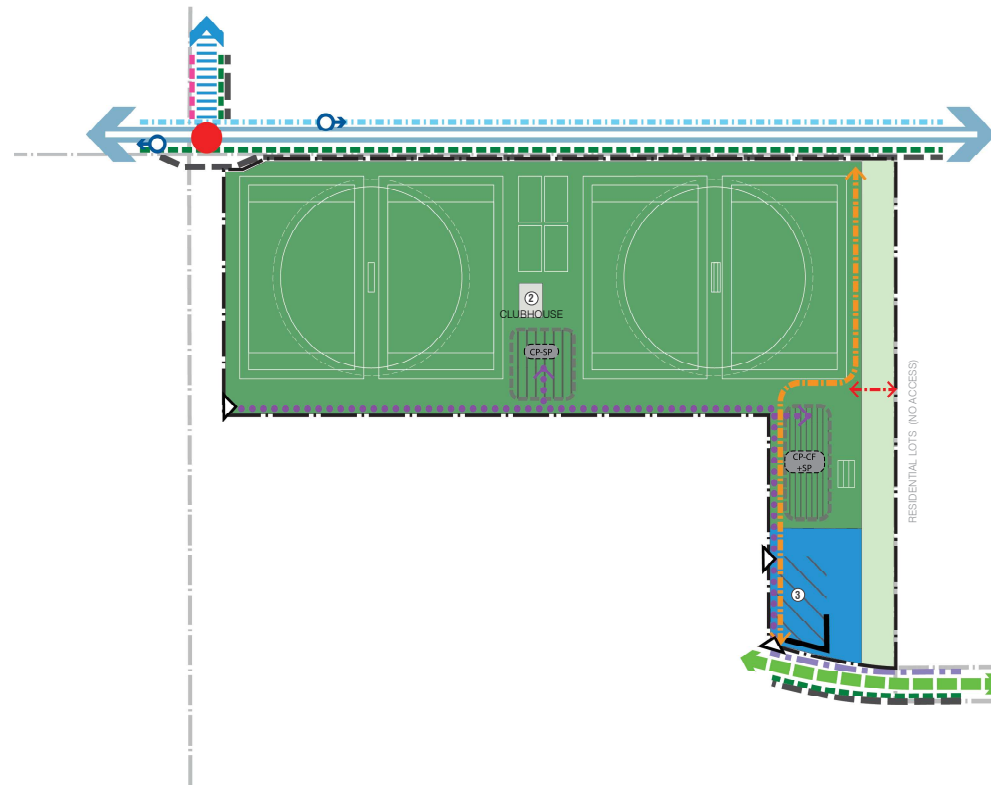
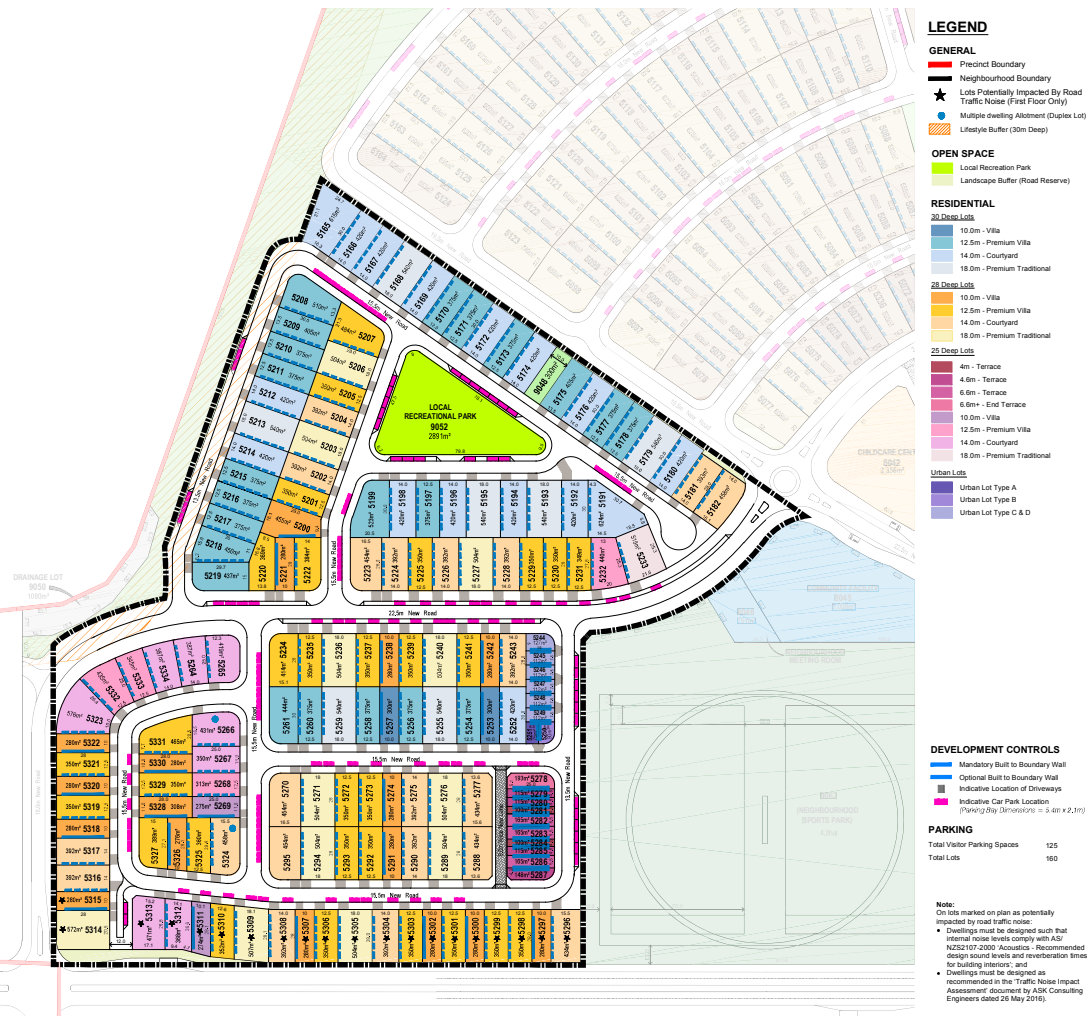
Total Visitor Parking Spaces 112  
Total Lots 150

**Note:**  
On lots marked on plan as potentially impacted by road traffic noise:  
• Dwellings must be designed such that internal noise levels comply with AS/NZS1017:2000 Acoustics - Recommended design sound levels and reverberation times for building interiors; and  
• Dwellings must be designed as recommended in the Traffic Noise Impact Assessment document by ASK Consulting Engineers dated 26 May 2016.

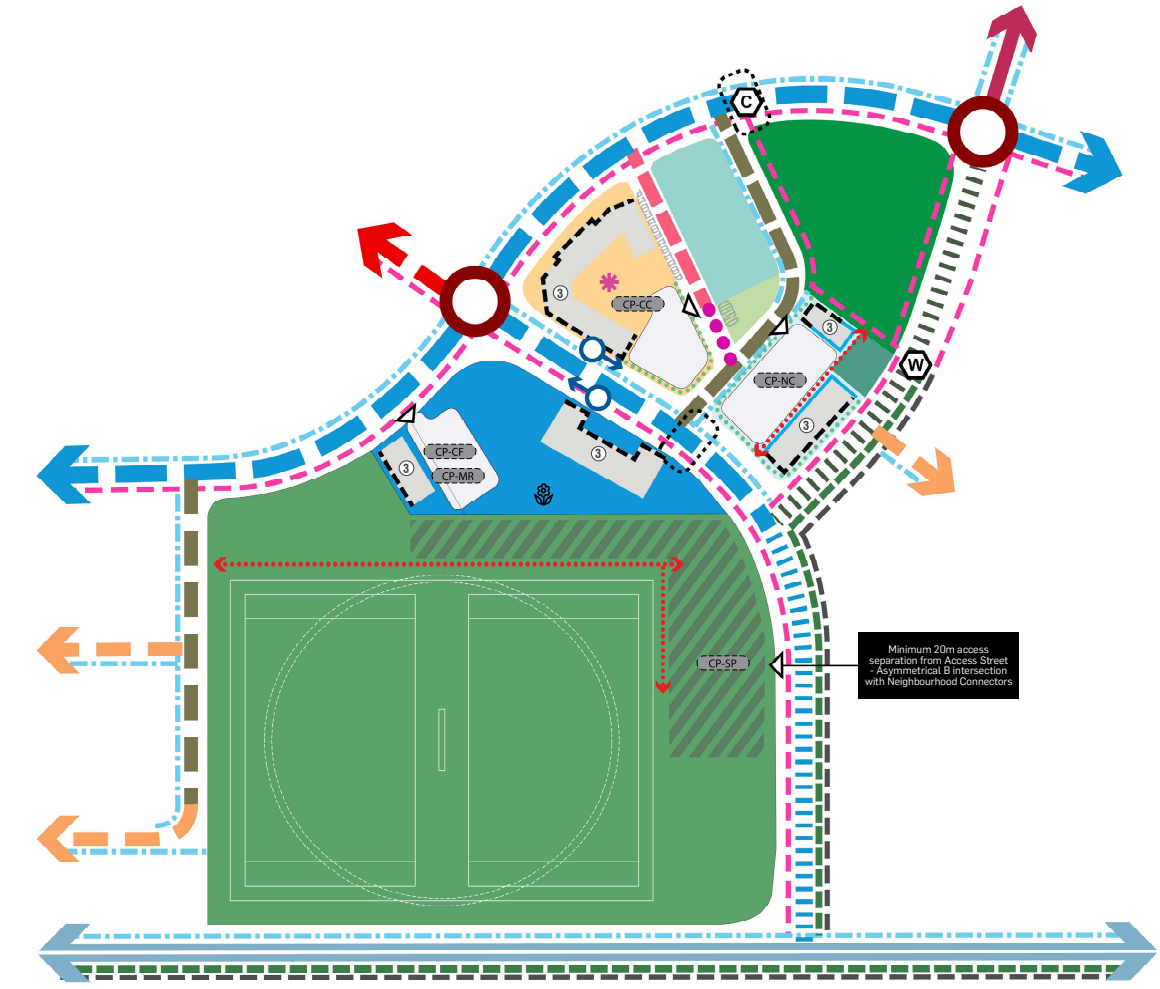
DATE: 31.10.2023  
JOB NO: BA4422  
DWG NO: POD-11.2A



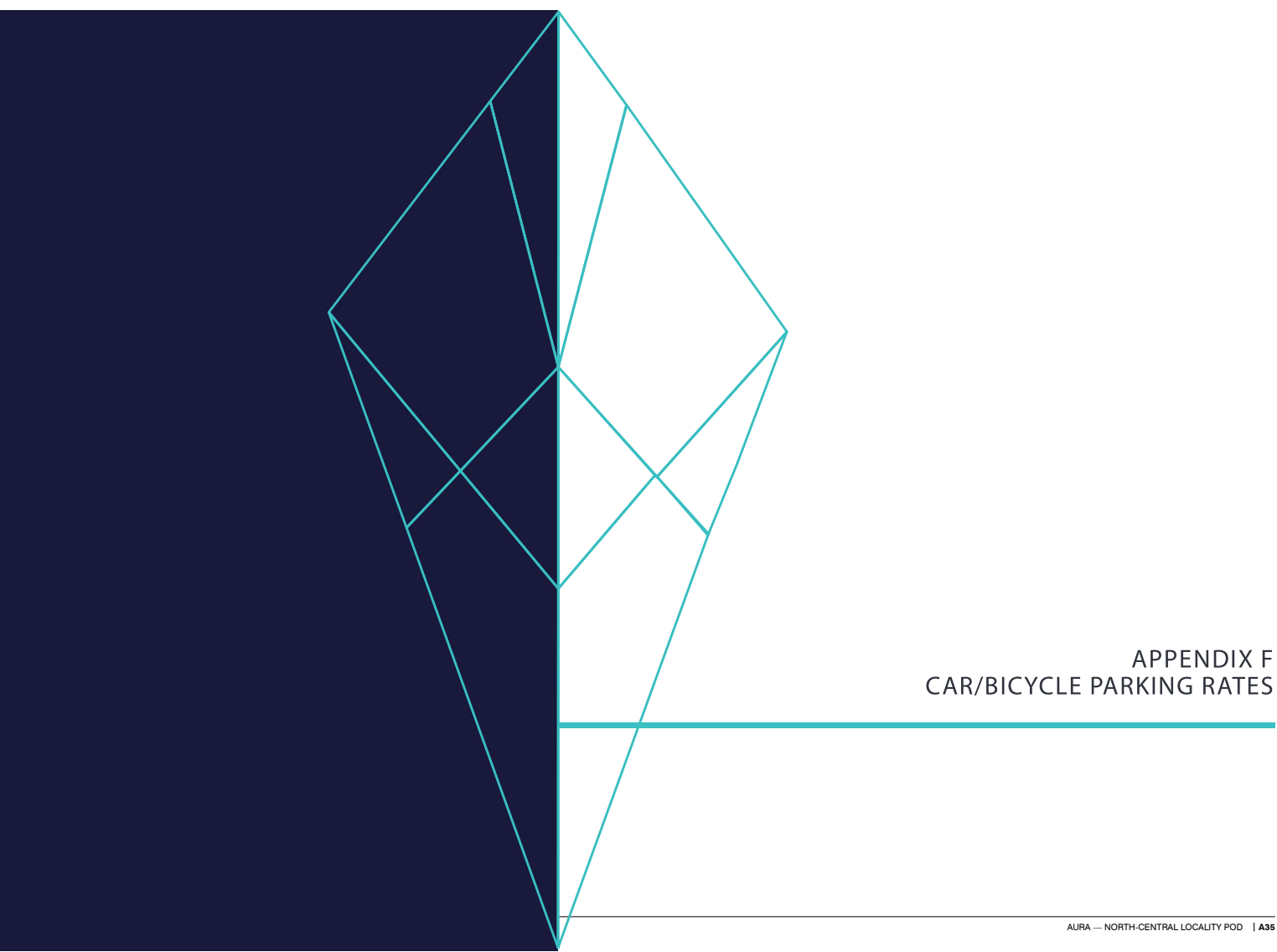








- LEGEND**
- LAND USES**
- Neighbourhood Centre
  - Childcare Centre
  - SOHO Allotments
  - Civic Park (min. 400m<sup>2</sup>)
  - Neighbourhood Recreation Park
  - Community Facility
  - Sport and Recreation
  - Indicative location of Community Garden
- BUILDING HEIGHTS**
- Maximum number of storeys
- INTERFACES**
- Desired building frontage / setback with building articulation and screen planting
  - Retail frontage
  - Primary access location
  - Pedestrian Thoroughfare (Public Access)
- INTERNAL LANDUSE OUTCOMES**
- Indicative built form footprints
  - Building & Carpark Area
  - Indicative carparking areas (SOHO Allotments)
  - Outdoor Playscape for Childcare Centre - preferred location
  - Carparking & Servicing - indicative location - Neighbourhood Centre
  - Carparking & Servicing - indicative location - Child Care
  - Carparking & Servicing - indicative location - Community Facility
  - Carparking & Servicing - indicative location - Neighbourhood Meeting Room
  - Carparking & Servicing - indicative location - Sports Park
  - Landscape Buffer (minimum 2m wide)
- ROAD NETWORK HIERARCHY**
- Sub Arterial 2 (20m wide)
  - Neighbourhood Connector A (22.5m wide)
  - Neighbourhood Connector B2 (22.5m wide)
  - Access Street - Asymmetrical A (17.5m wide)
  - Access Street - Asymmetrical B (17.5m wide)
  - Access Street - Standard (15.5m / 16.0m wide)
  - Access Street - Esplanade - 6.5m Pavement (13.5m wide)
  - Hub Link (14.8m wide)
  - Laneway (10.5m wide)
  - Wombat Crossing
  - Safe Crossing Point
  - Highest Order Crossing Point
- INTERSECTIONS**
- Roundabout
- PUBLIC TRANSPORT**
- Indicative Public Bus Stop
- STREET SCAPE**
- 3.0m Wide Contraflow / Dedicated Cycle Path
  - 2.5m Wide Off-Road Pedestrian Path
  - 1.8m Wide Off-Road Pedestrian Path
  - 1.5m Wide Off-Road Pedestrian Path
- DATE:** 31.10.2023  
**JOB NO:** BA4422  
**DWG NO:** POD-121



## APPENDIX F CAR/BICYCLE PARKING RATES

TABLE 2: USE DEFINITIONS — CAR PARKING RATES

| LAND USE                        | CAR SPACES                                                                                                                           | SERVICE VEHICLE SPACES                                                                                                                                                                                                              |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Business <sup>1</sup>           | 1 space / 30m² GFA                                                                                                                   | <ul style="list-style-type: none"><li>Where &lt; 200m² GFA – SRV</li><li>Where 201m² to 600m² GFA – VAN + MRV</li><li>Where &gt; 600m² GFA – 1 VAN + 1 SRV + 1 MRV</li></ul>                                                        |
| Car Park                        | Sufficient spaces to accommodate number of vehicles likely to be parked at any one time                                              | Not required                                                                                                                                                                                                                        |
| Child care centre               | 1 employee space / employee + 1 customer space / 5 children                                                                          | • VAN + WCV (where >200m2 GFA)                                                                                                                                                                                                      |
| Community Facility              | 1 space / 20m² GFA                                                                                                                   | VAN + WCV (where >200m² GFA)                                                                                                                                                                                                        |
| Display home                    | Sufficient spaces to accommodate number of vehicles likely to be parked at any one time                                              | Not required                                                                                                                                                                                                                        |
| Educational Establishment       | Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time                                          | Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)                                                                                                                       |
| Fast Food Premises <sup>1</sup> | 1 space / 15m² GFA where in all other Sub-Precinct/s.                                                                                | <ul style="list-style-type: none"><li>Where &lt; 200m² GFA – SRV</li><li>Where 201m² to 600m² GFA – VAN + MRV</li><li>Where &gt; 600m² GFA – 1 VAN + 1 SRV + 1 MRV</li></ul>                                                        |
| Food Premises <sup>1</sup>      |                                                                                                                                      |                                                                                                                                                                                                                                     |
| Health care services            | 1 space / 20m2 GFA                                                                                                                   | <ul style="list-style-type: none"><li>Where requiring access via a road – SRV (Type A Access) + occasional access for MRV</li><li>Where requiring access via a street – SRV (Type B Access) + occasional access for MRV</li></ul>   |
| Indoor Sport and Recreation     | Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time.                                         | Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)                                                                                                                       |
| Market                          | 1 space / 20m² total use area                                                                                                        | • WCV                                                                                                                                                                                                                               |
| Multiple dwelling               | 1 space / dwelling + 1 visitor space / 4 dwellings                                                                                   | <ul style="list-style-type: none"><li>Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN</li><li>Where &gt; 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV</li></ul> |
| Outdoor Sales                   | 1 space / 20m² total use area (where ≤ 200m² total use area) + 1 space / 100m² total use area (for component > 200m² total use area) | <ul style="list-style-type: none"><li>Where &lt; 200m² GFA – SRV</li><li>Where 201m² to 600m² GFA – VAN + MRV</li><li>Where &gt; 600m² GFA – 1 VAN + 1 SRV + 1 MRV</li></ul>                                                        |
| Outdoor Sport and Recreation    | Sufficient spaces to accommodate number of vehicles likely to be parked at any one time                                              | <ul style="list-style-type: none"><li>Where requiring access via a road – MRV (Type A Access) + WCV;</li><li>Where requiring access via a street – MRV (Type B Access) + WCV</li></ul>                                              |
| Sales Office                    | 2 spaces                                                                                                                             | Not required                                                                                                                                                                                                                        |
| Service Industry                | 1 space / 50m² GFA (where ≤500m² GFA) + 1 space/100m² GFA (for component >500m² GFA)                                                 | <ul style="list-style-type: none"><li>Where requiring access via a road – AV (Type A Access)</li><li>Where requiring access via a street – AV (Type B Access)</li></ul>                                                             |
| Shop <sup>1</sup>               | 1 space / 20m² GFA                                                                                                                   | <ul style="list-style-type: none"><li>Where &lt; 200m² GFA – SRV</li><li>Where 201m² to 600m² GFA – VAN + MRV</li><li>Where &gt; 600m² GFA – 1 VAN + 1 SRV + 1 MRV</li></ul>                                                        |
| Shopping centre                 | 1 space / 20m2 GFA or alternative rate where demonstrated in a Parking Assessment Report.                                            | • Refer to Table 5                                                                                                                                                                                                                  |

REFERENCE:

- (a) Where gross floor area exceeds 200m², provision is to be made for on-site refuse collection;
- (b) Where a development has a gross floor area of less than 1,500m², and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.

NOTES:

- Type A Access — where the design vehicle access must:-
  - enable entering and exiting the site in a forward motion;
  - enable travel though the site on circulation roads / aisles to access service areas, without significant impact on external or internal traffic operations; and
  - enable on-site manoeuvring to park and load / unload in a designated service area.
- Type B Access — where the design vehicle access must:-
  - enable standing wholly within the site without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces; and
  - limit any on-street manoeuvring to reversing on or off the site in one movement only.  
The swept path of the vehicle may cover the overall width of a two-way undivided driveway.
- Where a development is for a residential activity or community activity use, and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.
- Occasional access (for the maximum size of service vehicle expected less than 20 times per year) is to be provided for vehicles that occasionally service a site as part of its normal operation. Examples of this type of servicing are a furniture removal van at a multiple dwelling or office development and a refuse collection vehicle at a community activity facility. Vehicle access must:-
  - enable standing wholly within the site;
  - enable reverse manoeuvres limited to one only, either to or from the site; and
  - enable the swept path of the vehicle to be not greater than the width of the access driveway.

TABLE 3: USE DEFINITIONS — BICYCLE PARKING RATES

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

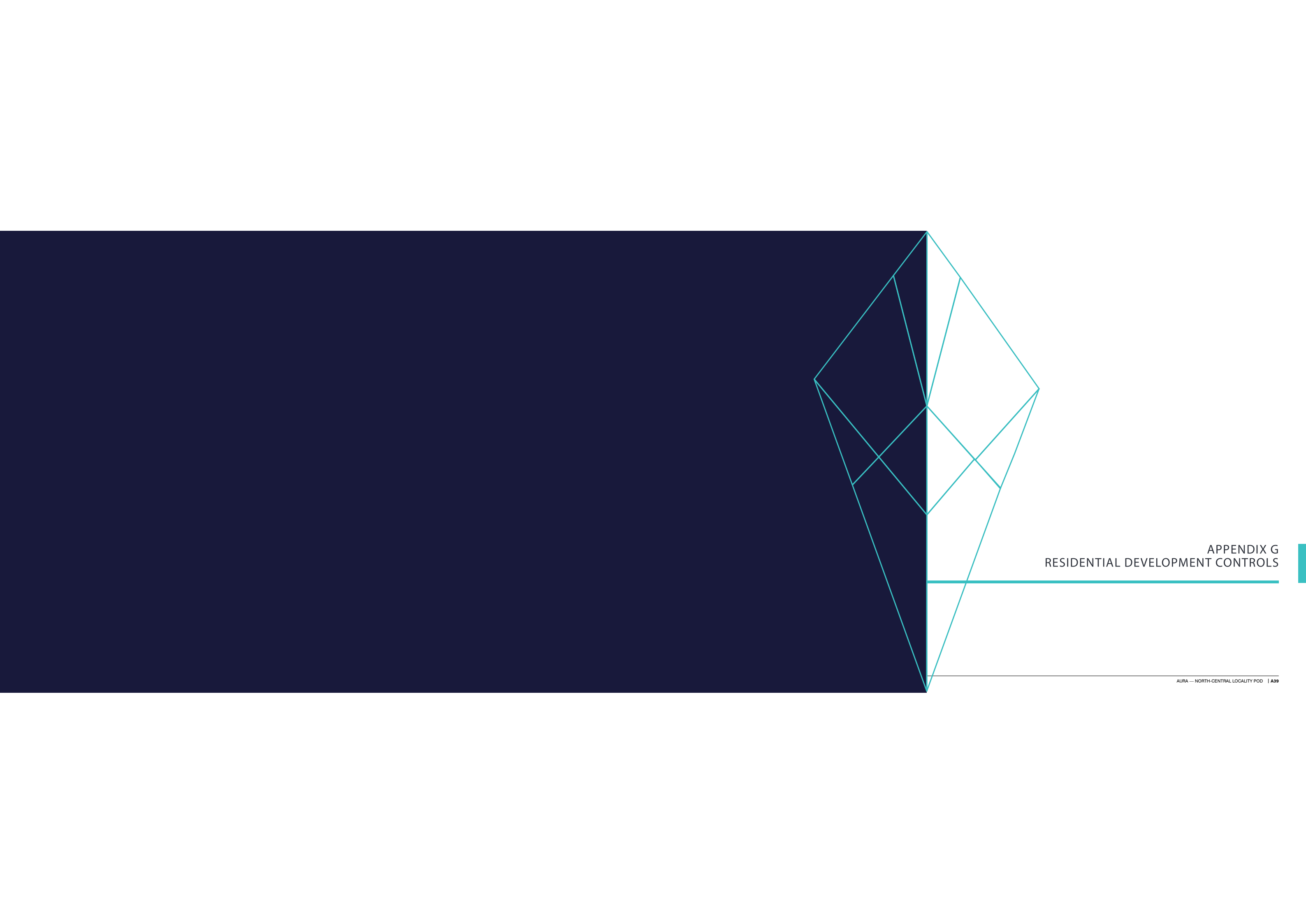
TABLE 4: BICYCLE END OF TRIP FACILITIES

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

TABLE 5: MINIMUM SERVICE VEHICLE PARKING REQUIREMENTS FOR SHOP

| Column 1<br>GFA (m²) | Column 2<br>Service Bays Required |     |     |     |    |     |
|----------------------|-----------------------------------|-----|-----|-----|----|-----|
|                      | VAN                               | SRV | MRV | HRV | AV | WCV |
| 0-199                | 1                                 | 1   |     |     |    |     |
| 200-599              | 1                                 |     | 1   |     |    | 1   |
| 600-999              | 1                                 | 1   | 1   |     |    | 1   |
| 1,000-1,499          | 2                                 | 1   | 1   |     |    | 1   |
| 1,500-1,999          | 2                                 | 2   | 1   |     |    | 1   |
| 2,000-2,799          | 2                                 | 2   | 2   |     |    | 1   |
| 2,800-3,599          | 2                                 | 2   | 2   | 1   |    | 1   |
| 3,600-4,399          | 3                                 | 2   | 2   | 1   |    | 1   |
| 4,400-6,499          | 3                                 | 2   | 2   | 1   | 1  | 1   |
| 6,500-8,499          | 4                                 | 2   | 2   | 1   | 1  | 1   |
| 8,500-11,499         | 4                                 | 3   | 2   | 1   | 1  | 1   |
| 11,500-14,749        | 5                                 | 3   | 2   | 1   | 1  | 1   |
| 14,750-17,999        | 5                                 | 3   | 3   | 1   | 1  | 1   |
| 18,000-20,999        | 6                                 | 3   | 3   | 1   | 1  | 1   |
| 21,000-23,999        | 6                                 | 3   | 3   | 2   | 1  | 1   |
| 24,000-26,999        | 6                                 | 3   | 3   | 2   | 2  | 1   |
| 27,000-29,999        | 6                                 | 3   | 3   | 3   | 2  | 1   |
| 30,000-32,999        | 7                                 | 3   | 3   | 3   | 2  | 1   |
| 33,000-35,999        | 7                                 | 3   | 4   | 3   | 2  | 1   |
| 36,000-38,999        | 8                                 | 3   | 4   | 3   | 2  | 1   |
| 39,000-41,999        | 9                                 | 3   | 4   | 3   | 2  | 1   |
| 42,000+              | 10                                | 3   | 4   | 3   | 2  | 1   |

- Notes—
- Design service vehicles are defined in the **Planning scheme policy for the transport and parking code**.
  - Where gross floor area exceeds 200m², provision is to be made for on-site refuse collection.
  - Where a development has a gross floor area of less than 1,500m², and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.
  - The following requirements apply to shopping centres:-
    - except as provided for in (ii) below, service bay requirements are to be applied to each individual retail component of the development, with service bays located immediately adjacent to the component;
    - specialty shops in a shopping centre with a gross floor area of less than 200m² are to be grouped together and treated as a single retail component;
    - specialty shops for this purpose, MRV class vehicles are to be provided for in lieu of HRV and AV class vehicles.



## APPENDIX G RESIDENTIAL DEVELOPMENT CONTROLS



## 1.1.1 HOUSE & MULTIPLE RESIDENTIAL ALLOTMENTS

### Development Controls

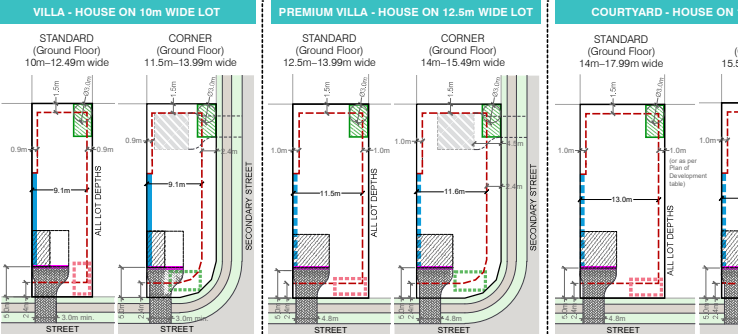
#### General

- All development inclusive of Single and Multiple Residential Allotments (Duplex) is to be undertaken in accordance with the Development Approval.
- Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- Maximum building height is 2 storeys (8m) for all dwellings or a storeys where identified on a Fitted Elements Plan or Plan of Development. Rooftop terraces are defined as a 'storey'.
- Noise affected allotments are to be developed in accordance with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - building siting and construction to achieve the satisfactory internal noise levels stipulated in AS2107-2000 Acoustics - Recommended design sound levels and reverberation times for building interiors.

#### Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified. In the case of Courtyard and Traditional Corner Lots, an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. The setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 8m back from the point of intersection of these two boundaries.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (connector, access street or access place). This excludes those lots that adjoin a shared access driveway, a laneway or a pedestrian link / landscape buffer and therefore in these cases a secondary street setback does not apply.
- Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (front boundary setbacks apply).
- Built to Boundary walls are recommended where road frontage widths are less than 12.48m. Built to Boundary walls are optional for lots with road frontage widths equal to, or in excess of 12.5m. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Built to Boundary walls are to have a maximum length of 15m or 50% of the length of the lot depth (whichever is greater) and a maximum height of 3.5m.
  - The Primary Street Frontage where eaves should not be closer than 1950mm (1.95m).
  - Walls that are Built to Boundary.
- First floor setbacks must not exceed the minimum ground floor setbacks, as documented in the Plan of Development Table.
- Roofted gablehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland development Code, having:
  - a maximum area of 4m<sup>2</sup>; and
  - not more than 2m wide elevation to the street; and
  - not more than 3m in height.

- Double garages will not be permitted on a single storey dwelling, on a lot less than 10m wide.
- Double garages are permitted:
  - On any Premium Villa, Courtyard, Premium Traditional or Multiple Residential (Duplex) Lot.
  - On any 7.5m wide or less than 12.5m wide where the dwelling is more than one storey in height, and where the garage is setback at least 1m behind the main facade, including balconies, of the dwelling.
  - On any corner lot if the garage fronts the secondary street frontage as shown in the setback diagrams for detached corner allotments and minimum garage setbacks can be met.
  - On a single storey dwelling on any Villa Lots where the following design criteria are met:
    - The front facing building wall, which comprises the garage doors, may not exceed an external width of 5.7m; and
    - The garage door width must not exceed 4.8m; and



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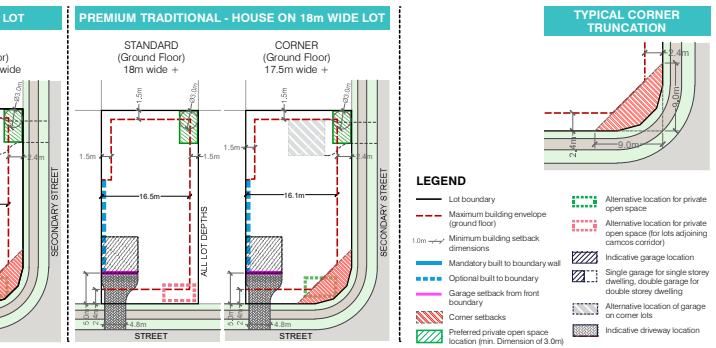
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### PLAN OF DEVELOPMENT TABLE

| VILLA ALLOTMENTS                                                                                                             |             |                                                                                                                                                                                                                                                                                                                                                                | PREMIUM VILLA ALLOTMENTS |                                                                                                                                                                                       | COURTYARD ALLOTMENTS |                                                                                                                                                                          | PREMIUM TRADITIONAL ALLOTMENTS |                                                                                                                                                                          | MULTIPLE RESIDENTIAL ALLOTMENTS (DUPLEX) |                                                                                                                                    |  |
|------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--|
| 10m-12.49m Wide                                                                                                              |             |                                                                                                                                                                                                                                                                                                                                                                | 12.5m-13.99m Wide        |                                                                                                                                                                                       | 14m- 17.99m Wide     |                                                                                                                                                                          | 18.0m Wide +                   |                                                                                                                                                                          |                                          |                                                                                                                                    |  |
| Ground Floor                                                                                                                 | First Floor |                                                                                                                                                                                                                                                                                                                                                                | Ground Floor             | First Floor                                                                                                                                                                           | Ground Floor         | First Floor                                                                                                                                                              | Ground Floor                   | First Floor                                                                                                                                                              | Ground Floor                             | First Floor                                                                                                                        |  |
| Front & Rear (metres)                                                                                                        |             |                                                                                                                                                                                                                                                                                                                                                                |                          |                                                                                                                                                                                       |                      |                                                                                                                                                                          |                                |                                                                                                                                                                          |                                          |                                                                                                                                    |  |
| Front / Primary Frontage                                                                                                     |             | 2.4                                                                                                                                                                                                                                                                                                                                                            | 2.4                      | 2.4                                                                                                                                                                                   | 2.4                  | 2.4                                                                                                                                                                      | 2.4                            | 2.4                                                                                                                                                                      | 2.4                                      | 2.4                                                                                                                                |  |
| Garage                                                                                                                       | Single      | 5.0                                                                                                                                                                                                                                                                                                                                                            | n/a                      | 5.0                                                                                                                                                                                   | n/a                  | 5.0                                                                                                                                                                      | n/a                            | 5.0                                                                                                                                                                      | n/a                                      | n/a                                                                                                                                |  |
|                                                                                                                              | Double      | 5.0                                                                                                                                                                                                                                                                                                                                                            | 5.0                      | 5.0                                                                                                                                                                                   | 5.0                  | 5.0                                                                                                                                                                      | 5.0                            | 5.0                                                                                                                                                                      | 5.0                                      | 5.0                                                                                                                                |  |
| Rear                                                                                                                         |             | 1.5 <sup>2</sup>                                                                                                                                                                                                                                                                                                                                               | 3.0                      | 1.5 <sup>2</sup>                                                                                                                                                                      | 3.0                  | 1.5 <sup>2</sup>                                                                                                                                                         | 3.0                            | 1.5 <sup>2</sup>                                                                                                                                                         | 3.0                                      | 1.0 <sup>1</sup>                                                                                                                   |  |
| Side (metres)                                                                                                                |             |                                                                                                                                                                                                                                                                                                                                                                |                          |                                                                                                                                                                                       |                      |                                                                                                                                                                          |                                |                                                                                                                                                                          |                                          |                                                                                                                                    |  |
| Built to Boundary                                                                                                            |             | 0.0                                                                                                                                                                                                                                                                                                                                                            | 0.9                      | 0.0                                                                                                                                                                                   | 1.0                  | 0.0                                                                                                                                                                      | 1.0                            | 0.0                                                                                                                                                                      | 1.5                                      | 0.0                                                                                                                                |  |
| Non Built to Boundary                                                                                                        |             | 0.9                                                                                                                                                                                                                                                                                                                                                            | 0.9                      | 1.0                                                                                                                                                                                   | 1.0                  | 1.0                                                                                                                                                                      | 1.0                            | 1.5                                                                                                                                                                      | 1.5                                      | 1.0                                                                                                                                |  |
| Corner Lots — Secondary frontage                                                                                             |             | 2.4                                                                                                                                                                                                                                                                                                                                                            | 2.4                      | 2.4                                                                                                                                                                                   | 2.4                  | 2.4                                                                                                                                                                      | 2.4                            | 2.4                                                                                                                                                                      | 2.4                                      | 2.4                                                                                                                                |  |
| Garage and On-site Car Parking                                                                                               |             |                                                                                                                                                                                                                                                                                                                                                                |                          |                                                                                                                                                                                       |                      |                                                                                                                                                                          |                                |                                                                                                                                                                          |                                          |                                                                                                                                    |  |
| On site parking requirements (minimum)                                                                                       |             | 1 space to be covered and enclosed.<br>Single garages (up to 3.5m in width) or tandem garages are acceptable.<br>Double garages (greater than 3.5m in width) are permitted for:<br><br>- 2 storey dwellings; and<br>- single storey dwellings provided note 18 above is met.<br><br>Double garages must be located on any dwelling with 4 bedrooms or greater. |                          | 1 space per dwelling to be covered and enclosed.<br><br>Single, tandem or double garage acceptable.<br><br>Double garages must be located on any dwelling with 4 bedrooms or greater. |                      | 1 space to be covered and enclosed.<br><br>Single, tandem or double garage acceptable.<br><br>Double garages must be located on any dwelling with 4 bedrooms or greater. |                                | 1 space to be covered and enclosed.<br><br>Single, tandem or double garage acceptable.<br><br>Double garages must be located on any dwelling with 4 bedrooms or greater. |                                          | 1 space per dwelling to be covered and enclosed.<br><br>Double garages must be located on any dwelling with 4 bedrooms or greater. |  |
| Garage location                                                                                                              |             | Garages are to be located along the built to boundary wall.                                                                                                                                                                                                                                                                                                    |                          | Garages are to be located along the built to boundary wall.                                                                                                                           |                      | Garages are to be located along the built to boundary wall.                                                                                                              |                                | Garages are to be located along the western or southern boundary where appropriate.                                                                                      |                                          | Garages are to be located along the western or southern boundary where appropriate.                                                |  |
| Site Cover (maximum)                                                                                                         |             | 70%                                                                                                                                                                                                                                                                                                                                                            |                          | 67.5%                                                                                                                                                                                 |                      | 65%                                                                                                                                                                      |                                | 65%                                                                                                                                                                      |                                          | 75%                                                                                                                                |  |
| Site Cover where located in 60% maximum site cover area as annotated on the Plan of Development - Neighbourhood 12.1 & 12.2A |             | 60%                                                                                                                                                                                                                                                                                                                                                            |                          | 60%                                                                                                                                                                                   |                      | 60%                                                                                                                                                                      |                                | 60%                                                                                                                                                                      |                                          | 60%                                                                                                                                |  |

<sup>1</sup> Second side setback as no rear setback applies.

<sup>2</sup> Lots less than 25m deep have a 1.0m setback



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## 1.1.2 LANEWAY TERRACE ALLOTMENTS

### Development Controls

#### General

- All development is to be undertaken in accordance with the Development Approval.
- Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (8m) otherwise. Rooftop terraces are defined as a 'storey'.
- Noise affected allotments are to be developed in accordance with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - building siting and construction to achieve the satisfactory internal noise levels stipulated in AS2107-2000 Acoustics - Recommended design sound levels and reverberation times for building interiors.

#### Setbacks

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

#### Site Services and Bin Storage

- All dwellings on Laneway Terrace lots with a width of 4.6m or less are to be designed to ensure the following:
  - Letterbox location (if primary frontage is a street)

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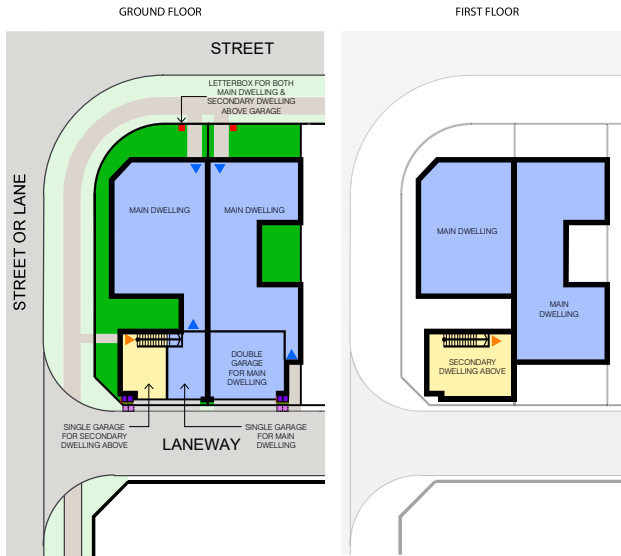
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## TYPICAL PRODUCT SECONDARY DWELLING ABOVE GARAGE



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

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

## 1.1.3 FRONT LOADED TERRACE ALLOTMENTS - 7.5M WIDE

### Development Controls

#### General

- All development is to be undertaken in accordance with the Development Approval.
- Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
- Maximum building height is 2 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (8m) otherwise. Rooftop terraces are defined as a 'storey'.
- Noise affected allotments are to be developed in accordance with AS3671-1989 Acoustics - Road Traffic Noise Interference - building siting and construction to achieve the satisfactory internal noise levels stipulated in AS2107-2000 Acoustics - Recommended design sound levels and reverberation times for building interiors.

#### Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that adjoin a shared access driveway, a laneway, or a pedestrian link landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- Built to Boundary wall shall be no more than 85% of the length of the boundary and may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
- Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
- Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
  - The Primary Street Frontage where eaves should not be closer than 1500mm; and
  - Walls that are Built to Boundary.

- Roofted gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
  - a maximum area of 4m<sup>2</sup>; and
  - not more than 2m wide elevation to the street; and
  - not more than 3m height.

#### Site Cover and Amenity

- Site cover for each lot is not to exceed that shown in the Plan of Development Table.
- Private amenity space, must be provided and is not less than 15m<sup>2</sup> with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

#### Privacy & Overlooking

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

#### Fencing

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

#### Parking and Driveways

- For all allotments the following applies:
  - Double garages will not be permitted on a single storey dwelling.

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

#### Rainwater Tanks

- All dwellings (including Duplex dwellings) must have:
    - Lots >300m<sup>2</sup> = a 5kL rainwater tank
    - Lots 225-300m<sup>2</sup> = 3kL rainwater tank
    - Lots <225m<sup>2</sup> = no tank required
- All tanks to residential dwellings must collect a minimum 50% of roof area capture. All tanks must supply water to toilets, laundry and have a connection for external access and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for private amenity space.

### Definitions

#### Site Cover

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

## 1.1.4 URBAN ALLOTMENTS

### Development Controls

#### General

- All development is to be undertaken in accordance with the Development Approval.
- All building setbacks and built to boundary walls are subject to service easements existing and proposed.
- Maximum building height is 2 storeys (8m) for all dwellings. Rooftop terraces are defined as a 'storey'.

#### Setbacks

- Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
- Setbacks are measured to the wall of the building or structure. Eaves may extend into the side and rear setbacks up to 450mm from the property boundary. Eaves may extend up to the street boundary for Type A and B Urban lots. Eaves may extend up to the street boundary for Type A and B Urban lots and 1000mm for Type C Urban Lots.
- Built to Boundary Walls:
  - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval.
  - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

- Roofted gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
  - a maximum area of 4m<sup>2</sup>; and
  - not more than 2m wide elevation to the street; and
  - not more than 3m in height.

#### Privacy & Overlooking

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

- Upper floor setbacks must be in accordance with minimum ground floor setbacks.
- Built to Boundary Walls:
  - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval.
  - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

- Where Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.
- Upper floor setbacks must be in accordance with minimum ground floor setbacks.
- Built to Boundary Walls:
  - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval.
  - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

#### Parking and Driveways

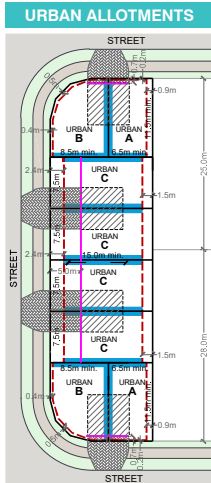
- A maximum of one driveway is permitted per lot.
- Driveways are to have the following widths:
  - single driveway: maximum 3.5m;
  - shared double driveways are mandatory where shown on plan.
- Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.

### SETBACKS

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

#### LEGEND

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



## 1.1.5 TERRACE ALLOTMENTS (ATTACHED) - 6.2M WIDE

### Development Controls

#### General

- All development is to be undertaken in accordance with the Development Approval.
- Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
- Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (8m) otherwise. Rooftop terraces are defined as a 'storey'.

#### Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that adjoin a shared access driveway, a laneway, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- Built to Boundary Walls:
  - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval.
  - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

- Where Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.
- Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
- Built to Boundary Walls:
  - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval.
  - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

- Where Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.
- Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
- Built to Boundary Walls:
  - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval.
  - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

- Where Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.
- Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
- Built to Boundary Walls:
  - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval.
  - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

- a maximum area of 4m<sup>2</sup>; and
- not more than 2m wide elevation to the street; and
- not more than 3m in height.

#### Site Cover and Amenity

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

#### Privacy & Overlooking

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

#### Fencing

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

#### Parking and Driveways

- For all allotments the following applies:
  - Double garages are permitted on any corner lot if the dwelling is more than one storey and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling.
  - The maximum width of a driveway at the lot boundary & where crossing the verge:
    - serving a double garage shall be 4.8m; and
    - serving a single garage shall be 3.0m.

- Shared driveways are mandatory where shown on the Plan of Development.
- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted.
- Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.

#### Facade Treatment and Passive Ventilation

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

#### Rainwater Tanks

- For lots <225m<sup>2</sup>, no tank is required.

### Definitions

#### Site Cover

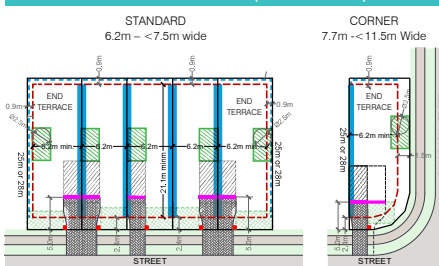
The proportion of the site covered by buildings, including roof overhangs.

### SETBACKS

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

<sup>1</sup> 1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram

## TYPICAL 6.2m TERRACE (FRONT LOADED)



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

1.1.6 URBAN LOFTS - A, B & C

Development Controls

- General**

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

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

  - Buildings must be sited and designed to provide adequate visual privacy for neighbours.
- Site Cover and Amenity**

  - Site cover for each lot is not to exceed that shown in the Plan of Development Table.
- Fencing**

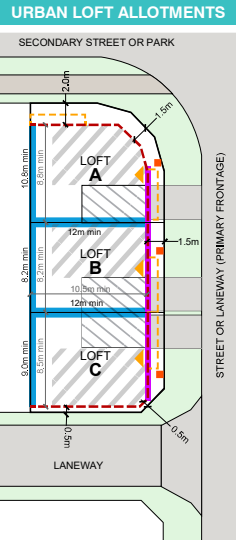
  - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
    - a) a permanent window and balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
    -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

  - Double garages are permitted only on Loft Type A and C lots and not on Loft Type B. On Loft Type A lots a double garage may only front the secondary street and on Loft Type C only the laneway.
  - A maximum of one driveway is permitted per lot.
  - Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.
  - Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
  - The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
  - Parking spaces on driveways do not have to comply with gradients in AS2890.
- Rainwater Tanks**

  - For lots <225m<sup>2</sup>, no tank is required.
- Definitions**

**Site Cover**

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



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

<sup>1</sup> Upper floor balconies and awnings may protrude up to 1.0m into the boundary setback

1.1.7 URBAN WAREHOUSE ALLOTMENTS

Development Controls

- General**

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

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

  - Buildings must be sited and designed to provide adequate visual privacy for neighbours.
- Site Cover and Amenity**

  - Site cover for each lot is not to exceed that shown in the Plan of Development Table.
- Fencing**

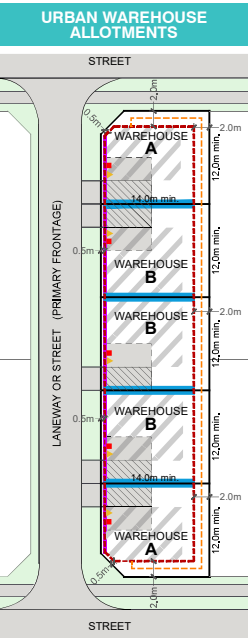
  - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
    - a) a permanent window and balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
    -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

  - Double garages are permitted on Warehouse Type A and B. A double garage may front the secondary street on Warehouse Type A lots.
  - A maximum of one driveway is permitted per lot.
  - Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.
  - Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
  - The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
  - Parking spaces on driveways do not have to comply with gradients in AS2890.
- Rainwater Tanks**

  - For lots <225m<sup>2</sup>, no tank is required.
- Definitions**

**Site Cover**

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



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

<sup>1</sup> Upper floor balconies and awnings may protrude up to 1.0m into the boundary setback

1.1.8 URBAN TERRACE ALLOTMENTS

Development Controls

- General**

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

  - Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
  - Built to Boundary Walls:
    - a) Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval.
    - b) where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
- Privacy & Overlooking**

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

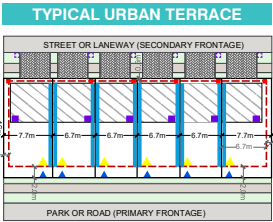
  - Double garages must be setback at least 0.5m behind the main residential facade, excluding balconies and porches, of the dwelling.
  - A maximum of one driveway per dwelling is permitted.
  - Shared driveways are mandatory where shown on plan.
- Site Cover and Amenity**

  - Site cover for each lot is not to exceed that shown in the Plan of Development Table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
- Definitions**

**Site Cover**

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

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



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

1.1.9 SOHO ALLOTMENTS

Development Controls

- General**

  - Business uses on-site must address the open space or road.
  - The business component may either be operated a Home-Based Business with a maximum GFA for the business use of 500m<sup>2</sup>, or as a business/shop use that can be leased independently of the residential use, in which case the business GFA may not exceed 500m<sup>2</sup> and the premises must comply with applicable requirements for the separation.
  - The area shown on plan for the business use is indicative only and may adopt a different shape or extent (may extend further into the lot or extend over the ground and first floor) provided it addresses the business frontage of the lot.
  - Business must present a shopfront to open space or a road with:
    - significant glazing into the ground floor;
    - a clearly designated customer entry/pedestrian door;
    - a small awning over the customer entry 1.0m deep and min 1.0m wide; and
    - signage on the face of the building or awning that is integrated into the design of the building and does not visually dominate.
  - SOHO lots must provide a minimum of 2 parking spaces on site.
  - 1 covered; and
  - 1 may be uncovered and provided in tandem.
  - Signage advertising the business is not permitted on the residential frontage of the allotment.
  - Signage must be in accordance with the Sunshine Coast Planning Scheme 2014.
  - Service areas and bin storage areas must not be visible from the street or open space.
- Privacy & Overlooking**

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

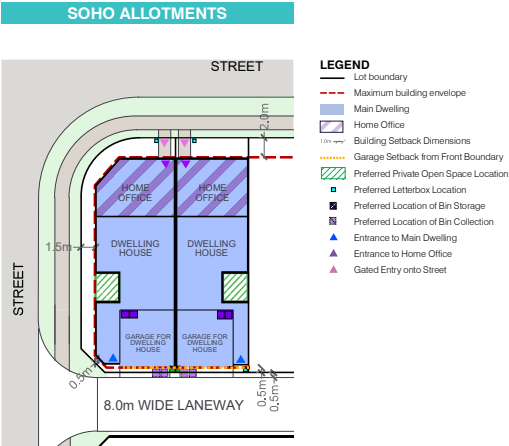
  - Front fencing along street boundaries and boundaries shared with open space must be either 50% transparent or maximum of 1.2m high.
  - Side fencing is to be 1.8m high.
- Parking and Driveways**

  - Double garages must be setback at least 0.5m behind the main residential facade, excluding balconies and porches, of the dwelling.
  - A maximum of one driveway per dwelling is permitted.
  - Shared driveways are mandatory where shown on plan.
- Site Cover and Amenity**

  - Site cover for each lot is not to exceed that shown in the Plan of Development Table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
- Definitions**

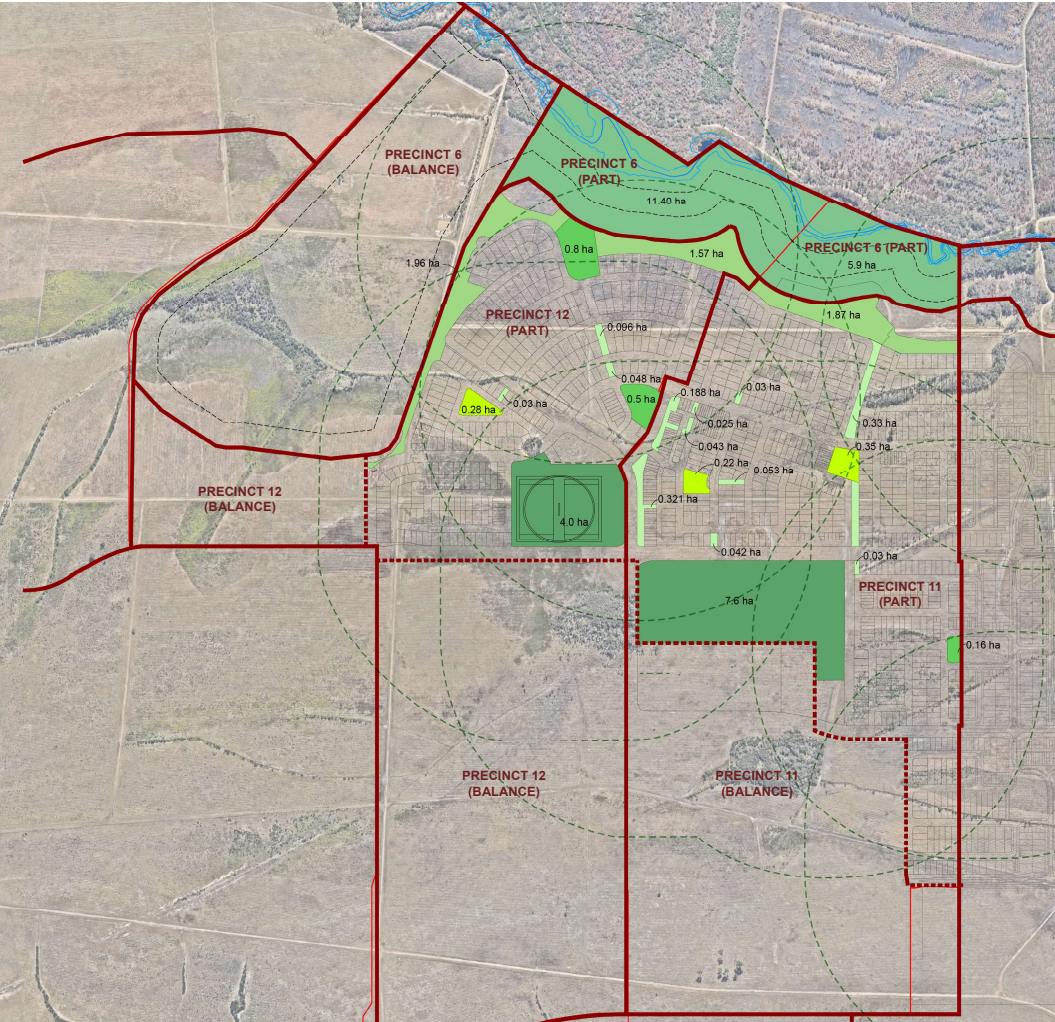
**Site Cover**

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





## APPENDIX H OPEN SPACE NETWORK PLAN



**AURA - P11 & 12 (PART)**  
Open Space Network

| OPEN SPACE - LOCAL CATEGORY PARK AREA REQUIREMENTS                 |                                                   |          |           |         |                  |
|--------------------------------------------------------------------|---------------------------------------------------|----------|-----------|---------|------------------|
| TYPE                                                               | POPULATION RATE<br>(average people per household) | PRECINCT |           |         | TOTAL POPULATION |
|                                                                    |                                                   | 6        | 11        | 12      |                  |
| Detached Dwelling                                                  | 2.6                                               | 744 dw   | 1,934 ppl | 335 dw  | 871 ppl          |
| Duplex Dwelling                                                    | 2.2                                               | 22 dw    | 48 ppl    | 4 dw    | 9 ppl            |
| Attached Dwelling (Unit/Apartment)                                 | 1.8                                               |          |           |         |                  |
| TOTAL POPULATION                                                   |                                                   | 766 dw   | 1,983 ppl | 339 dw  | 880 ppl          |
| TOTAL LOCAL OPEN SPACE REQUIREMENT<br>(@ 1.3 ha PER 1,000 PERSONS) |                                                   |          | 2.58 ha   | 1.14 ha | 3.72 ha          |

| OPEN SPACE - LOCAL CATEGORY PARK AREAS PROVISION |          |         |         |         |
|--------------------------------------------------|----------|---------|---------|---------|
| PARK TYPE                                        | PRECINCT |         |         | TOTAL   |
|                                                  | 6        | 11      | 12      |         |
| Neighbourhood Recreation Park                    | 0.16 ha  | 1.30 ha |         | 1.46 ha |
| Local Recreation Park                            |          | 0.58 ha | 0.29 ha | 0.87 ha |
| Local Linear Park                                |          | 1.06 ha | 0.17 ha | 1.23 ha |
| TOTAL                                            |          | 1.80 ha | 1.76 ha | 3.56 ha |

- LOCAL PARK ALLOCATION NOTES:**
- The local park provision is calculated at 1.3 hectares per 1,000 population.
  - All residential precincts comply with the minimum Neighbourhood Park provision requirement inclusive of 400m catchment.

| OPEN SPACE - MAJOR AND DISTRICT CATEGORY PARK AREAS PROVISION |          |         |         |          |
|---------------------------------------------------------------|----------|---------|---------|----------|
| PARK TYPE                                                     | PRECINCT |         |         | TOTAL    |
|                                                               | 6        | 11      | 12      |          |
| District Linear Park                                          | 1.87 ha  | 3.53 ha |         | 5.40 ha  |
| District Sports Park                                          |          | 7.63 ha |         | 7.63 ha  |
| Neighbourhood Sports Park                                     |          |         | 4.00 ha | 4.00 ha  |
| Conservation                                                  | 17.30 ha |         |         | 17.30 ha |
| TOTAL                                                         | 17.30 ha | 9.90 ha | 7.63 ha | 34.33 ha |

| LEGEND |                            |
|--------|----------------------------|
|        | Precinct Boundaries        |
|        | (Part) Precinct Boundaries |
|        | 400m Walkable Radius       |
|        | Frog Habitat Buffers       |
|        | Creek Centreline           |
|        | Creek Top of Bank          |

Scale 1:7,500 @ A3  
0 50 100 200 300m

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This plan is conceptual and is for discussion purposes only. Subject to further detail study, Council approval, engineering review and so on. Colours, dimensions, area and distances are approximate only. Figure dimensions shall take preference to scaled dimensions. No reliance should be placed on this plan for any financial dealings of the land.

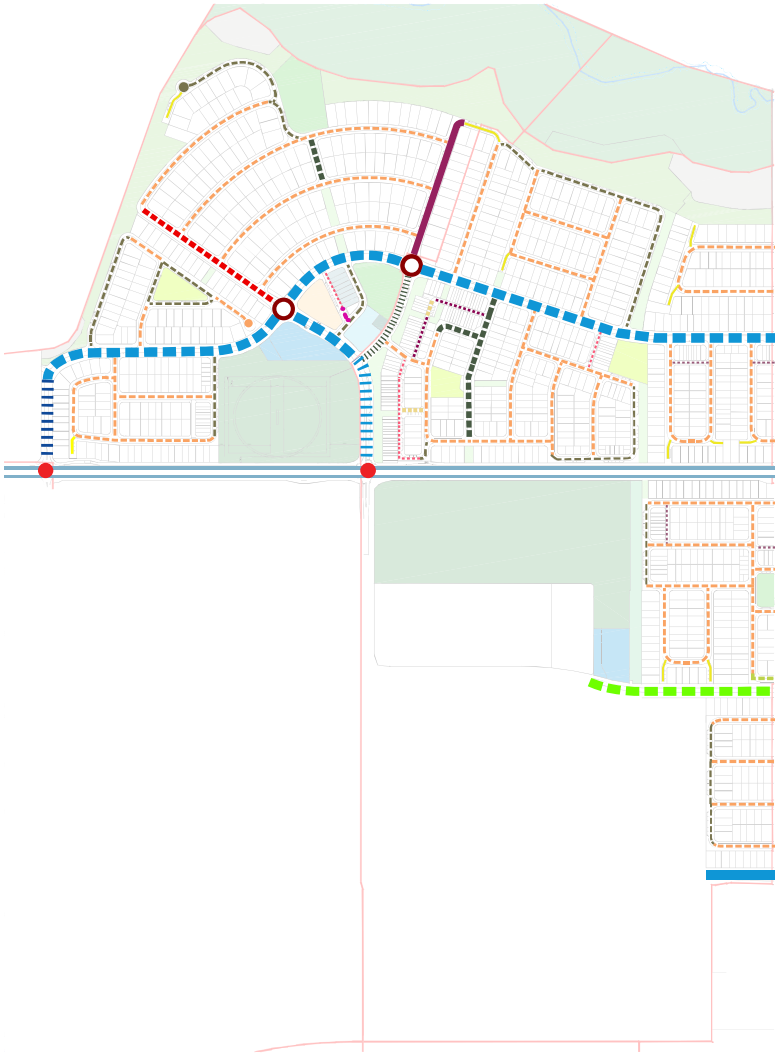
DATE: 31.10.2023  
JOB NO: BA4-022  
DWG NO: D3N01



## APPENDIX I ROAD HIERARCHY

LEGEND

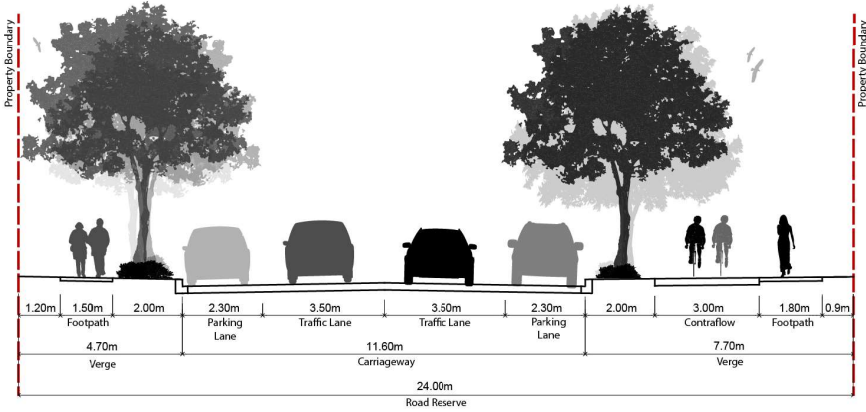
| SUB-ARTERIAL ROADS |                                                                                       |                                                           |
|--------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------|
|                    | Sub-Arterial 2                                                                        | 29.0m<br>(30.72m reserve for bus bay widening)            |
| CONNECTOR ROADS    |                                                                                       |                                                           |
| TRUNK              |                                                                                       |                                                           |
|                    | Trunk Connector                                                                       | 24.0m                                                     |
|                    | Green Street                                                                          | 23.0m                                                     |
| NEIGHBOURHOOD      |                                                                                       |                                                           |
|                    | Neighbourhood Connector A                                                             | 22.5m / 20.5m<br>(20.5m between the two roundabouts only) |
|                    | Neighbourhood Connector B2                                                            | 22.5m                                                     |
|                    | Neighbourhood Connector C                                                             | 18.0m                                                     |
| ACCESS STREETS     |                                                                                       |                                                           |
|                    | Access Street - Asymmetrical A<br>(indented parking bays on one side only)            | 17.5m                                                     |
|                    | Access Street - Asymmetrical B<br>(indented parking bays on one side only)            | 17.5m                                                     |
|                    | Access Street - A (indented parking bays on one side only)                            | 17.5m                                                     |
|                    | Access Street - Green Link<br>(no indented parking bays and extra landscaping)        | 19.5m                                                     |
|                    | Access Street - Standard<br>(7.5m wide carriageway)                                   | 15.5m / 16.0m<br>(16.0m wide in premium areas only)       |
|                    | Access Street - Esplanade -<br>6.5m pavement (and indented parking bays on park side) | 13.5m                                                     |
|                    | Access Street - Esplanade -<br>5.5m pavement (no indented parking bays)               | 13.5m                                                     |
|                    | Hub Link                                                                              | 14.8m                                                     |
|                    | Laneway Link                                                                          | 14.8m                                                     |
|                    | Laneway                                                                               | 10.5m                                                     |
|                    | Laneway                                                                               | 8.0m                                                      |
|                    | Shared Vehicular / Pedestrian Access                                                  | 12.0m                                                     |
| INTERSECTIONS      |                                                                                       |                                                           |
|                    | Signalised Intersection                                                               |                                                           |
|                    | Roundabout                                                                            |                                                           |



SUB-ARTERIAL 2  
29.0M

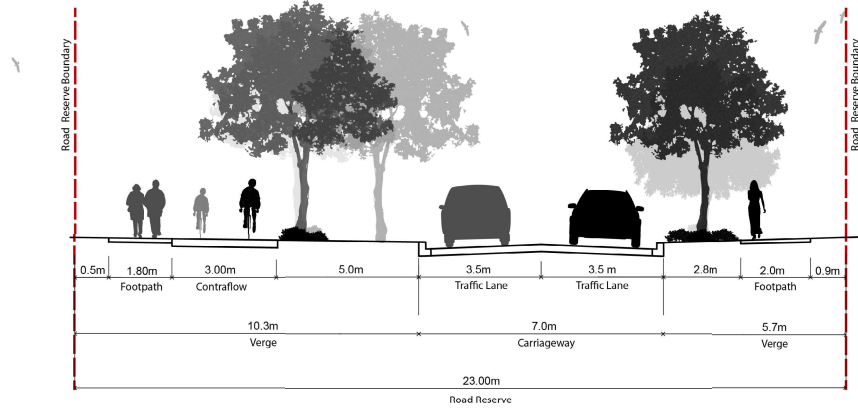


TRUNK CONNECTOR  
24.0M

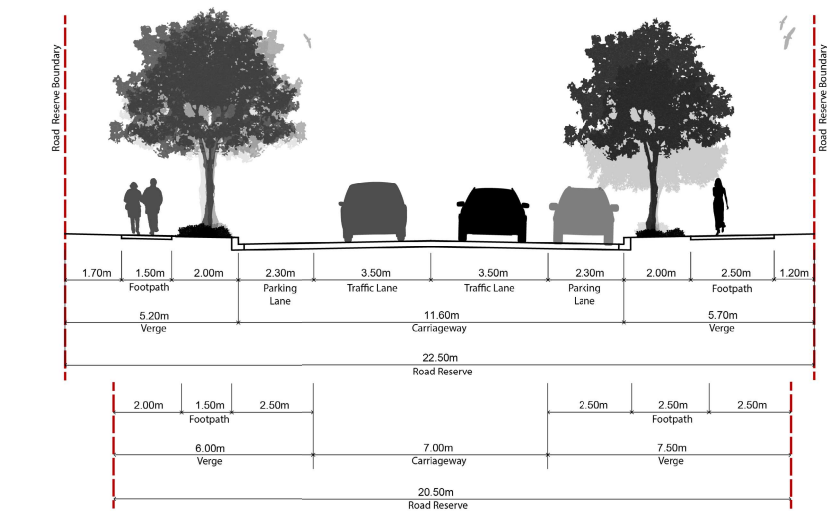




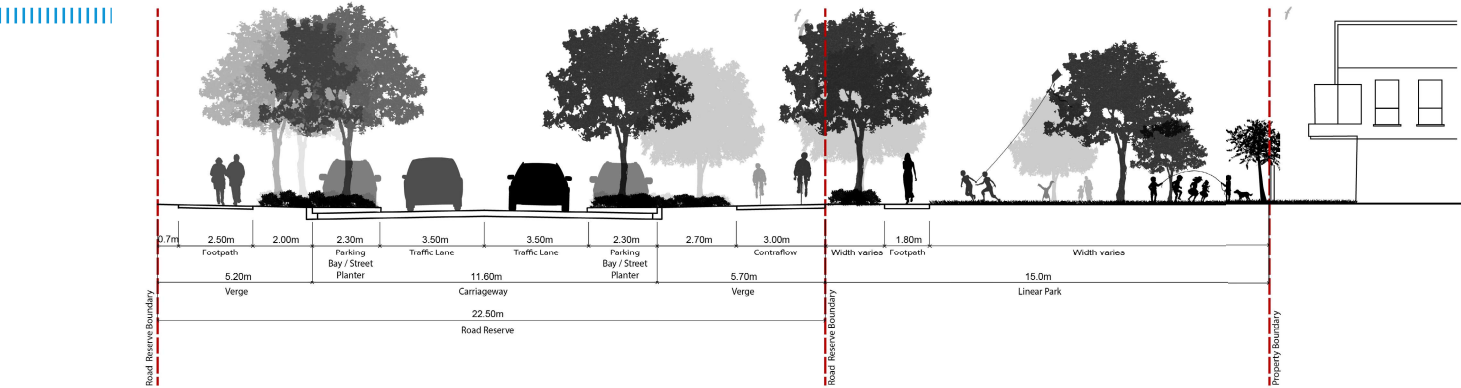
GREEN STREET  
23.0M



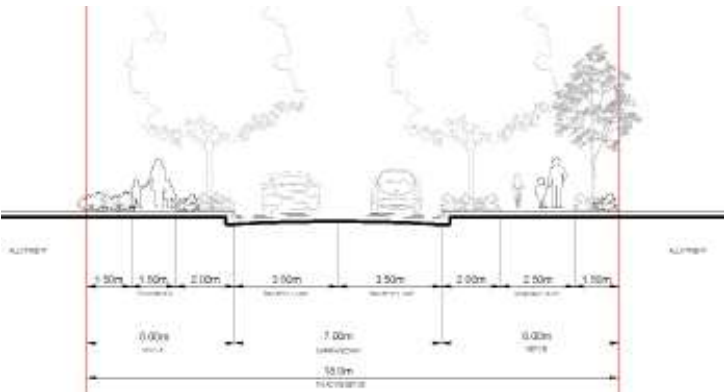
NEIGHBOURHOOD  
CONNECTOR A -  
22.5M OR 20.5M



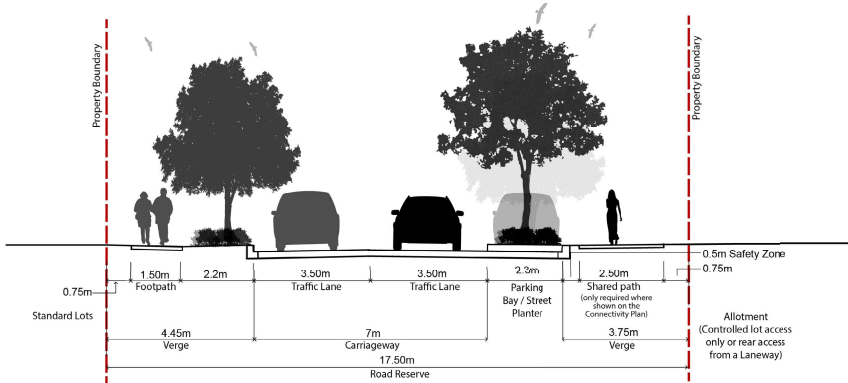
NEIGHBOURHOOD  
CONNECTOR B2 - 22.5M



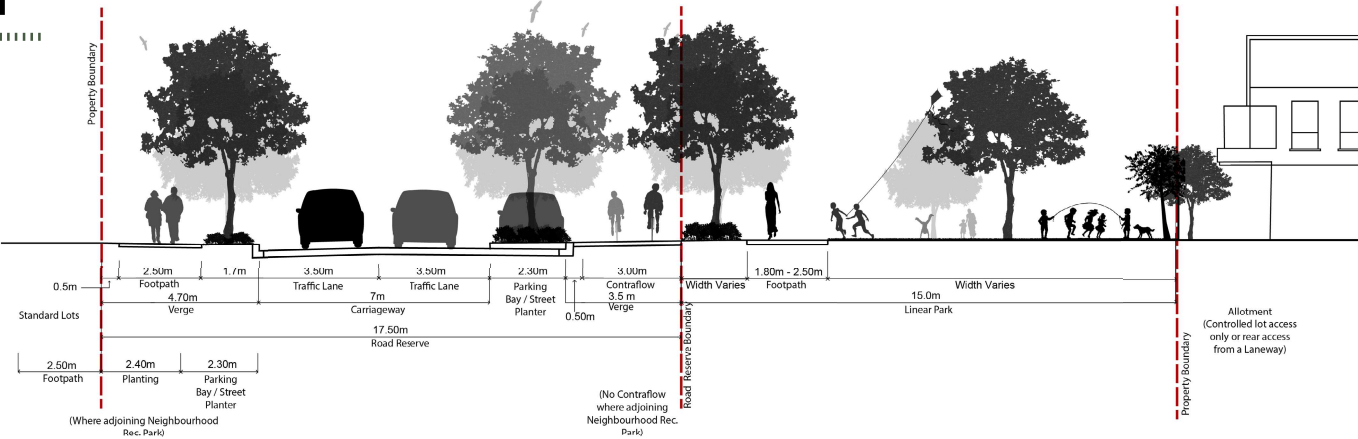
NEIGHBOURHOOD  
CONNECTOR C - 18.0M



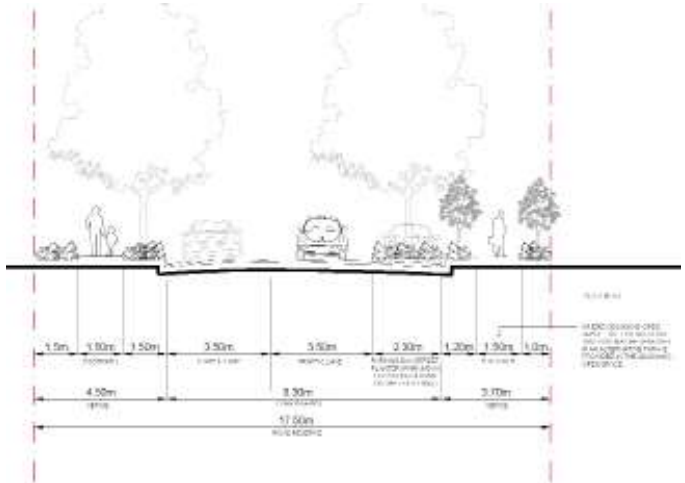
ACCESS STREET  
ASYMMETRICAL A  
17.5M



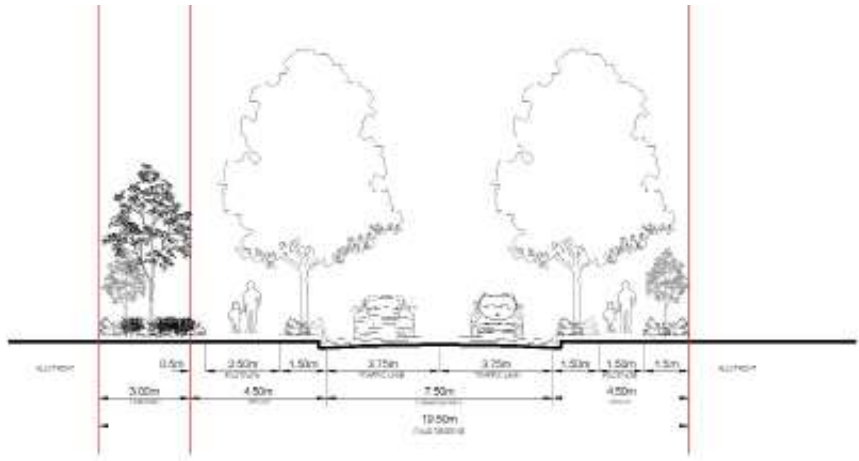
ACCESS STREET  
ASYMMETRICAL B  
17.5M



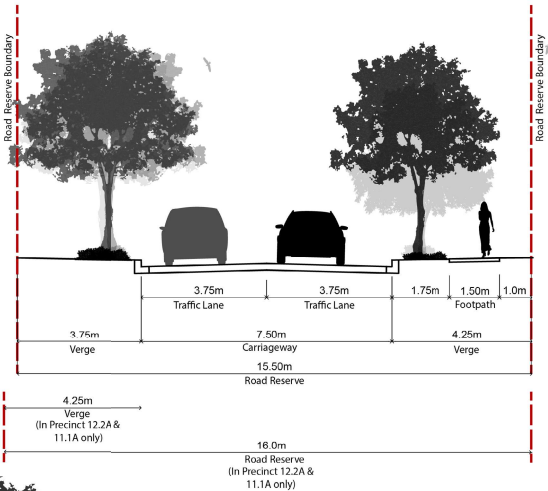
ACCESS STREET A  
17.5M



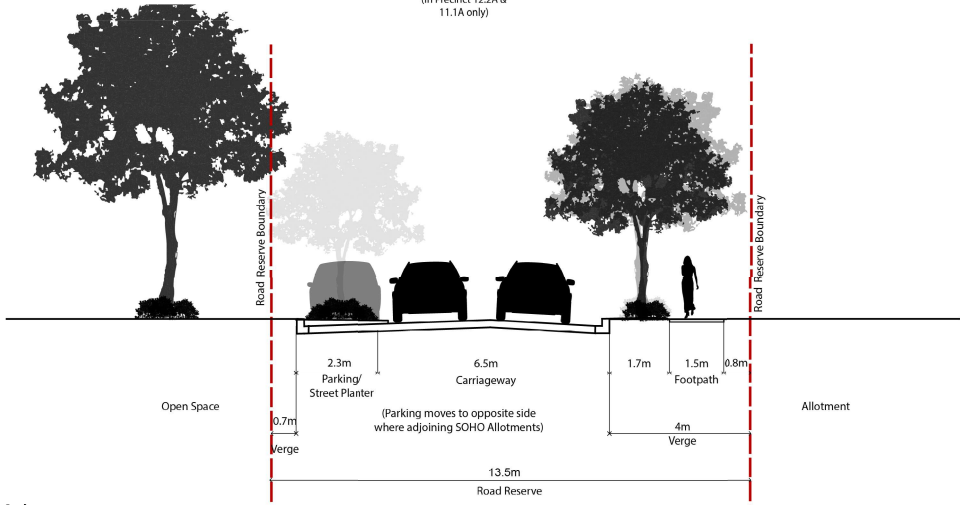
ACCESS STREET -  
GREEN LINK  
19.5M



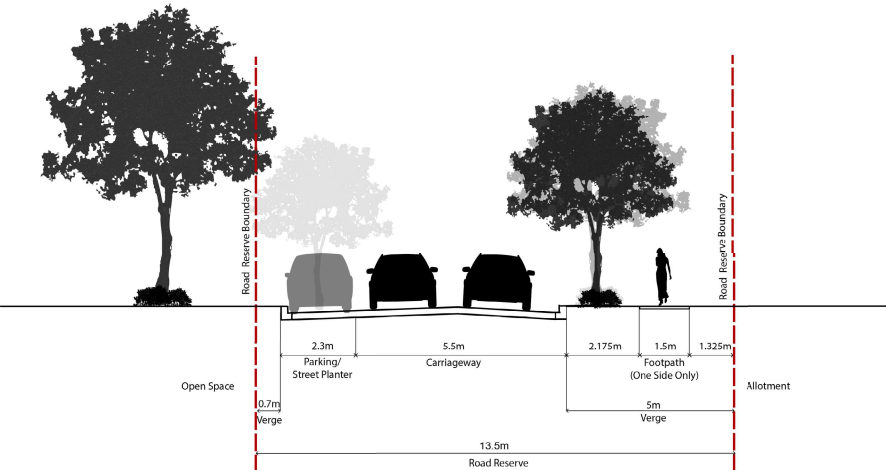
ACCESS STREET STANDARD -  
15.5M OR 16M



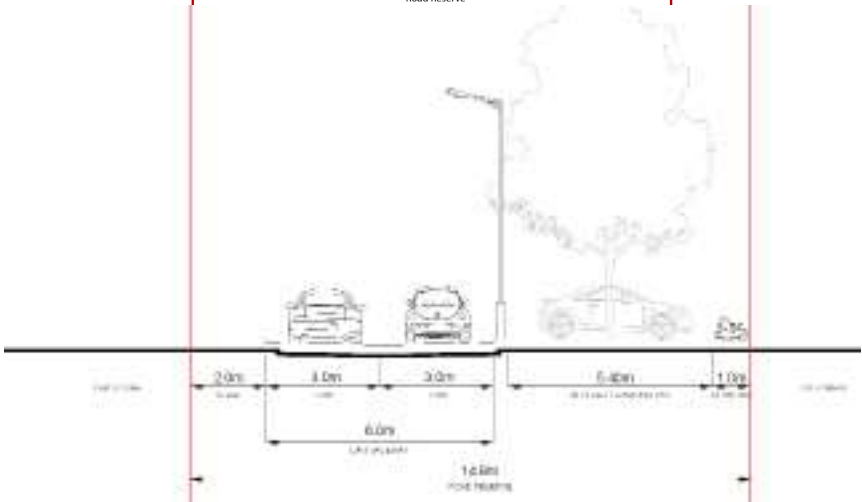
ACCESS STREET  
ESPLANADE - 13.5M  
(6.5 CARRIAGE WAY)



ACCESS STREET  
ESPLANADE - 13.5M  
(5.5 CARRIAGE WAY)

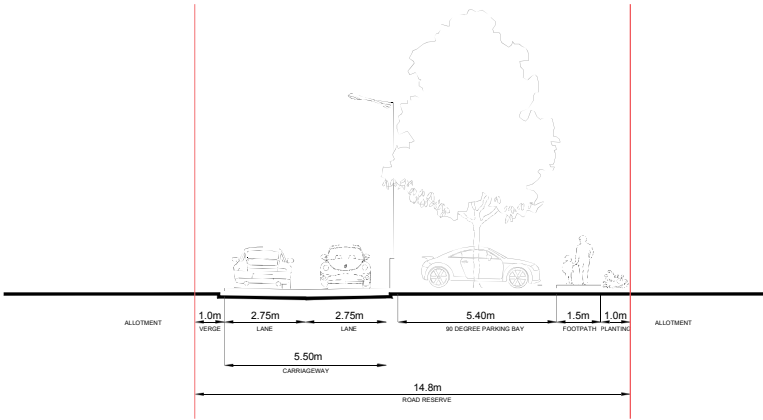


HUB LINK  
14.8M

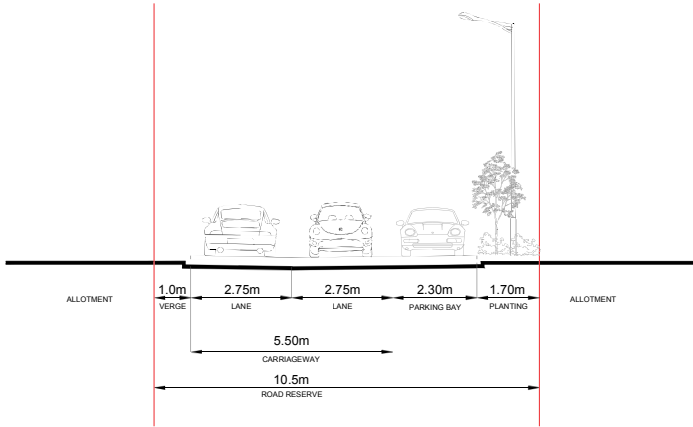




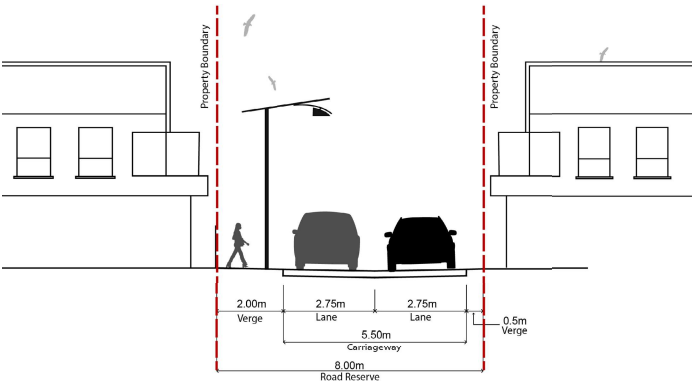
LANEWAY LINK  
14.8M



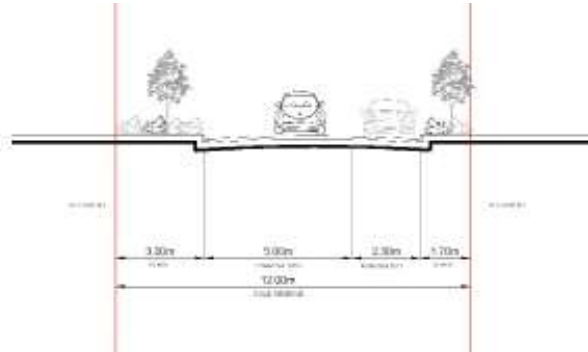
LANEWAY  
10.5M



LANEWAY  
8.0M



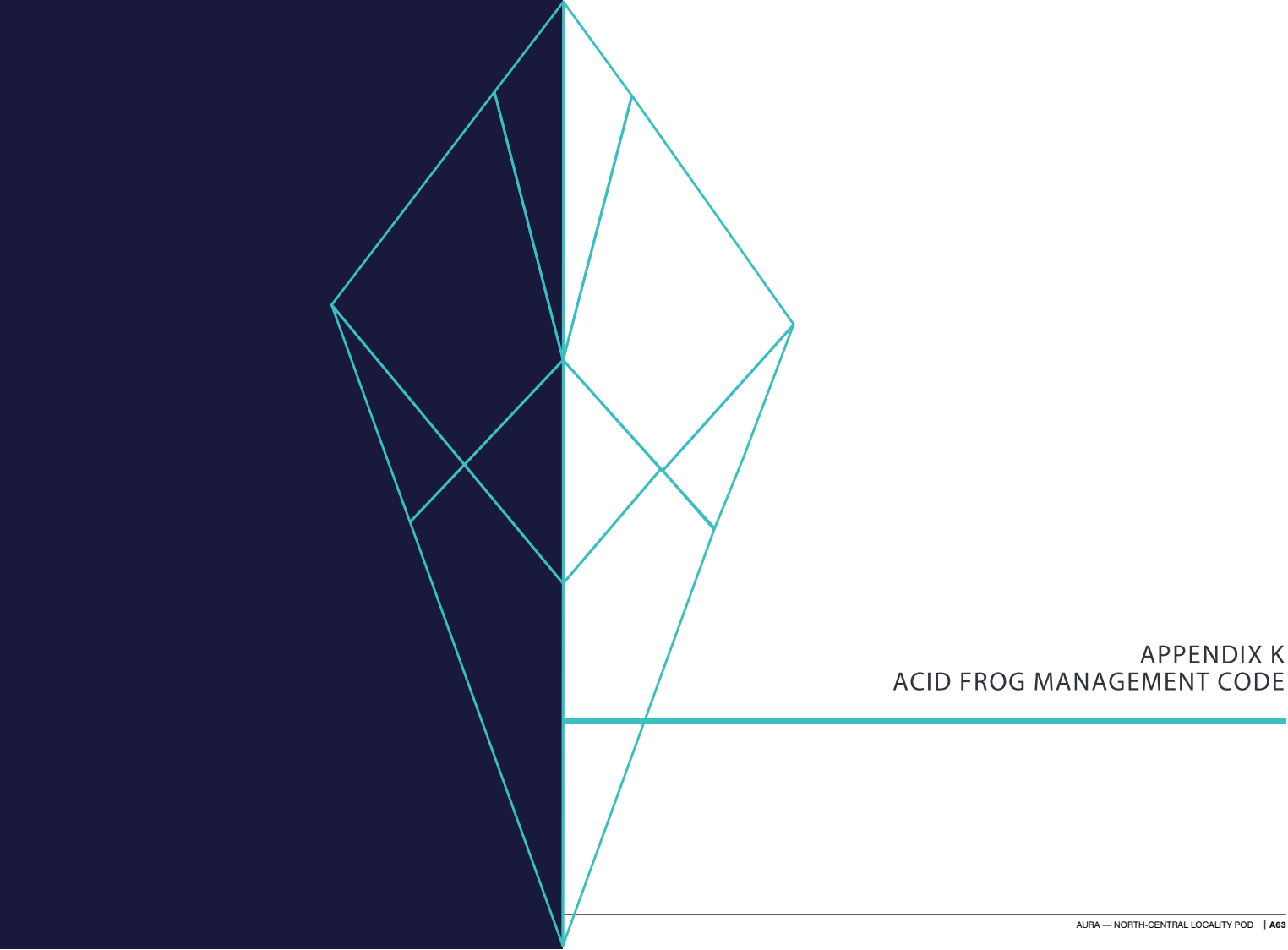
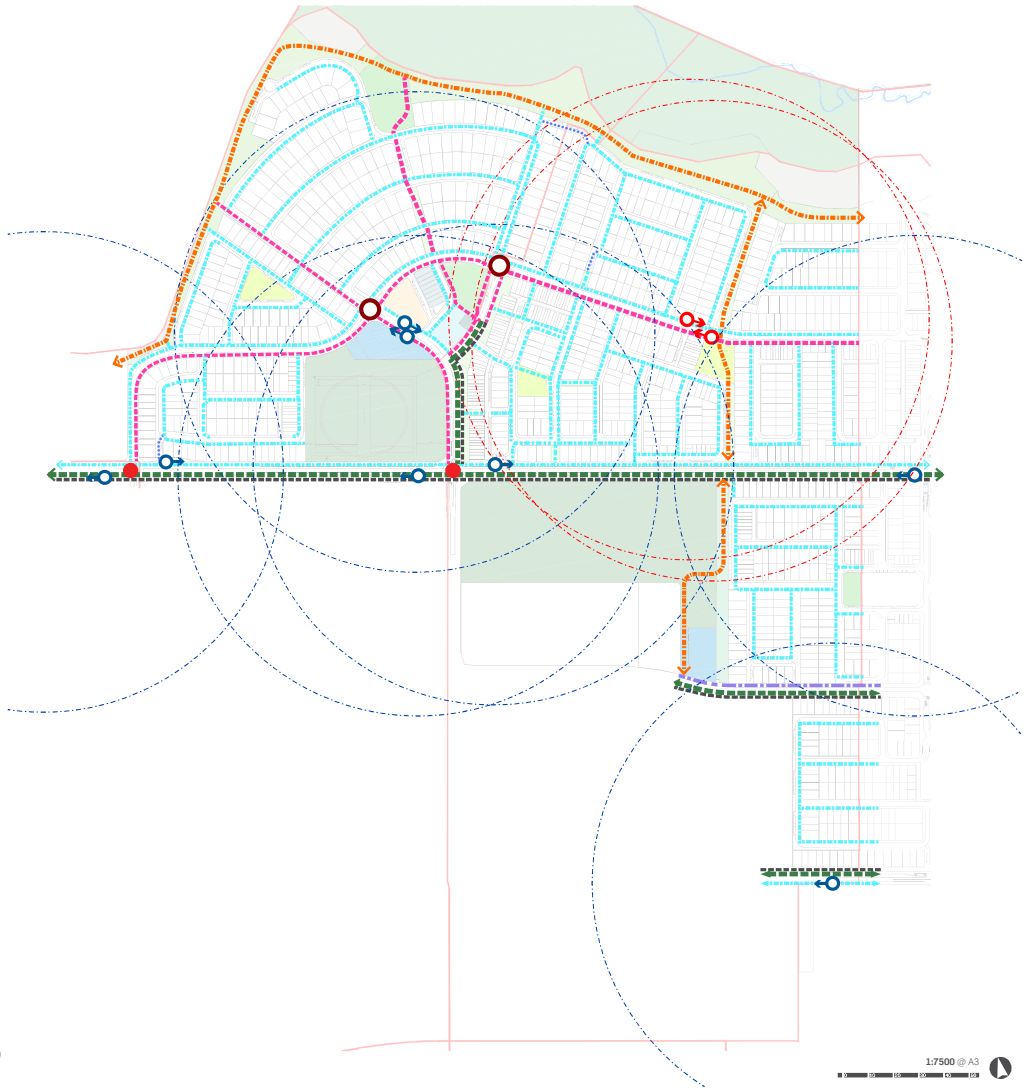
SHARED VEHICULAR /  
PEDESTRIAN ACCESS  
12.0M





APPENDIX J  
CONNECTIVITY PLAN

| LEGEND                      |                                                 |
|-----------------------------|-------------------------------------------------|
| PEDESTRIAN / CYCLE MOVEMENT |                                                 |
|                             | 3.0m Wide Contraflow / Dedicated Cycle Path     |
|                             | 3.0m Wide Recreation Trail                      |
|                             | 4.5m Wide Off-Street Pedestrian Path            |
|                             | 2.5m Wide Off-Road Shared Path                  |
|                             | 2.0m Wide Off-Road Pedestrian Path              |
|                             | 1.8m Wide Off-Road Pedestrian Path              |
|                             | 1.5m Wide Pedestrian Path                       |
|                             | Shared Driveway Link (Pedestrian and Vehicular) |
| INTERSECTIONS               |                                                 |
|                             | Signalized Intersection                         |
|                             | Roundabout                                      |
| PUBLIC TRANSPORT            |                                                 |
|                             | Indicative Bus Stop Location (Indented Bay)     |
|                             | Indicative Bus Stop Location (On-street)        |
|                             | 400m Walk to Bus Stop                           |

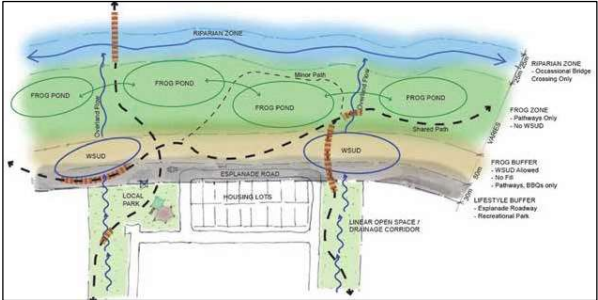




Caloundra South Priority Development Area

Things to note for engineers, planners and landscape architects in reference to the **Wallum Sedge Frog**

- With the exception of creek areas that adjoin the Environmental Protection Zone (EPZ, see Figure 1 over leaf), any design work south of Lamerough Creek and north or south of Bells Creek North and Bells Creek South will generally need to accommodate (on each side of the creek, see Figure 1):
  - 25m Riparian Buffer Zone,
  - 50m Frog Zone
  - 50m Frog Buffer,
  - 30m Lifestyle BufferThe required setbacks / zones / buffers are measured from the high bank.
- WSUD **is permissible** in the Frog Buffer
- Sports related facilities **are permissible** in the Lifestyle Buffer
- A total of **152ha** of Wallum Sedge Frog Habitat is allowed to be **removed** based on surveys conducted in 2012 (see grey areas on Figure 2 overleaf, consistent with development consent),
  - A total of **152ha** of created compensatory Wallum Sedge Frog Habitat must be **established** (in stages) across the development site (outside of EPZ) – i.e. Frog Zone.
- Key documents (more recent than the PER)
  - 2013 **Caloundra South Wallum Sedge Frog Management Plan** (Stockland, December 2013)
  - 2014 **Construction Environmental Management Plan Precinct 1/ Part Precinct 3/4** (Browns, June 2014)



**Figure 1** : Diagrammatic representation of riparian zone, development and interaction with Wallum Sedge Frog requirements

Table 2: Activities Compatible within Conservation and Other Zones

| Re-creation opportunity                                                            | Riparian Corridor | Frog Zone | Frog Buffer | Lifestyle Buffer | Sports/Recreation Urban Zones | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------|-------------------|-----------|-------------|------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Boardwalks                                                                         | ✓                 | ✓         | ✓           | ✓                | ✓                             | Acceptable in Frog Zones, boardwalks have been constructed in areas of sensitive frog habitat without any obvious significant impact on frogs. Boardwalks in the riparian corridor would be sensitively designed and would not enable direct access to the creek.                                                                                                                                                                                                                    |
| Pedestrian paths                                                                   | ✓                 | ✓         | ✓           | ✓                | ✓                             | Acceptable in Frog Protection Zones provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided in frog Protection Zones. Paths in the riparian corridor would be sensitively designed and would not enable direct access to the creek.                                                                                                                                                                 |
| Seating and interpretive /educational signage                                      | ✓                 | ✓         | ✓           | ✓                | ✓                             | Acceptable in Frog Protection Zones provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided in frog Protection Zones.                                                                                                                                                                                                                                                                               |
| Cycleways                                                                          | ✓                 | ✓         | ✓           | ✓                | ✓                             | Acceptable, provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided in Frog Protection Zones (inc. Frog Buffer). Cycleways in the riparian corridor would be sensitively designed and would not enable direct access to the creek.                                                                                                                                                                  |
| Water Sensitive Urban Design (WSUD)                                                | ✗                 | ✗         | ✓           | ✓                | ✓                             | WSUD within wallum frog breeding areas is considered inappropriate as this benefits competitive species. As earthworks are likely to be required, location in Frog Buffer should be minimised. All WSUD should be off-line from frog breeding habitat to ensure no mixing of water chemistry/hydrology.                                                                                                                                                                              |
| BBQ site/table and chairs                                                          | ✗                 | ✗         | ✗           | ✓                | ✓                             | Acceptable within Frog Buffer, provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided.                                                                                                                                                                                                                                                                                                             |
| End of trip cycle facilities                                                       | ✗                 | ✗         | ✗           | ✓                | ✓                             | Acceptable, within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.                                                                                                                                                                                                                                                                                                                         |
| Toilets                                                                            | ✗                 | ✗         | ✗           | ✓                | ✓                             | Acceptable (if not in-ground infiltration systems), within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided                                                                                                                                                                                                                                                                                  |
| Playgrounds                                                                        | ✗                 | ✗         | ✗           | ✓                | ✓                             | Acceptable, within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.                                                                                                                                                                                                                                                                                                                         |
| Lakes                                                                              | ✗                 | ✗         | ✗           | ✓                | ✓                             | Acceptable within Lifestyle Buffer and beyond. Should be placed as far from frog habitat as possible. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.                                                                                                                                                                                                                                                                   |
| Informal spaces/kick a bout                                                        | ✗                 | ✗         | ✗           | ✓                | ✓                             | Acceptable, within Frog Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided. For use in Frog Buffer minimum 30m buffer is required from frog breeding areas.                                                                                                                                                                                                                                              |
| Community Event Spaces                                                             | ✗                 | ✗         | ✗           | ✓                | ✓                             | Acceptable, within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.                                                                                                                                                                                                                                                                                                                         |
| Bowls Club                                                                         | ✗                 | ✗         | ✗           | ✓                | ✓                             | Assumed location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.                                                                                                                                                                                                                                                                                                                                           |
| Tennis Court/Hard Court                                                            | ✗                 | ✗         | ✗           | ✓                | ✓                             | Assumed location within lifestyle and sport & recreational buffer as likely to require fill to meet the requirements in the Master Plan.                                                                                                                                                                                                                                                                                                                                             |
| Car park                                                                           | ✗                 | ✗         | ✗           | ✓                | ✓                             | Assumed location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan. Drainage should be off-line from frog habitat given potential for hydrocarbons in run-off.                                                                                                                                                                                                                                                |
| Clubhouse                                                                          | ✗                 | ✗         | ✗           | ✓                | ✓                             | Assume location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.                                                                                                                                                                                                                                                                                                                                            |
| Sports Oval                                                                        | ✗                 | ✗         | ✗           | ✓                | ✓                             | Assume location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.                                                                                                                                                                                                                                                                                                                                            |
| Sports Centre                                                                      | ✗                 | ✗         | ✗           | ✓                | ✓                             | Assume location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.                                                                                                                                                                                                                                                                                                                                            |
| Fertilized and maintained playing surfaces and lakes associated with a golf course | ✗                 | ✗         | ✗           | ✓                | ✓                             | Fill and direct application of fertiliser for greens and fairways are inappropriate within frog core habitat and buffer due to the risk of adverse run-off and weed infestation. Permanent water features, which may provide habitat and source populations for competitive species and predatory fish, will be restricted to the Lifestyle Buffer and beyond and be offline (including during flood events) to frog ponds. Assume sustainably designed (and certified) golf course. |