

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL



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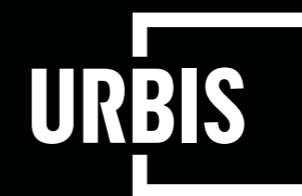


Stockland

# AURA TOWN CENTRE

PLAN OF DEVELOPMENT

PREPARED BY URBIS FOR STOCKLAND  
FEBRUARY 2024



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**SECTION 1**  
**EXPLANATORY CONTENT**

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# 1.0 EXPLANATORY CONTENT

## 1.1 PLAN OF DEVELOPMENT PURPOSE

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

This PoD refines the outcomes approved in the Master Plan.

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

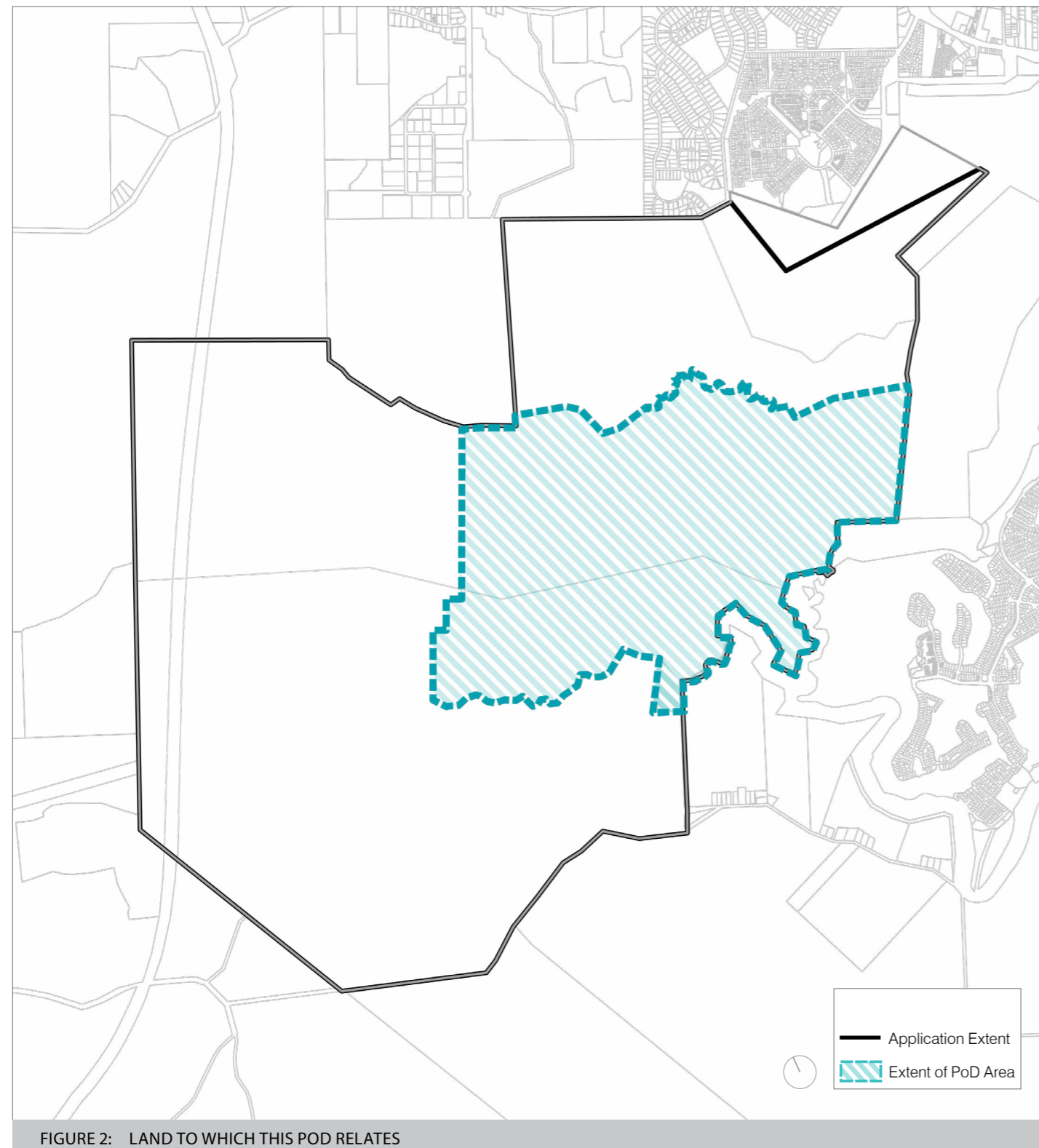
The *Caloundra South Urban Development Area Development Scheme* (approved October 2011) sets the Vision for this community. The *Caloundra South Master Plan* identifies a range of principles, land use areas, localities and precinct entitlements and obligations. This PoD provides the instrument for the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



FIGURE 1: CALOUNDRA SOUTH – ILLUSTRATIVE VISION PLAN

## 1.2 LAND TO WHICH THIS POD RELATES

This PoD relates to that part of the *Caloundra South Master Plan* described as the Town Centre Locality – Precinct 6 (part), 7, 8, 9, 10 and 16 (part) by the *Caloundra South Master Plan* (15 June 2012). Figure 2: Land To Which This PoD Relates shows the boundary (defined by extent of the PoD area highlighted in blue) of the land to which this PoD relates.



## 1.3 INTERPRETATION

Terms used in this PoD have the meaning assigned by the *Economic Development Act (ED) 2012*, the *Caloundra South Development Scheme 2011* and Part 13 of the *Caloundra South Master Plan* (15 June 2012).

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

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

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

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

## 1.4 RELATIONSHIPS TO OTHER LEGISLATION

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

## 1.5 EXPLANATION OF PLAN OF DEVELOPMENT STRUCTURE AND ASSESSMENT PROCESS

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

TABLE 1: PLAN OF DEVELOPMENT STRUCTURE

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

FIGURE 2: LAND TO WHICH THIS POD RELATES

**1.5.1 OVERALL OPERATION OF THIS POD AND RELATIONSHIPS TO OTHER APPROVALS**

This PoD forms one element of the overall approval framework relevant to the Caloundra South Town Centre Locality (CSTCL) – Precinct 6 (part), 7, 8, 9, 10 and 16 (part).

The relationship of this PoD to other approvals or statutory obligations is outlined by Figure 3: PoD Relationships and Operational Overview. This figure also provides a summary of the way in which future development can occur over the CSTCL – Precinct 6 (part), 7, 8, 9, 10 and 16 (part), which are:

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

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

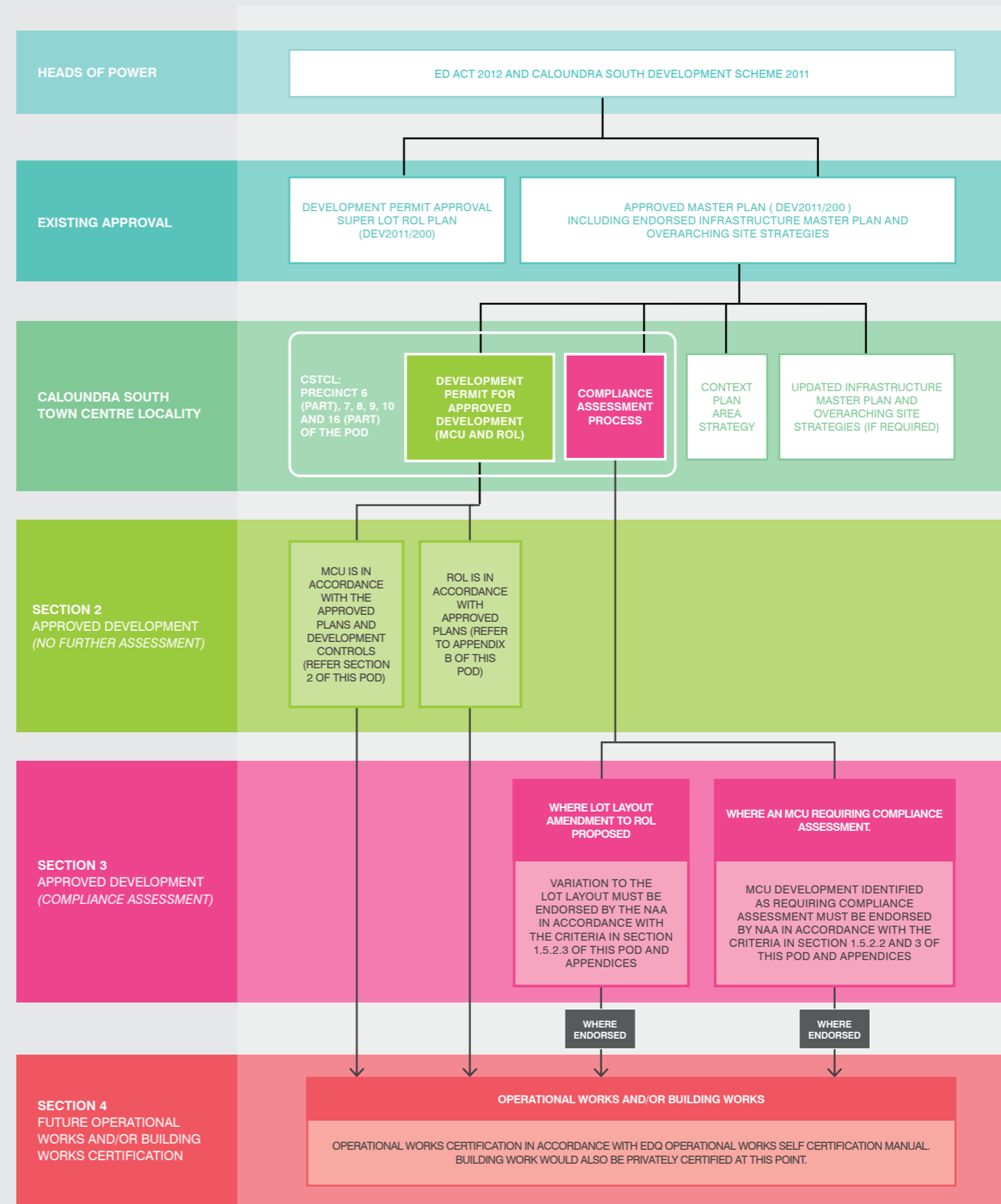


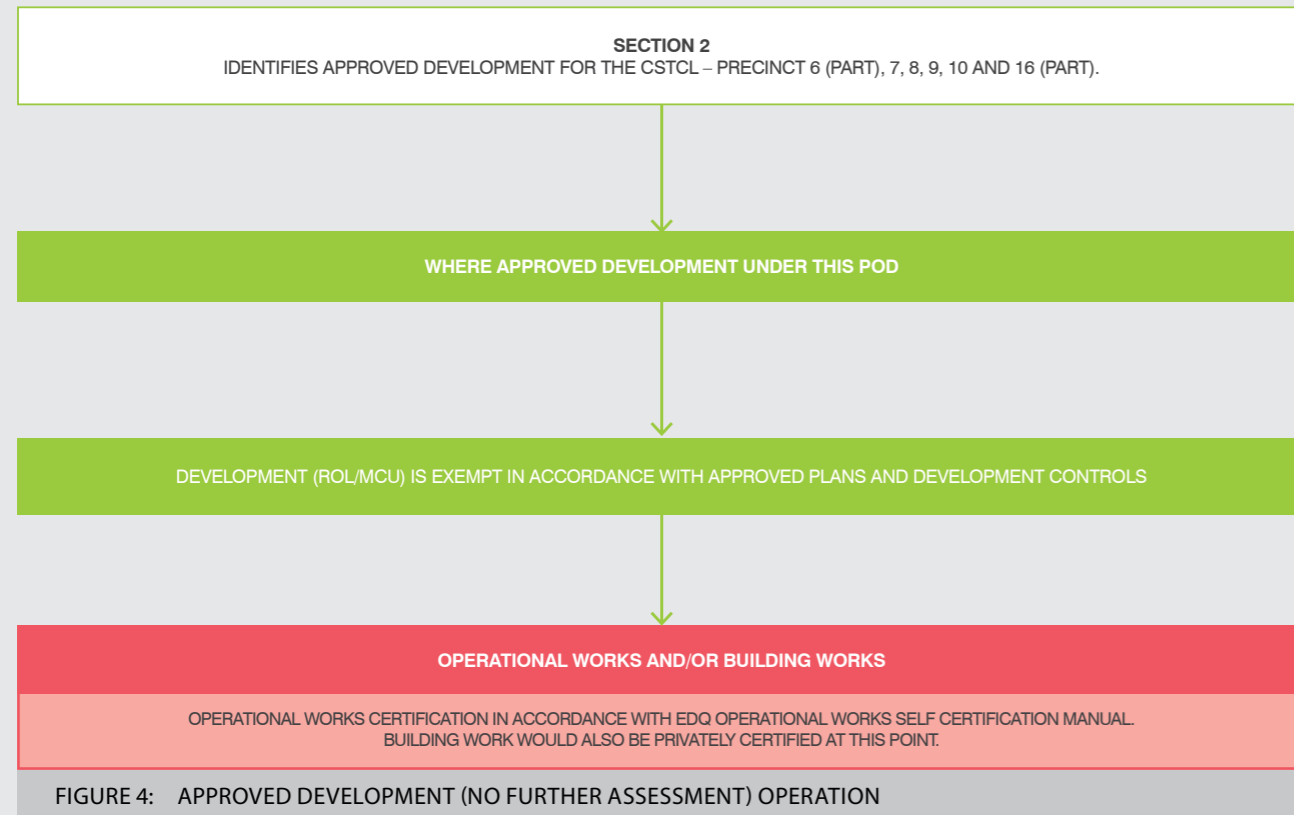
FIGURE 3: POD RELATIONSHIPS AND OPERATIONAL OVERVIEW

**1.5.2 FUTURE DEVELOPMENT DELIVERY PROCESSES**

**1.5.2.1 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)**

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

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



**1.5.2.2 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)**

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

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

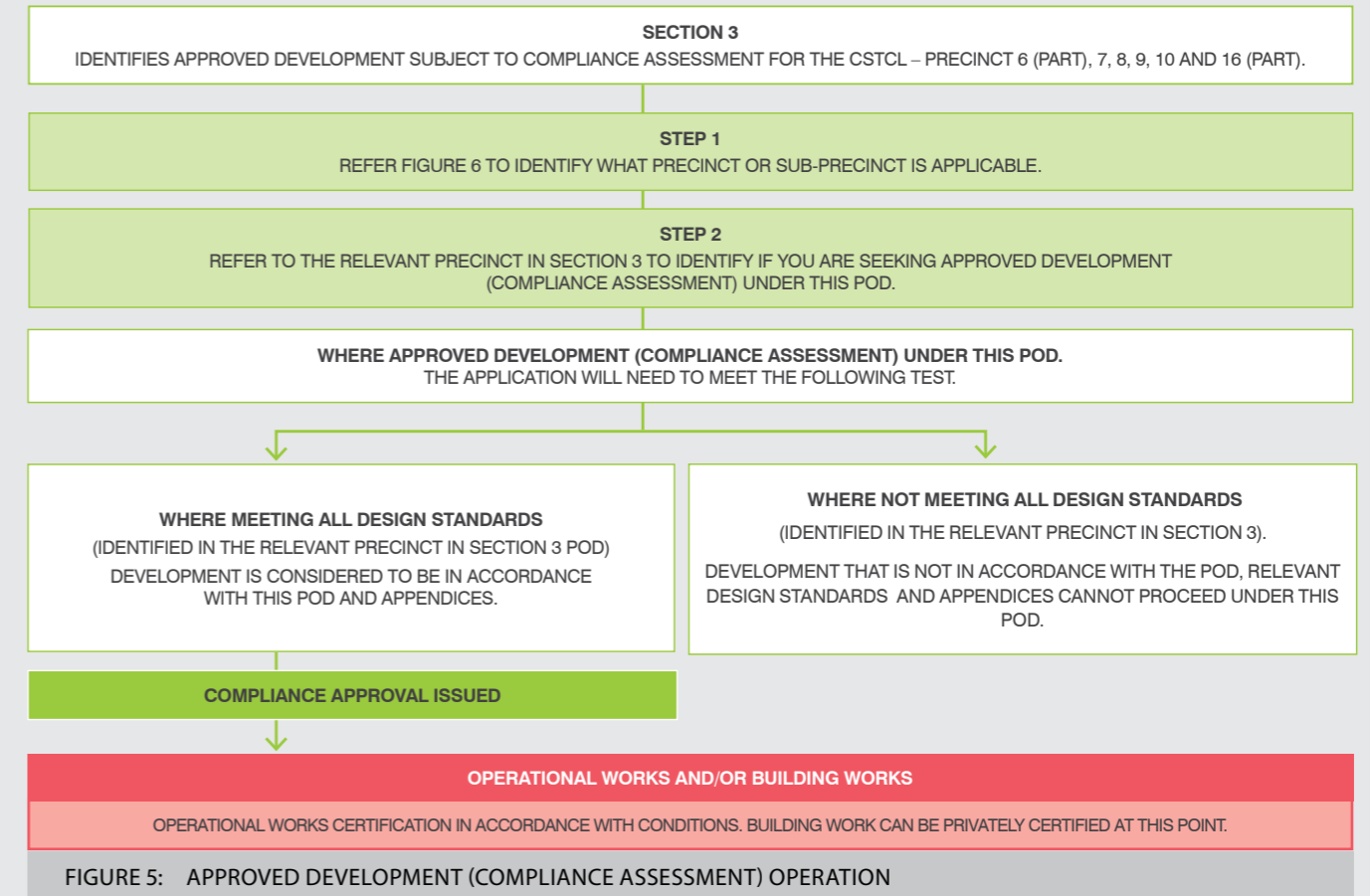


TABLE 2: APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) PROCESS SUMMARY

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

TABLE 3: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) PROCESS SUMMARY

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

### 1.5.2.3 VARIATION TO APPROVED RECONFIGURATION OF A LOT

The following criteria must be met for any variation to the lot layout to be endorsed by EDQ pursuant to the Approved Development (Compliance Assessment) process set out in Section 1.5.2.2:

1. Any variation to lot layout must be in accordance with the criteria and plans and PoD Appendices;
2. Any variation to lot layout must be accompanied by updated Plans of Development for uses identified in Section 2.2, Section 2.3, Section 2.4, Section 2.5, Section 2.6, Section 2.8, Section 2.9 and Section 2.10 as Approved Development (No Further Assessment) which reflect the amended lot layout;
3. Development endorsed by EDQ as part of any request to vary the lot layout replace (where applicable) the existing plans and/or controls in Section 2.2–2.10 of this PoD. Development undertaken in accordance with any updated Plan of Development endorsed by EDQ is taken to be Approved Development (No Further Assessment); and
4. The variation must occur before the survey plan is endorsed for the respective stage or super lot\*;
5. Fixed elements identified by Sections 3.2.2, 3.3.2, 3.5.2, 3.6.2, 3.7.2, 3.8.2, 3.9.2, 3.10.2, 3.11.2, 3.12.2, 3.13.2, 3.14.2, 3.15.2, 3.16.2 of the PoD cannot be changed or altered by a variation to lot layout.

A request for a variation to the lot layout is to be supported by:

- A short form Planning Report;
- An updated Reconfiguring a Lot Plan for the respective stage of development;
- Updated Plans of Development for uses identified in Section 2.2, Section 2.3, Section 2.5, Section 2.6, Section 2.8, Section 2.9 and Section 2.10 as Approved Development (No Further Assessment) where affected by the amended lot layout;
- Updated Transport Technical Advice (where relevant);
- Updated Civil, Drainage & WSUD Assessments (where relevant); and
- Demonstration that the variation is consistent with requirements of any Overarching Site Strategy or Infrastructure Mater Plan.

For compliance assessment plans / supporting information for approved development (compliance assessment) in Section 3 must detail the following:

- site location
- lot size and configuration
- building height
- plot ratio, gross floor area and site cover
- number of dwelling units and bedrooms
- interface with adjoining dwellings
- building design including elevations and materials
- on-site parking and servicing arrangements
- private open space

\* Super lots generally refer to larger lots designed for future subdivision.



# SECTION 2

**APPROVED DEVELOPMENT**  
*(NO FURTHER ASSESSMENT)*

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# 2.0 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

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

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

1. Reconfiguring a Lot;
2. Advertising Devices;
3. Car Park (where associated with Display Home and/or Sales Office);
4. Home Based Business;
5. House or Display Home;
6. Multiple Residential (Duplex );
7. Park;
8. Sales Office;
9. Shopping Centre where in Sub Precinct 8.1;
10. Telecommunications Facility;
11. Secondary Dwellings; and
12. Market.

This section includes the following components:

1. Reconfiguring a Lot Plans;
2. Plans and development controls for Advertising Devices;
3. Plans and development controls for a Car Park (where associated with Display Home and/or Sales Office);
4. Development controls for Home Based Business;
5. Plans and development controls for House or Display Home;
6. Plans and development controls for Multiple Residential (Duplex );
7. Development controls for Park;
8. Plans and development controls for Sales Office;
9. Shopping Centre where in Sub Precinct 8.1;
10. Plans and development controls for Telecommunications Facility;
11. Development controls for Secondary Dwellings; and
12. Development controls for Market.

## 2.1 RECONFIGURATION OF A LOT

Reconfiguring a Lot plans have been prepared for the Town Centre Locality – Precinct 6 (part), 7, 8, 9, 10 and 16 (part) which reflect the proposed lot layout. These plans are included in [Appendix B](#) of the PoD for ease of reference. Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and plan sealing in accordance with the process outlined in Section 1.5.2.1 and 1.5.2.3.

## 2.2 ADVERTISING DEVICES

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

TABLE 4: ADVERTISING DEVICES CONTROLS

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

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

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

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

## 2.4 HOME BASES BUSINESS

A Home Based Business is exempt development where the use is in accordance with the provisions of the Home Based Business definition in [Appendix A](#) and Specific Use Criteria in Section 3.17.

## 2.5 HOUSE OR DISPLAY HOME

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

TABLE 5: HOUSE OR DISPLAY HOME CONTROLS

HOUSE OR DISPLAY HOME CONTROLS
Development for a House or Display Home is generally in accordance with the Approved Plan of Development in <a href="#">Appendix E</a> and Approved House/Lot Design in <a href="#">Appendix J</a> , complying with car parking in <a href="#">Appendix I</a> .

## 2.6 MULTIPLE RESIDENTIAL (DUPLEX)

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

- The land is identified on the Approved Plan of Development included at [Appendix E](#); and
- In accordance with the relevant criteria in [Appendix J](#) (3.17.1 - House & Multiple Residential Allotments).

## 2.7 PARK

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

## 2.8 SALES OFFICE

A Sales Office is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works, where in accordance with controls in [Table 6: Sales Office Controls](#) or where varied in accordance with relevant criteria in [Appendix H](#). Sales office can include ancillary small-scale non-residential uses as described in [Appendix H](#).

TABLE 6: SALES OFFICE CONTROLS

SALES OFFICE CONTROLS
Complies with relevant controls of Section 3.17

## 2.9 SHOPPING CENTRE

Changes in use and tenancy, where not adding Gross Floor Area, not involving building work (other than minor building work) and where consistent with [Table 7: Shopping Centre Uses](#) is Approved Development (no further assessment) and can proceed to building works permit.

TABLE 7: SHOPPING CENTRE USES

SHOPPING CENTRE USES
<ul style="list-style-type: none"> <li>• Business</li> <li>• Community Facility</li> <li>• Education Establishment</li> <li>• Emergency Services</li> <li>• Fast Food Premises</li> <li>• Health Care Services</li> <li>• Indoor Entertainment</li> <li>• Indoor Sport and Recreation</li> <li>• Market</li> <li>• Outdoor Sport and Recreation</li> <li>• Shop</li> </ul>

## 2.10 TELECOMMUNICATIONS FACILITIES

A Telecommunications Facility in accordance with the plans and controls in [Table 8: Telecommunications Facilities Controls](#) is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works.

TABLE 8: TELECOMMUNICATIONS FACILITIES CONTROLS

TELECOMMUNICATIONS FACILITIES REQUIREMENTS
Freestanding Telecommunications facilities are to be located generally in accordance with the plan contained with the approved PoD plan contained in <a href="#">Appendix G</a> .

## 2.11 SECONDARY DWELLINGS

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

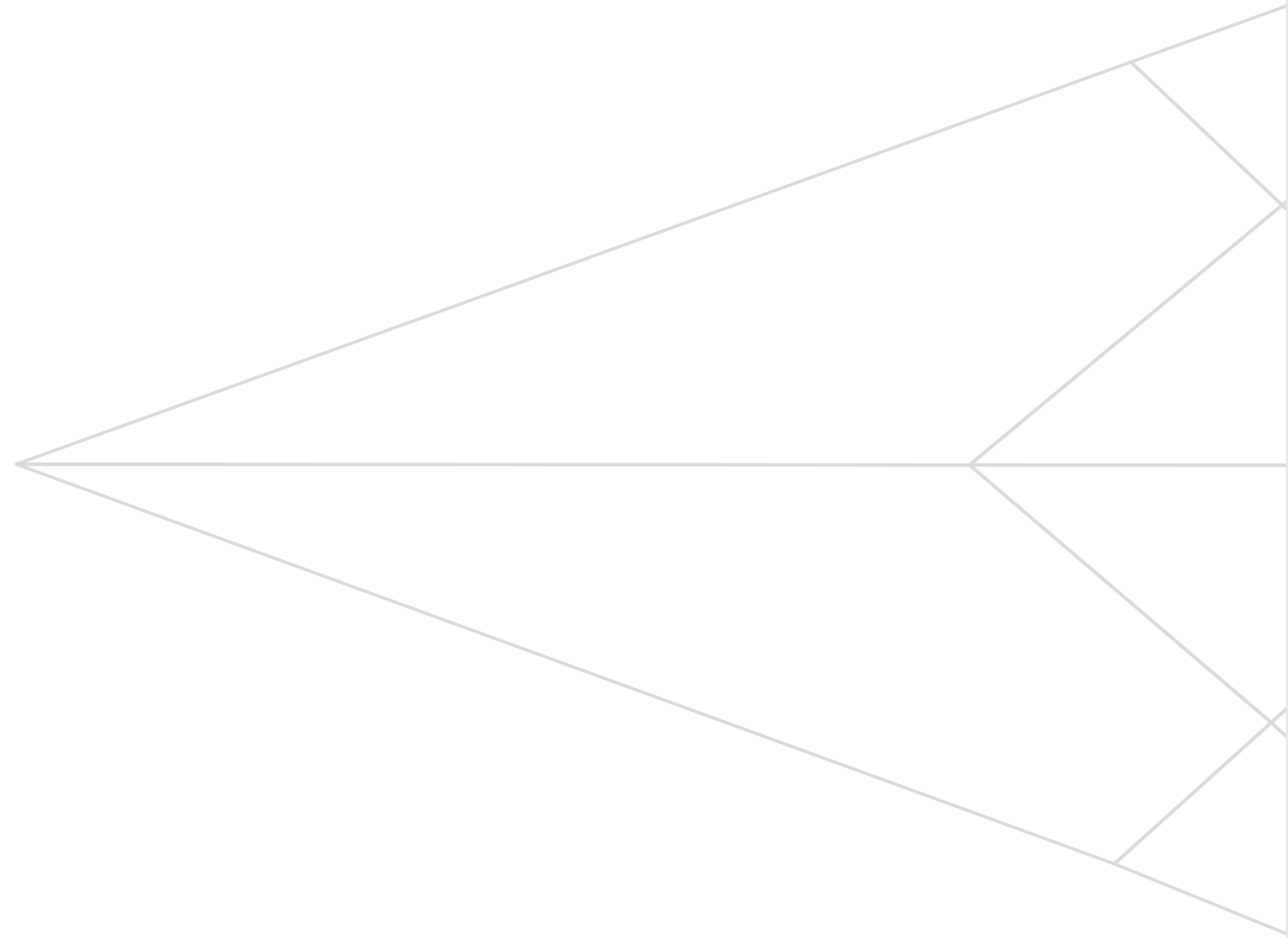
TABLE 9: SECONDARY DWELLING CONTROLS

SECONDARY DWELLING CONTROLS	
Floor Area of Secondary Dwelling	Maximum 45m <sup>2</sup> GFA (Note: GFA excludes the garage and a 4m <sup>2</sup> size covered entry porch area only).
Design and Siting of buildings and structures	To be in accordance with the relevant Allotment Diagram in <a href="#">Appendix J</a> . The dwelling/secondary dwelling must have the design effect of one (1) single residential dwelling from the road/street frontage or within public view.
Materials and detailing	Materials, detailing, colours and roof form are consistent with those of the primary house.
Outdoor Living Space	Minimum 9m <sup>2</sup> with a minimum dimension of 3m and directly accessible from a main living area.
Car Parking and Garaging	Minimum one space in addition to the primary dwelling requirement – with minimum dimensions of 5m x 3m.
Driveway	Shared minimum driveway with the primary house.
Front Entry	If the lot is on a corner – dedicated pedestrian entry and door visible from and addressing the secondary street.
Street Surveillance	On a single street frontage the secondary dwelling entry must be hidden from view from the street so as to give the effect that the home is one (1) single residential dwelling.
Letterboxes	Any Secondary Dwelling is not permitted its own letterbox and must be shared with the primary dwelling.
Titling	Any Secondary Dwelling is unable to be separately titled to the primary dwelling.
Rainwater Tank Requirements	The requirement of a 5000L rainwater tank is to be applied to the dwelling treated as one (1) combined dwelling.
Separate Services	No separate infrastructure servicing to the secondary dwelling is permitted (ie. water, gas, electricity).

## 2.12 MARKET

A Market is exempt development on the following lots only:

- The Community Lot 80033,
- The Major Facility Lot 90029, and
- The Major Recreation Park Lots 90028 and 90032; and
- where the use is in accordance with the provision of the Market definition in [Appendix A](#) and the Specific Use Criteria in Section 3.17.







# SECTION 3

**APPROVED DEVELOPMENT**  
*(COMPLIANCE ASSESSMENT)*

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# 3.0 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

## 3.1 INTRODUCTION

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

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

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

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

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

Where conflict, the sub precinct design criteria prevail over section 3.17.

Note:

In accordance with section 3.3.2 of the Caloundra South Development Scheme a development application within the Town Centre that seeks to exceed the nominated Retail or Commercial GFAs must be accompanied by an Economic Impact Assessment. This must demonstrate how the proposed centre development will complement and not compromise the network of centres on the Sunshine Coast. Furthermore, any analysis must demonstrate how:

- Transport infrastructure can service the future development and not jeopardise the road hierarchy and movement network.
- Potential increases can be contained within the Sunshine Coast Sub Region and provide opportunities for economic growth and increased employment opportunities.

## 3.1.1 SUMMARY OF COMPLIANCE ASSESSIBLE USES

TABLE 10: COMPLIANCE ASSESSIBLE USES

PRECINCT	APPROVED USES	TOTAL RESIDENTIAL LOTS (MINIMUM +/-15%)	TOTAL MULTIPLE RESIDENTIAL (MINIMUM +/-15%)	MAX RETAIL USE GFA	MAX COMMERCIAL USE GFA	COMMUNITY FACILITY PROVISION	TOTAL PARK AREA
6.1	• Utility Installation	NA	NA	0m <sup>2</sup>	0m <sup>2</sup>	NA	270 ha Conservation
6.2	• Nil	NA	NA	0m <sup>2</sup>	0m <sup>2</sup>	NA	28.26 ha Conservation
7.1	• Food Premises • Multiple Residential on 'Medium Density Residential' site as identified on Figure 12 and Figure 13. • Office • Other Residential (Retirement) where located on 'Medium Density Residential' as identified on Figure 12 and Figure 13. • Shop	682 standard residential lots  13 Multiple Residential Allotments (26 dwellings max.)  Total of 708 max. dwellings including Multiple Residential dwellings	400 dwellings	300m <sup>2</sup>	0m <sup>2</sup>	NA	1.733 ha Neighbourhood Park 4.703 ha Linear Park
7.2	• Community Facility • Outdoor Sport and Recreation • Food Premises (maximum of 1 where adjoining the Community Facility and less than 250m <sup>2</sup> of GFA)	NA	NA	250m <sup>2</sup>	0m <sup>2</sup>	750m <sup>2</sup> Land Dedication to Community Facility	6ha Land Dedication to Peoples Place
8.1	• Business • Car Park • Child Care Centre • Community Facility • Educational Establishment • Emergency Services • Fast Food Premises • Food Premises • Health Care Services • Indoor Entertainment • Indoor Sport and Recreation • Market • Multiple Residential • Outdoor Sport and Recreation • Service Station (where within a carpark and not on a street frontage) • Shop • Shopping Centre • Short Term Accommodation • Tourist Attraction • Telecommunications Facility • Utility Installation	NA	NA	86,000m <sup>2</sup>	5,000m <sup>2</sup>	3,000m <sup>2</sup> GFA Dedication to Community Facility	NA
8.2	• Business (where in the Mixed Use Retail land use in Figure 19). • Car Park • Food Premises • Health Care Services • Indoor Entertainment • Indoor Sport and Recreation (where excluding premises for conducting large scale functions, i.e. Convention Centre, Amusement and Leisure Centre) • Multiple Residential • Other Residential • Short Term Accommodation • Shop • Utility Installation	NA	650 dwellings	750 m <sup>2</sup>	5,000m <sup>2</sup>	NA	NA

PRECINCT	APPROVED USES	TOTAL RESIDENTIAL LOTS (MINIMUM +/-15%)	TOTAL MULTIPLE RESIDENTIAL (MINIMUM +/-15%)	MAX RETAIL USE GFA	MAX COMMERCIAL USE GFA	COMMUNITY FACILITY PROVISION	TOTAL PARK AREA
8.3	Where on Lot 80030: • Multiple Residential • Short Term Accommodation • Car Park • Child Care Centre • Shop - up to maximum 250m <sup>2</sup> GFA in a single location • Food Premises • Indoor Entertainment • Indoor Sport and Recreation - maximum 2000m <sup>2</sup> GFA • Business • Educational Establishment Where on Lot 80031 (Mixed Use Entertainment) (Maximum GFA 5,000m <sup>2</sup> ): • Shop - up to maximum 250m <sup>2</sup> GFA in a single location • Food Premises • Indoor Entertainment • Indoor Sport and Recreation - maximum 2000m <sup>2</sup> GFA • Business Where on Lot 80033 (Major Civic Centre): • Car Park • Community Facility • Market • Food Premises - up to 200m <sup>2</sup> GFA • Shop - up to 200m <sup>2</sup> GFA • Business (in the form of a Small Business Incubator/Office Space) - up to 500m <sup>2</sup> GFA • Multiple Residential (where classified as Social Housing/ Emergency Accommodation/ Shelter Centre) - up to 30 dwellings • Health Care Services, only where Community and State Health Care Where on Lot 90040 (People's Place South): • Community Facility • Food Premises - up to 250m <sup>2</sup> GFA • Indoor Sport and Recreation - maximum 2000m <sup>2</sup> GFA • Market • Outdoor Sport and Recreation • Tourist Attraction	NA	100 dwellings	750 m <sup>2</sup>	5,000m <sup>2</sup>	3,000m <sup>2</sup> Land Dedication to People Place Plaza  1.5ha Major Civic Centre	6.8 ha Land Dedication to Peoples Place (including Major Civic Centre) + Peoples Place Plaza
8.4	Where on Lot 80025 (Health Lot): • Community Facility • Health Care Services Where on Lot 80043, 80044 and 80045 (Emergency Services): • Emergency Services Where on Lot 80026 and 80027 (Balance): • Business • Car Park • Child Care Centre • Educational Establishment • Emergency Services • Fast Food Premises • Food Premises • Hospital • Indoor Entertainment • Indoor Sport and Recreation • Market • Outdoor Sales • Outdoor Sport and Recreation • Place of Assembly • Multiple Residential (where located on 'Preferred Residential Node' sites as identified on Figure 23) • Other Residential • Service Station • Service Industry • Shop • Short Term Accommodation • Telecommunications Facility • Tourist Attraction • Utility Installation • Veterinary hospital	NA	420 dwellings	1,500m <sup>2</sup>	20,000m <sup>2</sup>	3.7 ha Community Services	5,000m <sup>2</sup> Local Park

PRECINCT	APPROVED USES	TOTAL RESIDENTIAL LOTS (MINIMUM +/-15%)	TOTAL MULTIPLE RESIDENTIAL (MINIMUM +/-15%)	MAX RETAIL USE GFA	MAX COMMERCIAL USE GFA	COMMUNITY FACILITY PROVISION	TOTAL PARK AREA
8.5	<ul style="list-style-type: none"> <li>Business (where located in a 'Focus Mixed Use' site as identified on Figure 25)</li> <li>Food Premises</li> <li>Indoor Sport and Recreation</li> <li>Multiple Residential</li> <li>Other Residential</li> <li>Outdoor Sport and Recreation</li> <li>Shop</li> <li>Short Term Accommodation</li> <li>Utility Installation</li> </ul>	NA	780 dwellings	1,000m <sup>2</sup>	10,000m <sup>2</sup>	1,000m <sup>2</sup> Transit Plaza	5,000m <sup>2</sup> Neighbourhood Park 2,000m <sup>2</sup> Local Park
8.6	<ul style="list-style-type: none"> <li>Car Park</li> <li>Community Facility</li> <li>Emergency Services</li> <li>Telecommunications Facility</li> <li>Utility Installation</li> </ul>	NA	NA	NA	NA	NA	NA
9.1	<ul style="list-style-type: none"> <li>Business (where located on Commercial Uses Hub as identified on Figure 29)</li> <li>Child Care Centre (where located on a Child Care Centre Site as identified on Figure 29)</li> <li>Community Facility</li> <li>Food Premises (where located within a 'Commercial Uses Hub' as identified on Figure 29)</li> <li>Food Premises (up to 300m<sup>2</sup> GFA where located on Lot 80011)</li> <li>Multiple Residential (where located on a 'Medium Density Residential' or 'Commercial Uses Hub' sites as identified on Figure 29)</li> </ul>	NA	1080 dwellings	NA	5,000m <sup>2</sup>	NA	0.5 ha Neighbourhood Park 0.608 ha Local Park 0.172 ha Local Linear Park
9.2	<ul style="list-style-type: none"> <li>Educational Establishment</li> <li>Child Care Centre</li> <li>Food Premises</li> <li>Place of Assembly</li> <li>Community Facilities</li> </ul>	NA	NA	NA	NA	8 ha Private School	NA
10.1	<ul style="list-style-type: none"> <li>Multiple Residential (where located on 'Medium Density Residential' site as indicated on Figure 33)</li> <li>Other Residential (Retirement Facility/Resort operated under the Manufactured Homes (Residential Parks) Act 2003, where located on the 'Other Residential' site as indicated on Figure 33)</li> </ul>	788 standard residential lots 18 Multiple Residential Allotments (36 dwellings max.) Total of 824 max. dwellings including Multiple Residential dwellings	100 dwellings 240 dwellings Other Residential (Retirement Facility/Resort operated under the Manufactured Homes (Residential Parks) Act 2003	NA	NA	NA	1.849 ha Neighbourhood Park 1.76 ha Local Linear Park 0.258 ha Local Park
10.2	<ul style="list-style-type: none"> <li>Community Facility</li> <li>Indoor Sport and Recreation</li> <li>Outdoor Sport and Recreation</li> <li>Utility Installation</li> </ul>	NA	NA	NA	NA	NA	15.4 ha Land Dedication to Major Sports Park
16	<ul style="list-style-type: none"> <li>Community Facility</li> <li>Indoor Sport and Recreation</li> <li>Outdoor Sport and Recreation</li> <li>Utility Installation</li> </ul>	NA	NA	NA	NA	1.8 ha Major Sports Facility	10 ha Land Dedication to Major Sports Facility 22.96 ha Conservation

**TOTAL DWELLINGS - COMPARISON WITH MASTER PLAN**

PRECINCT	TOTAL DWELLING YIELD	TOTAL YIELD TARGET (+/- 15%) (MASTER PLAN)
6		
7	<b>1,108 dw</b> (708 dw + 400 dw)	1,200 dw (range = 1,020 dw - 1,380 dw)
8	<b>1,950 dw</b> (650 dw, 100 dw, 420 dw, 780 dw)	1,900 dw (range = 1,615 dw - 2,185 dw)
9	<b>1080 dw</b> (1080 dw)	800 dw (range = 680 dw - 920dw)
10	<b>1,164 dw</b> (824 dw + 100 dw + 240 dw)	900 dw (range = 765 dw - 1035 dw)
16		
<b>Total Application 4</b>	<b>5,302 dw</b>	<b>4,800 dw (+15% = 5520)</b>

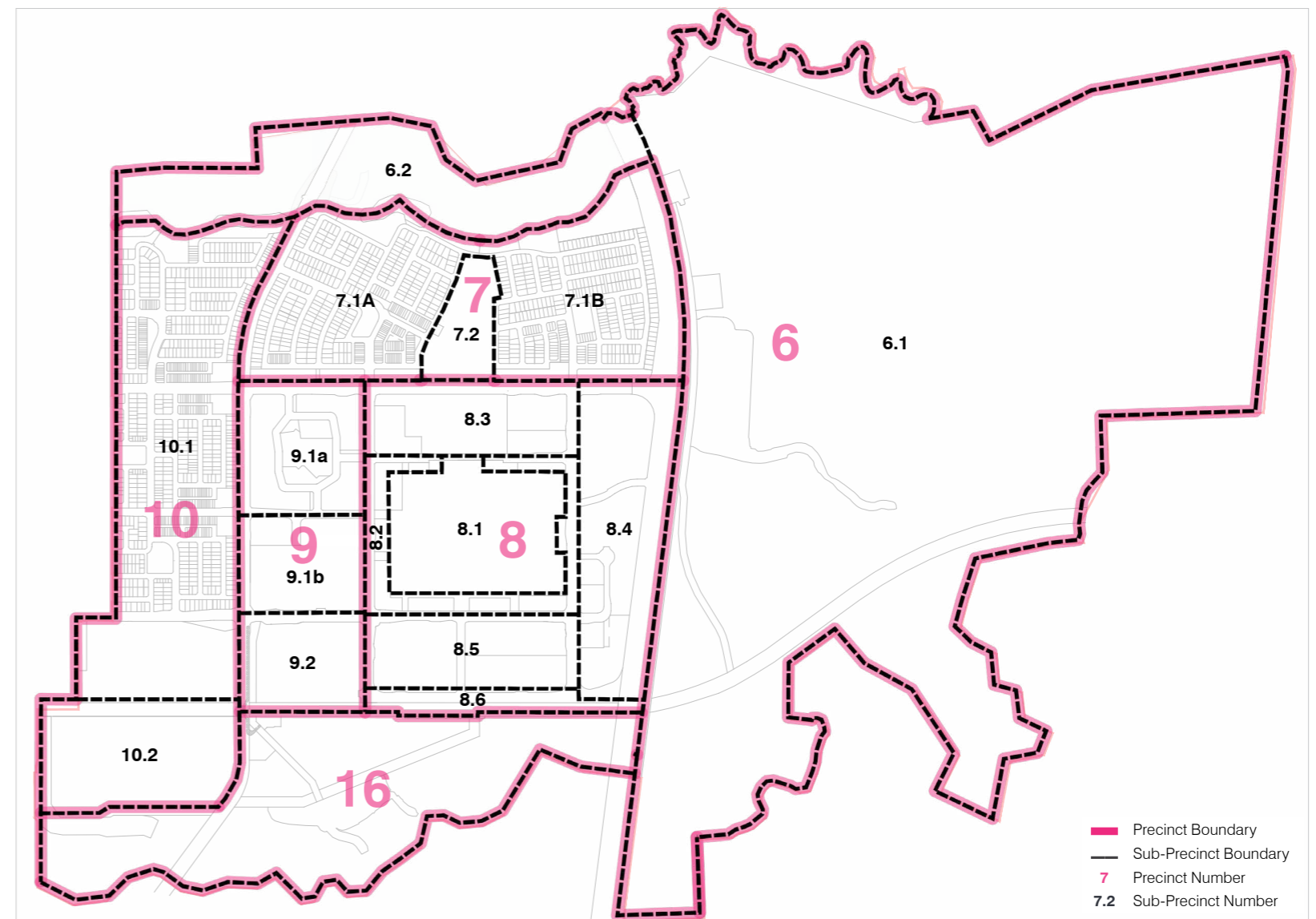
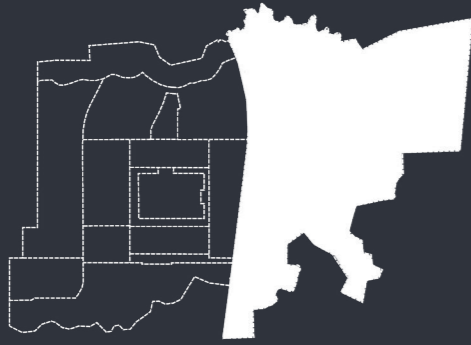


FIGURE 6: TOWN CENTRE LOCALITY PRECINCTS AND SUB-PRECINCTS

## 3.2 SUB-PRECINCT 6.1

BELLS CREEK ENVIRONMENTAL AREA



### 3.2.1 SUB-PRECINCT INTENT

This Sub-Precinct has been retained and is to be extensively rehabilitated as an environmental protection and habitat area. It is intended that this Sub-Precinct be protected for conservation and rehabilitation purposes with opportunities for passive recreation, transport corridor (rail), limited opportunities for the provision of infrastructure and water quality and quantity management where appropriate.

The Sub-Precinct includes areas that are of environmental significance and have associated conservation, biodiversity, habitat or scenic amenity values.

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

Figure 7: Sub-precinct 6.1 Illustrative intent plan provides an illustrative representation of the desired outcome for the precinct.



FIGURE 7: SUB-PRECINCT 6.1 ILLUSTRATIVE INTENT PLAN

### 3.2.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Precinct 6.1 are outlined in Table 11: Uses Subject To Compliance Assessment below.

TABLE 11: USES SUBJECT TO COMPLIANCE ASSESSMENT

LAND USES
Uses Subject to Compliance Assessment
<ul style="list-style-type: none"> <li>Utility Installation</li> </ul>

### 3.2.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 6.1 are required to be assessed against and fulfil the Design Standards identified in Table 12: Sub-Precinct 6.1 Design Standards.

TABLE 12: SUB-PRECINCT 6.1 DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in Table 11.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices</p>
Environment	<p><b>DS2.1</b> Buffers are provided in accordance with the Acid Frog Management Code in Appendix N.</p> <p><b>DS2.2</b> Wetlands/Bio-retention Basins are provided subject to detailed design.</p> <p><b>DS2.3</b> Landscape buffer to the Utility Installation minimum of 3m in width is provided in accordance with Figure 8.</p>

### 3.2.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 6.1

The majority of the land within Sub-Precinct 6.1 is to be used as an environmental protection zone or indicative wetlands. As such, variation to the lot layout within Sub-Precinct 6.1 is not intended under this PoD.

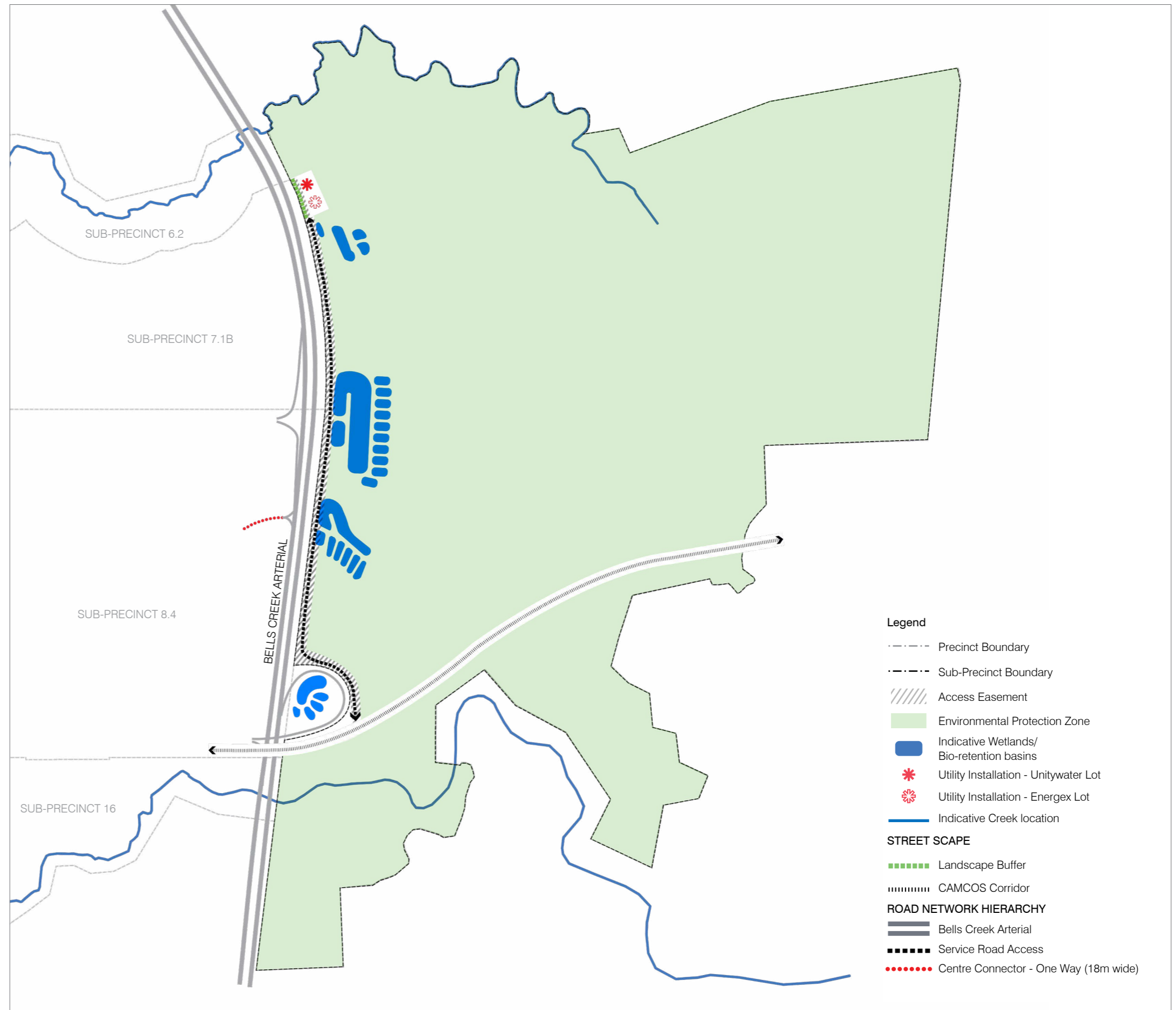
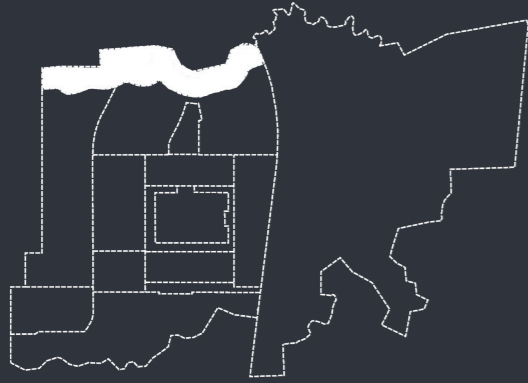


FIGURE 8: SUB-PRECINCT 6.1 FIXED ELEMENTS

- Legend**
- Precinct Boundary
  - .-.- Sub-Precinct Boundary
  - //// Access Easement
  - Environmental Protection Zone
  - Indicative Wetlands/Bio-retention basins
  - Utility Installation - Unitywater Lot
  - Utility Installation - Energex Lot
  - Indicative Creek location
- STREET SCAPE**
- Landscape Buffer
  - CAMCOS Corridor
- ROAD NETWORK HIERARCHY**
- Bells Creek Arterial
  - Service Road Access
  - Centre Connector - One Way (18m wide)

### 3.3 SUB-PRECINCT 6.2

BELLS CREEK NORTH BUFFER



#### 3.3.1 SUB-PRECINCT INTENT

The intent of the Conservation Buffer Sub-Precinct is to provide for the protection and rehabilitation of the major waterways within the site and for a range of located passive recreation, educational activities that promote a diverse lifestyle whilst recognising the ecological values of the area.

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

Figure 9: Sub-Precinct 6.2 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 9: SUB-PRECINCT 6.2 ILLUSTRATIVE INTENT PLAN

### 3.3.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 6.2 are outlined in Table 13: Uses Subject To Compliance below.

TABLE 13: USES SUBJECT TO COMPLIANCE

LAND USES
Uses Subject to Compliance Assessment
• Nil

### 3.3.3 SPECIFIC DESIGN CRITERIA

DS1.1 Applications for Compliance Assessment in Sub-Precinct 6.2 are required to be assessed against and fulfil the Design Standards identified in Table 14: Sub-Precinct 6.2 Design Standards as well as the Specific Use Criteria in Table 51, where relevant.

TABLE 14: SUB-PRECINCT 6.2 DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Public Realm	<p>DS2.1 Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in Figure 10.</p> <p>DS2.2 Development ensures that 'Recreation Pathways' are provided in the general locations as identified in Figure 10.</p> <p>DS2.3 A 'Contraflow/Dedicated Cycle Path' is provided in accordance with Figure 10.</p>
Environment	<p>DS3.1 Buffers are provided in accordance with the Acid Frog Management Code in Appendix N.</p> <p>DS3.2 Wetlands/Bio-retention Basins are provided subject to detailed design.</p>

### 3.3.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 6.2

Variation to the lot layout within Sub-Precinct 6.2 is not intended under this PoD.

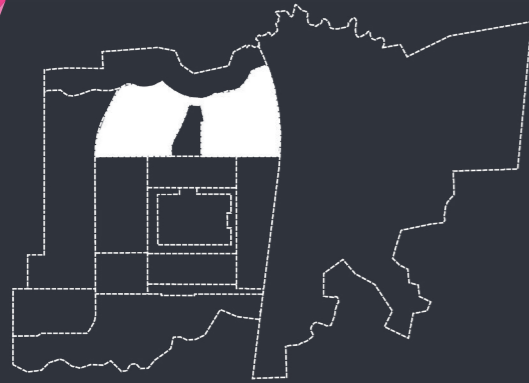
The majority of the land within sub precinct 6.2 is to be used as an environmental protection zone or indicative wetlands. As such, variation to the lot layout within Sub-Precinct 6.2 is not intended under this PoD.



FIGURE 10: SUB-PRECINCT 6.2 FIXED ELEMENTS

## 3.4 SUB-PRECINCT 7.1

MIXED RESIDENTIAL



### 3.4.1 SUB-PRECINCT INTENT

The Sub-Precinct comprises a range of residential dwelling types, including Detached and Attached Dwellings that take advantage of the location of the Sub-Precinct in close proximity to the Town Centre. Small scale non-residential and community uses are also located throughout this Sub-Precinct however these uses are of a size which do not compete with the role and function of the Town Centre Core. The Sub-Precinct comprises Multiple Residential dwellings where fronting Landscape Boulevard Streets which frame the Town Centre. Small scale non-residential and community uses address the street or the People's Place. Small scale non-residential uses may also be considered in this precinct where servicing a local need.

The built form of the Sub-Precinct reflects the residential nature of the area and is low-medium rise. Building height is greater close to the Town Centre Core with medium rise apartment buildings concentrated toward the sub-arterial road to the south of the Sub-Precinct. Built form within the Sub-precinct addresses the street and promotes overlooking of the street to maximise casual surveillance.

Public realm within the Sub-Precinct comprises a number of local/ neighbourhood parks located throughout the residential neighbourhoods which provide for passive recreation opportunities.

Vehicular access to the street within the Sub-Precinct is limited to a small number of locations to ensure the streets are promoted for use by pedestrian and cyclists. Vehicular access and car parking for non-residential uses ensure its location and design to not create amenity impacts on surrounding residential dwellings.

Figure 11: Sub-Precinct 7.1 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 11: SUB-PRECINCT 7.1 ILLUSTRATIVE INTENT PLAN



### 3.4.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 7.1 are outlined in Table 15: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2) below.

TABLE 15: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
Uses Subject to Compliance Assessment
<ul style="list-style-type: none"> <li>• Multiple Residential on 'Medium Density Residential' site as identified on Figure 12 and Figure 13.</li> <li>• Other Residential (Retirement) where located on 'Medium Density Residential' as identified on Figure 12 and Figure 13.</li> <li>• Food Premises (where in accordance with Appendix H and located in the yellow Temporary Sales Centre boundary).</li> <li>• Office (where in accordance with Appendix H and located in the yellow Temporary Sales Centre boundary).</li> <li>• Shop (where in accordance with Appendix H and located in the yellow Temporary Sales Centre boundary).</li> </ul>

### 3.4.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 7.1 are required to be assessed against and fulfil the Design Standards identified in Table 16: Sub-Precinct 7.1 Design Standards as well as the Specific Use Criteria in Table 51, where relevant.

TABLE 16: SUB-PRECINCT 7.1 DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in Table 15.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> Building height does not exceed the maximum building heights shown in Figure 12 and 13.</p> <p><b>DS2.2</b> Where for Multiple Residential (other than Duplex), the minimum setback from the outermost projection is in accordance with Section 3.17 Table 52.</p> <p><b>DS2.3</b> Development on a Key Corner Site identified by Figure 12 and 13 provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>Built form, is provided to this corner and is articulated through use of glass, openings, and recesses; and</li> <li>4m wide awnings and public realm treatments at the ground plan to celebrate the corner and contributed to the public realm.</li> </ol> <p><b>DS2.4</b> Minimum building separation distances as per Section 3.17 Table 53.</p>
Public Realm	<p><b>DS3.1</b> Neighbourhood Parks are provided in accordance with Figure 12 and 13.</p> <p><b>DS3.2</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in Figure 12 and 13.</p> <p><b>DS3.3</b> Green links are provided in accordance with Figure 12 and 13 and show the intent of a pedestrian / cycle friendly connection through the neighbourhood to the higher order green space network.</p> <p><b>DS3.4</b> A 'Grade separated Pedestrian / Cycle link' is provided in general accordance with the location shown in Figure 12 to connect to the east.</p> <p><b>DS3.5</b> Development ensures that 'Recreation Pathways' are provided in the general locations as identified in Figure 12 and 13.</p> <p><b>DS3.6</b> A 'Contraflow/Dedicated Cycle Path' is provided in accordance with Figure 12 and 13.</p>
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with Figure 12 and 13.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with Appendix I.</p> <p><b>DS4.3</b> Access and prohibited access locations are provided in accordance with Figure 12 and 13.</p> <p><i>Note: locations shown are indicative and may vary along the road provided it is demonstrated road safety is not compromised.</i></p> <p><b>DS4.4</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.5</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p>
Environment	<p><b>DS5.1</b> Buffers are provided generally in the locations identified in Figure 12 and 13 and designed in accordance with the Acid Frog Management Code in Appendix N.</p> <p><b>DS5.2</b> Acoustic barriers identified in Figure 12 and 13 provide landscape and acoustic treatments in accordance with a relevant acoustic report.</p> <p><b>DS5.3</b> Wetlands/Bio-retention Basins are provided in Figure 12 and 13 and are subject to detailed design and compliance approval.</p> <p><i>Note: In some areas the 30m Lifestyle Buffer is not applied due to the recreational areas or road reserves addressing the same need.</i></p>

### 3.4.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 7.1

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 7.1 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 12 and Figure 13 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. Table 17: Design Standards For Change To Reconfiguring A Lot In Stage 7.1A & 7.1B identifies the applicable Design Standards for a lot layout in Sub-Precinct 7.1A and 7.1B.

TABLE 17: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN STAGE 7.1A & 7.1B

DESIGN STANDARD		General	
<b>TOTAL - Sub-Precincts 7.1A &amp; 7.1B</b>			
Number of Local/ Neighbourhood Parks	3 x Neighbourhood Parks 8 x Local Linear Parks	Lot Design	<p>Size</p> <ul style="list-style-type: none"> <li>No minimum lot size</li> </ul> <p>Shape</p> <ul style="list-style-type: none"> <li>Typical depth 20.0 - 40.0 metres, but can be less in urban neighbourhoods. Width in multiples of 2.5 metres and 5.0 metres consistent with typical lot dimensions.</li> <li>Urban lots are typical depth of 13.5 to 15 metres.</li> </ul> <p>Slope</p> <ul style="list-style-type: none"> <li>Platform construction required when finished slope on lot is 16% or greater</li> </ul>
Total Park Area Required	6.43 ha	Block Size	<ul style="list-style-type: none"> <li>Length 100-200 metres</li> <li>Depth 40-80 metres</li> </ul>
Maximum Yield excluding Multiple Residential Sites (+/-15%)	708 dwellings including Multiple Residential dwellings (Duplex). (682 Standard Residential Lots plus 13 Multiple Residential Allotments (26 Duplex dwellings max.))	Lot Layout	<ul style="list-style-type: none"> <li>No more than eight narrow (less than 10.0 metres) frontage lots in a row.</li> <li>No more than six lots with a width of 7.5m in a row unless serviced by a rear lane.</li> <li>Lot corners match or are within 1.0 metre of corners of adjoining lots.</li> </ul>
<b>Sub-Precinct 7.1A</b>			
Number of Local/ Neighbourhood Parks	1 x Neighbourhood Parks 6 x Local Linear Parks	Access	<ul style="list-style-type: none"> <li>Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA Guideline No.12 Park planning and design).</li> <li>Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop</li> </ul>
Total Park Area Required	2.45 ha	Street Network	<ul style="list-style-type: none"> <li>Grid pattern or modified grid responsive to site characteristics.</li> <li>Where slope allows, orientation within 15 degrees of north-south or east-west.</li> <li>To minimise cut &amp; fill, streets follow ridges, gullies, and/or are perpendicular to slope.</li> <li>Minimise cul-de-sacs and where used and limit length to desirably no greater than 10 lots.</li> </ul>
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with Figure 12.	Streets	<p>Street network includes:</p> <ul style="list-style-type: none"> <li>Neighbourhood connector streets providing connections to neighbourhood destinations;</li> <li>Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and</li> <li>Neighbourhood lanes – provide direct property access either at the front or rear of lots.</li> </ul>
Maximum Yield (+/-15%)	373 dwellings including Multiple Residential dwellings (Duplex). (369 Standard Residential Lots plus 2 Multiple Residential Allotments (4 Duplex dwellings max.))	Road Hierarchy	Roads are designed in accordance with Appendix L.
Maximum Future Multiple Residential Sites	Lot 8003 – 2 Lots Lot 8004 – 2 Lots Lot 8005 – 3 Lots	Car parking	On site parking and service vehicles are provided in accordance with Appendix I.
<b>Sub-Precinct 7.1B</b>			
Number of Local/ Neighbourhood Parks	2 x Neighbourhood Parks 2 x Local Linear Parks	PDA Guidelines and Practice Notes	<ul style="list-style-type: none"> <li>Guideline No.5 – Neighbourhood Planning and Design (May 2015)</li> <li>Guideline No.6 – Street and Movement Network (April 2012)</li> <li>Guideline No.12 – Park Planning and Design (May 2015)</li> <li>Guideline No.13 – Engineering Standards (May 2015)</li> <li>Guideline No.18 – Development Interfaces (May 2015)</li> <li>Practice Note No.7 – Designing for Small Lots (March 2014)</li> <li>Practice Note No.11 – Parking Analysis Plans (July 2012)</li> <li>Practice Note No.12 – Rear Lanes: Design and Development (March 2014)</li> <li>The executed Local Government and DTMR Infrastructure Agreements</li> </ul>
Total Park Area Required	3.98 ha		
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with Figure 13.		
Maximum Yield excluding Multiple Residential Sites (+/-15%)	335 dwellings including Multiple Residential dwellings (Duplex). (313 Standard Residential Lots plus 11 Multiple Residential Allotments (22 Duplex dwellings max.))		
Multiple Residential Sites	Lot 80001 – 2 Lots Lot 80002 – 3 Lots		

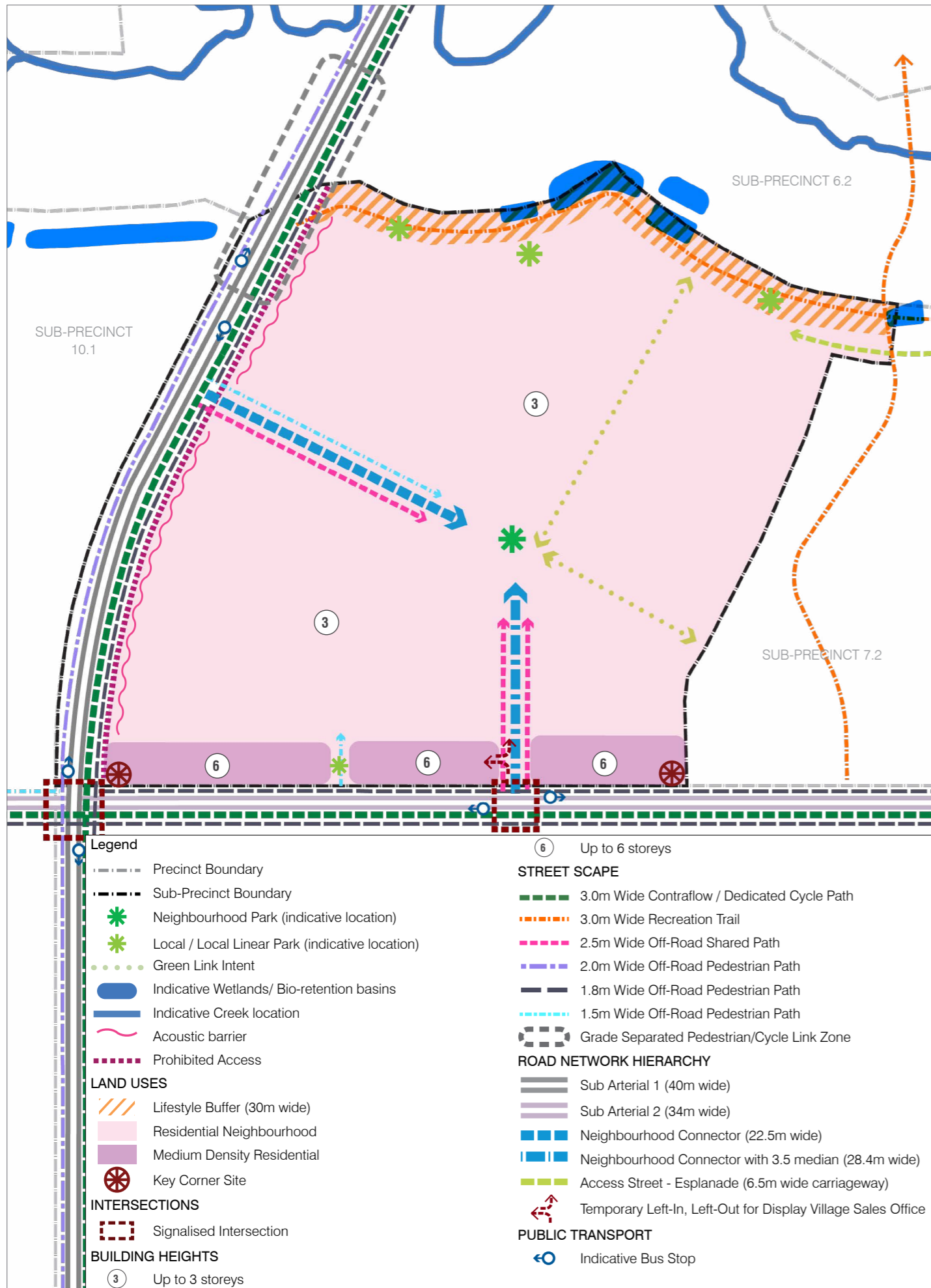


FIGURE 12: SUB-PRECINCT 7.1A FIXED ELEMENTS

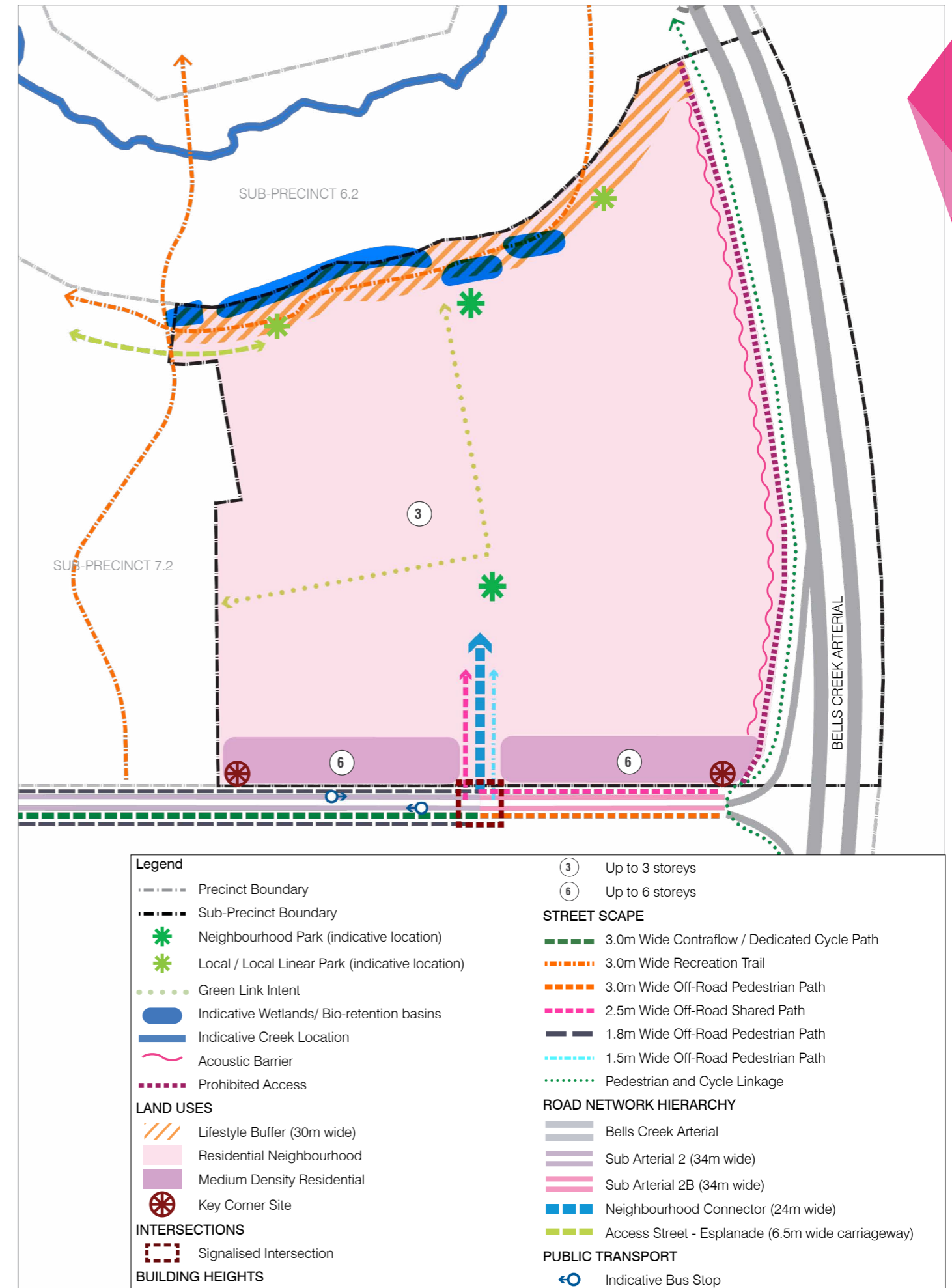
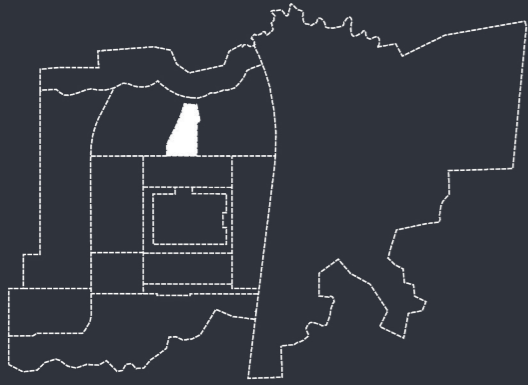


FIGURE 13: SUB-PRECINCT 7.1B FIXED ELEMENTS

## 3.5 SUB-PRECINCT 7.2

PEOPLE'S PLACE NORTH



### 3.5.1 SUB-PRECINCT INTENT

This Sub-Precinct comprises the northern section of the People's Place and is to cater for a mixture of passive and active recreational opportunities including formal gardens, local community facility, water features and passive recreation opportunities.

Uses within this Sub-Precinct may comprise community, park and recreation based uses. Other uses (including commercial, residential and retail uses) are not located within this Sub-Precinct. A small kiosk facility may however be provided where adjoining the community facility.

The built form within this Sub-Precinct is minimal and is to be subordinate to the primary uses of the area for recreational uses. Built form is limited to community facilities and any supporting built form for recreational uses.

The People's Place within this Sub-Precinct forms a regional public realm precinct within Caloundra South and an extension to the People's Place located to the South in Precinct 8.

Vehicle access to this Sub-Precinct is limited to access from the streets internal to Sub-Precinct 7.2.

Figure 14: Sub-Precinct 7.2 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 14: SUB-PRECINCT 7.2 ILLUSTRATIVE INTENT PLAN

### 3.5.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 7.2 are outlined in Table 18: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2) below.

TABLE 18: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
<b>Uses Subject to Compliance Assessment</b>
<ul style="list-style-type: none"> <li>Community Facility</li> <li>Outdoor Sport and Recreation</li> <li>Food Premises (maximum of 1 where adjoining the Community Facility and less than 250m<sup>2</sup> of GFA)</li> </ul>

### 3.5.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 7.2 are required to be assessed against and fulfil the Design Standards identified in Table 19: Sub-Precinct 7.2 Design Standards as well as the Specific Use Criteria in Table 51, where relevant.

TABLE 19: SUB-PRECINCT 7.2 DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in Table 18.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The height of buildings and structures do not exceed a maximum of 3 storeys.</p> <p><b>DS2.2</b> The GFA of uses in accordance with Table 10: Compliance Assessable Uses.</p>
Public Realm	<p><b>DS3.1</b> A Community Facility as identified on Figure 15 is delivered with development of the People's Place North.</p> <p><b>DS3.2</b> A minimum 6.0ha is dedicated as the People's Place North.</p> <p><b>DS3.3</b> Development facilitates delivery of onsite parking in accordance with Figure 15.</p> <p><b>DS3.4</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in Figure 15.</p> <p><b>DS3.5</b> A 'Grade Separated Pedestrian Cycle Link' is provided in accordance with Figure 15 to connect the People's Place North to the continuation of People's Place in the south within the adjoining Sub-Precinct 8.3.</p> <p><b>DS3.6</b> A 'Contraflow/Dedicated Cycle Path' is provided in accordance with Figure 15.</p> <p><b>DS3.7</b> Development ensures that 'Recreation Pathways' are provided in the general locations as identified in Figure 15.</p> <p><b>DS3.8</b> Development facilitates on-site waste collection.</p>
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with Figure 15.</p>
Environment	<p><b>DSS.1</b> Potential Water Sensitive Urban Design Treatment is provided in accordance with Figure 15.</p>

### 3.5.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 7.2

Precinct 7.2 is to be used for public open space. As such, variation to the lot layout within this precinct is not intended under this PoD.

Variation to the lot layout within Sub-Precinct 7.2 is not intended under this PoD.

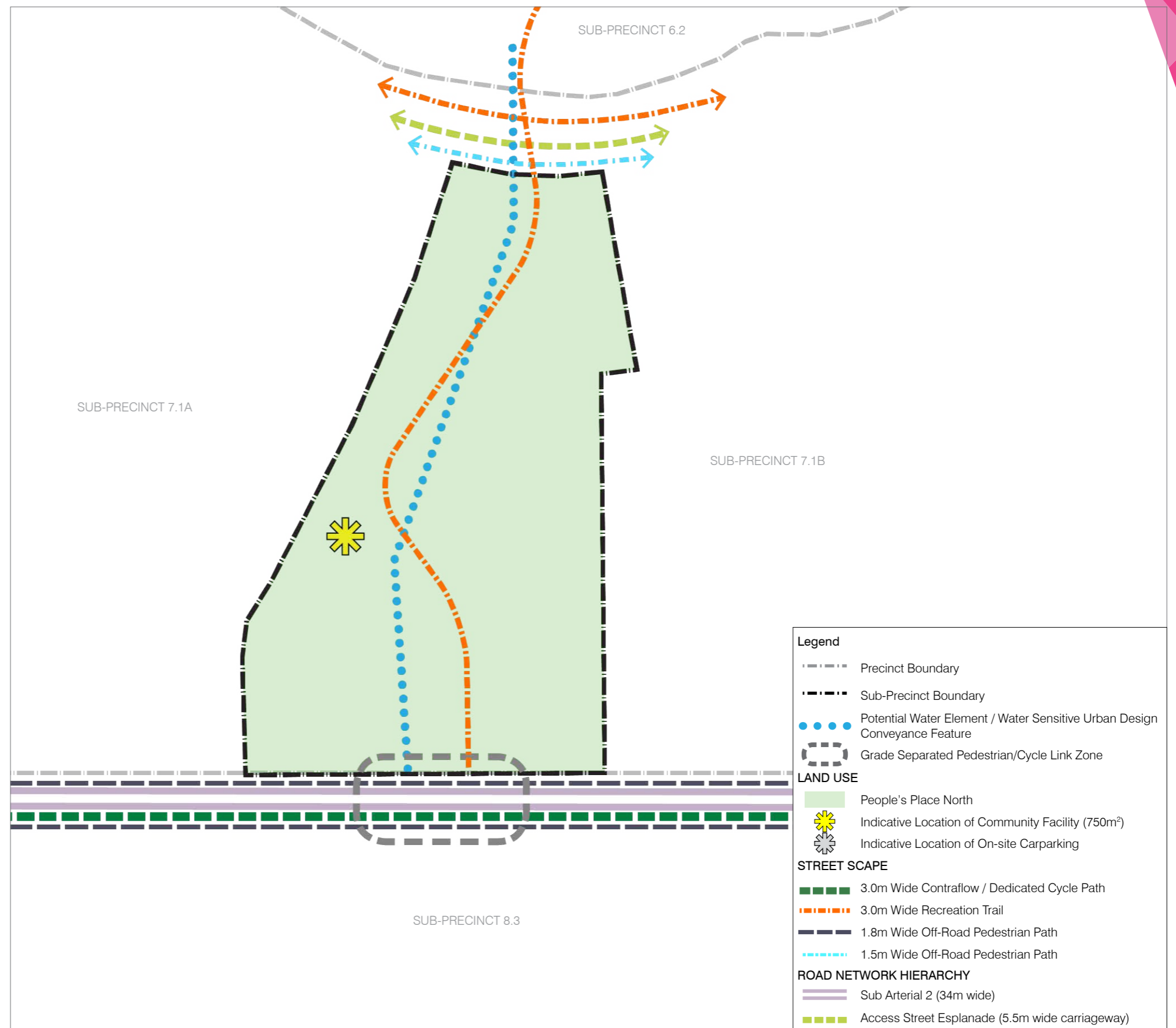
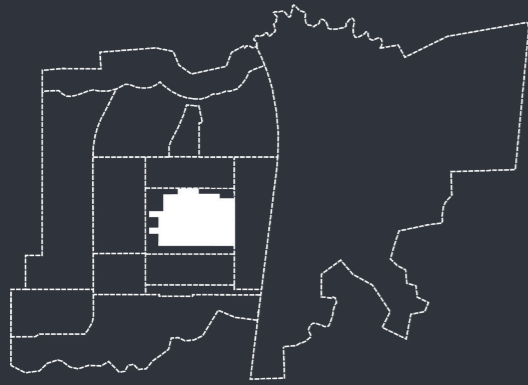


FIGURE 15: SUB-PRECINCT 7.2 FIXED ELEMENTS

## 3.6 SUB-PRECINCT 8.1

### TOWN CENTRE CORE



#### 3.6.1 SUB-PRECINCT INTENT

This Sub-Precinct will be developed as a major retail destination within the region. The core will be supported by a central 'Main Street' to encourage a mix of land uses including retail, commercial, residential, entertainment and community uses.

The built form of the Sub-Precinct achieves a vibrant urban Town Centre. An urban outcome is delivered through the scale of development with a potential for tower development that defines the street. Building height reflects the primacy of the Town Centre. Development provides an active frontage to the Main Street, Square and to the common boundary with the People's Place.

The public realm within this Sub-Precinct is defined by key elements which include:

- **Main Street** – This Active street connects the key elements of this Sub-Precinct and its surrounds. The Main Street provides a privately owned and managed north-south connection with opportunities to cover the connection in response to climatic conditions. The Main Street or parts of it may also be closed for temporary periods where used for events or to improve pedestrian safety.

Vehicle access to the retail core is gained from the surrounding street network and focused on several locations around the Sub-Precinct to consolidate access points. Rear access is encouraged for development fronting the 'Main Street'. A car park area is provided for the retail core in a basement, to be delivered as the centre expands whilst allowing allows for expansion of initial ground level car parking areas into a multideck car park which will ultimately be screened from external streets via landscaping and built form.

Figure 16: Sub-Precinct 8.1 Illustrative Concept Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.

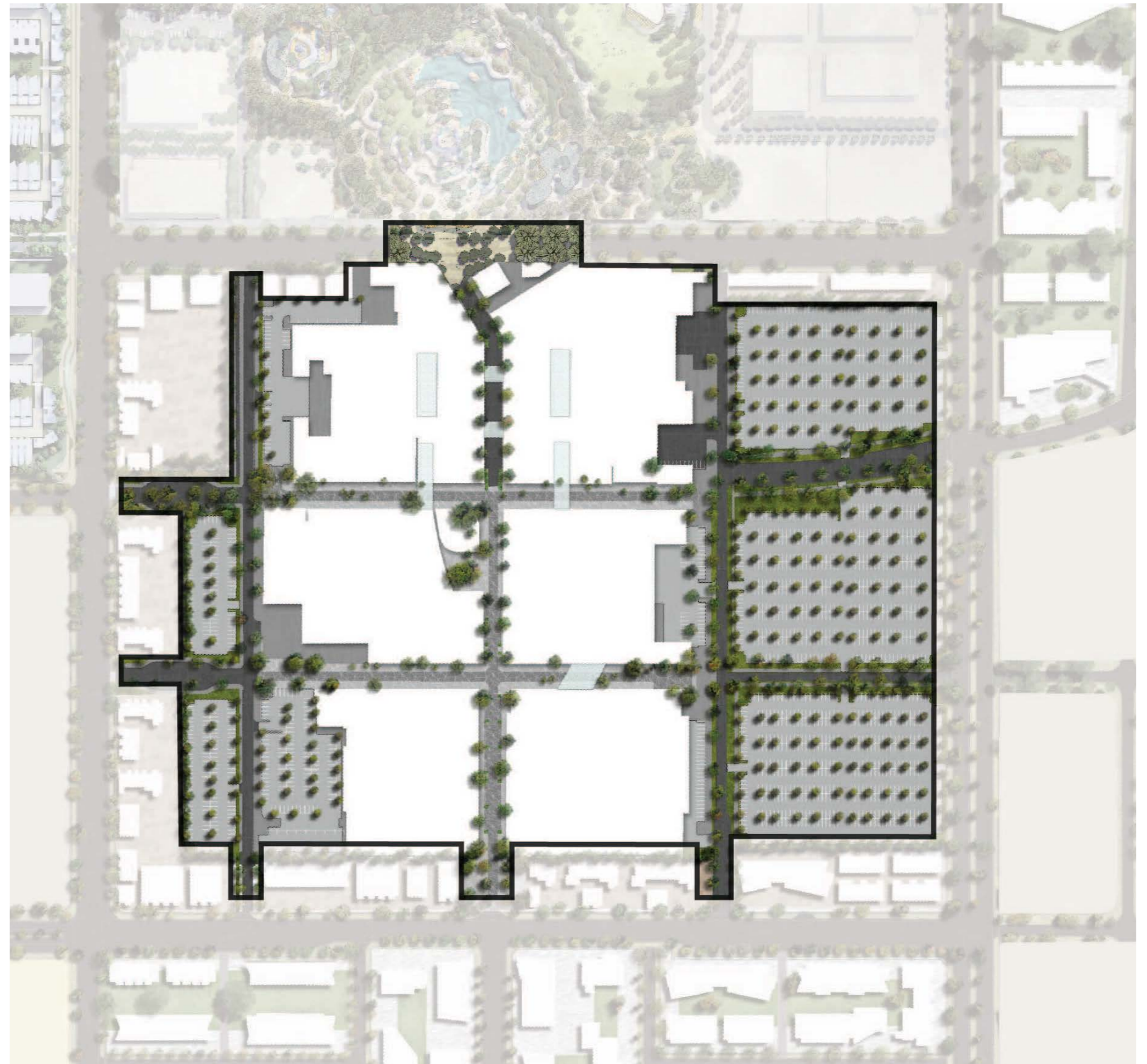


FIGURE 16: SUB-PRECINCT 8.1 ILLUSTRATIVE CONCEPT PLAN - ILLUSTRATIVE ONLY (NOT FOR APPROVAL)

### 3.6.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 8.1 are outlined in **Table 20: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 20: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES	
Uses Subject to Compliance Assessment	
<ul style="list-style-type: none"> <li>Fast Food Premises</li> <li>Food Premises</li> <li>Market</li> <li>Shop</li> <li>Shopping Centre</li> <li>Business</li> <li>Health Care Services</li> <li>Indoor Entertainment</li> <li>Indoor Sport and Recreation</li> <li>Shop</li> <li>Indoor Entertainment</li> </ul>	<ul style="list-style-type: none"> <li>Car Park</li> <li>Child Care Centre</li> <li>Community Facility</li> <li>Educational Establishment</li> <li>Emergency Services</li> <li>Multiple Residential</li> <li>Outdoor Sport and Recreation</li> <li>Service Station (where within a carpark and not on a street frontage)</li> <li>Short Term Accommodation</li> <li>Tourist Attraction</li> <li>Utility Installation</li> <li>Telecommunications Facility</li> </ul>

### 3.6.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 8.1 are required to be assessed against and fulfil the Design Standards identified in **Table 21: Sub-Precinct 8.1 Design Standards** as well as the Specific Use Criteria in **Table 51**, where relevant.

**TABLE 21: SUB-PRECINCT 8.1 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 20</b> and the Use Areas identified in <b>Appendix F</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The GFA of uses in accordance with <b>Table 10: Compliance Assessible Uses</b>.</p> <p><b>DS2.2</b> Building height is consistent with that identified in <b>Figure 17</b>.</p> <p><b>DS2.3</b> Development provides podiums that are built to the front boundary where located on 'Primary Frontage' sites and have a maximum height of 3 storeys.</p> <p><b>DS2.4</b> Where for Multiple Residential (other than Duplex), the minimum setback from the outermost projection of buildings is in accordance with Section 3.17 <b>Table 52</b>.</p> <p><b>DS2.5</b> Where for Multiple Residential (other than Duplex), development provides building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.17 <b>Table 53</b>.</p> <p><b>DS2.6</b> Where development is located on a Primary Frontage identified by <b>Figure 17</b>:</p> <p>a. A building must:</p> <ul style="list-style-type: none"> <li>Present a minimum of 70% of the building as active frontage;</li> <li>Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct;</li> <li>Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided;</li> </ul> <p>• Address the street frontage or frontages by:</p> <ol style="list-style-type: none"> <li>Providing clear, legible entry points for both pedestrians and vehicles;</li> <li>Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths;</li> <li>Provide appropriate weather protection in the form of awning with a minimum dimension of 3m up to 4m, which may be fixed or operable.</li> </ol> <p>b. A car park must:</p> <ul style="list-style-type: none"> <li>Provide a soft landscaped strip of at least 2m wide along the boundary.</li> <li>Provide 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures.</li> </ul>

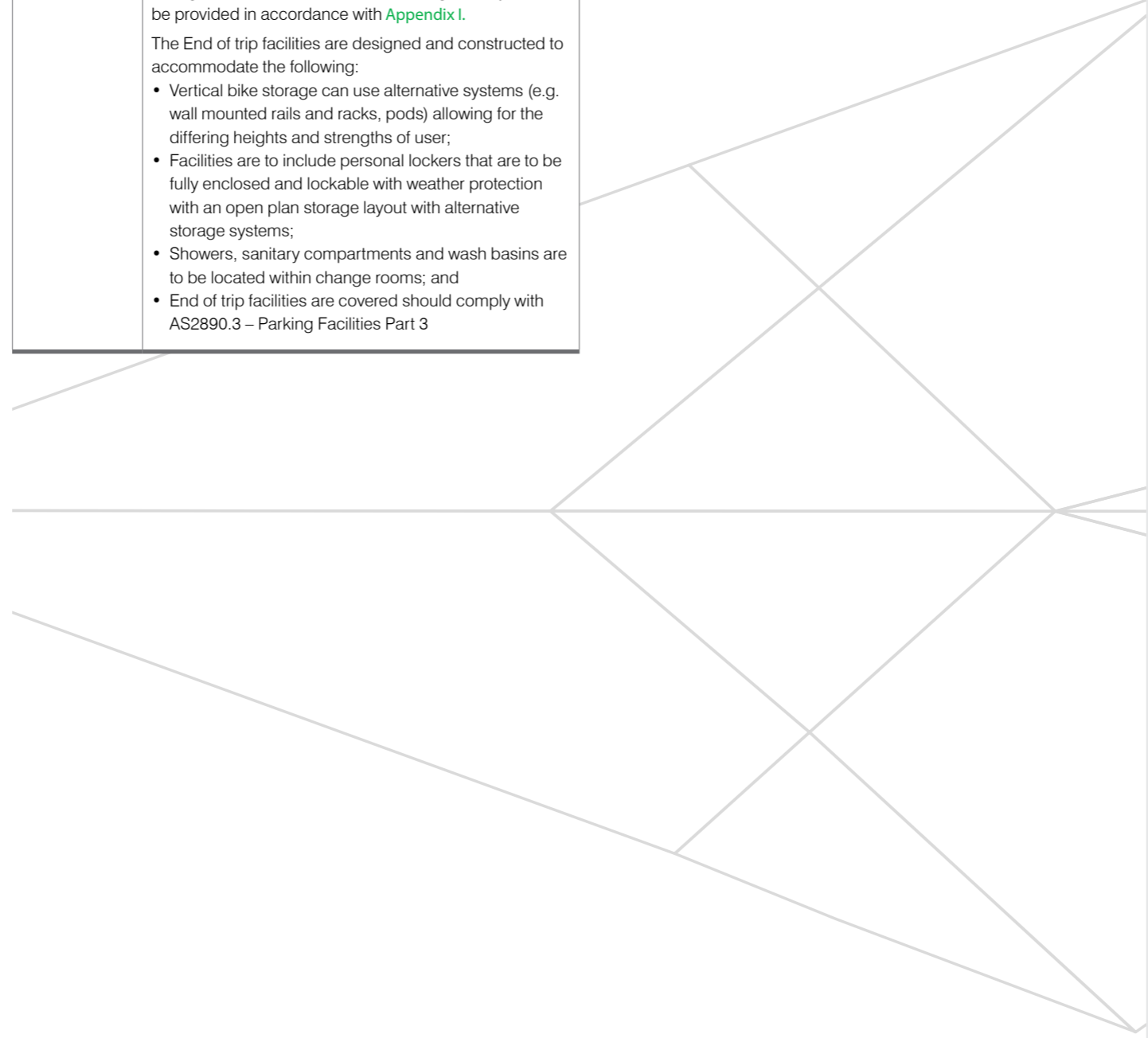
ELEMENT	DESIGN STANDARD
Built Form (cont.)	<p><b>DS2.7</b> Where development is located on a Secondary Frontage identified by <b>Figure 17</b>:</p> <p>a. A building must:</p> <ul style="list-style-type: none"> <li>Present a minimum of 50% of the building as active frontage;</li> <li>Include a combination of design elements such as projections, recesses, and openings to enhance the character of the precinct;</li> <li>Generate visual interest at street level, having regard to the proportion of openings, windows, materials, and features; and</li> <li>Not have blank walls or loading bays on their frontage.</li> </ul> <p>b. A car park must:</p> <ul style="list-style-type: none"> <li>Provide a soft landscaped strip of at least 2m wide along the boundary; and</li> <li>Provide shade trees and landscaping.</li> </ul> <p><b>DS2.8</b> Development on a Key Corner Site identified by <b>Figure 17</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>Service stations and fast food outlets are not located on these corners;</li> <li>Built form, is provided to this corner and is articulated through use of glass, openings, and recesses.</li> <li>Provide appropriate weather protection in the form of awning with a minimum dimension of 3m up to 4m in width, which may be fixed or operable. Public realm treatments at the ground plane are to be provided to celebrate the corner and contribute to public realm.</li> </ol> <p><b>DS2.9</b> Where development is located on an Awning Frontage on <b>Figure 17</b>:</p> <p>a. A building must:</p> <ul style="list-style-type: none"> <li>Provide appropriate weather protection in the form of awning for 70% of the building with a minimum dimension of 3m up to 4m, which may be fixed or operable.</li> </ul>
Public Realm	<p><b>DS3.1</b> Development facilitates the delivery of a 'Main Street' as identified on <b>Figure 17</b> that:</p> <ol style="list-style-type: none"> <li>Reinforces the role of this street as a high-amenity mixed use activity corridor;</li> <li>Creates an active, urban edge to the Main Street;</li> <li>Provides a range of built form typology ranging from low to medium rise (up to 5 storeys) and where suitable, podium up to 3 storeys and vertical tower form where the total height is 6 storeys or more.;</li> <li>At the ground floor, addresses the Main Street alignment and have an active frontage as shown on the primary and secondary building frontage designations on <b>Figure 17</b>;</li> <li>Provides on-street parking and/or set down or loading areas;</li> <li>Is predominantly open to the sky.</li> </ol> <p><b>DS3.2</b> A 'Town Square (Private)' is located as shown on <b>Figure 17</b> and provides:</p> <ol style="list-style-type: none"> <li>A minimum of 70% open to the sky;</li> <li>Access 24 hours a day;</li> <li>A minimum 40m frontage to the Main Street;</li> <li>Mixture of shade in the form of trees and structured shade; and</li> <li>Embellishments including public art, landscaping and street furniture.</li> </ol>

ELEMENT	DESIGN STANDARD
Public Realm (cont.)	<p><b>DS3.3</b> Development provides 'Landscape Buffers' as identified by <b>Figure 17</b> which includes:</p> <ul style="list-style-type: none"> <li>Minimum 3m wide landscape strip; and</li> <li>Plant species that reach a minimum height of 10m.</li> </ul> <p><b>DS3.4</b> Development provides 'Interface Treatments' as identified by <b>Figure 17</b> which:</p> <ul style="list-style-type: none"> <li>make use of screening elements such as planting;</li> <li>walls are to include a combination of design elements such as projections and recesses; and</li> <li>walls incorporate horizontal and/or vertical elements through the use of various finishes.</li> </ul> <p><b>DS3.5</b> 'Pedestrian Links' are located in accordance with <b>Figure 17</b>:</p> <ul style="list-style-type: none"> <li>The Western Pedestrian Link is to remain open (can be roofed but not enclosed) to pedestrian access 24 hours a day, 7 days a week.</li> <li>The Eastern Pedestrian Link is to remain open to pedestrian access 7 days a week between the hours of 6am to 10pm as a minimum.</li> </ul> <p><b>DS3.6</b> Development ensures that 'Through Block Links' with minimum pedestrian corridor widths of 4m are provided in accordance with <b>Figure 17</b> which may be enclosed, open to the sky and may be in private or public ownership.</p> <p><b>DS3.7</b> 'Dedicated Cycle Path' is provided in accordance with <b>Figure 17</b>.</p> <p><b>DS3.8</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 17</b>.</p> <p><b>DS3.9</b> Development provides a 'Shared Zone' which incorporates</p> <ol style="list-style-type: none"> <li>Variation in road surface treatment;</li> <li>Priority pedestrian crossing; and</li> <li>Signage and landscape treatment to maximise pedestrian safety.</li> </ol> <p><b>DS3.10</b> Development provides 'Loading and Servicing Areas' in accordance with <b>Figure 17</b> which are adequately screened.</p> <p><b>DS3.11</b> Landscaping to be generally in accordance with the Plant Species List and Main Street landscape concepts.</p>

TABLE 23: SUB-PRECINCT 8.1 DESIGN STANDARDS CONTINUED

ELEMENT	DESIGN STANDARD
Parking and Access	<b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 17</b> .
	<b>DS4.2</b> On site vehicle parking is provided at the rates outlined in <b>Appendix H</b> . In circumstances where a Traffic Assessment Report is provided that clearly demonstrates a reduced parking demand is expected to be generated by the development or in instances where shared parking arrangements enable greater efficiency in parking utilisation, the applicable parking rates outlined within <b>Appendix H</b> may be reduced. Any reduction that may be applied is limited to a maximum of 15% variation to the total parking demand.
	<b>DS4.3</b> Access and 'Primary Vehicle Circulation' is provided in accordance with <b>Figure 17</b> . <i>Note: locations shown are indicative and may vary along the road provided road safety is not compromised.</i>
	<b>DS4.4</b> On-site car parking areas are generally located in accordance with <b>Figure 17</b> and designed to reduce visual dominance from the public realm through a combination of built form and planted buffers.
	<b>DS4.5</b> On-site circulation, manoeuvring and parking provides for: <ol style="list-style-type: none"> <li>Safe and functional access for pedestrians, cyclists and vehicles, that minimises the potential for conflict between users and discourages high speeds.</li> <li>Provides for the largest service vehicles expected to visit the site (except where these vehicles are only occasionally expected to visit the site); and</li> <li>Is designed in accordance with:                             <ul style="list-style-type: none"> <li>AS2890.1 - Part 1: Parking facilities - Off-street car parking</li> <li>AS2890.2 - Part 2: Parking facilities - Off-street commercial vehicle facilities</li> <li>AS2890.6 - Part 6: Parking facilities - Parking facilities Off-street parking for people with disabilities</li> </ul> </li> </ol>
	<b>DS4.6</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.
	<b>DS4.7</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.

ELEMENT	DESIGN STANDARD
Parking and Access (cont.)	<p><b>DS4.8</b> End of trip facilities for bicycles, involving dedicated amenities that are publicly accessible for bike storage areas, lockers, toilets and change facility, must be provided in accordance with <b>Appendix I</b>.</p> <p>The End of trip facilities are designed and constructed to accommodate the following:</p> <ul style="list-style-type: none"> <li>Vertical bike storage can use alternative systems (e.g. wall mounted rails and racks, pods) allowing for the differing heights and strengths of user;</li> <li>Facilities are to include personal lockers that are to be fully enclosed and lockable with weather protection with an open plan storage layout with alternative storage systems;</li> <li>Showers, sanitary compartments and wash basins are to be located within change rooms; and</li> <li>End of trip facilities are covered should comply with AS2890.3 – Parking Facilities Part 3</li> </ul>



### 3.6.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 8.1

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 8.1 must be in accordance with the Plans and Design Standards outlined in this section.

**Figure 17** identifies those fixed elements of the PoD that cannot be adversely impacted or changed. **Table 22: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 8.1** identifies the applicable Design Standards for a lot layout in Sub-Precinct 8.1.

TABLE 22: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 8.1

DESIGN STANDARD	
Square	1 x Town Square (Private)
Total Town Square (Private) Area Required	2,000m <sup>2</sup>
Maximum Future Yield	Lot 80032 – 5 Lots in Sub-Precinct 8.1
Lot Design	No minimum lot size.
Road Hierarchy	Roads are designed in accordance with <b>Appendix L</b> of this PoD.
Car parking	On-site parking and service vehicles are provided in accordance with <b>Appendix I</b> .
PDA Guidelines and Practice Notes	<ul style="list-style-type: none"> <li><b>Guideline No.8</b> – Medium and High Rise Buildings (May 2015)</li> <li><b>Guideline No.11</b> – Community facilities (May 2015)</li> <li><b>Guideline No.13</b> – Engineering Standards (May 2015).</li> <li><b>Guideline No.18</b> – Development Interfaces (May 2015).</li> <li><b>Practice Note No.11</b> – Parking Analysis Plans (July 2012).</li> <li>The executed Local Government and DTMR Infrastructure Agreements.</li> </ul>

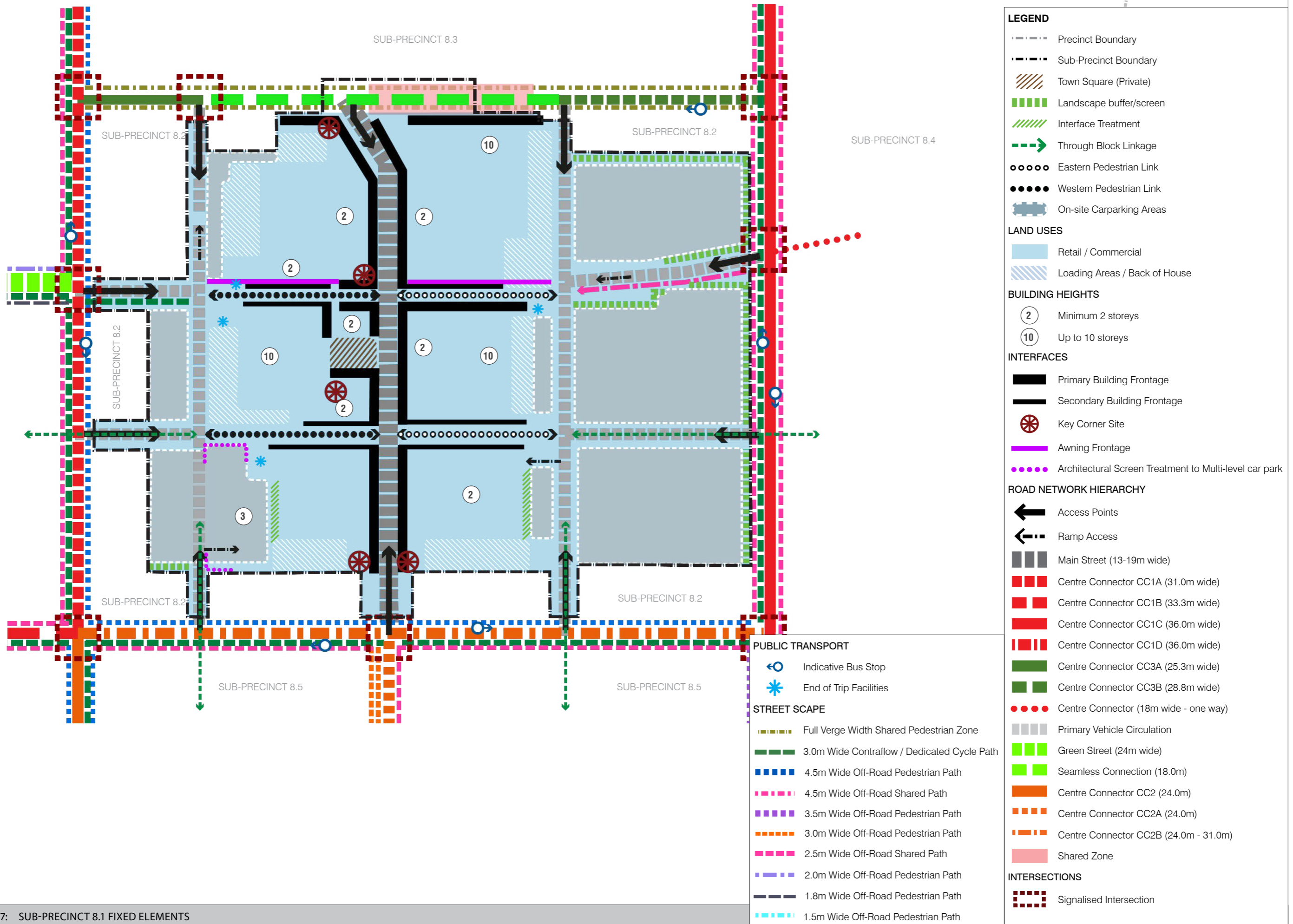
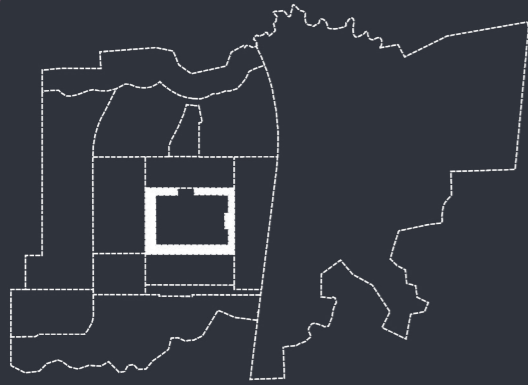


FIGURE 17: SUB-PRECINCT 8.1 FIXED ELEMENTS

## 3.7 SUB-PRECINCT 8.2

### TOWN CENTRE CORE FRAME



#### 3.7.1 SUB-PRECINCT INTENT

This Sub-Precinct delivers medium to high density residential development with commercial and or retail at the lower levels within smaller tenancies with residential above. Housing density is maximised within this Sub-Precinct to make best use of its proximity to the Centre Core and amenity attributes whilst minimising conflict with incompatible land uses. Retail and commercial development is to be integrated with residential development in this Sub-Precinct. This Sub-Precinct can accommodate commercial uses.

The built form of this Sub-Precinct plays a transitional role from the intensity of the Retail Core through to the surrounding urban environment and provides the visual 'sleeving' of the Retail Core. This Sub-Precinct provides a range of built form typologies that intersperse views through and into the Core. Building heights reflect and offer a transition from the Core. Built form helps create distinctive urban edged and arrival nodes at key intersections.

Development is oriented to face streets and maximise views to the Glass House Mountains, People's Place or Central Park. Development contributes to the creation of a shady streetscape that achieves a green, attractive and walkable environment that facilitates pedestrian movement to adjoining Sub-Precincts.

Development utilises shared access and waste management facilities to reduce impacts onto the streetscape. Similarly, car parking is not to be a dominant feature of the development from the street and should be located either behind buildings, within podiums, or basements to achieve an appropriately sleeved design response.

Figure 18: Sub-Precinct 8.2 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 18: SUB-PRECINCT 8.2 ILLUSTRATIVE INTENT PLAN

### 3.7.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 8.2 are outlined in **Table 24: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 24: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
<b>Uses Subject to Compliance Assessment</b>
<ul style="list-style-type: none"> <li>• Business (where in the Mixed Use Retail land use in <b>Figure 19</b>).</li> <li>• Car Park</li> <li>• Food Premises</li> <li>• Health Care Services</li> <li>• Indoor Entertainment</li> <li>• Indoor Sport and Recreation (where excluding premises for conducting large scale functions, i.e. Convention Centre, Amusement and Leisure Centre)</li> <li>• Multiple Residential</li> <li>• Other Residential</li> <li>• Short Term Accommodation</li> <li>• Shop</li> <li>• Utility Installation</li> </ul>

### 3.7.3 SPECIFIC DESIGN CRITERIA

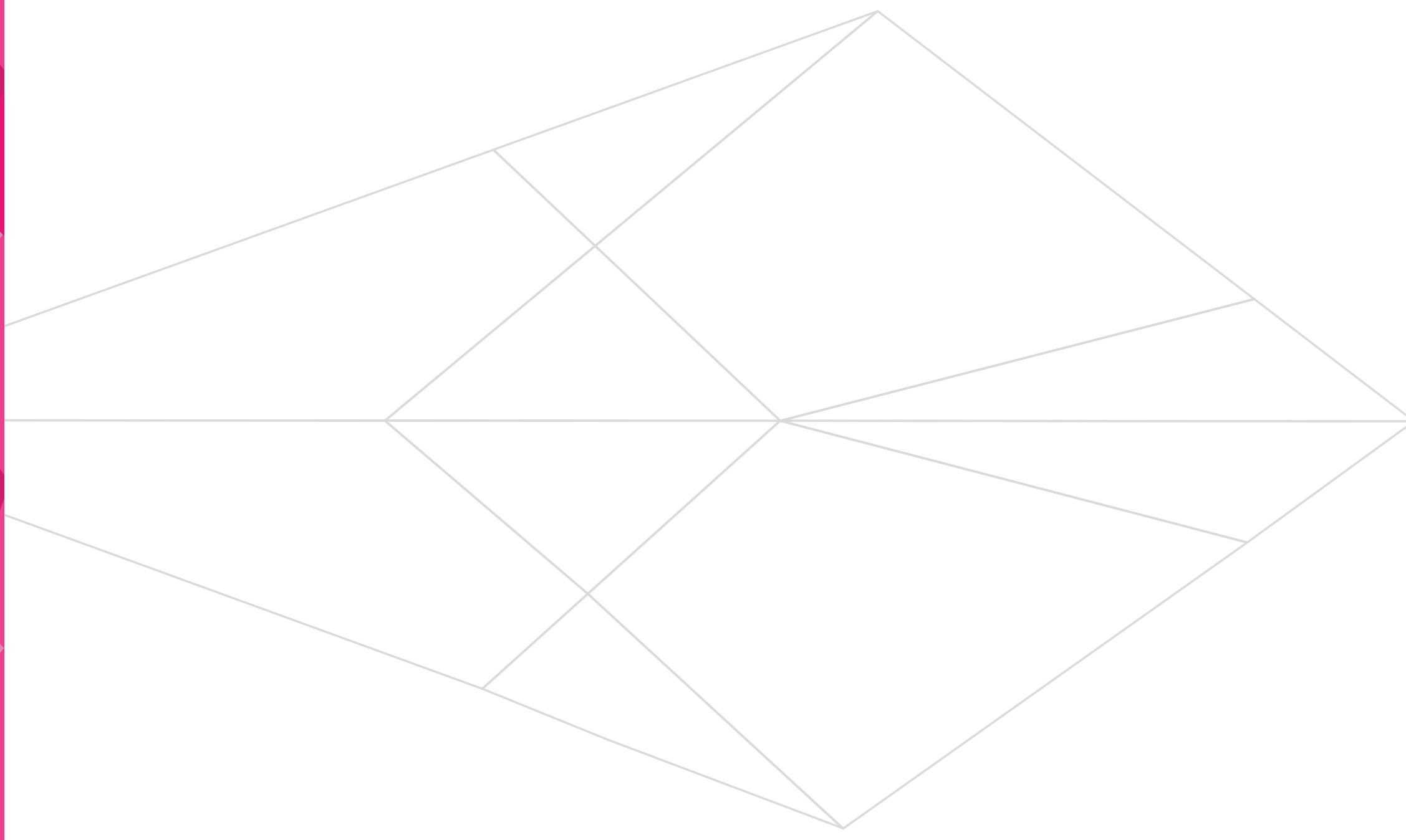
Applications for Compliance Assessment in Sub-Precinct 8.2 are required to be assessed against and fulfil the Design Standards identified in **Table 25: Sub-Precinct 8.2 Design Standards** as well as the Specific Use Criteria in **Table 51**, where relevant.

**TABLE 25: SUB-PRECINCT 8.2 DESIGN STANDARDS**

DESIGN STANDARD	
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 24</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The GFA of uses in accordance with <b>Table 10: Compliance Assessable Uses</b>.</p> <p><b>DS2.2</b> Building height does not exceed the maximum building height shown in <b>Figure 19</b>.</p> <p><b>DS2.3</b> Development provides podiums that have a maximum height of 2 storeys on 'Primary Frontage' sites.</p> <p><b>DS2.4</b> Where for Multiple Residential (other than Duplex), the minimum setback from the outermost projection of buildings are in accordance with Section 3.17 <b>Table 52</b> and the following:</p> <ol style="list-style-type: none"> <li>a. Built to boundary (0m) on all sides where located on 'Primary Frontage' sites; and</li> <li>b. Point DS2.7 below where located on 'Secondary Frontage' sites.</li> </ol> <p><b>DS2.5</b> Where for Multiple Residential (other than Duplex), development provides the following minimum building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.17 <b>Table 53</b></p> <p><b>DS2.6</b> Where development on a Primary Frontage identified by <b>Figure 19</b>, a building must:</p> <ol style="list-style-type: none"> <li>a. Present a minimum of 70% of the building as active frontage;</li> <li>b. Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct;</li> <li>c. Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided;</li> <li>d. Address the street frontage or frontages by:             <ul style="list-style-type: none"> <li>- Providing clear, legible entry points for both pedestrians and vehicles;</li> <li>- Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths;</li> </ul> </li> <li>e. Provide appropriate weather protection in the form of awning with a minimum dimension of 3m up to 4m in width, which may be fixed or operable.</li> </ol>

DESIGN STANDARD	
	<p><b>DS2.7</b> Where development on a Secondary Frontage identified by <b>Figure 19</b>, a building must:</p> <ol style="list-style-type: none"> <li>a. Present a minimum of 50% of the building as active frontage;</li> <li>b. Provide appropriate weather protection in the form of awning with a minimum dimension of 3m up to 4m in width, which may be fixed or operable to a minimum of 15% of the building frontage;</li> <li>c. Include a combination of design elements such as projections, recesses and openings to enhance the character of the precinct;</li> <li>d. Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features; and</li> <li>e. Not have blank walls or loading bays on this frontage.</li> </ol> <p><b>DS2.8</b> Development on a Key Corner Site identified by <b>Figure 19</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>a. Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>b. Built form, is provided to this corner and is articulated through use of glass, openings, and recesses; and</li> <li>c. Provide appropriate weather protection in the form of awning with a minimum dimension of 3m up to 4m in width, which may be fixed or operable. Public realm treatments at the ground plane are to be provided to celebrate the corner and contribute to public realm.</li> </ol>
Public Realm	<p><b>DS3.1</b> Development ensures that a 'Through Block Link' with a minimum pedestrian corridor width of 4m is provided in accordance with <b>Figure 19</b> which may be enclosed, open to the sky and may be in private or public ownership.</p> <p><b>DS3.2</b> 'On-Road Cycle Lane' is provided in accordance with <b>Figure 19</b>.</p> <p><b>DS3.3</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 19</b>.</p> <p><b>DS3.4</b> Development provides 'Loading and Servicing Areas' in accordance with <b>Figure 19</b> which are adequately screened.</p> <p><b>DS3.5</b> Development provides a 'Shared Zone' which incorporates</p> <ol style="list-style-type: none"> <li>a. Variation in road surface treatment;</li> <li>b. Priority pedestrian crossing; and</li> <li>c. Signage and landscape treatment to maximise pedestrian safety.</li> </ol>

DESIGN STANDARD	
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 19</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix I</b>.</p> <p><b>DS4.3</b> Access Points are provided in accordance with <b>Figure 19</b>. <i>Note: locations shown are indicative and may vary along the road provided road safety is not compromised.</i></p> <p><b>DS4.4</b> On-site vehicle car parking areas are generally located within a basement, behind the building or within a Podium.</p> <p><b>DS4.5</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.6</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p> <p><b>DS4.7</b> Access to Multiple Residential sites will be granted through rear access as demonstrated on <b>Figure 17</b> and <b>Figure 19</b> and access easements provided as required.</p>



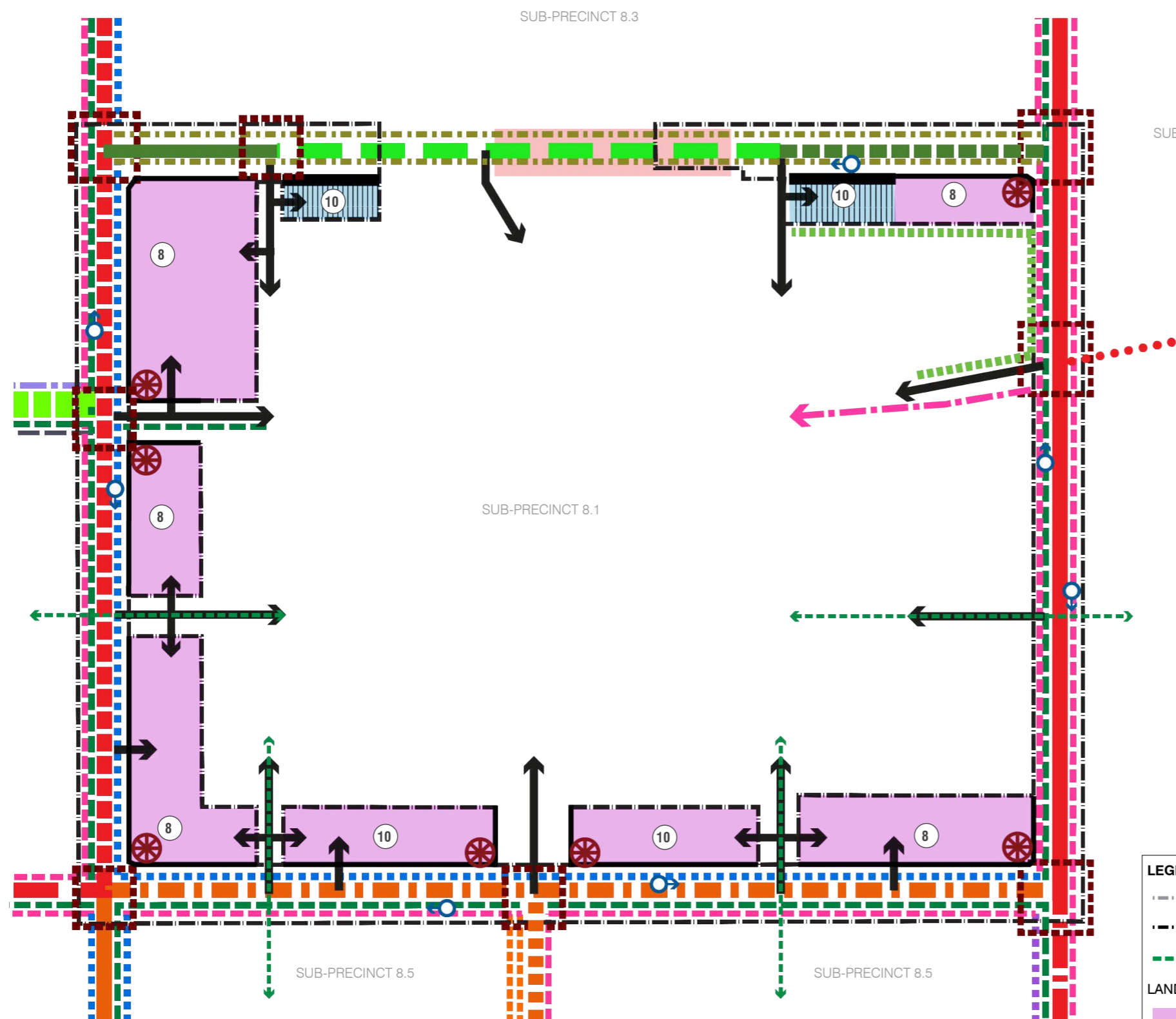
**3.7.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 8.2**

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 8.2 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 19 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. Table 26: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 8.2 identifies the applicable Design Standards for a lot layout in Sub-Precinct 8.2.

**TABLE 26: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 8.2**

DESIGN STANDARD	
Maximum Yield	Lot 80032 – 12 Lots in Sub-Precinct 8.2
Lot Design	No minimum lot size
Road Hierarchy	Roads are designed in accordance with <a href="#">Appendix L</a> of this PoD.
Car parking	On-site parking and service vehicles are provided in accordance with <a href="#">Appendix I</a> .
PDA Guidelines and Practice Notes	<ul style="list-style-type: none"> <li>• <a href="#">Guideline No.8</a> – Medium and High Rise Buildings (May 2015)</li> <li>• <a href="#">Guideline No.9</a> – Centres (May 2015)</li> <li>• <a href="#">Guideline No.13</a> – Engineering Standards (May 2015)</li> <li>• <a href="#">Guideline No.18</a> – Development Interfaces (May 2015)</li> <li>• <a href="#">Practice Note No.11</a> – Parking Analysis Plans (July 2012)</li> <li>• The executed Local Government and DTMR Infrastructure Agreements.</li> </ul>



**BUILDING HEIGHTS**

- 8 Up to 8 storeys
- 10 Up to 10 storeys

**INTERFACES**

- Primary Building Frontage
- Secondary Building Frontage
- Key Corner Site

**ROAD NETWORK HIERARCHY**

- Access Points
- Centre Connector CC1A (31.0m wide)
- Centre Connector CC1B (33.3m wide)
- Centre Connector CC1C (36.0m wide)
- Centre Connector CC1D (36.0m wide)
- Centre Connector CC3A (25.3m wide)
- Centre Connector CC3B (28.8m wide)
- Centre Connector (18m wide - one way)
- Primary Vehicle Circulation
- Green Street (24m wide)
- Seamless Connection (18.0m)
- Centre Connector CC2 (24.0m)
- Centre Connector CC2A (24.0m)
- Centre Connector CC2B (24.0m - 31.0m)
- Shared Zone

**INTERSECTIONS**

- Signalised Intersection

**PUBLIC TRANSPORT**

- Indicative Bus Stop

**STREET SCAPE**

- Full Verge Width Shared Pedestrian Zone
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 4.5m Wide Off-Road Pedestrian Path
- 3.5m Wide Off-Road Pedestrian Path
- 3.0m Wide Off-Road 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 Off-Road Pedestrian Path

**LEGEND**

- Precinct Boundary
- Sub-Precinct Boundary
- Through Block Linkage

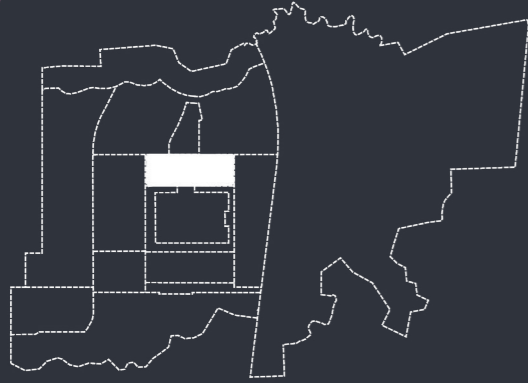
**LAND USES**

- Mixed Use Residential
- Retail / Commercial
- Indoor Entertainment Site

FIGURE 19: SUB-PRECINCT 8.2 FIXED ELEMENTS

## 3.8 SUB-PRECINCT 8.3

### PEOPLES PLACE SOUTH



#### 3.8.1 SUB-PRECINCT INTENT

This Sub-Precinct is to cater for a mixture of recreational opportunities including formal gardens, major community facilities, aquatic facilities and events spaces. This Sub-precinct provides the location for a 6.8 hectare 'People's Place' which will provide Caloundra South with a higher order entertainment, leisure and cultural hub providing a community focus for:

- Potential creative, cultural and community meeting spaces; and
- Potential aquatic and water play facilities.

Uses within this Sub-Precinct may also include commercial, residential and educational (preferably tertiary) development where located on the edges of this Sub-Precinct and where not compromising the primary role and function of this sub precinct as the People's Place. Retail use category uses will be supported and commercial use categories will be supported where not located in the Peoples Place.

The built form within this Sub-Precinct is to be located and penetrate into the space along the edges of the Sub-Precinct in tall slim forms that promote the People's Place and its significance within the Town Centre.

Sub-Precinct are to present an 'iconic' built form outcome that signals arrival to the Caloundra South Community. Buildings may comprise mixed use development consisting of retail and commercial development on ground floor with residential uses above.

The People's Place within this Sub-Precinct forms the primary community space within Caloundra South. Development ensures that the design of buildings reflects an urban built form while incorporating open space and landscaping appropriate to the use and scale of the development which contributes to the Sub-Precinct character and identity.

Pedestrian access to and through this Sub-Precinct is encourage from all edges of the precinct. Vehicular access is to be limited to key access points only so as to preserve the continuity of the streetscape for pedestrian movement.

Figure 20: Sub-Precinct 8.3 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 20: SUB-PRECINCT 8.3 ILLUSTRATIVE INTENT PLAN

### 3.8.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 8.3 are outlined in **Table 27: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 27: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
Uses Subject to Compliance Assessment
<p><b>Where on Lot 80030:</b></p> <ul style="list-style-type: none"> <li>• Multiple Residential</li> <li>• Short Term Accommodation</li> <li>• Car Park</li> <li>• Child Care Centre</li> <li>• Shop - up to maximum 250m<sup>2</sup> GFA in a single location</li> <li>• Food Premises</li> <li>• Indoor Entertainment</li> <li>• Indoor Sport and Recreation - maximum 2000m<sup>2</sup> GFA</li> <li>• Business</li> <li>• Educational Establishment</li> </ul>
<p><b>Where on Lot 80031 (Mixed Use Entertainment) (Maximum GFA 5,000m<sup>2</sup>):</b></p> <ul style="list-style-type: none"> <li>• Shop - up to maximum 250m<sup>2</sup> GFA in a single location</li> <li>• Food Premises</li> <li>• Indoor Entertainment</li> <li>• Indoor Sport and Recreation - maximum 2000m<sup>2</sup> GFA</li> <li>• Business</li> </ul>
<p><b>Where on Lot 80033 (Major Civic Centre):</b></p> <ul style="list-style-type: none"> <li>• Car Park</li> <li>• Community Facility</li> <li>• Market</li> <li>• Food Premises - up to 200m<sup>2</sup> GFA</li> <li>• Shop - up to 200m<sup>2</sup> GFA</li> <li>• Business (in the form of a Small Business Incubator/Office Space) - up to 500m<sup>2</sup> GFA</li> <li>• Multiple Residential (where classified as Social Housing/Emergency Accommodation/Shelter Centre) - up to 30 dwellings</li> <li>• Health Care Services, only where Community and State Health Care</li> </ul>
<p><b>Where on Lot 90040 (People's Place South):</b></p> <ul style="list-style-type: none"> <li>• Community Facility</li> <li>• Food Premises - up to 250m<sup>2</sup> GFA</li> <li>• Indoor Sport and Recreation - maximum 2000m<sup>2</sup> GFA</li> <li>• Market</li> <li>• Outdoor Sport and Recreation</li> <li>• Tourist Attraction</li> </ul>

### 3.8.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 8.3 are required to be assessed against and fulfil the Design Standards identified in **Table 28: Sub-Precinct 8.3 Design Standards** as well as the Specific Use Criteria in **Table 51**, where relevant.

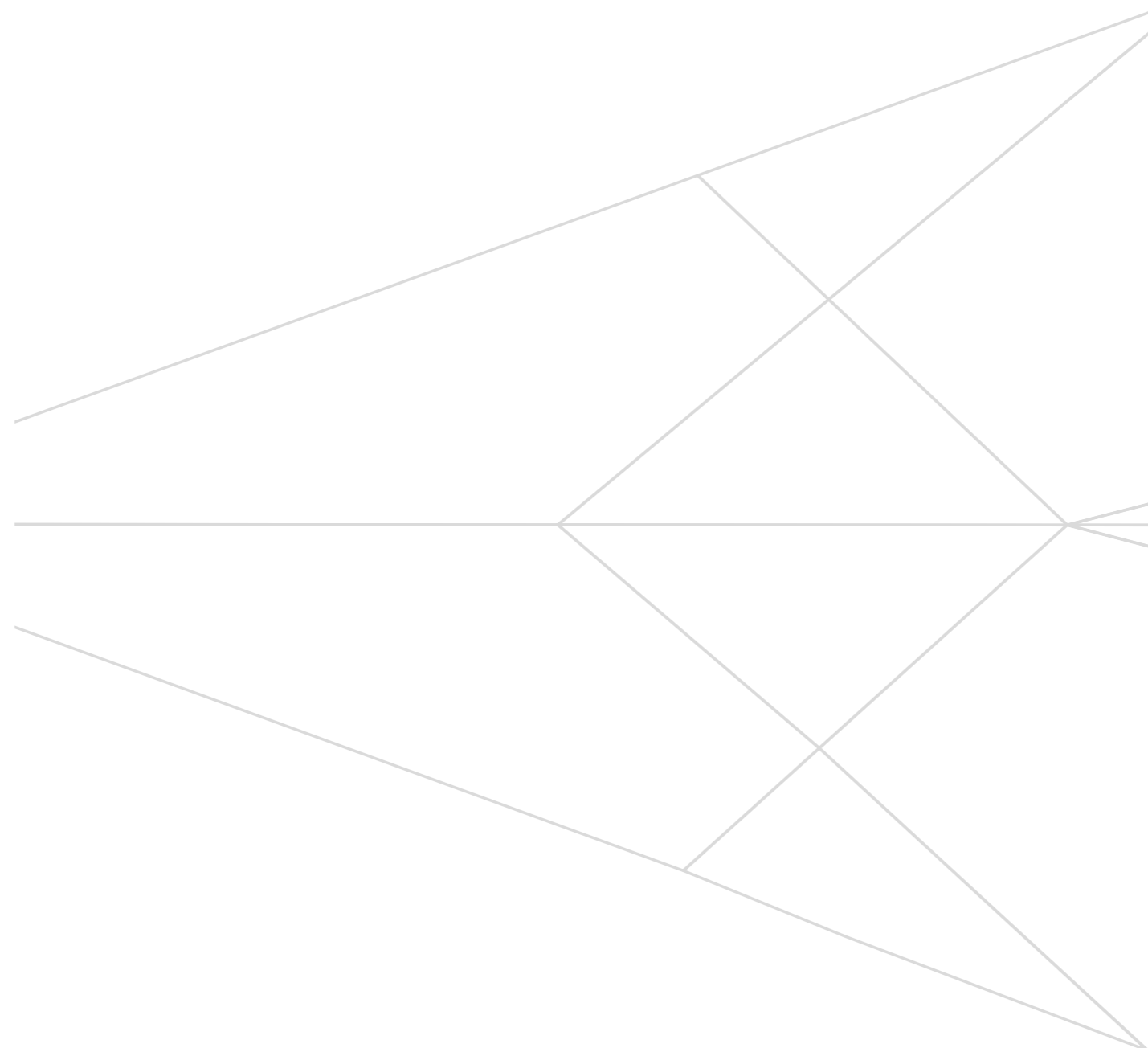
**TABLE 28: SUB-PRECINCT 8.3 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 27</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The GFA of uses in accordance with <b>Table 10: Compliance Assessable Uses</b>.</p> <p><b>DS2.2</b> Building height does not exceed the maximum building height shown in <b>Figure 21</b>.</p> <p><b>DS2.3</b> Development provides podiums that are a maximum height of 2 storeys.</p> <p><b>DS2.4</b> Where for Multiple Residential (Other than a Duplex), the minimum setbacks from the outermost projection of buildings are in accordance with Section 3.17 <b>Table 52</b></p> <p><b>DS2.5</b> Multiple Residential (Other than a Duplex), development provides the following minimum building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.17 <b>Table 53</b></p> <p><b>DS2.6</b> Where development on a Primary Frontage identified by <b>Figure 21</b>, a building must:</p> <ol style="list-style-type: none"> <li>Present a minimum of 70% of the building as active frontage;</li> <li>Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct;</li> <li>Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided;</li> <li>Address the street frontage or frontages by: <ul style="list-style-type: none"> <li>- Providing clear, legible entry points for both pedestrians and vehicles;</li> <li>- Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths;</li> </ul> </li> <li>Provide an awning to the street 4m in width.</li> </ol> <p><b>DS2.7</b> Where development on a Secondary Frontage identified by <b>Figure 21</b>, a building must:</p> <ol style="list-style-type: none"> <li>Present a minimum of 50% of the building as active frontage;</li> <li>Include a combination of design elements such as projections, recesses and openings to enhance the character of the precinct;</li> <li>Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features; and</li> <li>Not have blank walls or loading bays on this frontage.</li> </ol>

ELEMENT	DESIGN STANDARD
Built Form (cont.)	<p><b>DS2.8</b> Development on a Key Corner Site identified by <b>Figure 21</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>Service stations and fast food outlets are not located on these corners;</li> <li>Built form, is provided to this corner and is articulated through use of glass, openings, and recesses; and</li> <li>4m wide awnings and public realm treatments at the ground plan to celebrate the corner and contributed to the public realm.</li> </ol> <p><b>DS2.9</b> The scale of development protects 'View Lines' through the site as identified by <b>Figure 21</b>.</p>
Public Realm	<p><b>DS3.1</b> 'People's Place Plaza' with a minimum size of 3,000m<sup>2</sup> is located as shown on the <b>Figure 21</b> and provides:</p> <ol style="list-style-type: none"> <li>A minimum of 70% open to the sky;</li> <li>A minimum 60m frontage to the Main Street;</li> <li>A mix of informal plaza space and outdoor dining uses; and</li> <li>Embellishments may include public art, landscaping and street furniture.</li> </ol> <p><b>DS3.2</b> A 'Plaza (within University Campus / Commercial / Retail land use)' is located as shown on <b>Figure 21</b> and provides:</p> <ol style="list-style-type: none"> <li>A minimum of 50% open to the sky;</li> <li>A minimum 40m frontage to the internal or external thoroughfare;</li> <li>A mix of informal plaza space and dedicated outdoor dining uses; and</li> <li>Embellishments may include public art, landscaping and street furniture.</li> </ol> <p><b>DS3.3</b> A potential Aquatic play node is delivered through the development of the People's Place in accordance with <b>Figure 21</b>.</p> <p><b>DS3.4</b> A 'Grade Separated Pedestrian Cycle Link' is provided in accordance with <b>Figure 21</b> to connect the People's Place South to the northern continuation of People's Place in the North within the adjoining Sub-Precinct.</p> <p><b>DS3.5</b> Development ensures that a 'Through Block Link' with a minimum pedestrian corridor width of 4m is provided in accordance with <b>Figure 21</b> which may be enclosed, open to the sky and may be in private or public ownership.</p> <p><b>DS3.6</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 21</b>.</p> <p><b>DS3.7</b> Development provides a 'Shared Zone' which incorporates</p> <ol style="list-style-type: none"> <li>Variation in road surface treatment;</li> <li>Priority pedestrian crossing; and</li> <li>Signage and landscape treatment to maximise pedestrian safety.</li> </ol>

ELEMENT	DESIGN STANDARD
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 21</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix I</b>.</p> <p><b>DS4.3</b> Access locations are provided in accordance with <b>Figure 21</b>. <i>Note locations shown are indicative and may vary along the road provided road safety is not compromised.</i></p> <p><b>DS4.4</b> On-site at-grade car parking areas are to provide bus layby areas and generally be screened from view from surrounding streets by a combination of built form and planted buffers.</p> <p><b>DS4.5</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.6</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p> <p><b>DS4.7</b> Community Facilities (Major Civic Centre lot) parking rate as 1 space / 20m<sup>2</sup> GFA or alternative rate where demonstrated in a Parking Assessment Report. Where a Parking Assessment Report is provided that clearly demonstrates a reduced parking demand is expected to be generated by the development, or in instances where shared parking arrangements enable greater efficiency in parking utilisation, the applicable parking rate may be reduced. Any reduction to the car parking rate is limited to a maximum of 15% variation to the total parking demand</p> <p><b>DS4.8</b> Indoor Entertainment (Hotel) (Mixed Use Entertainment Lot and Lot 80031) parking rate as 1 space/20m<sup>2</sup> GFA or alternative rate where demonstrated in a Parking Assessment Report. Where a Parking Assessment Report is provided that clearly demonstrates a reduced parking demand is expected to be generated by the development, or in instances where shared parking arrangements enable greater efficiency in parking utilisation, the applicable parking rate may be reduced. Any reduction to the car parking rate is limited to a maximum of 15% variation to the total parking demand.</p>

ELEMENT	DESIGN STANDARD
Additional Compliance Assessment Criteria (for Lot 80031)	<p><b>DSS.1</b> Development is designed, sited and constructed to minimise noise, odour and air-quality impacts on residents consistent with its location in the Town Centre</p> <p><b>DSS.2</b> Development:</p> <ol style="list-style-type: none"> <li>Has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents;</li> <li>Does not result in noise emissions external to existing or approved affected residences that exceed: <ul style="list-style-type: none"> <li>7am to 10pm: LA10 = LA90 + 10dB(A)</li> <li>10pm to 6am: LA10(oct) = LA90(oct) + 8dB in any frequency band from 63hz to 2,000hz</li> </ul> </li> </ol> <p><b>DSS.3</b> Lighting devices are located, designed and installed to:</p> <ol style="list-style-type: none"> <li>Minimise light spillage on surrounding premises;</li> <li>Preserve an acceptable degree of lighting amenity at surrounding premises;</li> <li>Provide covers or shading around lights;</li> <li>Direct lights downwards;</li> <li>Position lights away from possible affected areas; and,</li> <li>Enable the brightness of lights to be adjusted to low levels.</li> </ol> <p><b>DSS.4</b> Streets, driveways, servicing and car parking areas are located and designed to minimise vehicle headlight impacts on any surrounding residential premises.</p> <p><b>DSS.5</b> Development ensures that 'Landscape Screening' with a minimum width of 2m is provided in accordance with <b>Figure 21</b>, which provides a buffer between the car parking area and pedestrians.</p>



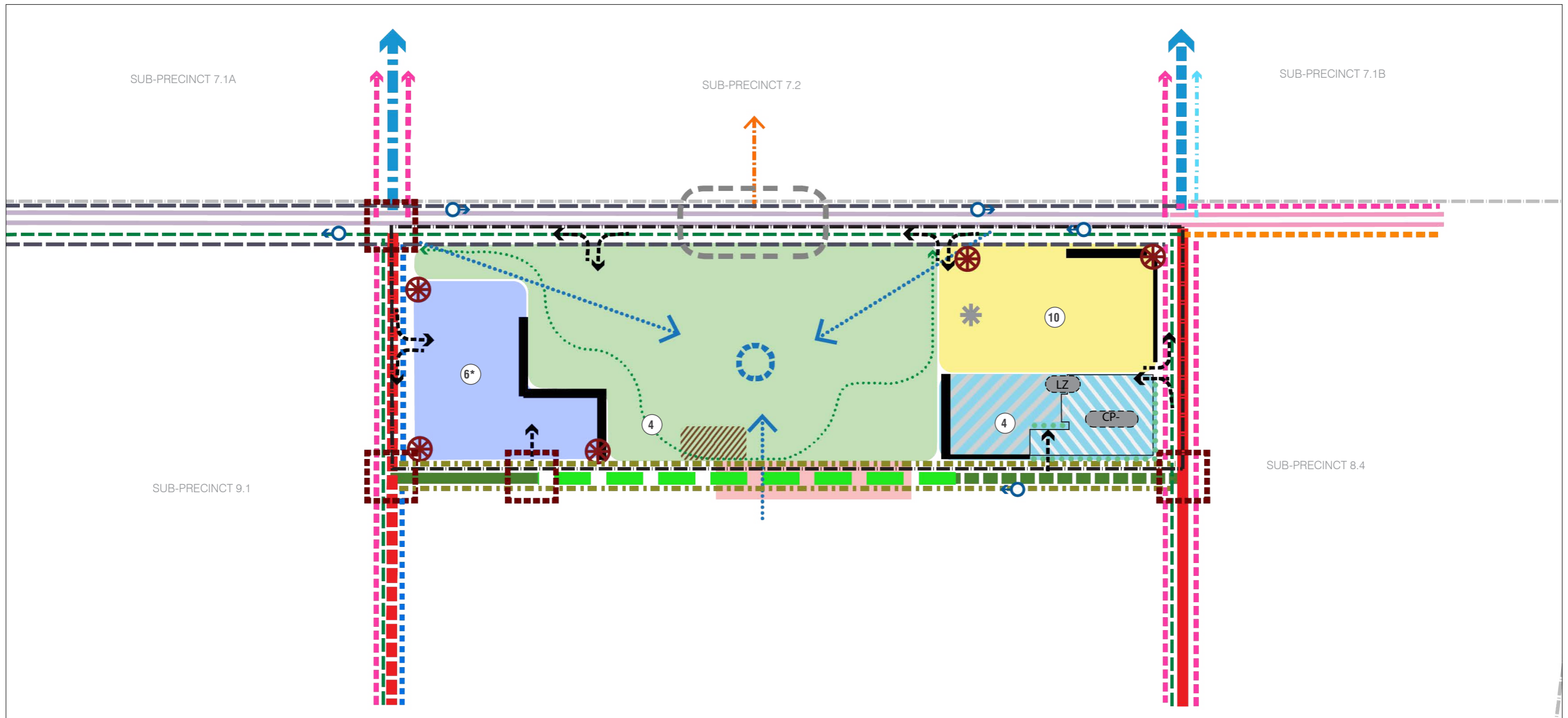
### 3.8.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 8.3

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 8.3 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 21 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. Table 29: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 8.3 identifies the applicable Design Standards for a lot layout in Sub-Precinct 8.3.

TABLE 29: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 8.3

DESIGN STANDARD	
Plazas	1 x People's Place Plaza 1 x Plaza (within Lot 80030)
Total Area Required	People's Place Plaza - 3,000m <sup>2</sup> Major Civic Centre - 1.5 ha
Total Park Area	6.8ha People's Place South (includes Major Civic Centre and People's Place Plaza)
Maximum Future Yield	Lot 80030 – 2 Lots Lot 80031 – 2 Lots
Lot Design	No minimum lot size
Road Hierarchy	Roads are designed in accordance with <a href="#">Appendix L</a> of this PoD.
Car parking	On-site parking and service vehicles are provided in accordance with <a href="#">Appendix I</a> .
PDA Guidelines and Practice Notes	<ul style="list-style-type: none"> <li><a href="#">Guideline No.8</a> – Medium and High Rise Buildings (May 2015)</li> <li><a href="#">Guideline No.11</a> – Community Facilities (May 2015)</li> <li><a href="#">Guideline No.12</a> – Park Planning and Design (May 2015)</li> <li><a href="#">Guideline No.13</a> – Engineering Standards (May 2015)</li> <li><a href="#">Guideline No.18</a> – Development Interfaces (May 2015)</li> <li><a href="#">Practice Note No.11</a> – Parking Analysis Plans (July 2012)</li> <li>The executed Local Government and DTMR Infrastructure Agreements</li> </ul>



**LEGEND**

- Precinct Boundary
- - - Sub-Precinct Boundary
- ..... View Line
- ..... Pedestrian and Cycle Linkage
- ⊙ Potential Aquatic Play Node
- \* Plaza (within University Campus / Commercial / Retail land use)
- ▨ People's Place Plaza (3,000m<sup>2</sup>)
- ⊞ Grade Separated Pedestrian/Cycle Link Zone

**LAND USES**

- Major Civic Centre (1.5 ha)
- Mixed Use Entertainment
- University Campus / Commercial / Retail / Residential
- Peoples Place South

**INTERFACES**

- Primary Building Frontage
- Secondary Building Frontage
- Key Corner Site

**BUILDING HEIGHTS**

- 4 Up to 4 storeys
- 6\* Up to 6 storeys. Additional height to a maximum of 8 storeys can be contemplated, subject to a Material Change of Use development application.
- 10 Up to 10 storeys

**INTERNAL LAND USE OUTCOMES**

- Indicative built form footprints
- Indicative carparking areas
- CP-MU Carparking & Servicing - Indicative location - Mixed Use Entertainment
- LZ Loading Zone

**INTERFACES**

- Landscape Screening

**INTERFACES**

- Desired building frontage / setback with building articulation and screen planting
- Retail frontage

**ROAD NETWORK HIERARCHY**

- Sub Arterial 2B (34m wide)
- Sub Arterial 2 (34m wide)
- Centre Connector CC1A (31.0m wide)
- Centre Connector CC1C (36.0m wide)
- Centre Connector CC3A (25.3m wide)
- Centre Connector CC3B (28.8m wide)
- Seamless Connection (18.0m)
- Neighbourhood Connector (24m wide)
- Neighbourhood Connector with 3.5 median (28.4m wide)

**INTERFACES**

- Vehicle Access Point
- Vehicle Left In Left Out Access Point
- Shared Zone

**INTERSECTIONS**

- Signalised Intersection

**PUBLIC TRANSPORT**

- Indicative Bus Stop

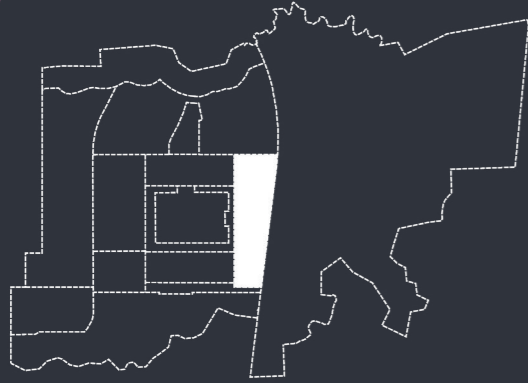
**STREET SCAPE**

- Full Verge Width Shared Pedestrian Zone
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 4.5m Wide Off-Road Pedestrian Path
- 3.0m Wide Recreation Trail
- 3.0m Wide Off-Road Pedestrian Path
- 2.5m Wide Off-Road Shared Path
- 1.8m Wide Off-Road Pedestrian Path

FIGURE 21: SUB-PRECINCT 8.3 FIXED ELEMENTS

## 3.9 SUB-PRECINCT 8.4

MIXED USE EDGE



### 3.9.1 SUB-PRECINCT INTENT

This Sub-Precinct is to cater for a mixture of education, business, small scale retail, health and community uses, residential, and short term accommodation. Commercial use categories are supported by this Sub-precinct. Land uses within this Sub-Precinct do not compromise the intended role or successful functioning of the Town Centre Core (Sub-Precinct 8.1). Land uses cannot include full line supermarkets, discount department stores or department stores within this Sub-Precinct. Uses such as showrooms and outdoor sales may occur. Community uses such as health facilities, emergency services and police station are also compatible within this Sub-Precinct and are envisaged to be located in the southern portion of this Sub-Precinct to benefit from ease of access to the transit hub and key roads. Two parks are provided throughout this precinct to enhance community amenity and recreation.

Built form and landscaping create an attractive, pedestrian oriented streetscape, and visual amenity along the interface with the Bells Creek Arterial is enhanced through the use of landscape planting. Building height reinforces the transition from the core by stepping building height and intensity down from the Town Centre. This transition is to be reinforced by the design of development to provide for a transition from a strong urban edge on the western boundary of this Sub-Precinct, through to pavilion buildings within a landscaped setting on the eastern edge of the Sub-Precinct ensuring an attractive edge is presented to the Bells Creek Arterial. Where they occur, residential uses are designed to minimise adverse impacts on occupants as a result of noise and other characteristics of the local environment.

This Sub-Precinct presents as one of the key entry gateways to Caloundra South. Development is to be designed to encourage a consolidation of built form and activities.

Public realm within the Sub-Precinct is designed to facilitate movement of pedestrians in a comfortable environment with a focus on creating strong links to the People's Place, Transit Interchange and Retail Core.

Vehicle access through the site links with important visual gateways that are to be treated through building design, whilst not compromising on vehicle movement. The accessibility of this Sub-Precinct may also make it suitable for heavily trafficked (vehicle or pedestrian) uses such as tertiary education, display spaces, home maker centre or commercial office for example.

Figure 22: Sub-Precinct 8.4 Illustrative Concept Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 22: SUB-PRECINCT 8.4 ILLUSTRATIVE CONCEPT PLAN

### 3.9.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 8.4 are outlined in **Table 30: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 30: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
Uses Subject to Compliance Assessment
<p><b>Where on Lot 80025 (Health Lot):</b></p> <ul style="list-style-type: none"> <li>Community Facility</li> <li>Health Care Services</li> </ul> <p><b>Where on Lot 80043, 80044 and 80045 (Emergency Services):</b></p> <ul style="list-style-type: none"> <li>Emergency Services</li> </ul> <p><b>Where on Lot 80026 and 80027 (Balance):</b></p> <ul style="list-style-type: none"> <li>Business</li> <li>Car Park</li> <li>Child Care Centre</li> <li>Educational Establishment</li> <li>Emergency Services</li> <li>Fast Food Premises</li> <li>Food Premises</li> <li>Hospital</li> <li>Indoor Entertainment</li> <li>Indoor Sport and Recreation</li> <li>Market</li> <li>Outdoor Sales</li> <li>Outdoor Sport and Recreation</li> <li>Place of Assembly</li> <li>Multiple Residential (where located on 'Preferred Residential Node' sites as identified on Figure 23)</li> <li>Other Residential</li> <li>Service Station</li> <li>Service Industry</li> <li>Shop</li> <li>Short Term Accommodation</li> <li>Telecommunications Facility</li> <li>Tourist Attraction</li> <li>Utility Installation</li> <li>Veterinary hospital</li> </ul>

### 3.9.3 SPECIFIC DESIGN CRITERIA

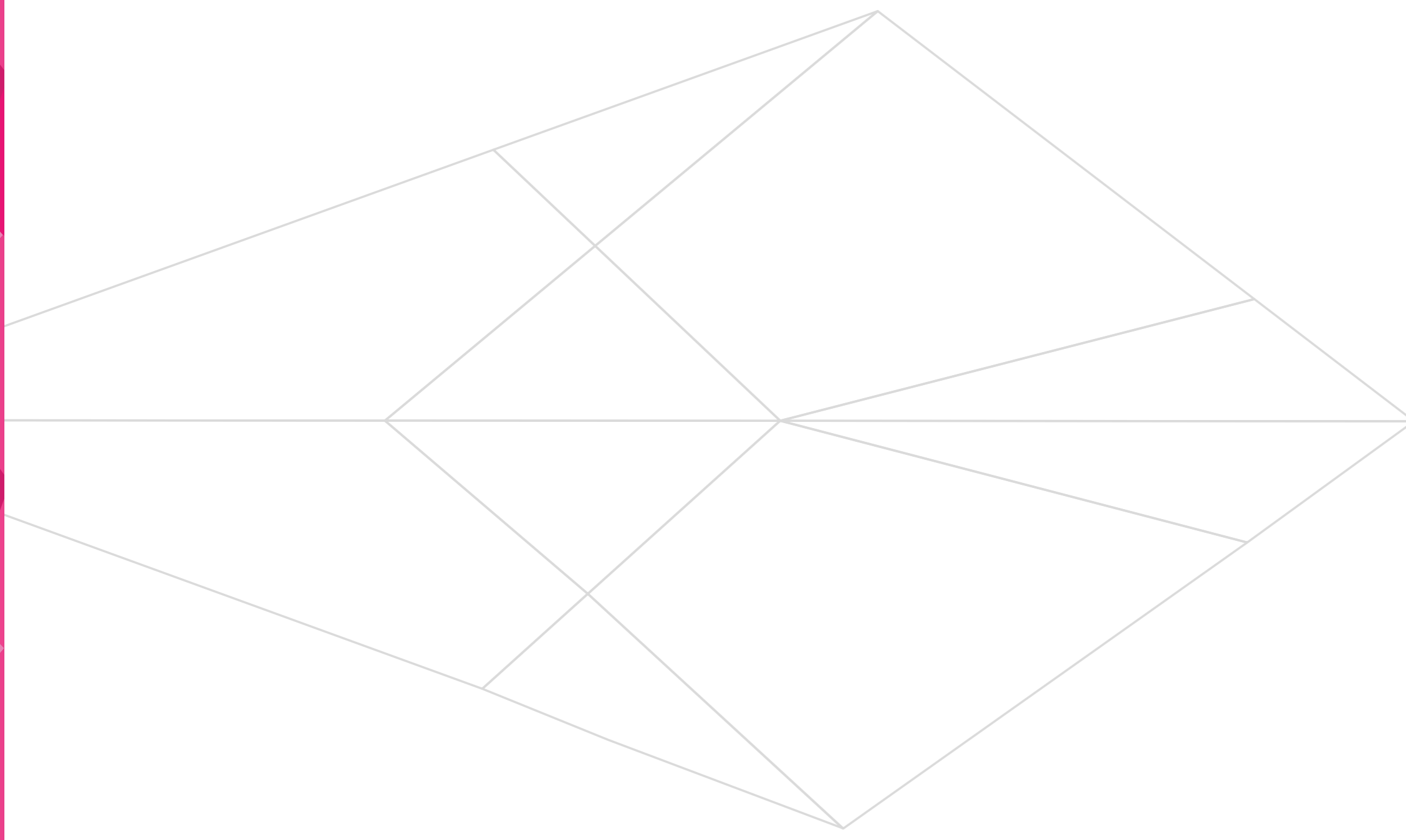
Applications for Compliance Assessment in Sub-Precinct 8.4 are required to be assessed against and fulfil the Design Standards identified in **Table 31: Sub-Precinct 8.4 Design Standards** as well as the Specific Use Criteria in **Table 51**, where relevant.

**TABLE 31: SUB-PRECINCT 8.4 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 30</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The GFA of uses in accordance with <b>Table 10: Compliance Assessable Uses</b>.</p> <p><b>DS2.2</b> Building height does not exceed the maximum building height shown in <b>Figure 23</b>.</p> <p><b>DS2.3</b> Development provides podiums for non-residential elements which have a maximum height of 2 storeys.</p> <p><b>DS2.4</b> Where for Multiple Residential (other than Duplex), the minimum setback from the outermost projection of buildings are in accordance with Section 3.17 <b>Table 52</b>.</p> <p><b>DS2.5</b> Where for Multiple Residential (other than Duplex), development provides the following minimum building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.17 <b>Table 53</b>.</p> <p><b>DS2.6</b> Where development on a Primary Frontage identified by <b>Figure 23</b>, a building must:</p> <ol style="list-style-type: none"> <li>Present a minimum of 70% of the building as active frontage (50% where Police/Fire/Ambulance/Health on the relevant lots);</li> <li>Include a combination of design elements such as projections, recesses and openings to enhance the character of the precinct;</li> <li>Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features; and</li> <li>Not have blank walls or loading bays on this frontage.</li> <li>Where the development comprises a Police, Fire or Ambulance Station, a reduced amount of transparent windows/doors will be permitted provided a range of other design elements have been incorporated along the building frontage to ensure visual interest is created for pedestrians.</li> </ol> <p><b>DS2.7</b> Development on a Key Corner Site identified by <b>Figure 23</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>Service stations and fast food outlets are not located on these corners;</li> <li>Active frontages are provided to this corner through the provision of high quality architectural built form outcomes that are articulated through the use of glass, openings, and recesses. ; and</li> <li>4m wide awnings and public realm treatments at the ground plane to celebrate the corner, create visual interest for pedestrians and contribute to the public realm.</li> </ol>

ELEMENT	DESIGN STANDARD
Public Realm	<p><b>DS3.1</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 23</b>.</p> <p><b>DS3.2</b> Development along 'Bells Creek Arterial Landscape Edge' as identified by <b>Figure 23</b> creates a pleasant green landscaped edge to the Bells Creek Arterial corridor which:</p> <ol style="list-style-type: none"> <li>Provides an attractive gateway statement; and</li> <li>Presents development to the road as being pavilion buildings within a green landscaped setting.</li> </ol> <p><b>DS3.3</b> Development fronting 'Gateway Landscape Edge' as identified by <b>Figure 23</b> provides a landscape treatment that offers:</p> <ol style="list-style-type: none"> <li>A high quality landscape treatment;</li> <li>Dense groundcover planting;</li> <li>Advanced tree planting;</li> <li>Feature tree species;</li> <li>Minimum 3m wide landscape strip; and</li> <li>Buildings are to be orientated to the internally away from Bells Creek Arterial Road.</li> </ol> <p><b>DS3.4</b> A 3m landscape buffer/screen is provided on property frontage as shown in <b>Figure 23</b>.</p>
Emergency Services (Lots 80043, 80044 and 80045) and Health (Lot 80025)	<p><b>DS4.1</b> Development ensures that building setbacks for the Emergency Services and Community Facility (Health) meet the requirements as per the below;</p> <ol style="list-style-type: none"> <li>Emergency Services (Lots 80043, 80044 and 80045): <ul style="list-style-type: none"> <li>Centre Connector - &lt;3m</li> <li>Centre Access Road - 2m</li> </ul> </li> <li>Community Facility (Lot 80025): <ul style="list-style-type: none"> <li>Centre Connector - 2m minimum setback (including landscaped frontage)</li> <li>Centre Access Road - 2m minimum setback</li> <li>BCA Southern Connector - 3m minimum setback (including landscaped frontage)</li> <li>Bells Creek Arterial - 2m minimum setback (including landscaped frontage)</li> </ul> </li> </ol> <p><b>DS4.2</b> Air conditioning, re Fridgeration and other mechanical plant, vents and refuse and recycling storage areas are appropriately screened as follows:</p> <ol style="list-style-type: none"> <li>Where fronting Centre Connector: <ul style="list-style-type: none"> <li>All services are screened to ensure they are not visually obtrusive when viewed from the street;</li> </ul> </li> <li>All other frontages: <ul style="list-style-type: none"> <li>All services are sensibly located on site to minimise impacts on adjoining sensitive uses</li> </ul> </li> </ol> <p><b>DS4.3</b> Any fencing along the Centre Connector is:</p> <ol style="list-style-type: none"> <li>Provided at a maximum of 50% of the frontage, setback a minimum of 1m, and includes indentations, material variations and landscaping is provided to add visual interest and soften the visual impact;</li> <li>A maximum height of either: <ul style="list-style-type: none"> <li>1.2m in height and solid only where setback behind a minimum of 1m of landscaping that at a minimum, reaches the height of the fence for screening purposes; OR</li> <li>1.8m in height where setback a minimum of 2m</li> </ul> </li> </ol>

ELEMENT	DESIGN STANDARD
Emergency Services (Lots 80043, 80044 and 80045) and Health (Lot 80025) (cont.)	<ol style="list-style-type: none"> <li>Materials that are of either a translucent, perforated or a slatted nature that avoids palisade modular styles and uses timber or aluminium where setback a minimum of 2m dense landscaping that fully screens the fence;</li> <li>Assists in highlighting entry points</li> </ol> <p><b>DS4.4</b> Built form is provided to this corner and is articulated and are of a high visual quality whilst maintaining the urban character of the precinct, and, where fencing is provided to the internal primary vehicle circulation roads, it is to comply with the following:</p> <ol style="list-style-type: none"> <li>A maximum of 1.5m in height, where fence construction is solid or less than 50% transparent, or a maximum of 1.8m in height, where fence construction is at least 50% transparent;</li> <li>Facilitate casual surveillance of the street and public space;</li> <li>Assists in highlighting entry points;</li> <li>The requirements with regard to security and sensitivity for the specialised emergency services uses.</li> <li>Provides a positive interface to the streetscape.</li> </ol> <p><b>DS4.5</b> End of trip facilities for bicycles, involving dedicated amenities for bike storage areas, lockers, toilets and change facility, are not required to be publicly accessible where for Emergency Services uses.</p>
Parking and Access	<p><b>DS5.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 23</b>.</p> <p><b>DS5.2</b> 'Primary Vehicle Circulation' is provided in accordance with the indicative layout shown on <b>Figure 23</b>.</p> <p><b>DS5.3</b> On-site parking and service vehicles are provided in accordance with <b>Appendix I</b>.</p> <p><b>DS5.4</b> Access and prohibited access locations are provided in accordance with <b>Figure 23</b>. Note locations shown are indicative and may vary along the road provided road safety is not compromised.</p> <p><b>DS5.5</b> On-site at-grade car parking areas are generally screened from view from surrounding streets by a combination of built form and planted buffers.</p> <p><b>DS5.6</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS5.7</b> Direct vehicular access to Bell's Creek Arterial Road is prohibited.</p>



### 3.9.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 8.4

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 8.4 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 23 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. Table 32: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 8.4 identifies the applicable Design Standards for a lot layout in Sub-Precinct 8.4.

TABLE 32: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 8.4

DESIGN STANDARD	
Number of Local/Neighbourhood Parks	2 x Local Parks
Total Park Area Required	5,000m <sup>2</sup>
Maximum Future Yield	Lot 80027 – 28 Lots Lot 80026 – 27 Lots Lot 80025 – 16 Lots
Lot Design	No minimum lot size
Road Hierarchy	Roads are designed in accordance with <a href="#">Appendix L</a> of this PoD.
Car parking	On-site parking and service vehicles are provided in accordance with <a href="#">Appendix I</a> .
PDA Guidelines and Practice Notes	<ul style="list-style-type: none"> <li>• <a href="#">Guideline No.8</a> – Medium and High Rise Buildings (May 2015)</li> <li>• <a href="#">Guideline No.11</a> – Community Facilities (May 2015)</li> <li>• <a href="#">Guideline No.12</a> – Park Planning and Design (May 2015)</li> <li>• <a href="#">Guideline No.13</a> – Engineering Standards (May 2015)</li> <li>• <a href="#">Guideline No.18</a> – Development Interfaces (May 2015)</li> <li>• <a href="#">Practice Note No.11</a> – Parking Analysis Plans (July 2012)</li> <li>• The executed Local Government and DTMR Infrastructure Agreements</li> </ul>

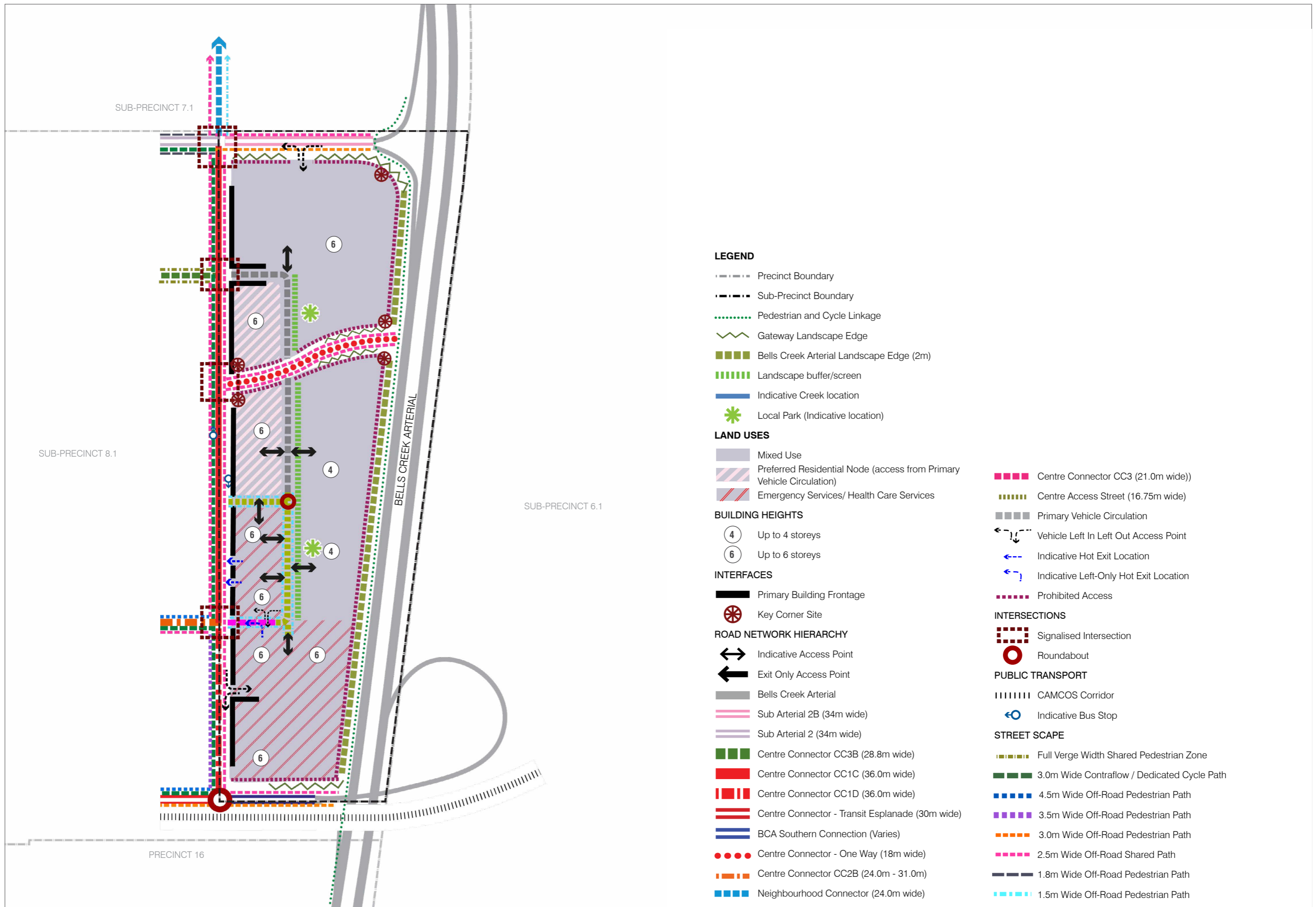
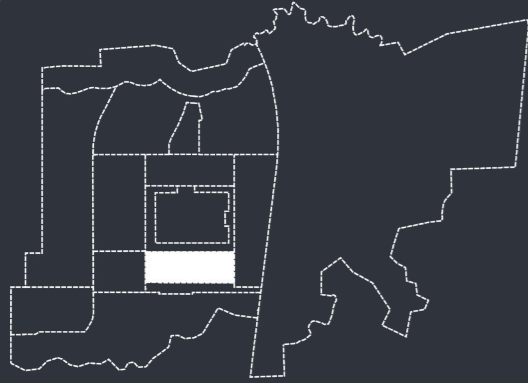


FIGURE 23: SUB-PRECINCT 8.4 FIXED ELEMENTS

## 3.10 SUB-PRECINCT 8.5

### TRANSIT PRECINCT



#### 3.10.1 SUB-PRECINCT INTENT

This Sub-Precinct is located within easy walking distance of the Transit Interchange and accommodates primarily residential uses in a mixed density urban environment. A mixture of housing density is provided within the Sub-precinct primarily in a mid to high rise form. Attached terrace housing on the edges of this Sub-Precinct may also be provided. Buildings fronting the Main Street incorporate fine-grain retail and commercial uses to generate activity along these pedestrian spines and to capitalise on the accessibility to public transport. Mixed use development may also occur on the edges of this Sub-Precinct.

The Main Street will offer high intensity development with building heights transitioning down towards the east and west.

Development comprises tower and podium form where fronting the Main Street. The podium element of a tower is to have a strong interface with the street and create a consistent active frontage at a human scale along the street that is supported by landscaping at the street frontage to enhance the pedestrian environment and reinforce the residential nature of this Sub-Precinct. A building in planted streetscape treatment is otherwise achieved in the balance of the Sub-Precinct.

Public realm within the Sub-Precinct comprises a number of local neighbourhood parks located throughout the residential neighbourhoods which provide for passive recreation opportunities.

The entrance to the Transit Interchange from the Main Street is prominent in the streetscape and provides for convenient and legible paths for pedestrians and cyclists to access the Transit Interchange and provides a transit plaza to facilitate pedestrian access.

Figure 24: Sub-Precinct 8.5 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.

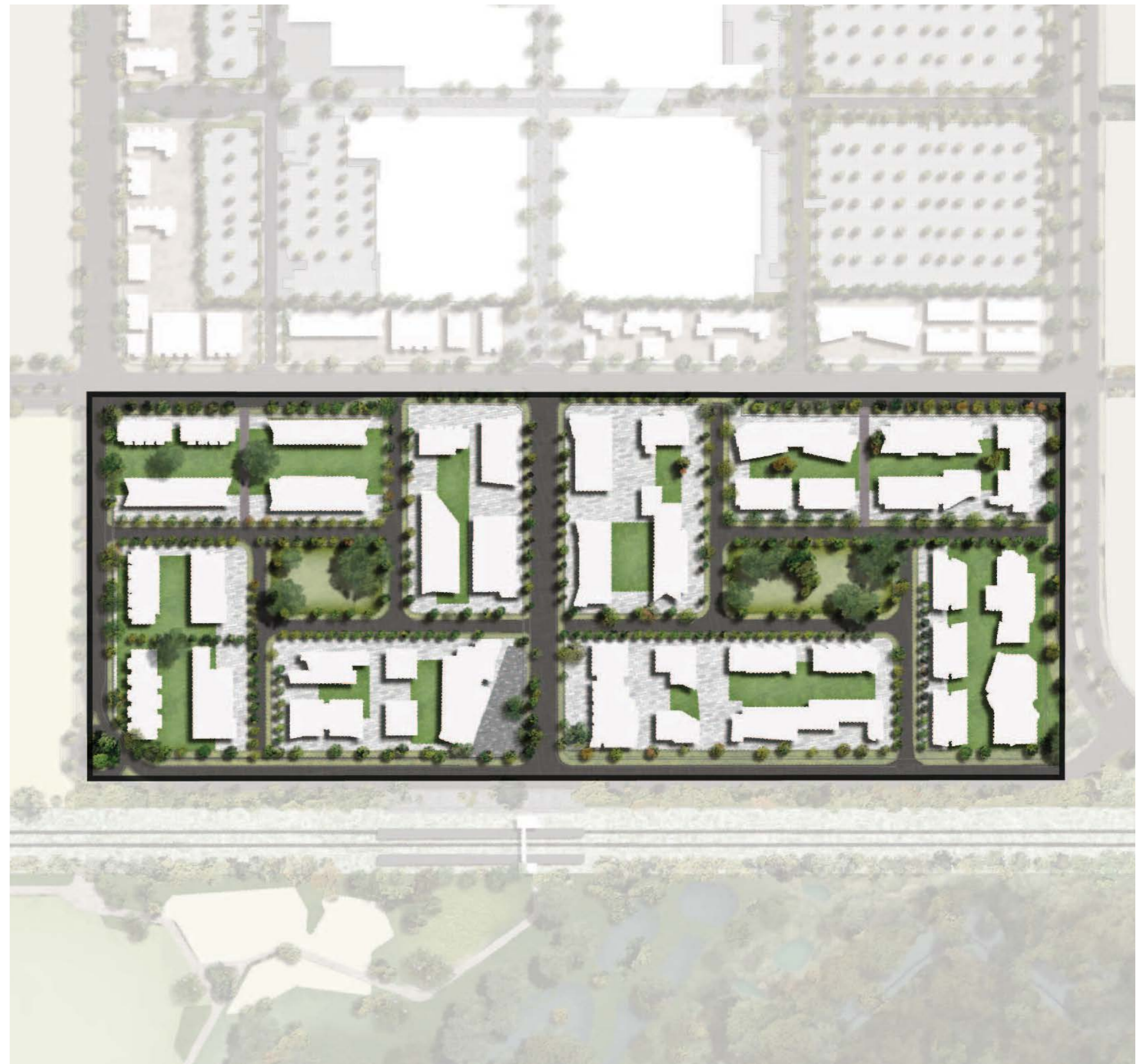


FIGURE 24: SUB-PRECINCT 8.5 ILLUSTRATIVE INTENT PLAN

### 3.10.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 8.5 are outlined in **Table 33: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 33: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES	
Uses Subject to Compliance Assessment	
	<ul style="list-style-type: none"> <li>• Business (where located in a 'Focus Mixed Use' site as identified on <b>Figure 25</b>)</li> <li>• Food Premises</li> <li>• Indoor Sport and Recreation</li> <li>• Multiple Residential</li> <li>• Other Residential</li> <li>• Outdoor Sport and Recreation</li> <li>• Shop</li> <li>• Short Term Accommodation</li> <li>• Utility Installation</li> </ul>

### 3.10.3 SPECIFIC DESIGN CRITERIA

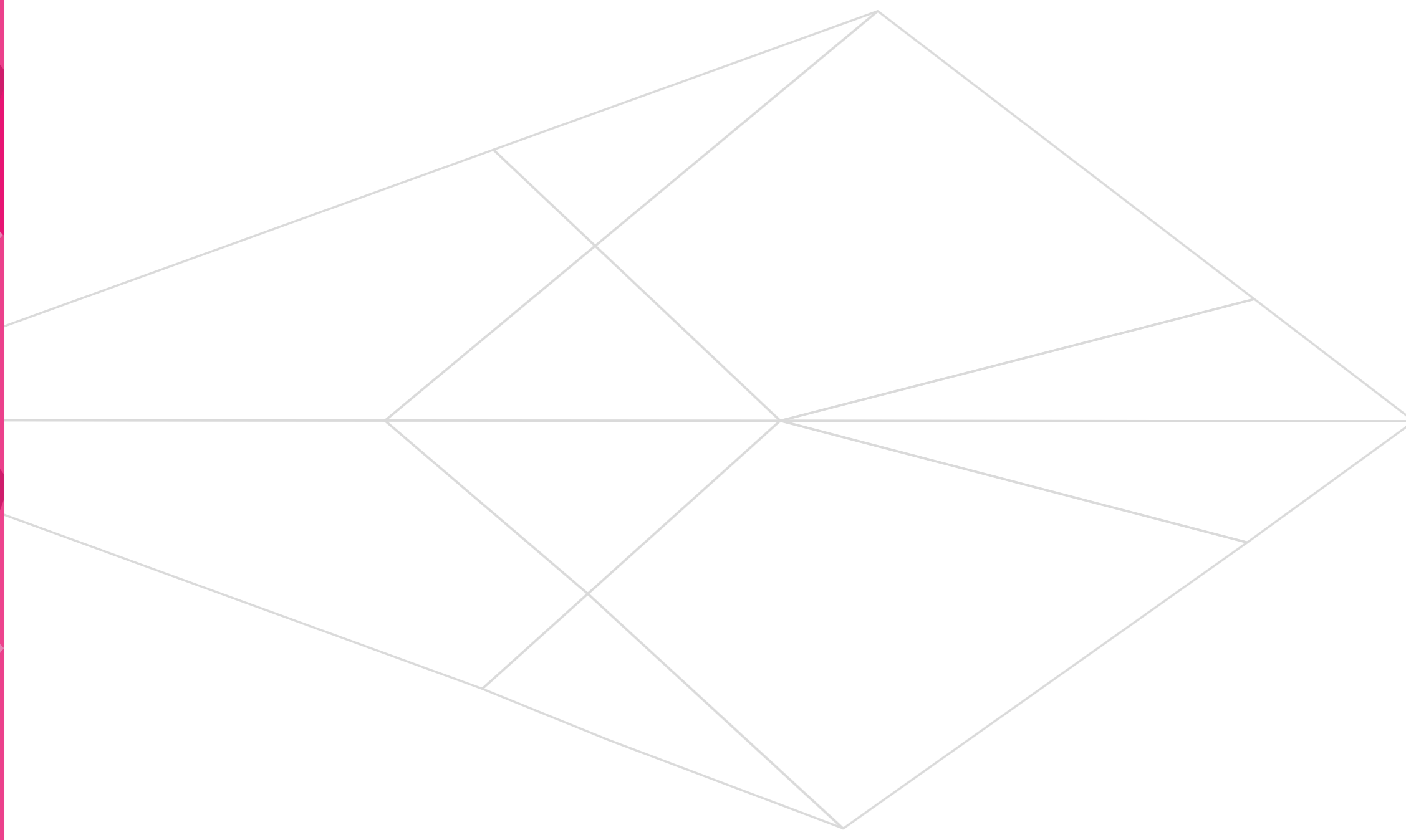
Applications for Compliance Assessment in Sub-Precinct 8.5 are required to be assessed against and fulfil the Design Standards identified in **Table 34: Sub-Precinct 8.5 Design Standards** as well as the Specific Use Criteria in **Table 51**, where relevant.

**TABLE 34: SUB-PRECINCT 8.5 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 33</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The GFA of uses in accordance with <b>Table 10: Compliance Assessible Uses</b>.</p> <p><b>DS2.2</b> Building height does not exceed the maximum building height shown in <b>Figure 25</b>.</p> <p><b>DS2.3</b> Development provides podiums that have a maximum height of:</p> <ol style="list-style-type: none"> <li>3 storeys on 'Primary Frontage'; or</li> <li>1 storey on other sites.</li> </ol>

ELEMENT	DESIGN STANDARD
Built Form (cont.)	<p><b>DS2.4</b> Where for Multiple Residential (other than Duplex), the minimum setback from the outermost projection of buildings where are in accordance with Section 3.17 <b>Table 52</b>.</p> <p><b>DS2.5</b> Where for Multiple Residential (other than Duplex), development provides the following minimum building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.17 <b>Table 53</b>.</p> <p><b>DS2.6</b> Where development on a Primary Frontage identified by <b>Figure 25</b>, a building must:</p> <ol style="list-style-type: none"> <li>Present a minimum of 70% of the building as active frontage (50% where Police/Fire/Ambulance/Health);</li> <li>Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct;</li> <li>Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided;</li> <li>Address the street frontage or frontages by: <ul style="list-style-type: none"> <li>- Providing clear, legible entry points for both pedestrians and vehicles;</li> <li>- Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths;</li> </ul> </li> <li>Provide an awning to the street 4m in width.</li> </ol> <p><b>DS2.7</b> Where development on a Secondary Frontage identified by <b>Figure 25</b>, a building must:</p> <ol style="list-style-type: none"> <li>Present a minimum of 50% of the building as active frontage;</li> <li>Include a combination of design elements such as projections, recesses and openings to enhance the character of the precinct;</li> <li>Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features; and</li> <li>Not have blank walls or loading bays on this frontage.</li> </ol> <p><b>DS2.8</b> Development on a Key Corner Site identified by <b>Figure 25</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>Service stations and fast food outlets are not located on these corners;</li> <li>Built form, is provided to this corner and is articulated through use of glass, openings, and recesses; and</li> <li>4m wide awnings and public realm treatments at the ground plan to celebrate the corner and contributed to the public realm.</li> </ol>

ELEMENT	DESIGN STANDARD
Public Realm	<p><b>DS3.1</b> A 'Transit Plaza' with a minimum size of 1,000m<sup>2</sup> is located as shown on <b>Figure 25</b> and provides:</p> <ol style="list-style-type: none"> <li>A minimum of 70% open to the sky;</li> <li>A direct view line to the transit interchange;</li> <li>A minimum 40m frontage to the Main Street;</li> <li>A mix of informal plaza space and outdoor dining uses; and</li> <li>Embellishments including public art, landscaping and street furniture.</li> </ol> <p><b>DS3.2</b> Development ensures that a 'Through Block Link' with a minimum pedestrian corridor width of 4m is provided in accordance with <b>Figure 25</b> which may be enclosed, open to the sky and may be in private or public ownership.</p> <p><b>DS3.3</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 25</b>.</p>
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 25</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix I</b>.</p> <p><b>DS4.3</b> Access and 'Primary Vehicle Circulation' are provided in accordance with <b>Figure 25</b>. Note locations shown are indicative and may vary along the road provided road safety is not compromised.</p> <p><b>DS4.4</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.5</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p>



### 3.10.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 8.5

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 8.5 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 25 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. Table 35: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 8.5 identifies the applicable Design Standards for a lot layout in Sub-Precinct 8.5.

TABLE 35: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 8.5

DESIGN STANDARD	
Number of Local/Neighbourhood Parks	1 x Neighbourhood Park 1 x Local Park
Total Park Area Required	9,000m <sup>2</sup>
Transit Plaza	1,000m <sup>2</sup> transit plaza
Maximum Future Yield (+/-15%)	Lot 80022 – 27 Lots Lot 80023 – 16 Lots Lot 80024 – 16 Lots
Lot Design	No minimum lot size
Road Hierarchy	Roads are designed in accordance with <a href="#">Appendix L</a> .
Car parking	On-site parking and service vehicles are provided in accordance with <a href="#">Appendix I</a> .
PDA Guidelines and Practice Notes	<ul style="list-style-type: none"> <li>• <a href="#">Guideline No.6</a> – Street and Movement Network (April 2012)</li> <li>• <a href="#">Guideline No.8</a> – Medium and High Rise Buildings (May 2015)</li> <li>• <a href="#">Guideline No.9</a> – Centres (May 2015)</li> <li>• <a href="#">Guideline No.12</a> – Park Planning and Design (May 2015)</li> <li>• <a href="#">Guideline No.13</a> – Engineering Standards (May 2015)</li> <li>• <a href="#">Guideline No.18</a> – Development Interfaces (May 2015)</li> <li>• <a href="#">Practice Note No.11</a> – Parking Analysis Plans (July 2012)</li> <li>• The executed Local Government and DTMR Infrastructure Agreements</li> </ul>

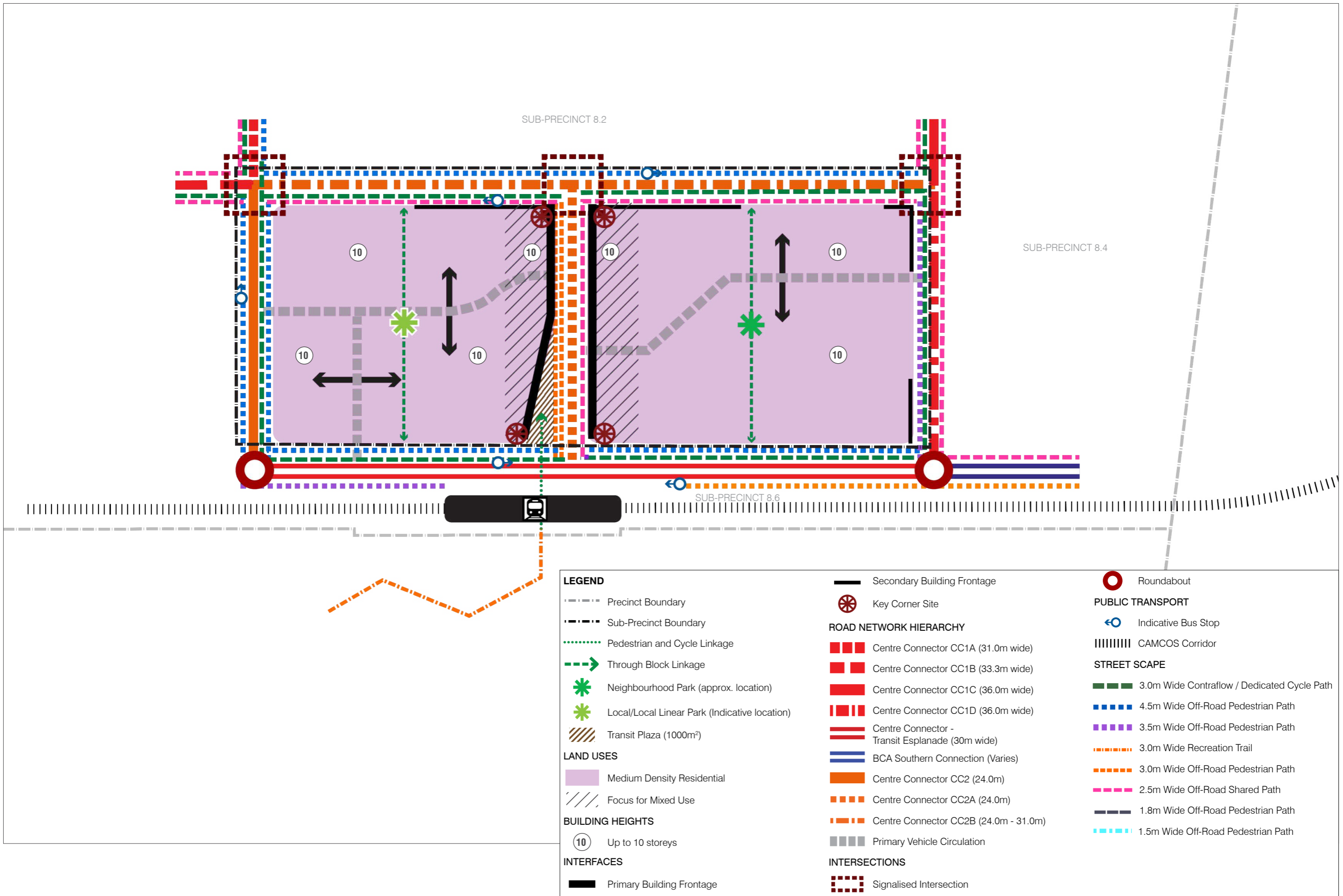
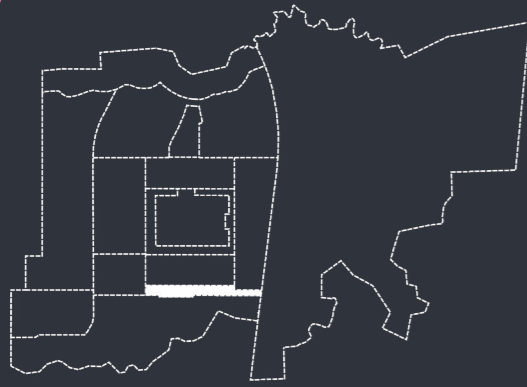


FIGURE 25: SUB-PRECINCT 8.5 FIXED ELEMENTS

## 3.11 SUB-PRECINCT 8.6

### TRANSIT INTERCHANGE



#### 3.11.1 SUB-PRECINCT INTENT

This Sub-Precinct forms the key Transit Interchange for Caloundra South. The ultimate use of the Sub-Precinct is envisaged to be for a rail corridor and rail/bus interchange. Interim arrangements may include a bus transit station until such time as more intensive infrastructure is provided.

The built form of this Sub-Precinct is limited to public transit infrastructure which delivers an feature to the public realm.

The Public realm provides a grade separated access linking the Transit Interchange to the Transit Plaza in the adjoining Sub-Precinct.

The street frontage facilitates ease of movement for private vehicles and buses.

Figure 26: Sub-Precinct 8.6 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.

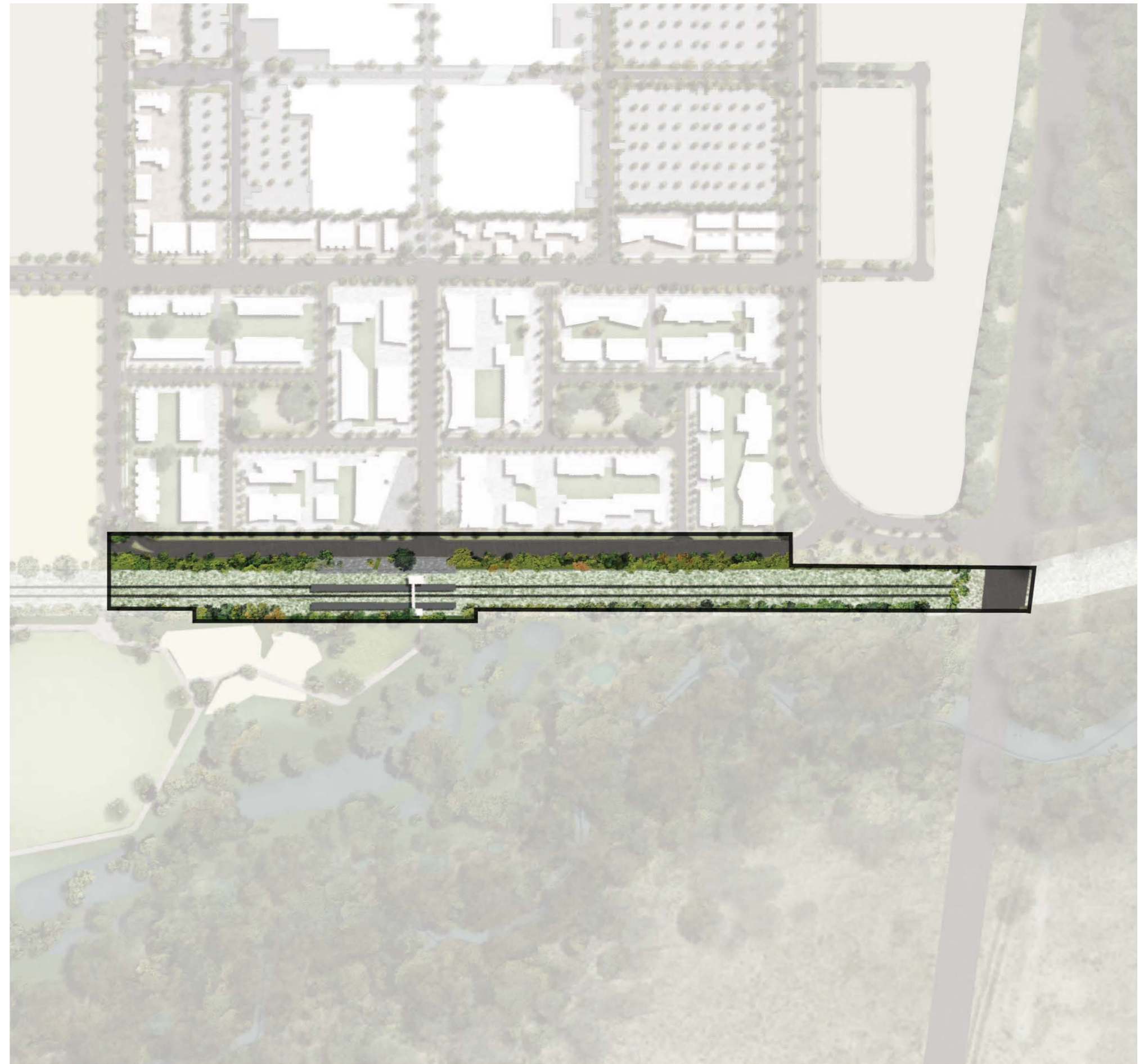


FIGURE 26: SUB-PRECINCT 8.6 ILLUSTRATIVE INTENT PLAN

### 3.11.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 8.6 are outlined in Table 36: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2) below.

TABLE 36: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
<b>Uses Subject to Compliance Assessment</b>
<ul style="list-style-type: none"> <li>• Car Park</li> <li>• Community Facility</li> <li>• Emergency Services</li> <li>• Telecommunications Facility</li> <li>• Utility Installation</li> </ul>

### 3.11.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 8.6 are required to be assessed against and fulfil the Design Standards identified in Table 37: Sub-Precinct 8.6 Design Standards as well as the Specific Use Criteria in Table 51, where relevant.

TABLE 37: SUB-PRECINCT 8.6 DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in Table 36.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<b>DS2.1</b> Building height does not exceed 6 storeys.
Public Realm	<b>DS3.1</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in Figure 27.
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with Figure 27.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with Appendix I.</p>

### 3.11.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 8.6

Variation to the lot layout within Sub-Precinct 8.6 is not intended under this PoD.

Sub-Precinct 8.6 is intended to be used for public transportation purposes. It is not intended that any variation to the lot layout within Sub-Precinct 8.6 take place under this PoD.

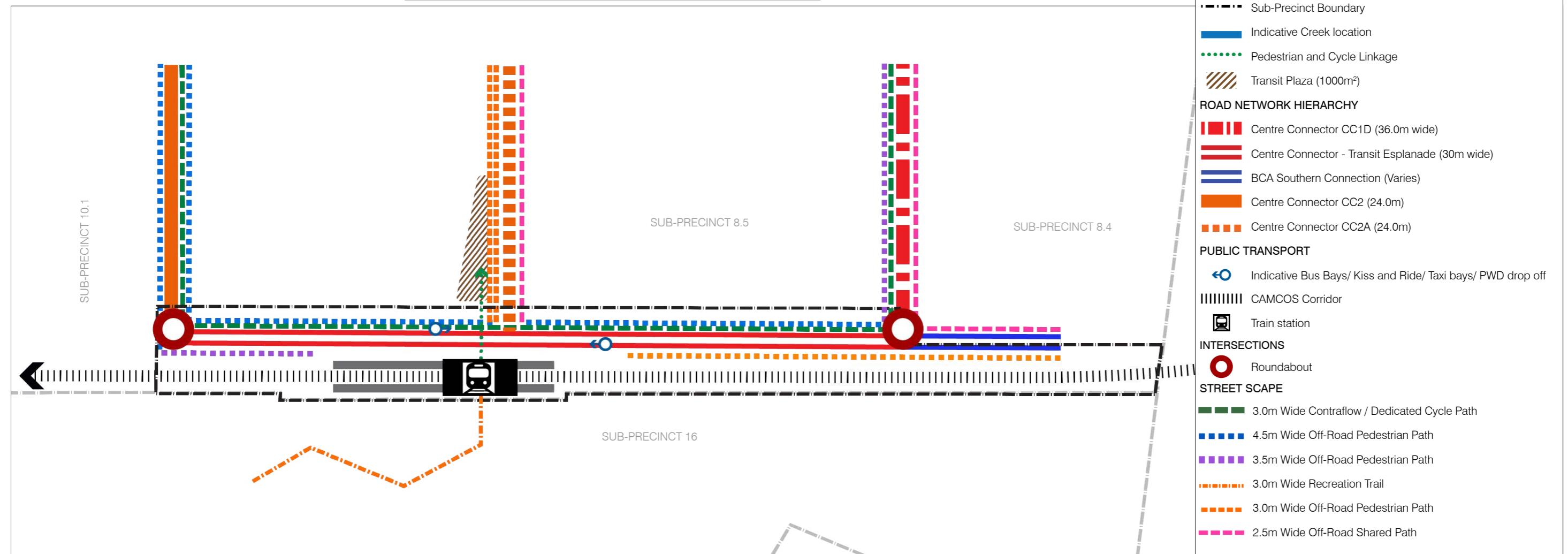
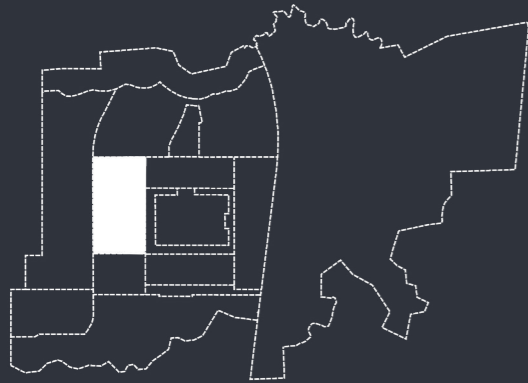


FIGURE 27: SUB-PRECINCT 8.6 FIXED ELEMENTS

## 3.12 SUB-PRECINCT 9.1

### TOWN CENTRE VILLAGE WEST



#### 3.12.1 SUB-PRECINCT INTENT

The Sub-Precinct comprises a range of residential dwelling types, including detached and attached dwellings that take advantage of the location of the Sub-Precinct in close proximity to the Town Centre Core. Small scale non-residential and community uses are also located throughout this Sub-Precinct however these uses are of a size which does not compete with the role and function of the Town Centre Core.

Non-residential uses are of a size which does not compete with the role and function of the Town Centre Core. A commercial hub accommodating commercial category uses is located in this Sub-Precinct. A child care centre is located within this sub-precinct.

The built form of the Sub-Precinct reflects the residential nature of the area and is low-medium rise. Taller development is concentrated towards the centre of the sub-precinct or where co-located with the provision of green open space. Built form along the edges of the precinct create functional and attractive streetscapes with buildings addressing the street and promoting overlooking to the street to maximise casual surveillance, creating high quality interfaces and contributing to the walkability of the neighbourhood.

Public realm with the Sub-Precinct comprises one Neighbourhood Park located in the northern residential neighbourhood which provide for passive recreation opportunities.

Vehicular access to the neighbourhoods within the Sub-Precinct is limited to a small number of locations to ensure the streets are promoted for use by pedestrian and cyclists. Vehicular access and car parking for non-residential uses ensure its location and design to not create amenity impacts on surrounding residential dwellings.

Figure 28: Sub-Precinct 9.1 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 28: SUB-PRECINCT 9.1 ILLUSTRATIVE INTENT PLAN

### 3.12.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 9.1 are outlined in **Table 38: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 38: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
<b>Uses Subject to Compliance Assessment</b>
<ul style="list-style-type: none"> <li>Business (where located on Commercial Uses Hub as identified on <b>Figure 29</b>).</li> <li>Child Care Centre (where located on a Child Care Centre Site as identified on <b>Figure 29</b>).</li> <li>Community Facility</li> <li>Food Premises (where located within a 'Commercial Uses Hub' as identified on <b>Figure 29</b>).</li> <li>Food Premises (up to 300m<sup>2</sup> GFA where located on Lot 80011)</li> <li>Multiple Residential (where located on a 'Medium Density Residential' or 'Commercial Uses Hub' sites as identified on <b>Figure 29</b>).</li> </ul>

### 3.12.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 9.1 are required to be assessed against and fulfil the Design Standards identified in **Table 39: Sub-Precinct 9.1 Design Standards**.

**TABLE 39: SUB-PRECINCT 9.1 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 38</b>.</p> <p><b>DS1.2</b> The use is in accordance with the following Sub Precinct Design Standards, and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The GFA of uses in accordance with <b>Table 10: Compliance Assessable Uses and Table 38</b>.</p> <p><b>DS2.2</b> Building height complies with the heights shown in <b>Appendix E</b>.</p>
Public Realm	<p><b>DS3.1</b> 'Local / Local Linear Park' and 'Neighbourhood Parks' are provided in accordance with <b>Figure 29</b>.</p> <p><b>DS3.2</b> Green Links are provided in accordance with <b>Appendix E</b> and show the intent of a publicly accessible pedestrian friendly connection through the neighbourhood to the higher order green space network.</p> <p><b>DS3.3</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 29</b>.</p>
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 29</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix I</b>.</p> <p><b>DS4.3</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.4</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p>

ELEMENT	DESIGN STANDARD
Accessible Housing	<p><b>DS5.1</b> A minimum of 10% of dwellings within Sub-Precinct 9.1 are to incorporate Accessible Housing design standards meeting LHA Gold Level. This requirement applies across the entire Sub-Precinct 9.1 and compliance with the achievement across the Sub-Precinct is to be demonstrated with each Compliance Assessment application, rather than on an application-by application basis.</p>
Sub-Precinct 9.1a	<p><b>DS6.1</b> The use is in accordance with the relevant provisions of <b>Table 40</b>.</p>
Sub-Precinct 9.1b	<p><b>DS7.1</b> The use is in accordance with the relevant provisions of <b>Section 3.17 Specific Use Criteria</b> and relevant Appendices.</p> <p><b>DS7.2</b> Where for Multiple Residential (other than Duplex), development provides minimum building separation distances to minimise impacts on residential amenity and privacy in accordance with <b>Section 3.17 Table 53</b>.</p> <p><b>DS7.3</b> Where development is located on a Secondary Frontage identified by <b>Appendix E</b>:</p> <p>a. A building must:</p> <ul style="list-style-type: none"> <li>Include a combination of design elements such as projections, recesses and openings to enhance the character of the precinct;</li> <li>Incorporate horizontal and vertical variations in the façade through use of various finishes such as timber, glass and tin; and</li> <li>Not have blank walls or loading bays on this street frontage.</li> </ul> <p>b. A car park must:</p> <ul style="list-style-type: none"> <li>Provide a soft landscaped strip of at least 2m wide along the boundary</li> </ul>

### 3.12.4 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 9.1a are required to be assessed against and fulfil the Design Standards identified in **Table 40: Sub-Precinct 9.1a Design Standards**.

**TABLE 40: SUB-PRECINCT 9.1A DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Built Form	<p><b>DS1.1</b> Building design is climatically responsive. Buildings include the following:</p> <ul style="list-style-type: none"> <li>Buildings have cross ventilation through habitable rooms where practicable</li> <li>Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas</li> <li>External windows have sun shading</li> </ul> <p><b>DS1.2</b> Mechanical plant, equipment and storage areas equipment are:</p> <p>a. If on the roof:</p> <ul style="list-style-type: none"> <li>Screened and designed as an architectural feature of buildings; and</li> <li>Incorporated into the roof form.</li> </ul> <p>b. Effectively screened from view from adjoining streets so as to provide an attractive address to streets and adjoining properties.</p> <p><b>DS1.3</b> External facade materials include a mix of two or more materials, which may include but are not limited to:</p> <ul style="list-style-type: none"> <li>Glazing clear tinted or colour backed;</li> <li>Brickwork;</li> <li>Timber;</li> <li>Coloured rendered/bagged finish or split face concrete block work;</li> <li>Precast concrete panels;</li> <li>Economical panel systems including prefinished metal panels, tiles, stones; or</li> <li>Recycled materials (e.g. timber).</li> </ul> <p><b>DS1.4</b> The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m.</p> <p><b>DS1.5</b> Buildings are designed to have balconies, windows and building openings oriented and/or overlook streets and other areas which are accessible to the public to provide casual surveillance.</p> <p><b>DS1.6</b> Individual dwelling entries and courtyards are directly accessible from adjoining streets and public spaces, including communal open space areas.</p> <p><b>DS1.7</b> Building bulk is reduced by incorporating a combination of the following elements in building design:</p> <ul style="list-style-type: none"> <li>Variations in plan shape, such as curves, steps, recesses, projections or splays;</li> <li>Variations in vertical profile, with steps or slopes at different levels;</li> <li>Variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure;</li> <li>Balconies, verandahs or terraces; and</li> <li>Planting, particularly on podiums, terraces and low level roof decks.</li> </ul> <p><b>DS1.8</b> Non-habitable rooms of one dwelling are not located opposite windows of another dwelling unless views are controlled by screening devices, distance, landscaping or design of the opening.</p>

ELEMENT	DESIGN STANDARD
Built Form (cont.)	<p><b>DS1.9</b> Where habitable room windows look directly at habitable room windows in an adjacent dwelling within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by:</p> <ul style="list-style-type: none"> <li>Window sill heights being a minimum of 1.5 metres above floor level; or</li> <li>Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or</li> <li>Fixed external screens; or</li> <li>If at ground level screen fencing to a minimum height of 1.8 metres.</li> </ul> <p><b>DS1.10</b> The length of any unarticulated elevation of a building, or other structure visible from the street does not exceed 20 metres</p> <p><b>DS1.11</b> Where clothes drying areas are provided on private balconies they should be screened from public view</p>
Parking and Access	<p><b>DS2.1</b> Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in:</p> <ul style="list-style-type: none"> <li>AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and</li> <li>AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities.</li> </ul> <p><b>DS2.2</b> On-site parking and manoeuvring areas provide for all vehicles to enter and leave the lot in a forward motion.</p> <p><b>DS2.3</b> The location of visitor parking is not behind a security barrier.</p> <p><b>DS2.4</b> On-street parking within Sub-Precinct 9.1a (both perpendicular and parallel) can be used to satisfy the Visitor Parking requirements set out in <b>Appendix I</b>. A detailed Master Plan of the sub-precinct setting out the intended phasing of roads/ on-street parking and dwellings is to be submitted to EDQ as part of the first Compliance Assessment application in Sub-Precinct 9.1a, demonstrating that enough on-street visitor parking will be delivered prior to, or at the same time as the associated dwellings being occupied for the Multiple Residential Uses, as per the rates set out in <b>Appendix I</b>.</p> <p><b>DS2.5</b> Car parking may be located below ground, on ground or above ground where sleeved or screened.</p> <p><b>DS2.6</b> The lot has physical access to a road.</p> <p><b>DS2.7</b> Vehicle Accesses to sites are located in accordance with <b>Appendix E</b> and provide separation of a minimum 10m to an intersecting street where the driveway is on the same side of the street.</p> <p><b>DS2.8</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS2.9</b> Bicycle parking spaces are provided in accordance with <b>Appendix I</b>.</p> <p><b>DS2.10</b> Any car parking area or other associated structures are integrated into the design of the development such that:</p> <ul style="list-style-type: none"> <li>They are screened from view from frontages to streets, parks and adjoining land; and</li> <li>Are surrounded by hard and soft landscape to be visually integrated with the Precincts design</li> </ul>

TABLE 40: SUB-PRECINCT 9.1A DESIGN STANDARDS (CONT.)

ELEMENT	DESIGN STANDARD
Landscape Open Space	<p><b>Private Open Space:</b></p> <p><b>DS3.1</b> For all Multiple Residential uses involving more than two units:</p> <ul style="list-style-type: none"> <li>Each ground floor dwelling has a courtyard or similar private open space of not less than 15m<sup>2</sup> with a minimum dimension of 3m directly accessible from the main living area;</li> <li>Each dwelling above ground level has a balcony or similar private open space area of not less than 9m<sup>2</sup> for a 1 bedroom unit, and 16m<sup>2</sup> for 2+ bedroom units (with a minimum dimension of 3m) directly accessible from the living area of the dwelling or rooming unit.</li> </ul> <p><b>Communal Open Space (including Landscaped Area):</b></p> <p><b>DS3.2</b> At least 15% of the site area is provided as Communal Open Space. Individual Compliance Assessment Applications that do not meet the minimum 15% requirement must be able to demonstrate the overall Communal Open Space to be provided within Sub-Precinct 9.1 will achieve at least 15%.</p>
Environment	<p><b>DS4.1</b> Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.</p> <p><b>DS4.2</b> Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.</p> <p><b>DS4.3</b> Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.</p> <p><b>DS4.4</b> Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting –Performance and Installation Design Requirements, as amended.</p> <p><b>DS4.5</b> Any reflective glass material has:</p> <ul style="list-style-type: none"> <li>A level of light reflectivity of not greater than 20%; and</li> <li>A level of heat transmission of not less than 20%.</li> </ul> <p><b>DS4.6</b> Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.</p> <p><b>DS4.7</b> For all Multiple Residential (other than Duplex) buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse (or minimum 75% roof capture if 3 storeys or more). Tanks are to be sized at 1KL per dwelling.</p> <p><b>DS4.8</b> For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL).</p> <p><b>DS4.9</b> Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.</p> <p><b>DS4.10</b> Tanks must be connected to and supply water to all of the following:</p> <ul style="list-style-type: none"> <li>Toilets (all toilets)</li> <li>Urinals (all urinals)</li> <li>Laundry (all cold taps in laundry)</li> <li>Outdoor taps (all outdoor taps)</li> </ul>
Infrastructure	<p><b>DS5.1</b> All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.</p>
Waste Management	<p><b>DS6.1</b> Development provides adequate facilities on-site for the storage of waste and recyclable material. This could be through either individual dwelling storage with kerbside collection, or through bulk bin provision.</p>

ELEMENT	DESIGN STANDARD
For Multiple Residential buildings 1-3 storeys	<p><b>DS7.1</b> Setbacks from Public Street – 1m minimum.</p> <p><b>DS7.2</b> Individual dwelling entries and courtyards are directly accessible from adjoining streets and public spaces, including Communal Open Space areas.</p> <p><b>DS7.3</b> Space for Bicycle parking and storage facilities are provided for within each dwelling.</p> <p>Fencing:</p> <p><b>DS7.4</b> Where a dwelling has its entrance from a public street, frontages are unfenced or of an open construction with at least 50 per cent visual permeability and no greater than 1.8 metres high above the adjoining footpath.</p> <p><b>DS7.5</b> Where side boundaries of a dwelling face a public street, a 1.8m high solid fence is permitted along the public street, provided a minimum 1m planted landscape strip is provided along the road frontage to screen the fencing.</p>
For Multiple Residential buildings 4+ storeys	<p><b>DS8.1</b> Frontage:</p> <ul style="list-style-type: none"> <li>Street Frontage – Minimum 0.0m</li> <li>Park Frontage – Minimum 1.5m</li> </ul> <p><b>DS8.2</b> Separation Distances &amp; Privacy:</p> <p>a. Building design must provide a minimum separation distance of:</p> <ul style="list-style-type: none"> <li>Where 7 storeys and greater, 18m between balconies that are offset by less than 45 degrees or 12m between balconies that are offset by 45 degrees or more</li> <li>Where 6 storeys or less, 12m between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, or</li> </ul> <p>b. Alternatively, where the above separation distances cannot be achieved, any of the following must be provided:</p> <ul style="list-style-type: none"> <li>Window sill heights are to be a minimum of 1.5m above floor level</li> <li>Fixed opaque glazing in any part of a window below 1.5m above floor level</li> <li>Fixed external screens to balconies or windows (or intermediate fencing at ground level). External screens or fences provided to ensure privacy should be either solid, of translucent material or present an appearance of no more than 25% openings when viewed from the nearby balcony or window.</li> </ul> <p><b>DS8.3</b> Multiple Residential buildings are to provide a principal public entrance which is clearly legible and identifiable from the street and provide:</p> <ul style="list-style-type: none"> <li>For safe pedestrian and vehicle entry from streets, car parking areas and servicing areas;</li> <li>Clearly marked, safe and secure parking areas</li> <li>are provided for residents and visitors; and</li> <li>Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors.</li> <li>The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, Communal and Public Open Space areas is optimised.</li> </ul> <p><b>DS8.4</b> Bicycle parking and storage facilities are easily accessible and provided in the building, or onsite within 100 metres of an entrance to the building.</p>

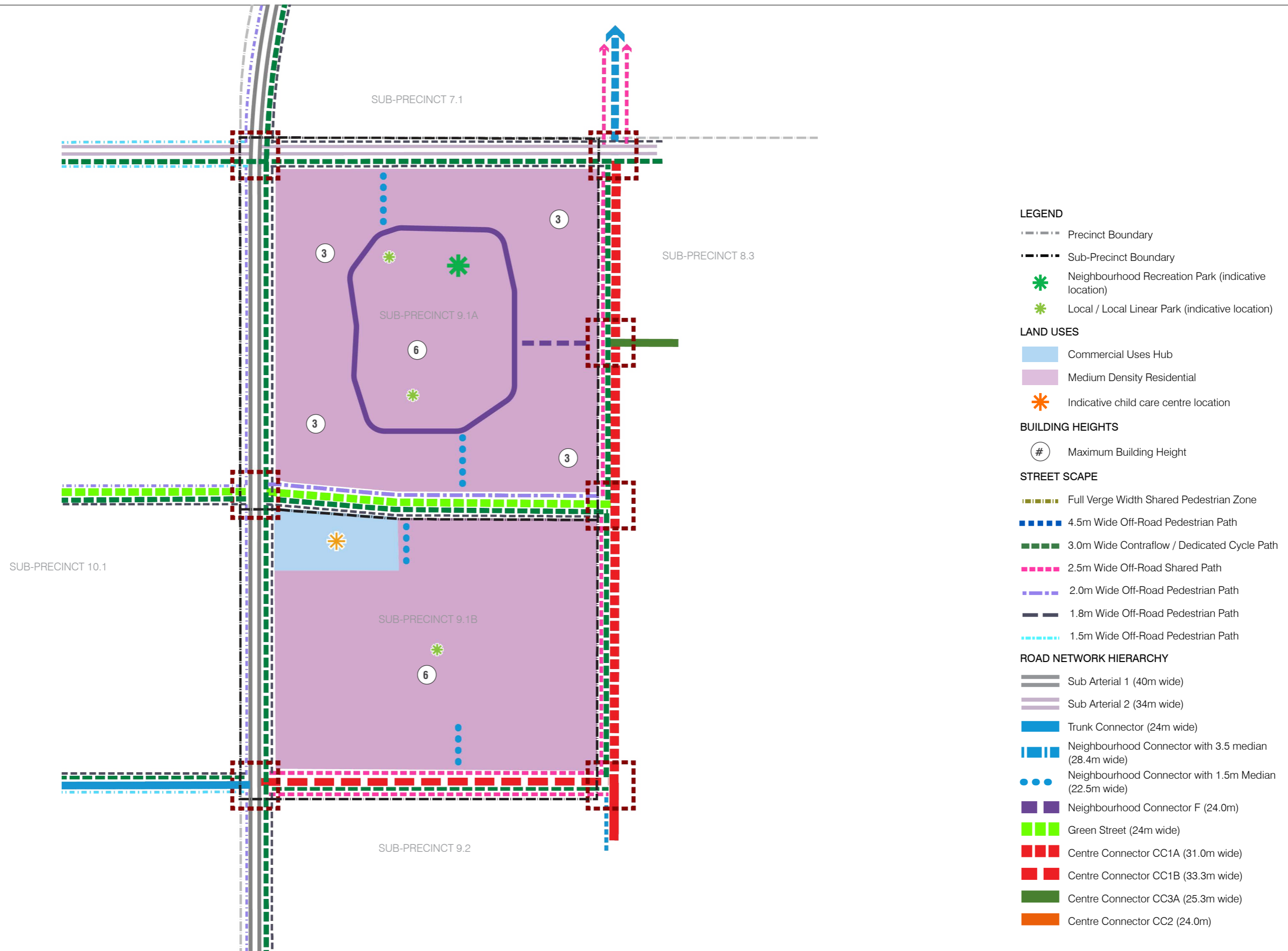
### 3.12.5 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 9.1

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 9.1 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 29 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. Table 41: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 9.1 identifies the applicable Design Standards for a lot layout in Sub-Precinct 9.1.

TABLE 41: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 9.1

DESIGN STANDARD	
Number of Local/ Neighbourhood Parks (minimum)	<ul style="list-style-type: none"> <li>1 x Neighbourhood Recreation Park</li> <li>3 x Local Recreation Park</li> <li>2 x Local Linear Parks (indicative number only)</li> </ul>
Total Park Area Required	1.78 ha (including any Local Linear Parks)
Maximum Yield Excluding Multiple Residential Sites (+/-15%)	NA
Maximum Future Multiple Residential Sites	<ul style="list-style-type: none"> <li>Lot 80008 – 3 Lots</li> <li>Lot 80009 – 2 Lots</li> <li>Lot 80010 – 2 Lots</li> <li>Lot 80011 – 5 Lots</li> <li>Lot 80016 – 5 Lots</li> </ul>
Lot Design	Size <ul style="list-style-type: none"> <li>No minimum lot size</li> </ul>
Road Hierarchy	Roads are designed in accordance with <a href="#">Appendix L</a> .
Car parking	N/A
PDA Guidelines and Practice Notes	<ul style="list-style-type: none"> <li><b>Guideline No.6</b> – Street and Movement Network (April 2012)</li> <li><b>Guideline No.13</b> – Engineering Standards (May 2015)</li> <li><b>Guideline No.18</b> – Development Interfaces (May 2015)</li> <li><b>Practice Note No.11</b> – Parking Analysis Plans (July 2012)</li> <li><b>Guideline No.8</b> – Medium and High Rise Buildings (May 2015)</li> <li>The executed Local Government and DTMR Infrastructure Agreements</li> </ul>

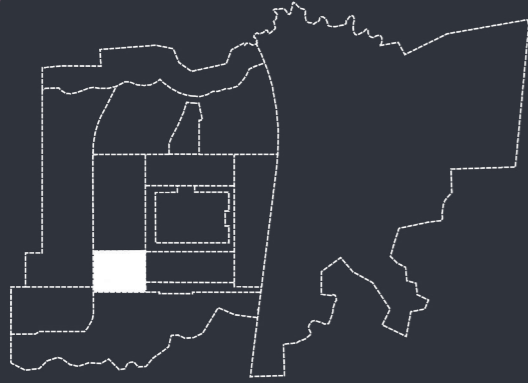


- LEGEND**
- Precinct Boundary
  - - - Sub-Precinct Boundary
  - \* Neighbourhood Recreation Park (indicative location)
  - \* Local / Local Linear Park (indicative location)
- LAND USES**
- Commercial Uses Hub
  - Medium Density Residential
  - Indicative child care centre location
- BUILDING HEIGHTS**
- # Maximum Building Height
- STREET SCAPE**
- Full Verge Width Shared Pedestrian Zone
  - 4.5m Wide Off-Road Pedestrian Path
  - 3.0m Wide Contraflow / Dedicated Cycle 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 Off-Road Pedestrian Path
- ROAD NETWORK HIERARCHY**
- Sub Arterial 1 (40m wide)
  - Sub Arterial 2 (34m wide)
  - Trunk Connector (24m wide)
  - Neighbourhood Connector with 3.5 median (28.4m wide)
  - Neighbourhood Connector with 1.5m Median (22.5m wide)
  - Neighbourhood Connector F (24.0m)
  - Green Street (24m wide)
  - Centre Connector CC1A (31.0m wide)
  - Centre Connector CC1B (33.3m wide)
  - Centre Connector CC3A (25.3m wide)
  - Centre Connector CC2 (24.0m)

FIGURE 29: SUB-PRECINCT 9.1 FIXED ELEMENTS

## 3.13 SUB-PRECINCT 9.2

TOWN CENTRE WEST SCHOOL



### 3.13.1 SUB-PRECINCT INTENT

This Sub-Precinct accommodates a major educational establishment use in Caloundra South.

The built form of the Sub-Precinct respects the residential nature of the balance of the Sub-Precinct. Building heights within the Sub-Precinct are medium rise and deliver an urban outcome. Urban design and built form outcomes are to create a functional and attractive streetscape with buildings addressing the street.

Vehicular access to the Sub-Precinct is minimised and access locations are provided only where required.

Figure 30: Sub-Precinct 9.2 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 30: SUB-PRECINCT 9.2 ILLUSTRATIVE INTENT PLAN

### 3.13.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 9.2 are outlined in Table 42: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2) below.

TABLE 42: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
<b>Uses Subject to Compliance Assessment</b>
<ul style="list-style-type: none"> <li>• Educational Establishment</li> <li>• Child Care Centre</li> <li>• Food Premises</li> <li>• Place of Assembly</li> <li>• Community Facilities</li> </ul>

### 3.13.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 9.2 are required to be assessed against and fulfil the Design Standards identified in Table 43: Sub-Precinct 9.2 Design Standards as well as the Specific Use Criteria in Table 51, where relevant.

TABLE 43: SUB-PRECINCT 9.2 DESIGN STANDARDS

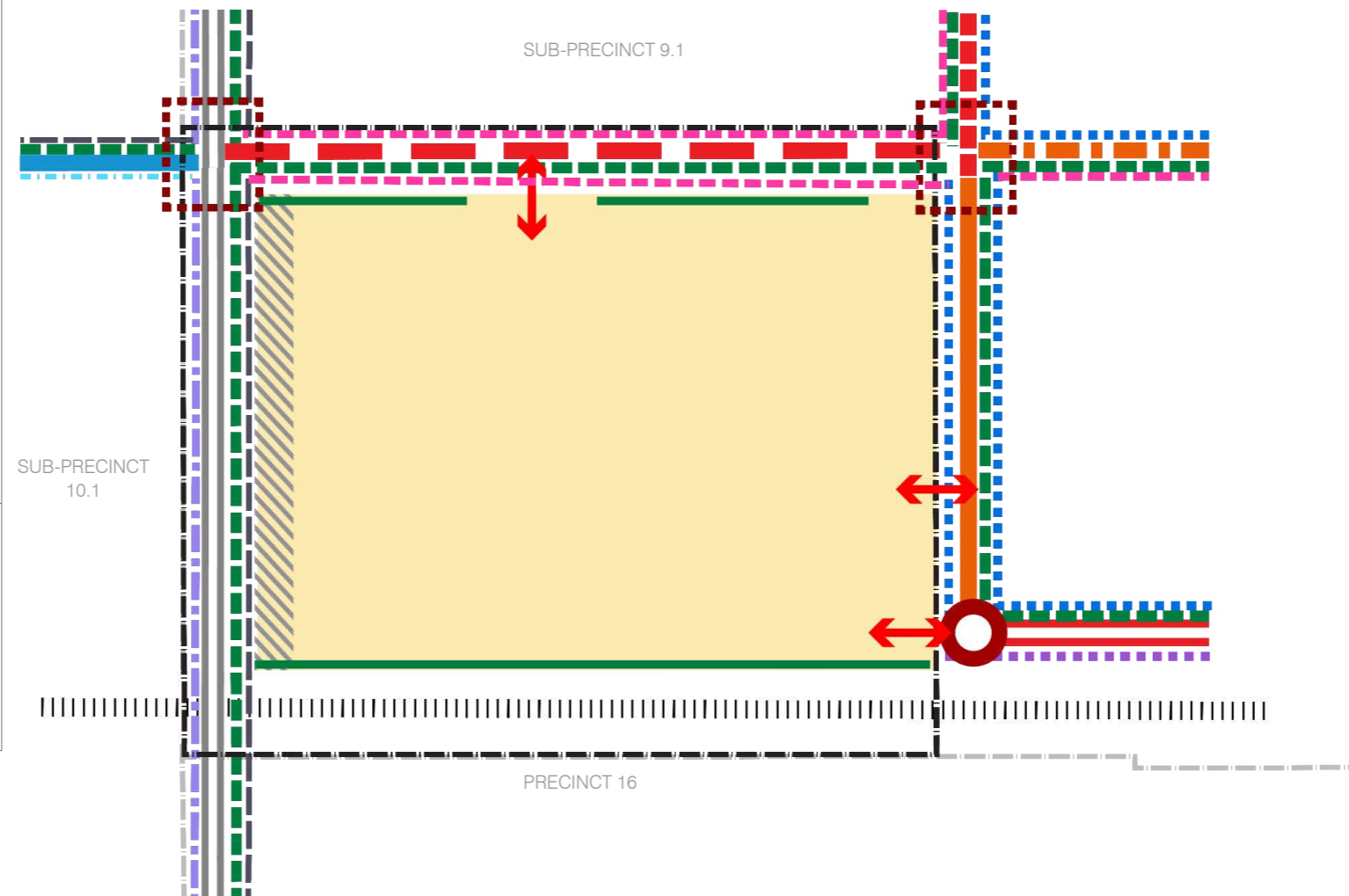
ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in Table 42.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p> <p><b>DS1.3</b> Capacity of the Education Establishment is limited to 1,500 enrolments. Enrolments may exceed this capacity only if supported by a Transport Impact Assessment Report, that has consideration of the Town Centre Traffic Model (vissum).</p> <p><b>DS1.4</b> The Food Premises must not exceed 200m<sup>2</sup> GFA.</p> <p><b>DS1.5</b> The Place of Assembly or Food Premises cannot be the first use to commence in Sub-Precinct 9.2. A Place of Assembly can only commence at the same time or after an educational establishment.</p> <p><b>DS1.6</b> Community facilities can only be established provided they do not prejudice the ability for an educational establishment to co-locate on the site.</p>
Built Form	<p><b>DS2.1</b> Building height does not exceed the maximum building height shown in Appendix E.</p> <p><b>DS2.2</b> Development on a Key Corner Site identified by Appendix E provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>Ensures that blank walls of buildings or back of house areas are not located on these corners; and</li> <li>Built form, is provided to this corner and is articulated through use of glass, openings, and recesses.</li> </ol>

ELEMENT	DESIGN STANDARD
Public Realm	<p><b>DS3.1</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in Figure 31.</p> <p><b>DS3.2</b> 2m wide landscaping strip to be provided to the main access road frontage, as indicated in the Figure 31.</p>
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with Figure 31.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with Appendix I.</p> <p><b>DS4.3</b> Access and prohibited access locations are provided in accordance with Appendix E. <i>Note locations shown are indicative and may vary along the road provided road safety is not compromised.</i></p> <p><b>DS4.4</b> On-site at-grade car parking areas are generally screened from view from surrounding streets by a combination of built form and planted buffers.</p> <p><b>DS4.5</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.6</b> Pick up and set down areas for private buses and cars are designed in accordance with the requirements of the servicing, access and parking of the DTMR's Planning for Safe Transport Infrastructure at Schools Technical Guide and be generally in accordance with Figure 31.</p>

ELEMENT	DESIGN STANDARD
Sustainability	<p><b>DSS.1</b> The Educational Establishment and associated development must implement the use of solar power or other non-polluting, renewable sources to provide overall or partial energy needs.</p> <p><b>DSS.2</b> LED lighting, light filtering and other energy saving mechanisms should be implemented to assist in reducing energy consumption.</p> <p><b>DSS.3</b> Buildings must install external shading devices and awning systems or planted trees to soften the sunlight into north, east and west facing windows, where appropriate.</p> <p><b>DSS.4</b> Rainwater collection tanks to be used for irrigation of landscaping and recreational areas. Rainwater collection tanks must be maintained for the life of the development.</p>

### 3.13.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 9.2

The majority of the land within Sub-Precinct 9.2 is to be used for education purposes. As such, variation to the lot layout within Sub-Precinct 9.2 is not intended under this PoD.



**LEGEND**

- Precinct Boundary
- - - Sub-Precinct Boundary
- ▨ Drainage Easement (20m wide - non-built form)
- ▬ 2m Wide Landscaping
- ↔ Indicative Vehicular Access Point

**LAND USES**

- Education

**STREET SCOPE**

- ▬ 4.5m Wide Off-Road Pedestrian Path
- ▬ 3.5m Wide Off-Road Pedestrian Path
- ▬ 3.0m Wide Contraflow / Dedicated Cycle 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 Off-Road Pedestrian Path

**ROAD NETWORK HIERARCHY**

- ▬ Sub Arterial 1 (40m wide)
- ▬ Centre Connector CC1A (31.0m wide)
- ▬ Centre Connector CC1B (33.3m wide)
- ▬ Centre Connector - Transit Esplanade (30m wide)
- ▬ Trunk Connector (24m wide)
- ▬ Centre Connector CC2 (24.0m)
- ▬ Centre Connector CC2B (24.0m - 31.0m)

**INTERSECTIONS**

- ▭ Signalised Intersection
- Roundabout

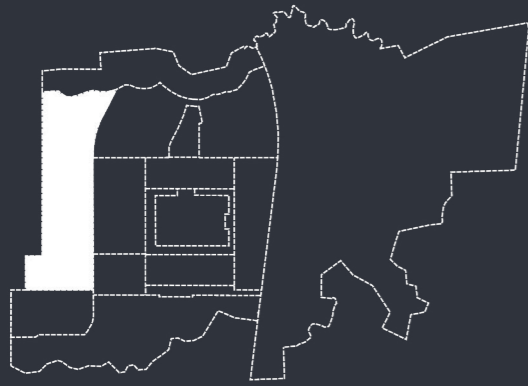
**PUBLIC TRANSPORT**

- ▬ CAMCOS Corridor

FIGURE 31: SUB-PRECINCT 9.2 FIXED ELEMENTS

## 3.14 SUB-PRECINCT 10.1

### RESIDENTIAL COMMUNITY



#### 3.14.1 SUB-PRECINCT INTENT

The Sub-Precinct is to provide for a diverse mix of housing, comprised predominantly of dwelling houses. A future low-rise Retirement Facility (or over 50's) is proposed at the end of this Sub-Precinct.

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

Public realm with the Sub-Precinct comprises two Neighbourhood Parks and two local parks located throughout the residential neighbourhoods which provide for passive recreation opportunities.

Vehicular access to the street within the Sub-Precinct is limited to a small number of locations to ensure the streets are promoted for use by pedestrian and cyclists. Vehicular access and car parking for non-residential uses ensure its location and design to not create amenity impacts on surrounding residential.

Figure 32: Sub-Precinct 10.1 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 32: SUB-PRECINCT 10.1 ILLUSTRATIVE INTENT PLAN

### 3.14.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 10.1 are outlined in **Table 44: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 44: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
Uses Subject to Compliance Assessment
<ul style="list-style-type: none"> <li>Multiple Residential (where located on 'Medium Density Residential' site as indicated on <b>Figure 33</b>)</li> <li>Other Residential (Retirement Facility / Resort operated under the Manufactured Homes (Residential Parks Act 2003), where located on 'Other Residential' site as indicated on <b>Figure 33</b>)</li> </ul>

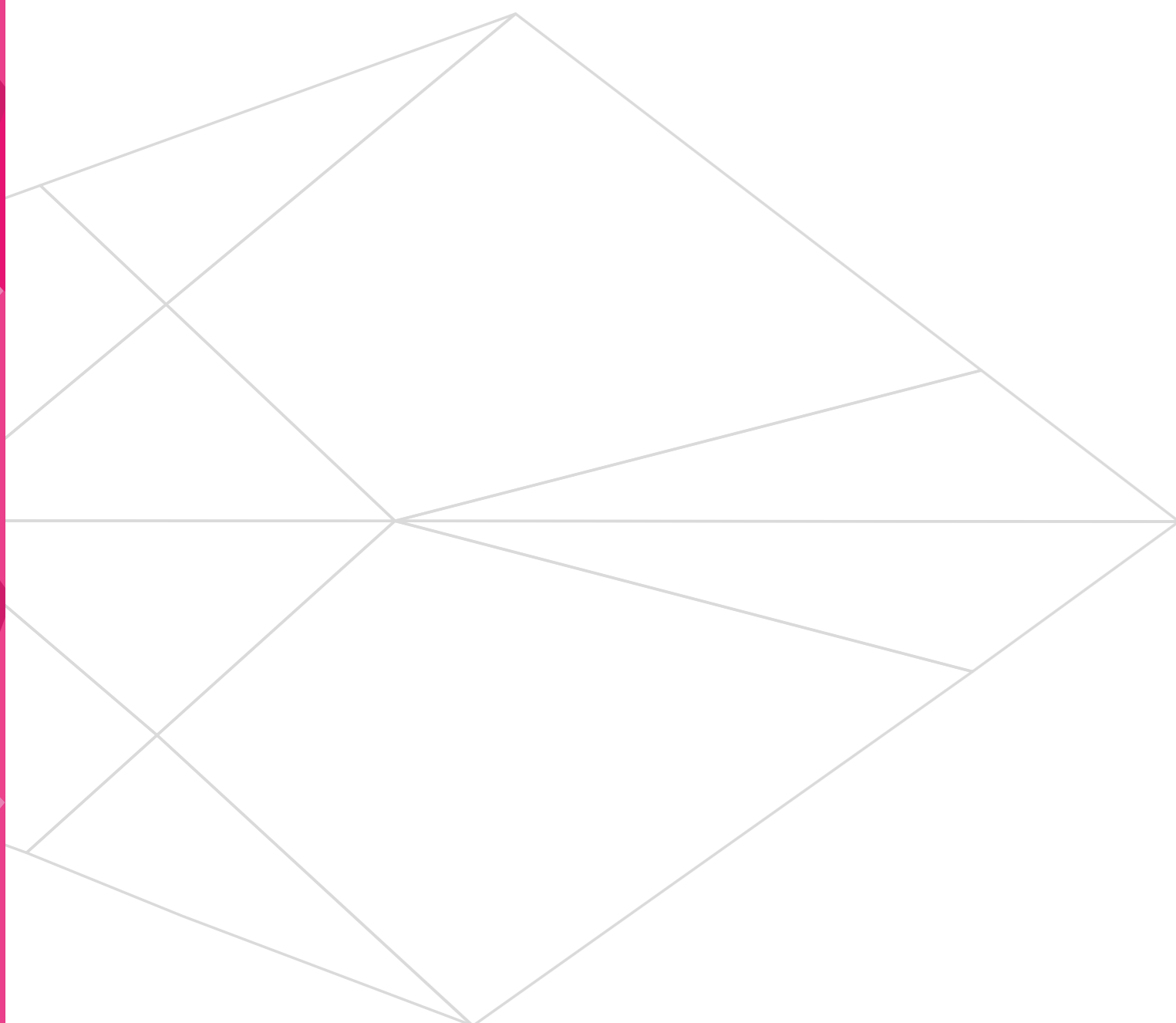
### 3.14.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 10.1 are required to be assessed against and fulfil the Design Standards identified in **Table 45: Sub-Precinct 10.1 Design Standards** as well as the Specific Use Criteria in **Table 51**, where relevant.

**TABLE 45: SUB-PRECINCT 10.1 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 44</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> Building height does not exceed the maximum building height shown in <b>Appendix E</b>.</p> <p><b>DS2.2</b> Where for Multiple Residential (other than Duplex), the minimum setback from the outermost projection is in accordance with Section 3.17 <b>Table 52</b>.</p> <p><b>DS2.3</b> Where for Multiple Residential (other than Duplex), development provides the following minimum building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.17 <b>Table 53</b>.</p> <p><b>DS2.4</b> Development on a Key Corner Site identified by <b>Appendix E</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>Built form, is provided to this corner and is articulated through use of glass, openings, and recesses; and</li> <li>4m wide awnings and public realm treatments at the ground plan to celebrate the corner and contributed to the public realm.</li> </ol>
Public Realm	<p><b>DS3.1</b> 'Local Park' and 'Neighbourhood Parks' are provided in accordance with <b>Figure 33</b>.</p> <p><b>DS3.2</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 33</b>.</p> <p><b>DS3.3</b> Development ensures that 'Recreation Pathways' are provided in the general locations as identified in <b>Figure 33</b>.</p> <p><b>DS3.4</b> Green links are provided in accordance with <b>Figure 33</b> and show the intent of a pedestrian / cycle friendly connection through the neighbourhood to the higher order green space network.</p>

ELEMENT	DESIGN STANDARD
Parking And Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 33</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix I</b>.</p> <p><b>DS4.3</b> Access and prohibited access locations are provided in accordance with <b>Figure 33</b>. Note locations shown are indicative and may vary along the road provided road safety is not compromised.</p> <p><b>DS4.4</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p>
Environment	<p><b>DS5.1</b> Lifestyle Buffers are provided generally in the locations identified on <b>Figure 33</b> and designed in accordance with the Acid Frog Management Code in <b>Appendix N</b>.</p> <p><i>Note: In some areas the 30m Lifestyle Buffer is not applied due to the recreational areas or road reserves addressing the same need.</i></p>



### 3.14.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 10.1

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 10.1 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 33 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. Table 46: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 10.1 identifies the applicable Design Standards for a lot layout in Sub-Precinct 10.1.

TABLE 46: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 10.1

DESIGN STANDARD	
Number of Local/ Neighbourhood Parks	3 x Neighbourhood Parks 5 x Local / Local Linear Parks
Total Park Area Required	3.87 ha
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with Figure 33.
Maximum Yield (+/-15%)	824 dwellings including Multiple Residential dwellings. (788 Standard Residential Lots plus 18 Multiple Residential Allotments (36 Duplex dwellings max)).
Maximum Future Multiple Residential Sites (excludes Retirement Living and Future Residential)	Lot 80006 – 2 Lots Lot 80007 – 2 Lots Lot 80013 – 2 Lots Lot 80014 – 2 Lots
Lot Design	Size • No minimum lot size Shape • Typical depth 20 – 40m, but can be less in urban neighbourhoods. Width in multiples of 2.5m and 5.0m consistent with typical lot dimensions • Urban lots are typical depth of 13.5 to 15m Slope • Platform construction required when finished slope on lot is 16% or greater
Block Size	• Length 100 - 200m • Depth 40 - 80m
Lot Layout	• No more than eight narrow (less than 10m) frontage lots in a row • No more than six lots with a width of 7.5m in a row unless serviced by a rear lane • Lot corners match or are within 1m of corners of adjoining lots
Access	• Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA Guideline No.12 Park planning and design) • Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop

DESIGN STANDARD	
Street Network	<ul style="list-style-type: none"> <li>Grid pattern or modified grid responsive to site characteristics</li> <li>Where slope allows, orientation within 15 degrees of north-south or east-west</li> <li>Connector and main streets of centres orientated to landmarks</li> <li>To minimise cut &amp; fill, streets follow ridges, gullies, and/or are perpendicular to slope</li> <li>Minimise cul-de-sacs and where used and limit length to desirably no greater than 10 lots</li> </ul>
Streets	Street network includes: <ul style="list-style-type: none"> <li>Neighbourhood connector streets providing connections to neighbourhood destinations</li> <li>Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and</li> <li>Neighbourhood lanes – provide direct property access either at the front or rear of lots.</li> </ul>
Road Hierarchy	Roads are designed in accordance with Appendix L.
Car parking	On-site parking and service vehicles are provided in accordance with Appendix I.
PDA Guidelines and Practice Notes	<ul style="list-style-type: none"> <li>Guideline No 5 – Neighbourhood Planning and Design (May 2015)</li> <li>Guideline No.6 – Street and Movement Network (April 2012)</li> <li>Guideline No.11 – Community Facilities (May 2015)</li> <li>Guideline No.12 – Park Planning and Design (May 2015)</li> <li>Guideline No.13 – Engineering Standards (May 2015)</li> <li>Guideline No.18 – Development Interfaces (May 2015)</li> <li>Practice Note No.7 – Designing for Small Lots (March 2014)</li> <li>Practice Note No.11 – Parking Analysis Plans (July 2012)</li> <li>Practice Note No.12 – Rear Lanes: Design and Development (March 2014)</li> <li>Guideline No.8 – Medium and High Rise Buildings (May 2015)</li> <li>The executed Local Government and DTMR Infrastructure Agreements</li> </ul>

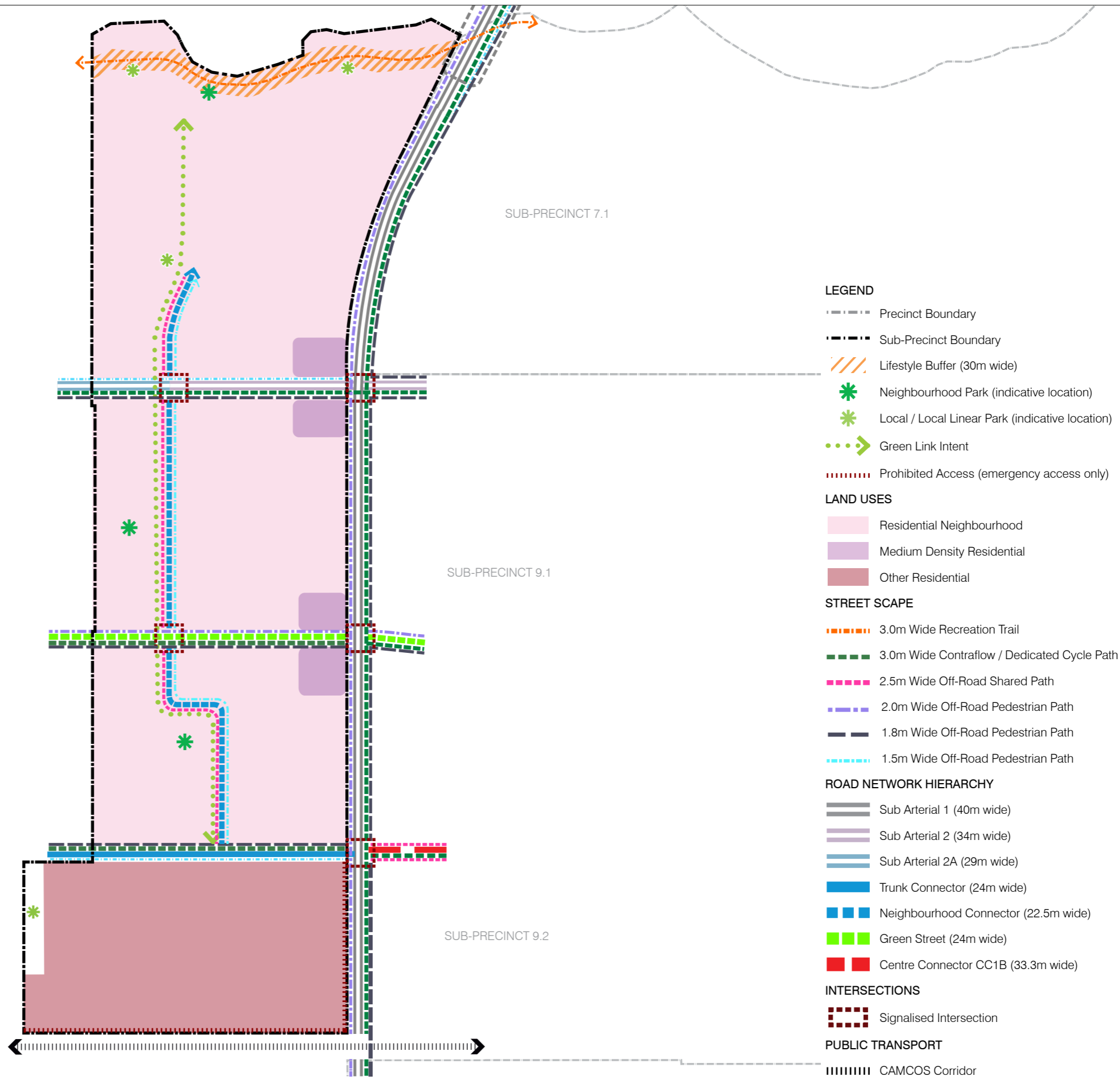
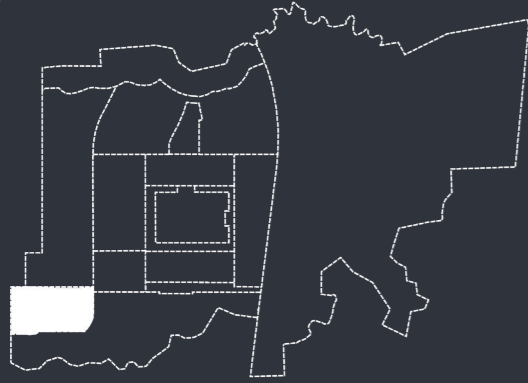


FIGURE 33: SUB-PRECINCT 10.1 FIXED ELEMENTS

## 3.15 SUB-PRECINCT 10.2

### MAJOR SPORTS FACILITY



#### 3.15.1 SUB-PRECINCT INTENT

This Sub-Precinct incorporates a Major Sports Facility, which provide for a range of sporting, recreation, leisure, cultural and educational facilities and community meeting spaces that provide for a diverse and active lifestyle.

The Sub-Precinct allows only a limited range of low impact, low-intensity land uses which are developed as part of the Major Sports facility. Building height and structures support the establishment of major sports infrastructure.

Vehicular access to the site is limited to one location. Pedestrian and cyclist connections are established through the site to provide connections to Precinct 16, Town Centre and the Transit Interchange.

Figure 34: Sub-Precinct 10.2 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 34: SUB-PRECINCT 10.2 ILLUSTRATIVE INTENT PLAN

### 3.15.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 10.2 are outlined in Table 47: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2) below.

TABLE 47: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
Uses Subject to Compliance Assessment
<ul style="list-style-type: none"> <li>Community Facility</li> <li>Indoor Sport and Recreation</li> <li>Outdoor Sport and Recreation</li> <li>Utility Installation</li> </ul>

### 3.15.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 10.2 are required to be assessed against and fulfil the Design Standards identified in Table 48: Sub-Precinct 10.2 Design Standards as well as the Specific Use Criteria in Table 51, where relevant.

TABLE 48: SUB-PRECINCT 10.2 DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in Table 47.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> A 'Major Sports Park' with a minimum size of 15ha is located as generally shown on Figure 35.</p> <p><b>DS2.2</b> A 'Potential Club House' is located as generally shown on Figure 35.</p> <p><b>DS2.3</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified on Figure 35.</p> <p><b>DS2.4</b> Building height is limited to 30m maximum.</p>
Public Realm	<p><b>DS3.1</b> 'Indicative Sports Fields' are located as generally shown in the Sports Network Plan in the executed Local Government Infrastructure Agreement.</p> <p><b>DS3.2</b> Development ensures that 'Recreation Pathways' are provided in the general locations as identified in Figure 35.</p> <p><b>DS3.3</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general locations as identified in Figure 35.</p>

ELEMENT	DESIGN STANDARD
Parking And Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with Figure 35.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with Appendix I.</p> <p><b>DS4.3</b> Access locations are provided in accordance with Figure 35. Note locations shown are indicative and may vary along the road provided road safety is not compromised.</p> <p><b>DS4.4</b> 'Car Parking Locations' are generally located as identified on Figure 35.</p> <p><b>DS4.5</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.6</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p>
Environment	<p><b>DS5.1</b> A 'Drainage Reserve' is provided in accordance with Figure 35.</p>

### 3.15.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 10.2

Variation to the lot layout within Sub-Precinct 10.2 is not intended under this PoD.

The majority of the land within sub precinct 10.2 is to be used as a Major Sports Park. As such, variation to the lot layout within Sub-Precinct 10.2 is not intended under this PoD.

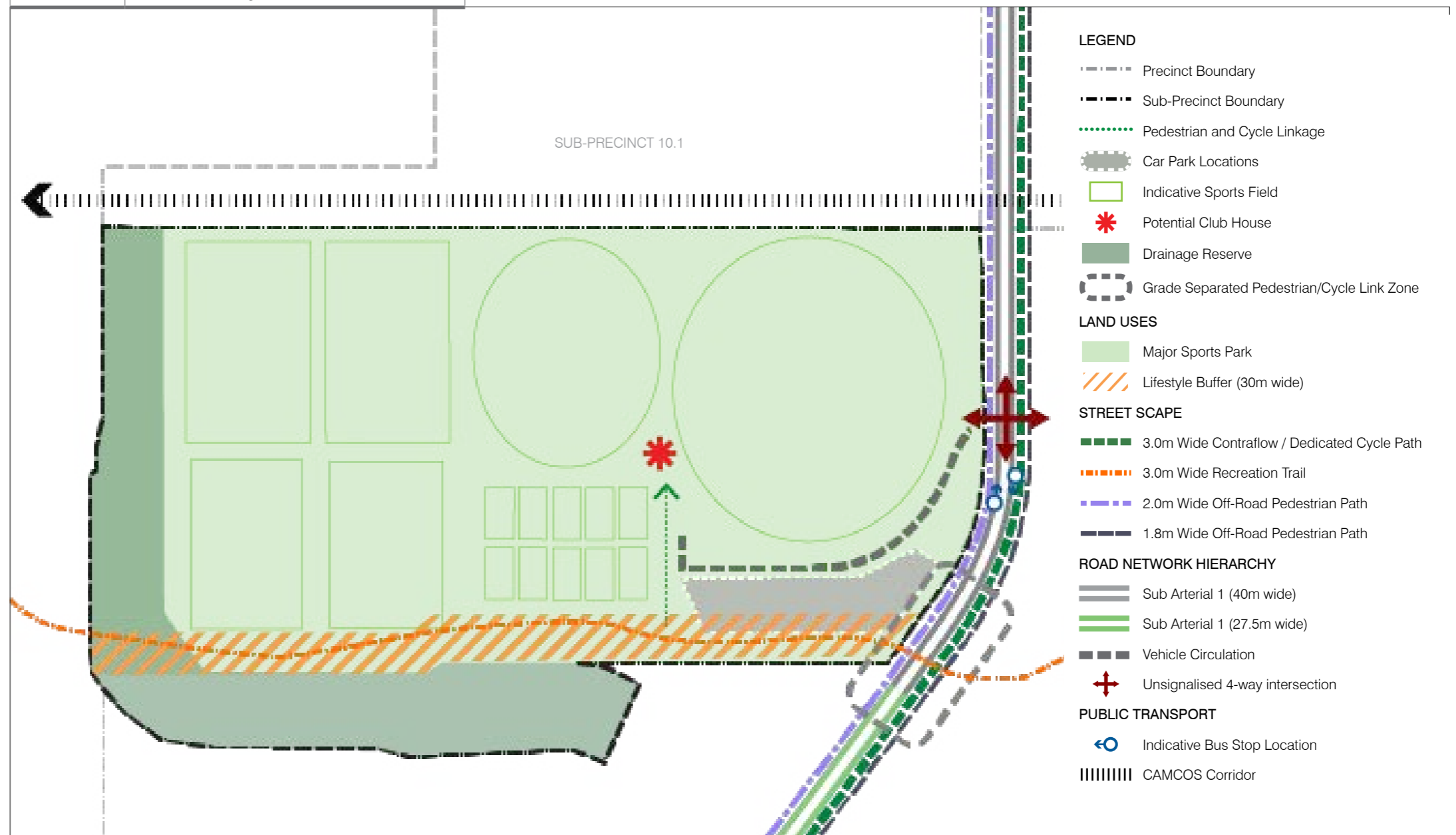
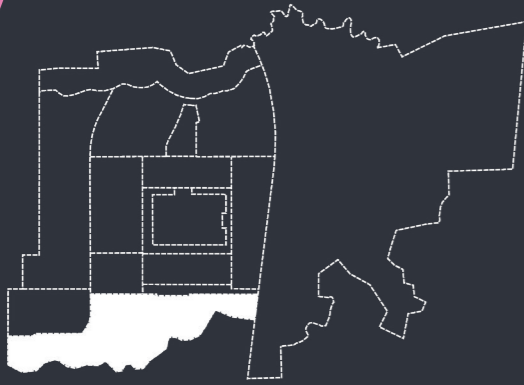


FIGURE 35: SUB-PRECINCT 10.2 FIXED ELEMENTS

## 3.16 PRECINCT 16

### CENTRAL PARK



#### 3.16.1 SUB-PRECINCT INTENT

This Sub-Precinct incorporates active and passive recreation spaces, which provide for a range of sporting, recreation, leisure, cultural and educational facilities and community meeting spaces that provide for a diverse and active lifestyle. The Conservation buffer areas protect areas identified as having significant values for biological diversity, water catchment, ecological functioning or cultural values.

The Sub-Precinct allows only a limited range of low impact, low-intensity land uses. Building height is limited to a low rise form typically not exceeding two storeys.

Vehicular access to the site is limited to one location. Pedestrian and cyclist connections are established through the site to provide connections to the Town Centre and the Transit Interchange.

Figure 36: Sub-Precinct 16 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 36: SUB-PRECINCT 16 ILLUSTRATIVE INTENT PLAN

### 3.16.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 16 are outlined in Table 49: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2) below.

TABLE 49: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
<b>Uses Subject to Compliance Assessment</b>
<ul style="list-style-type: none"> <li>Community Facility</li> <li>Indoor Sport and Recreation</li> <li>Outdoor Sport and Recreation</li> <li>Utility Installation</li> </ul>

### 3.16.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 16 are required to be assessed against and fulfil the Design Standards identified in Table 50: Sub-Precinct 16 Design Standards as well as the Specific Use Criteria in Table 51, where relevant.

TABLE 50: SUB-PRECINCT 16 DESIGN STANDARDS

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in Table 49.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> Building height does not exceed the maximum building of 4 storeys.</p>
Public Realm	<p><b>DS3.1</b> An 'Major Sports Facility' is located as generally shown on Figure 37 with a site area of 1.8ha.</p> <p><b>DS3.2</b> A 'Major Recreation Park' of 10ha is provided exclusive of Indoor Sports Facility, Utility and Drainage Corridor.</p> <p><b>DS3.3</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general locations as identified in Figure 37.</p> <p><b>DS3.4</b> Development ensures that a 'Grade Separated Pedestrian/Cycle Link Zone' is provided in the general locations as identified on Figure 37.</p> <p><b>DS3.5</b> Development ensures that 'Recreation Pathways' are provided in the general locations as identified in Figure 37.</p>

ELEMENT	DESIGN STANDARD
Parking And Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with Figure 37.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with Appendix I.</p> <p><b>DS4.3</b> Access locations are provided in accordance with Figure 37. Note locations shown are indicative and may vary along the road provided road safety is not compromised.</p> <p><b>DS4.4</b> 'Car Parking Locations' are generally located as identified on Figure 37.</p> <p><b>DS4.5</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.6</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p>
Environment	<p><b>DS5.1</b> Buffers are provided generally in the locations identified in Figure 37 and designed in accordance with the Acid Frog Management Code in Appendix N.</p> <p><b>DS5.2</b> Wetlands/Bio-retention Basins are provided in Figure 37 and are subject to detailed design and compliance approval.</p>
Infrastructure	<p><b>DS6.2</b> A 'Drainage Reserve' is provided in accordance with Figure 37.</p>

### 3.16.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 16

Compliance Assessment to vary the lot layout in Sub-Precinct 16 is not intended under this PoD.

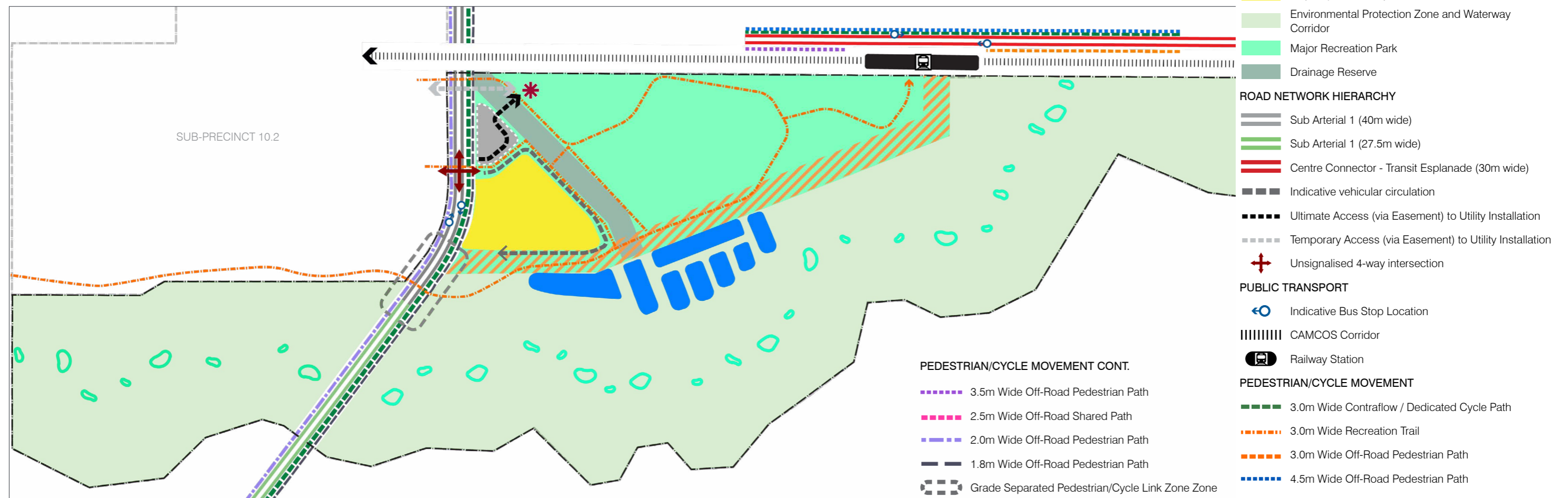


FIGURE 37: SUB-PRECINCT 16 FIXED ELEMENTS

## 3.17 SPECIFIC USE CRITERIA

ALL PRECINCTS



In addition to the detailed provisions for each precinct, the following land use specific provisions in **Table 51: Specific Use Design Standards** below are applicable to development undertaking the Compliance Assessment process under Section 1.5.2.2 of the Plan of Development. These provisions are only applicable as relevant to the specific use being assessed. It is noted that where provisions under Section 3.17 conflict with provisions under the design standards of the relevant Sub-Precincts, the Sub-Precinct design standards prevail to the extent of the conflict.

TABLE 51: SPECIFIC USE DESIGN STANDARDS

DESIGN STANDARD	
General	
Built Form	<p><b>DS1.1</b> Building design is climatically responsive. Buildings include the following:</p> <ul style="list-style-type: none"> <li>• Buildings have cross ventilation through habitable rooms</li> <li>• Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas</li> <li>• Large building facades incorporate architectural wall shading to reduce solar heat gain</li> <li>• External windows have sun shading</li> </ul> <p><b>DS1.2</b> Mechanical plant, equipment and storage areas equipment are:</p> <ul style="list-style-type: none"> <li>• If on the roof: <ul style="list-style-type: none"> <li>- Screened and designed as an architectural feature of buildings; and</li> <li>- Incorporated into the roof form.</li> </ul> </li> <li>• Effectively screened from view from adjoining streets so as to provide an attractive address to streets and adjoining properties.</li> </ul> <p><b>DS1.3</b> Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street.</p> <p><b>DS1.4</b> External facade materials include a mix of two or more of the following:</p> <ol style="list-style-type: none"> <li>a. Glazing clear tinted or colour backed;</li> <li>b. Brickwork;</li> <li>c. Timber;</li> <li>d. Coloured rendered/bagged finish or split face concrete block work;</li> <li>e. Precast concrete panels;</li> <li>f. Economical panel systems including prefinished metal panels, tiles, stones; or</li> <li>g. Recycled materials (e.g. timber).</li> </ol> <p><b>DS1.5</b> The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m.</p> <p><b>DS1.6</b> Buildings are designed to have balconies, windows and building openings oriented and/or overlook streets and other areas which are accessible to the public to provide casual surveillance.</p> <p><b>DS1.7</b> Car parking may be located on ground or above ground where sleeved or screened.</p>
Public Realm	<p><b>DS2.1</b> A minimum of 10% of the site is comprised of planted landscapes.</p> <p><b>DS2.2</b> Street frontages are unfenced or where street frontage fencing is required for security and CPTED purposes, it should be transparent (minimum 70% open).</p>
Parking and Access	<p><b>DS3.1</b> On site vehicle parking is provided at the rates outlined in <a href="#">Appendix I</a>.</p>

DESIGN STANDARD	
Parking and Access (cont.)	<p><b>DS3.2</b> Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in:</p> <ul style="list-style-type: none"> <li>• AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and</li> <li>• AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities.</li> </ul> <p><b>DS3.3</b> The location of visitor or customer parking is not behind a security barrier.</p> <p><b>DS3.4</b> On-site parking and manoeuvring areas provide for all vehicles to enter and leave in a forward motion.</p> <p><b>DS3.5</b> The lot has physical access to a road.</p> <p><b>DS3.6</b> Access to the site provides separation of a minimum 10m to an intersecting street where the driveway is on the same side of the street.</p> <p><b>DS3.7</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS3.8</b> Bicycle parking spaces are provided in accordance with <a href="#">Appendix I</a>.</p> <p><b>DS3.9</b> Bicycle parking and storage facilities are easily accessible and provided in the building, or on-site within 100 metres of an entrance to the building, in accordance with five percent (5%) of the number of employees, based on workforce numbers.</p> <p><b>DS3.10</b> End of trip facilities for bicycles, involving dedicated amenities that are publicly accessible for bike storage areas, lockers, toilets and change facility, must be provided in accordance with <a href="#">Appendix I</a>.</p> <p><b>DS3.11</b> For buildings less than 1,000m<sup>2</sup>, engineering design of all parking and manoeuvring areas is in accordance with Councils adopted standards.</p>
Environment	<p><b>DS4.1</b> Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.</p> <p><b>DS4.2</b> Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.</p> <p><b>DS4.3</b> Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.</p> <p><b>DS4.4</b> Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, as amended.</p> <p><b>DS4.5</b> Any reflective glass material has:</p> <ol style="list-style-type: none"> <li>a. A level of light reflectivity of not greater than 20%; and</li> <li>b. A level of heat transmission of not less than 20%.</li> </ol>

DESIGN STANDARD	
Environment (cont.)	<p><b>DS4.6</b> Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.</p> <p><b>DS4.7</b> For all Multiple Residential (other than Duplex) buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse (or minimum 75% roof capture if 3 storeys or more). Tanks are to be sized at 1KL per dwelling.</p> <p><b>DS4.8</b> For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL).</p> <p><b>DS4.9</b> Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.</p> <p><b>DS4.10</b> Tanks must be connected to and supply water to all of the following:</p> <ul style="list-style-type: none"> <li>• Toilets (all toilets)</li> <li>• Urinals (all urinals)</li> <li>• Laundry (all cold taps in laundry)</li> <li>• Outdoor taps (all outdoor taps)</li> </ul>
Infrastructure	<p><b>DS5.1</b> All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.</p>

DESIGN STANDARD									
<b>Uses</b>									
Child Care Centre	<p><b>DS6.1</b> Where a standalone use, the Child care centre has a maximum site cover of 50%.</p> <p><b>DS6.2</b> Child care centres are to be located on a Connector or Access Street.</p> <p><b>DS6.3</b> Child care centres are to be located on a site having:</p> <ol style="list-style-type: none"> <li>A slope of not more than 10%;</li> <li>A regular shape; and</li> <li>A minimum area of 1,500m<sup>2</sup></li> </ol> <p><b>DS6.4</b> All buildings, structures and outdoor play areas are set back at least 3 metres from all site boundaries adjoining a residential use (or future residential use).</p> <p><b>DS6.5</b> A minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining a residential use (or future residential use).</p> <p><b>DS6.6</b> The Child care centre is setback from the most proximate boundary of an electricity transmission line easement as follows:</p> <ol style="list-style-type: none"> <li>A 20 metre separation distance for transmission lines between 33kV and 132kV;</li> <li>A 30 metre separation distance for transmission lines between 133kV and 275kV; and</li> <li>A 40 metre separation distance for transmission lines greater than 275kV.</li> </ol> <p><b>DS6.7</b> Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross across driveways.</p> <p><b>DS6.8</b> Where adjoining a residential use (or future residential use), the minimum setback from the outermost projection of any building is in accordance with following table:</p> <table border="1"> <thead> <tr> <th colspan="2">Setbacks (Minimum)</th> </tr> </thead> <tbody> <tr> <td>Front (Primary frontage)</td> <td>6m</td> </tr> <tr> <td>Side</td> <td>2m</td> </tr> <tr> <td>Rear</td> <td>4.5m</td> </tr> </tbody> </table>	Setbacks (Minimum)		Front (Primary frontage)	6m	Side	2m	Rear	4.5m
Setbacks (Minimum)									
Front (Primary frontage)	6m								
Side	2m								
Rear	4.5m								

DESIGN STANDARD	
Community Facility	<p><b>DS7.1</b> Where a standalone use and not located in Precinct 8, the community activity has a maximum site cover of 50%.</p> <p>OR</p> <p>Where not a standalone use or where located in Precinct 8 - no acceptable outcome provided.</p> <p><b>DS7.2</b> Where adjoining a residential use, a minimum 1.8m high solid acoustic screen fence is provided along the full length of all common site boundaries.</p> <p><b>DS7.3</b> Intrusive outdoor activities are located and orientated away from residential premise.</p> <p><b>DS7.4</b> The Community facility is setback from the most proximate boundary of an electricity transmission line easement as follows:</p> <ol style="list-style-type: none"> <li>A 20 metre separation distance for transmission lines between 33kV and 132kV;</li> <li>A 30 metre separation distance for transmission lines between 133kV and 275kV; and</li> <li>A 40 metre separation distance for transmission lines greater than 275kV.</li> </ol> <p><b>DS7.5</b> A minimum 2m wide landscaping strip is to be provided along the site frontage.</p>
Emergency Services	<p><b>DS8.1</b> Emergency Services are located to enable easy access to a Sub-arterial or Connector Road.</p> <p><b>DS8.2</b> Where adjoining a residential use, a minimum 1.8 metre high solid acoustic screen fence and a 2 metre wide landscape strip is provided along the full length of all common site boundaries.</p>
Fast Food Premises	<p><b>DS9.1</b> Loading areas are not able to be viewed from the road or any public space and are appropriately screened.</p> <p><b>DS9.2</b> Vehicle queuing for 10 cars is provided within a drive-through facility. The location of the vehicle queuing does not impact on internal vehicle movements or access to the site.</p>
Home Based Business	<p><b>DS10.1</b> For a Home Based Business, other than a bed and breakfast, the hours of operation are limited to:</p> <ol style="list-style-type: none"> <li>8.00am and 6.00pm, Mondays to Saturdays; and</li> <li>Not at all on Sundays or public holidays.</li> </ol> <p><i>Note – office administration functions and activities that do not involve visitors by customers or clients, deliveries or noise related activities may occur outside of the hours of operation.</i></p>

DESIGN STANDARD	
Home Based Business (cont.)	<p><b>DS10.2</b> For a Home Based Business, the standards of operation the following standards of operation apply:</p> <ol style="list-style-type: none"> <li>The floor area used specifically for the home business does not exceed 50m<sup>2</sup>.</li> <li>Any visitor accommodation does not exceed 4 visitors.</li> <li>There is no hiring out of materials, goods, appliances or vehicles.</li> <li>There is only one sign related to the Home business, located within the premises or on a fence facing the road.</li> <li>There is no repairing or servicing of vehicles not normally associated with a residential use.</li> <li>There is no industrial use of premises.</li> <li>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.</li> <li>Car parking is in accordance with <a href="#">Appendix I</a>.</li> <li>There is no display of goods.</li> <li>Number of employees does not exceed 4.</li> </ol>
Indoor Entertainment (Tavern/Hotel)	<p><b>DS11.1</b> Indoor Entertainment (Tavern/Hotel) uses are located only within Mixed Use designated lots.</p>
Indoor Sport and Recreation	<p><b>DS12.1</b> Indoor Sport and Recreation uses exclude premises for conducting large scale functions.</p>
Market	<p><b>DS13.1</b> Where market stalls are proposed to be located adjacent to existing shops the market is not held on more than 1 day per week.</p> <p><b>DS13.2</b> The market is conducted, including setup and pack-up time, between the hours of 5.00am and 10.00pm.</p> <p><b>DS13.3</b> A clear movement path, at least 3 metres in width, is maintained through or around the market to allow emergency vehicle access.</p> <p><b>DS13.4</b> Public toilets:</p> <ul style="list-style-type: none"> <li>• Are provided within the area of the market, or are located within 250 metres of the market; and</li> <li>• Remain open and accessible for use during market hours.</li> </ul> <p><b>DS13.5</b> Directional signage is provided to identify the location of, and entry to, public toilet facilities.</p>

DESIGN STANDARD	
<b>Multiple Residential (other than Duplex)</b>	<p><b>DS14.1</b> For all Multiple Residential uses involving more than two units, the building is sited and designed such that:</p> <ol style="list-style-type: none"> <li>The main pedestrian entrance to the building (or group of buildings) is located on the higher order street;</li> <li>Access from the street to the entrance of the building(s) or individual dwellings is easily discerned;</li> <li>Vehicular access to the site is separate from the pedestrian access;</li> <li>Street and parkland frontages comprise 'semi-active uses/spaces' such as habitable rooms of dwellings or rooming units, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance;</li> <li>The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.</li> </ol> <p><b>DS14.2</b> Non-habitable rooms of one dwelling are not located opposite windows of another dwelling unless views are controlled by screening devices, distance, landscaping or design of the opening.</p> <p><b>DS14.3</b> Where habitable room windows look directly at habitable room windows and adjacent dwelling within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by:</p> <ol style="list-style-type: none"> <li>Window sill heights being a minimum of 1.5 metres above floor level; or</li> <li>Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or</li> <li>Fixed external screens; or</li> <li>If at ground level screen fencing to a minimum height of 1.8 metres.</li> </ol> <p><b>DS14.4</b> The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.</p> <p><b>DS14.5</b> Any car parking area or other associated structures are integrated into the design of the development such that:</p> <ol style="list-style-type: none"> <li>They are screened from view from frontages to streets, parks and adjoining land; and</li> <li>They are not located between the building and the street address.</li> </ol> <p><b>DS14.6</b> All setbacks must comply with the provisions within the sub-precinct requirements and <b>Table 52</b> and <b>Table 53</b> where applicable. For 1 - 2 storey multiple residential dwellings, buildings are set back:</p> <ul style="list-style-type: none"> <li>Front - a minimum 2m to a road frontage;</li> <li>Side - a minimum 0m, where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0m, otherwise:- <ul style="list-style-type: none"> <li>Minimum 1.5m</li> </ul> </li> <li>Rear - 0m where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0m, otherwise minimum 1m.</li> </ul>

DESIGN STANDARD	
<b>Multiple Residential (other than Duplex) (cont.)</b>	<p><b>DS14.7</b> Except where specified otherwise in a Sub-Precinct provision:</p> <ol style="list-style-type: none"> <li>A 2 metre wide landscaped buffer strip is provided along the full frontage of the site;</li> <li>At least 10% of the site area is provided as communal open space exclusive required buffer strips and clothes drying areas;</li> <li>A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary;</li> </ol> <p><b>DS14.8</b> For all Multiple Residential uses involving more than two units:</p> <ol style="list-style-type: none"> <li>Each ground floor dwelling has a courtyard or similar private open space of not less than 15m<sup>2</sup> with a minimum dimension of 3m directly accessible from the main living area;</li> <li>Each dwelling above ground level has a balcony or similar private open space area of not less than 9m<sup>2</sup> for a 1 bedroom unit, and 16m<sup>2</sup> for 2+ bedroom units (with a minimum dimension of 3m) directly accessible from the living area of the dwelling or rooming unit.</li> </ol> <p><b>DS14.9</b> The site cover for Multiple Residential buildings does not exceed:</p> <ol style="list-style-type: none"> <li>60% if within Precincts 7, 9, &amp; 10 and</li> <li>80% if within Precinct 8.</li> </ol> <p><b>DS14.10</b> For multiple residential uses front fences and walls:</p> <ol style="list-style-type: none"> <li>Have a maximum height of not more than:</li> <li>1.8 metres if 50% transparent; or</li> <li>1.2 metres if solid.</li> </ol> <p><b>DS14.11</b> Building bulk is reduced by incorporating a combination of the following elements in building design:</p> <ol style="list-style-type: none"> <li>Variations in plan shape, such as curves, steps, recesses, projections or splays;</li> <li>Variations in vertical profile, with steps or slopes at different levels;</li> <li>Variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure;</li> <li>Balconies, verandahs or terraces; and</li> <li>Planting, particularly on podiums, terraces and low level roof decks.</li> </ol> <p><b>DS14.12</b> Entry areas for the residents and visitors are provided separately from entrances for other building users and provide:</p> <ol style="list-style-type: none"> <li>For safe entry from streets, car parking areas and servicing areas;</li> <li>Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for other building users; and</li> <li>Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors.</li> </ol>

DESIGN STANDARD	
<b>Other Residential</b>	<p><b>DS15.1</b> Except where otherwise specified in an approved PoD, the site cover of the buildings does not exceed 70%.</p> <p><b>DS15.2</b> The length of any unarticulated elevation of a building visible from the street does not exceed 15 metres.</p> <p><b>DS15.3</b> Building bulk is reduced by incorporating a combination of the following elements in building design:</p> <ol style="list-style-type: none"> <li>Verandahs;</li> <li>Recesses;</li> <li>Variation in materials, colours and/or textures including between levels; and</li> <li>Variation in building form.</li> </ol> <p>Screening of balconies is limited to the side and rear of boundaries, and the sides of balconies where needed, to prevent noise and overlooking of other dwellings and recreation areas.</p> <p>Apart from any communal Clubhouse, any building does not exceed 40 metres in length.</p> <p><b>DS15.4</b> Any car parking area or other associated structures are integrated into the design of the development such that they are screened from view from frontages to streets, parks and adjoining land.</p> <p><b>DS15.5</b> At least 10% of the area of the site is provided as communal and private open space, with:</p> <ol style="list-style-type: none"> <li>Each ground floor dwelling having a courtyard or similar private open space area (including outdoor patio), not less than 15m<sup>2</sup> and with a minimum dimension of 3 metres, directly accessible from the living area of the dwelling;</li> <li>Each dwelling above ground level having a balcony or similar private open space area, not less than 9m<sup>2</sup> and with a minimum dimension of 2.5 metres, directly accessible from the living area of the dwelling.</li> </ol> <p><b>DS15.6</b> A 1.8 metre high solid screen fence is provided along the full length of all rear boundaries of the site.</p> <p><b>DS15.7</b> Unless required to ameliorate traffic noise or headlight flare, solid fences or walls &gt;1.8 metres are avoided along street frontages.</p> <p><b>DS15.8</b> Where a proposed dwelling fronts towards a public road, a landscape strip at least 2m wide is provided within the front boundaries of the site.</p> <p><b>DS15.9</b> The development provides social and recreational facilities in the form of:</p> <ol style="list-style-type: none"> <li>Communal dining room</li> <li>Communal indoor social/recreation space; and</li> <li>A diversity of informal indoor and outdoor social spaces.</li> </ol> <p><b>DS15.10</b> Communal buildings are easily accessible and centrally located, and residents are able to easily navigate the site on foot or with the assistance of mobility aids.</p>

DESIGN STANDARD	
<b>Other Residential (cont.)</b>	<p><b>DS15.11</b> No dwelling is more than 350 metres walking distance from a site entry or exit point, or any central community facilities building.</p> <p><b>DS15.12</b> All pathways and land use for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.</p> <p><b>DS15.13</b> Internal paths, ramps and hallways are capable of accommodating two wheelchairs (side by side) at any one time.</p> <p><b>DS15.14</b> Dwellings to have a clearly defined street address or access corridor and each dwelling having clearly defined private open space and a prominent front door.</p> <p><b>DS15.15</b> No replication of house facades within every 4 homes.</p> <p><b>DS15.16</b> Logical, direct and separated pedestrian and vehicle routes are provided between dwellings, communal buildings and other on-site facilities and facilities in the neighbourhood.</p> <p><b>DS14.13</b> For 1-2 storey dwellings, buildings are set back a minimum 0.9m from the private road frontage at ground floor and 1.5m at first floor (where comprising a side or rear wall of the dwelling) and a minimum of 1.5 metres from the railway corridor (where comprising a side or rear wall to a dwelling). For 3+ storeys, setbacks are as per <b>Table 52</b> and <b>Table 53</b>.</p> <p><b>DS15.17</b> All access points into the site are to be constructed to Council standards and certified by an RPEQ.</p> <p><b>DS15.18</b> Fencing along all internal private roads that abuts open space is to allow for casual surveillance.</p> <p><b>DS15.19</b> All dwellings are to be designed and constructed using materials which ensure that all habitable rooms meet the following noise criteria based on the predicted Transport Noise Category for the railway being operational, being Queensland Development Code QDC MP4.4 OR ≤45 dB(A) single event maximum sound pressure level. An Acoustic Report, prepared by a suitably qualified person, is to be lodged with any application for compliance assessment, demonstrating how this will be achieved.</p> <p><b>DS15.20</b> Each dwelling is to have an area of 10m<sup>2</sup> with a minimum diameter of 2m which meets the following external noise criteria in outdoor spaces for passive recreation based on the predicted Transport Noise Category for the railway being operational, being ≤84 dB(A) Lmax (single event maximum sounds pressure level) free field. An Acoustic Report, prepared by a suitably qualified person, is to be lodged with any application for compliance assessment, demonstrating how this will be achieved.</p>

**DESIGN STANDARD**

**Outdoor Sport and Recreating (excluding Golf Course)**

**DS16.1** The use is located and designed so as to be:

- Convenient to users; and
- Compatible with the preferred character of the local area.

**DS16.2** The use:

- Is effectively designed to meet the needs of users, having regard to the scale and nature of the use;
- Has buildings and structures that are fit for purpose; and
- Has buildings and structures that incorporate passive design responses that acknowledge and reflect the region's sub-tropical climate.

**Sales Office**

**DS17.1** The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm.

**DS17.2** The maximum GFA for a Sales Office is 400m<sup>2</sup>.

**DS17.3** A minimum of 2 on-site car parking spaces are provided. Where in Sub-Precinct 9.1, this may be provided on-street.

**DS17.4** Private and public open space areas are turfed and landscaped.

**DS17.5** A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.

**DS17.6** If the sales office is in conjunction with a Display Village which comprises 4 or more Display Homes, public toilet facilities are to be provided.

**DS17.7** Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.

**Service Station**

**DS18.1** The service station site is located on a site that:

- Is at least 1,500m<sup>2</sup> in area;
- Does not adjoin a sensitive use, as defined in **Appendix A**; and has a street frontage of at least:
  - 35 metres where the site is a corner site; or
  - 40 metres otherwise.

**DS18.2** The minimum setbacks for all buildings and other structures are in accordance with following table:

Setbacks (Minimum)		
Front (Primary frontage)	Fuel Pumps and Canopies	4.5m
	Buildings and Structures	
Side	2m	
Rear	2m	

**DS18.3** The gross floor area used for the associated retail sale of goods is limited to 150m<sup>2</sup>.

**DS18.4** Separate entrances to and exits from the site are provided, and these are clearly marked for their intended use.

**DESIGN STANDARD**

**Service Station (cont.)**

**DS18.5** No part of a vehicle crossover is closer than:

- 14 metres from any other vehicle crossover on the same site;
- 12 metres from an intersection; and
- 3 metres from any property boundary.

**DS18.6** Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur.

**DS18.7** Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.

**DS18.8** Fuel pumps are located in accordance with Australian Standard AS1940 – The storage and handling of flammable and combustible liquids.

**DS18.9** Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground.

**Shop, Business, Health Care Services and Food Premises**

**DS19.1** Buildings setbacks for Shops, Businesses, Health Care Services and Food Premises comply with those prescribed for the Sub-Precinct which it is located.

**DS19.2** The site cover of a Shops, Businesses, Health Care Services and Food Premises does not exceed:

- 70% for that part of a building up to 2 storeys in height; and
- 50% for that part of a building exceeding 2 storeys in height.

**DS19.3** The building incorporates vertical and horizontal articulation such that no blank wall is longer than 15 metres.

**DS19.4** Where a building exceeds 2 storeys in height, the building is designed so as to avoid the creation of adverse micro-climatic impacts on any nearby public space by way of overshadowing, wind tunnelling or reflective glare.

**DS19.5** Building materials and hard surfaces used in landscape works are not highly reflective, or likely to create glare, slippery or otherwise hazardous conditions.

**DS19.6** Any outdoor public or semi-public open space has a minimum of 50% of its area covered or shaded.

**DS19.7** Development provides for a minimum of 70% of the building frontage to a public street, or other public or semi-public space, to present with clear or relatively clear windows and glazed doors.

**DESIGN STANDARD**

**Shop, Business, Health Care Services and Food Premises (cont.)**

**DS19.8** The building has articulated and textured facades that incorporate some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows:

- Wide colonnades, verandahs, awnings, balconies and eaves;
- Recesses, screens and shutters; and

**DS19.9** Landscapes are provided on-site in accordance with the following:

- Shade trees, low planting and hard landscapes are provided along street frontages not occupied by building or driveways;
- Shade trees are provided in car parks;
- A landscape strip is provided between the business use and any adjacent residential use which:
  - Is planted with a variety of screening trees and shrubs; and
  - Incorporates a minimum 1.8 metre high solid screen fence where acoustic attenuation is required; and
  - Planting is provided on top of podium levels.

**DS19.10** Undesirable visual, noise and odour impacts on public spaces and residential uses are avoided or minimised by:

- Where appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site's context and setting;
- Providing vehicle loading/unloading and refuse storage/collection facilities within enclosed serviced yards or courtyards; and
- Locating site service facilities and areas such that they are not adjacent to the frontage of a street or public space.

**DS19.11** Glare conditions or excessive 'light spill' on to adjacent sites and public spaces are avoided or minimised through measures such as:

- Careful selection and location of light fixtures;
- Use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and
- Alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation.

**Short Term Accommodation**

**DS20.1** For Short Term Accommodation involving more than two units, density is to be a minimum of 35 dwellings/ha, calculated over the site on which it is located.

**DS20.2** For all Short Term Accommodation uses involving more than two units, the building is sited and designed such that:

- The main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage;
- Access from the street to the entrance of the building(s) or individual dwellings is easily discerned;
- Vehicular access to the site is separate from the pedestrian access;

**DESIGN STANDARD**

**Short Term Accommodation (cont.)**

- Street and parkland frontages comprise 'semi-active uses/spaces such as habitable rooms of dwellings or rooming units, common recreating areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and
- The number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets communal recreation areas and open spaces is optimised.

**DS20.3** Non-habitable room windows of one rooming unit is not located opposite windows of another dwelling or rooming unit unless views are controlled by screening devices, distance, landscaping or design of the opening.

**DS20.4** Where habitable room windows look directly at habitable room windows in an adjacent rooming unit within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by:

- Window will heights being a minimum of 1.5 metres above floor level; or
- Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or
- Fixed external screens; or
- If at ground level, screen fencing to a minimum height of 1.8 metres.

**DS20.5** The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.

**DS20.6** Any car parking area or other associated structures are integrated into the design of the development such that:

- They are screened from view from frontages to streets, parks and adjoining land;
- They are not located between the building and the street address; and
- A basement or undercroft car parking area does not protrude above the adjacent ground level by more than 1m.

**DS20.7** The site cover of Short Term Accommodation buildings does not exceed 70%.

**DS20.8** All setbacks must comply with the provisions within the sub-precinct requirements and **Table 52** and **Table 53** where applicable. For 1 - 2 storey short-term accommodation dwellings, buildings are set back:

- Front - a minimum 2m to a road frontage;
- Side - a minimum 0m, where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0m, otherwise:
  - Minimum 1.5m
- Rear - 0m where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0m, otherwise minimum 1m.

DESIGN STANDARD	
Short Term Accommodation (cont.)	<p><b>DS20.9</b> Except where specified otherwise in a Sub-Precinct specific provisions;</p> <ol style="list-style-type: none"> <li>A 2 metre wide landscaped buffer strip is provided along the full frontage of the site;</li> <li>At least 10% of the site area is provided as communal open space exclusive of required buffer strips and clothes drying areas; and</li> <li>A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary.</li> </ol> <p><b>DS20.10</b> For all Short Term Accommodation involving more than two units:</p> <ol style="list-style-type: none"> <li>Each ground floor rooming unit has a courtyard or similar private open space or not less than 15m<sup>2</sup> with a minimum dimension of 3m directly accessible from the main living area;</li> <li>Each rooming unit above ground level has a balcony or similar private open space area of not less than 9m<sup>2</sup> with a minimum dimension of 3m directly accessible from the living area of the dwelling or rooming unit.</li> </ol> <p><b>DS20.11</b> Building bulk is reduced by incorporating a combination of the following elements in building design:</p> <ol style="list-style-type: none"> <li>Variations in plan shape, such as curves, steps, recesses, projections or splays;</li> <li>Variations in vertical profile, with steps or slopes at different levels;</li> <li>Variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure;</li> <li>Balconies, verandahs or terraces; and</li> <li>Planning, particularly on podiums, terraces and low level roof decks.</li> </ol> <p><b>DS20.12</b> Entry areas for the residents and visitors are provided separately from entrances for other building users and provide:</p> <ol style="list-style-type: none"> <li>For safe entry from streets, car parking areas and servicing areas;</li> <li>Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for other building users; and</li> <li>Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors</li> </ol>
Showroom	<p><b>DS21.1</b> Where in a complex, not more than 20% of the gross floor area is occupied by uses other than showrooms.</p> <p><b>DS21.2</b> Where addressing a Primary Frontage the ground level:</p> <ol style="list-style-type: none"> <li>Presents a minimum 50% of the building as openings and windows; and</li> <li>Provides an awning to the street 3m in width.</li> </ol> <p><b>DS21.3</b> Where addressing a Secondary Frontage the ground level:</p> <ol style="list-style-type: none"> <li>Presents a minimum 50% of the building as openings and windows; and</li> <li>Provides an awning to the street 3m in width.</li> </ol>

DESIGN STANDARD	
Tele-communications Facility	<b>DS22.1</b> Telecommunications facilities co-locations are to be located on an existing or proposed building and to be integrated within the building and are not to adjoin a residential use.
Utility Installation	<p><b>DS23.1</b> Where practicable, the utility is co-located with another utility of a similar or compatible type.</p> <p><b>DS23.2</b> The utility is located in a position where it can be easily accessed for maintenance purposes or at times of emergency.</p> <p><b>DS23.3</b> Security fencing is provided to prevent unauthorised entry to the utility.</p> <p><b>DS23.4</b> Safety and warning signage is displayed where necessary.</p> <p><b>DS23.5</b> The location of any Utility Installation does not impact on the functionality of verges or public open space and is not in visually prominent areas.</p>

TABLE 52: HIGH RISE AND MEDIUM RISE SETBACKS

	HIGH RISE (7+ STOREYS)		MEDIUM RISE (3-6 STOREYS)	
	Residential elements	Non-residential elements	Residential elements	Non-residential elements
Maximum podium height	3 storeys		2 storeys	
<b>Front setbacks (min)</b>				
<b>Ground Floor</b>				
• Active frontage*	0.0m	0.0m	0.0m	0.0m
• Non-active frontage	2m	2m	2m	2m
<b>Tower</b>				
• Tower setbacks	6m	4m	3m	3m
<b>Side setbacks (min)</b>				
• Levels 1-3**	Where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0.0m, rear setback is 0.0m Otherwise: <ul style="list-style-type: none"> <li>1.5m for a wall up to 4.5m high</li> <li>2m for a wall up to 7.5m high</li> <li>2m plus 0.5m for every 3m (or part thereof) over 7.5m high for a wall over 7.5m high, except that a wall may be built to a side boundary where the wall has a maximum height of 3m and a maximum length of 15m, unless it abuts a higher or longer existing or simultaneously constructed wall.</li> </ul>			
• Levels 4-8	3.0m			
• Levels 9+	6.0m			
<b>Rear setbacks (min)</b>				
• Levels 1-3**	Where adjoining a non-residential use or where the existing minimum setback on the adjoining boundary is 0.0m, rear setback is 0.0m. Otherwise: 3.0m			
• Levels 4+	6.0m			

\* A site may have more than one active frontage as identified in a development scheme or approved plan of development. An active frontage can include a frontage to a park.

\*\* Or such higher podium level as may be specified in a development scheme or approved plan of development

TABLE 53: BUILDING SEPARATION DISTANCES

	HIGH RISE (7+ STOREYS)		MEDIUM RISE (3-6 STOREYS)	
	Residential elements	Non-residential elements	Residential elements	Non-residential elements
Privacy	Building design must ensure privacy for habitable spaces in dwellings. Acceptable treatments include: <ul style="list-style-type: none"> <li>Providing a minimum separation distance of:               <ul style="list-style-type: none"> <li>Where 7 storeys and greater, 18m between balconies that are offset by less than 45 degrees or 12m between balconies that are offset by 45 degrees or more</li> <li>Where 6 storeys or less, 12m between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, or</li> <li>For a wall containing windows or balconies, 6m to a side or rear boundary where there is no existing or approved development and the future privacy and development potential of the adjoining site should be protected.</li> </ul> </li> <li>Window sill heights a minimum of 1.5m above floor level</li> <li>Fixed opaque glazing in any part of a window below 1.5m above floor level</li> <li>Fixed external screens to balconies or windows (or intermediate fencing at ground level). External screens or fences provided to ensure privacy should be either solid, of translucent material or present an appearance of no more than 25% openings when viewed from the nearby balcony or window.</li> </ul>			