

AMENDED IN RED

By: Jennifer Davison
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1445
Date: 17 September 2024



AURA

SOUTHERN LOCALITY

PRECINCT 15 WEST + 16 (PART)

PLAN OF DEVELOPMENT

PREPARED BY URBIS FOR STOCKLAND
JUNE 2024



Stockland



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SECTION 1

EXPLANATORY CONTENT

1.0 EXPLANATORY CONTENT

1.1 PLAN OF DEVELOPMENT PURPOSE

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

This PoD refines the outcomes approved in the Master Plan.

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

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



FIGURE 1: AURA SOUTHERN LOCALITY – ILLUSTRATIVE VISION PLAN

1.2 LAND TO WHICH THIS POD RELATES

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

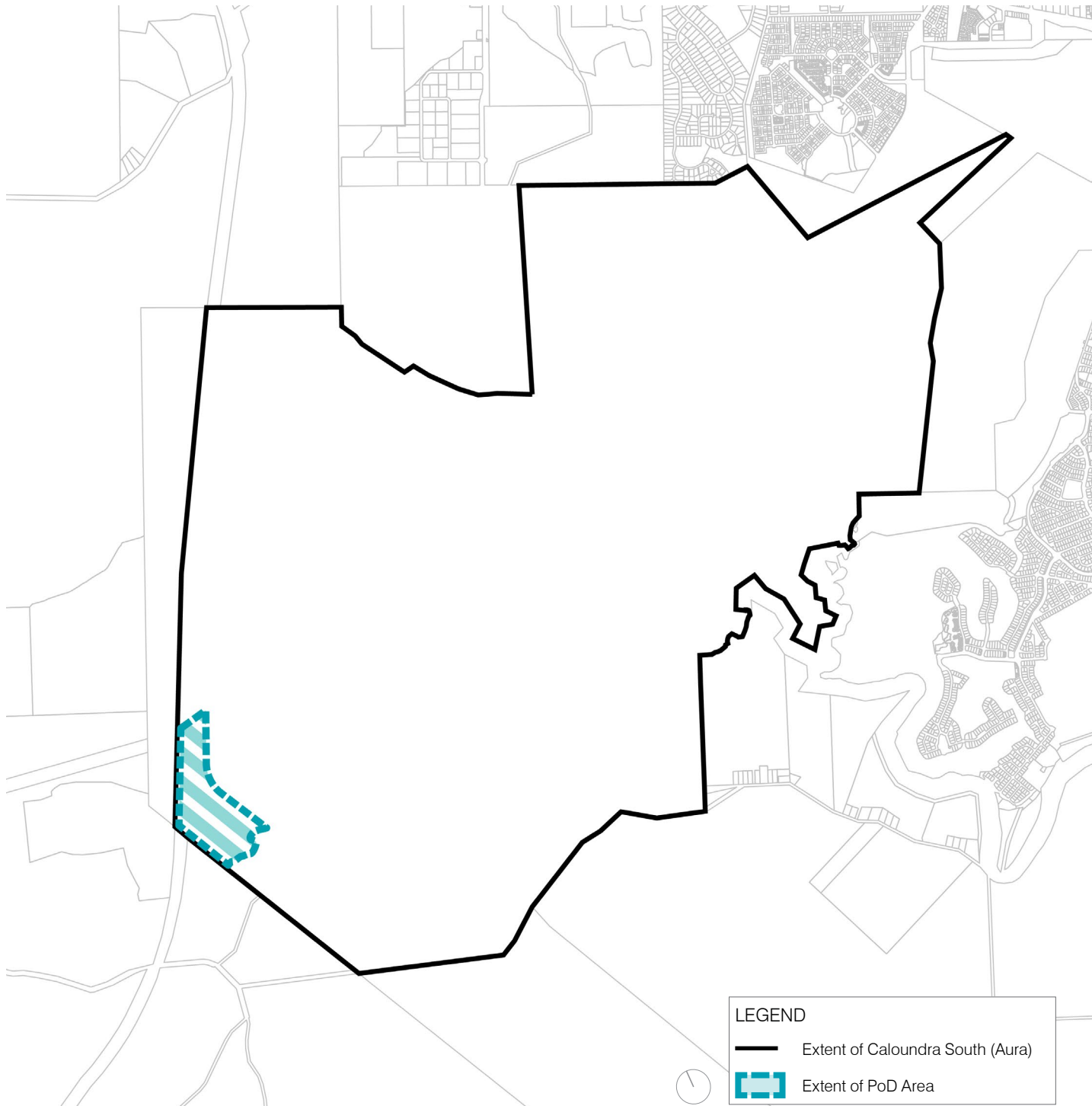


FIGURE 2: LAND TO WHICH THIS POD RELATES

1.3 INTERPRETATION

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

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

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

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

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

1.4 RELATIONSHIPS TO OTHER LEGISLATION

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

1.5 EXPLANATION OF PLAN OF DEVELOPMENT STRUCTURE AND ASSESSMENT PROCESS

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

TABLE 1: PLAN OF DEVELOPMENT STRUCTURE

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

1.5.1 OVERALL OPERATION OF THIS POD AND RELATIONSHIPS TO OTHER APPROVALS

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

The relationship of this PoD to other approvals or statutory obligations is outlined by **Figure 3: PoD Relationships and Operational Overview**. This figure also provides a summary of the way in which future development can occur over the CSSL – Precinct 15 West which are:

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

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

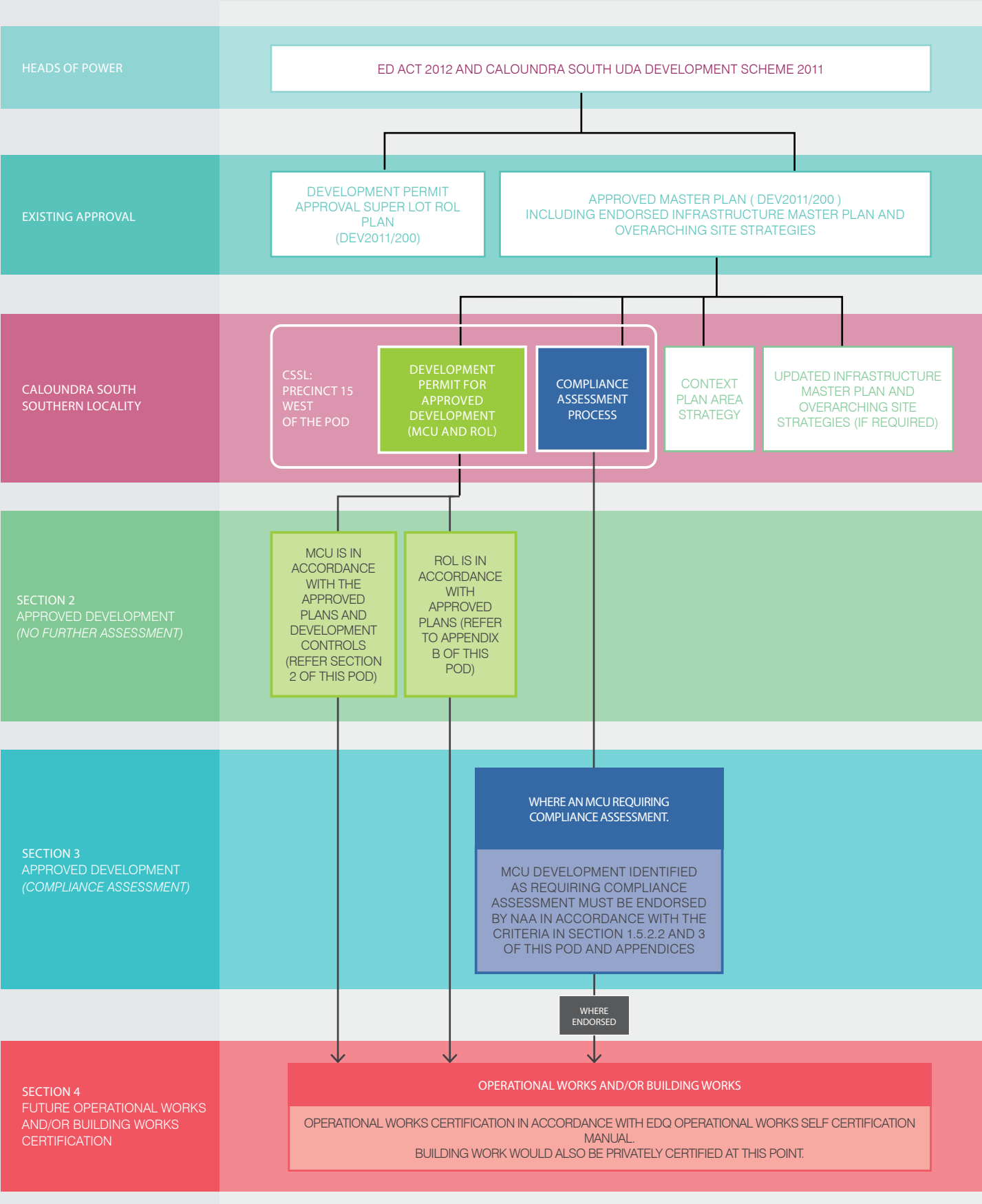


FIGURE 3: POD RELATIONSHIPS AND OPERATIONAL OVERVIEW

1.5.2 FUTURE DEVELOPMENT DELIVERY PROCESSES

1.5.2.1 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

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

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

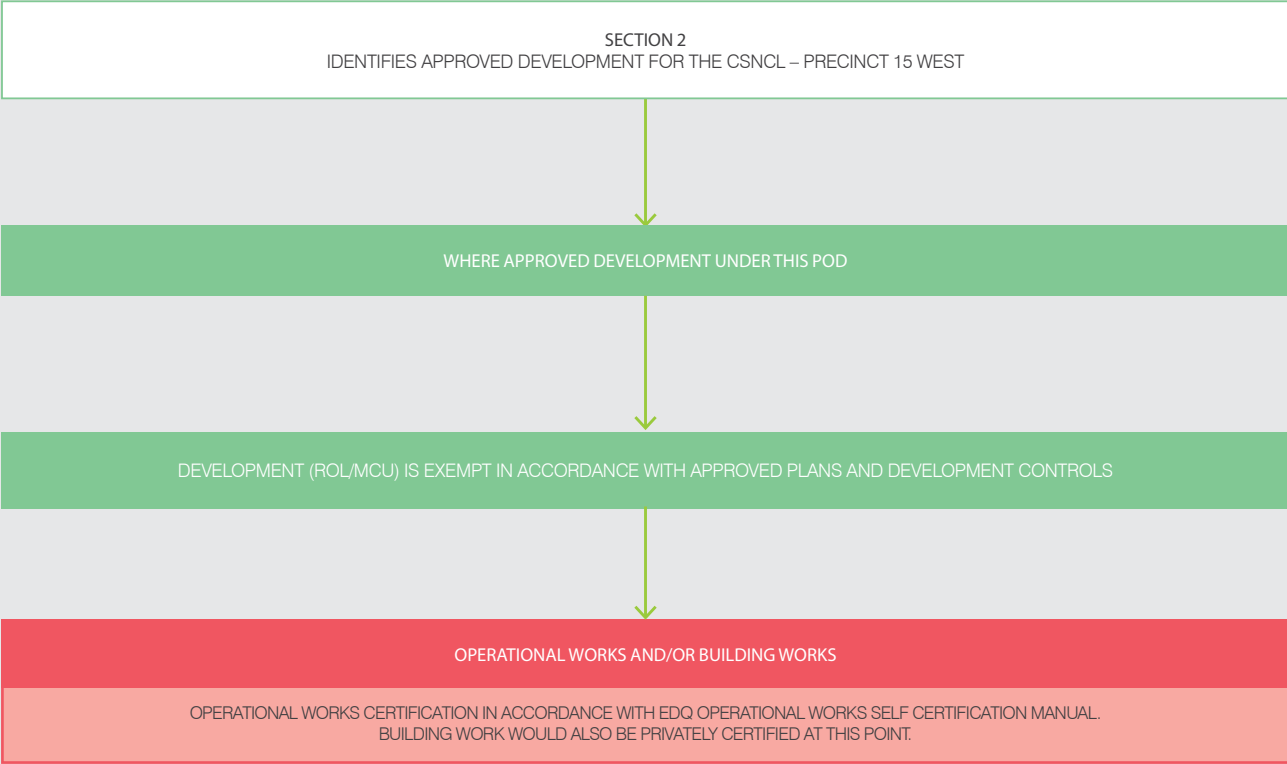


FIGURE 4: APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) OPERATION

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

SECTION	WHAT IS THE CONTENT?	WHEN DOES THIS SECTION APPLY?	HOW DOES IT WORK?	WHO ADMINISTERS THIS PROCESS?	WHY IS THIS PROCESS NEEDED?
Section 2 For development in accordance with the PoD that is exempt from further assessment.	This section includes:- <ul style="list-style-type: none">Approved Plans for Reconfiguring a Lot;Approved Plans and development controls for approved uses.	Applies to development identified as Approved Development (RoL and MCU) in Section 2.	Approved Development is development that is exempt from further assessment where in accordance with approved plans and development controls.	Development in accordance with these plans and controls will proceed to certification of operational works and building works.	This section identifies development that does not need to undertake a Compliance Assessment process where in accordance with approved plans and development controls.

1.5.2.2 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

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

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

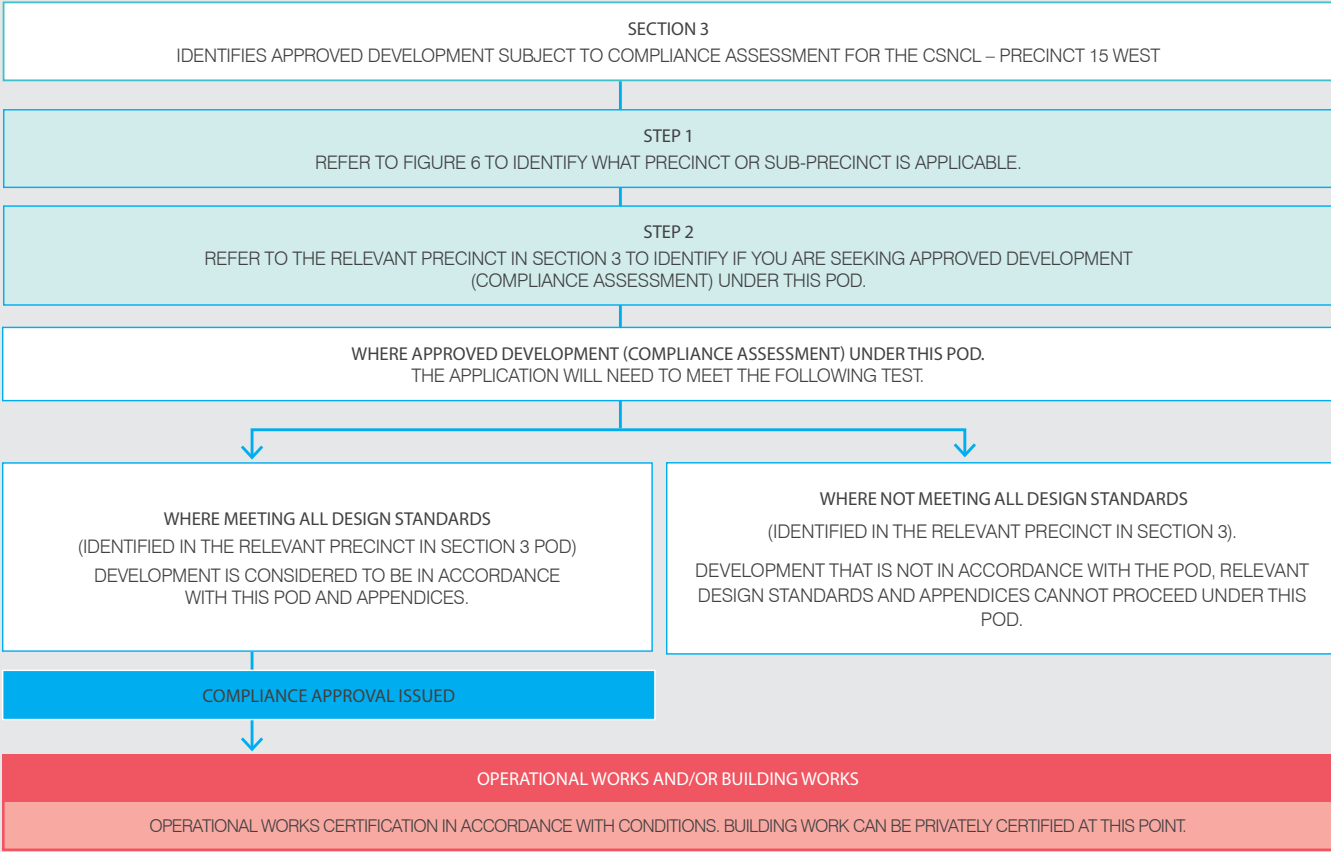
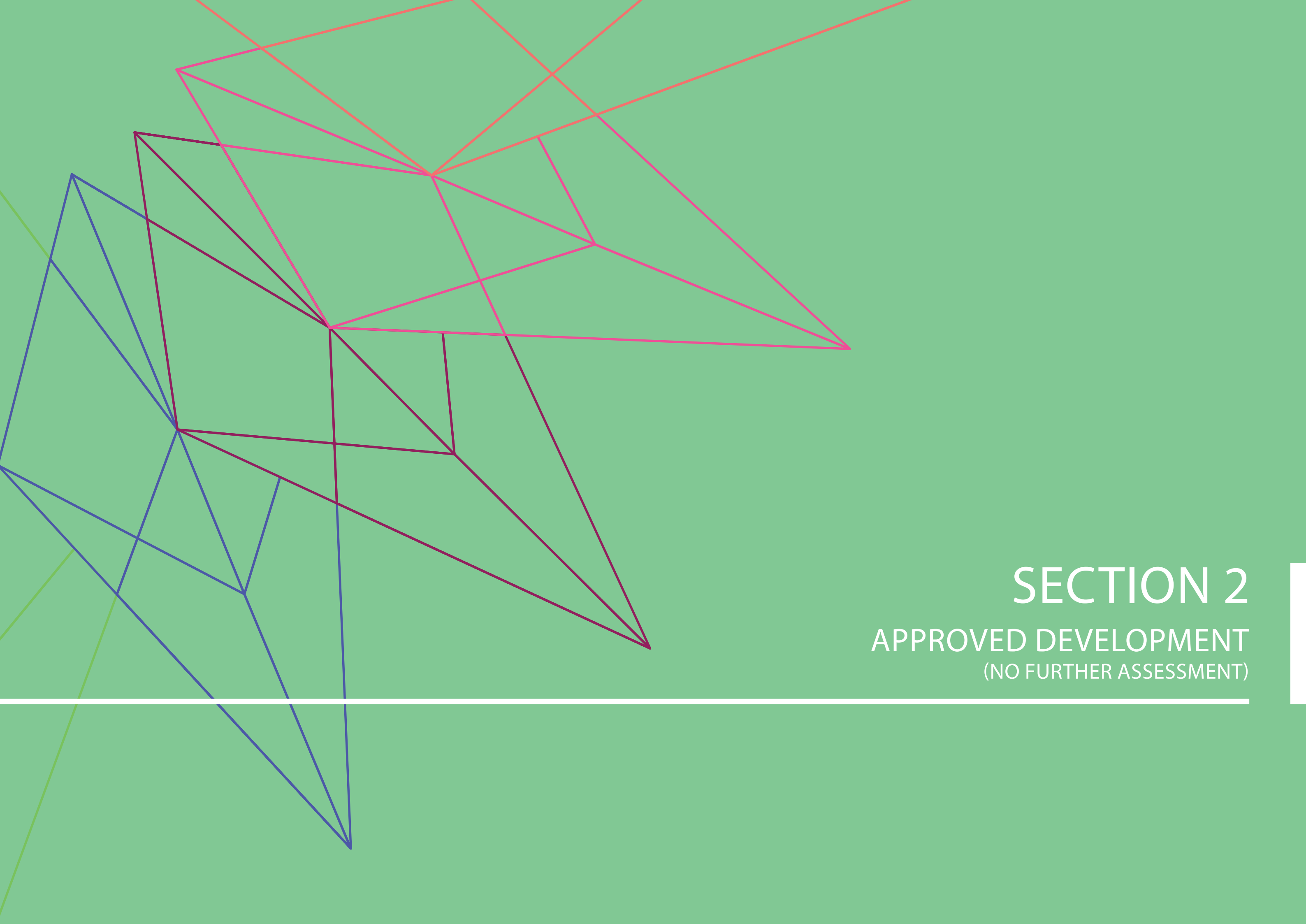


FIGURE 5: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) OPERATION

TABLE 3: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) PROCESS SUMMARY

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



SECTION 2

APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

2.0 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

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

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

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

This section includes the following components:

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

2.1 RECONFIGURATION OF A LOT

Reconfiguring a Lot plans have been prepared for the Southern Locality – Precinct 15 which reflect the proposed lot layout. These plans are included in [Appendix B](#) of the PoD for ease of reference. Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and plan sealing in accordance with the process outlined in Section 1.5.2.1.

2.2 ADVERTISING DEVICES

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

TABLE 4: ADVERTISING DEVICES CONTROLS

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

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

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

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

2.4 HOME BASED BUSINESS

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

2.5 HOUSE OR DISPLAY HOME

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

TABLE 5: HOUSE OR DISPLAY HOME CONTROLS

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

2.6 SECONDARY DWELLINGS

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

TABLE 6: SECONDARY DWELLING CONTROLS

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

2.7 MULTIPLE RESIDENTIAL (DUPLEX)

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

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

2.8 PARK

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

2.9 SALES OFFICE

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

TABLE 7: SALES OFFICE CONTROLS

SALES OFFICE CONTROLS	
DS1.1	The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm.
DS1.2	The maximum GFA for a Sales Office is 400m².
DS1.3	A minimum of 2 on-site car parking spaces are provided.
DS1.4	Private and public open space areas are turfed and landscaped.
DS1.5	A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.
DS1.6	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.
DS1.7	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.



SECTION 3

APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

3.0 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

3.1 INTRODUCTION

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

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

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

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

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

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

3.1.1 SUMMARY OF COMPLIANCE ASSESSABLE USES

TABLE 8: COMPLIANCE ASSESSABLE USES

SUB- PRECINCT	APPROVED USES	TOTAL RESIDENTIAL LOTS (MINIMUM +/-15%)	TOTAL MULTIPLE RESIDENTIAL (OTHER THAN DUPLEX) (MINIMUM +/-15%)	MAX RETAIL USE GFA	MAX COMMERCIAL USE GFA	COMMUNITY FACILITY PROVISION	TOTAL PARK AREA
15.3	<ul style="list-style-type: none">• Business• Child Care Centre• Community Facility• Food Premises• Health Care Service• Indoor Sport and Recreation• Market• Multiple Residential• Service Industry<ul style="list-style-type: none">- a maximum of 250m² GFA• Shop• Shopping Centre	300 standard residential lots 10 x Multiple Residential (Duplex) Allotments (20 dwellings max.) Total of 320 max. dwellings including Multiple Residential (duplex) dwellings	30 dwellings	1,500m²	1,000m²	2 x 750m² land dedication for Neighbourhood Meeting Room Lots 5,000m² land dedication to Community Facility	400m² Civic Park 0.50 ha Neighbourhood Recreation Park 4.50 ha Neighbourhood Sports Park 0.92 ha Local Linear Park 2.15 ha District Linear Park 3.44 ha Highway Buffer (40m Wide) 1.61 ha Drainage Corridor / Reserve
16.2	N / A	N / A	N / A	N / A	N / A	N / A	7.69 ha Conservation

TOTAL DWELLINGS - COMPARISON WITH MASTER PLAN

PRECINCT	CURRENT APPLICATION TOTAL DWELLING YIELD (PRECINCT 15 WEST)	PREVIOUS APPLICATION TOTAL DWELLING YIELD (PRECINCT 15 EAST & LLC)	TOTAL YIELD FOR PRECINCT 15
15	350 dw	1,621 dw	1,971 dw
Total Yield	350 dw	1,621 dw	1,971 dw

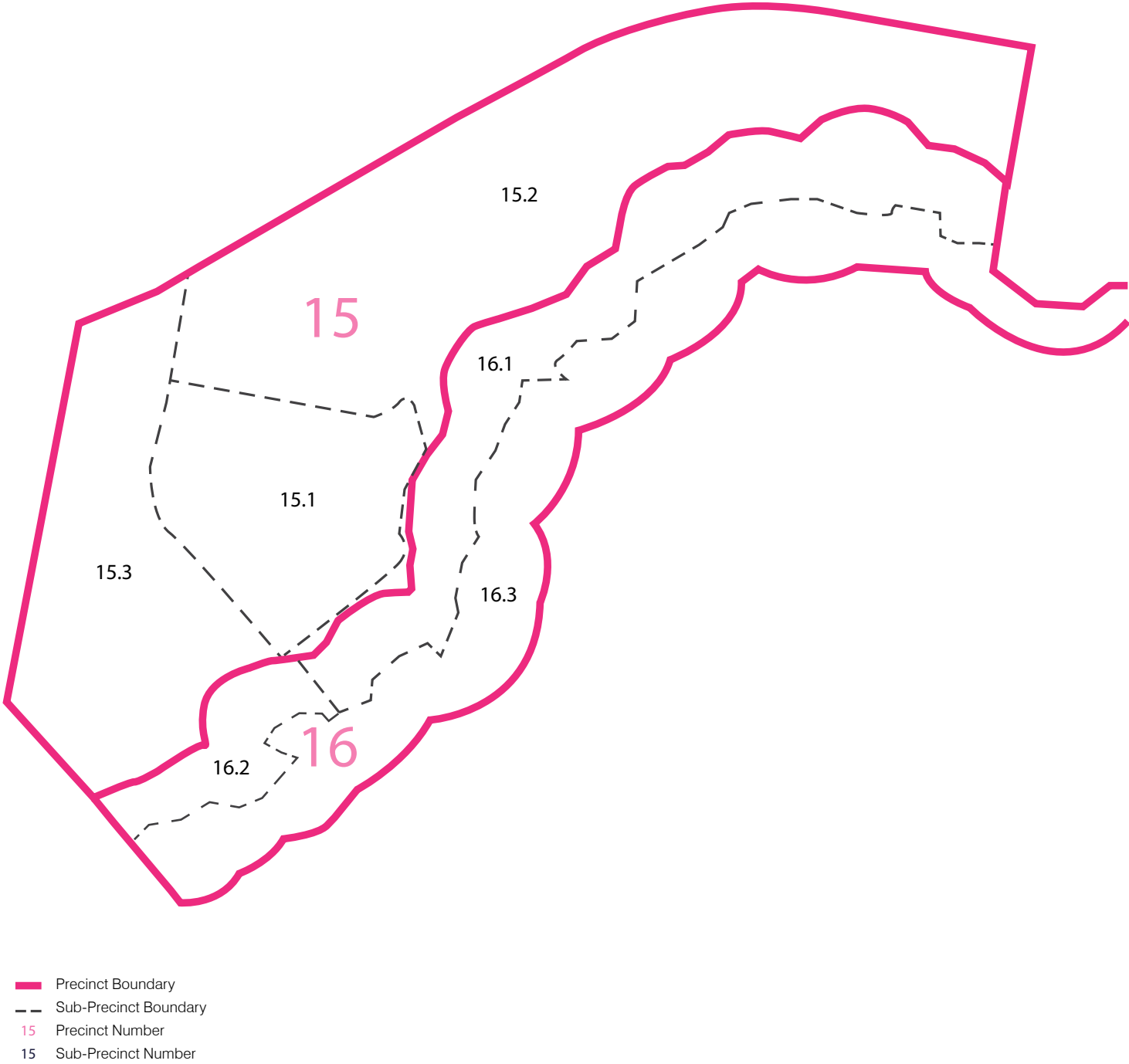


FIGURE 6: SOUTHERN LOCALITY PRECINCTS

3.2 SUB-PRECINCT 15.3



3.2.1 SUB-PRECINCT INTENT

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

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

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

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

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



FIGURE 7: PRECINCT 15 ILLUSTRATIVE INTENT PLAN

3.2.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 15.3 are outlined in **Table 9: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

TABLE 9: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NO FURTHER ASSESSMENT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

LAND USES
Uses Subject to Compliance Assessment
Lot 8100 <ul style="list-style-type: none">Child Care Centre
Lot 8101 <ul style="list-style-type: none">Multiple Residential
Lot 8102 <ul style="list-style-type: none">BusinessHealth Care PremisesFood PremisesMarketService IndustryShopShopping Centre
Lots 8103, 8105 & 8106 <ul style="list-style-type: none">Community Facility

3.2.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 15.3 are required to be assessed against and fulfil the Design Standards identified in **Table 10: Sub-Precinct 15.3 Design Standards**.

TABLE 10: DESIGN STANDARDS FOR SUB-PRECINCT 15.3

ELEMENT	DESIGN STANDARD
General	
Use	DS1.1 Land uses comprise the uses specified for the Sub-Precinct in Table 9 .
Built Form	DS2.1 The GFA of uses is in accordance with Table 8: Compliance Assessable Uses . DS2.2 Building height is consistent with that identified in Figure 8 . DS2.3 The minimum setback from the wall of any building or structure to the vertical project of the boundary of the lot is in accordance with Section 3.2 Table 11 . DS2.4 Development provides building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.2 Table 11 . DS2.5 Where development is located on a 'Desired Building Frontage' identified by Appendix E : a. A building must: <ul style="list-style-type: none">Present a minimum of 70% of the building as active frontage;Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct;Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided;

ELEMENT	DESIGN STANDARD
Built Form (cont.)	<ul style="list-style-type: none">Address the street frontage or frontages by:<ul style="list-style-type: none">Providing clear, legible entry points for both pedestrians and vehicles;Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths;A car park must:<ul style="list-style-type: none">Provide a soft landscaped strip of at least 2m wide along the boundary.Provide 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures. DS2.6 Where development is located on a 'Retail Frontage' identified by Appendix E : a. A building must: <ul style="list-style-type: none">Present a minimum of 70% of the building as active frontage;Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct;Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided;Address the street frontage or frontages by:<ul style="list-style-type: none">Providing clear, legible entry points for both pedestrians and vehicles;Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; b. A car park must: <ul style="list-style-type: none">Provide a soft landscaped strip of at least 2m wide along the boundary.Provide 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures. c. Provide appropriate weather protection in the form of an awning/s with a minimum dimension of 3m up to 4m, which may be fixed or operable. DS2.7 Development provides loading, servicing and back of house areas that are in non-prominent locations and screened by landscaping or screening devices. DS2.8 Building design is climatically responsive. Buildings include the following: <ul style="list-style-type: none">Buildings have cross ventilation through habitable roomsBuildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistasLarge building facades incorporate architectural wall shading to reduce solar heat gainExternal windows have sun shading DS2.9 Mechanical plant, equipment and storage areas equipment are: <ul style="list-style-type: none">If on the roof:<ul style="list-style-type: none">Screened and designed as an architectural feature of buildings; andIncorporated into the roof form.Effectively screened from view from adjoining streets so as to provide an attractive address to streets and adjoining properties. DS2.10 Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street. DS2.11 External facade materials include a mix of two or more of the following: a. Glazing clear tinted or colour backed; b. Brickwork; c. Timber; d. Coloured rendered/bagged finish or split face concrete block work;

ELEMENT	DESIGN STANDARD
Built Form (cont.)	<ul style="list-style-type: none">Precast concrete panels;Economical panel systems including prefinished metal panels, tiles, stones; orRecycled materials (e.g. timber). DS2.12 The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m. DS2.13 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. DS2.14 Car parking may be located on ground or above ground where sleeved or screened.
Public Realm	DS3.1 Development provides a 'Neighbourhood Sports Park' in accordance with Appendix E . DS3.2 Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in Appendix E . DS3.3 Development provides loading, servicing and back of house areas generally in accordance with the locations shown in Appendix E . DS3.4 A 'Civic Park' is to be located as indicatively shown in Appendix B and Appendix E . The Civic Park is to provide landscape/trees and amenity values and passive recreation opportunities for residents, workers and visitors to the Neighbourhood Centre. The Civic Park is to provide space and facilities for social interaction and community events. A Civic Park may be more urban in nature, with hard surfaces and treatments in recognition of its setting and high activity levels. The Civic Park is to have a strong interface with adjacent retail area. DS3.5 Development provides 'Indicative Landscape Screening' of at least 2m wide and generally in accordance with the locations shown in Appendix E . DS3.6 A minimum of 10% of the site is comprised of planted landscapes. DS3.7 Street frontages are unfenced or where street frontage fencing is required for security and CPTED purposes, it should be transparent (minimum 70% open).
Parking and Access	DS4.1 On-site parking and service vehicle requirements are provided in accordance with Appendix F . DS4.2 Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in: <ul style="list-style-type: none">AS2890.1 Parking Facilities – Off-street Car Parking, as amended; andAS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities. DS4.3 The location of visitor or customer parking is not behind a security barrier. DS4.4 On-site parking and manoeuvring areas provide for all vehicles to enter and leave in a forward motion. DS4.5 The lot has physical access to a road. DS4.6 Access to the site provides separation of a minimum 10m to an intersecting street where the driveway is on the same side of the street DS4.7 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. DS4.8 Vehicle Access Points are as per Appendix E .

ELEMENT	DESIGN STANDARD
Parking and Access (cont.)	DS4.9 Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads. DS4.10 Bicycle parking spaces are provided in accordance with Appendix F . DS4.11 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. DS4.12 End of trip facilities for bicycles, involving dedicated amenities that are publicly accessible for bike storage areas, lockers, toilets and change facility, must be provided in accordance with Appendix F . DS4.13 For buildings less than 1,000m2, engineering design of all parking and manoeuvring areas is in accordance with Councils adopted standards.
Rainwater Tanks	DS5.1 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). DS5.2 For all Multiple Residential (other than Duplex) buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse (or minimum 75% roof capture if 3 storeys or more). Tanks are to be sized at 1KL per dwelling. DS5.3 Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. DS5.4 Tanks must be connected to and supply water to all of the following: <ul style="list-style-type: none">Toilets (all toilets)Urinals (all urinals)Laundry (all cold taps in laundry)Outdoor taps (all out door taps)
Environment	DS6.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended. DS6.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended. DS6.3 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended. DS6.4 Outdoor lighting is provided in accordance with Australian Standard AS 1158.3 Lighting for Roads and Public Spaces, as amended. DS6.5 Any reflective glass material has: a. A level of light reflectivity of not greater than 20%; and b. A level of heat transmission of not less than 20%.
Infrastructure	DS7.1 All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.
Uses	

ELEMENT	DESIGN STANDARD								
Child Care Centre	DS8.1 Where a standalone use, the Child care centre has a maximum site cover of 50%.								
	DS8.2 Child care centres are to be located where identified on a Plan of Development.								
	DS8.3 Child care centres are to be located on a site having: a. A slope of not more than 10%; b. A regular shape; and c. A minimum area of 1,500m²								
	DS8.4 Buildings are to meet the requirements of <i>Australian Standard 2107:2016 Acoustics - Recommended noise and reverberation design criteria within buildings to ensure a healthy, comfortable and productive environment for the occupants and users</i> .								
	DS8.5 A minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining a residential use (or future residential use).								
	DS8.6 Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross across driveways.								
	DS8.7 The minimum setback from the the wall of any building or structure to the vertical projection of the boundary of the lot is in accordance with following table:								
	<table><tr><th colspan="2">Setbacks (Minimum)</th></tr><tr><td>Front (Primary frontage)</td><td>6m</td></tr><tr><td>Side</td><td>2m</td></tr><tr><td>Rear</td><td>4.5m</td></tr></table>	Setbacks (Minimum)		Front (Primary frontage)	6m	Side	2m	Rear	4.5m
	Setbacks (Minimum)								
	Front (Primary frontage)	6m							
Side	2m								
Rear	4.5m								
DS8.8 The external noise criteria at all facades of the building envelope shall be ≤58 dB(A) L10 (1 hour) façade corrected (maximum hour during normal opening hours), and									
DS8.9 The external noise criteria in each outdoor education area or outdoor play area shall be ≤63 dB(A) L10 (12 hour) free field (between 6am and 6pm).									
DS8.10 Onsite stormwater quality treatment is required in accordance with Section 3.5.2 and Section 4.1.4.4 of the approved Stormwater Quality Management Plan.									
Community Facility	DS9.1 Where a standalone use, the community activity has a maximum site cover of 50%. OR Where not a standalone use - no acceptable outcome provided.								
	DS9.2 Where adjoining a residential use, a minimum 1.8m high solid acoustic screen fence is provided along the full length of all common site boundaries.								
	DS9.3 Intrusive outdoor activities are located and orientated away from residential premise.								
	DS9.4 Onsite stormwater quality treatment is required in accordance with Section 3.5.2 and Section 4.1.4.4 of the approved Stormwater Quality Management Plan.								
Market	DS10.1 Where market stalls are proposed to be located adjacent to existing shops the market is not held on more than 1 day per week.								
	DS10.2 The market is conducted, including setup and pack-up time, between the hours of 5.00am and 10.00pm.								
	DS10.3 A clear movement path, at least 3 metres in width, is maintained through or around the market to allow emergency vehicle access.								
	DS10.4 Directional signage is provided to identify the location of, and entry to, public toilet facilities.								
	DS10.5 Public toilets:								
	DS10.6 Are provided within the area of the market, or are located within 250 metres of the market; and								
	DS10.7 Remain open and accessible for use during market hours.								

ELEMENT	DESIGN STANDARD
Multiple Residential (other than Duplex)	DS11.1 The main pedestrian entrance to the building (or group of buildings) is located on the higher order street; a. Access from the street to the entrance of the building(s) or individual dwellings is easily discerned; b. Vehicular access to the site is separate from the pedestrian access; c. 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; d. The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised. e. 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.
	DS11.2 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: a. Window sill heights being a minimum of 1.5 metres above floor level; or b. Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or c. Fixed external screens; or d. If at ground level screen fencing to a minimum height of 1.8 metres.
	DS11.3 The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.
	DS11.4 Any car parking area or other associated structures are integrated into the design of the development such that: a. They are screened from view from frontages to streets, parks and adjoining land; and b. They are not located between the building and the street address unless contemplated by the Sub-Precinct design standards or Plan of Development.
	DS11.5 Building setbacks comply with those specified in any applicable Sub-Precinct which it is located as shown in Appendix G .
	DS11.6 Except where specified otherwise in a Sub-Precinct provision: a. A 2 metre wide landscaped buffer strip is provided along the full frontage of the site; b. Where more than 6 dwellings, 10% of the site area is provided as communal open space exclusive required buffer strips and clothes drying areas; c. A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary except where adjoining open space, which requires fencing to be 25% transparent, or 1.5m high and solid.
	DS11.7 For all Multiple Residential uses involving more than two units: a. Each ground floor dwelling has a courtyard or similar private open space of not less than 15m ² with a minimum dimension of 3m directly accessible from the main living area; b. Each dwelling above ground level has a balcony or similar private open space area of not less than 9m ² for a 1 bedroom unit, and 16m ² for 2+ bedroom units (with a minimum dimension of 3m) directly accessible from the living area of the dwelling or rooming unit.
	DS11.13 Include electric vehicle readiness in the development as follows: • Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of all parking bays, including visitor spaces. • Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to all unit parking bays (during construction) to enable future Basic (slow) EVSE installation. • Electric vehicle charging shall be capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile and designed with regard to fire retardance and ventilation.
	The requirements under DS9.2 are not applicable for Multiple Residential lots used exclusively for social / community housing.

ELEMENT	DESIGN STANDARD
Multiple Residential (other than Duplex) (cont.)	DS11.8 The site cover for Multiple Residential buildings does not exceed 60% DS11.9 For multiple residential uses front fences and walls: a. Have a maximum height of not more than: b. 1.8 metres if 50% transparent; or c. 1.2 metres if solid. DS11.10 Building bulk is reduced by incorporating a combination of the following elements in building design: a. Variations in plan shape, such as curves, steps, recesses, projections or splays; b. Variations in vertical profile, with steps or slopes at different levels; c. 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; d. Balconies, verandahs or terraces; and e. Planting, particularly on podiums, terraces and low level roof decks. DS11.11 Entry areas for the residents and visitors are provided separately from entrances for other building users and provide: a. For safe entry from streets, car parking areas and servicing areas; b. 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 c. 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. DS11.12 Onsite stormwater quality treatment is required in accordance with Section 3.5.2 and Section 4.1.4.4 of the approved Stormwater Quality Management Plan.
	DS12.1 Buildings setbacks for Shops, Businesses, Health Care Services and Food Premises comply with those prescribed for the Sub-Precinct which it is located. DS12.2 The site cover of a Shop, Business, Health Care Service and Food Premises does not exceed: a. 70% for that part of a building up to 2 storeys in height; and b. 50% for that part of a building exceeding 2 storeys in height. DS12.3 The building incorporates vertical and horizontal articulation such that no blank wall is longer than 15 metres. DS12.4 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. DS12.5 Building materials and hard surfaces used in landscape works are not highly reflective, or likely to create glare, slipperiness or otherwise hazardous conditions. DS12.6 Any outdoor public or semi-public open space has a minimum of 50% of its area covered or shaded. DS12.7 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. DS12.8 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: a. Wide colonnades, verandahs, awnings, balconies and eaves; b. Recesses, screens and shutters.
Shop, Shopping Centre, Business, Health Care Services and Food Premises	

ELEMENT	DESIGN STANDARD
Shop, Shopping Centre, Business, Health Care Service and Food Premises (cont.)	DS12.9 Landscapes are provided on-site in accordance with the following: a. Shade trees, low planting and hard landscapes are provided along street frontages not occupied by building or driveways; b. Shade trees are provided in car parks; c. 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. DS12.10 Undesirable visual, noise and odour impacts on public spaces and residential uses are avoided or minimised by: a. 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; b. Providing vehicle loading/unloading and refuse storage/ collection facilities within enclosed serviced yards or courtyards; and c. Locating site service facilities and areas such that they are not adjacent to the frontage of a street or public space. DS12.11 Glare conditions or excessive 'light spill' on to adjacent sites and public spaces are avoided or minimised through measures such are: a. Careful selection and location of light fixtures; b. 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 c. Alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation.
	DS12.12 A taxi/rideshare facility is to be located parallel to the kerb and adjacent to the entrance of any supermarket and medical centre: • A minimum of three dedicated parking bays in total are to be provided in accordance with AS2890.5 - Parking facilities, Part 5: On-street parking with at least one vehicle bay in each facility being of a length and width suitable for use by people with disabilities in accordance with AS1428.1 - Design for access and mobility and AS2890.6 - Parking Facilities, Part 6: Off-street parking for people with disabilities. • Taxi/rideshare zone signs, placed at either end of the taxi/rideshare facility are to be provided' • Appropriate line marking is to be provided in accordance with AS1742.11 - Manual of uniform traffic control devices, Part 11: Parking controls. • Lighting is to be provided in accordance with AS/NZS 1158.3.1 - Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting - Performance and Design Requirements. • The taxi/rideshare facility is to be designed with appropriate regard to Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the Disability Discrimination Act 1992.commodation.
	DS12.13 Onsite stormwater quality treatment is required in accordance with Section 3.5.2 and Section 4.1.4.4 of the approved Stormwater Quality Management Plan.

TABLE 11: MEDIUM RISE SETBACKS

MEDIUM RISE (UP TO 5 STOREYS)		
	Residential elements	Non-residential elements
Maximum podium height	2 storeys	
Front setbacks (min)		
Ground Floor		
• Active frontage*	0.0m	0.0m
• Non-active frontage	2m	2m
Tower		
• Tower setbacks	3m	3m
Side setbacks (min)		
• Levels 1-3**	Where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0.0m, rear setback is 0.0m Otherwise: <ul style="list-style-type: none">• 1.5m for a wall up to 4.5m high• 2m for a wall up to 7.5m high• 2m plus 0.5m for every 3m (or part thereof) over 7.5m high for a wall over 7.5m high, except that a wall may be built to a side boundary where the wall has a maximum height of 3m and a maximum length of 15m, unless it abuts a higher or longer existing or simultaneously constructed wall.	
• Levels 4-5	3.0m	
Rear setbacks (min)		
• Levels 1-3**	Where adjoining a non-residential use or where the existing minimum setback on the adjoining boundary is 0.0m, rear setback is 0.0m. Otherwise: 3.0m	
• Levels 4-5	6.0m	

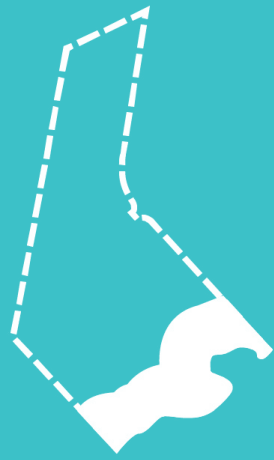
TABLE 12: BUILDING SEPARATION DISTANCES

MEDIUM RISE (UP TO 5 STOREYS)		
	Residential elements	Non-residential elements
Privacy	Building design must ensure privacy for habitable spaces in dwellings. Acceptable treatments include: <ul style="list-style-type: none">Providing a minimum separation distance of:<ul style="list-style-type: none">Where 6 storeys or less, 12m between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, orFor a wall containing windows or balconies, 6m to a side or rear boundary where there is no existing or approved development and the future privacy and development potential of the adjoining site should be protected.Window sill heights a minimum of 1.5m above floor levelFixed opaque glazing in any part of a window below 1.5m above floor levelFixed 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.	



FIGURE 8: SUB-PRECINCT 15.3 FIXED ELEMENTS

3.3 SUB-PRECINCT 16.2



3.3.1 SUB-PRECINCT INTENT

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

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

Figure 9: Precinct 15 Illustrative Intent Plan provides an illustrative representation of the desired outcome for the Precinct.



FIGURE 9: PRECINCT 15 ILLUSTRATIVE INTENT PLAN

3.3.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 16.2 are outlined in Table 13: Uses Subject To Compliance below.

TABLE 13: USES SUBJECT TO COMPLIANCE

LAND USES
Uses Subject to Compliance Assessment
• Nil



FIGURE 10: SUB-PRECINCT 16.2 FIXED ELEMENTS

