AMENDED IN RED

By: Jennifer Davison

Date: 11 November 2024

Queensland Government

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/987

Date: 12 November 2024

Queensland Government

APPENDICES

APPENDIX A
DEFINITIONS

USE DEFINITIONS

Commercial Use Category

BUSINESS

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

CAR PARK

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

HEALTH CARE SERVICES

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

SALES OFFICE

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

INDUSTRIAL USE CATEGORY

EXTRACTIVE INDUSTRY

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

HIGH IMPACT INDUSTRY

Means the use of premises for industrial activities that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained.

These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers.

LOW IMPACT INDUSTRY

Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses.

The manufacturing aspects of the use are undertaken indoors.

Any off site impacts including air, noise and odour emissions are able to be readily mitigated.

MEDIUM IMPACT INDUSTRY

Means the use of premises for industrial activities that have offsite air, noise and odour emissions.

Despite mitigation measures these activities would still have noticeable impacts on nonindustrial uses.

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

NOXIOUS AND HAZARDOUS INDUSTRY

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

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

RESEARCH AND TECHNOLOGY FACILITY

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

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

SERVICE INDUSTRY

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

WAREHOUSE

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

RESIDENTIAL USE CATEGORY

DISPLAY HOME

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

HOME BASED BUSINESS

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

- The floor area used specifically for the home business does not exceed 50m^2
- Any visitor accommodation does not exceed 4 visitors
- There is no hiring out of materials, goods, appliances or vehicles
- There is only one sign related to the Home business, located within the premises or on a fence facing the road
- There is no repairing or servicing of vehicles not normally associated with a residential use
- There is no industrial use of premises
- The maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties
- Car parking is in accordance with Appendix G
- There is no display of goods
- Number of employees does not exceed 4.

HOUSE

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

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

MULTIPLE RESIDENTIAL

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

OTHER RESIDENTIAL

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

RELOCATABLE HOME PARK

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

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

SHORT TERM ACCOMMODATION

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

RETAIL USE CATEGORY

BULK LANDSCAPE SUPPLIES

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

FAST FOOD PREMISES

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

FOOD PREMISES

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

GARDEN CENTRE

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

MARKET

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

OUTDOOR SALES

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

SERVICE STATION

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

SHOP

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

SHOPPING CENTRE

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

SHOWROOM

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

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

RURAL USE CATEGORY

AGRICULTURE

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

AGRICULTURAL SUPPLY STORE

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

ANIMAL KEEPING AND HUSBANDRY

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

INTENSIVE ANIMAL INDUSTRIES

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

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

INTENSIVE HORTICULTURE

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

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

WHOLESALE NURSERY

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

SERVICE, COMMUNITY AND OTHER USES CATEGORY

CEMETERY

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

CHILD CARE CENTRE

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

COMMUNITY FACILITY

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

CREMATORIUM

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

EDUCATIONAL ESTABLISHMENT

Means the use of premises for systematic training and instruction, including any other ancillary uses. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

EMERGENCY SERVICES

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

FUNERAL PARLOUR

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

HOSPITAL

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

PLACE OF ASSEMBLY

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

TELECOMMUNICATIONS FACILITY

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

UTILITY INSTALLATION

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

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

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

VETERINARY HOSPITAL

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

SPORT, RECREATION AND ENTERTAINMENT USE CATEGORY

INDOOR ENTERTAINMENT

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

INDOOR SPORT AND RECREATION

Means the use of premises for leisure, sport, recreation or conducting large scale receptions, displays and functions, predominantly within a building. The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres.

OUTDOOR SPORT AND RECREATION

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

PARK

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

TOURISM USE CATEGORY

TOURIST ATTRACTION

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

TOURIST PARK

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

OTHER DEVELOPMENT

FILLING OR EXCAVATION

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

MATERIAL CHANGE OF USE

As defined in the Economic Development Act 2012.

MINOR BUILDING WORK OR DEMOLITION WORK

Means:

- Internal building work
- Demolition work
- External building work up to 25m^2 for roofs over existing decks or paved areas, sun hoods, carports and the like
- Demolition where not involving a place of cultural heritage listed building under the Queensland Heritage Act 1992
- Building work that increases the approved Gross Floor Area (GFA) or lawfully existing GFA at the time of commencement of this scheme by no more than 25m^2
- Raising a house where the resultant height does not exceed 9m.

OPERATIONAL WORK

As defined in the Economic Development Act 2012.

RECONFIGURING A LOT

As defined in the Economic Development Act 2012.

ADMINISTRATIVE DEFINITIONS

ACCESSIBLE HOUSING

Housing in accordance with the applicable EDQ guideline.

AFFORDABLE HOUSING

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

BASEMENT

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

BUILDING

As defined in the Building Act 1975.

BUILDING WORK

As defined in the Economic Development Act 2012.

BUILDING HEIGHT

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

CARETAKER'S ACCOMMODATION

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

COMMUNITY GREENSPACE NETWORK

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

CONTAMINATED LAND REGISTER

As defined in the Environmental Protection Act 1994.

DEVELOPMENT SCHEME

As defined in the Economic Development Act 2012.

DWELLING UNIT

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

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

The term includes works ancillary to a dwelling.

ENVIRONMENTAL MANAGEMENT REGISTER

As defined in the Environmental Protection Act 1994.

ENVIRONMENTALLY RELEVANT ACTIVITIES

As defined in the Environmental Protection Act 1994.

GROSS FLOOR AREA (GFA)

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

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

GROUND LEVEL

Means:

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

HIGH WATER MARK

Refers to the ordinary high water mark at spring tides.

INTERIM USES

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

LOCAL GOVERNMENT INFRASTRUCTURE AGREEMENT (LGIA)

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

MEZZANINE

An intermediate floor within a room.

NEIGHBOURHOOD CENTRE

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

NET RESIDENTIAL DENSITY

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

PLANNING SCHEME

The planning scheme for the Sunshine Coast Regional Council.

PLOT RATIO

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

PREMISES

As defined in the Economic Development Act 2012.

PRIVATE OPEN SPACE

An outdoor area for the exclusive use of occupants.

PUBLIC HOUSING

As defined in the *Planning Act 2016*.

PUBLIC INTEREST

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

PUBLIC REALM

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

SENSITIVE USES

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

SETBACK

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

SIGNIFICANT VEGETATION

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

- Ecological value at local, state or national levels including vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepared under the Vegetation Management Act 1999
- Contribution to the preservation of natural landforms
- Contribution to the character of the landscape
- Cultural or historical value
- Amenity value to the general public. Note: vegetation may be living or dead and the term includes their root zone.

SITE COVER

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

STOREY

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

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

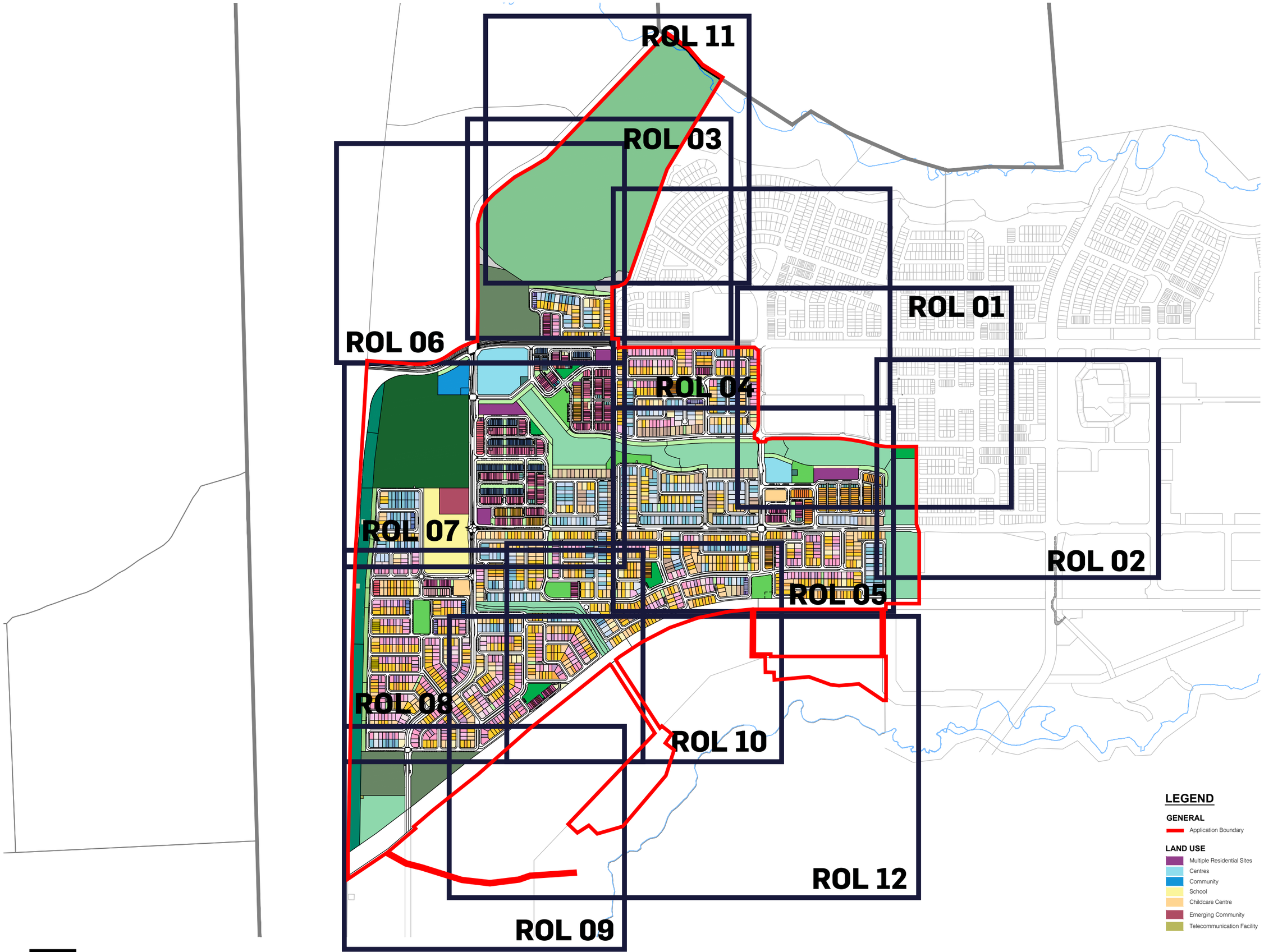
URBAN DESIGN

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

TABLE 1: MASTER PLAN DEFINITIONS

TERM	DEFINITION
Adjacent	Situated near; very close; proximal
Active Street / Uses	Contiguous string of business or retail land uses that open directly to, or addressed to the street, footpath or other public open space to the effect of creating active, people-orientated street frontages.
Arts Strategy	A policy and action plan developed in accordance with Artbeat to support the planning and delivery of arts and cultural infrastructure.
Associated Activity	An activity that is: a. allied to the main activity on the same site; b. compatible with the main activity on the same site; and c. subordinate to the main activity on the same site.
Best Practice	A method or technique that can be substantiated as producing results superior to those achieved by other conventional or out dated means, such as to be recognised as achieving an agreed benchmark capable of evolving as improved methods become available.
Caloundra South Development Scheme	The *Caloundra South Urban Development Area Development Scheme* (as approved October 2011)
CAMCOS	Proposed rail line connecting the Brisbane suburban network at Beerwah with Maroochydore (as identified by the 'Caloundra and Maroochydore Corridor Study').
Central Park	A major sport and recreation space located proximal and to the south of the Town Centre, providing a regional hub for major sports, passive, recreation and environmental protection/amenity purposes.
Coast Connect	A bus corridor from Caloundra to Maroochydore including bus priority lanes, bus stations in key activity areas, bus stop upgrades, and bus queue bypasses.
Cycle End of Trip Facility	Dedicated amenities that are publicly accessible for bike storage area, lockers and change facilities
Dedicated high frequency bus corridor	A high frequency "Urbanlink" bus service identified for strategic corridors as defined by the Queensland Department of Transport and Main Roads publication Connecting SEQ 2031 — An Integrated Regional Transport Plan for SEQ.
Eco sanctuary	The natural value area which is the target of land rehabilitation east of the Town Centre and within the Environmental Protection Zone, for the purpose of delivering an interpretive experience trail through the conservation areas connecting the northern Community Hub to the Town Centre.
Enabling Infrastructure and works	Infrastructure and works essential to prepare a precinct for building work.
Explanatory Content	Content that is not intended to be used to assess subsequent applications.
Infrastructure Lot	Any lot created to coincide with and to accommodate an item of infrastructure required for development within the Master Plan Area.
Main Street	"The Main Street" is located in the Town Centre Core with high levels of pedestrian use and amenity, connecting the plaza of the People's Place to the Transit Centre and Central Park.
Master Developer	Is reference to Stockland Development Pty Ltd (ACN 000064835)
Master Plan	The approved *Caloundra South Master Plan* for the site.
Master Plan Area	The Area shown on Master Plan Map 2 — Environmental Connectivity Plan being: • Lot 22 SP190373 (part) • Lot 505 RP884348 (part) • Lot 3 RP910849 (part)
Minister	The Minister responsible for implementing the Act.
Mixed Use Centre	A balanced mix of different but co-dependent land uses including and not limited to a range or retail, commercial, residential, short-term accommodation and entertainment venues, etc. which promote the client access for users.
MMTC	Abbreviation of the Multi-Modal Transport Corridor as required and defined by the Queensland Department of Transport and Main Roads.
Now, New and Next Sustainability Approach	• Now: the existing or current standard approach for technologies or best practice implementation. • New: the emerging opportunities for piloting of technologies or implementation approaches. • Next: over the horizon opportunities that might be suitable for further investigation and research.
Peoples Place	An area of public space located within the Town Centre, adjoining the northern boundary of the Town Centre Core, for the provision of a mixture of passive and active recreational opportunities including formal gardens, major community facilities, aquatic facilities and events spaces. Refer Part 11.3.
Plan of Development (PoD)	A PoD may accompany an application for a Material Change of Use or Reconfiguration a Lot and may deal with residential or non-residential uses as well as operational work. A PoD is prepared by an applicant and may include maps, graphics and text. A PoD cannot include land beyond the boundary of land the subject of the Application.
Planning Content	Content that is to be used to inform subsequent applications to the extent outlined in the relevant Part of the Master Plan
Precinct	Provides a spatial reference to the appropriate allocation of land uses throughout each of the Localities. Refer Part 8.
Road	A local government road or a State-controlled road.
Shopfront	The ground level façade for the display and retailing of goods and personal services with a pedestrian entry point to the premises.
Stockland	Means Stockland Corporation Limited and any subsidiary company.
Super Lot	A lot created from a parent lot or lots, with the intention of being further subdivided at a point in the future and for the purpose of accommodating particular development facilitated by the Master Plan, but to also be the subject of further development applications.
Temporary or Interim Land Uses	Uses that operate for not more than 10 years, and are directly associated with an approved and complementary land use or are directly related to the construction within the Master Plan Area (such as borrow pits, stockpiles, crushing and screening plants, storage yards).
Transit Centre	Accommodates the major passenger terminal within the Town Centre Core, for servicing by a dedicated high frequency bus corridor connected to the Bells Creek Arterial road, together with the CAMCOS transit corridor and local and sub-regional transport services.

APPENDIX B
APPROVED RECONFIGURING A LOT PLANS



OPEN SPACE
- Local Recreation Park
- Neighbourhood Recreation Park
- District Recreation Park
- Drainage
- Local Linear Park
- District Linear Park
- Landscape Buffer (Road Reserve)
- Highway Buffer
- Major Sports Park
- Civic Park and Town Square
- Conservation
- Drainage

RESIDENTIAL

32 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional

30 Deep Lots
- 7.5m - Soho
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional
- Mansion Home

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 9.3m+ - Duplex Terrace
- 7.5m - Single Storey Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

21 Deep Lots
- 8.5m - Urban Villa
- 8.6m+ - End Urban Villa

20 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace
- 7.5m - SOHO

16.5 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

13 Deep Lots
- 11m - Squat Type A
- 14m - Squat Type B

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C
- Urban Lot Type E
- Urban Lot Type F
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
- Urban Mini Micro
- Urban Fonzie Type A
- Urban Fonzie Type B
- Urban Warehouse A
- Urban Warehouse B
- Urban Terrace

LEGEND

GENERAL
- Application Boundary

LAND USE
- Multiple Residential Sites
- Centres
- Community
- School
- Childcare Centre
- Emerging Community
- Telecommunication Facility

URBIS

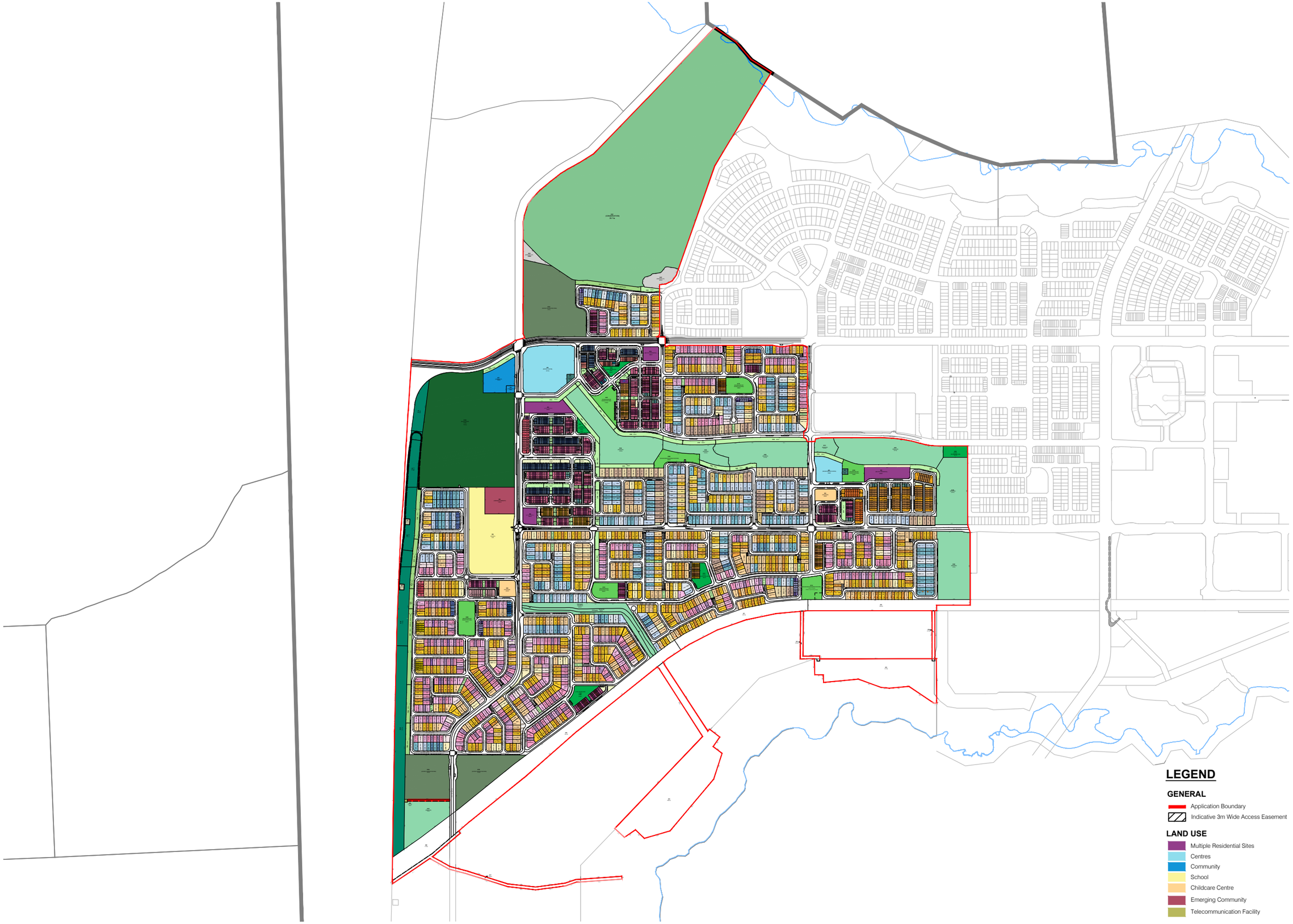
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - Reference Plan

1:9000 @ A3

0 50 100 150 200 250 300

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: REF-01



URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - Overall Plan

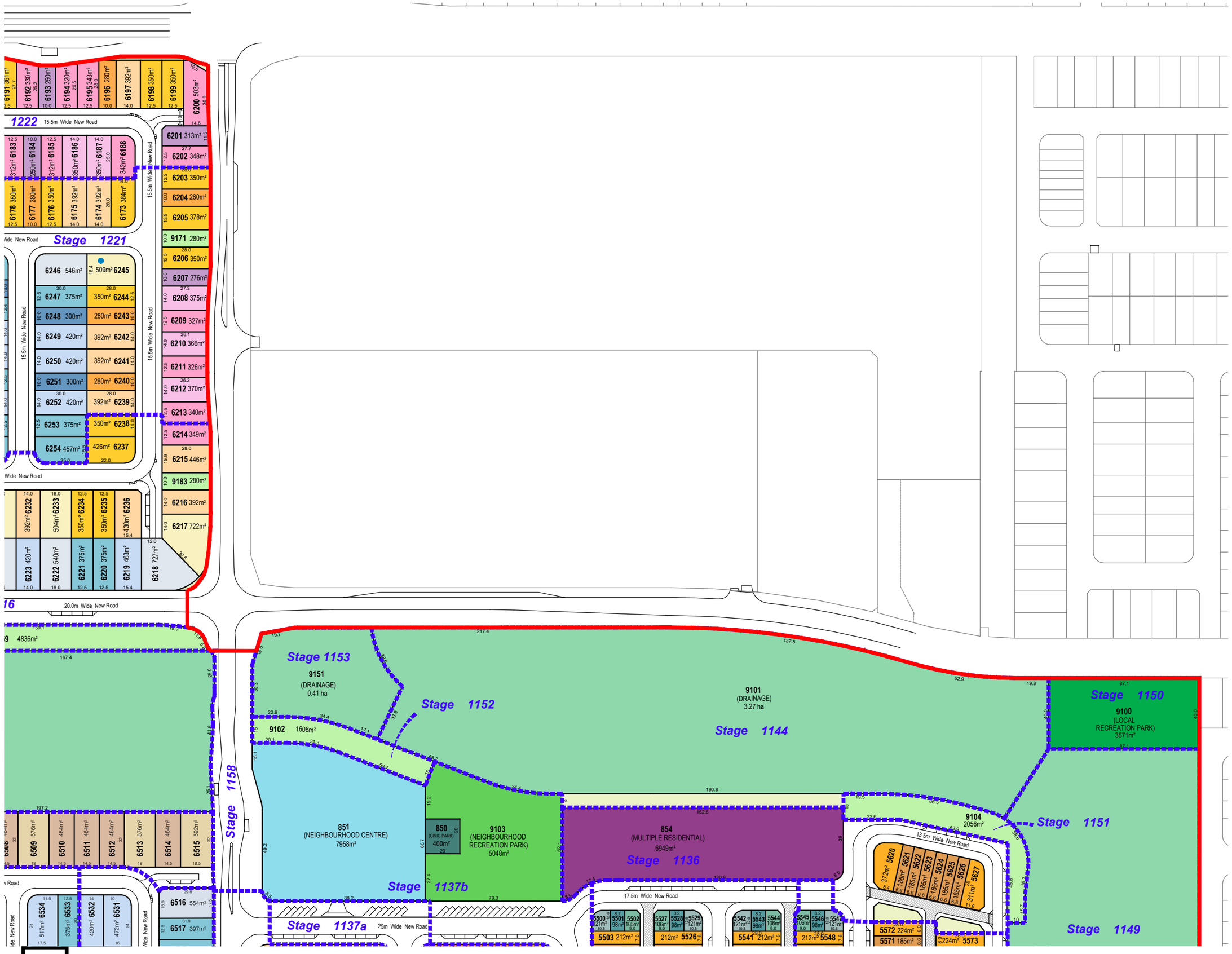
1:9000 @ A3

0 50 100 150 200 250 300

DATE: 18.10.2024

JOB NO: P0004909

DWG NO: ROL-00



LEGEND

GENERAL

- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)

LAND USE

- Multiple Residential Sites
- Neighbourhood Centre
- Community
- Childcare Centre

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- Drainage
- Local Linear Park
- Landscape Buffer (Road Reserve)
- Civic Park

RESIDENTIAL

32 Deep Lots

- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

30 Deep Lots

- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots

- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots

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

Urban Lots

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C

URBIS

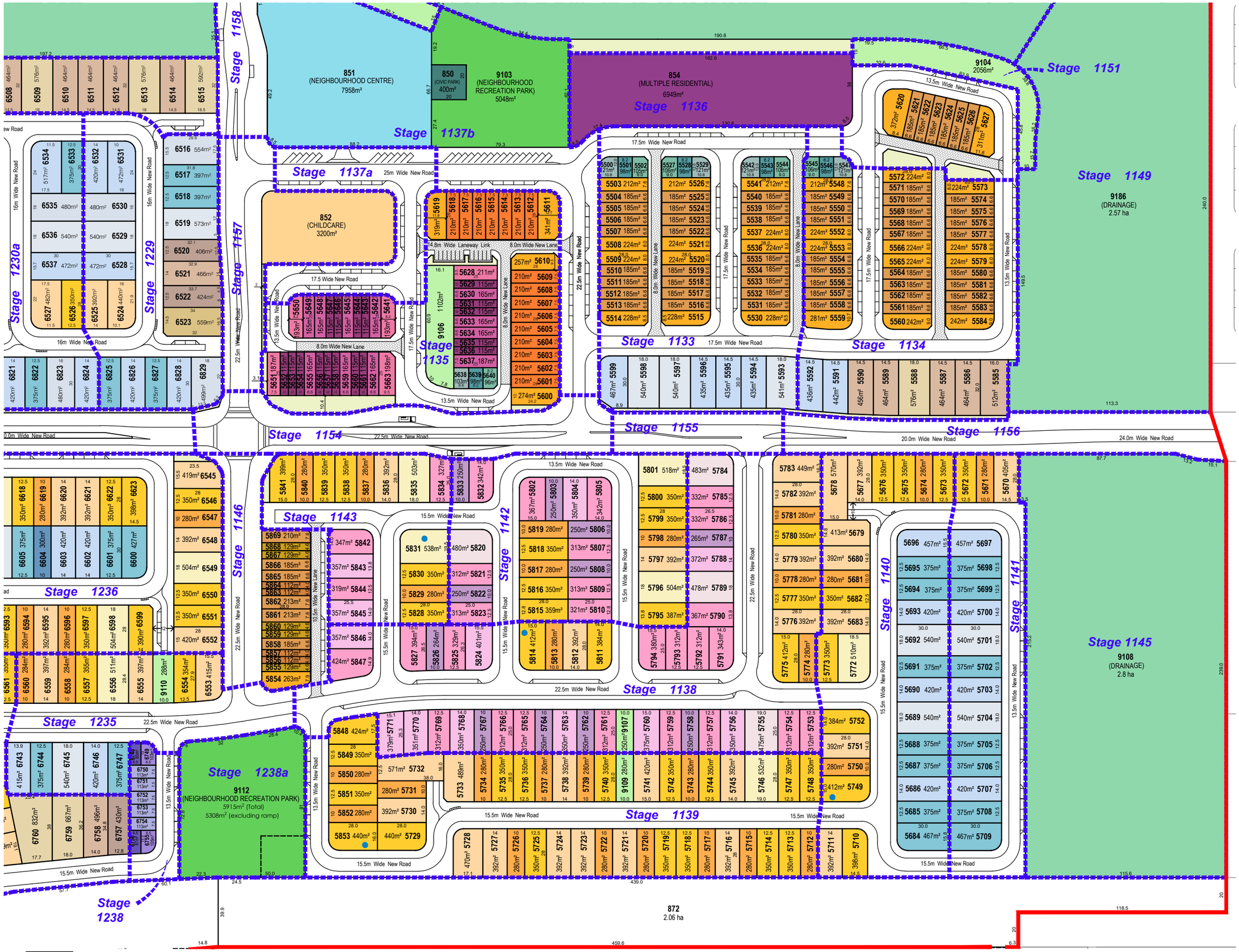
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 01

1:2000 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: ROL - 01



LEGEND

GENERAL
- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)

LAND USE
- Multiple Residential Sites
- Neighbourhood Centre
- Community
- Childcare Centre

OPEN SPACE
- Neighbourhood Recreation Park
- Drainage
- Local Linear Park
- Landscape Buffer (Road Reserve)
- Civic Park

RESIDENTIAL

32 Deep Lots
- 12.5m - Premium Villa
- 14m - Courtyard
- 16m - Premium Courtyard
- 18m - Premium Traditional

30 Deep Lots
- 7.5m - Soho
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 02

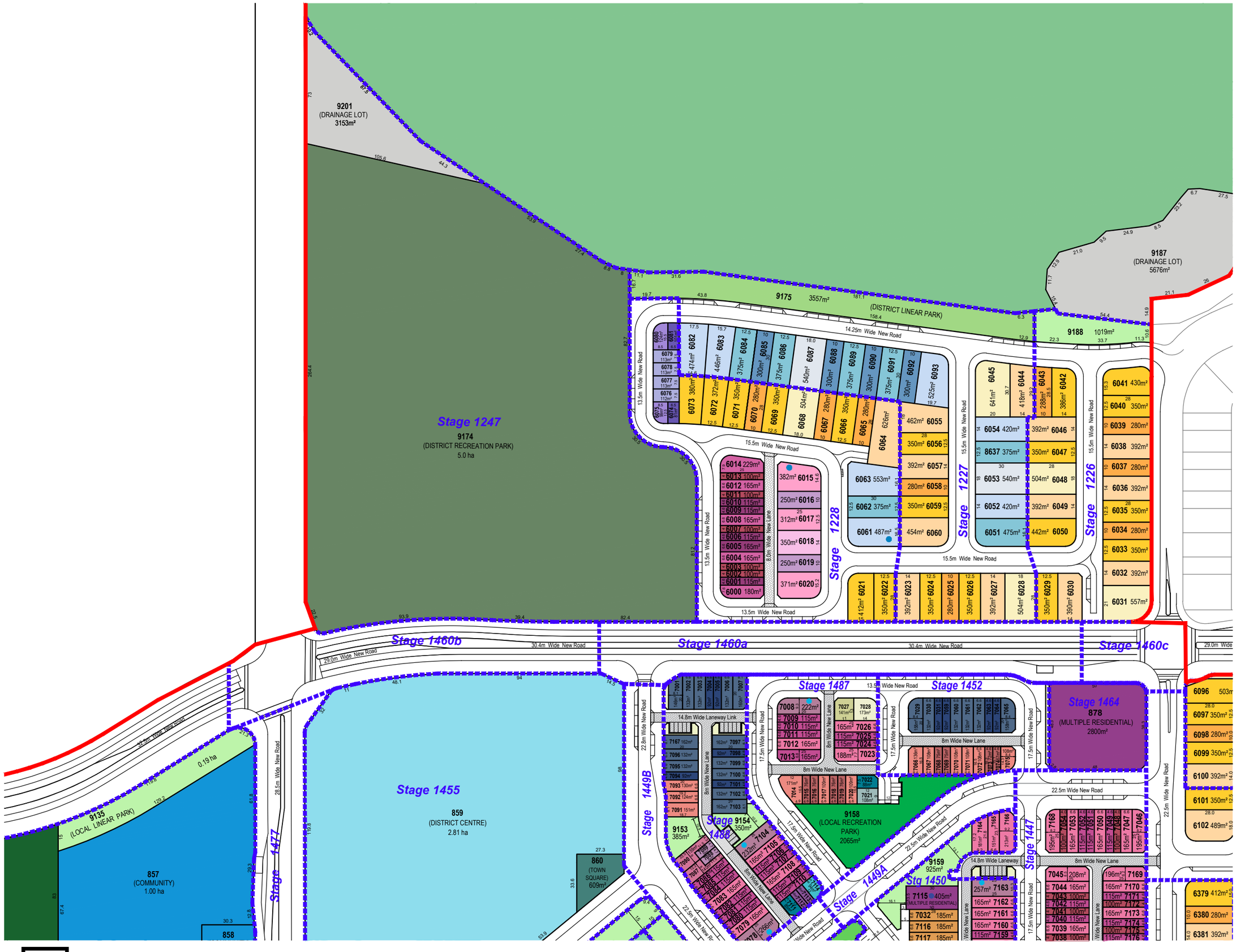
1:2000 @ A3

0 20 40 60 80

DATE: 18.10.2024

JOB NO: P0004909

DWG NO: ROL - 02



LEGEND

GENERAL

- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)
- Multiple Dwelling Allotment (Mansion Home)

LAND USE

- Multiple Residential Sites
- District Centre
- Community

OPEN SPACE

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

RESIDENTIAL

30 Deep Lots

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

28 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 9.3m+ - Duplex Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

20 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.5m - SOHO

16.5 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace

13 Deep Lots

- 11m - Squat Type A
- 14m - Squat Type B

Urban Lots

- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
- Urban Mini Micro
- Urban Fonzie Type A
- Urban Fonzie Type B

URBIS

RPS MAKING COMPLEX EASY

AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 03

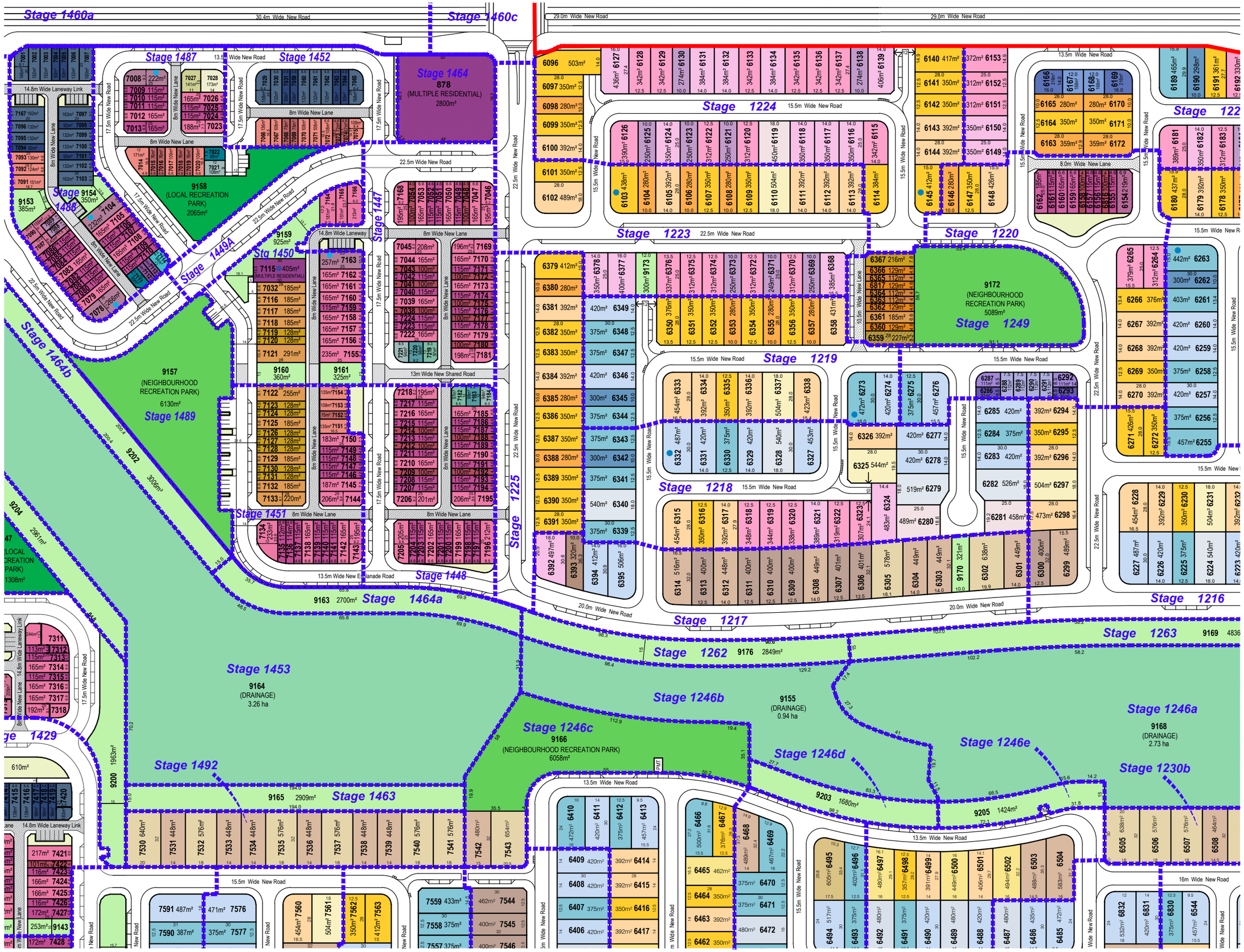
1:2000 @ A3

0 20 40 60 80

DATE: 18.10.2024

JOB NO: P0004909

DWG NO: ROL - 03



LEGEND

GENERAL

- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)
- Multiple Dwelling Allotment (Mansion Home)

LAND USE

- Multiple Residential Sites

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- Drainage
- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

32 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional

30 Deep Lots
- 7.5m - Soho
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional
- Mansion Home

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - End Terrace
- 6.6m+ - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m+ - End Terrace
- 9.3m+ - Duplex Terrace
- 10.0m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

20 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace
- 7.5m - SOHO

16.5 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

13 Deep Lots
- 11m - Squat Type A
- 14m - Squat Type B

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
- Urban Mini Micro
- Urban Fonzie Type A
- Urban Fonzie Type B

URBIS

MAKING COMPLEX EASY

AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 04

1:2000 @ A3

0 20 40 60 80

DATE: 18.10.2024

JOB NO: P0004909

DWG NO: ROL - 04

LEGEND

GENERAL

- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- Drainage
- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

32 Deep Lots
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional

30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 05

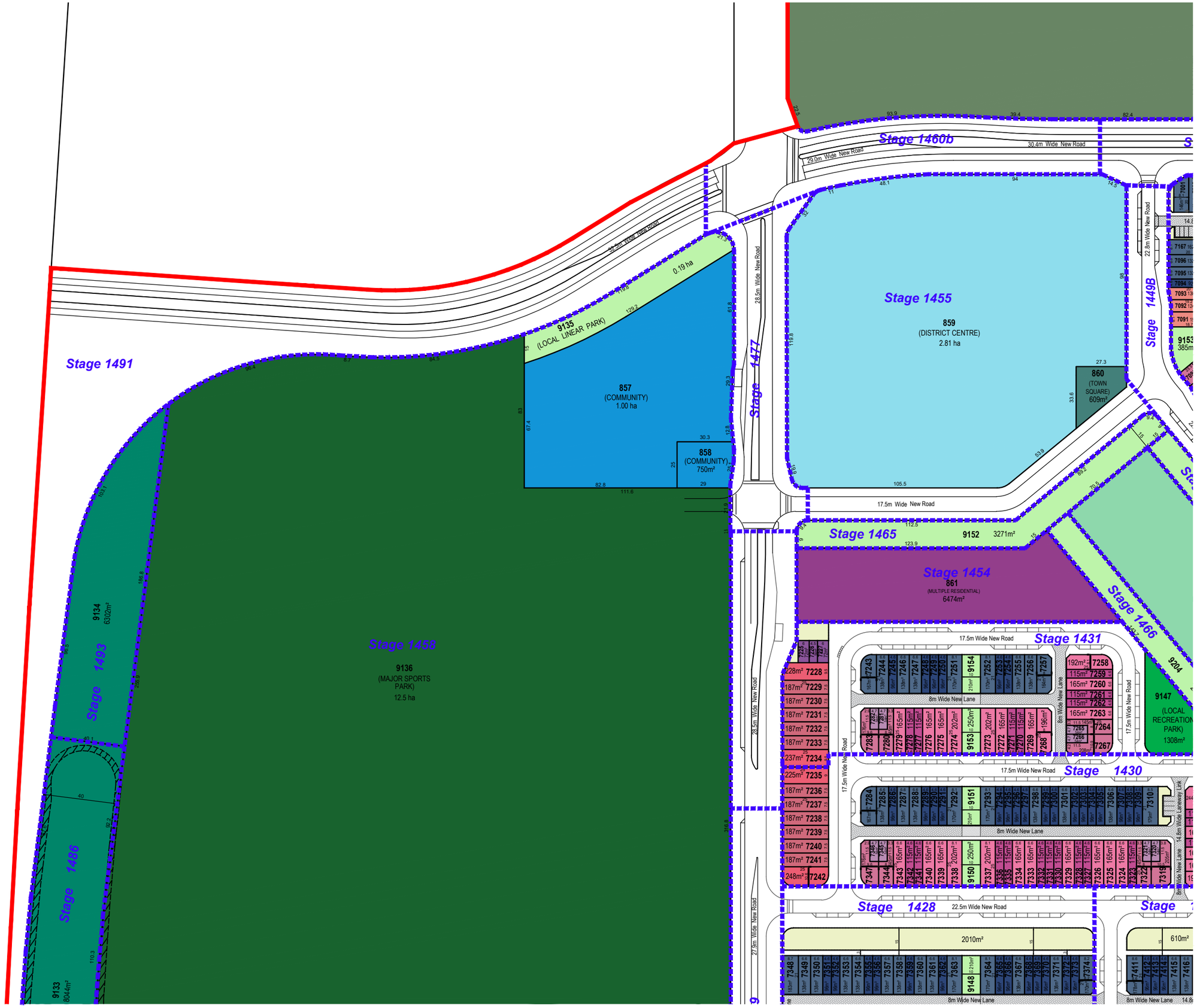
1:2000 @ A3

0 20 40 60 80

DATE: 18.10.2024

JOB NO: P0004909

DWG NO: ROL - 05



LEGEND

GENERAL
- Application Boundary
- Stage Boundary
- Indicative 3m Wide Access Easement

LAND USE
- Multiple Residential Sites
- District Centre
- Community

OPEN SPACE
- Local Recreation Park
- Neighbourhood Recreation Park
- District Recreation Park
- Drainage
- Local Linear Park
- District Linear Park
- Landscape Buffer (Road Reserve)
- Highway Buffer
- Major Sports Park
- Town Square

RESIDENTIAL
25 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace
- 8.0m - Terrace (Fonzie Front)
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace

20 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

Urban Lots
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Terrace
- Urban Mini Micro
- Urban Fonzie

URBIS

RPS MAKING COMPLEX EASY

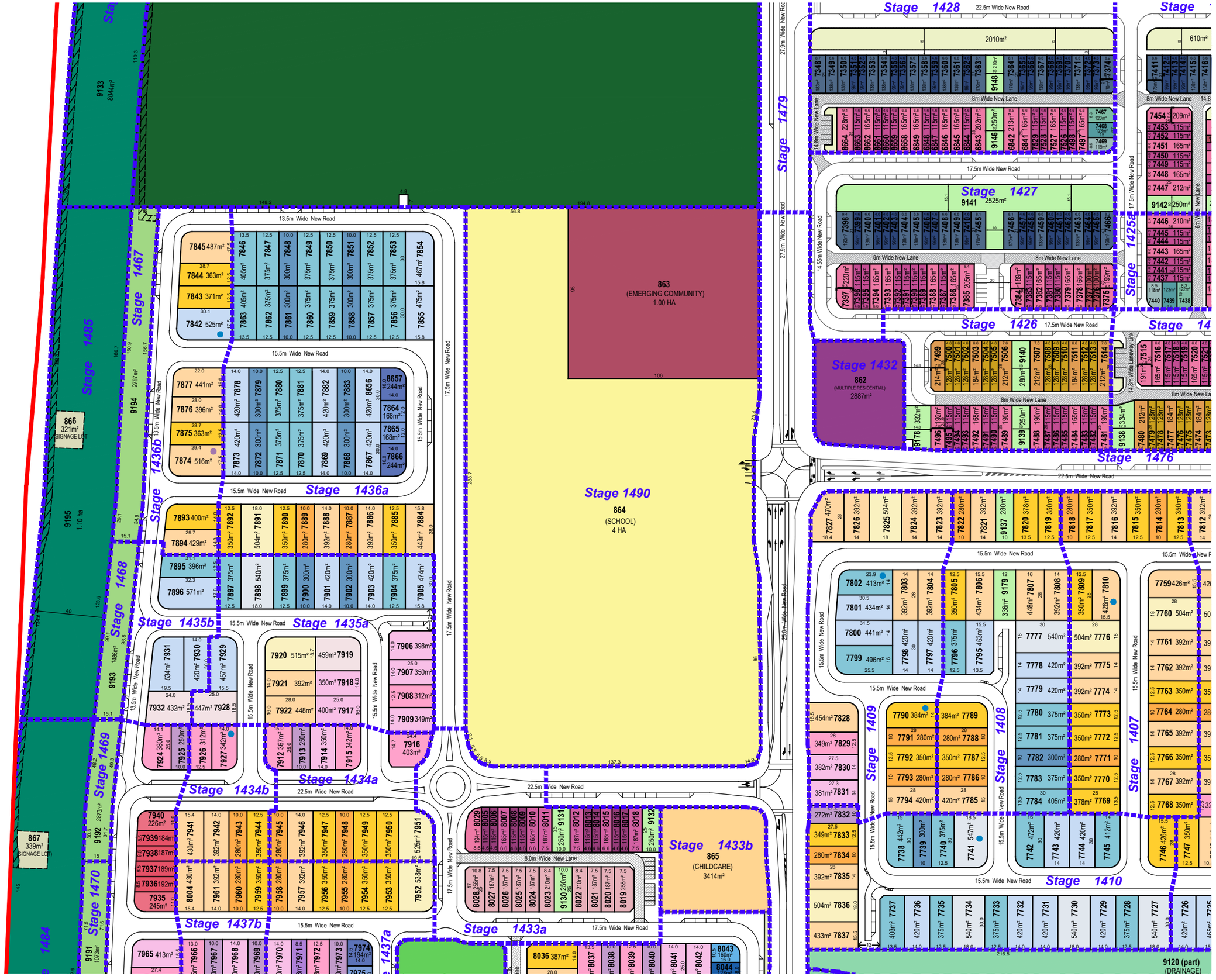
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 06

1:2000 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: ROL - 06



LEGEND

GENERAL

- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)
- Multiple Dwelling Allotment (Triplex Lot)
- Indicative 3m Wide Access Easement

LAND USE

- Multiple Residential Sites
- School
- Childcare Centre
- Emerging Community

OPEN SPACE

- Neighbourhood Recreation Park
- Drainage
- Local Linear Park
- District Linear Park
- Signage Lot
- Landscape Buffer (Road Reserve)
- Highway Buffer
- Major Sports Park

RESIDENTIAL

30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Single Storey Terrace
- 8.5m - Urban Villa
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

21 Deep Lots
- 8.5m - Urban Villa
- 8.6m+ - End Urban Villa

20 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

Urban Lots
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Warehouse A
- Urban Warehouse B
- Urban Terrace
- Urban Lot Type E
- Urban Lot Type F

URBIS

rps MAKING COMPLEX EASY

AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 07

1:2000 @ A3

0 20 40 60 80

DATE: 18.10.2024

JOB NO: P0004909

DWG NO: ROL - 07

LEGEND

GENERAL

- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)
- Multiple Dwelling Allotment (Triplex Lot)

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- Drainage
- District Linear Park
- Highway Buffer
- Landscape Buffer (Road Reserve)

RESIDENTIAL

30 Deep Lots

- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots

- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 8.5m - Urban Villa
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots

- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C
- Urban Lot Type E
- Urban Lot Type F
- Urban Warehouse A
- Urban Warehouse B

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 08

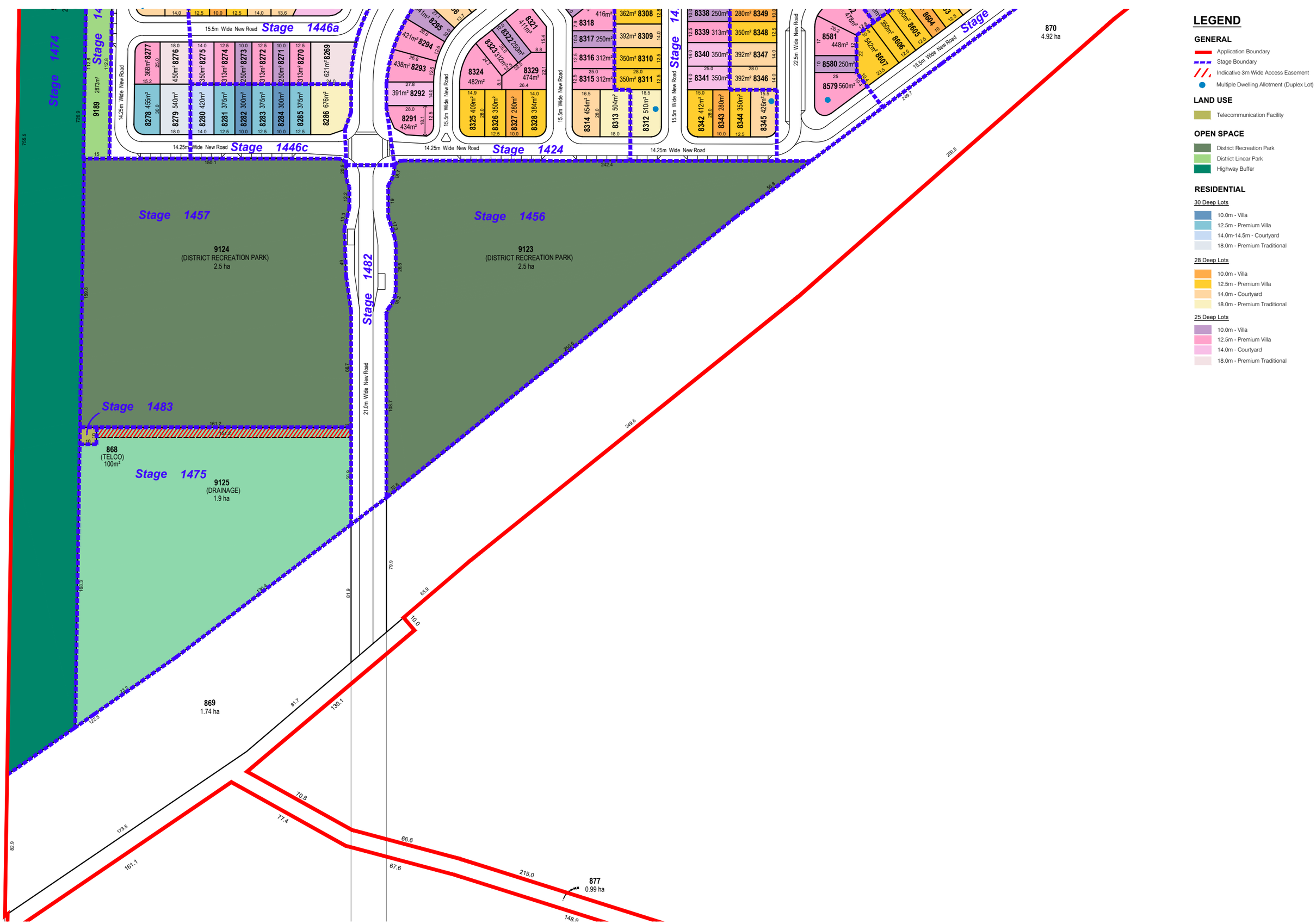
1:2000 @ A3

0 20 40 60 80

DATE: 18.10.2024

JOB NO: P0004909

DWG NO: ROL - 08



LEGEND

GENERAL
- Application Boundary
- Stage Boundary
- Indicative 3m Wide Access Easement
- Multiple Dwelling Allotment (Duplex Lot)

LAND USE
- Telecommunication Facility

OPEN SPACE
- District Recreation Park
- District Linear Park
- Highway Buffer

RESIDENTIAL

30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

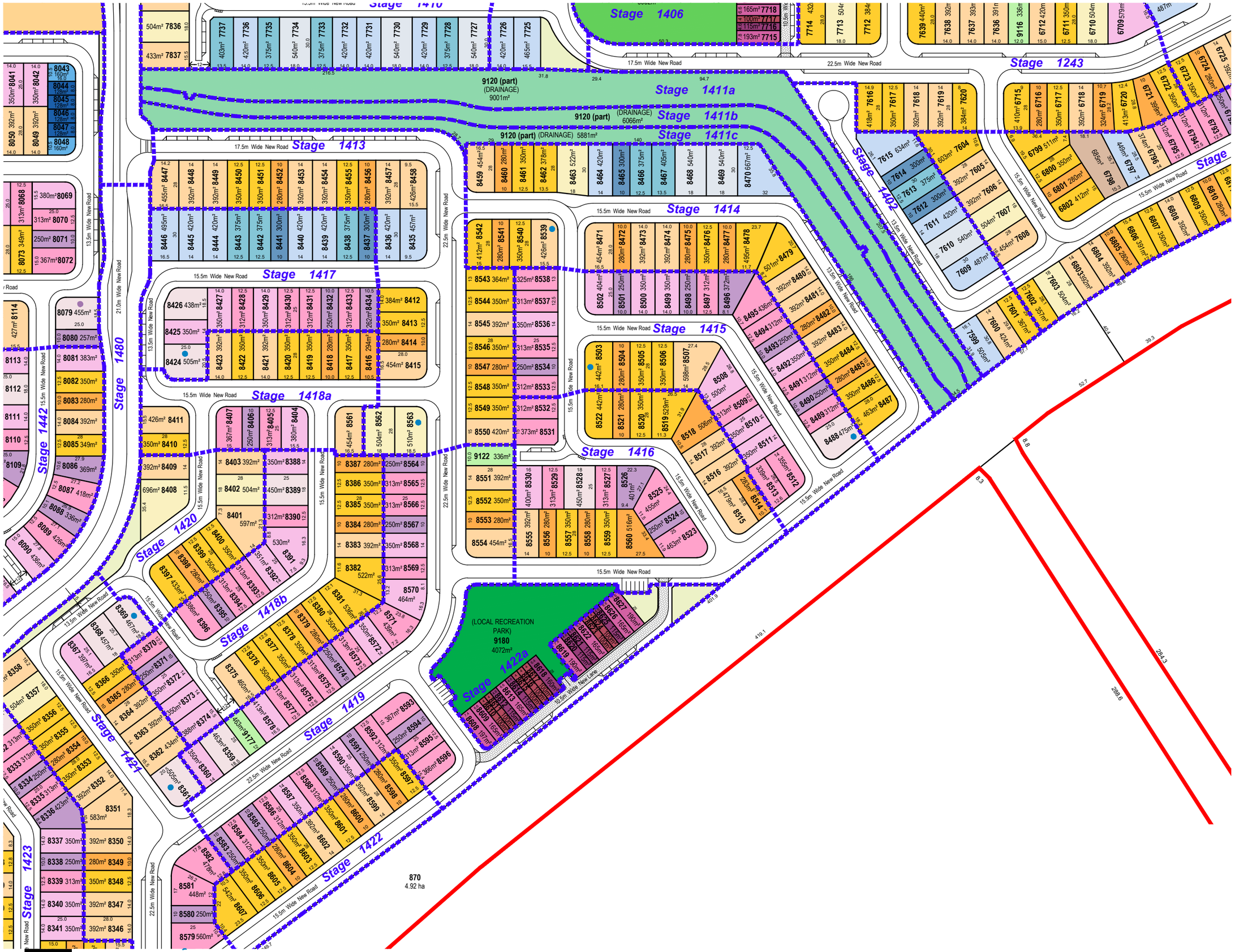
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 09

1:2000 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: ROL - 09



LEGEND

GENERAL

- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)
- Multiple Dwelling Allotment (Triplex Lot)

LAND USE

- Childcare Centre

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- Drainage
- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

30 Deep Lots

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

28 Deep Lots

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

25 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots

- Urban Lot Type E
- Urban Lot Type F

URBIS

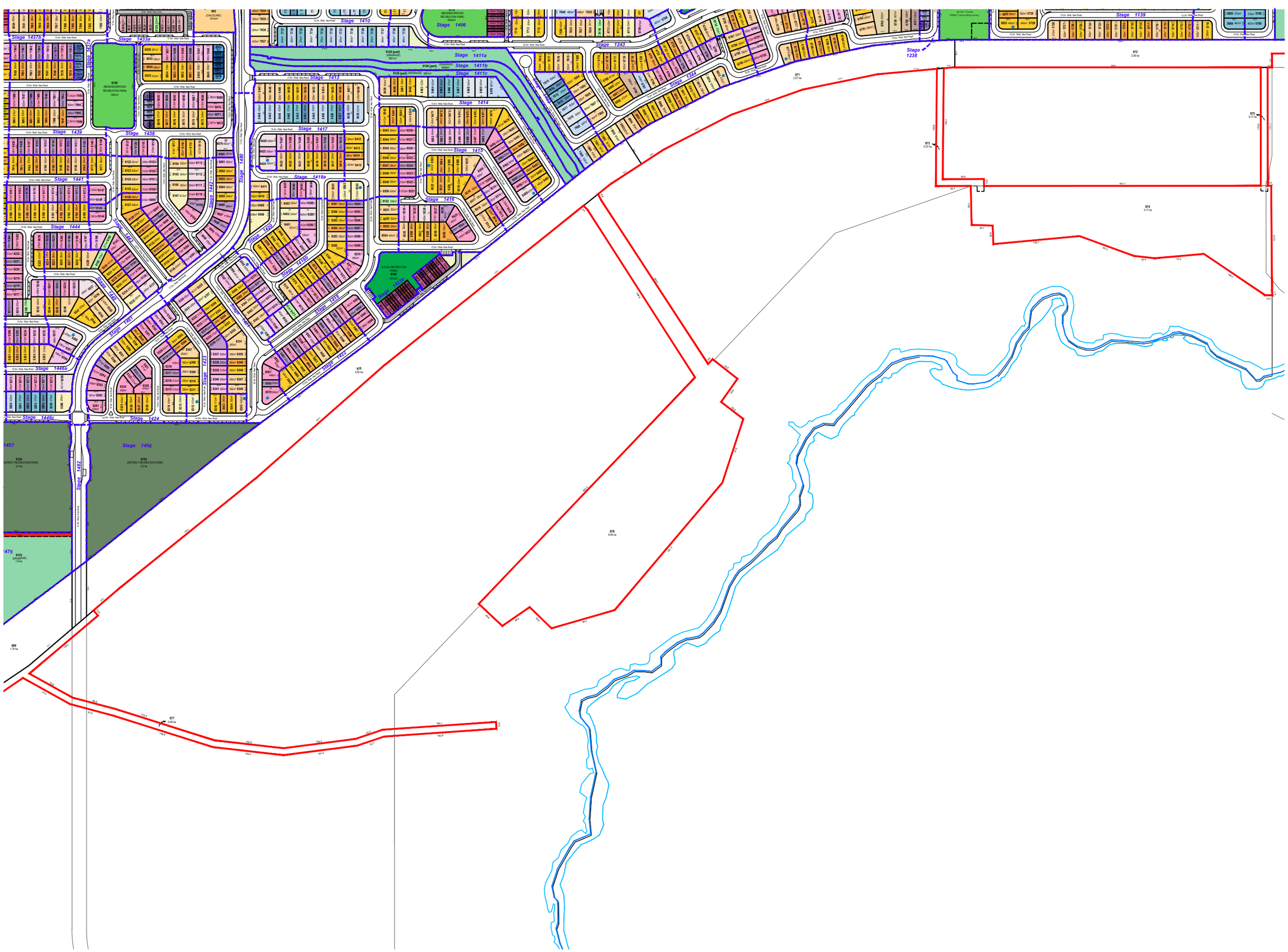
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 10

1:2000 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: ROL - 10



LEGEND

GENERAL

- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lc
- Multiple Dwelling Allotment (Triplex Lo

LAND USE

- Childcare Centre

OPEN SPACE

- Local Recreation Park
- Neighbourhood Recreation Park
- District Recreation Park
- Drainage
- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

32 Deep Lots

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

30 Deep Lots

- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots

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

25 Deep Lots

- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 7.5m - Single Storey Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots

- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C
- Urban Lot Type E
- Urban Lot Type F

URBIS

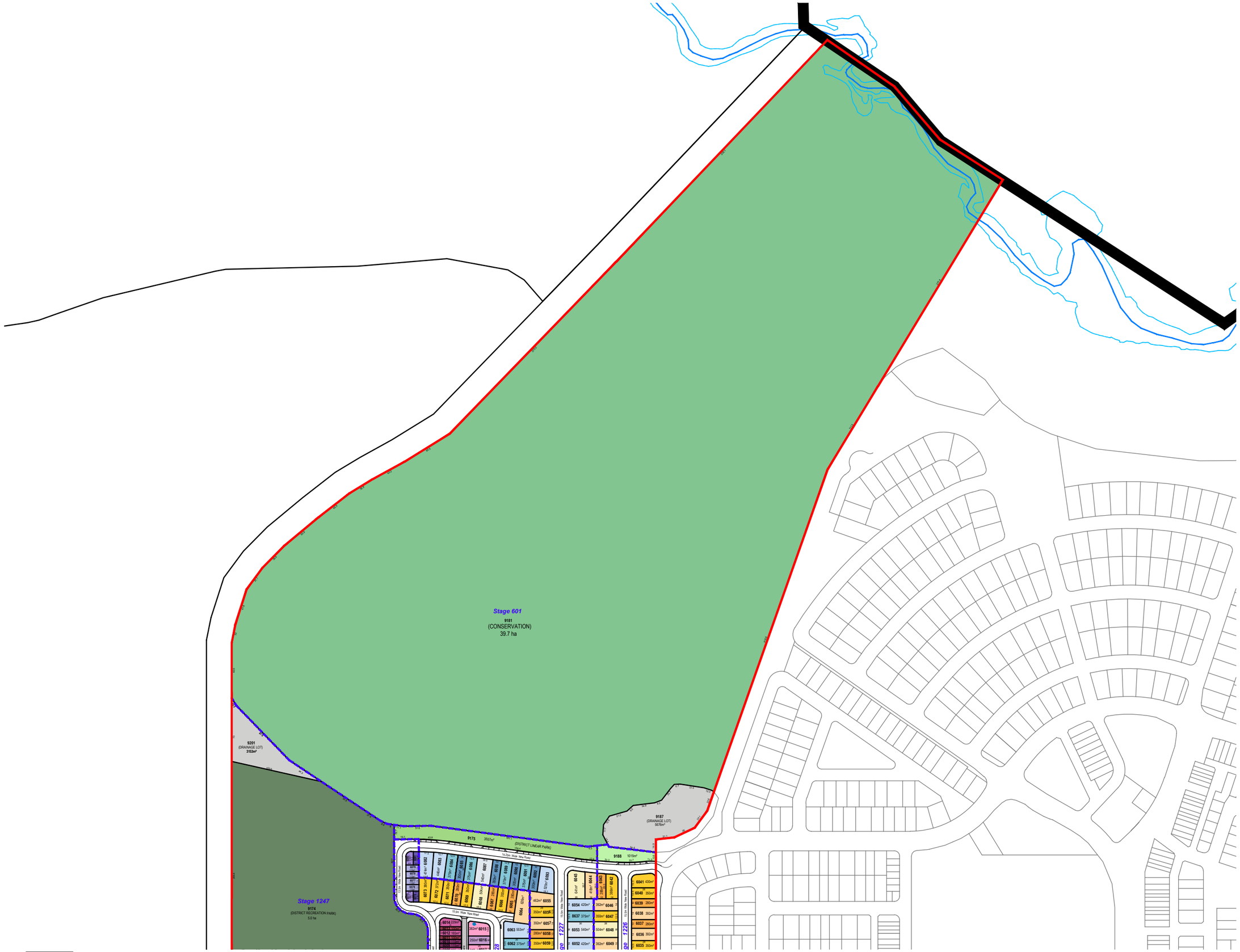
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 11

1:5000 @ A3

0 50 100 150 200 250

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: ROL - 11



LEGEND

GENERAL

- Application Boundary
- Stage Boundary
- Multiple Dwelling Allotment (Duplex Lot)

OPEN SPACE

- District Recreation Park
- District Linear Park
- Conservation
- Drainage

RESIDENTIAL

30 Deep Lots

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

28 Deep Lots

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

25 Deep Lots

- 4.0m - Terrace
- 6.6m - Terrace
- 10.0m - Villa
- 12.5m - Premium Villa

Urban Lots

- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C

URBIS

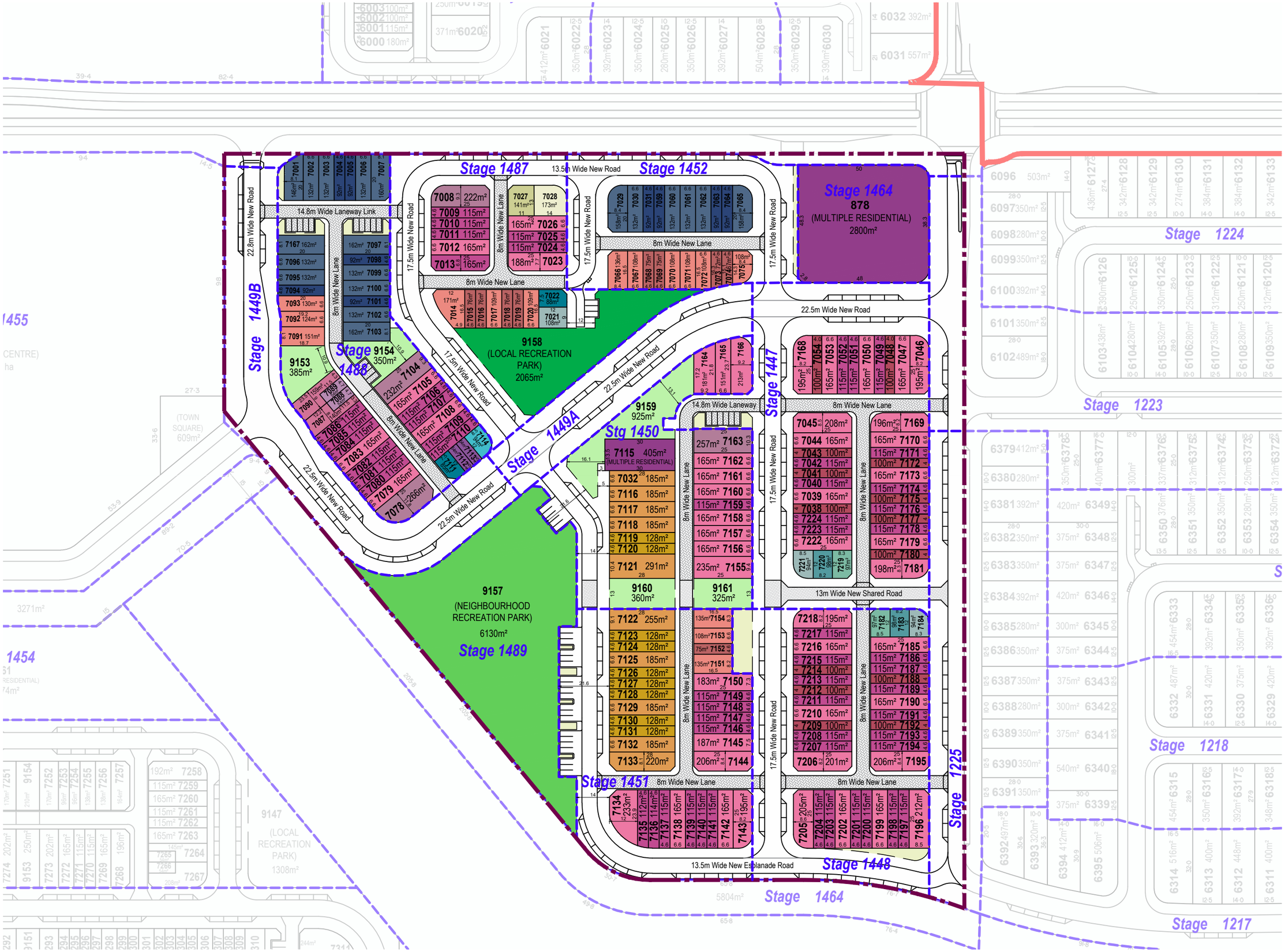
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 12

1:4000 @ A3

0 50 100 150 200

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: ROL - 12



LEGEND

GENERAL
- Application Boundary
- Nirimba Urban Village Boundary
- Stage Boundary

LAND USE
- Multiple Residential Sites

OPEN SPACE
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

28m Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

25m Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 8.0m - Terrace (Fonzie Front)
- 9.3m - Terrace

20m Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

16.5m Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

13m Deep Lots
- 11m - Squat Type A
- 14m - Squat Type B

Urban Lots
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
- Urban Mini Micro
- Urban Fonzie

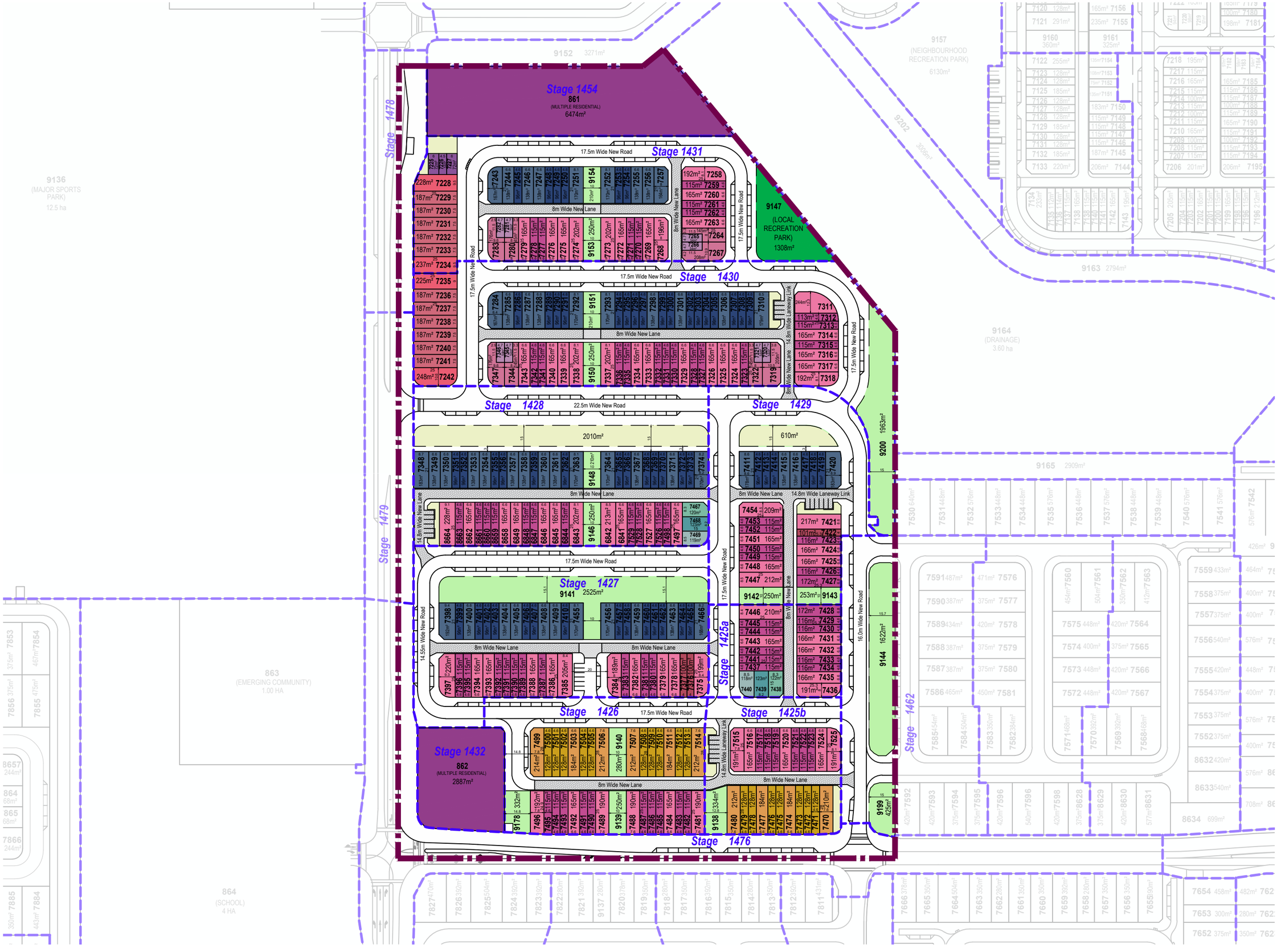
AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 13 (Nirimba Urban Village)

1 : 1,500 @ A3

0 20 40 60 80 100

DATE: 04.09.2024
JOB NO: PR150921
DWG NO: PR150921-08S



LEGEND

GENERAL
- Banya Urban Village Boundary
- Stage Boundary

LAND USE
- Multiple Residential Sites

OPEN SPACE
- Local Recreation Park
- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

28m Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

25m Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 8.0m - Terrace (Fonzie Front)
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace

21m Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

Urban Lots
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Mini Micro
- Urban Fonzie

AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 14 (Banya Urban Village)

1 : 2,000 @ A3

0 20 40 60 80 100

DATE: 02.10.2024
JOB NO: PR150921
DWG NO: PR150921-18D

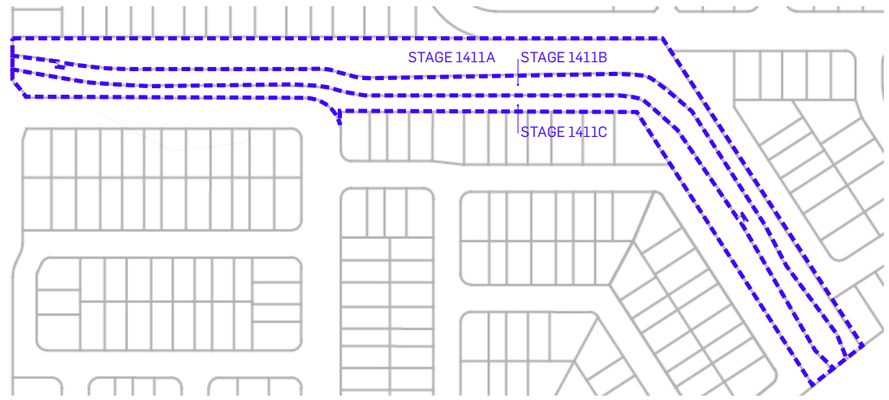
APPENDIX C
INDICATIVE STAGING PLAN

Legend

- Area of Application
- Indicative Staging Boundaries (not necessarily to be developed in sequence)

STAGE 601
STAGE 1247
STAGE 1227
STAGE 1228
STAGE 1226
STAGE 1460C
STAGE 1464
STAGE 1460B
STAGE 1460A
STAGE 1487
STAGE 1452
STAGE 1224
STAGE 1222
STAGE 1491
STAGE 1455
STAGE 1488
STAGE 1223
STAGE 1220
STAGE 1447
STAGE 1450
STAGE 1249
STAGE 1221
STAGE 1225
STAGE 1219
STAGE 1465
STAGE 1489
STAGE 1454
STAGE 1451
STAGE 1448
STAGE 1218
STAGE 1216
STAGE 1493
STAGE 1458
STAGE 1431
STAGE 1466
STAGE 1464B
STAGE 1464A
STAGE 1217
STAGE 1486
STAGE 1430
STAGE 1453
STAGE 1262
STAGE 1246B
STAGE 1246E
STAGE 1263
STAGE 1246A
STAGE 1246C
STAGE 1246D
STAGE 1463
STAGE 1153
STAGE 1144
STAGE 1150
STAGE 1152
STAGE 1151
STAGE 1428
STAGE 1492
STAGE 1230B
STAGE 1137B
STAGE 1136
STAGE 1429
STAGE 1137A
STAGE 1427
STAGE 1425A
STAGE 1462
STAGE 1461
STAGE 1401
STAGE 1400
STAGE 1234
STAGE 1233
STAGE 1232
STAGE 1231
STAGE 1230A
STAGE 1229
STAGE 1157
STAGE 1133
STAGE 1134
STAGE 1149
STAGE 1426
STAGE 1425B
STAGE 1135
STAGE 1467
STAGE 1490
STAGE 1476
STAGE 1264
STAGE 1154
STAGE 1155
STAGE 1156
STAGE 1404
STAGE 1241
STAGE 1143
STAGE 1142
STAGE 1468
STAGE 1433B
STAGE 1409
STAGE 1408
STAGE 1407
STAGE 1405
STAGE 1248
STAGE 1237
STAGE 1236
STAGE 1146
STAGE 1145
STAGE 1469
STAGE 1433A
STAGE 1403
STAGE 1242
STAGE 1235
STAGE 1138
STAGE 1140
STAGE 1141
STAGE 1470
STAGE 1410
STAGE 1406
STAGE 1240
STAGE 1239
STAGE 1139
STAGE 1243
STAGES 1411A, B & C
STAGE 1484
STAGE 1439
STAGE 1438
STAGE 1413
STAGE 1414
STAGE 1238
STAGE 1238A
STAGE 1244
STAGE 1471
STAGE 1417
STAGE 1415
STAGE 1245
STAGE 1441
STAGE 1418A
STAGE 1442
STAGE 1416
Refer to key plan for further stage breakdown
STAGE 1444
STAGE 1420
STAGE 1443
STAGE 1418B
STAGE 1422A
STAGE 1472
STAGE 1445
STAGE 1421
STAGE 1419
STAGE 1422
STAGE 1446A
STAGE 1424
STAGE 1473
STAGE 1446C
STAGE 1456
STAGE 1457
STAGE 1474
STAGE 1483
STAGE 1475

Stages 1411a, 1411b, & 1411c - Indicative Staging Key Plan



URBIS

AURA - Precinct 11, 12 & 14 (Parts)

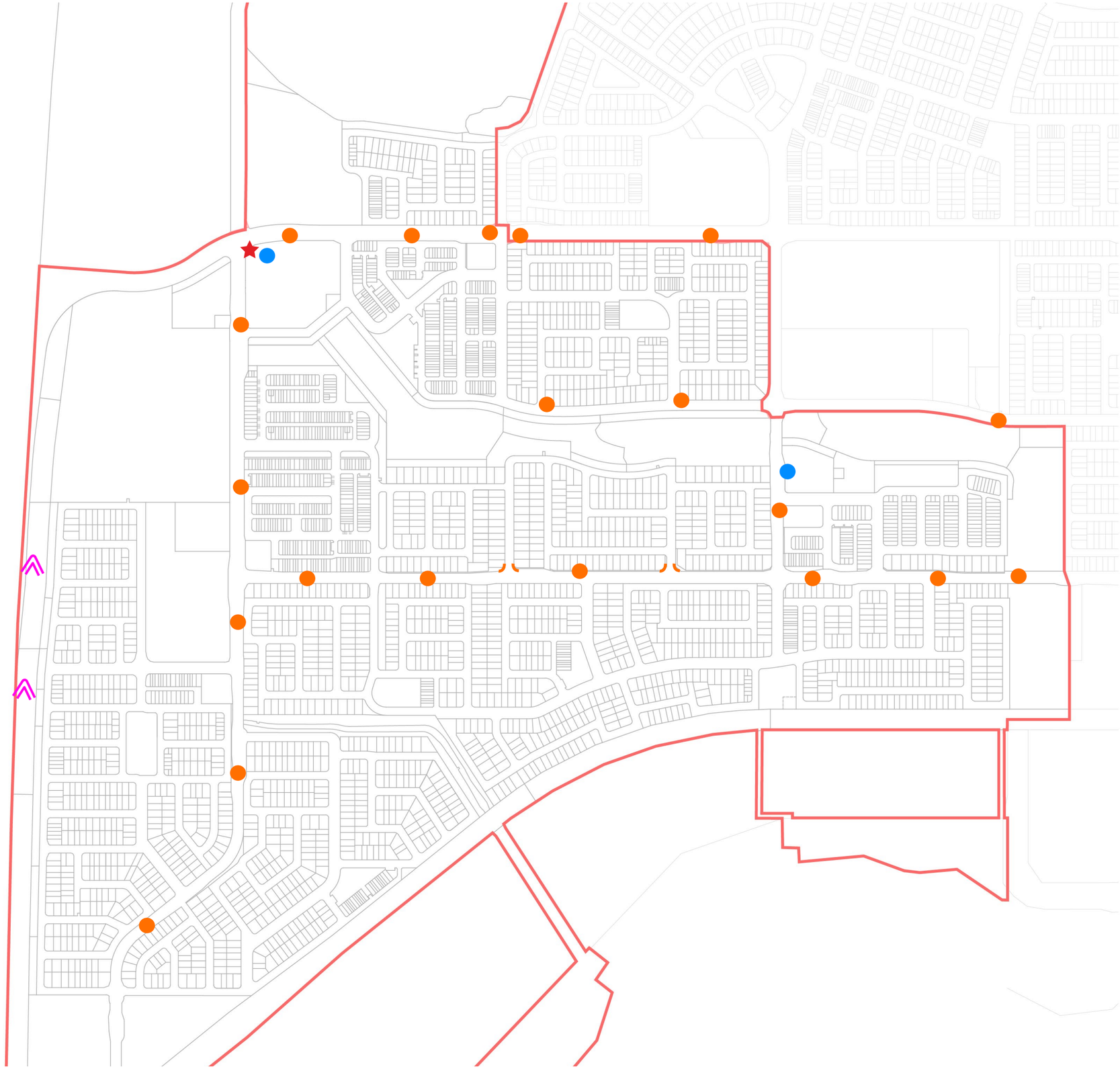
Indicative Staging Plan

1:7500 @ A3

0 10 20 30 40 50

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: STG01

APPENDIX D
APPROVED ADVERTISING DEVICES



Legend

- Application Boundary
- Estate Entry Sign
- Entry Statement
- Billboard (40-year duration until 2052 (Approval DEV2012/213))
- Pylon Identification Sign (10 year duration)
- Permanent Pylon Identification Sign - Centre Sites

Notes

1. Proposed Advertising Devices must be of materials and colours which complement the design theme of the residential estate and present a visually attractive appearance to the public.
2. Unless otherwise agreed to in writing by the DSDMIP, the advertising devices nominated on this plan are to be considered temporary only and are not permitted to remain longer than:
   a. Ten (10) years from the date the approval is granted or once the last residential lot is sold within the estate, whichever is the earliest, where a Pylon Identification Sign (10 year).

   After these times, the Advertising Devices must be removed.
3. Advertising Devices must be:
   a. Maintained to not cause disturbance to the occupants of nearby developments; and
   b. Located and designed to not create a nuisance or potential hazard to pedestrians.
4. Construction of Advertising Devices is limited to 6:30am–6:30pm Monday to Saturday, and may not occur outside of these hours, on Sundays or on public holidays.
5. Advertising Devices are to be consistent with the scale and design of the existing buildings and other works on the site and in the locality, and complement the local streetscape; and where appropriate, to reflect the character of the area.
6. An Estate Entry Sign:
   a. Is placed at the entrance of an estate;
   b. Is set at or within 500mm of ground level;
   c. Is maintained as a freestanding structure in a landscaped environment;
   d. Does not obstruct pedestrian/cycle access to the estate;
   e. Is a maximum height of 6 metres.
7. An Entry Statement:
   a. Is set at or within 500mm of ground level;
   b. No more than 2.0m high;
   c. Is mounted as either a free-standing structure or as part of a boundary fence wall in a landscaped environment;
   d. Does not exceed a maximum sign facing area of $10m^2$.
8. A Billboard Sign or Pylon Identification Sign is permitted where complying with the following Criteria:
   a. Is mounted as freestanding structure in a landscape environment;
   b. Is designed and treated in such a way that the supporting framework and the back of the sign face area blend with the surrounding streetscape or field a view;
   c. Has a maximum thickness not exceeding 75mm per metre of height above ground level; and
   d. Is permitted up to a maximum height of 15 metres and a maximum 23.09.2024 area of $43m^2$ per sign face;
9. A Third Party Sign is permitted to be erected on land owned or under the control of Stockland, and intended to advertise the emerging community of Caloundra South.

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

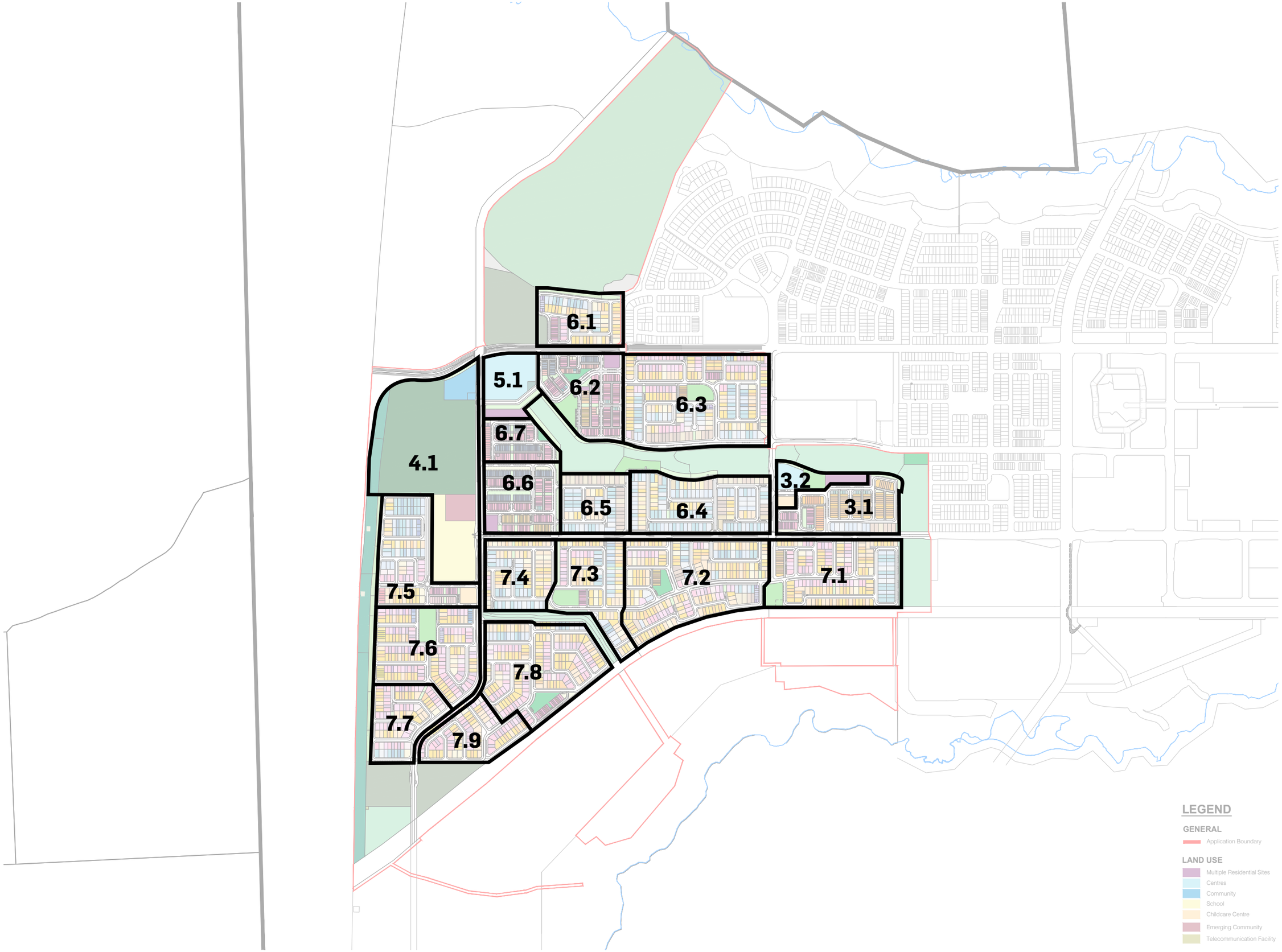
Indicative Proposed Advertising Devices

1:8000 @ A3

0 100 200 300 400

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: AD01

APPENDIX E
APPROVED PLAN OF DEVELOPMENT PLANS



OPEN SPACE
- Local Recreation Park
- Neighbourhood Recreation Park
- District Recreation Park
- Drainage
- Local Linear Park
- District Linear Park
- Landscape Buffer (Road Reserve)
- Highway Buffer
- Major Sports Park
- Civic Park and Town Square
- Conservation
- Drainage

RESIDENTIAL

32 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional

30 Deep Lots
- 7.5m - Soho
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m-14.5m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional
- Mansion Home

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Premium Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 9.3m+ - Duplex Terrace
- 7.5m - Single Storey Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

21 Deep Lots
- 8.5m - Urban Villa
- 8.6m+ - End Urban Villa

20 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace
- 7.5m - SOHO

16.5 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

13 Deep Lots
- 11m - Squat Type A
- 14m - Squat Type B

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C
- Urban Lot Type E
- Urban Lot Type F
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
- Urban Mini Micro
- Urban Fonzie Type A
- Urban Fonzie Type B
- Urban Warehouse A
- Urban Warehouse B
- Urban Terrace

LEGEND

GENERAL
- Application Boundary

LAND USE
- Multiple Residential Sites
- Centres
- Community
- School
- Childcare Centre
- Emerging Community
- Telecommunication Facility

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Reference Plan - Whole of Application

1:7500 @ A3

0 50 100 150 200 250 300

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 00

LEGEND

GENERAL

Neighbourhood Boundary
60% maximum site cover area (refer to Appendix G, only for House and Multiple Dwelling allotments controlled by Section 1.1.1)

LAND USE

Multiple Residential Sites

OPEN SPACE

Landscape Buffer (Road Reserve)
Local Linear Park
Drainage

RESIDENTIAL

32 Deep Lots
14.5m - Courtyard
18.0m - Premium Traditional

30 Deep Lots
14.5m - Courtyard
18.0m - Premium Traditional

28 Deep Lots
6.6m - Terrace
6.6m+ - End Terrace
7.5m - Terrace

25 Deep Lots
4.6m - Terrace
6.6m - Terrace
6.6m+ - End Terrace

Urban Lots
Urban Loft Type A
Urban Loft Type B
Urban Loft Type C

REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:

- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

★ Lots Potentially Impacted By Road Traffic Noise
Recommended Built to Boundary Wall
Optional Built to Boundary Wall
Indicative Location of Driveways
Indicative Car Park Location
(Parking Bay Dimensions = 5.4m x 2.1m)

PARKING

Total Visitor Parking Spaces	153
Total Lots	164

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 3.1

1:1500 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 01

Bin pads to service Lots 6064 & 6065 only.

9201 (DRAINAGE LOT) 3153m²

9174 (DISTRICT RECREATION PARK) 5.0 ha

9175 3557m² (DISTRICT LINEAR PARK)

9187 (DRAINAGE LOT) 5676m²

9188 1019m²

878 (MULTIPLE RESIDENTIAL) 2800m²

14.25m Wide New Road

13.5m Wide New Road

15.5m Wide New Road

8.0m Wide New Lane

8m Wide New Lane

14.8m Wide Laneway Link

17.5m Wide New Road

22.8m Wide New Road

30.4m Wide New Road

29.0m Wide New Road

LEGEND

GENERAL
- Neighbourhood Boundary

OPEN SPACE
- District Linear Park
- Local Linear Park
- Drainage

RESIDENTIAL

32 Deep Lots
- 18.0m - Premium Traditional

30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C

REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS
- ★ Lots Potentially Impacted By Road Traffic Noise
- ● Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	72
Total Lots	95

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.1

1:1500 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 02

Bin pads to service Lot 7021 only.

13.5m Wide New Road
14.8m Wide Laneway Link
22.8m Wide New Road
8m Wide New Lane
17.5m Wide New Road
22.5m Wide New Road
14.8m Wide Laneway
13m Wide New Shared Road
13.5m Wide New Esplanade Road

878
(MULTIPLE RESIDENTIAL)
2800m²

9158
(LOCAL RECREATION PARK)
2065m²

9157
(NEIGHBOURHOOD RECREATION PARK)
6130m²

9153 385m²
9154 350m²
9159 925m²
9160 360m²
9161 325m²

7115 405m²
(MULTIPLE RESIDENTIAL)

(TOWN SQUARE) 609m²
9147 (LOCAL RECREATION PARK) 1308m²
5804m²

LEGEND

GENERAL
- Neighbourhood Boundary

LAND USE
- Multiple Residential Sites

OPEN SPACE
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

28m Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

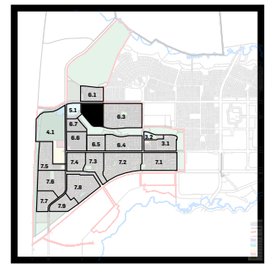
25m Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 8.0m - Terrace (Fonzie Front)
- 9.3m - Terrace

20m Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

16.5m Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

13m Deep Lots
- 11m - Squat Type A
- 14m - Squat Type B

Urban Lots
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
- Urban Mini Micro
- Urban Fonzie



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that internal noise levels comply with AS/NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant, and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS
- ★ Lots Potentially Impacted by Road Traffic Noise
- Multiple Dwelling Allotment (Duplex Lot)
- Multiple Residential Site - Mansion Homes *(Refer to Appendix G for Development Controls)*
- Recommended Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	226
Total Lots	212

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.2

1 : 1,500 @ A3

0 20 40 60 80 100

DATE: 04.09.2024
JOB NO: PR150921
DWG NO: PR150921-09S

Bin pads to service Lots 6096, 6097, 6098 & 6099 only.

Bin pads to service Lots 6139, 6140 & 6141 only.

Bin pads to service Lots 6198, 6199, 6200 & 6201 only.

Bin pads to service Lots 6347, 6348 & 6349 only.

Bin pads to service Lots 6322, 6323, 6324 & 6325 only.

Bin pads to service Lots 6216, 6217 & 6218 only.

9172 (NEIGHBOURHOOD RECREATION PARK) 5089m²

9169 4836m²

LEGEND

GENERAL
- Neighbourhood Boundary
- Secondary Dwelling Above Garage

OPEN SPACE
- Landscape Buffer (Road Reserve)
- Local Linear Park
- Neighbourhood Recreation Park

RESIDENTIAL

32 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 5.6 - Terrace
- 6.6 - Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C
- Urban Warehouse A
- Urban Warehouse B

REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS
- ★ Lots Potentially Impacted By Road Traffic Noise
- ● Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	253
Total Lots	302

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.3

1:1500 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 04

Bin pads to service Lots
6514 & 6515 only.

Bin pads to service Lots
6424 & 6425 only.

Bin pads to service Lots
6474 & 6475 only.

Bin pads to service Lots
6554, 6818, and 6819 only.

Bin pads to service Lots
6820, 6821, and 6822 only.

Bin pads to service Lots
6827, 6828 & 6829 only.

LEGEND

GENERAL

- Neighbourhood Boundary
- 60% maximum site cover area (refer to Appendix G, only for House and Multiple Dwelling allotments controlled by Section 1.1.1)

OPEN SPACE

- Landscape Buffer (Road Reserve)
- Local Linear Park

RESIDENTIAL

32 Deep Lots
- 12.5m - Premium Villa
- 14m - Courtyard
- 16m - Premium Courtyard
- 18m - Premium Traditional

30 Deep Lots
- 12.5m - Premium Villa
- 14m - Courtyard
- 16m - Premium Courtyard
- 18m - Premium Traditional

28 Deep Lots
- 12.5m - Premium Villa
- 14m - Courtyard
- 16m - Premium Courtyard
- 18m - Premium Traditional

REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultant (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	137
Total Lots	169

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.4

1:1500 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 05

Bin pads to service Lots 7540 & 7541 only.

Bin pads to service Lots 7542 & 7543 only.

Bin pads to service Lots 8633 & 8634 only.

LEGEND

GENERAL

- Neighbourhood Boundary
- 60% maximum site cover area (refer to Appendix G, only for House and Multiple Dwelling allotments controlled by Section 1.1.1)

OPEN SPACE

- Landscape Buffer

RESIDENTIAL

32 Deep Lots
- 12.5m - Premium Villa
- 14.5m - Courtyard
- 18.0m - Premium Traditional

30 Deep Lots
- 12.5m - Premium Villa
- 14.5m - Courtyard
- 18.0m - Premium Traditional

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

REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interr noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommend in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	62
Total Lots	79

URBIS

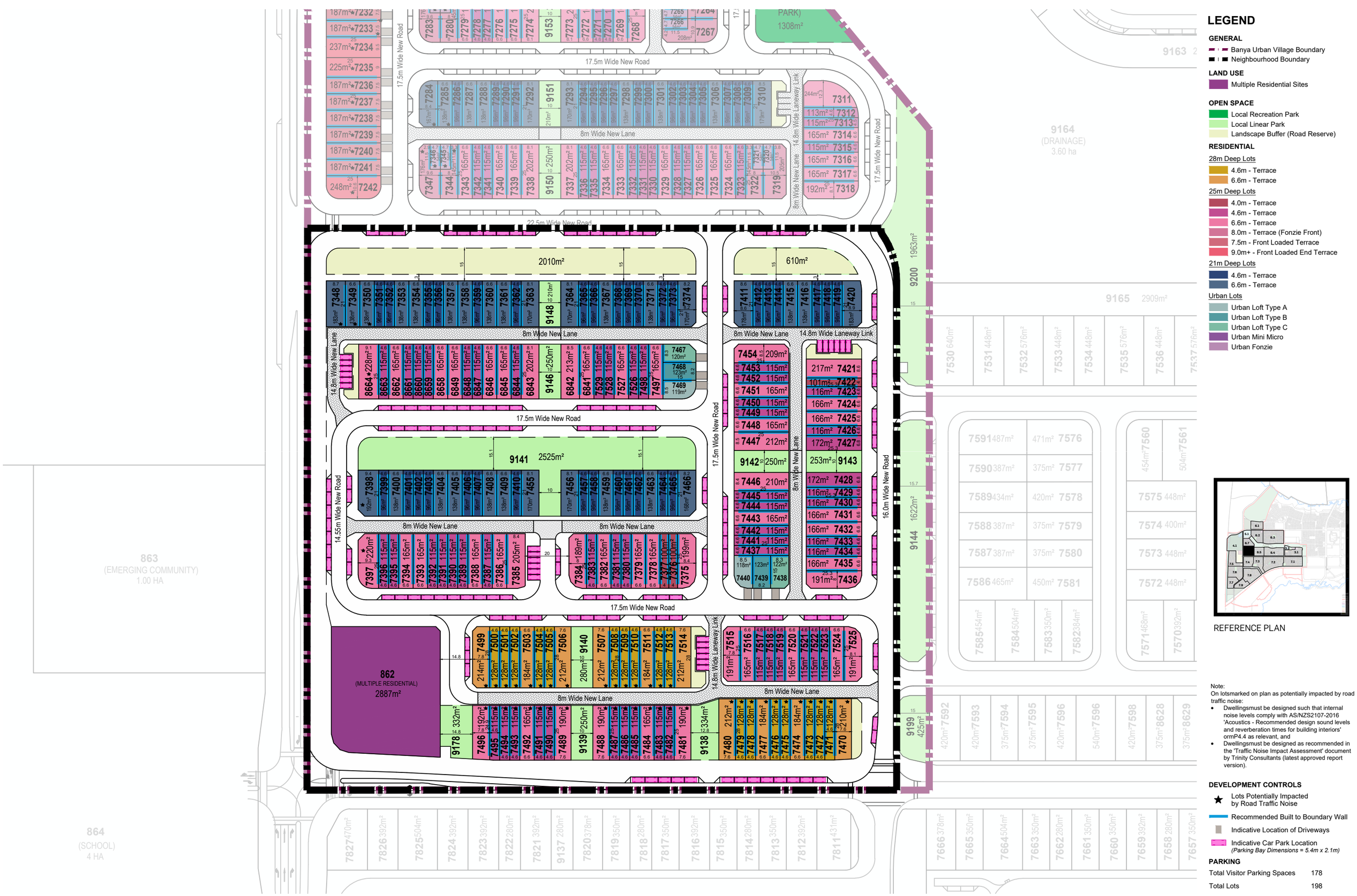
AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.5

1:1500 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 06



LEGEND

GENERAL
- Banya Urban Village Boundary
- Neighbourhood Boundary

LAND USE
- Multiple Residential Sites

OPEN SPACE
- Local Recreation Park
- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

28m Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

25m Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 8.0m - Terrace (Fonzie Front)
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace

21m Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

Urban Lots
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Mini Micro
- Urban Fonzie

REFERENCE PLAN

Note:
On lotsmarked on plan as potentially impacted by road traffic noise:
- Dwellingsmust be designed such that internal noise levels comply with AS/NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' ormP4.4 as relevant, and
- Dwellingsmust be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS
- ★ Lots Potentially Impacted by Road Traffic Noise
- Recommended Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	178
Total Lots	198

AURA - Precinct 11, 12 & 14 (Parts)

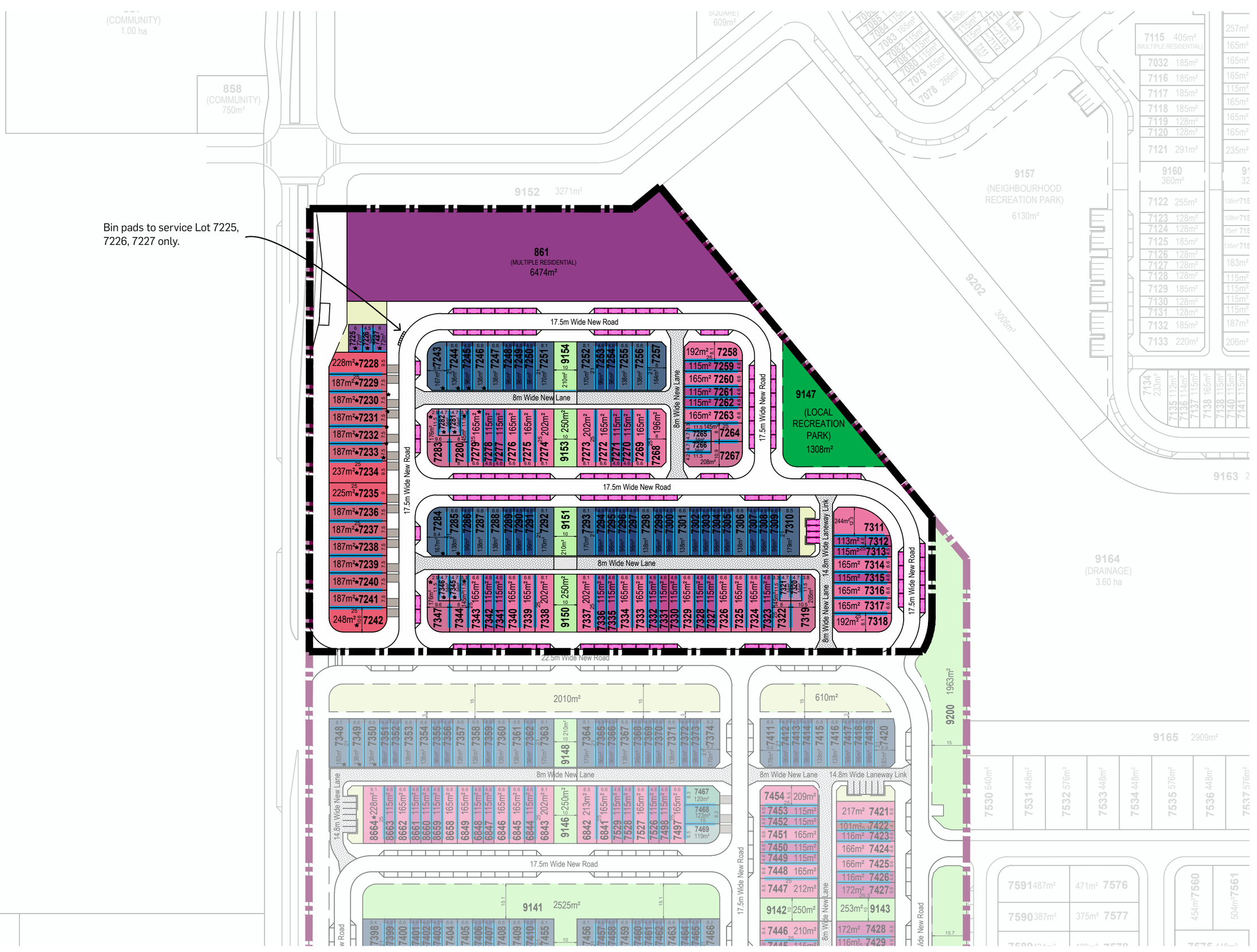
Plan of Development - Neighbourhood 6.6

1 : 1,500 @ A3

0 20 40 60 80 100

DATE: 02.10.2024
JOB NO: PR150921
DWG NO: PR150921-19D

Bin pads to service Lot 7225, 7226, 7227 only.



LEGEND

GENERAL
- Banya Urban Village Boundary
- Neighbourhood Boundary

LAND USE
- Multiple Residential Sites

OPEN SPACE
- Local Recreation Park
- Local Linear Park
- Landscape Buffer (Road Reserve)

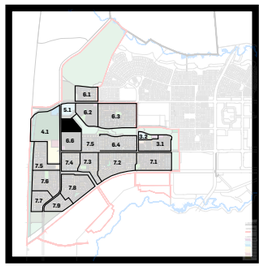
RESIDENTIAL

28m Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

25m Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 8.0m - Terrace (Fonzie Front)
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace

21m Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace

Urban Lots
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Mini Micro
- Urban Fonzie



REFERENCE PLAN

Note:
On lotsmarked on plan as potentially impacted by road traffic noise:
- Dwellingsmust be designed such that internal noise levels comply with AS/NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' ormP4.4 as relevant, and
- Dwellingsmust be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS
- ★ Lots Potentially Impacted by Road Traffic Noise
- Recommended Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	107
Total Lots	123

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.7

1 : 1,500 @ A3

0 20 40 60 80 100

DATE: 02.10.2024
JOB NO: PR150921
DWG NO: PR150921-20D

Bin pads to service Lots 5677 & 5678 only.

Bin pads to service Lots 5730, 5731 & 5732 only.

9112
(NEIGHBOURHOOD RECREATION PARK)
5915m² (Total)
5308m² (excluding ramp)

872
2.06 ha

LEGEND

GENERAL
- Neighbourhood Boundary

OPEN SPACE
- Neighbourhood Recreation Park
- Local Linear Park

RESIDENTIAL

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

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultant (latest approved report version).

On lots marked on plan as potentially impacted by rail traffic noise:
- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS
- Alternative Location For Private Open Space (For Lots Adjoining CAMCOS Corridor)
- Lots Potentially Impacted By Road Traffic Noise
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 2)
- Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	183
Total Lots	200

URBIS

AURA - Precinct 11, 12 & 14 (Parts)
Plan of Development - Neighbourhood 7.1

1:1500 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 08

Bin pads to service Lots 6585 & 6586 only.

Bin pads to service Lots 6551 & 6552 only.

Bin pads to service Lots 6762 & 6763 only.

Bin pads to service Lots 6785, 6786 & 6787 only.

LEGEND

GENERAL
- Neighbourhood Boundary

OPEN SPACE
- Local Recreation Park
- Local Linear Park

RESIDENTIAL

32 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that internal noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

On lots marked on plan as potentially impacted by rail traffic noise:
- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS
- Alternative Location For Private Op Space (For Lots Adjoining CAMCO Corridor)
- Lots Potentially Impacted By Road Traffic Noise
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 2)
- Multiple dwelling Allotment (Duplex
- Recommended Built to Boundary W
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	210
Total Lots	269

REFERENCE PLAN

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.2

1:1500 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 09

Bin pads to service Lots 7664, 7665 & 7666 only.

Bin pads to service Lots 7652, 7653 & 7564 only.

Bin pads to service Lots 7621, 7622 & 7623 only.

Bin pads to service Lots 7633, 7634 & 7635 only.

Stage 1476

9118 2482m²

9119 (NEIGHBOURHOOD RECREATION PARK) 5052m²

9113 (LOCAL RECREATION PARK) 3361m²

9120 (part) (DRAINAGE) 9001m²

9120 (part) (DRAINAGE) 6066m²

9120 (part) (DRAINAGE) 5881m²

LEGEND

GENERAL
- Neighbourhood Boundary

OPEN SPACE
- Neighbourhood Recreation Park
- Local Linear Park

RESIDENTIAL

30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 5.6m - Terrace
- 6.6m - Terrace
- 6.6m + - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that internal noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

On lots marked on plan as potentially impacted by rail traffic noise:
- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- Alternative Location For Private Open Space (For Lots Adjoining CAMCOS Corridor)
- Lots Potentially Impacted By Road Traffic Noise
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 2)
- Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	115
Total Lots	126

REFERENCE PLAN

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.3

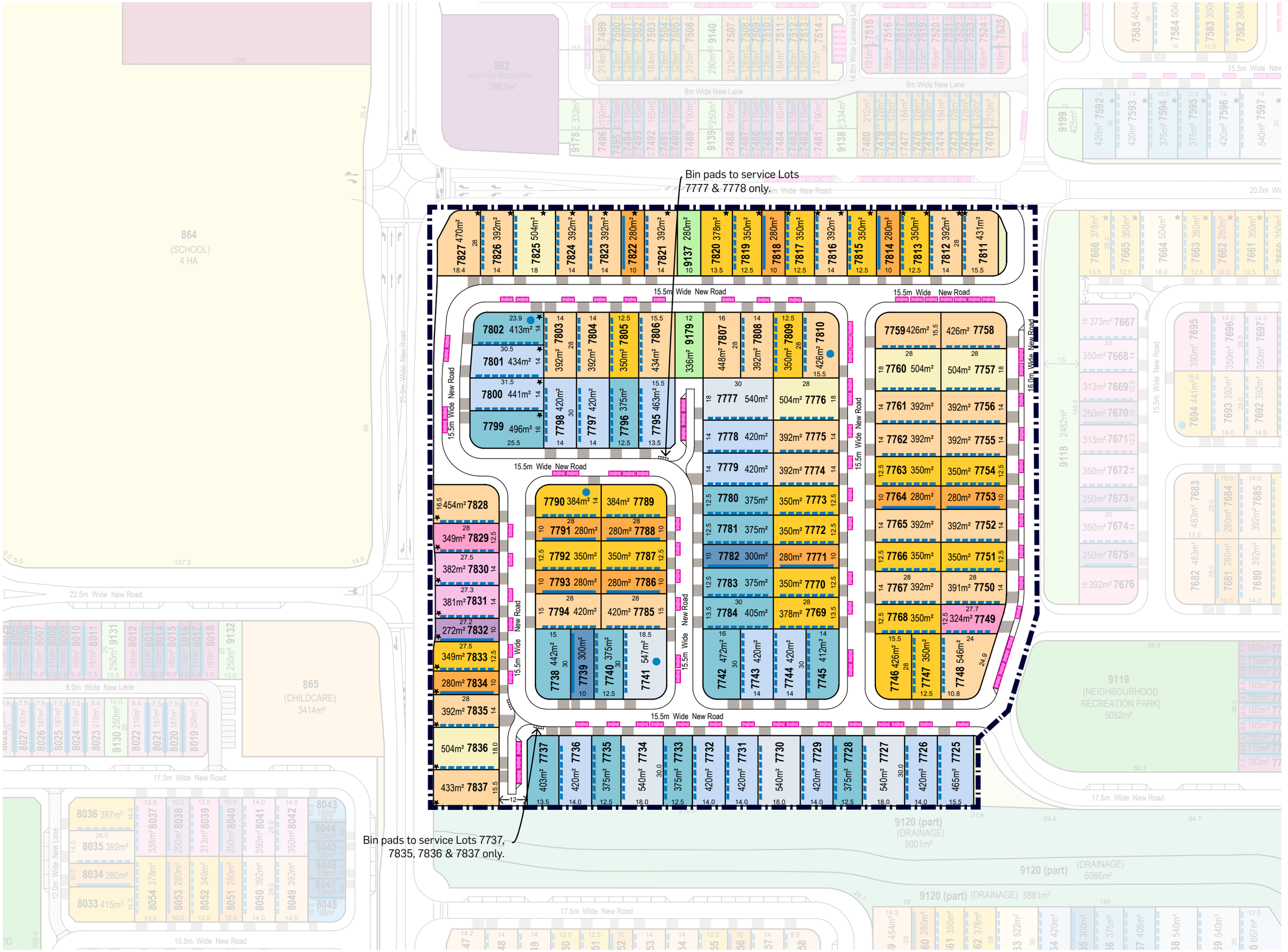
1:1800 @ A3

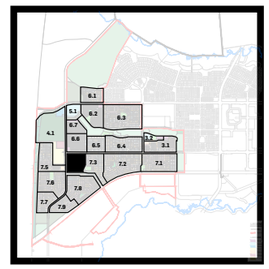
0 20 40 60 80

DATE: 18.10.2024

JOB NO: P0004909

DWG NO: POD - 10





REFERENCE PLAN

LEGEND

GENERAL

- Neighbourhood Boundary

OPEN SPACE

- Local Linear Park

RESIDENTIAL

30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Note:

On lots marked on plan as potentially impacted by road traffic noise:

- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommende in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- ● Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	85
Total Lots	113

URBIS

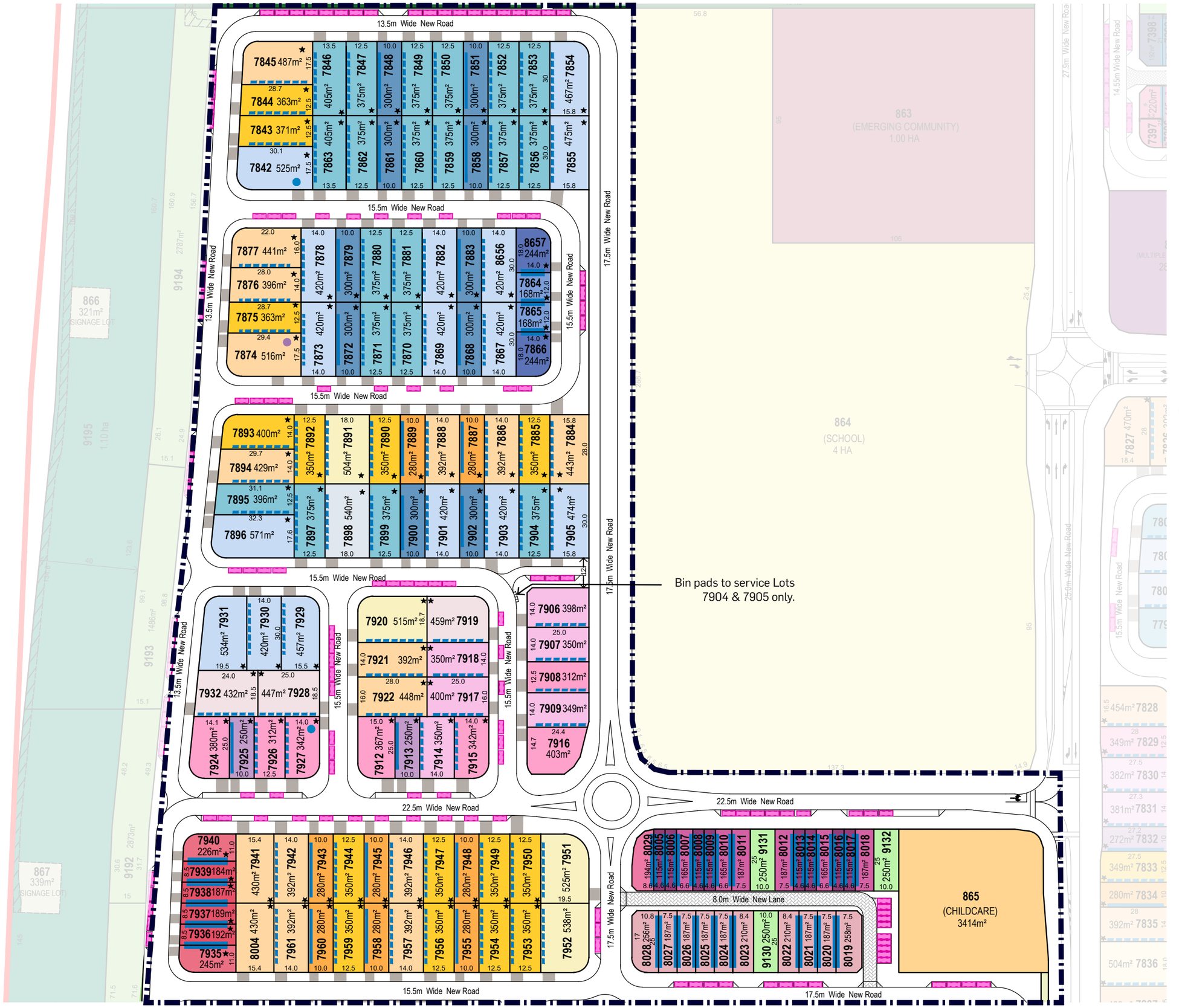
AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.4

1:1500 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 11



LEGEND

GENERAL
- Neighbourhood Boundary

LAND USE
- Childcare Centre

OPEN SPACE
- Local Linear Park

RESIDENTIAL

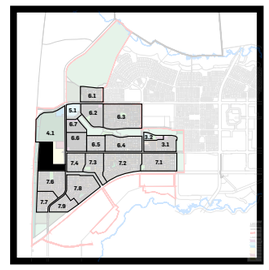
30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Single Storey Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

21 Deep Lots
- 8.5m - Urban Villa
- 8.6m+ - End Urban Villa

Urban Lots
- Urban Warehouse A
- Urban Warehouse B



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommende in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- Multiple dwelling Allotment (Duplex Lot)
- Multiple Dwelling Allotment (Triplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	145
Total Lots	143

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.5

1:1500 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 12

Lots amended to include stars to reflect the noise assessment report

9129
(NEIGHBOURHOOD RECREATION PARK)
7287m²

Bin pads to service Lots 8090, 8091 & 8092 only.

LEGEND

GENERAL
- Neighbourhood Boundary

OPEN SPACE
- Neighbourhood Recreation Park

RESIDENTIAL

28 Deep Lots
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 8.5m - Urban Villa
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 8.5m - Urban Villa
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C
- Urban Lot Type E
- Urban Lot Type F
- Urban Warehouse A
- Urban Warehouse B

REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

On lots marked on plan as potentially impacted by rail traffic noise:
- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS
- Lots Potentially Impacted By Road Traffic Noise
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- Multiple dwelling Allotment (Duplex Lot)
- Multiple dwelling Allotment (Triplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	180
Total Lots	210

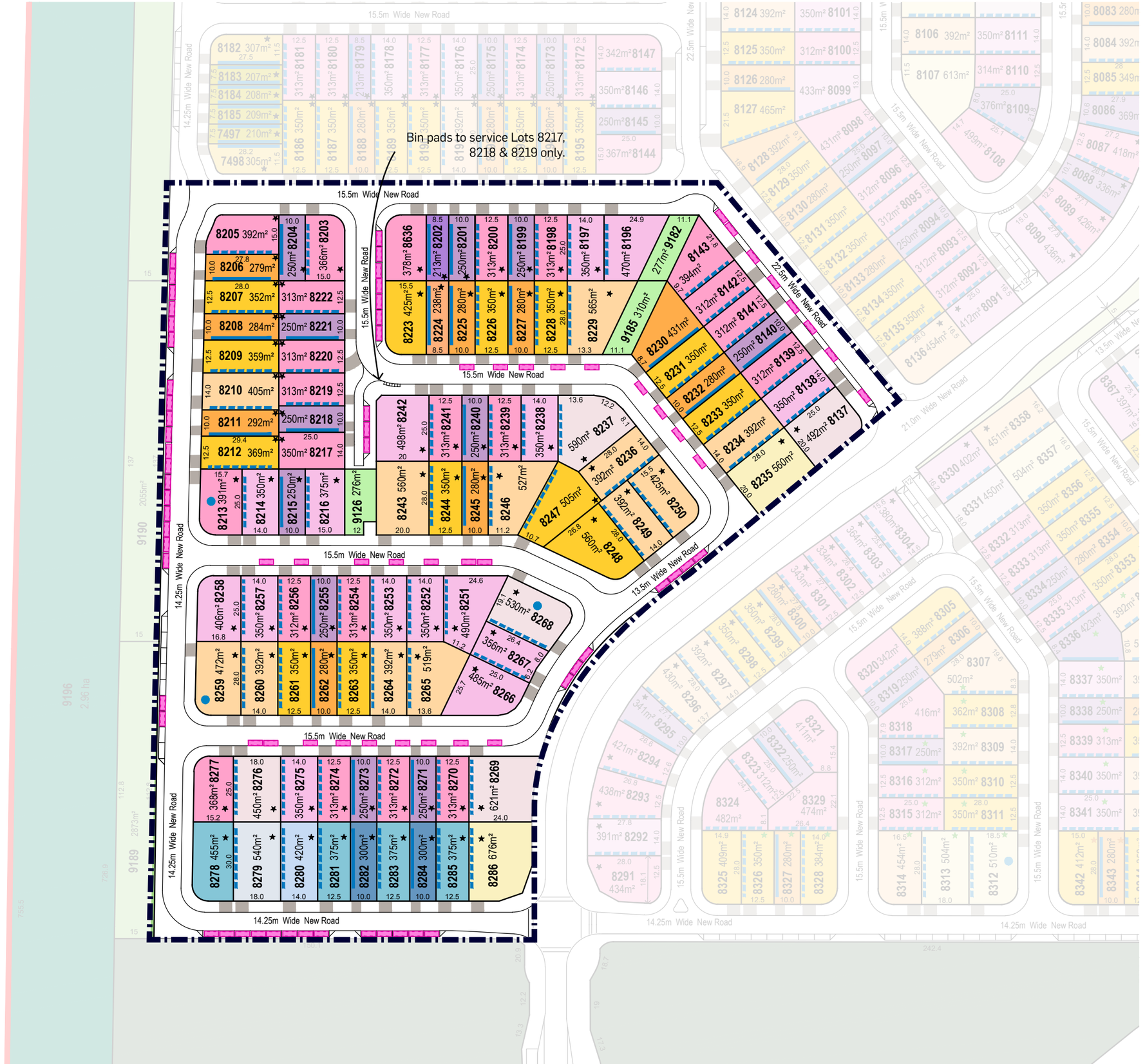
URBIS

AURA - Precinct 11, 12 & 14 (Parts)
Plan of Development - Neighbourhood 7.6

1:1500 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 13



LEGEND

GENERAL

- Neighbourhood Boundary

OPEN SPACE

- Local Linear Park

RESIDENTIAL

30 Deep Lots

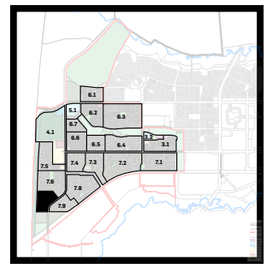
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots

- 8.5m - Urban Villa
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots

- 8.5m - Urban Villa
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:

- Dwellings must be designed such that interna noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

On lots marked on plan as potentially impacted by rail traffic noise:

- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version).

DEVELOPMENT CONTROLS

- ★ Lots Potentially Impacted By Road Traffic Noise
- ★ Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- ● Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	83
Total Lots	99

URBIS

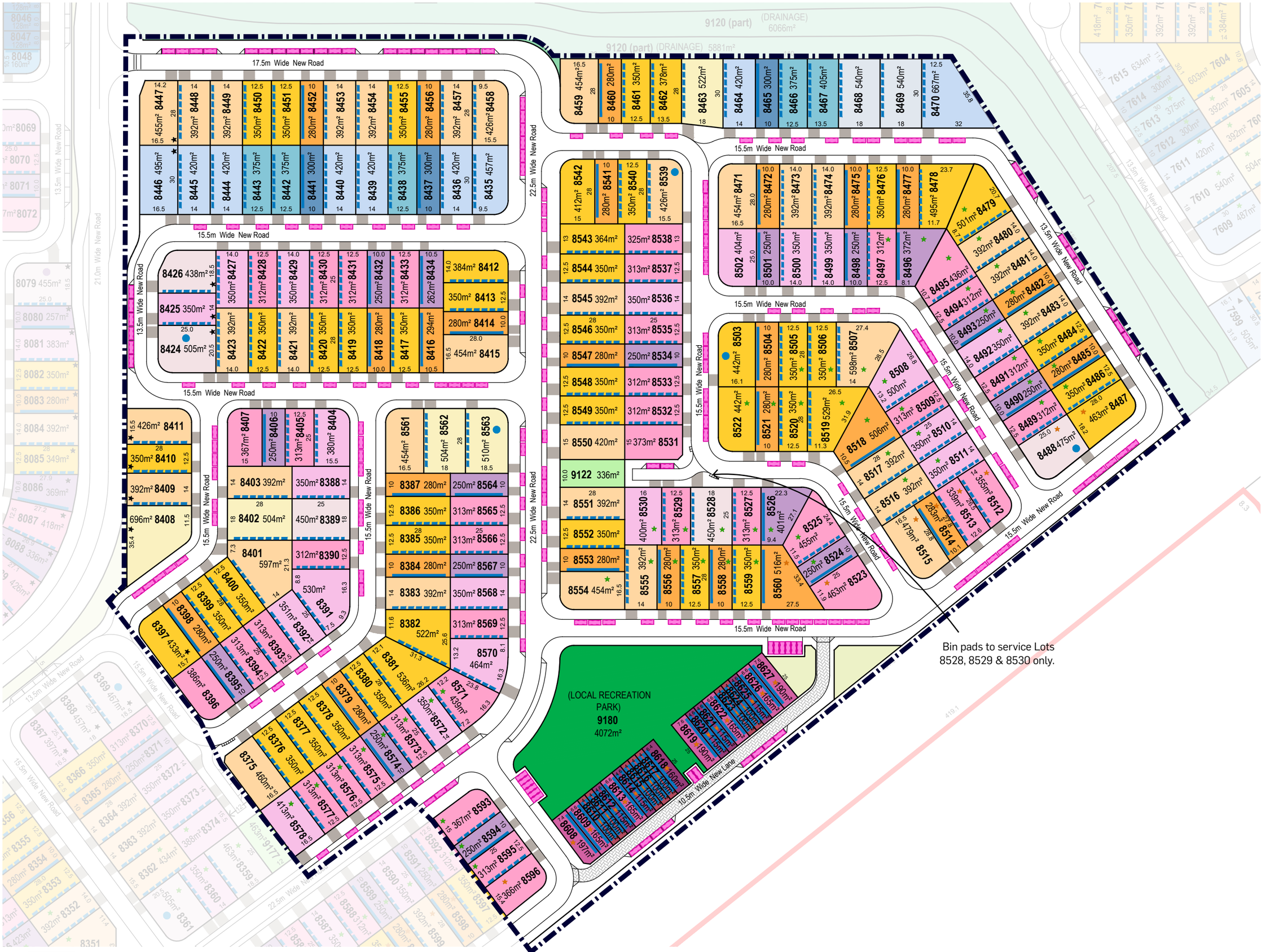
AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.7

1:1500 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 14



LEGEND

GENERAL
- Neighbourhood Boundary

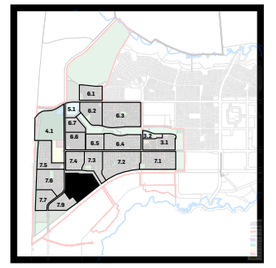
OPEN SPACE
- Local Recreation Park
- Local Linear Park
- Landscape Buffer (Road Reserve)

RESIDENTIAL

30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

28 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that interr noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultar (latest approved report version).

On lots marked on plan as potentially impacted by rail traffic noise:
- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants (latest approved report version)

DEVELOPMENT CONTROLS
- Alternative Location For Private Open Space (For Lots Adjoining CAMCOS Corridor)
- Lots Potentially Impacted By Road Traffic Noise
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 2)
- Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	224
Total Lots	228

URBIS

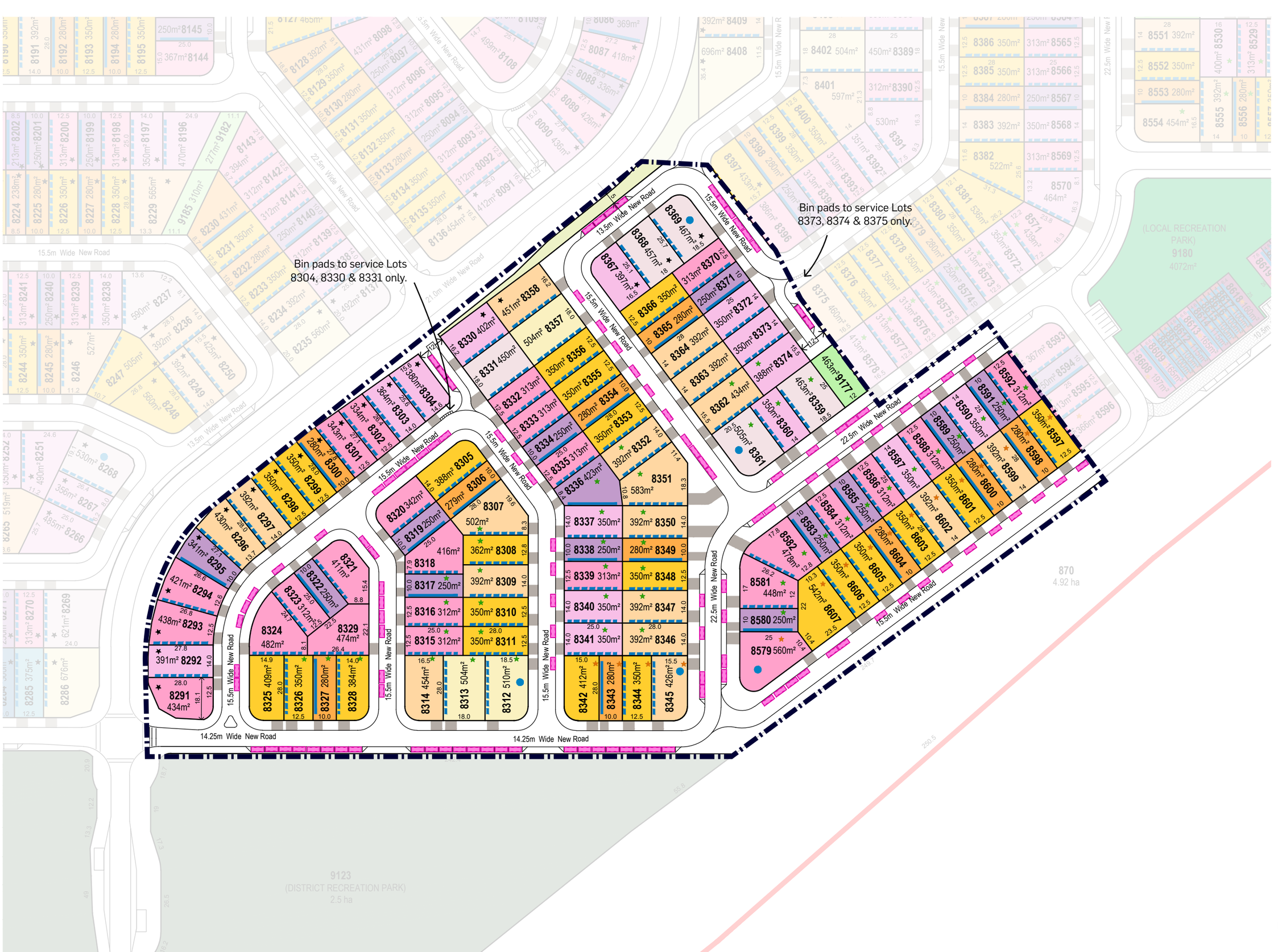
AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.8

1:1500 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 15



LEGEND

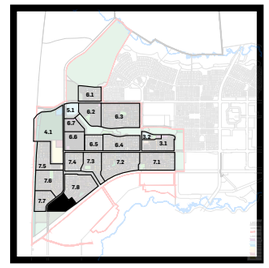
GENERAL
- Neighbourhood Boundary

OPEN SPACE
- Local Linear Park
- Landscape Buffer (Road Reserve

RESIDENTIAL

28 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional



REFERENCE PLAN

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that internal noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants

On lots marked on plan as potentially impacted by rail traffic noise:
- Dwellings must be designed such that internal noise levels comply with MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by Trinity Consultants.

DEVELOPMENT CONTROLS

- Alternative Location For Private Open Space (For Lots Adjoining CAMCOS Corridor)
- Lots Potentially Impacted By Road Traffic Noise
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 2)
- Multiple dwelling Allotment (Duplex Lot)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location *(Parking Bay Dimensions = 5.4m x 2.1m)*

PARKING

Total Visitor Parking Spaces	118
Total Lots	109

URBIS

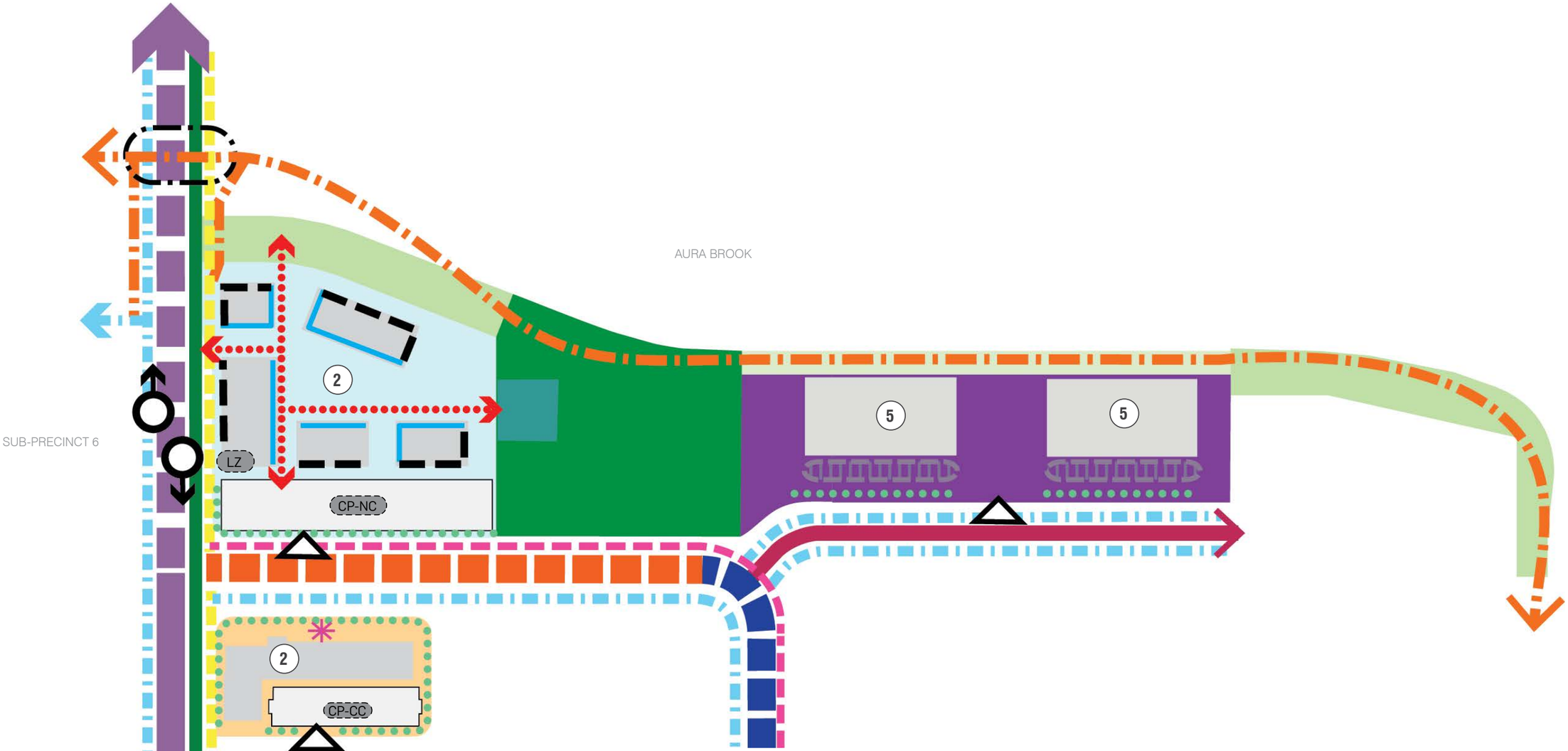
AURA - Precinct 11, 12 & 14 (Parts)

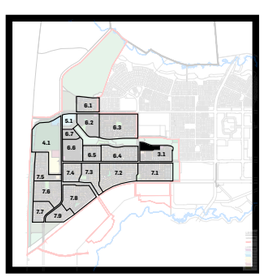
Plan of Development - Neighbourhood 7.9

1:1500 @ A3

0 20 40 60 80

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 16





REFERENCE PLAN

LEGEND

LAND USES

- Neighbourhood Centre
- Neighbourhood Meeting Rooms (2 x 750m² sites)
- Childcare Centre
- Multiple Residential Sites
- Linear Open Space
- Landscape Buffer
- Neighbourhood Recreation Park
- Civic Park (indicative location)

BUILDING HEIGHTS

- (#) Maximum number of storeys

INTERNAL LANDUSE OUTCOMES

- Indicative built form footprints
- Indicative carparking areas
- Indicative carparking and servicing areas (Multiple Residential)
- CP-NC Carparking & Servicing - indicative location - Neighbourhood Centre
- CP-CC Carparking & Servicing - indicative location - Childcare Centre
- LZ Loading Zone
- Outdoor Playscape for Childcare Centre -indicative location
- Public thoroughfare (key pedestrian link)
- Indicative Landscape Screening

INTERFACES

- Desired building frontage / setback with building articulation and screen planting
- Retail frontage
- Primary access locations (shared)

STREET SCAPE

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

ROAD NETWORK HIERARCHY

- Trunk Connector B1 (22.5m wide)
- Trunk Connector B2 (20.0m wide)
- Neighbourhood Connector B (22.5m wide)
- Neighbourhood Connector D (25m wide)
- Access Street A (17.5m wide)

PUBLIC TRANSPORT

- Indicative Public Bus Stop

URBIS

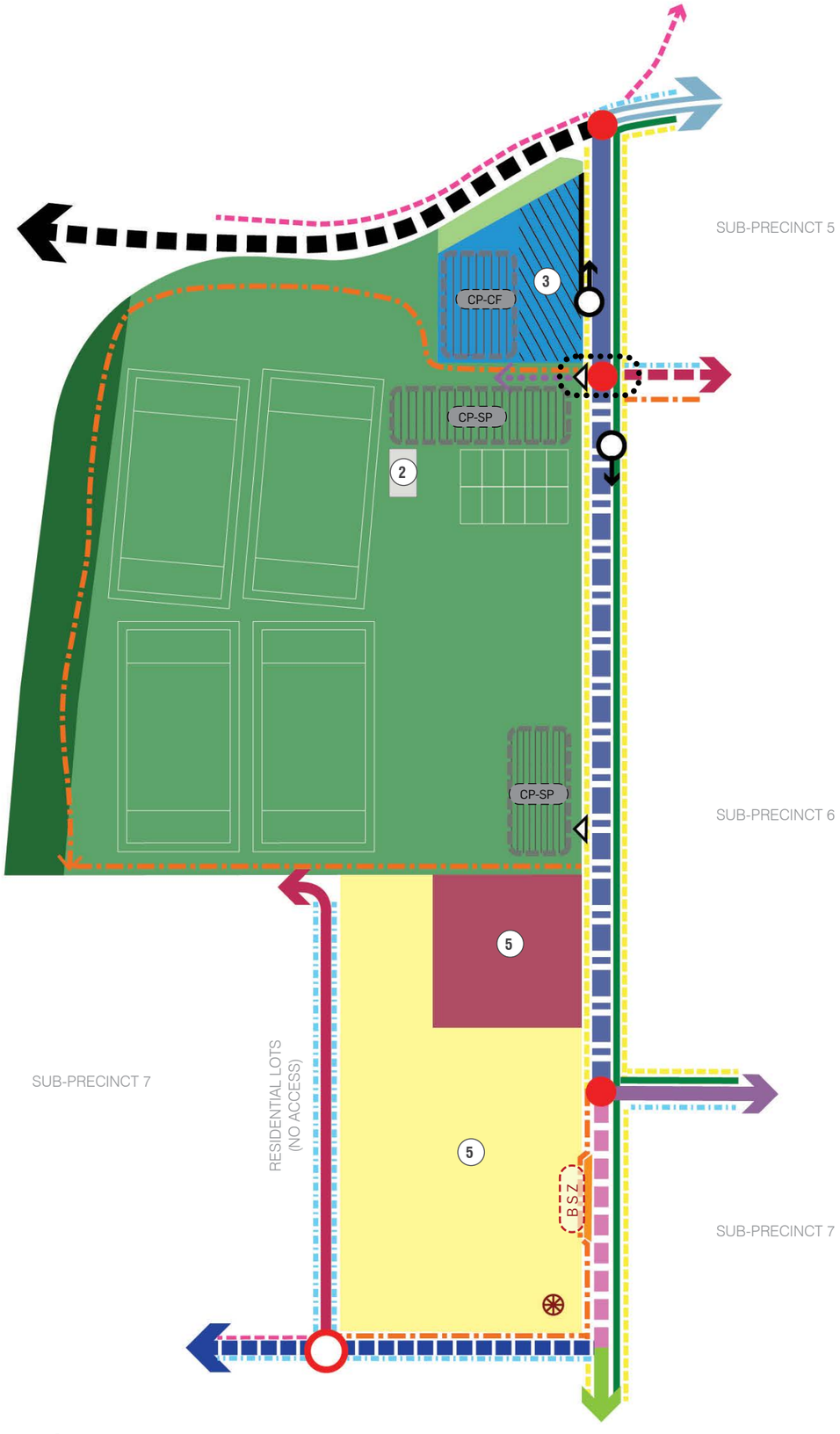
AURA - Precinct 11, 12 & 14 (Parts)

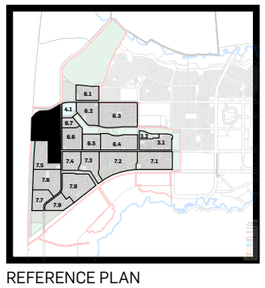
Plan of Development - Neighbourhood 3.2

1:1500 @ A3

0 20 40 60 80

DATE: 18.06.2024
JOB NO: P0004909
DWG NO: POD - 19





REFERENCE PLAN

LEGEND

LAND USES

- Community Facility
- P-6 State School
- Emerging Community Site
- Highway Buffer (40m)
- Major Sports Park
- District Linear Park (min. 15m wide)

BUILDING HEIGHTS

- (#) Maximum number of storeys

INTERFACES

- Required building frontage
- Primary access location
- Key corner site

INTERNAL LANDUSE OUTCOMES

- Preferred Building Location Zones
- Indicative Sports Fields
- CP-CF — Carparking & Servicing - indicative location - Community Facility
- CP-SP — Carparking & Servicing - indicative location - Sports Park
- BSZ — School Bus Stop Zone

ROAD NETWORK HIERARCHY

- Sub Arterial 2 (32.5m wide)
- Sub Arterial 5 (28.5m wide)
- Sub Arterial 5B (27.9m wide)
- Sub Arterial 2B (30.4m wide)
- Trunk Connector B1 (22.5m wide)
- Trunk Connector C (21.0m wide)
- Trunk Connector E (25.0m wide)
- Neighbourhood Connector B (22.5m wide)
- Access Street A (17.5m)
- Access Street B (17.5m)
- Driveway / pedestrian access (includes parking in key areas)
- Bus drop off

INTERSECTIONS

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

PUBLIC TRANSPORT

- Indicative Public Bus Stop

STREET SCAPE

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

URBIS

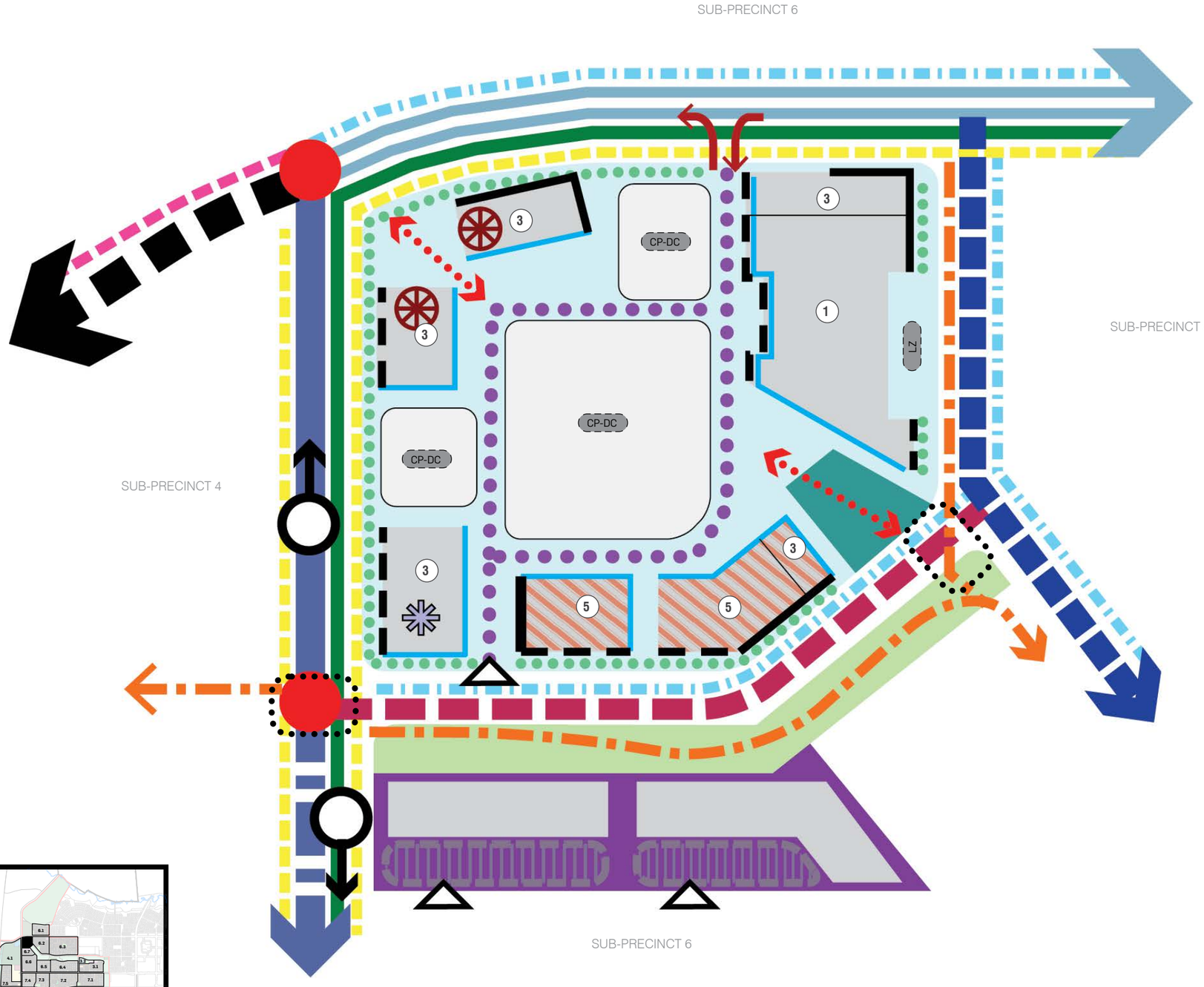
AURA - Precinct 11, 12 & 14 (Parts)

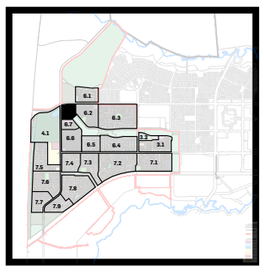
Plan of Development - Neighbourhood 4.1

1:3500 @ A3

0 20 40 60 80 100 120

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: POD - 20





REFERENCE PLAN

LEGEND

LAND USES
- District Centre
- Multiple Residential Sites
- Linear Open Space
- Possible Tavern (Indicative location)

BUILDING HEIGHTS
- (#) Maximum number of storeys

INTERNAL LANDUSE OUTCOMES
- Indicative built form footprints
- Town Square (indicative location)
- Indicative carparking areas
- Residential uses above ground floor retail - preferred location
- CP-DC — Carparking & Servicing - indicative location - District Centre
- LZ — Loading Zone
- Public thoroughfare (key pedestrian links)
- Indicative Landscape Screening

INTERFACES
- Required building frontage
- Desired building frontage / setback with building articulation and screen planting
- Retail frontage
- Primary access locations
- Left-in, Left out access
- Key corner site

INTERSECTIONS
- Signalised Intersection (and associated pedestrian crossing)
- Proposed at-grade pedestrian / cycle crossing

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

ROAD NETWORK HIERARCHY
- Sub Arterial 2 (32.5m wide)
- Sub Arterial 2B (30.4m wide)
- Sub Arterial 5 (28.5m wide)
- Sub Arterial 5B (27.9m wide)
- Neighbourhood Connector B (22.5m wide)
- Access Street B (17.5m)
- Internal Road Access (Indicative)

PUBLIC TRANSPORT
- Indicative Public Bus Stop

URBIS

AURA - Precinct 11, 12 & 14 (Parts)
Plan of Development - Neighbourhood 5.1

1:1500 @ A3

0 20 40 60 80

DATE: 023.03.2023
JOB NO: P0004909
DWG NO: POD - 21

APPENDIX F
CAR/BICYCLE PARKING RATES

TABLE 2: USE DEFINITIONS — CAR PARKING RATES

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES
Business [1]	1 space / 30m² GFA	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Car Park	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Child care centre	1 employee space / employee + 1 customer space / 5 children	• VAN + WCV (where >200m2 GFA)
Community Facility	1 space / 20m² GFA	VAN + WCV (where >200m² GFA)
Display home	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Educational Establishment	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)
Fast Food Premises [1] Food Premises [1]	1 space / 15m² GFA where in all other Sub-Precinct/s.	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Garden Centre	1 space / 20m² total use area (where ≤ 100m² total use area) + 1 space / 50m² total use area (for component > 100m² total use area)	• Where requiring access via a street – HRV (Type B Access) • Where requiring access via a road – HRV (Type A Access)
Health care services	1 space / 20m² GFA	• Where requiring access via a road – SRV (Type A Access) + occasional access for MRV • Where requiring access via a street – SRV (Type B Access) + occasional access for MRV
Home Based Business	1 space per visitor / employee not residing on the site (in addition to parking provided for the dwelling)	Not required
Indoor Sport and Recreation	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)
Indoor Entertainment (Tavern)	1 space / 20m² GFA	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Market	1 space / 20m² total use area	• WCV
Multiple dwelling	1 space / dwelling + 1 visitor space / 4 dwellings	• Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN • Where > 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV
Outdoor Sales	1 space / 20m² total use area (where ≤ 200m² total use area) + 1 space / 100m² total use area (for component > 200m² total use area)	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Outdoor Sport and Recreation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	• Where requiring access via a road – MRV (Type A Access) + WCV; • Where requiring access via a street – MRV (Type B Access) + WCV
Sales Office	2 spaces	Not required
Service Industry	1 space / 50m² GFA (where ≤500m² GFA) + 1 space/100m² GFA (for component >500m² GFA)	• Where requiring access via a road – AV (Type A Access) • Where requiring access via a street – AV (Type B Access)
Service Station	1 space / 20m² GFA (when involving sale of goods) + 2 spaces / service bay (min. 4 spaces)	AV
Shop [1]	1 space / 20m² GFA	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Shopping centre	1 space / 20m2 GFA or alternative rate where demonstrated in a Parking Assessment Report.	• Refer to ***Table 55***
Showroom	1 space / 20m² GFA (where ≤100m² GFA) + 1 space / 50m² GFA (for component >100m² GFA)	• Where < 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Veterinary Hospital	1 space / 20m² GFA	• Where requiring access via a road – SRV (Type A Access) + occasional access for MRV • Where requiring access via a street – SRV (Type B Access) + occasional access for MRV

REFERENCE:

1. (a) Where gross floor area exceeds 200m², provision is to be made for on-site refuse collection;

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

NOTES:

1. Type A Access — where the design vehicle access must:-
   i. enable entering and exiting the site in a forward motion;
   ii. enable travel though the site on circulation roads / aisles to access service areas, without significant impact on external or internal traffic operations; and
   iii. enable on-site manoeuvring to park and load / unload in a designated service area.
2. Type B Access — where the design vehicle access must:-
   i. enable standing wholly within the site without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces; and
   ii. limit any on-street manoeuvring to reversing on or off the site in one movement only.

   The swept path of the vehicle may cover the overall width of a two-way undivided driveway.
3. Where a development is for a residential activity or community activity use, and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.
4. Occasional access (for the maximum size of service vehicle expected less than 20 times per year) is to be provided for vehicles that occasionally service a site as part of its normal operation. Examples of this type of servicing are a furniture removal van at a multiple dwelling or office development and a refuse collection vehicle at a community activity facility. Vehicle access must:-
   i. enable standing wholly within the site;
   ii. enable reverse manoeuvres limited to one only, either to or from the site; and
   iii. enable the swept path of the vehicle to be not greater than the width of the access driveway.

TABLE 3: USE DEFINITIONS — BICYCLE PARKING RATES

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

TABLE 4: BICYCLE END OF TRIP FACILITIES

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

TABLE 5: MINIMUM SERVICE VEHICLE PARKING REQUIREMENTS FOR SHOP

Column 1 GFA (m²)	Column 2 Service Bays Required					
	VAN	SRV	MRV	HRV	AV	WCV
0-199		1				
200-599	1		1			1
600-999	1	1	1			1
1,000-1,499	2	1	1			1
1,500-1,999	2	2	1			1
2,000-2,799	2	2	2			1
2,800-3,599	2	2	2	1		1
3,600-4,399	3	2	2	1		1
4,400-6,499	3	2	2	1	1	1
6,500-8,499	4	2	2	1	1	1
8,500-11,499	4	3	2	1	1	1
11,500-14,749	5	3	2	1	1	1
14,750-17,999	5	3	3	1	1	1
18,000-20,999	6	3	3	1	1	1
21,000-2,3999	6	3	3	2	1	1
24,000-26,999	6	3	3	2	2	1
27,000-29,999	6	3	3	3	2	1
30,000-32,999	7	3	3	3	2	1
33,000-35,999	7	3	4	3	2	1
36,000-38,999	8	3	4	3	2	1
39,000-41,999	9	3	4	3	2	1
42,000+	10	3	4	3	2	1

Notes—

(1) Design service vehicles are defined in the **Planning scheme policy for the transport and parking code**.

(2) Where *gross floor area* exceeds 200m², provision is to be to be made for on-site refuse collection.

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

(4) The following requirements apply to *shopping centres*:-

(i) except as provided for in (ii) below, service bay requirements are to be applied to each individual retail component of the development, with service bays located immediately adjacent to the component;

(ii) specialty shops in a *shopping centre* with a *gross floor area* of less than 200m² are to be grouped together and treated as a single retail component;

(iii) specialty shops for this purpose, MRV class vehicles are to be provided for in lieu of HRV and AV class vehicles.

APPENDIX G
RESIDENTIAL DEVELOPMENT CONTROLS

1.1.1 HOUSE & MULTIPLE RESIDENTIAL ALLOTMENTS

Development Controls

General

1. All development inclusive of Single and Multiple Residential Allotments (Duplex) is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 2 storeys (9m) for all dwellings or 3 storeys where identified on a Fixed Elements Plan or Plan of Development. Rooftop terraces are defined as a 'storey'.
4. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.
5. Where nominated as a duplex lot, the two (2) dwelling units must be attached.

Setbacks

6. Setbacks are as per the Plan of Development Table unless otherwise specified. In the case of Courtyard and Traditional Corner Lots, an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. The setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
7. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (connector, access street or access place). This excludes those lots that abut a shared access driveway, a laneway or a pedestrian link / landscape buffer and therefore in these cases a secondary street setback does not apply.
8. Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (no rear boundary setback applies).
9. Built to Boundary walls are recommended where road frontage widths are less than 12.49m. Built to Boundary walls are optional for lots with road frontage widths equal to, or in excess of 12.5m. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
10. Built to Boundary walls are to have a maximum length of 15m or 50% of the length of the lot depth (whichever is greater) and a maximum height of 3.5m.
11. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
    a) The Primary Street Frontage where eaves should not be closer than 1950mm (1.95m);
    b) Walls that are Built to Boundary.
12. First floor setbacks must not exceed the minimum ground floor setbacks, as documented in the Plan of Development Table.
13. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland development Code, having:
    - a maximum area of 4m^2 ; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Site Cover and Amenity

14. Site cover for each lot is not to exceed the percentages outlined in the Plan of Development Table.
15. Private open space, must be provided and is not less than 15m^2 per dwelling with a minimum dimension of 3.0m, and is directly accessible from a ground floor living area.

Privacy and Overlooking

16. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
    - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
      a) a permanent window and a balcony has a window/ balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
      b) a window has a sill height more than 1.5m above the adjacent floor level, or
      c) a window has obscure glazing below 1.5m;

    Where Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Fencing

For detached lots:

17. Fencing along primary street frontages must be either 50% transparent or a maximum of 1.2m in height. Fencing to secondary street frontages may be screen fencing of 1.8m high maximum and extend up to the front building line (main facade). For lots identified as being subject to rear fence controls on the Plan of Development, the fence must be a minimum 1.5m high solid screen fence and may extend up to a maximum 1.8m where the upper 0.3m is 30% transparent.
18. For Multiple Residential (Duplex lots):
    Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum 1.8m where the upper 0.3m is 50% transparent.

Parking and Driveways

For all allotments the following applies:

19. Double garages will not be permitted on a single storey dwelling, on a lot less than 10m wide.
20. Double garages are permitted:
    - On any Premium Villa, Courtyard, Premium Traditional or Multiple Residential (Duplex) Lot;
    - On any 7.5m wide to less than 12.5m wide where the dwelling is more than one storey in height, and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling;
    - On any corner lot if the garage fronts the secondary street frontage as shown in the setback diagrams for detached corner allotments and minimum garage setbacks can be met;
    - On a single storey dwelling on any Villa Lots where the following design criteria are met:
      a) The front facing building wall, which comprises the garage door/s, may not exceed an external width of 5.7m; and
      b) The garage door width must not exceed 4.8m; and
      c) The garage door must have a minimum 450mm eave above it and be setback a minimum of 240mm behind the pillar of the garage door; and
      d) Must have a sectional, tilt or roller door; and
      e) The front facade of the dwelling must include the following:
         - A front entrance door and windows with a sidelight.
         - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1.6m forward of the entrance door.
         - The verandah, portico or porch is to include front piers with distinct materials and/or colours
      f) The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot; and
      g) The driveway of the garage is to taper from the garage opening down to 3m at the lot boundary. The taper must occur on the central edge of the driveway.
         - Any combination of a 'garage', 'carport' or 'open carport' as defined in the Queensland Development Code (QDC) are taken to be a 'garage' under this POD.
21. The maximum width of a driveway at the lot boundary & where crossing the verge:
    - serving a double garage shall be 4.8m; and
    - serving a single garage shall be 3.0m.
22. Parking spaces on driveways do not have to comply with gradients in AS2890.
23. A maximum of one driveway per dwelling is permitted (2 for Multiple Residential (duplex) allotments.
24. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
25. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
26. The minimum distance between driveways on the same Multiple Residential (including duplex) lot shall be 3.0 metres at the boundary.

Rainwater Tanks

27. All dwellings (including Duplex dwellings) must have:
    - Lots >300m2 = a 5kL rainwater tank
    - Lots 225-300m2 = 3kL rainwater tank
    - Lots <225m2 = no tank required
28. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for private open space.

Definitions

Site Cover

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

PLAN OF DEVELOPMENT TABLE

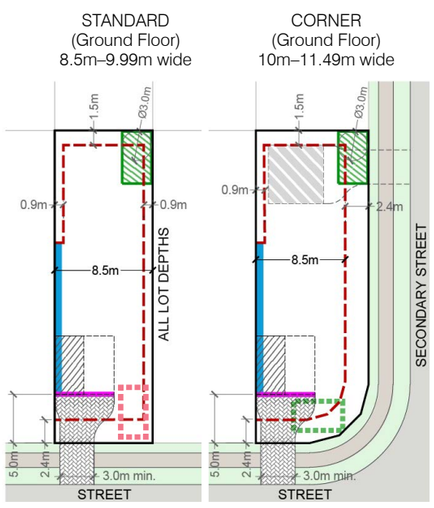
		URBAN VILLA ALLOTMENTS		VILLA ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD ALLOTMENTS		PREMIUM TRADITIONAL ALLOTMENTS		MULTIPLE RESIDENTIAL ALLOTMENTS (DUPLEX)	
		8.5m–9.99m Wide		10m–12.49m Wide		12.5m–13.99m Wide		14m - 17.99m Wide		18.0m Wide +			
		Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front & Rear (metres)[3]													
Front / Primary Frontage		2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage	Single	5.0	n/a	5.0	n/a	5.0	n/a	5.0	n/a	5.0	n/a	5.0	n/a
	Double	5.0		5.0		5.0		5.0		5.0		5.0	
Rear		1.5	3.0	1.5	3.0	1.5	3.0	1.5	3.0	1.5	3.0	1.0 [1]	1.0 [1]
Rear setback for lots adjoiing CAMCOS		3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]	3.9 [2]
Side (metres)[3]													
Built to Boundary		0.0	0.9	0.0	0.9	0.0	1.0	0.0	1.0	0.0	1.5	0.0	1.0
Non Built to Boundary		0.9	0.9	0.9	0.9	1.0	1.0	1.0	1.0	1.5	1.5	1.0	1.0
Corner Lots — Secondary frontage		2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage and On-site Car Parking													
On site parking requirements (minimum)		1 space to be covered and enclosed. Single garages (up to 3.5m in width) or tandem garages are acceptable.		1 space to be covered and enclosed. Single garages (up to 3.5m in width) or tandem garages are acceptable. Double garages (greater than 3.5m in width) are permitted for: - 2 storey dwellings; and - single storey dwellings provided note 18 above is met. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space per dwelling to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space per dwelling to be covered and enclosed. Double garages must be located on any dwelling with 4 bedrooms or greater.	
Garage location		Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.		Garages are to be located along the western or southern boundary where appropriate.		Garages are to be located along the western or southern boundary where appropriate.	
Site Cover (maximum)		70%		70%		67.5%		65%		65%		75%	
Site Cover where located in 60% maximum site cover area as annotated on the Plan of Development - Neighbourhood 3.1, 6.4, 6.5, 6.6 & 6.7		60%		60%		60%		60%		60%		60%	

[1] Second side setback as no rear setback applies.

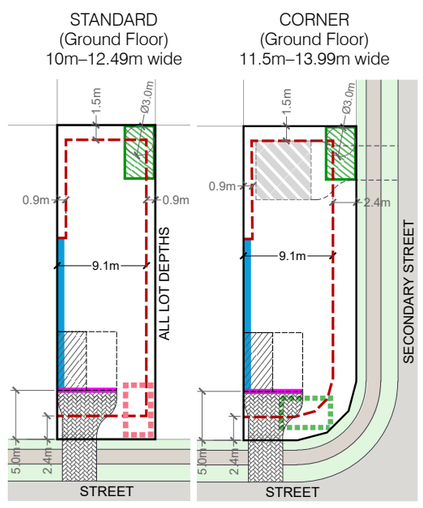
[2] Where a lot adjoins the CAMCOS Corridor and the private open space area is proposed to be at the front or side of the property, the rear setback may be reduced down to 1.5m at ground floor and 3.0m at first floor (see diagram on adjoining page).

[3] Setbacks for buildings and structures less than 2m in height are to be in accordance with the Queensland Development Code.

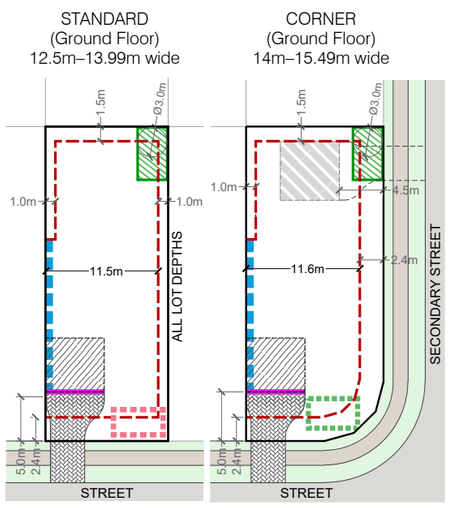
URBAN VILLA - HOUSE ON 8.5m WIDE LOT



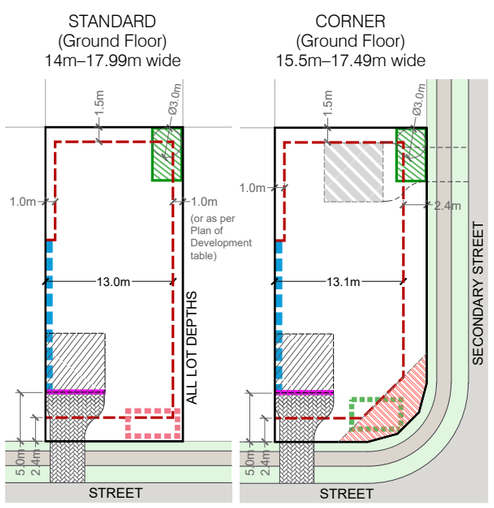
VILLA - HOUSE ON 10m WIDE LOT



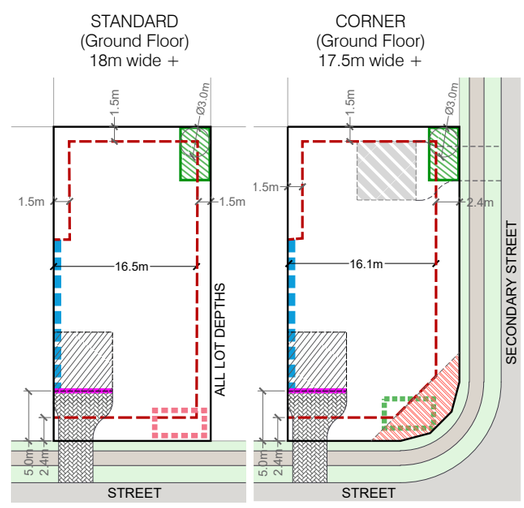
PREMIUM VILLA - HOUSE ON 12.5m WIDE LOT



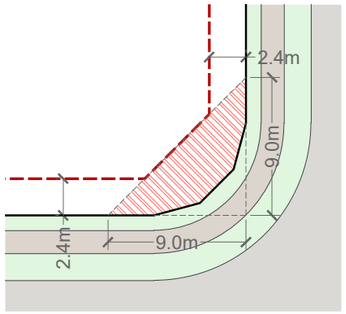
COURTYARD - HOUSE ON 14m WIDE LOT



PREMIUM TRADITIONAL - HOUSE ON 18m WIDE LOT



TYPICAL CORNER TRUNCATION



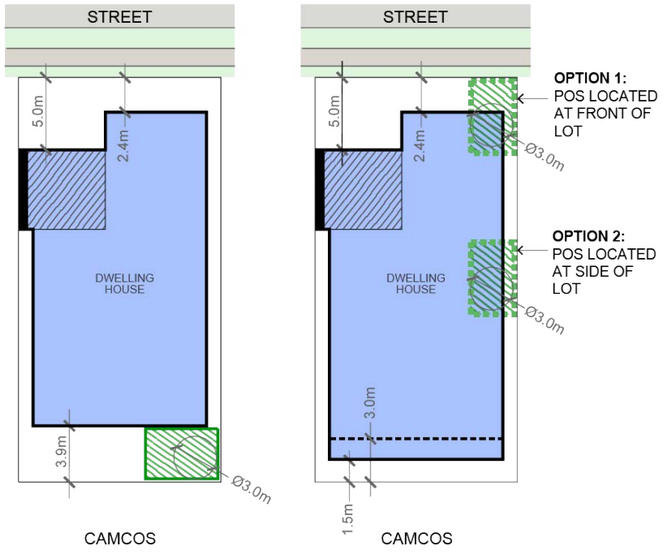
REAR SETBACK & POS LOCATIONS FOR LOTS ADJOINING CAMCOS

REAR SETBACK AS PER POD TABLE

(POS LOCATED AT REAR OF LOT)

REDUCED REAR SETBACK AS PER NOTE 2 OF THE POD TABLE

(POS LOCATED AT SIDE OR FRONT OF LOT)



LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- 1.0m Minimum building setback dimensions
- Mandatory built to boundary wall
- Optional built to boundary
- Garage setback from front boundary
- Corner setbacks
- Preferred private open space location (min. Dimension of 3.0m)
- Alternative location for private open space
- Alternative location for private open space (for lots adjoining camcos corridor)
- Indicative garage location
- Single garage for single storey dwelling, double garage for double storey dwelling
- Alternative location of garage on corner lots
- Indicative driveway location

LEGEND

- Lot boundary
- Maximum dwelling house footprint (ground floor)
- 1.0m Minimum building setback dimensions
- Indicative built to boundary wall
- Garage location
- Typical location of private open space at rear of lot (min. dimension of 3.0m)
- Alternate location of private open space at side or rear of lot (allowing reduced setbacks at rear)
- Reduced rear setback (where compliant) for first floor

1.1.2 TRIPLEX

Development Controls

General

1. All development inclusive of Multiple Residential Allotments (Triplex) is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 2 storeys (9m) for all dwellings or 3 storeys where identified on a Fixed Elements Plan or Plan of Development. Rooftop terraces are defined as a 'storey'.
4. Maximum of 7 bedrooms total is to be provided across the 3 dwellings per Multiple Residential (Triplex) allotment.
5. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Setbacks

6. Setbacks are as per the Plan of Development Table unless otherwise specified.
7. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (connector, access street or access place). This excludes those lots that abut a shared access driveway, a laneway or a pedestrian link / landscape buffer and therefore in these cases a secondary street setback does not apply.
8. Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (no rear boundary setback applies).
9. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
10. Built to Boundary walls are to have a maximum length of 15m or 50% of the length of the lot depth (whichever is greater) and a maximum height of 3.5m.
11. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
    a) The Primary Street Frontage where eaves should not be closer than 1950mm (1.95m);
    b) Walls that are Built to Boundary.
12. First floor setbacks must not exceed the minimum ground floor setbacks, as documented in the Plan of Development Table.
13. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland development Code, having:
    - a maximum area of 4m² ; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Site Cover and Amenity

14. Site cover for each lot is not to exceed the percentages outlined in the Plan of Development Table.
15. Private open space, must be provided and is not less than 15m² per dwelling with a minimum dimension of 3.0m, and is directly accessible from a ground floor living area.

Privacy and Overlooking

16. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
    - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
      a) a permanent window and a balcony has a window/ balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
      b) a window has a sill height more than 1.5m above the adjacent floor level, or
      c) a window has obscure glazing below 1.5m;

    Where Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Fencing

17. For Multiple Residential (Triplex lots):

Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum 1.8m where the upper 0.3m is 50% transparent.

Parking and Driveways

For all Multiple Residential (Triplex) allotments the following applies:

18. Double garages are required:
    - On any Multiple Residential (Triplex) Lot where a dwelling has a 3 or more bedrooms
    - Any combination of a 'garage', 'carport' or 'open carport' as defined in the Queensland Development Code (QDC) are taken to be a 'garage' under this POD.
19. A maximum of one driveway per dwelling is permitted (3 for Multiple Residential (Triplex) allotments).
20. No more than 1 double garage is permitted per Multiple Residential (Triplex) allotment.
21. A driveway may be shared between 2 dwellings of 2 beds or less.
22. The maximum width of a driveway at the lot boundary & where crossing the verge:
    - serving a double garage shall be 4.8m; or
    - serving a single garage shall be 3.0m; or
    - serving 2 single garages with a shared driveway shall be 4.8m
23. Parking spaces on driveways do not have to comply with gradients in AS2890.
24. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
25. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
26. The minimum distance between driveways on the same Multiple Residential (Triplex) lot where not a shared driveway shall be 3.0 metres at the lot boundary.

Rainwater Tanks

27. For all Multiple Residential (Triplex) allotments, rainwater tanks are to be installed to ensure minimum 50% of roof capture and reuse. Tanks are to be sized to 1KL per dwelling.
28. Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.
29. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for private open space.

Definitions

Site Cover

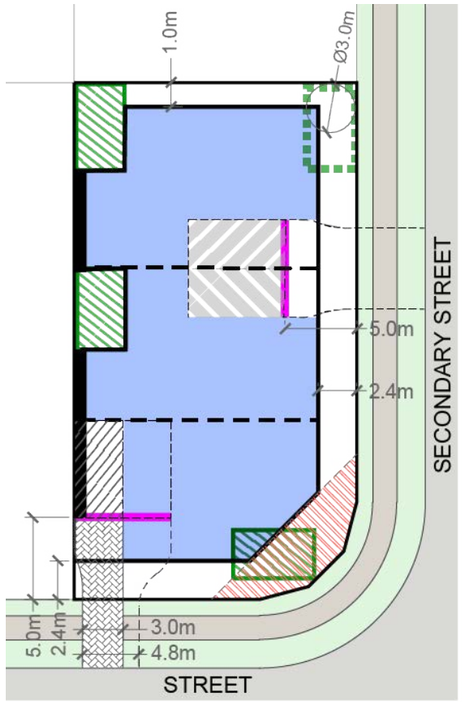
The proportion of the site covered by buildings, including roof overhangs.

PLAN OF DEVELOPMENT TABLE

		MULTIPLE RESIDENTIAL ALLOTMENTS (TRIPLEX)	
		Ground Floor	First Floor
Front (metres)			
Front / Primary Frontage		2.4	2.4
Garage	Single	5.0	n/a
	Double	5.0	
Side (metres)			
Built to Boundary		0.0	1.0
Non Built to Boundary		1.0	1.0
Corner Lots — Secondary frontage		2.4	2.4
Garage and On-site Car Parking			
On site parking requirements (minimum)		1 space per dwelling to be covered and enclosed. Double garages must be located on any dwelling with 3 bedrooms or greater	
Garage Location		Garages are to be located along the western or southern boundary where appropriate.	
Site Cover (maximum)		75%	
Site Cover where located in 60% maximum site cover area as annotated on the Plan of Development - Neighbourhood 3.1, 6.4, 6.5, 6.6 & 6.7		60%	

POS & DRIVEWAY LOCATIONS FOR TRIPLEX ALLOTMENTS

BUILDING SETBACKS AS PER SETBACK TABLE FOR MULTIPLE RESIDENTIAL ALLOTMENTS (TRIPLEX)



LEGEND

- Lot boundary
- Maximum dwelling house footprint (ground floor)
- 1.0m Minimum building setback dimensions
- Indicative built to boundary wall
- Garage setback from front boundary and secondary frontage
- Single garage for dwellings with 2 beds or less, double garage for dwellings with 3 or more beds
- Typical location of private open space at rear of lot (min. dimension of 3.0m)
- Alternate location of private open space at side or rear of lot (allowing reduced setbacks at rear)
- Indicative dwelling separation (for communication purposes only)

1.1.3 FRONT LOADED TERRACE ALLOTMENTS - 21M DEEP

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and build-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and minimum 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.
4. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Setbacks

5. Setbacks are as per the Plan of Development Table unless otherwise specified.
6. Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
7. A corner lot, for the purposes of determining setbacks , is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that abut a shared access driveway, a laneway. or a pedestrian link landscape buffer and therefore in these cases a secondary frontage setback does not apply.
8. Built to Boundary wall shall be no more than 85% of the length of the boundary and may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
9. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street Frontage where eaves should not be closer than 1500mm; and
   - Walls that are Built to Boundary.
10. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
    - a maximum area of 4m2; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m height.

Site Cover and Amenity

11. Site cover for each lot is not to exceed that shown in the Plan of Development table.
12. Private open space, must be provided and is not less than 15m² with a minimum dimension of 3.0m and is directly accessible from a living area which may be provided at an upper level.

Privacy & Overlooking

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

Fencing

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

Parking and Driveways

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

Rainwater Tanks

20. All dwellings (including Duplex dwellings) must have:
    - Lots >300m2 = a 5kL rainwater tank
    - Lots 225-300m2 = 3kL rainwater tank
    - Lots <225m2 = no tank required

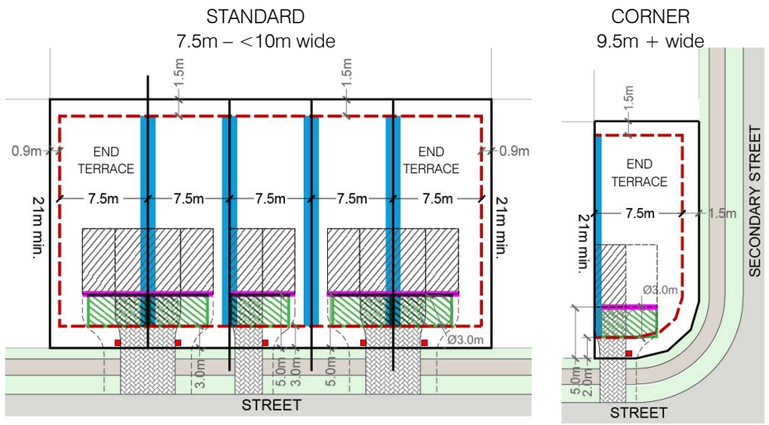
    All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for private open space.

Definitions

Site Cover

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

TYPICAL TERRACE ALLOTMENTS (FRONT LOADED)



LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- 1.0m Building setback dimensions
- Mandatory built to boundary wall
- Garage setback from front boundary
- Preferred private open space location
- Alternate location for private open space
- Single garage for single storey dwelling double garage when 2 storey dwelling
- Indicative driveway location
- Preferred letterbox location

SETBACKS

PLAN OF DEVELOPMENT TABLE	TERRACE ALLOTMENTS 21M (FRONT LOADED)	
	Ground Floor	First Floor (includes Loft Dwellings)
Front & Rear (metres)		
Front / Primary Frontage	3.0	1.5
Garage	5.0m	n/a
Rear	1.5	3.0
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary [1]	0.9	0.9
Corner Lots — Secondary frontage	1.5	2.0
Garage and On-site Car Parking		
On site parking requirements (minimum)	2 space to be covered and enclosed. Double garages are acceptable.	
Garage Location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

[1] 1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram

1.1.4 URBAN ALLOTMENTS - TYPE E & F

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. All building setbacks and built to boundary walls are subject to service easements existing and proposed.
3. Maximum building height is 2 storeys (9m) for all dwellings. Rooftop terraces are defined as a 'storey'.

Setbacks

4. Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
5. Setbacks are measured to the wall of the building or structure. Eaves may extend into the side and rear setbacks up to 450mm from the property boundary. Eaves may extend up to 1000mm from the front street boundary.
6. Dwellings on nominated 'corner lots' must address both the Primary and Secondary Streets. The design of dwellings shall include a side return which has at least one major opening located within the side return facing the direction of the Secondary Street. The side return shall be articulated so to present as an extension of the front elevation for a minimum of 3.0m behind the dwelling alignment along the secondary street and shall not be obstructed by visually impermeable fencing.
7. Side return relates to the portion of the dwelling which addresses the Secondary Street.
8. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
9. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
   - a maximum area of 4m²; and
   - not more than 2m wide elevation to the street; and
   - not more than 3m in height.

Privacy & Overlooking

10. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
    - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5 m:
      a) a permanent window and a balcony has a window/ balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
      b) a window has a sill height more than 1.5m above the adjacent floor level, or
      c) a window has obscure glazing below 1.5m;

    where: Window and Window/ Balcony Screen has the same meaning as in the Queensland Development Code.

Parking and Driveways

11. A maximum of one driveway is permitted per lot.
12. Driveways are to have the following widths:
    - single driveway: maximum 3m;
13. Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
14. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0m.
15. Parking spaces and driveways do not have to comply with gradients in AS2890
16. Designated carport locations apply to some lots as identified on the Plan of Development, referencing the side of the lot to which the carports must be located. Designated carport locations do not prescribe boundary walls.

Site Cover and Amenity

17. Site cover for each lot is not to exceed that shown in the Plan of Development table.
18. Private open space must be provided in accordance with the below. This area is to be directly accessible from a living area and may be roofed:
    - For 2 bedroom dwellings: Minimum 9m² in area, with a minimum dimension of 2.5m
    - For 3 bedroom dwellings: Minimum 12m² in area, with a minimum dimension of 2.5m

Site Services & Bin Storage

19. A dedicated area is provided within the lot to accommodate refuse bin storage. This is preferred to be located adjacent to a pedestrian entry to the lot. Bin storage must be appropriately screened.
20. Clothes drying areas must be located behind the main face of the dwelling and not visible from the street.

Fencing

21. Fencing to all street and park frontages must not be higher than 1.5m or must be 50% transparent. Terrace and urban lots may have fencing along the street to 1.5m to provide appropriate privacy.

Rainwater Tanks

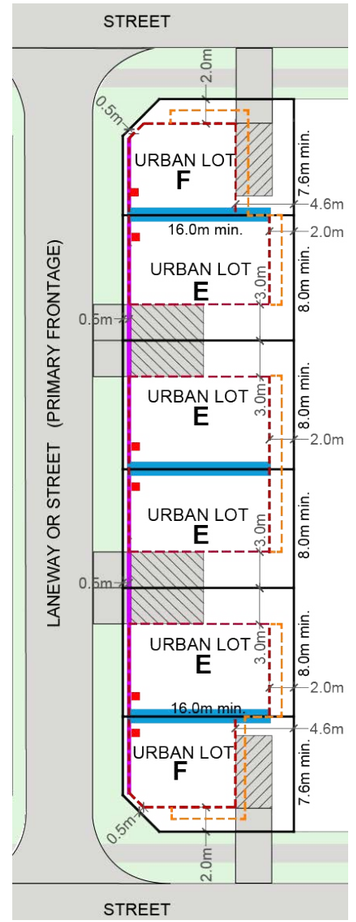
22. For lots <225m², no tank is required.

Definitions

Site Cover

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

URBAN ALLOTMENTS - TYPE E & F



LEGEND

- Lot boundary
- Maximum building envelope
- Protrusion for upper floor balconies and awnings
- Recommended built to boundary wall
- Carport setback from front boundary
- Indicative carport location
- 1.0m Setback dimensions
- Indicative letterbox location

SETBACKS

PLAN OF DEVELOPMENT TABLE	URBAN ALLOTMENTS - TYPE E&F			
	Type E		Type F	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front / Primary Street Frontage				
Front	0.5	0.5	0.5	0.5
Carport	0.5	n/a	0.5	n/a
Rear	2.0	2.0 [1]	n/a	n/a
Side				
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	3.0	3.0	4.6	4.6 [1]
Corner Lots — Secondary Street	n/a	n/a	2.0	2.0 [1]
Carport and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed.		1 space to be covered and enclosed.	
Site Cover (maximum)	90%		95%	

[1] Upper floor balconies and awnings may protrude up to 1.0m into the boundary setback

1.1.5 LANEWAY TERRACE ALLOTMENTS (INCLUDING SINGLE STOREY TERRACE ALLOTMENTS)

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise, unless a Single Storey terrace type allotment, to which a 1 storey maximum building height applies. Rooftop terraces are defined as a 'storey'.
4. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Setbacks

5. Setbacks are as per the Plan of Development Table unless otherwise specified.
6. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the applicable building setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the standard setbacks in the Plan of Development Table apply.
7. Boundary setbacks are measured to the main wall of the structure. Minor nib walls (required for fire protection purposes only) may encroach into the setback provided they are wholly contained within the property boundary. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street/Park Frontage where eaves should not be closer than 1500mm;
   - The Secondary Street Frontage where eaves should not be closer than 1000mm; and
   - Walls that are Built to Boundary.
8. Upper floor setbacks must not exceed the minimum ground floor setbacks (including rooftop terraces).
9. For Angled Terrace Allotments, the built form is to be as generally shown in the Angled Terrace Allotment Diagram.
10. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
    - a maximum area of 4m²; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Privacy & Overlooking:

11. Buildings must be sited and designed to provide adequate visual privacy for neighbouring dwellings:
    - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
      a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
      b) a window has a sill height more than 1.5m above the adjacent floor level, or
      c) a window has obscure glazing below 1.5m;

    where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Site Cover and Amenity

12. Site cover for each lot is not to exceed that shown in the Plan of Development table.
13. Private open space, must be provided and is not less than 15m² with a minimum dimension of 3.0m and is directly accessible from a living area. Where these private open spaces are provided in the form of an upper level balcony, a ground level courtyard must also be provided to assist with cross ventilation and provide space for clothes drying.

Fencing, Letterboxes, Parking and Driveways

14. Fencing along street and park frontages must be either 50% transparent or max. 1.2m high. Fencing to the lane may be screen fencing to 1.8m high.
15. Letterboxes for dwellings shall be located on the primary street frontage, or if fronting a park within the laneway.
16. Allotments adjoining a laneway may have their garage fronting the laneway, comply with the setbacks, and have fencing to the laneway in accordance with that shown in the Laneway Terrace Allotment diagram.
17. Parking spaces on driveways do not have to comply with gradients in AS2890.
18. A maximum of one driveway per dwelling is permitted.
19. Driveways should have the minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas for amenity planting.
20. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
21. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.

Site Services and Bin Storage

22. All dwellings on Laneway Terrace lots with a width of 4.6m or less are to be designed to ensure the following:
    a) There are no conflicts between services (electricity/water) and pedestrian access to the front and rear of the lot, or vehicular access to the rear of the lot;
    b) A dedicated area is provided within the lot to accomodate refuse bin storage. This is preferred to be located outside of the garage, but accessible to, and screened from, the laneway. In the case of 4m wide lots, the bin storage area may be accomodated within the garage, provided the garage is appropriately dimensioned to ensure the bins can be removed whilst the car is parked in the garage.

Rainwater Tanks

23. All dwellings (including Duplex dwellings) must have:
    - Lots >300m2 = a 5kL rainwater tank
    - Lots 225-300m2 = 3kL rainwater tank
    - Lots <225m2 = no tank required

    All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for private open space.

Facade Treatment, Passive Ventilation and Natural Light Provisions

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

Secondary Dwelling Above Garage

27. Secondary Dwellings above Garages are permitted on lots identified in the Plan of Development plans in Appendix E of this document. They shall be generally as shown in the diagram: Typical Diagram for Secondary Dwellings above Garages in this PoD.
28. Where secondary dwellings above garages are built adjacent the laneway, the design of windows, balconies and other amenity spaces shall be located and adequately screened to avoid overlooking of, and from, secondary dwellings on the opposite side of the laneway.
29. The relationship of garages to the laneway and bin storage areas shall be generally as shown in the diagrams: Typical Laneway Interface and Typical Product for Secondary Dwelling above Garage, in this PoD.
30. Secondary Dwellings must also comply with Table 6 in Part 2.6 of this PoD (Section 1) to remain Exempt.

Definitions

Site Cover

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

PLAN OF DEVELOPMENT TABLE

	LANEWAY TERRACE ALLOTMENTS 4M–<14M WIDE (REAR LOADED)	
	Ground Floor	First Floor
Front & Rear (metres)		
Front / Primary Frontage	2.0	2.0
Garage	0.5	n/a
Rear	0.5	0.0
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary [1]	0.9	0.9
Corner Lots — Secondary street frontage	1.5	1.5
Corner Lots where secondary frontage shares a boundary with a laneway or linear open space or ped link	0.9	0.9
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single, tandem or double garages are acceptable depending on lot width.	
Garage Location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

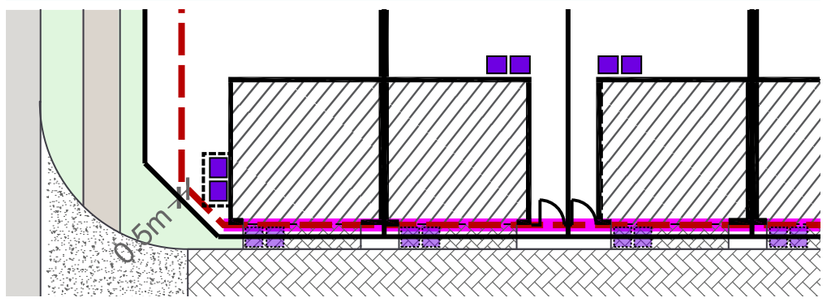
[1] 1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram

TYPICAL TERRACE FRONTING PARK OR STREET (REAR LOADED)

LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- 1.0m Building setback dimensions
- Mandatory built to boundary wall
- Garage setback from front boundary
- Preferred private open space location
- Alternate location for private open space
- Garage location
- Letterbox location (if primary frontage is park)
- Letterbox location (if primary frontage is a street)

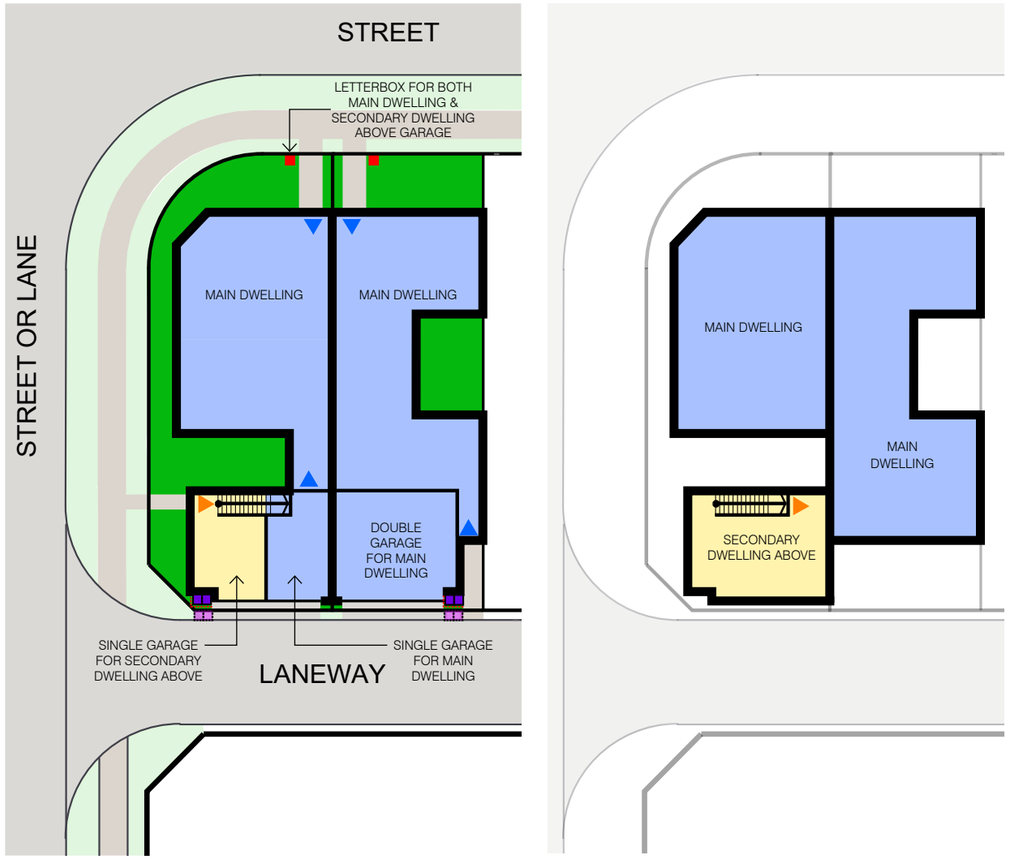
TYPICAL LANEWAY INTERFACE



LEGEND

- Lot boundary
- Building setback dimensions
- Indicative driveway location
- Preferred location of bin storage (main dwelling and loft)
- Preferred location of bin collection (main dwelling and loft)

TYPICAL PRODUCT SECONDARY DWELLING ABOVE GARAGE



LEGEND

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

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

1.1.6 FRONT LOADED TERRACE ALLOTMENTS - 7.5M WIDE

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and build-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.
4. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Setbacks

5. Setbacks are as per the Plan of Development Table unless otherwise specified.
6. Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
7. A corner lot, for the purposes of determining setbacks , is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that abut a shared access driveway, a laneway. or a pedestrian link landscape buffer and therefore in these cases a secondary frontage setback does not apply.
8. Built to Boundary wall shall be no more than 85% of the length of the boundary and may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
9. Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
10. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
    - The Primary Street Frontage where eaves should not be closer than 1500mm; and
    - Walls that are Built to Boundary.
11. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
    - a maximum area of 4m2; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m height.

Site Cover and Amenity

12. Site cover for each lot is not to exceed that shown in the Plan of Development table.
13. Private open space, must be provided and is not less than 15m^2 with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

Privacy & Overlooking

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

Fencing

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

Parking and Driveways

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

Rainwater Tanks

21. All dwellings (including Duplex dwellings) must have:
    - Lots >300m2 = a 5kL rainwater tank
    - Lots 225-300m2 = 3kL rainwater tank
    - Lots <225m2 = no tank required

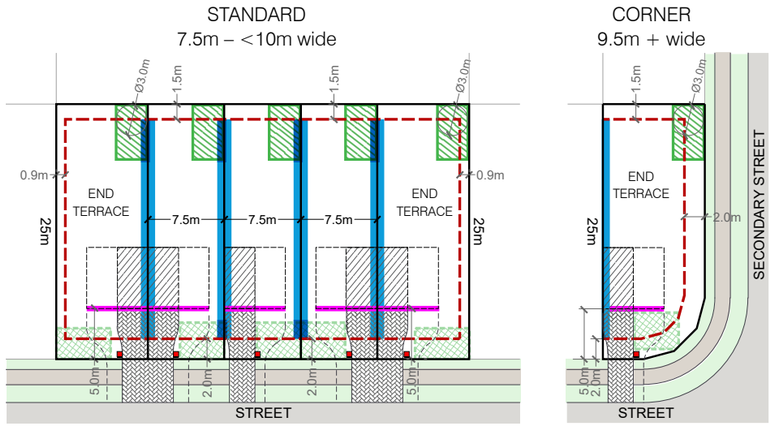
    All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for private open space.

Definitions

Site Cover

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

TYPICAL TERRACE ALLOTMENTS (FRONT LOADED)



LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- 1.0m Building setback dimensions
- Mandatory built to boundary wall
- Garage setback from front boundary
- Preferred private open space location
- Alternate location for private open space
- Single garage for single storey dwelling double garage when 2 storey dwelling
- Indicative driveway location
- Preferred letterbox location

SETBACKS

PLAN OF DEVELOPMENT TABLE	TERRACE ALLOTMENTS 7.5M–<10M WIDE (FRONT LOADED)	
	Ground Floor	First Floor (includes Loft Dwellings)
Front & Rear (metres)		
Front / Primary Frontage	2.0	2.0
Garage	5.0m for single, tandem and double garages	n/a
Rear	1.5	1.5
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary [1]	0.9	0.9
Corner Lots — Secondary frontage	2.0	2.0
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single or tandem garages are acceptable. Double garages are permitted on two storey dwellings only.	
Garage Location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	75%	

[1] 1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram

1.1.7 URBAN ALLOTMENTS

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. All building setbacks and built to boundary walls are subject to service easements existing and proposed.
3. Maximum building height is 2 storeys (9m) for all dwellings. Rooftop terraces are defined as a 'storey'.

Setbacks

4. Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
5. Setbacks are measured to the wall of the building or structure. Eaves may extend into the side and rear setbacks up to 450mm from the property boundary. Eaves may extend up to the street boundary for Type A and B Urban lots. Eaves may extend up to the street boundary for Type A and B Urban Lots and 1000mm for Type C Urban Lots.
6. Upper floor setbacks must be in accordance with minimum ground floor setbacks.
7. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
8. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
   - a maximum area of 4m^2; and
   - not more than 2m wide elevation to the street; and
   - not more than 3m in height.

Privacy & Overlooking

9. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
   - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5 m:
     a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
     b) a window has a sill height more than 1.5m above the adjacent floor level, or
     c) a window has obscure glazing below 1.5m;

   where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Parking and Driveways

10. A maximum of one driveway is permitted per lot.
11. Driveways are to have the following widths:
    - single driveway: maximum 3.5m;
    - shared double driveways are mandatory where shown on plan.
12. Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
13. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0m.
14. Parking spaces and driveways do not have to comply with gradients in AS2890

Site Cover and Amenity

15. Site cover for each lot is not to exceed that shown in the Plan of Development table.
16. Private open space may be roofed and must meet the following requirements:

    Type A: 6m^2 at ground level

    Type B: 9m^2 at ground level

    Type C: 12m^2 at ground level

Fencing

17. Fencing to all street and park frontages must not be higher than 1.5m or must be 50% transparent. Terrace and urban lots may have fencing along the street to 1.5m to provide appropriate privacy.

Rainwater Tanks

18. For lots <225m^2, no tank is required.

Definitions

Site Cover

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

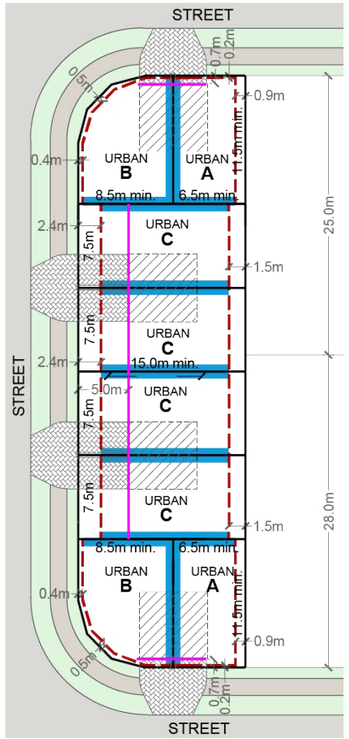
SETBACKS

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

LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- 1.0m Building setback dimensions
- Mandatory built to boundary wall
- Garage setback from front boundary
- Indicative garage location
- Indicative driveway location

URBAN ALLOTMENTS



1.1.8 TERRACE ALLOTMENTS (ATTACHED) - 6.2M WIDE

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
6. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that abut a shared access driveway, a laneway, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
7. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
8. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street Frontage where eaves should not be closer than 1950mm;
   - Walls that are Built to Boundary.
9. Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
10. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
    - a maximum area of 4m^2; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Site Cover and Amenity

11. Site cover for each lot is not to exceed that shown in the Plan of Development table.
12. Private open space, must be provided and is not less than 15m^2 with a minimum dimension of 2.5m and is directly accessible from a ground floor living area.

Privacy & Overlooking

13. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
    - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
      a) a permanent window and a balcony has a window/ balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
      b) a window has a sill height more than 1.5m above the adjacent floor level, or
      c) a window has obscure glazing below 1.5m;

    where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Fencing

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

Parking and Driveways

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

Façade Treatment and Passive Ventilation

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

Rainwater Tanks

23. For lots <225m^2, no tank is required.

Definitions

Site Cover

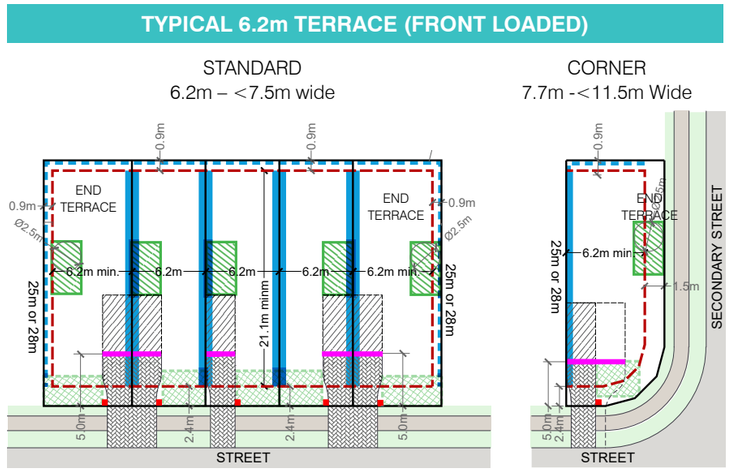
The proportion of the site covered by buildings, including roof overhangs.

SETBACKS

PLAN OF DEVELOPMENT TABLE	TERRACE ALLOTMENTS 6.2M–<7.5M WIDE	
	Ground Floor	First Floor
Front and Rear (metres)		
Front / Primary Frontage	2.4	2.4
Garage	5.0m for single, tandem or double garages	n/a
Rear (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary [1]	0.9	0.9
Corner Lots — Secondary street frontage	1.5	1.5
Corner Lots where secondary frontage shares a boundary with a laneway or linear open space or ped link	0.9	0.9
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single or tandem garages acceptable. Double garages are not permitted other than a dwelling of more than 1 storey on a corner lot. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

[1] 1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram

TYPICAL 6.2m TERRACE (FRONT LOADED)



LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- 1.0m Building setback dimensions
- Mandatory built to boundary wall
- Optional built to boundary wall (where permitted on plan of development
- Garage setback from front boundary
- Preferred private open space location
- Alternate private open space location
- Single garage for single storey dwelling double garage when 2 storey dwelling
- Preferred letterbox location

1.1.9 URBAN LOFTS - A, B & C

Development Controls

General

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

Setbacks

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

Privacy & Overlooking

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

Parking and Driveways

8. Doubles garages are permitted only on Loft type A and C lots and not on Loft type B. On Loft Type A lots a double garage may only front the secondary street and on Loft type C only the laneway.
9. A maximum of one driveway is permitted per lot.
10. Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.

    Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
11. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
12. Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

13. Site cover for each lot is not to exceed that shown in the Plan of Development table.
14. Private open space must be provided and may be roofed and take the form of an upper floor balcony or rooftop terrace that is not less than 8m² with a minimum dimension of 2.5m and accessible from an upper floor living area.

Fencing

15. Fencing along the street frontage may be up to 1.2m.

Façade Treatment and Passive Ventilation

16. On all terrace lots the main façade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the façade.
17. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
18. The design of the dwelling must consider passive ventilation. Each living area that adjoins an external wall (not built to boundary) must have an open-able window or door.

Rainwater Tanks

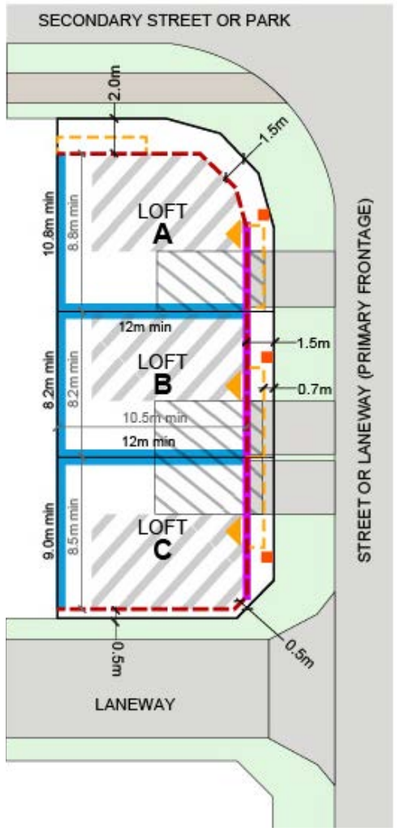
19. For lots <225m², no tank is required.

Definitions

Site Cover

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

URBAN LOFT ALLOTMENTS



SETBACKS

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

[1] Upper floor balconies and awnings may protrude up to 1.0m into the boundary setback

LEGEND

- Lot boundary
- Maximum building envelope
- Protrusion for upper floor balconies and awnings
- Recommended built to boundary wall
- Indicative garage location
- 1.0m Building envelope dimensions
- 1.0m Setback dimensions
- Ground floor office/shop - indicative extent
- Combined residential/commercial entrance
- Indicative letterbox location

1.1.10 URBAN WAREHOUSE ALLOTMENTS

Development Controls

General

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

Setbacks

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

Privacy & Overlooking

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

Parking and Driveways

8. Doubles garages are permitted on Warehouse Type A and B. A double garage may front the secondary street on Warehouse Type A lots.
9. A maximum of one driveway is permitted per lot.
10. Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.

    Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
11. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
12. Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

13. Site cover for each lot is not to exceed that shown in the Plan of Development table.
14. Private open space must be provided and may be roofed and take the form of an upper floor balcony or rooftop terrace that is not less than 8m² with a minimum dimension of 2.5m and accessible from an upper floor living area.

Fencing

15. Fencing along the street frontage may be up to 1.2m.

Façade Treatment and Passive Ventilation

16. On all terrace lots the main façade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the façade.
17. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
18. The design of the dwelling must consider passive ventilation. Each living area that adjoins an external wall (not built to boundary) must have an open-able window or door.

Rainwater Tanks

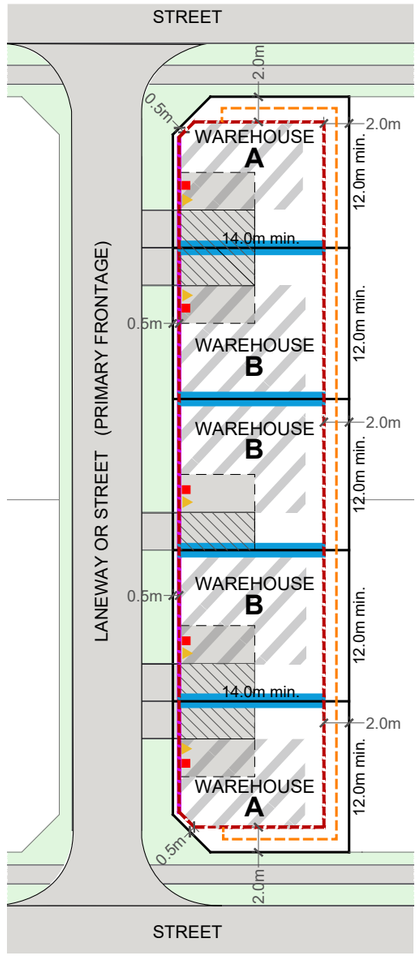
19. For lots <225m², no tank is required.

Definitions

Site Cover

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

URBAN WAREHOUSE ALLOTMENTS



SETBACKS

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

[1] Upper floor balconies and awnings may protrude up to 1.0m into the boundary setback

LEGEND

- Lot boundary
- Maximum building envelope
- Protrusion for upper floor balconies and awnings
- Recommended built to boundary wall
- Indicative garage location
- Permittable double garage location
- 1.0m Setback dimensions
- Ground floor office/shop - indicative extent
- Combined residential/commercial entrance
- Indicative letterbox location

1.1.11 URBAN TERRACE ALLOTMENTS

Development Controls

General

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

Setbacks

4. Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
5. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
6. Boundary setbacks are measured to the wall of the building. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary and Secondary Frontages where eaves should not be closer than 1500mm;
   - Side boundary setback to a street or open space (corner lot) where eaves should not be closer than 550mm; and
   - Walls that are built to boundary.
7. Entrance porticoes/porches are permitted to extend up to 1.0m into the Primary and Secondary Frontage setback provided the height of the portico does not exceed 4.5m, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.
8. Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
9. Roofed gatehouses and arches are permitted within the boundary setback of the Primary and Secondary frontages of the lot provided they meet the requirements of the Queensland Development Code, having:
   - a maximum area of 4m^2; and
   - not more than 2m wide elevation to the street; and
   - not more than 3m in height

Site Cover and Amenity

10. Site cover for each lot is not to exceed that shown in the Plan of Development table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
11. Private open space must be provided, may be roofed, is not less than 9m^2 with a minimum dimension of 2.5m, is directly accessible from a living area of the dwelling, and may be a balcony, veranda or rooftop terrace.

Privacy & Overlooking

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

Fencing

13. Fencing along street boundaries and boundaries shared with open space must be either 50% transparent or max. 1.2m high.

Parking and Driveways

14. Double garages must be setback at least 0.5m behind the main residential facade, excluding balconies and porches, of the dwelling.
15. A maximum of one driveway per dwelling is permitted.
16. Shared driveways are mandatory where shown on plan.
17. The maximum width of a driveway at the lot boundary & where crossing the verge:
    - serving a double garage shall be 4.8m at the property boundary tapering to 4.0m at the kerb; and
    - when shared between adjoining lots: 7.0m along the property boundary and 4.8m at the kerb.
18. Driveways should avoid on-street works such as dedicated on-street parking bays, street trees, drainage pits and service pillars.
19. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.

Definitions

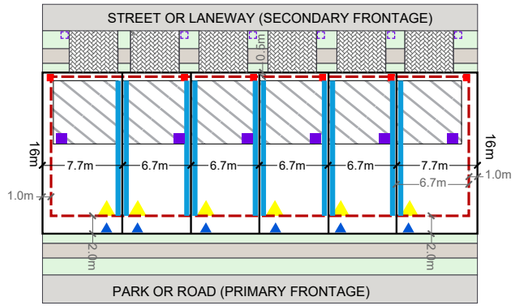
Site Cover

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

SETBACKS

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

TYPICAL URBAN TERRACE



LEGEND

- Lot boundary
- Maximum building envelope
- Mandatory built to boundary wall
- Required garage location - Double garage
- 1.0m Lot dimensions
- 1.0m Setback dimensions
- Indicative letterbox location
- Residential front door to address street
- Gated entry onto street or park
- Internal Bin Storage Location - indicative
- Bin Collection location

1.1.12 SOHO ALLOTMENTS

Development Controls

General

1. Business uses on-site must address the open space or road.
2. The business component may either be operated a Home-Based Business with a maximum GFA for the business use of 50m^2, or as a business/shop use that can be leased independently of the residential use, in which case the business GFA may not exceed 90m^2 and the premises must comply with applicable requirements for fire separation.
3. The area shown on plan for the business use is indicative only and may adopt a different shape or extent (may extend further into the lot or extend over the ground and first floors) provided it addresses the business frontage of the lot directly.
4. Business must present a shopfront to open space or a road with:
   - significant glazing into the ground floor;
   - a clearly designated customer entry/shop door;
   - a small awning over the customer entry 1.0m deep and min 1.0m wide; and
   - signage on the face of the building or awning that is integrated into the design of the building and does not visually dominate.
5. SOHO lots must provide a minimum of 2 parking spaces on site
   - 1 covered; and
   - 1 may be uncovered and provided in tandem.
6. Signage advertising the business is not permitted on the residential frontage of the allotment.
7. Signage must be in accordance with the Sunshine Coast Planning Scheme 2014.
8. Service areas and bin storage areas must not be visible from the street or open space.

Site Cover and Amenity

9. Site cover for each lot is not to exceed that shown in the Plan of Development table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
10. Private open space must be provided, may be roofed, is not less than 9m^2 with a minimum dimension of 2.5m, is directly accessible from a living area of the dwelling, and may be a balcony, veranda or rooftop terrace. Ideally, private open space is to be orientated north / east where possible.

Privacy & Overlooking

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

Fencing

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

Parking and Driveways

14. Double garages must be setback at least 0.5m behind the main residential facade, excluding balconies and porches, of the dwelling.
15. A maximum of one driveway per dwelling is permitted.
16. Shared driveways are mandatory where shown on plan.
17. The maximum width of a driveway at the lot boundary & where crossing the verge:
    - serving a double garage shall be 4.8m at the property boundary tapering to 4.0m at the kerb; and
    - when shared between adjoining lots: 7.0m along the property boundary and 4.8m at the kerb.
18. Driveways should avoid on-street works such as dedicated on-street parking bays, street trees, drainage pits and service pillars.
19. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.

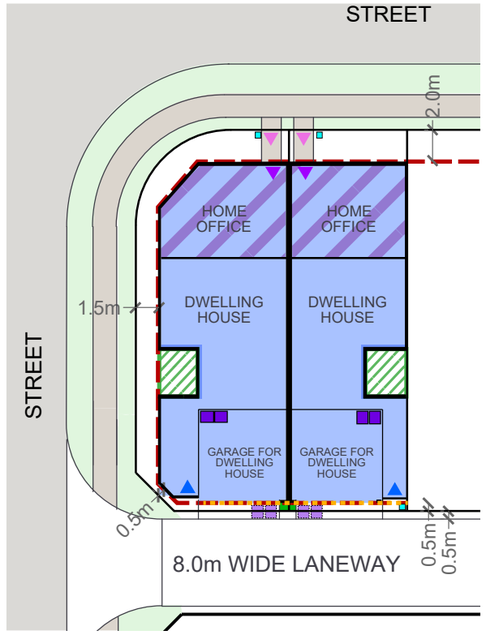
Definitions

Site Cover

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

PLAN OF DEVELOPMENT TABLE	SOHO ALLOTMENTS	
	Ground Floor	First Floor
Front		
Business Frontage for SOHO Lots	2.0	2.0
- Allowable Protrusion into Setback for Front Porches	1.0	n/a
Garage	n/a	n/a
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary	1.0	1.0
Corner Lots (to street or open space)	1.5	1.5
Rear		
Residential Frontage for SOHO Lots	2.0	2.0
Rear (to laneway)	0.5	0.5
Garage	0.5	n/a
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed AND 1 space uncovered (may be in tandem). Single & tandem garages acceptable. Double garages not permitted. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

SOHO ALLOTMENTS



LEGEND

- Lot boundary
- Maximum building envelope
- Main Dwelling
- Home Office
- Building Setback Dimensions
- Garage Setback from Front Boundary
- Preferred Private Open Space Location
- Preferred Letterbox Location
- Preferred Location of Bin Storage
- Preferred Location of Bin Collection
- Entrance to Main Dwelling
- Entrance to Home Office
- Gated Entry onto Street

1.1.13 URBAN LOFTS - D & E

Development Controls

General

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

Setbacks

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

Privacy & Overlooking

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

Parking and Driveways

8. On Loft Type D, garage may only front the secondary street. On Loft Type E, garage may only front the laneway. Double garages are permitted.
9. A maximum of one driveway is permitted per lot.
10. Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.

    Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
11. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
12. Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

13. Site cover for each lot is not to exceed that shown in the Plan of Development table.
14. Private open space must be provided that is not less than 9m² with a minimum dimension of 2.5m and accessible from a living area. The private open space may be roofed, and may also take the form of an upper floor balcony or rooftop terrace.

Fencing

15. Fencing along the street frontage may be up to 1.2m.

Bin Storage and Services

16. Clothes drying areas must be located behind the main face of the dwelling and minimise the visual impact to the street.
17. A dedicated area is to be provided within the lot to accommodate refuse bin storage. Bin storage must be appropriately screened.

Façade Treatment and Passive Ventilation

18. The primary frontage must comprise at least two different materials and at least one horizontal or vertical step in the façade.
19. Each dwelling must not present the same façade design to the street as the immediate adjoining dwelling/s.
20. The design of the dwelling must consider passive ventilation. Each living area that adjoins an external wall (not built to boundary) must have an open-able window or door.

Rainwater Tanks

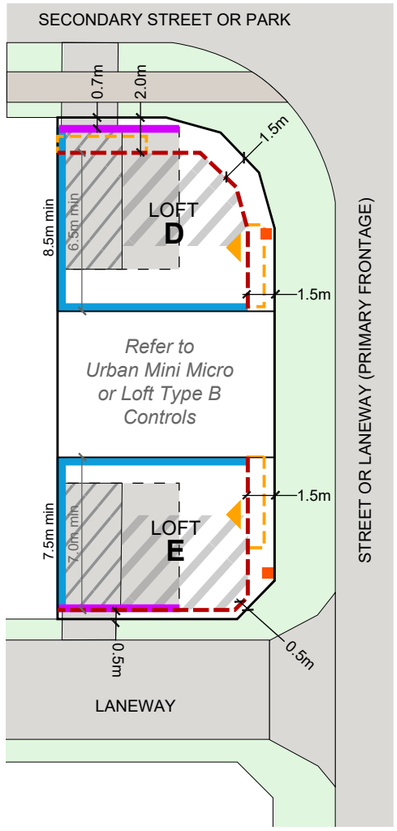
21. For lots <225m², no tank is required.

Definitions

Site Cover

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

URBAN LOFT ALLOTMENTS



PLAN OF DEVELOPMENT TABLE

	URBAN LOFT ALLOTMENTS			
	Type D		Type E	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front / Primary Street Frontage				
Front	1.5	1.5 [1]	1.5	1.5 [1]
Garage	0.7	n/a	0.5	n/a
Rear	0.0	0.0	0.0	0.0
Side				
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	0.9	0.9	0.9	0.9
Secondary Frontage (Lane / Street)	2.0	2.0 [1]	0.5	0.5
Garage and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%		95%	

[1] Upper floor balconies and awnings may protrude up to 1.0m into the boundary setback

LEGEND

- Lot boundary
- Maximum building envelope
- Protrusion for upper floor balconies and awnings
- Recommended built to boundary wall
- Garage setback from boundary
- Indicative garage location
- Permitted double garage location
- 1.0m Building envelope dimensions
- 1.0m Setback dimensions
- Ground floor office/shop - indicative extent
- Combined residential/commercial entrance
- Indicative letterbox location

1.1.14 SQUAT LOTS - A & B

Development Controls

General

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

Setbacks

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

Privacy & Overlooking

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

Parking and Driveways

8. On Squat Type A, garage may only front the laneway. On Squat Type B, garage must front the secondary street. Double garages are permitted.
9. A maximum of one driveway is permitted per lot.
10. Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.

    Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
11. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
12. Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

13. Site cover for each lot is not to exceed that shown in the Plan of Development table.
14. Private open space must be provided that is not less than 9m² with a minimum dimension of 2.5m and accessible from a living area. The private open space may be roofed, and may also take the form of an upper floor balcony or rooftop terrace.

Fencing

15. Fencing along the street frontage may be up to 1.2m.

Bin Storage and Services

16. Clothes drying areas must be located behind the main face of the dwelling and minimise the visual impact to the street.
17. A dedicated area is to be provided within the lot to accommodate refuse bin storage. Bin storage must be appropriately screened.

Façade Treatment and Passive Ventilation

18. The primary frontage must comprise at least two different materials and at least one horizontal or vertical step in the façade.
19. Each dwelling must not present the same façade design to the street as the immediate adjoining dwelling/s.
20. The design of the dwelling must consider passive ventilation. Each living area that adjoins an external wall (not built to boundary) must have an open-able window or door.

Rainwater Tanks

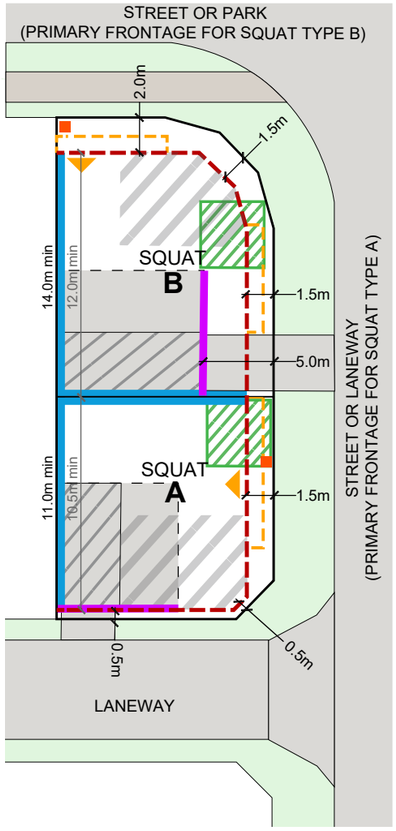
21. For lots <225m², no tank is required.

Definitions

Site Cover

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

SQUAT ALLOTMENTS



PLAN OF DEVELOPMENT TABLE

	SQUAT ALLOTMENTS			
	Type A		Type B	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front / Primary Street Frontage				
Front	1.5	1.5 [1]	2.0	2.0 [1]
Garage	0.5	n/a	5.0	n/a
Rear	0.0	0.0	0.0	0.0
Side				
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	0.9	0.9	0.9	0.9
Secondary Frontage (Lane / Street)	0.5	0.5	1.5	1.5 [1]
Garage and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	95%		90%	

[1] Upper floor balconies and awnings may protrude up to 1.0m into the boundary setback

LEGEND

- Lot boundary
- Maximum building envelope
- Protrusion for upper floor balconies and awnings
- Recommended built to boundary wall
- Garage setback from boundary
- Indicative garage location
- Permitted double garage location
- 1.0m Building envelope dimensions
- 1.0m Setback dimensions
- Ground floor office/shop - indicative extent
- Preferred private open space location
- Combined residential/commercial entrance
- Indicative letterbox location

MAKING COMPLEX EASY

1.1.15 LANEWAY TERRACE ALLOTMENTS - 16.5M & 20M DEEP

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.
4. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Setbacks

5. Setbacks are as per the Plan of Development Table unless otherwise specified.
6. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the applicable building setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the standard setbacks in the Plan of Development Table apply.
7. Boundary setbacks are measured to the main wall of the structure. Nib walls may encroach into the setback provided they are wholly contained within the property boundary. Eaves should not encroach closer than 450mm to the lotboundary except in the case of:
   - The Primary Street/Park Frontage where eaves can abut the property boundary;
   - The Secondary Street Frontage where eaves should not be closer than 750mm; and
   - Walls that are Built to Boundary.
8. Feature end treatment of the built to boundary wall is required where abutting the site boundary at the primary frontage. Feature end treatment to be in a material consistent with materials used on the primary frontage building facade.

Privacy & Overlooking:

9. Buildings must be sited and designed to provide adequate visual privacy for neighbouring dwellings:
   - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
     a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
     b) a window has a sill height more than 1.5m above the adjacent floor level, or
     c) a window has obscure glazing below 1.5m;

   where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Site Cover and Amenity

10. Site cover for each lot is not to exceed that shown in the Plan of Development table.
11. Private open space must be provided in accordance with the below. This area may be roofed and take the form of an upper level balcony or rooftop terrace:
    - 2 bedroom dwellings - 9m² with a minimum dimension of 2.5m;
    - 3+ bedroom dwellings - 12m² with a minimum dimension of 2.5m.

Fencing, Letterboxes, Parking and Driveways

12. Fencing to Primary Frontages must be in the form of planter boxes and/or privacy screening for residents, in particular where there is a front open space.
13. If provided, privacy screening must either be of solid material (e.g. timber, steel), opaque screens, perforated panels, or trellises that are permanently fixed, and are to have a maximum of 50 per cent openings.
14. Fencing to the lane may be screen fencing to 1.8m high.
15. Fencing to the Secondary Frontage must be either 50% transparent or max. 1.2m high.
16. Letterboxes for dwellings shall be located on the primary street frontage, or if fronting a park within the laneway. Letterboxes must be integrated into the dwelling, and not be standalone.
17. A maximum of one driveway per dwelling is permitted.
18. Driveways should have the minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas for amenity planting.

Site Services and Bin Storage

19. All dwellings are to be designed to ensure the following:
    a) There are no conflicts between services (electricity/ water) and pedestrian access to the front and rear of the lot, or vehicular access to the rear of the lot;
    b) A dedicated area is provided within the lot to accommodate refuse bin storage. This is preferred to be located outside of the garage on the laneway interface. Bin storage must be appropriately screened;
    c) Air-conditioners, hot water systems, clothes lines and other household services must be screened and/or located to minimise the visual impact to the street. Services may be visible from the lane, but must be screened.

Rainwater Tanks

20. For lots <225m², no rainwater tank is required.

Facade Treatment, Passive Ventilation and Natural Light Provisions

21. On all terrace lots the main façade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the façade.
22. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
23. Design of corner dwellings must visually 'wrap' around the corner, providing activiation of the corner and passive surveillance of the secondary street through the form of porch / alfresco openings and/or glazing.
24. All dwellings must include a clearly identificable and addressed front door. Front door must be visible from the street. Front door access must not be via a lane. Sliding doors do not constitute a front door. Front door must be sufficiently sheltered from the elements, preferably utilising the structure of the first floor.
25. Dwellings must include landscaping along the street frontage to reinforce the dwelling entry, and to positively contribute to the streetscape. Ground covers are preferred in lieu of turf. Vertical landscaping should also be considered to positively influence streetscape.
26. The design of the dwelling must consider passive ventilation and natural light provision through a combination of the following elements:
    - inclusion of a mid-block courtyard space, light wells or recess that extends into the dwelling to allow multiple rooms to have windows/openings onto that space;
    - each living area that adjoins an external wall (not built to boundary) has an open-able window or door.

Definitions

Site Cover

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

PLAN OF DEVELOPMENT TABLE

	LANEWAY TERRACE ALLOTMENTS - 16.5m & 20m DEEP			
	4.6m Wide		6.6m Wide +	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front / Primary Street Frontage				
Primary Frontage	1.5 [1]	1.0 [1]	1.5 [1]	1.0 [1]
Garage	0.5	n/a	0.5	n/a
Rear	0.5	0.0	0.5	0.0
Side				
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	0.9	0.9	0.9	0.9
Corner Lots - Secondary Frontage	n/a	n/a	1.2 [1]	1.2 [1]
Garage and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garage acceptable. Double garages are not permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	95%		90%	

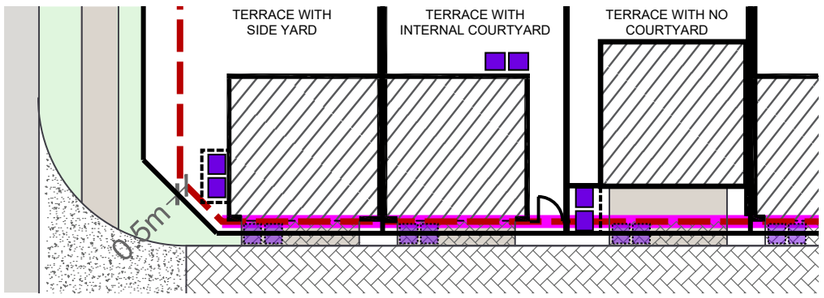
[1] 0.0m to balconies and verandahs

TYPICAL TERRACE FRONTING PARK OR STREET (REAR LOADED)

LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- Protrusions for verandah / balconies
- 1.0m Building setback dimensions
- Mandatory built to boundary wall
- Garage setback from front boundary
- Preferred private open space location
- Alternate location for private open space (20m deep terraces only)
- Garage location
- Letterbox location (if primary frontage is park)
- Letterbox location (if primary frontage is a street)

TYPICAL LANEWAY INTERFACE



LEGEND

- Lot boundary
- 1.0m Building setback dimensions
- Indicative driveway location
- Preferred location of bin storage
- Preferred location of bin collection
- Screened bin enclosure

MAKING COMPLEX EASY

1.1.16 LANEWAY TERRACE (FONZIE FRONT)

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise, unless notated as ' Mandatory single storey construction' in the adjoining diagram and legend. Rooftop terraces are defined as a 'storey'.
4. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Setbacks

5. Setbacks are as per the Plan of Development Table unless otherwise specified.
6. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the applicable building setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the standard setbacks in the Plan of Development Table apply.
7. Boundary setbacks are measured to the main wall of the structure. Minor nib walls (required for fire protection purposes only) may encroach into the setback provided they are wholly contained within the property boundary. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street/Park Frontage where eaves should not be closer than 1500mm; and
   - Walls that are Built to Boundary.
8. Upper floor setbacks must not exceed the minimum ground floor setbacks (including rooftop terraces).
9. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
   - a maximum area of 4m²; and
   - not more than 2m wide elevation to the street; and
   - not more than 3m in height.

Privacy & Overlooking:

10. Buildings must be sited and designed to provide adequate visual privacy for neighbouring dwellings:
    - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
      a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
      b) a window has a sill height more than 1.5m above the adjacent floor level, or
      c) a window has obscure glazing below 1.5m;

    where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Site Cover and Amenity

11. Site cover for each lot is not to exceed that shown in the Plan of Development table.
12. Private open space must be provided and is not less than 15m² with a minimum dimension of 2.5m and is directly accessible from a living area. Where private open space is provided in the form of an upper level balcony, a ground level courtyard must also be provided to assist with cross ventilation and provide space for clothes drying.

Fencing, Letterboxes, Parking and Driveways

13. Fencing along street and park frontages must be either 50% transparent or max. 1.2m high. Fencing to the lane may be screen fencing to 1.8m high.
14. Letterboxes for dwellings shall be located on the primary street frontage, or if fronting a park within the laneway.
15. Parking spaces on driveways do not have to comply with gradients in AS2890.
16. A maximum of one driveway per dwelling is permitted.
17. Driveways should have the minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas for amenity planting.
18. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
19. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.

Site Services and Bin Storage

20. All dwellings on Laneway Terrace Fonzie Front lots are to be designed to ensure the following:
    a) There are no conflicts between services (electricity/ water) and pedestrian access to the front and rear of the lot, or vehicular access to the rear of the lot;
    b) A dedicated area is provided within the lot to accomodate refuse bin storage. This is preferred to be located outside of the garage, but accessible to, and screened from, the laneway. In the case of Laneway Terrace Fonzie Front lots, the bin storage area may be accomodated within or behind the garage, provided the garage is appropriately dimensioned to ensure the bins can be removed whilst the car is parked in the garage.

Rainwater Tanks

21. For lots <225m², no rainwater tank is required.

Facade Treatment, Passive Ventilation and Natural Light Provisions

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

Secondary Dwelling Above Garage

25. Secondary Dwellings above garages are not permitted on Laneway Terrace Fonzie Front allotments.

Definitions

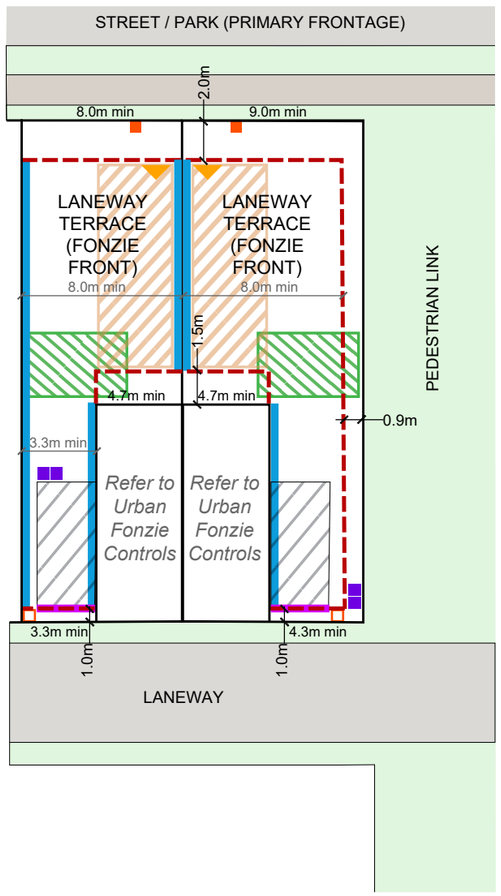
Site Cover

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

PLAN OF DEVELOPMENT TABLE

	LANEWAY TERRACE FONZIE FRONT ALLOTMENTS (REAR LOADED)	
	Ground Floor	First Floor
Front (Primary Street Frontage) & Rear		
Front / Primary Frontage	2.0	2.0
Garage	1.0	n/a
Rear (Laneway)	1.0	1.0
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary	1.5	1.5
Corner Lots where secondary frontage shares a boundary with a laneway or linear open space or ped link	0.9	0.9
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single or tandem garages are acceptable.	
Garage Location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%	

TERRACE (FONZIE FRONT) LOTS



LEGEND

- Lot boundary
- Maximum building envelope
- Recommended built to boundary wall
- Garage setback from boundary
- Indicative garage location
- 1.0m Building envelope dimensions
- 1.0m Setback dimensions
- Residential front door
- Letterbox location (if primary frontage is a street)
- Letterbox location (if primary frontage is a park)
- Indicative bin storage location
- Preferred private open space location
- Mandatory single storey construction

MAKING COMPLEX EASY

1.1.17 URBAN FONZIE

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. All building setbacks and built to boundary walls are subject to service easements existing and proposed.
3. Maximum building height is 2 storeys (9m) for all dwellings or 3 storeys where identified on a Fixed Elements Plan or Plan of Development. Rooftop terraces are defined as a 'storey'.
4. Urban Fonzie allotments must only provide a one bedroom dwelling.

Setbacks

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

Privacy & Overlooking

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

Parking and Driveways

8. Urban Fonzie allotments must have a maximum driveway width of 3.0m. A maximum of one driveway crossover is permitted.

Site Cover and Amenity

9. Site cover for each lot is not to exceed that shown in the Plan of Development table.
10. Private open space must be provided that is not less than 5m² with a minimum dimension of 1.2m and accessible from a living area. The private open space may be roofed, and may also take the form of an upper floor balcony or rooftop terrace.

Fencing

11. 1.8m high screen fencing must be provided along the rear boundary.

Bin Storage and Services

12. Bins must be stored within the garage. The garage must be appropriately dimensioned to ensure bins can be removed whilst the car is parked in the garage.
13. Clothes drying areas must be located behind the main face of the dwelling.

Façade Treatment and Passive Ventilation

14. The primary frontage (facing the lane) must comprise at least two different materials and at least one horizontal or vertical step in the façade.
15. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
16. The design of the dwelling must consider passive ventilation. Each living area that adjoins an external wall (not built to boundary) must have an open-able window or door.
17. Dwelling design must include two openings to all habitable rooms. This can include the use of internal openings and louvered windows to facilitate cross ventilation.

Rainwater Tanks

18. For lots <225m², no tank is required.

Definitions

Site Cover

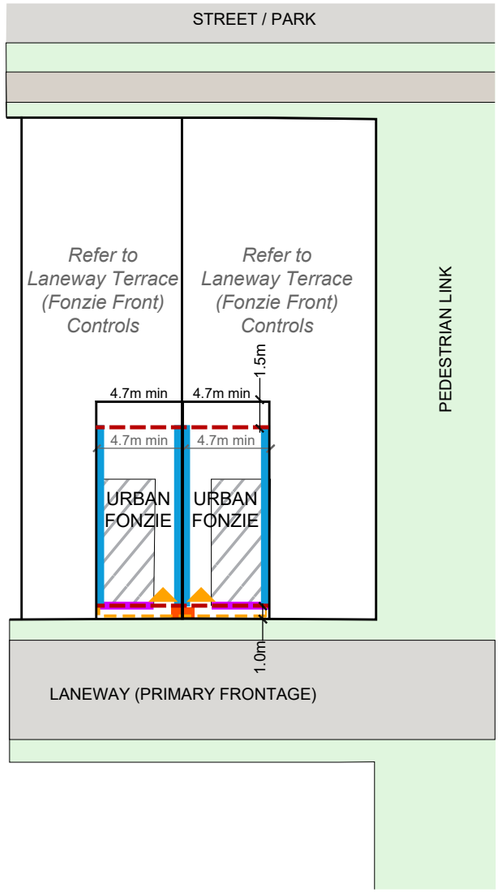
The proportion of the site covered by buildings, including roof overhangs.

PLAN OF DEVELOPMENT TABLE

	URBAN FONZIE ALLOTMENT	
	Ground Floor	Upper Floors
Front / Primary Street Frontage		
Front (Laneway)	1.0	1.2 [1]
Garage	1.0	n/a
Rear	1.5	1.5
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary	n/a	n/a
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garage acceptable. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	95%	

[1] Upper floor balconies and awnings may protrude up to 1.2m into the boundary setback

URBAN FONZIE ALLOTMENTS



LEGEND

- Lot boundary
- Maximum building envelope
- Protrusion for upper floor balconies and awnings
- Recommended built to boundary wall
- Garage setback from boundary
- Indicative garage location
- 1.0m Building envelope dimensions
- 1.0m Setback dimensions
- Residential front door
- Indicative letterbox location

1.1.18 URBAN MINI MICRO

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. All building setbacks and built to boundary walls are subject to service easements existing and proposed.
3. Maximum building height is 2 storeys (9m) for all dwellings or 3 storeys where identified on a Fixed Elements Plan or Plan of Development. Rooftop terraces are defined as a 'storey'.
4. Urban Mini Micro allotments must only provide a one bedroom dwelling.

Setbacks

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

Privacy & Overlooking

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

Parking and Driveways

8. Mini Micro allotments do not feature on site carparking. Garages and driveway crossovers are prohibited.

Site Cover and Amenity

9. Site cover for each lot is not to exceed that shown in the Plan of Development table.
10. Private open space must be provided that is not less than 5m² with a minimum dimension of 1.2m and accessible from a living area. The private open space may be roofed, and may also take the form of an upper floor balcony or rooftop terrace.

Fencing

11. Fencing along the street frontage may be up to 1.2m.

Bin Storage, Services and On Site Storage

12. A bin enclosure for storage of refuse bins must be incorporated into the primary frontage fence / porch design.The enclosure must not be lockable or water tight, and must ensure that when stored, bins are visually obscured from the street.
13. The dwelling design must include a dedicated storage space that is accessible from the street frontage and is large enough to accommodate a full sized motorbike.
14. Clothes drying areas must be located behind the main face of the dwelling and not visible from the street.

Façade Treatment and Passive Ventilation

15. The primary frontage (facing the street) must comprise at least two different materials and at least one horizontal or vertical step in the façade.
16. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
17. The design of the dwelling must consider passive ventilation. Each living area that adjoins an external wall (not built to boundary) must have an open-able window or door.
18. Second storey dwelling design must include sky lights to ensure natural light access to rear rooms.

Rainwater Tanks

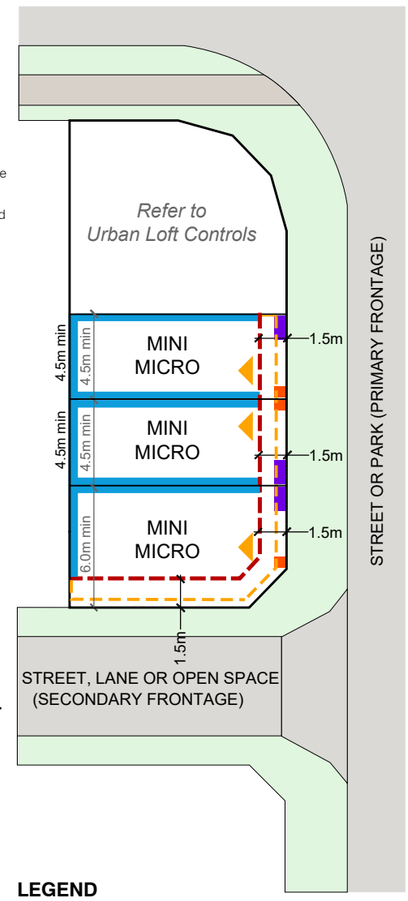
19. For lots <225m², no tank is required.

Definitions

Site Cover

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

MINI MICRO ALLOTMENTS



PLAN OF DEVELOPMENT TABLE

	MINI MICRO ALLOTMENTS	
	Ground Floor	Upper Floors
Front / Primary Street Frontage		
Front	1.5	1.5 [1]
Rear	0.0	0.0
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary	n/a	n/a
Secondary Frontage (Lane / Street / Open Space)	1.5	1.5 [1]
Site Cover (maximum)	95%	

[1] Upper floor balconies and awnings may protrude up to 1.0m into the boundary setback

LEGEND

- Lot boundary
- Maximum building envelope
- Protrusion for upper floor balconies and awnings
- Recommended built to boundary wall
- 1.0m Building envelope dimensions
- 1.0m Setback dimensions
- Residential front door
- Indicative letterbox location
- Indicative bin storage location (incorporated into fence / porch design)

MAKING COMPLEX EASY

1.1.19 MULTIPLE RESIDENTIAL - MANSION HOMES

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.
4. Mansion Homes must feature two dwellings on ground level and two dwellings above ground level.
5. All dwellings must be a maximum of two bedrooms.
6. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Setbacks

7. Setbacks are as per the Plan of Development Table unless otherwise specified.
8. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the applicable building setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the standard setbacks in the Plan of Development Table apply.
9. Boundary setbacks are measured to the main wall of the structure. Minor nib walls (required for fire protection purposes only) may encroach into the setback provided they are wholly contained within the property boundary. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street/Park Frontage where eaves should not be closer than 1500mm; and
   - Walls that are Built to Boundary.
10. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
   - a maximum area of 4m^2; and
   - not more than 2m wide elevation to the street; and
   - not more than 3m in height.

Dwelling Entries:

11. All dwellings are to have a clearly identifiable front door / building entry from the Primary Street Frontage.
12. Dwellings above ground floor are to be accessed via central shared stairwells.

Privacy & Overlooking:

13. Buildings must be sited and designed to provide adequate visual privacy for neighbouring dwellings:
   - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
     a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
     b) a window has a sill height more than 1.5m above the adjacent floor level, or
     c) a window has obscure glazing below 1.5m;

   where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Site Cover and Amenity

14. Site cover for each lot is not to exceed that shown in the Plan of Development table.
15. Each ground floor dwelling must have a courtyard or similar private open space of not less than 15m^2 with a minimum dimension of 3.0m directly accessible from the main living area. The private open space may be roofed.
16. Each dwelling above ground level must have a balcony or similar private open space area of not less than 15m^2 with a minimum dimension of 3.0m directly accessible from the main living area. The private open space may be roofed.

Fencing, Letterboxes, Parking and Driveways

17. Fencing along street and park frontages must be either 50% transparent or max. 1.2m high. Fencing to the lane may be screen fencing to 1.8m high.
18. Letterboxes for dwellings shall be located on the primary street frontage, or if fronting a park within the laneway.
19. Parking spaces on driveways do not have to comply with gradients in AS2890.
20. Adjoining garages / carports, if not separated by a communal pathway, must adopt a shared singular driveway.
21. Driveways should have the minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways, bin storage areas and any areas for amenity planting.
22. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
23. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
24. Carports and garages are to be compatible with the main building design in terms of colours and materials. If carports are adopted, they must visually appear as a garage from the lane / street (e.g. through the use of faux facades and screening).

Site Services and Bin Storage

25. All Mansion Homes are to be designed to ensure the following:
   a) There are no conflicts between services (electricity/ water) and pedestrian access to the front and rear of the lot, or vehicular access to the rear of the lot;
   b) A dedicated area is provided within the lot to accomodate refuse bin storage for all dwellings. This is preferred to be located adjoining the garages/ carports.
26. A separate clothes drying area must be provided for each dwelling. This must be located outside of the minimum area allocated for private open space. The clothes drying area is to be located behind the front face of the building for ground floor dwellings, or screened from the primary frontage for dwellings above ground level.
27. Each dwelling must include an adequately sized internal storage space:
   - 6 cubic metres for a 1 bedroom dwelling; or
   - 9 cubic metres for a 2 bedroom dwelling.

Rainwater Tanks

28 For all Mansion Home buildings, rainwater tanks are to be installed to ensure minimum 50% of roof capture and reuse. Tanks are to be sized at 1KL per dwelling.
29. Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.
30. Tanks must be connected to and supply water to all of the following:
   - Toilets (all toilets)
   - Urinals (all urinals)
   - Laundry (all cold taps in laundry)
   - Outdoor taps (all outdoor taps)

Facade Treatment, Passive Ventilation and Natural Light Provisions

31. The primary frontage must comprise at least two different materials and at least one horizontal or vertical step in the façade.
32. The design of the Mansion Homes must consider passive ventilation and natural light provision through a combination of the following elements:
   - inclusion of a mid-block courtyard space, light wells or recess that extends into the dwellings to allow multiple rooms to have windows/openings onto that space;
   - each living area that adjoins an external wall (not built to boundary) has an open-able window or door.

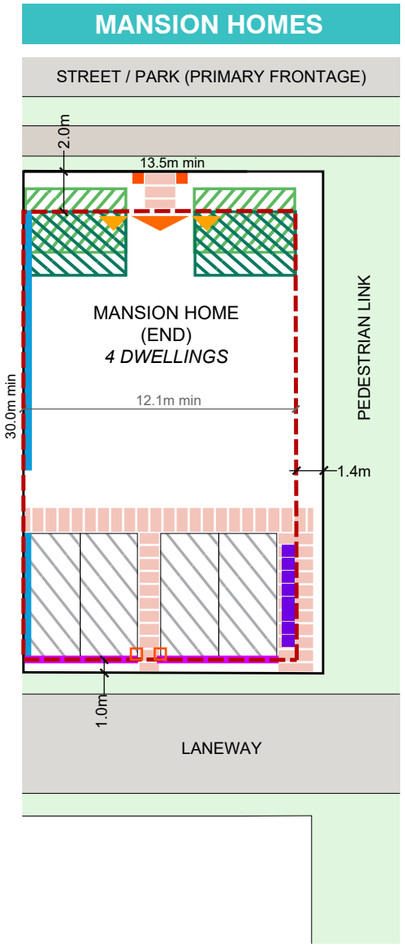
Definitions

Site Cover

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

PLAN OF DEVELOPMENT TABLE

	MANSION HOMES	
	Ground Floor	First Floor
Front (Primary Street Frontage) & Rear		
Front / Primary Frontage	2.0	2.0
Garage / Carport (Laneway)	1.0	n/a
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Secondary Frontage (including pedestian linkage or park)	1.4	1.4
Garage and On-site Car Parking		
On site parking requirements (minimum)	4 spaces to be covered and enclosed. One space per dwelling for residents - no on-site parking for visitors.	
Garage / Carport Location	Garages / carports must be accessed off the laneway and should utilise the built to boundary wall where possible.	
Site Cover (maximum)	75%	



LEGEND

- Lot boundary
- Maximum building envelope
- Recommended built to boundary wall
- Garage / carport setback from boundary
- Indicative garage / carport location
- 1.0m Building envelope dimensions
- 1.0m Setback dimensions
- Residential front door - ground floor dwellings
- Shared entry - upper floor dwellings
- Communal pathways
- Shared letterbox location (if primary frontage is a street)
- Shared letterbox location (if primary frontage is a park)
- Indicative bin storage location
- Preferred private open space location - ground floor dwellings
- Preferred private open space location - upper floor dwellings

MAKING COMPLEX EASY

1.1.20 LANEWAY TERRACE DUPLEX ALLOTMENTS

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.
4. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.
5. Each allotment to contain two dwellings. Dwellings to be a maximum of two bedrooms to comply with on-site carparking requirements.

Setbacks

6. Setbacks are as per the Plan of Development Table unless otherwise specified.
7. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the applicable building setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b) where not adopted, the standard setbacks in the Plan of Development Table apply.
8. Boundary setbacks are measured to the main wall of the structure. Minor nib walls (required for fire protection purposes only) may encroach into the setback provided they are wholly contained within the property boundary. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street/Park Frontage where eaves should not be closer than 1500mm;
   - The Secondary Street Frontage where eaves should not be closer than 1000mm; and
   - Walls that are Built to Boundary.
9. Upper floor setbacks must not exceed the minimum ground floor setbacks (including rooftop terraces).
10. Roofed gatehouses and arches are permitted within the primary and secondary frontage setbacks, and should be utilised to distinguish the separate dwelling entries. If provided, they must meet the requirements of the Queensland Development Code, having:
    - a maximum area of 4m²; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Privacy & Overlooking:

11. Buildings must be sited and designed to provide adequate visual privacy for neighbouring dwellings:
    - Where the distance separating a window or balcony of an adjoining dwelling is less than 1.5m:
      a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
      b) a window has a sill height more than 1.5m above the adjacent floor level, or
      c) a window has obscure glazing below 1.5m;

    where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.
12. Design of windows, balconies and other amenity spaces shall be located and adequately screened to avoid overlooking of, and from, dwellings on the opposite side of the laneway.

Site Cover and Amenity

13. Site cover for each lot is not to exceed that shown in the Plan of Development table.
14. Private open space must be provided in accordance with the below. The private open space may be roofed, and may also take the form of an upper level balcony or rooftop terrace.
    - 1 bedroom dwellings - 5m² with a minimum dimension of 1.2m;
    - 2 bedroom dwellings - 9m² with a minimum dimension of 2.5m.

Fencing, Letterboxes, Parking and Driveways

15. Fencing along street and park frontages must be either 50% transparent or max. 1.2m high. Fencing to the lane may be screen fencing to 1.8m high.
16. Letterboxes must be provided for each dwelling, located on the street frontage, or if fronting a park within the laneway. Letterboxes must compliment the style of the dwelling and be integrated into fencing, gatehouses and/or entry arches.
17. Driveway access must be provided off the laneway and comply with the setbacks. A maximum of one driveway per dwelling is permitted.
18. Parking spaces on driveways do not have to comply with gradients in AS2890.
19. Driveways should have the minimum width required to facilitate vehicle access. Driveways for each dwelling should be located directly adjoining one another, and provide variation in driveway materials to indicate the two separate dwellings.

Site Services and Bin Storage

20. All dwellings are to be designed to ensure the following:
    a) There are no conflicts between services (electricity/ water) and pedestrian access to the front and rear of the lot, or vehicular access to the rear of the lot;
    b) A dedicated area is provided within the lot to accomodate refuse bin storage for both dwellings. This is preferred to be located outside of the garage on the laneway interface. Bin storage must be appropriately screened;
    c) Air-conditioners, hot water systems, clothes lines and other household services must be screened and/or located to minimise the visual impact to the street. Services may be visible from the lane, but must be screened.

Rainwater Tanks

21. All allotments must have:
    - Lots >300m2 = a 5kL rainwater tank
    - Lots 225-300m2 = a 3kL rainwater tank
    - Lots <225m2 = no tank required

Facade Treatment, Passive Ventilation and Natural Light Provisions

22. On all dwellings the main façades (facing both the primary and secondary street frontages) must comprise at least two different materials and at least one horizontal or vertical step in the façade.
23. All dwellings must include a clearly identifiable and addressed front door. Front door must be visible from the street. Front door access must not be via a lane. Sliding doors do not constitute a front door. Front door must be sufficiently sheltered from the elements, preferably utilising the structure of the first floor.
24. The design of the dwelling must consider passive ventilation and natural light provision through a combination of the following elements:
    - each living area that adjoins an external wall (not built to boundary) has an open-able window or door;
    - inclusion of light wells or recesses.

Definitions

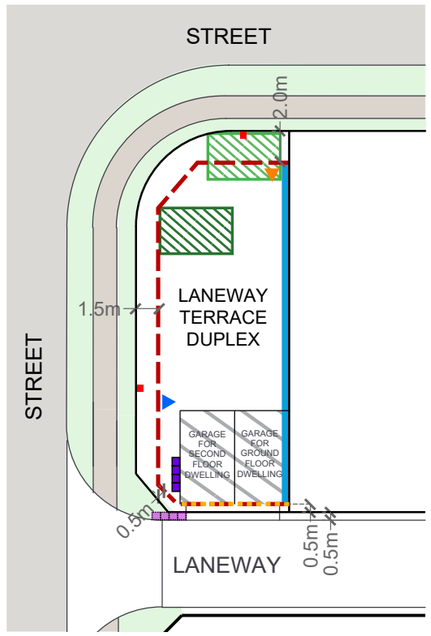
Site Cover

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

PLAN OF DEVELOPMENT TABLE

PLAN OF DEVELOPMENT TABLE	LANEWAY TERRACE DUPLEX ALLOTMENTS (REAR LOADED)	
	Ground Floor	First Floor
Front & Rear		
Front / Primary Frontage	2.0	2.0
Garage	0.5	n/a
Rear (Laneway)	0.5	0.0
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Secondary Frontage (street, laneway, park, linear open space or pedestrian link)	1.5	1.5
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garages are acceptable.	
Garage Location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

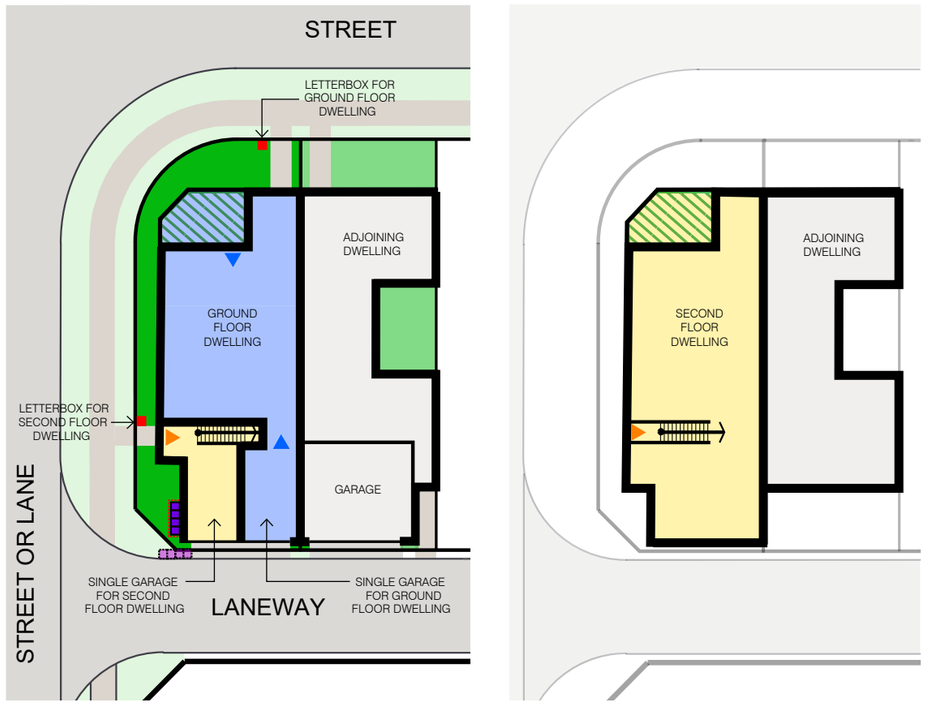
LANEWAY TERRACE DUPLEX



LEGEND (RIGHT)

- Lot Boundary
- Maximum Building Envelope
- Built to Boundary Wall
- 1.0m Building Setback Dimensions
- Garage Location
- Garage Setback
- Preferred Private Open Space Location (Ground Floor Dwelling)
- Preferred Private Open Space Location (Second Floor Dwelling)
- Preferred Letterbox Locations
- Preferred Location of Bin Storage
- Preferred Location of Bin Collection
- Entrance to Ground Floor Dwelling
- Entrance to Second Floor Dwelling

TYPICAL DWELLING ARRANGEMENT - LANEWAY TERRACE DUPLEX

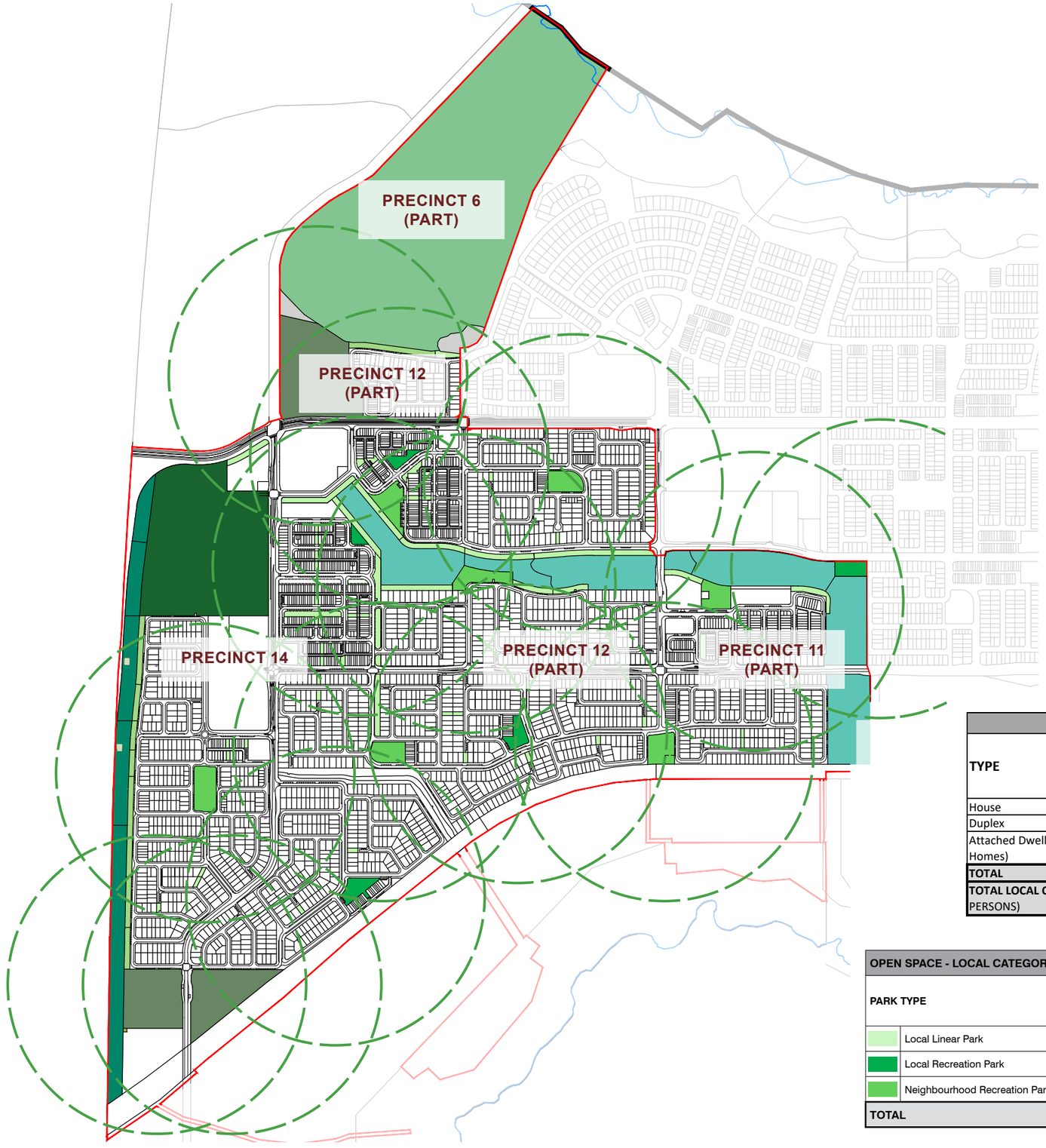


LEGEND (ABOVE)

- Lot Boundary
- Indicative Built Form
- Ground Floor Dwelling
- Second Floor Dwelling
- Preferred Letterbox Locations
- Preferred Location of Bin Storage (and Indicative Screening)
- Preferred Location of Bin Collection
- Entrance to Ground Floor Dwelling (Indicative Location)
- Entrance to Second Floor Dwelling (Indicative Location)
- Indicative Alfresco / Balcony Location

MAKING COMPLEX EASY

APPENDIX H
OPEN SPACE NETWORK PLAN



LOCAL PARK ALLOCATION NOTES:

1. The local park provision is calculated at 1.3 hectares per 1,000 population.
2. All residential precincts comply with the minimum Neighbourhood Park provision requirement inclusive of 400m catchment.

LEGEND:

- PRECINCT BOUNDARY
- 400M PARK CATCHMENT
- POTENTIAL FOR FURTHER LOCAL LINEAR PARK (UP TO 5% OF BROOK) *SUBJECT TO DETAIL DESIGN FOR WSUD*

OPEN SPACE - LOCAL CATEGORY PARK AREA REQUIREMENTS

TYPE	POPULATION RATE (average people per household)	PRECINCT 11		PRECINCT 12		PRECINCT 14		TOTAL POPULATION
House	2.6	360 dw	936 ppl	822 dw	2,137 ppl	1,613 dw	4,194 ppl	**7,267 ppl**
Duplex	2.2	8 dw	18 ppl	26 dw	57 ppl	52 dw	114 ppl	**189 ppl**
Attached Dwelling (inc. Triplex & Mansion Homes)	1.8	70 dw	126 ppl	-	-	234 dw	421 ppl	**547 ppl**
TOTAL		**438 dw**	**1,080 ppl**	**848 dw**	**2,194 ppl**	**1,899 dw**	**4,729 ppl**	**8,003 ppl**
TOTAL LOCAL OPEN SPACE REQUIREMENT (@ 1.3ha PER 1,000 PERSONS)			**1.403 ha**		**2.853 ha**		**6.148 ha**	**10.404 ha**

OPEN SPACE - LOCAL CATEGORY PARK AREAS PROVISION

PARK TYPE	PRECINCT 11	PRECINCT 12	PRECINCT 14	TOTAL PARK
Local Linear Park	0.53 ha	1.46 ha	3.46 ha	**5.45 ha**
Local Recreation Park	0.35 ha	0.33 ha	0.74 ha	**1.42 ha**
Neighbourhood Recreation Park	1.03 ha	0.92 ha	2.03 ha	**3.98 ha**
TOTAL	**1.91 ha**	**2.71 ha**	**6.23 ha**	**10.85 ha**

OPEN SPACE - MAJOR AND DISTRICT CATEGORY PARK AREAS PROVISION

PARK TYPE	PRECINCT 6	PRECINCT 11	PRECINCT 12	PRECINCT 14	TOTAL
District Linear Park			0.35 ha	1.43 ha	**1.78 ha**
District Recreation Park			5.00 ha	5.00 ha	**10.00 ha**
Major Sports Park				12.50 ha	**12.50 ha**
Highway Buffer				6.59 ha	**6.59 ha**
Conservation	39.23 ha				**39.23 ha**
TOTAL	**39.23 ha**		**5.35 ha**	**25.52 ha**	**70.10 ha**

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Open Space Network

Scale: 1:10,000 @ A3

NORTH

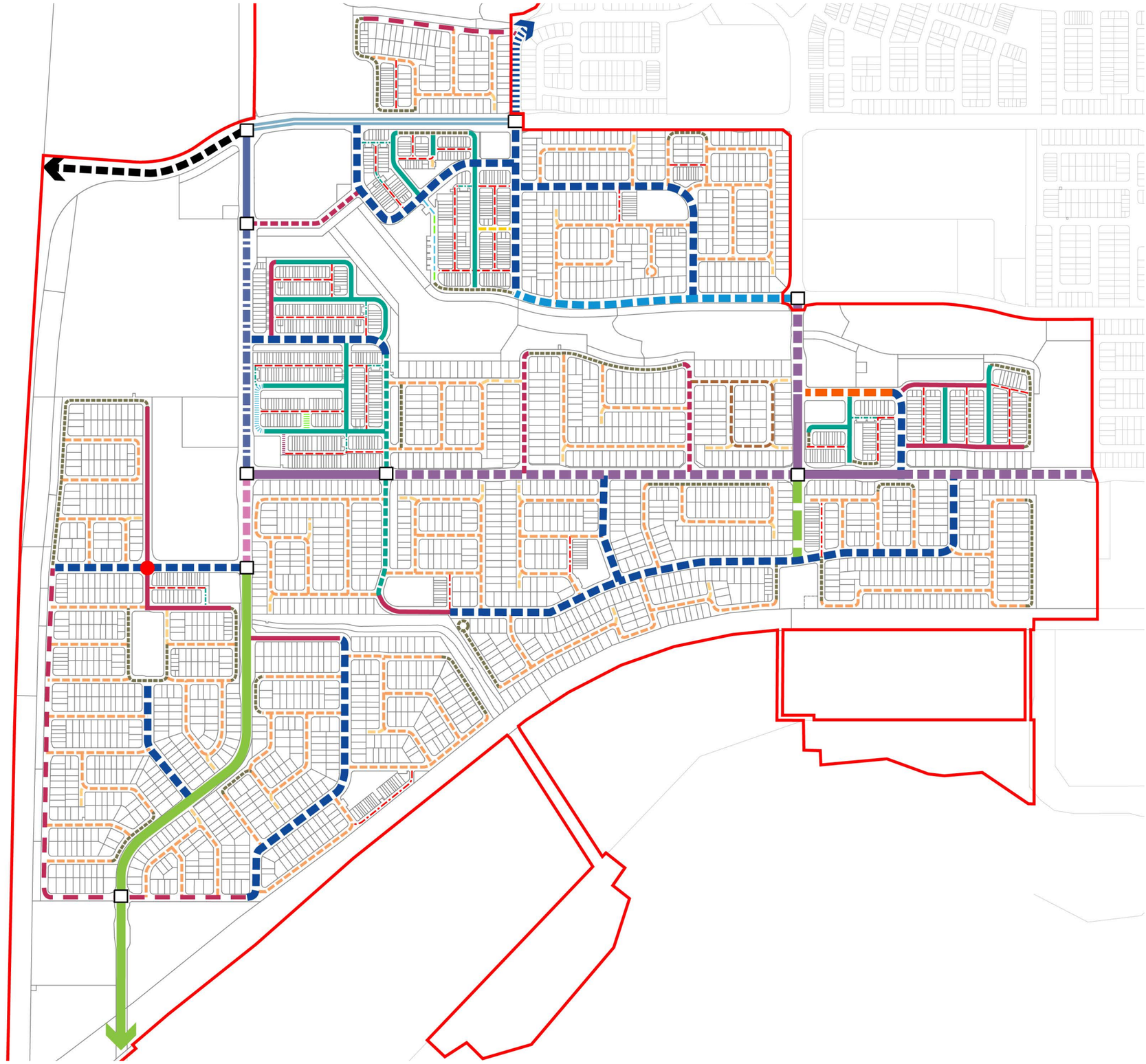
0 100 200 300 400

PROJECT NO: P0004909
DATE: 18.10.2024
DRAWING NO: RN01
REV: 8

APPENDIX I
ROAD HIERARCHY

LEGEND:

APPLICATION BOUNDARY	
SUB-ARTERIAL 2	32.5m minimum
SUB-ARTERIAL 2B	30.4m
SUB-ARTERIAL 5	28.5m
SUB-ARTERIAL 5B	27.9m
TRUNK CONNECTOR B1	22.5m
TRUNK CONNECTOR B2	20.0m
TRUNK CONNECTOR C	21.0m
TRUNK CONNECTOR D	22.5m
TRUNK CONNECTOR E	25.0m
NEIGHBOURHOOD CONNECTOR A	20.0m
NEIGHBOURHOOD CONNECTOR B	22.5m
NEIGHBOURHOOD CONNECTOR C	18.0m
NEIGHBOURHOOD CONNECTOR D	25m
ACCESS STREET A	17.5m
ACCESS STREET B	17.5m
ACCESS STREET C	14.25m
ACCESS STREET D	18.65m
ACCESS STREET H	14.8m
ACCESS STREET - URBAN A	17.5m
ACCESS STREET - URBAN B	16.0m
ACCESS STREET - STANDARD	16.0m
ACCESS STREET - STANDARD	15.5m
ACCESS STREET - ESPLANADE	13.5m
ACCESS STREET - URBAN ESPLANADE	14.3m
ACCESS STREET - URBAN ESPLANADE B	14.0m
ACCESS STREET - URBAN ESPLANADE C	21.6m
ACCESS STREET - URBAN ESPLANADE D	14.55m
LANEWAY LINK C	20.0m
LANEWAY LINK	14.8m
SHARED VEHICULAR / PEDESTRIAN ACCESS	12.0m
LANEWAY LINK B	13.0m
LANEWAY	10.5m
LANEWAY	8.0m
SIGNALISED INTERSECTION	
ROUNDABOUT INTERSECTION	



URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Road Network Hierarchy

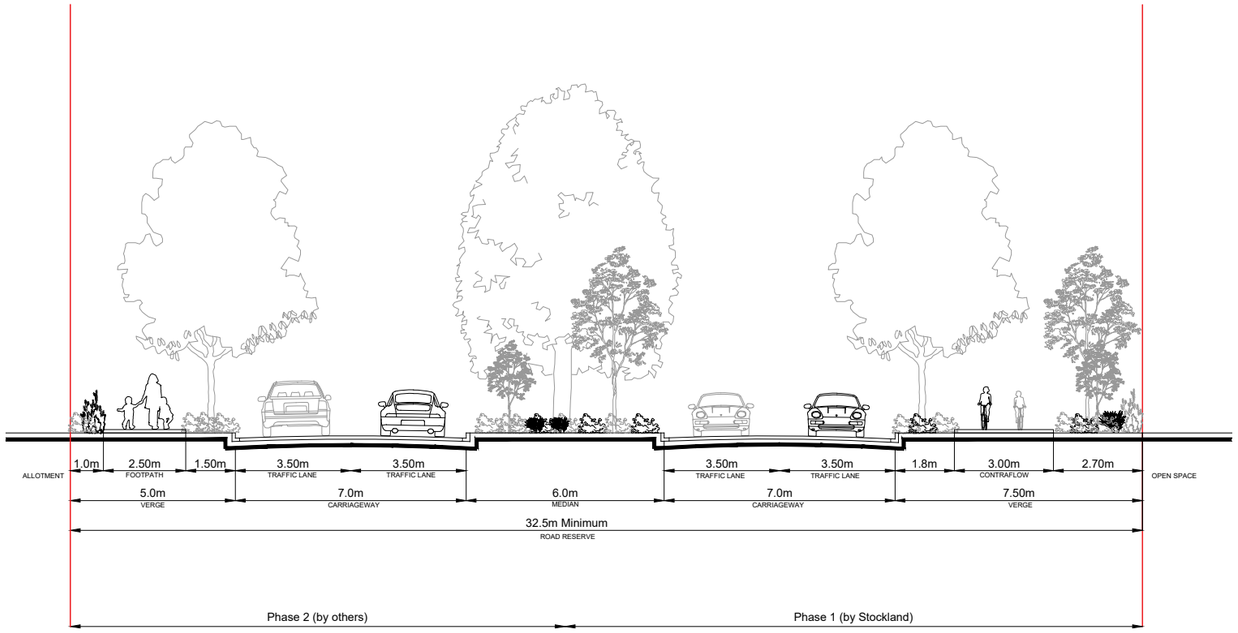
Scale: 1:8000 @ A3

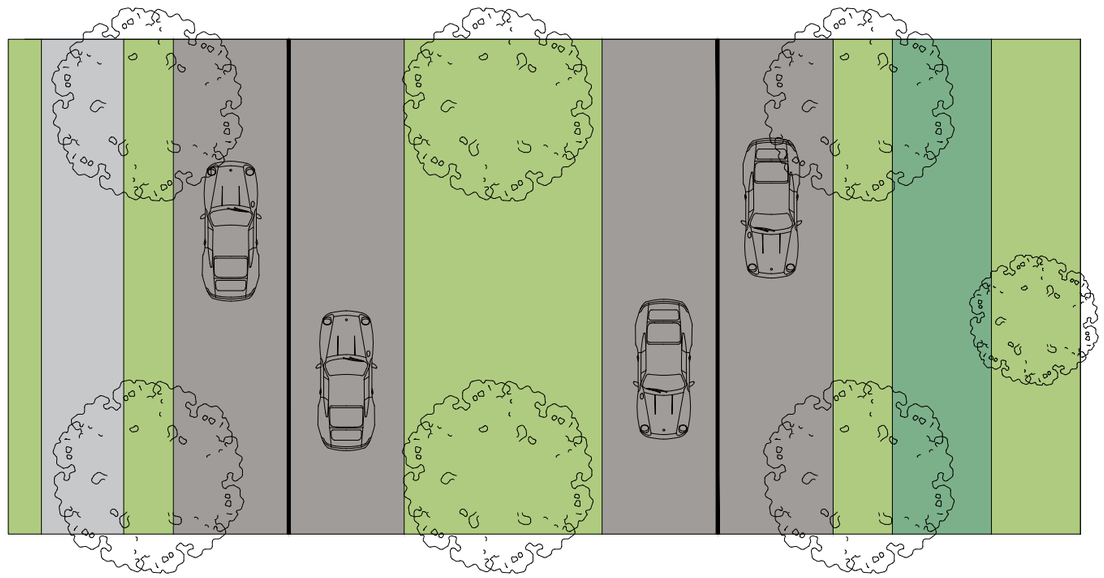
0 100 200 300 400

NORTH

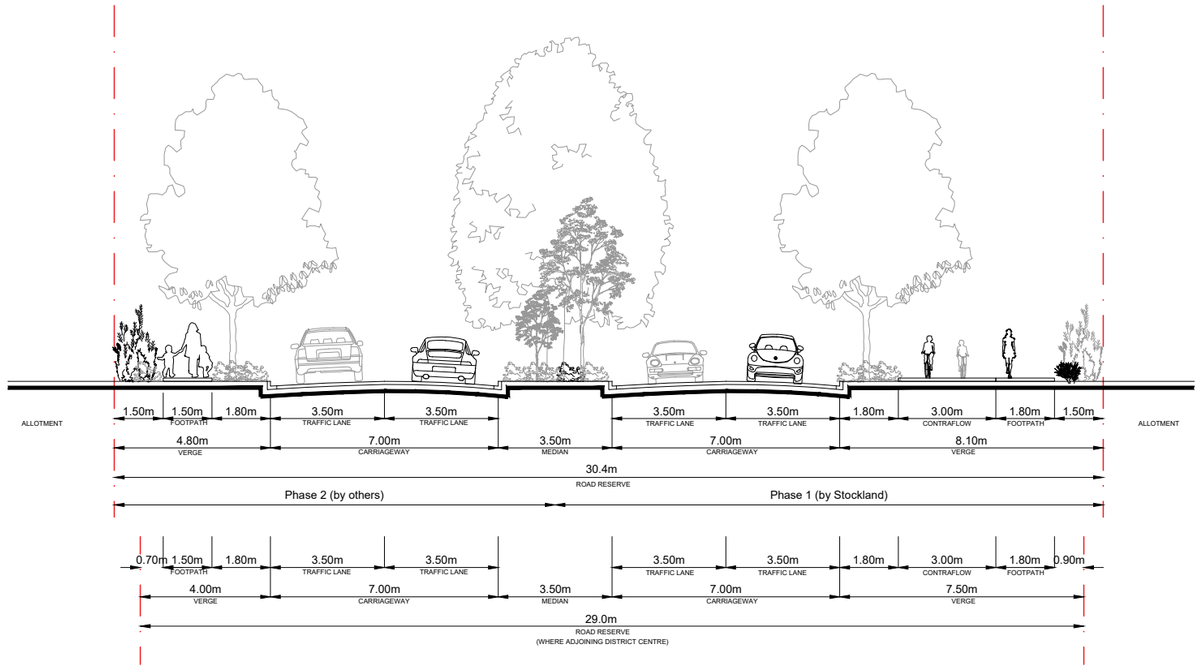
PROJECT NO: P0004909
DATE: 18.10.2024
DRAWING NO: RN01
REV: 12

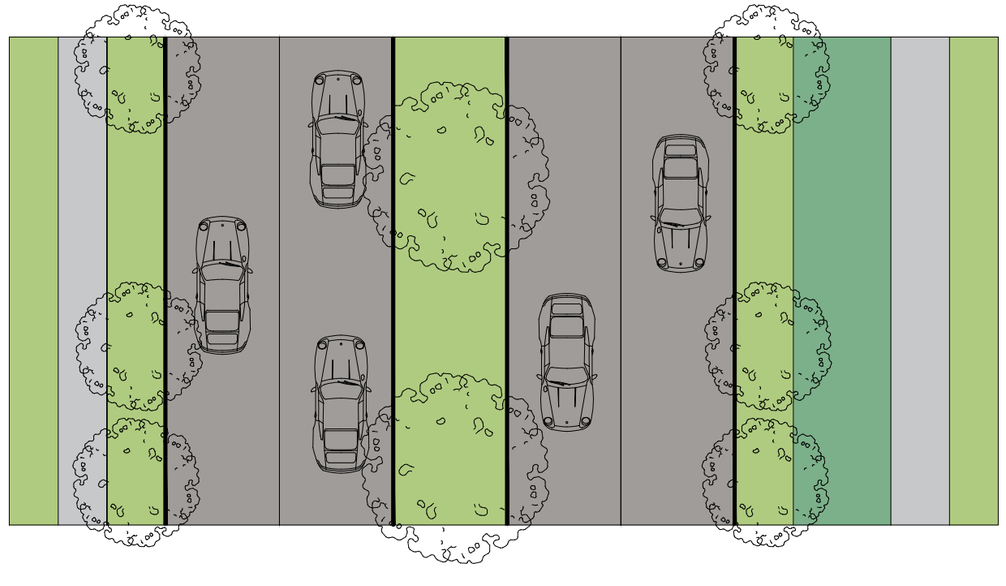
SUB-ARTERIAL 2
32.5M





SUB-ARTERIAL 2B
30.4M



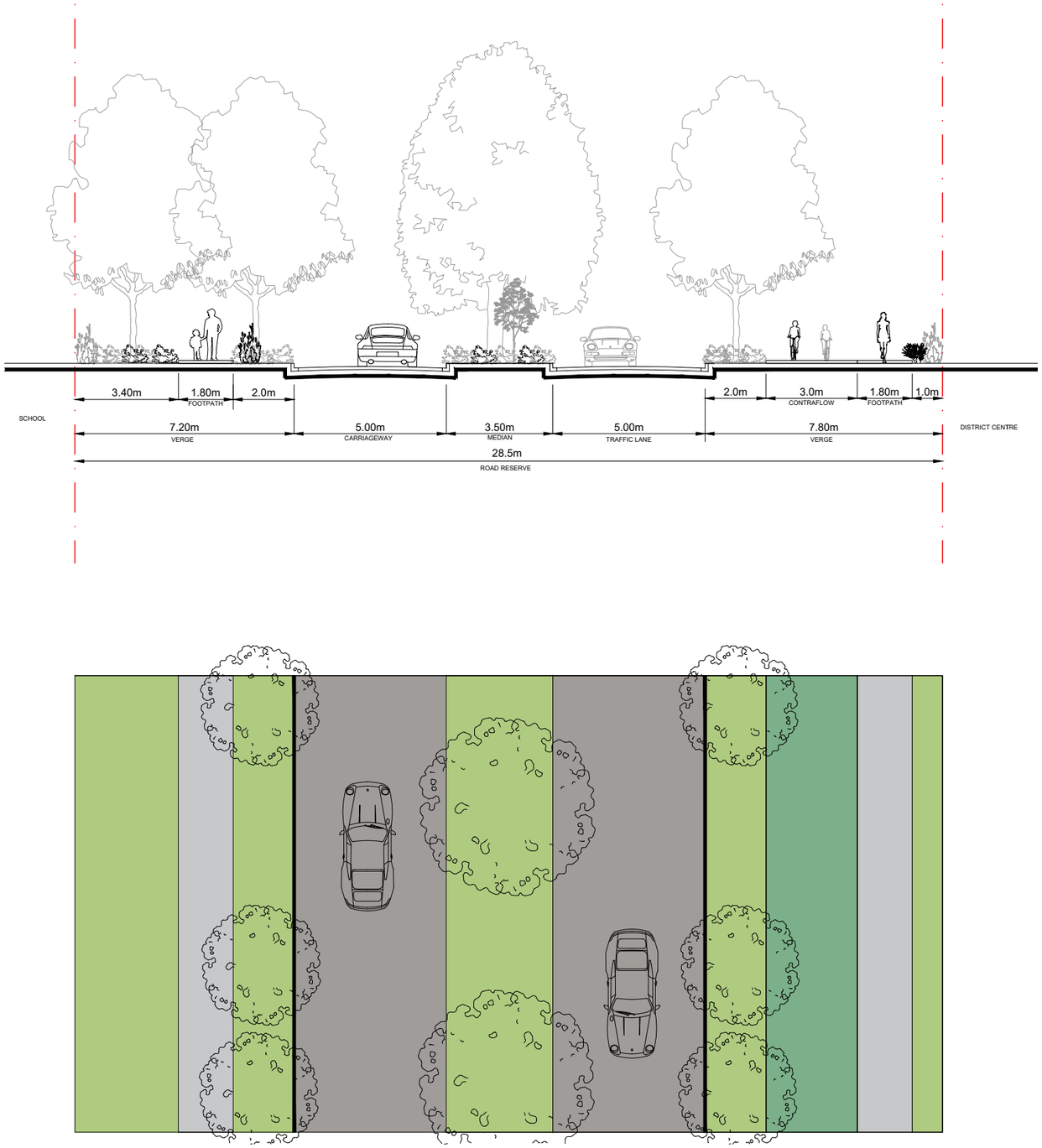


URBIS

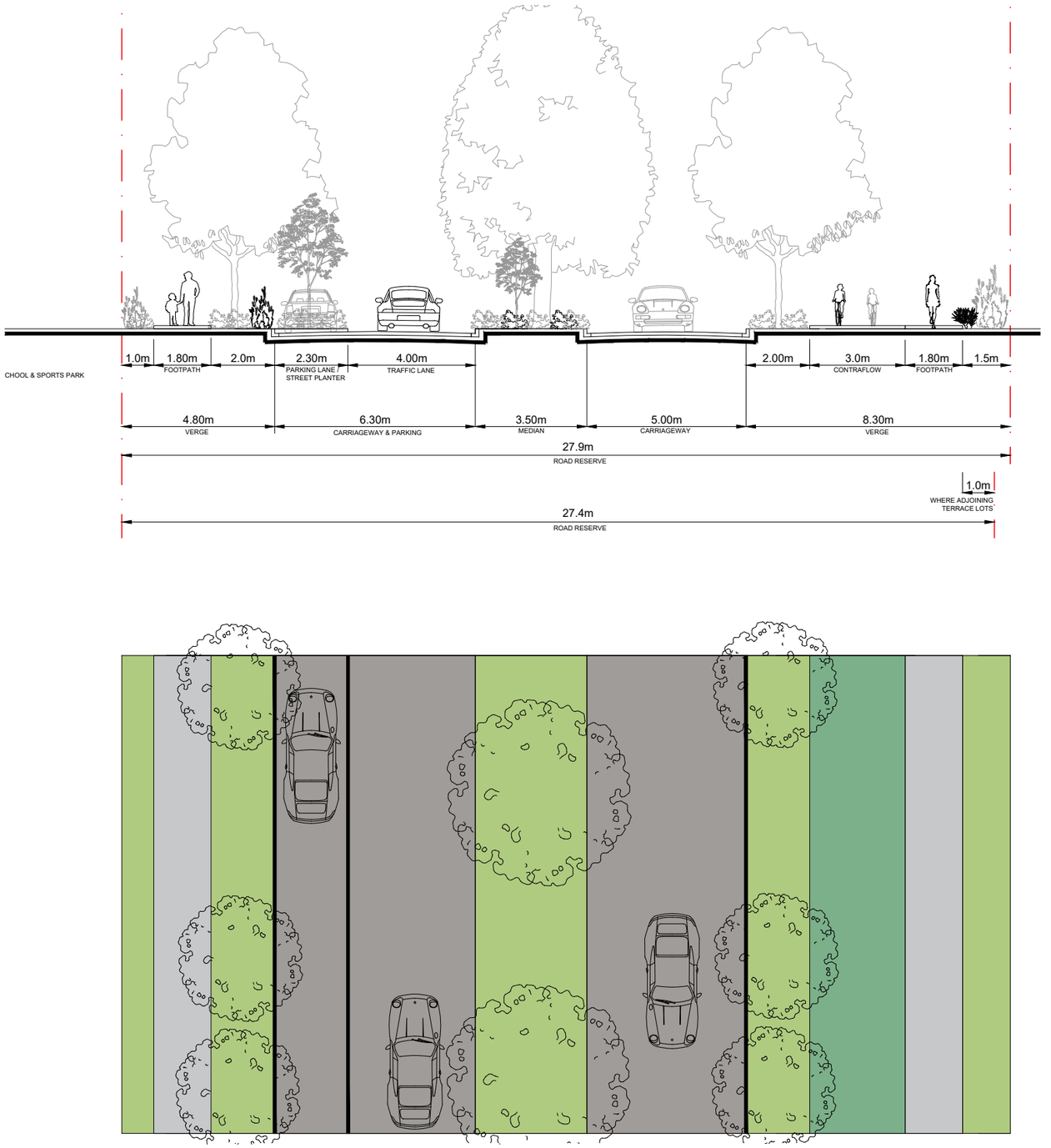
AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-01

SUB-ARTERIAL 5
28.5M



SUB-ARTERIAL 5B
27.9M

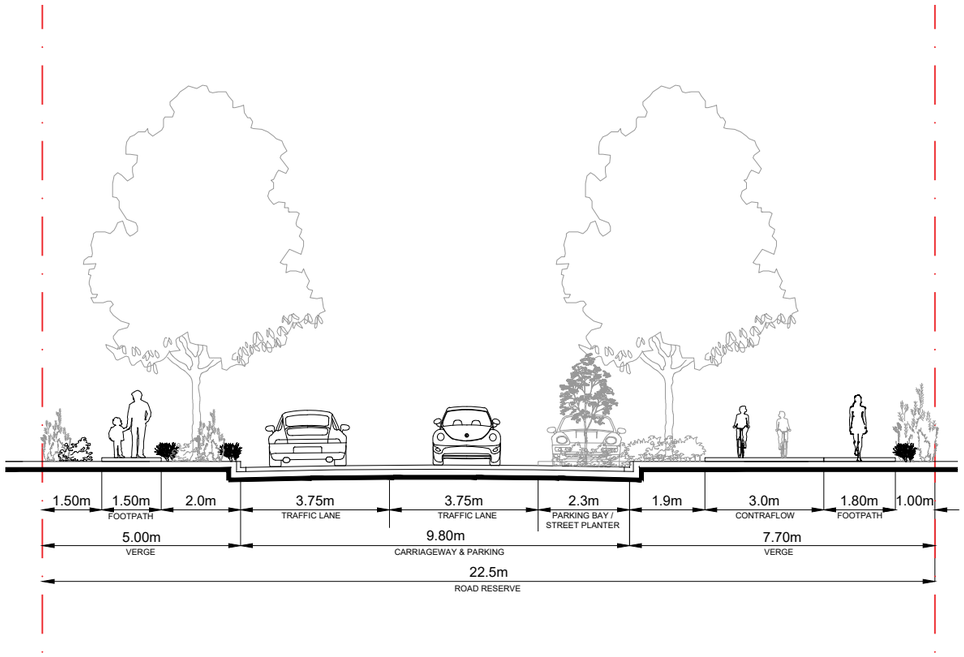


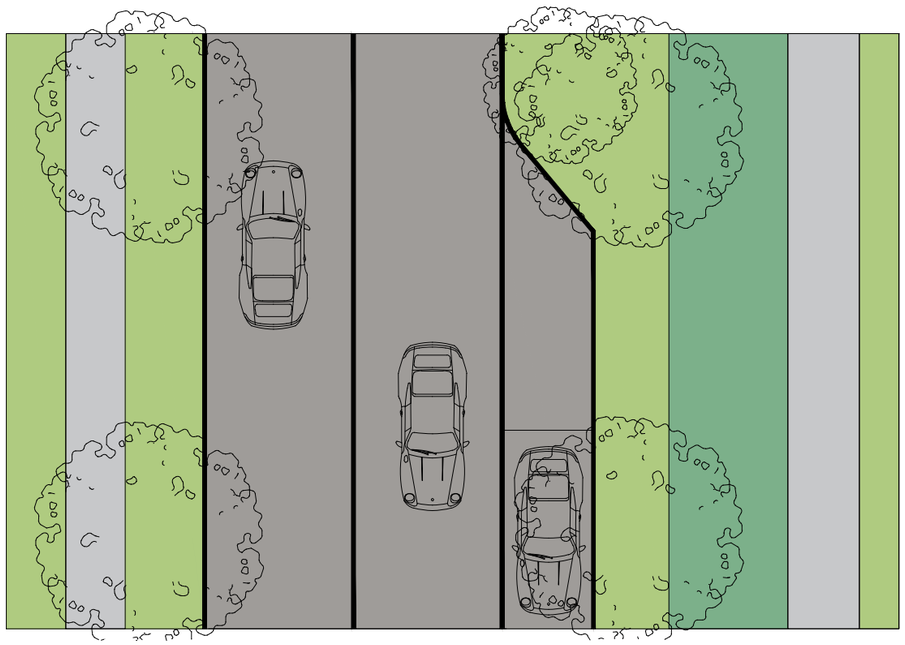
URBIS

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

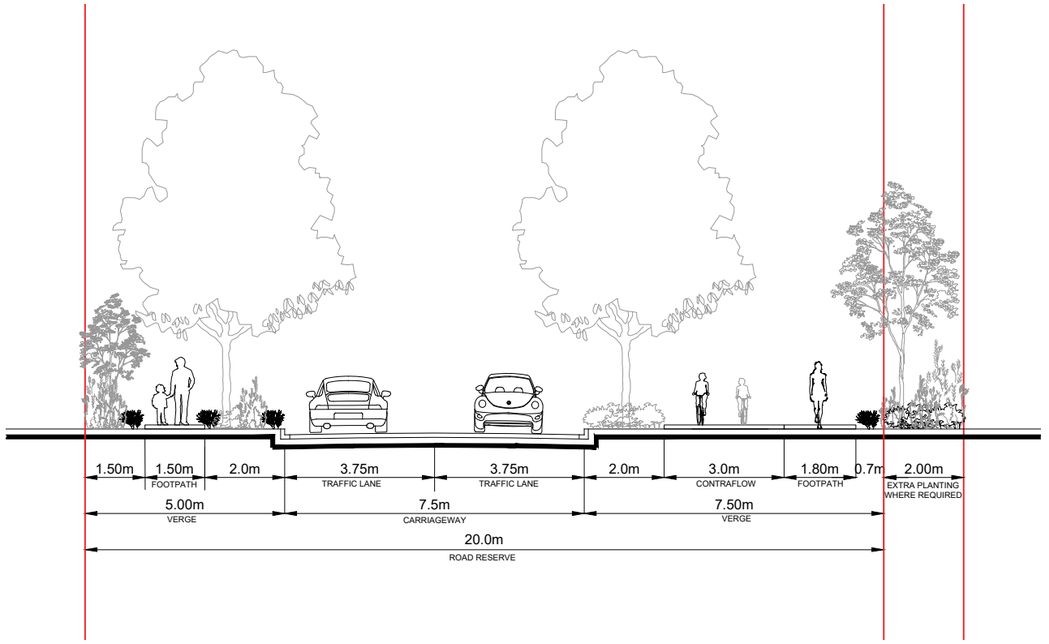
DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-02

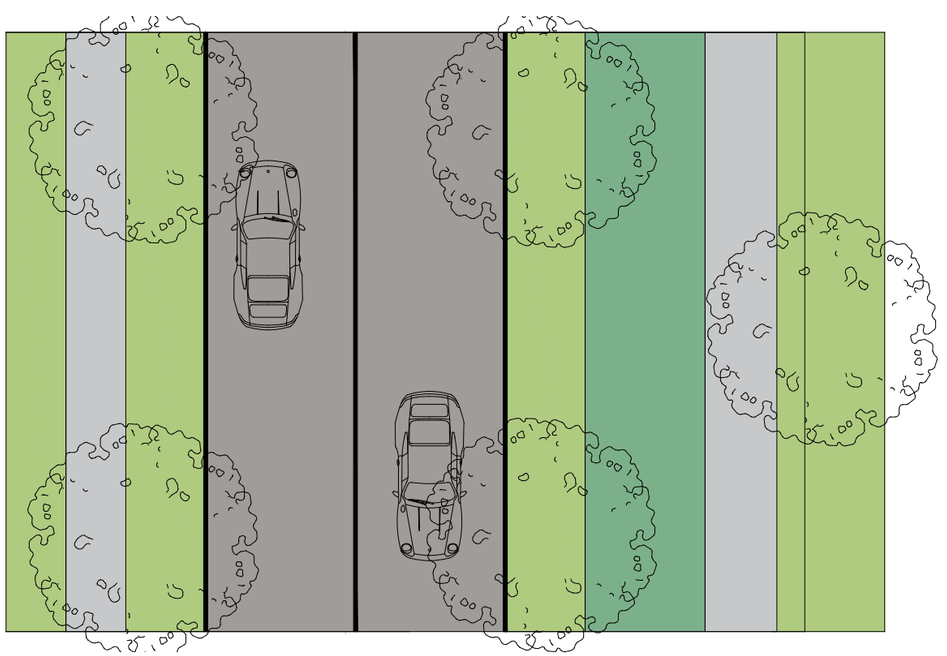
TRUNK CONNECTOR B1
22.5M





TRUNK CONNECTOR B2
20.0M



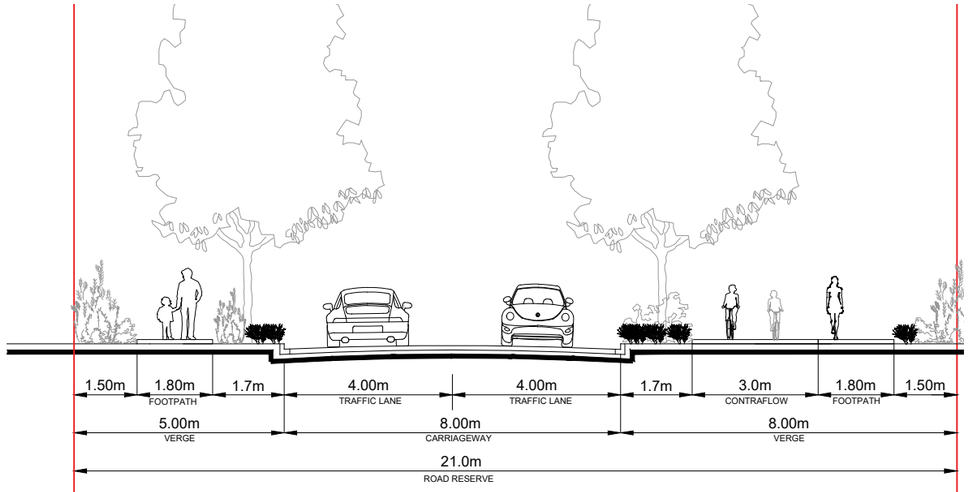


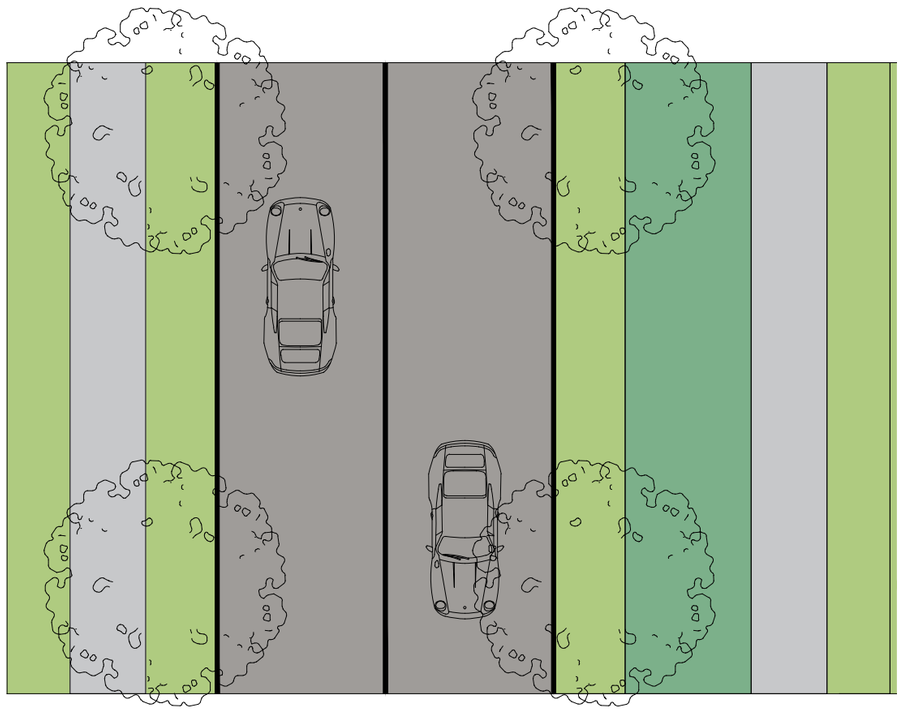
URBIS

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

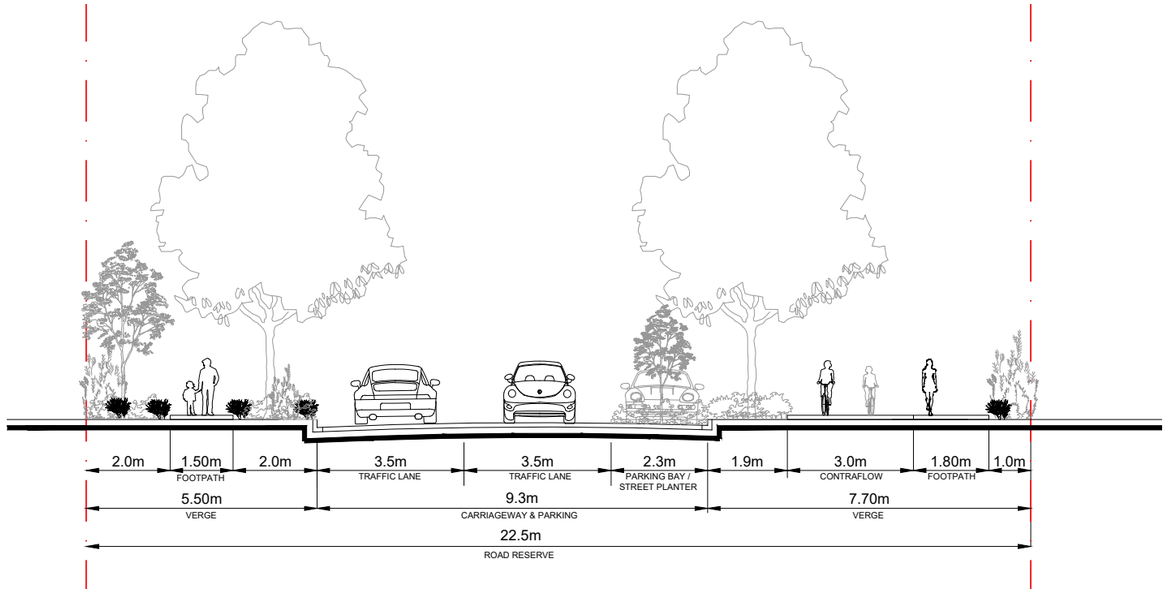
DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-03

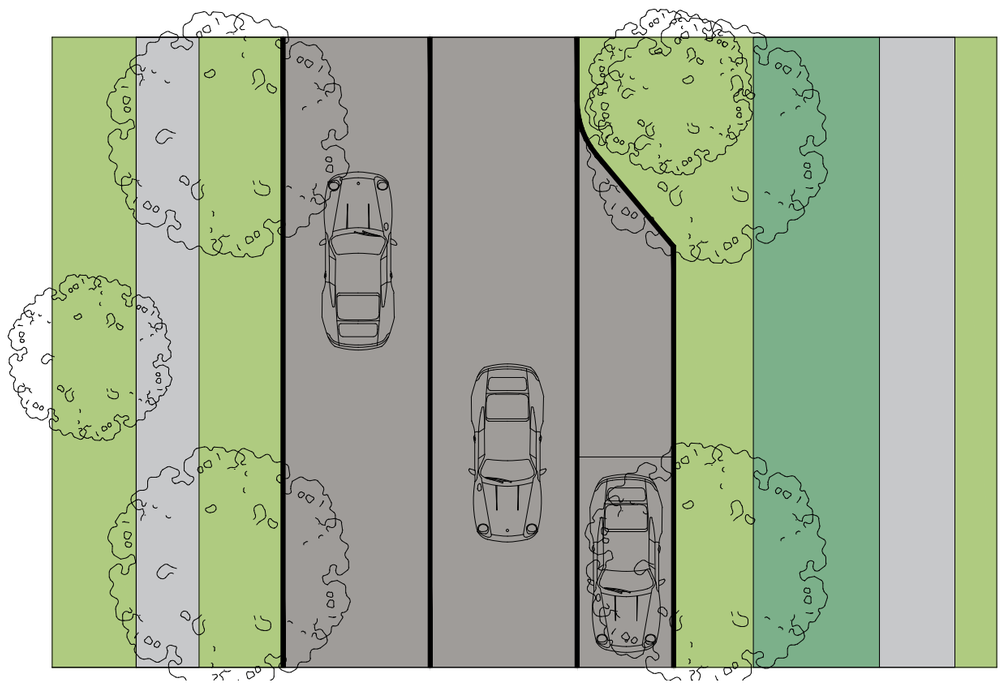
TRUNK CONNECTOR C
21.0M





TRUNK CONNECTOR D
22.5M



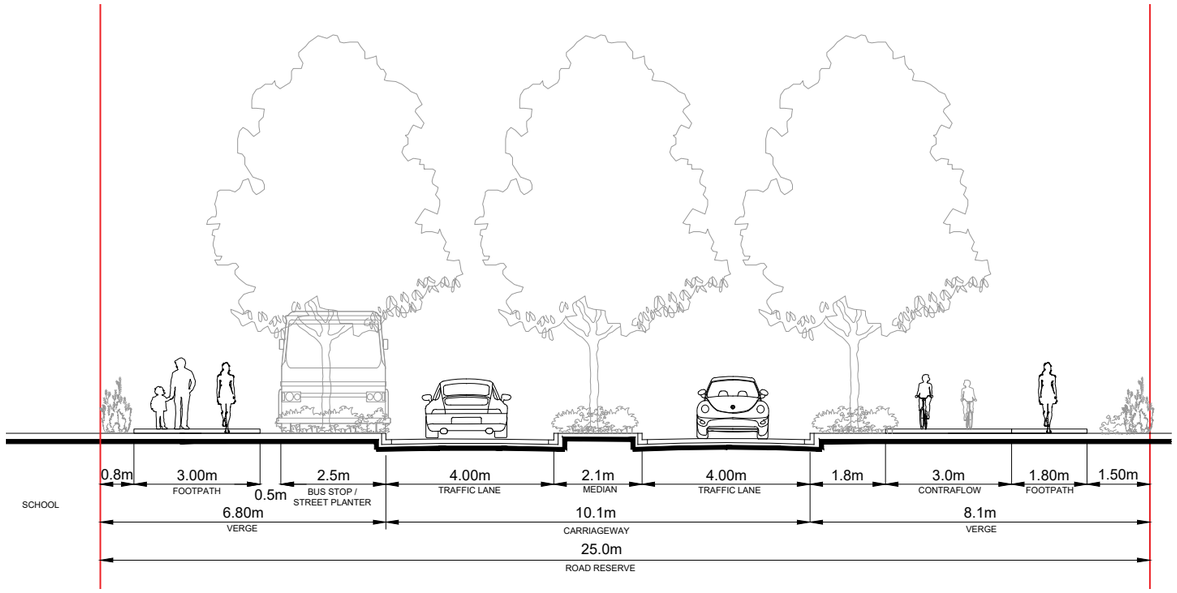


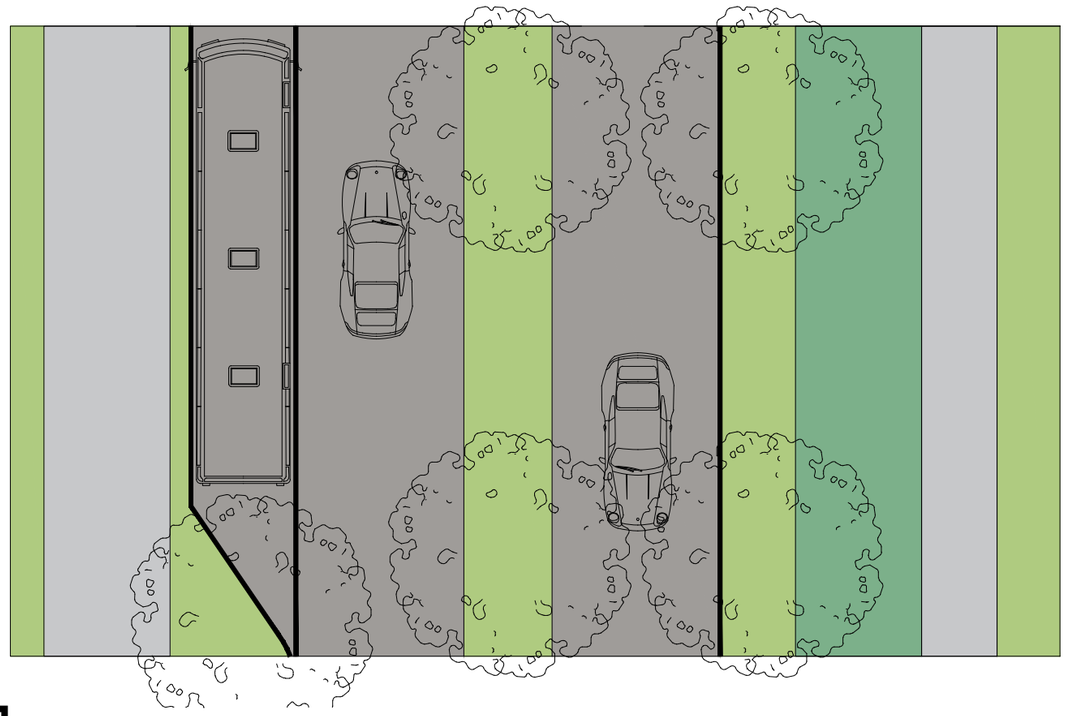
URBIS

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-04

TRUNK CONNECTOR E
25.0M



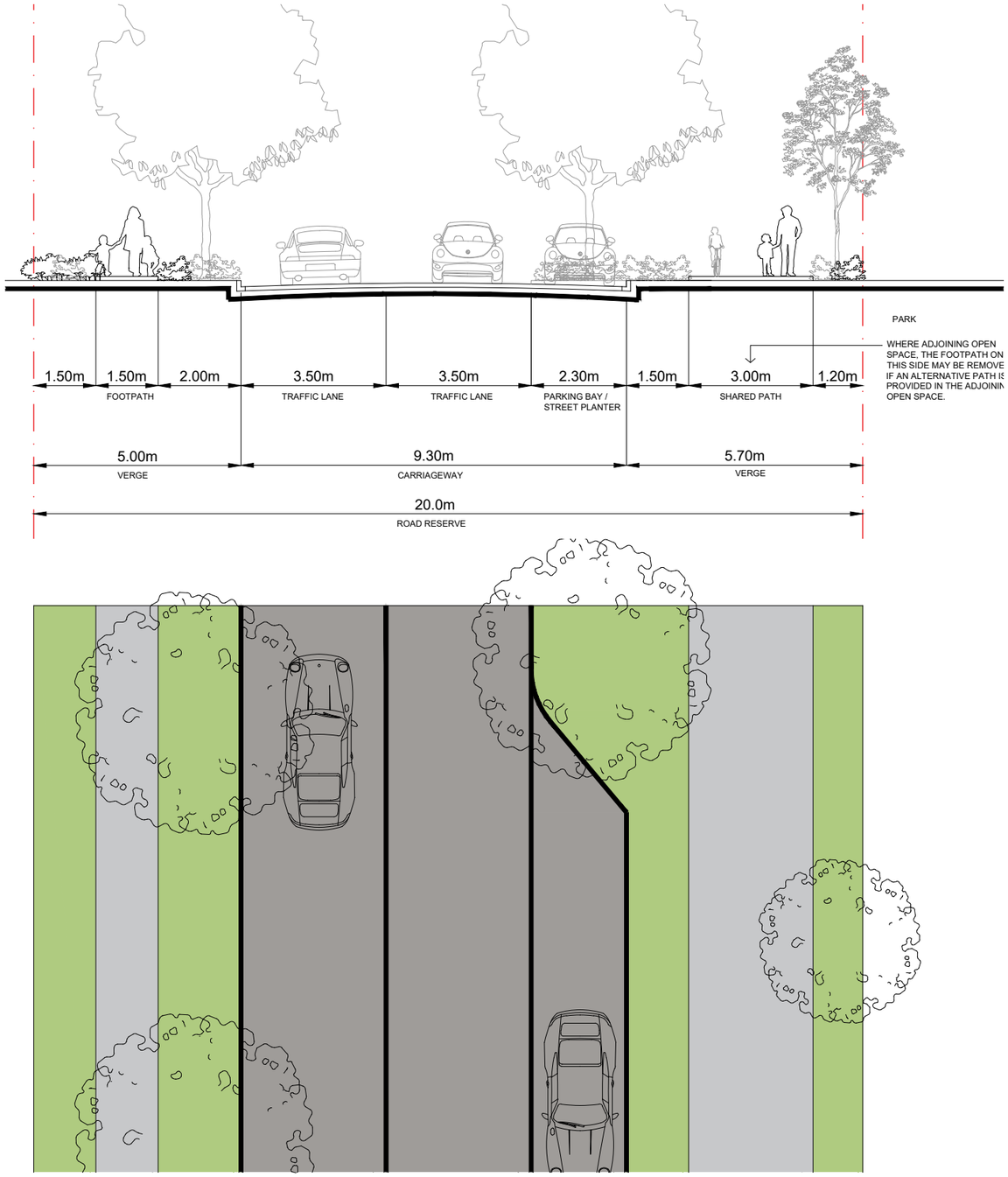


URBIS

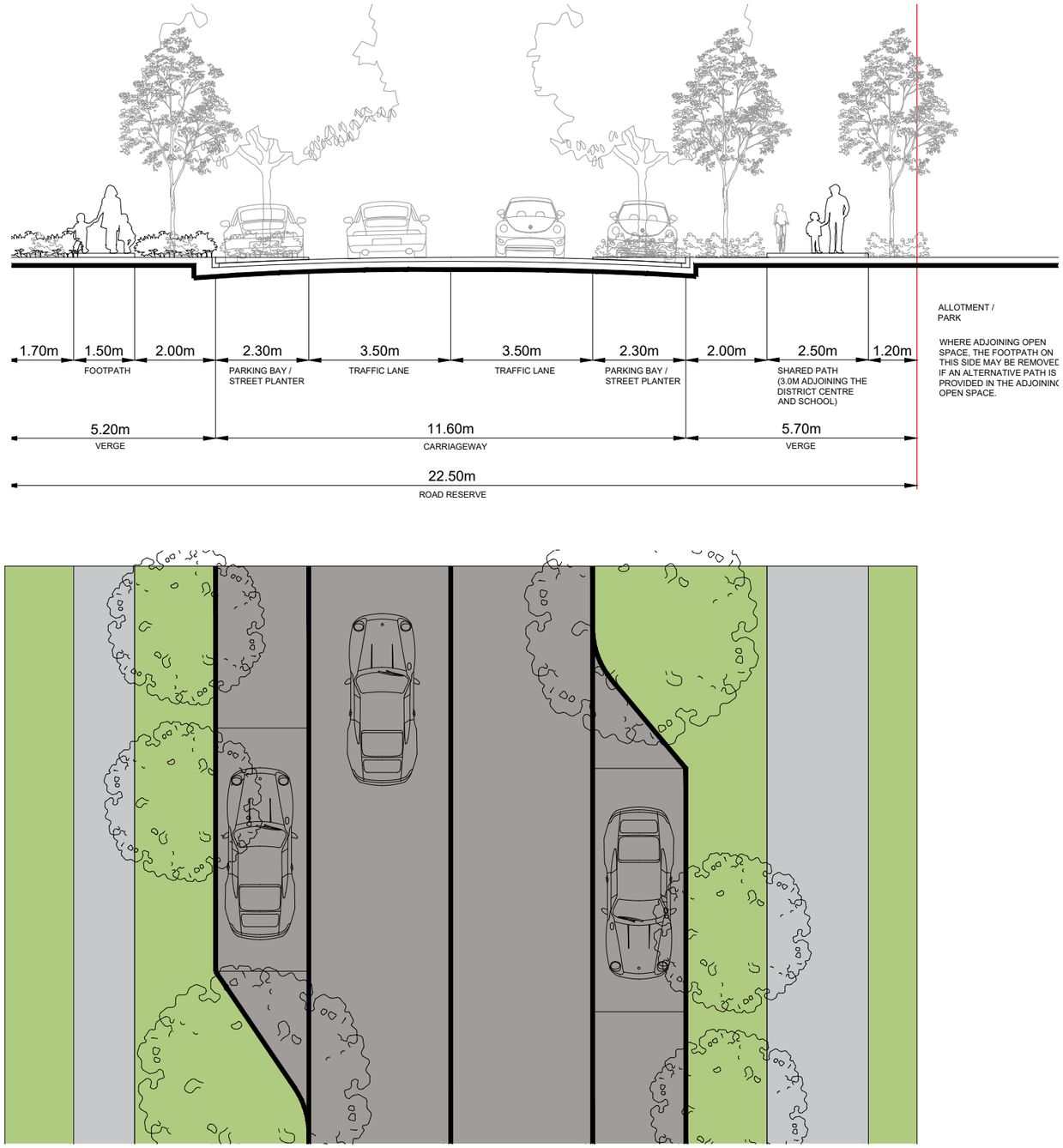
AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-05

NEIGHBOURHOOD CONNECTOR A
20.0M



NEIGHBOURHOOD CONNECTOR B
22.5M

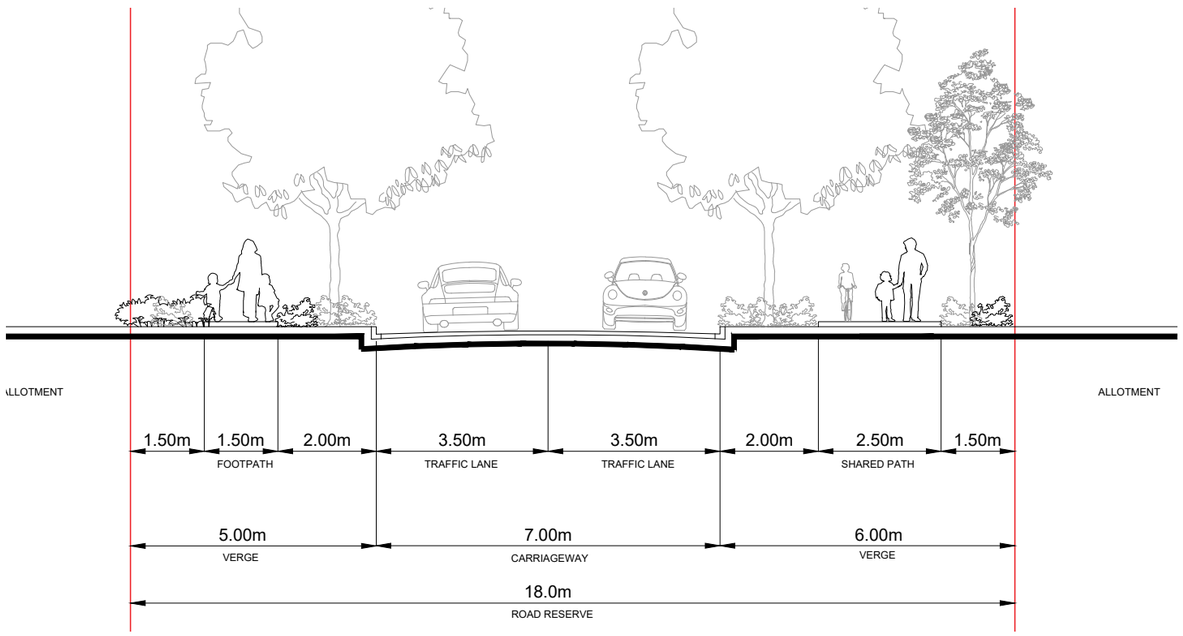


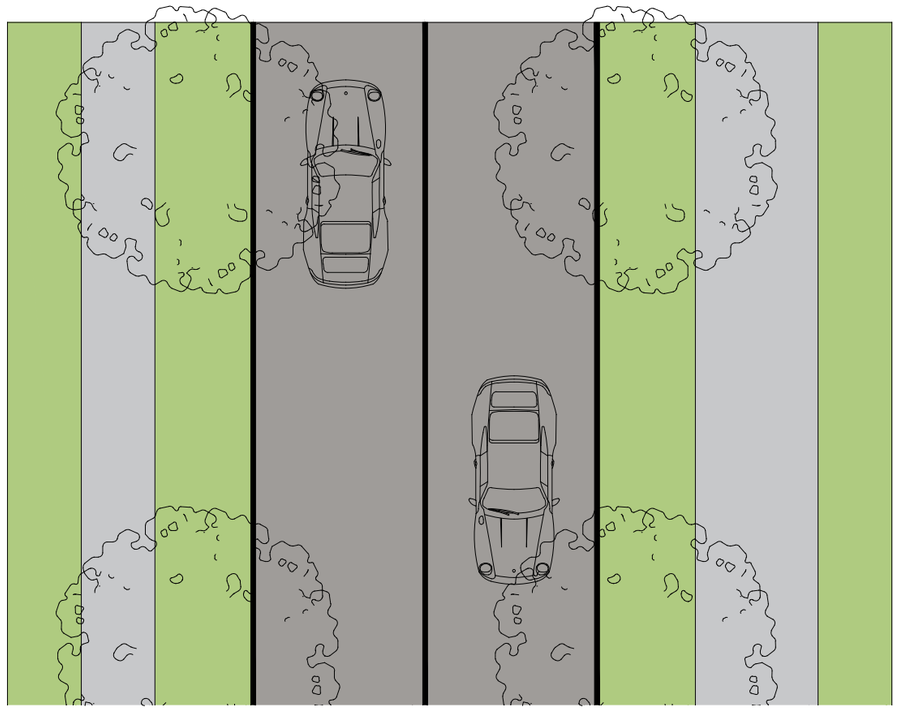
URBIS

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

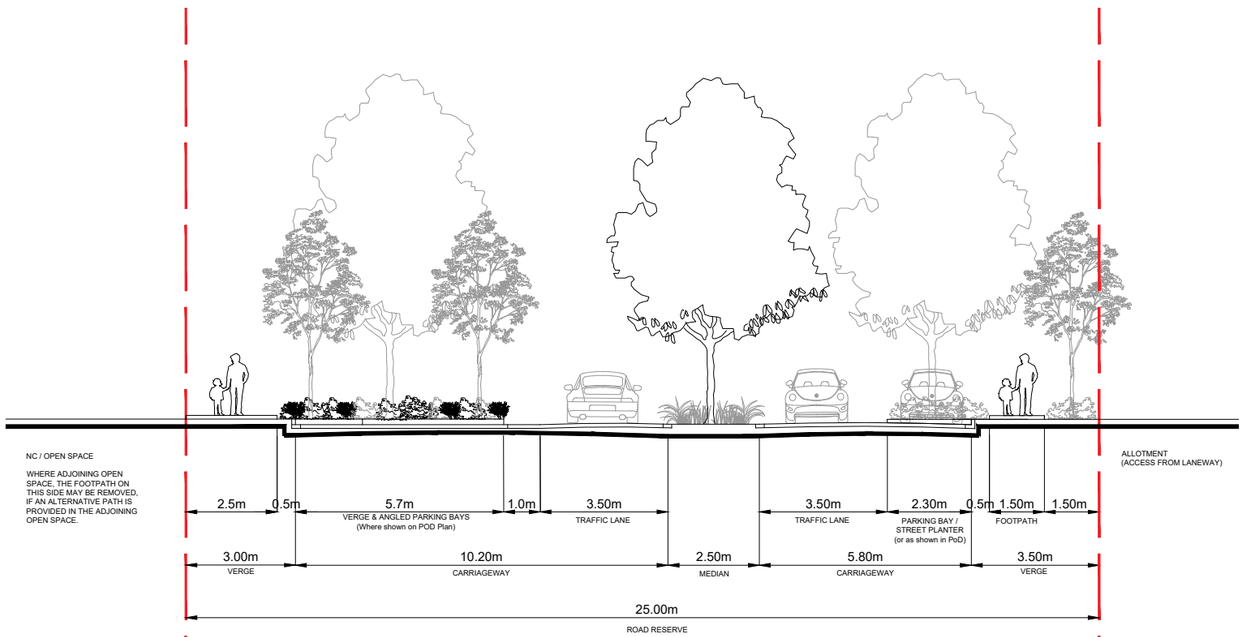
DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-06

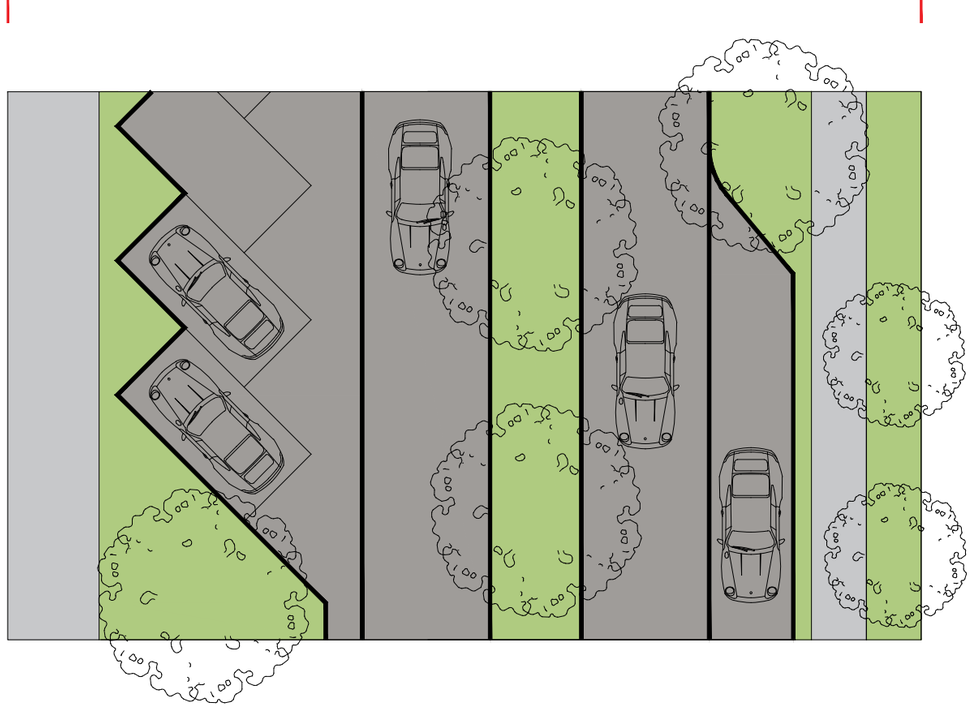
NEIGHBOURHOOD CONNECTOR C
18.0M





NEIGHBOURHOOD CONNECTOR D
25M



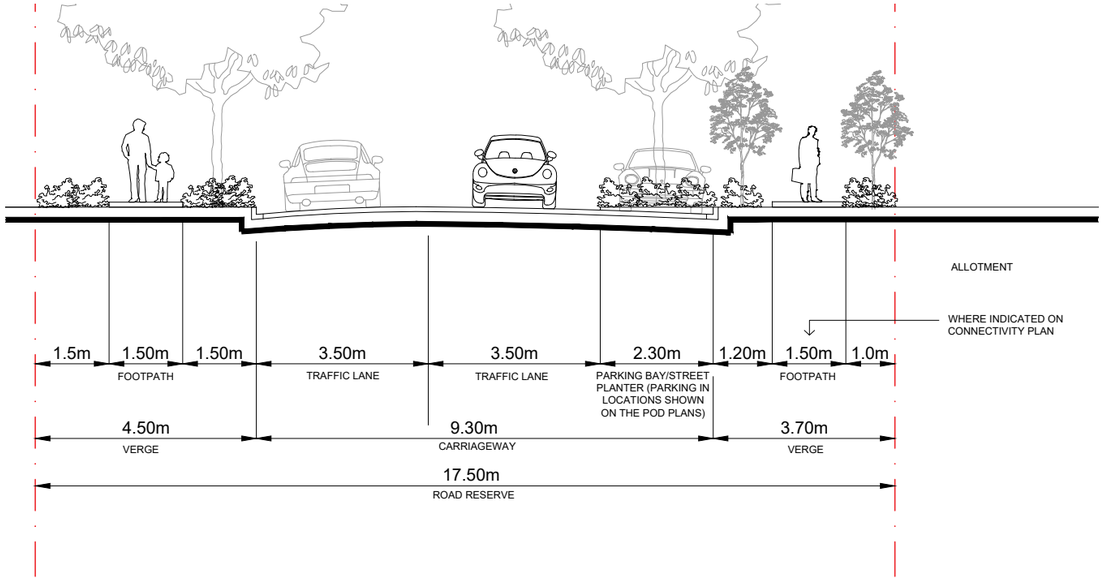


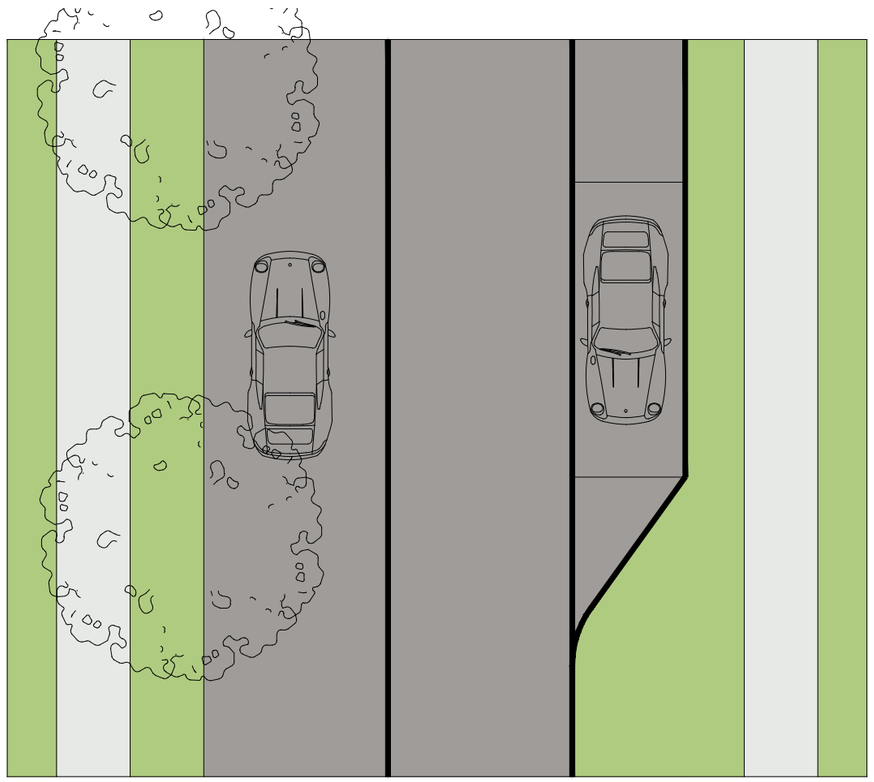
URBIS

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

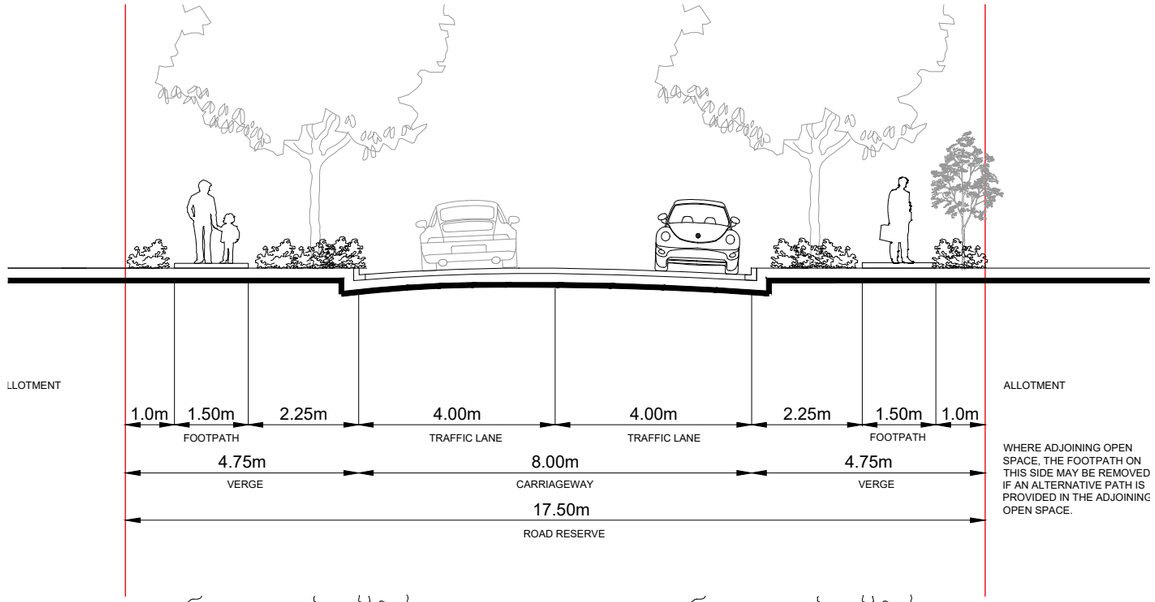
DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-07

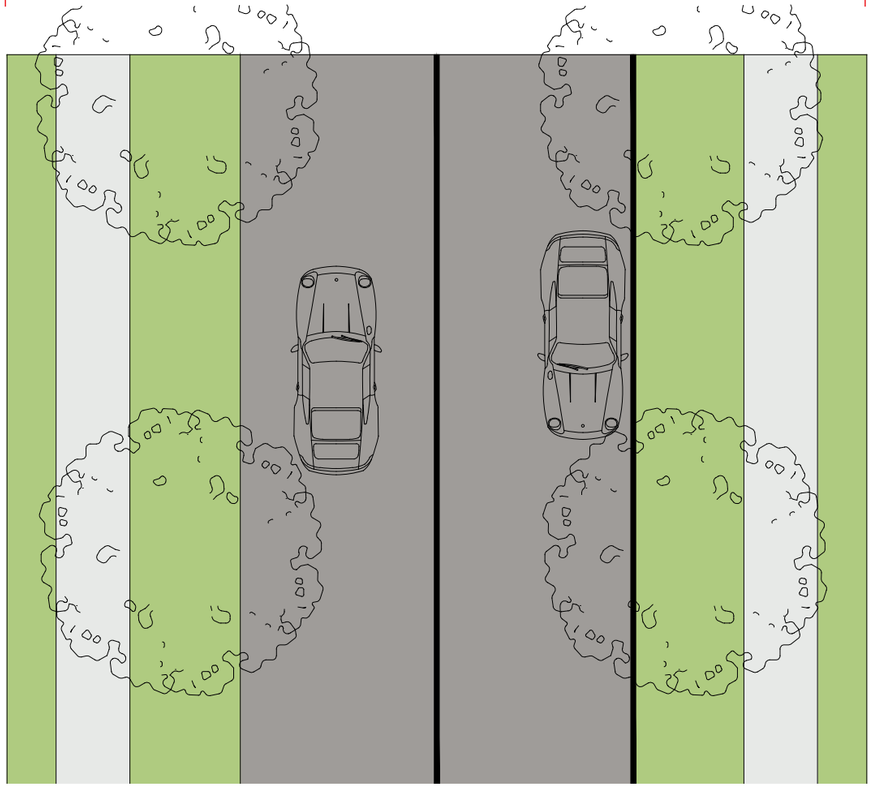
ACCESS STREET A
17.5M





ACCESS STREET B
17.5M



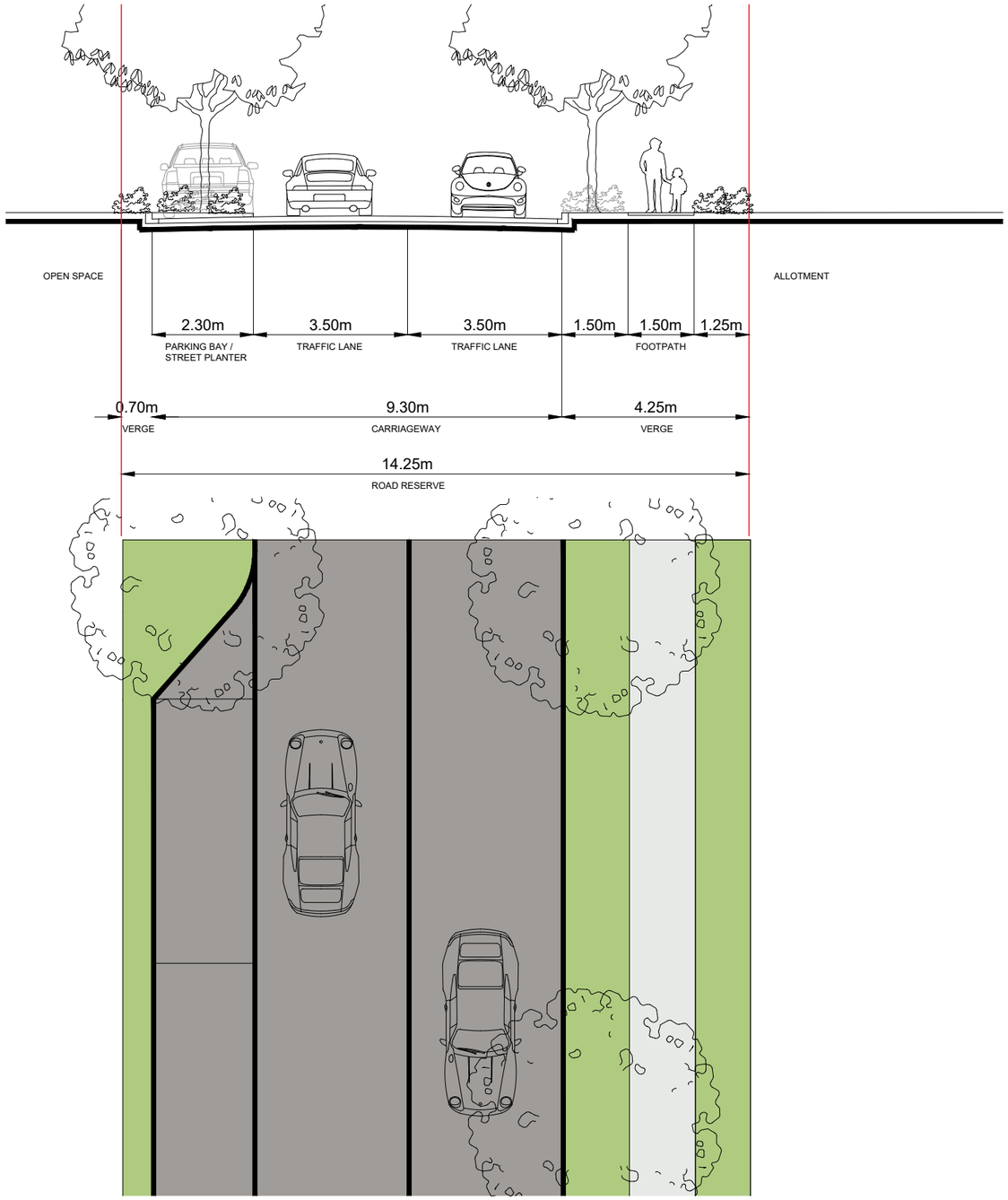


URBIS

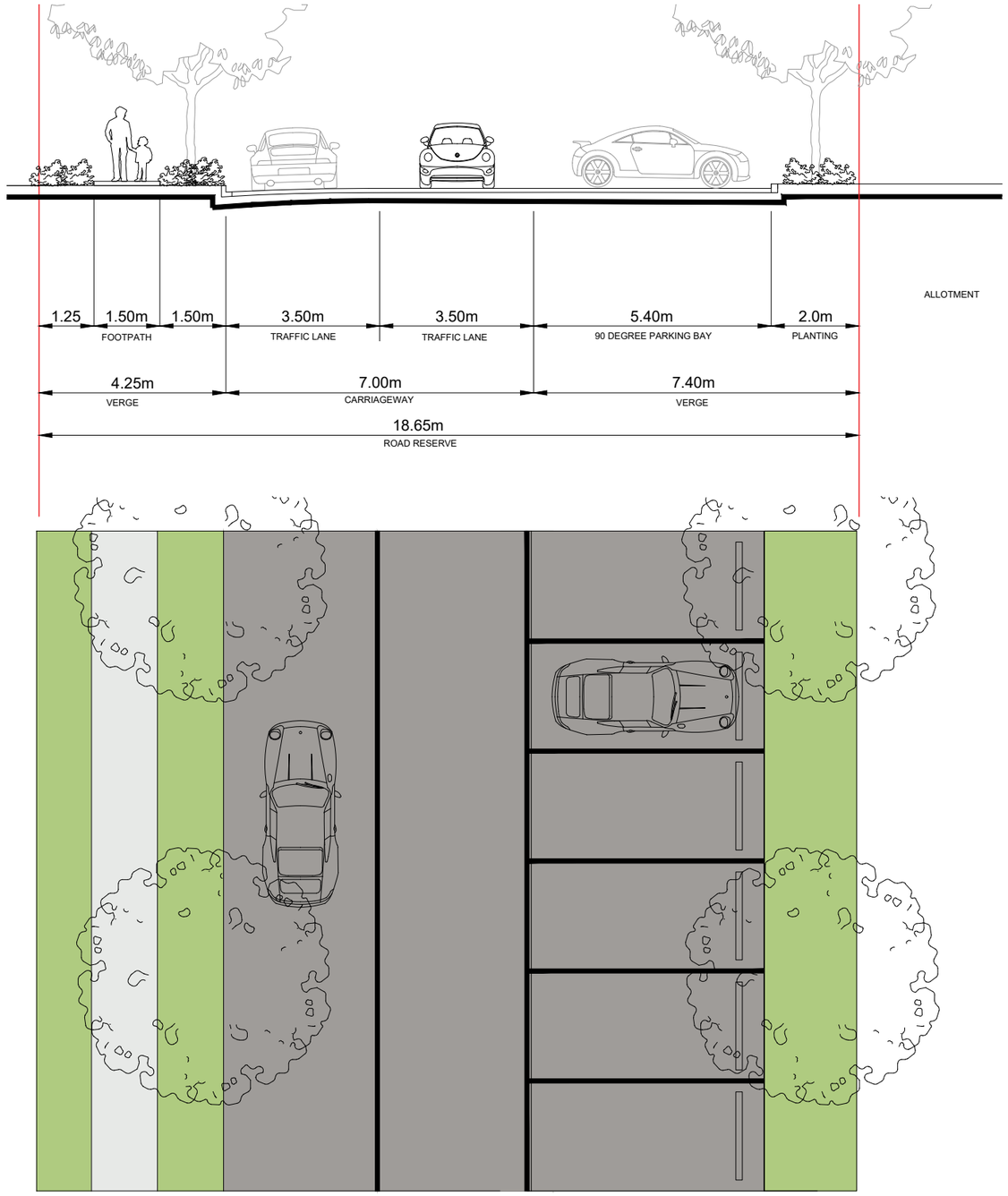
AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-08

ACCESS STREET C
14.25M



ACCESS STREET D
18.65M

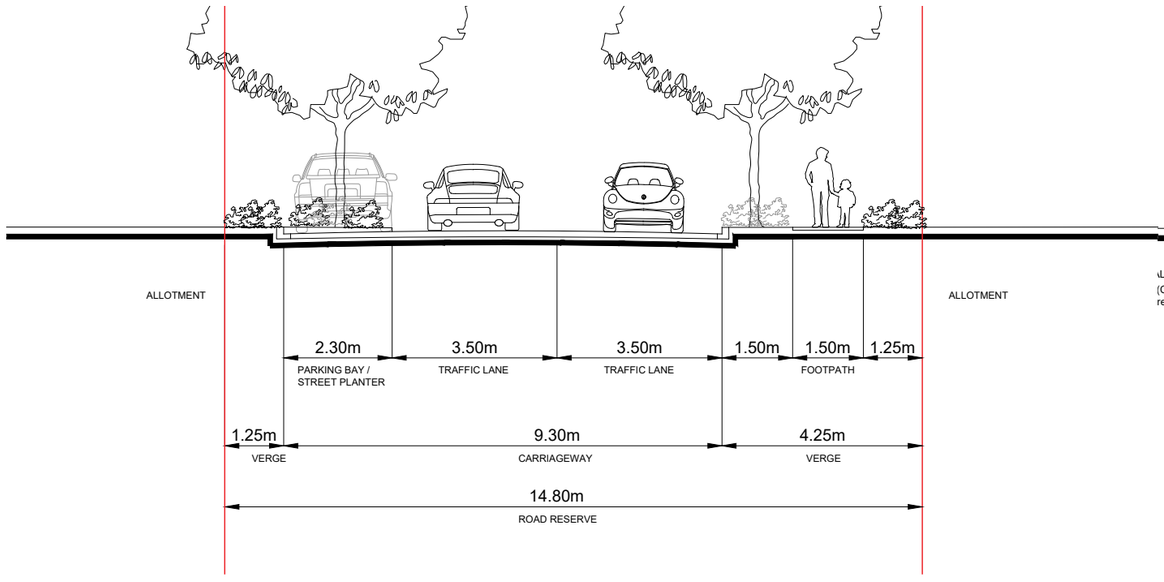


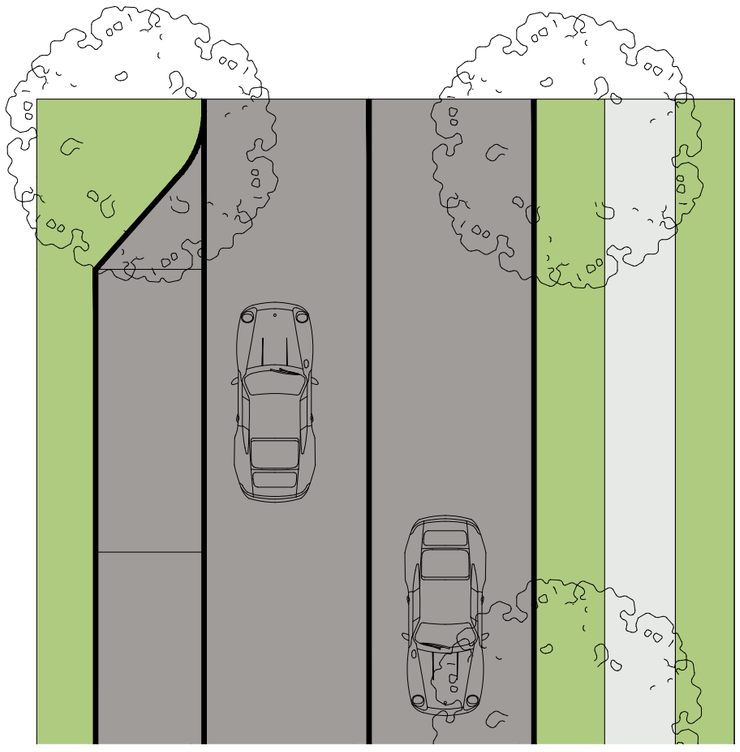
URBIS

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

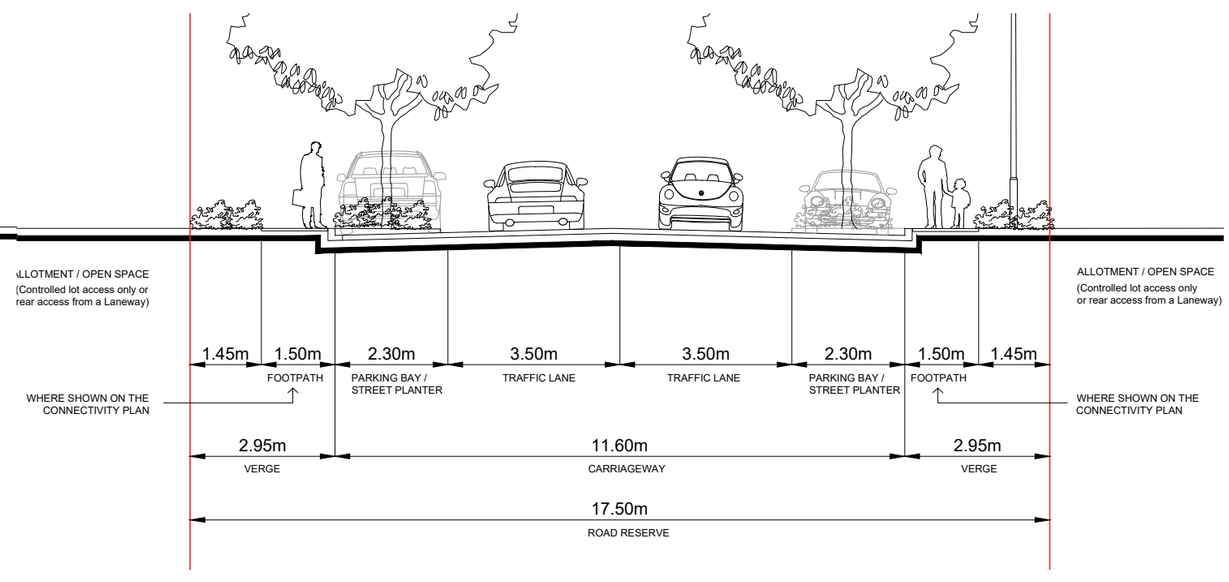
DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-09

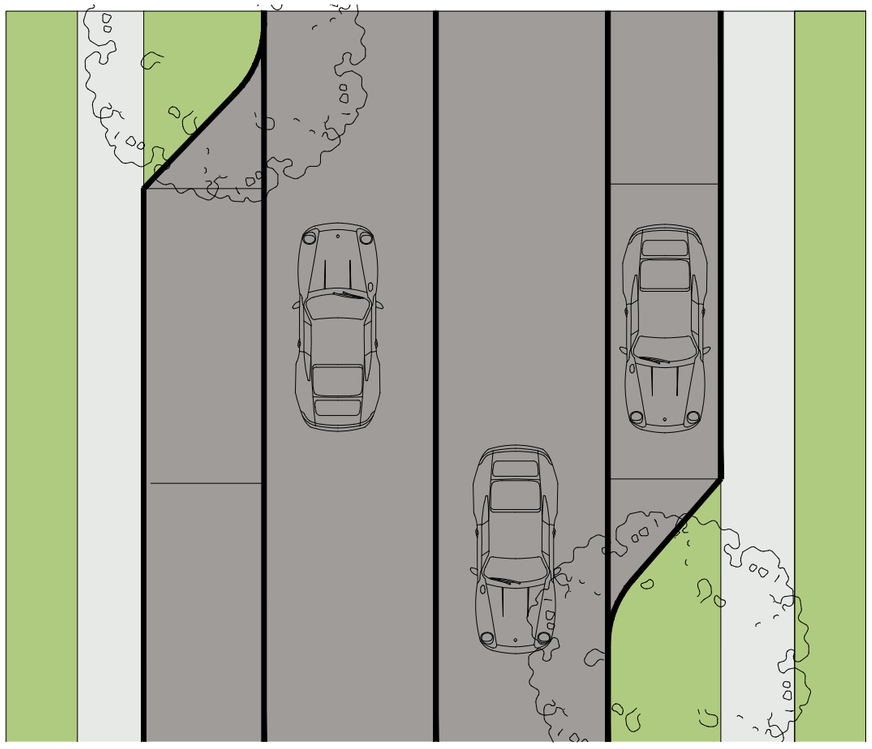
ACCESS STREET H
14.8M





ACCESS STREET - URBAN A
17.5M



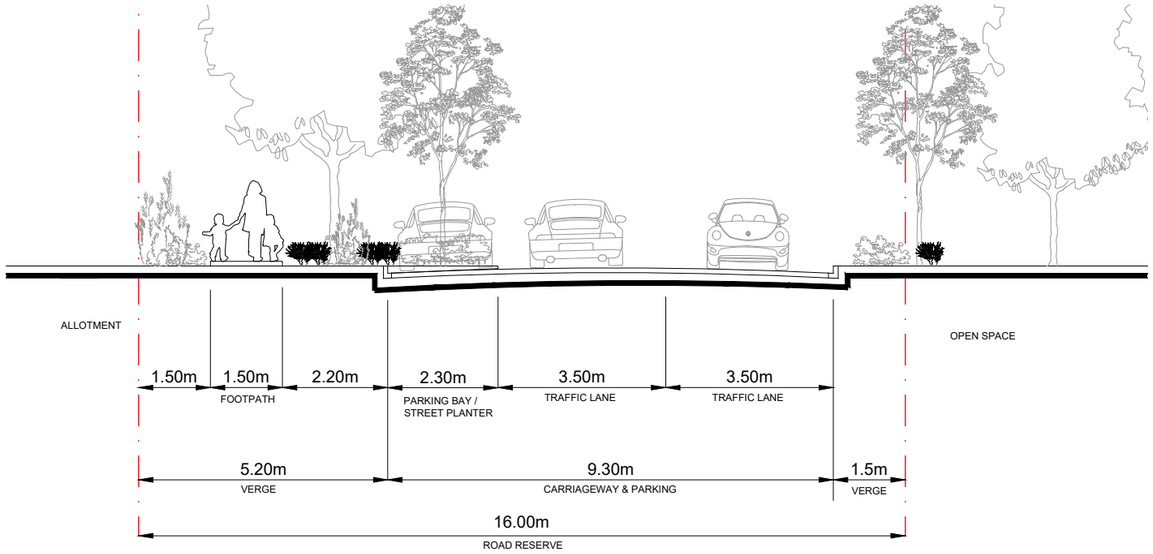


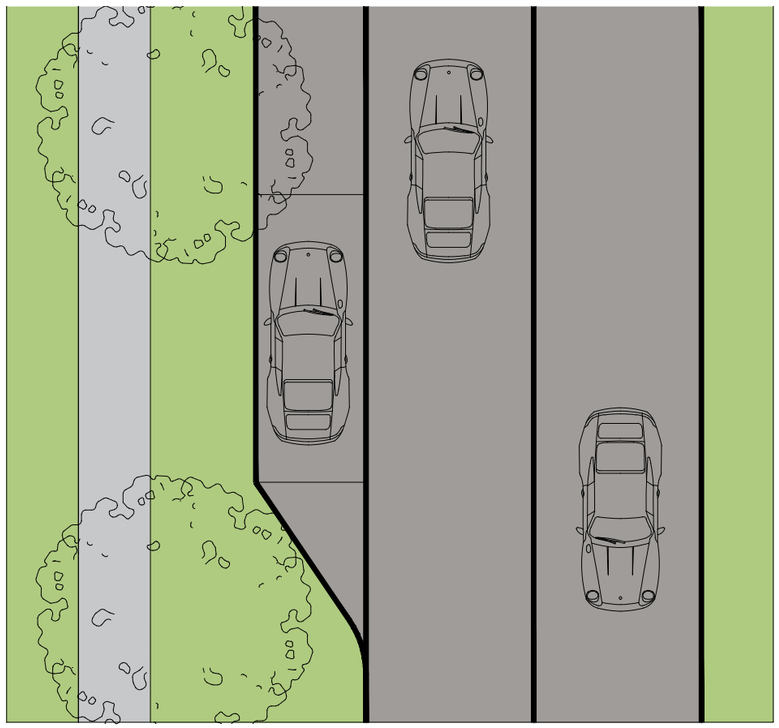
URBIS

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

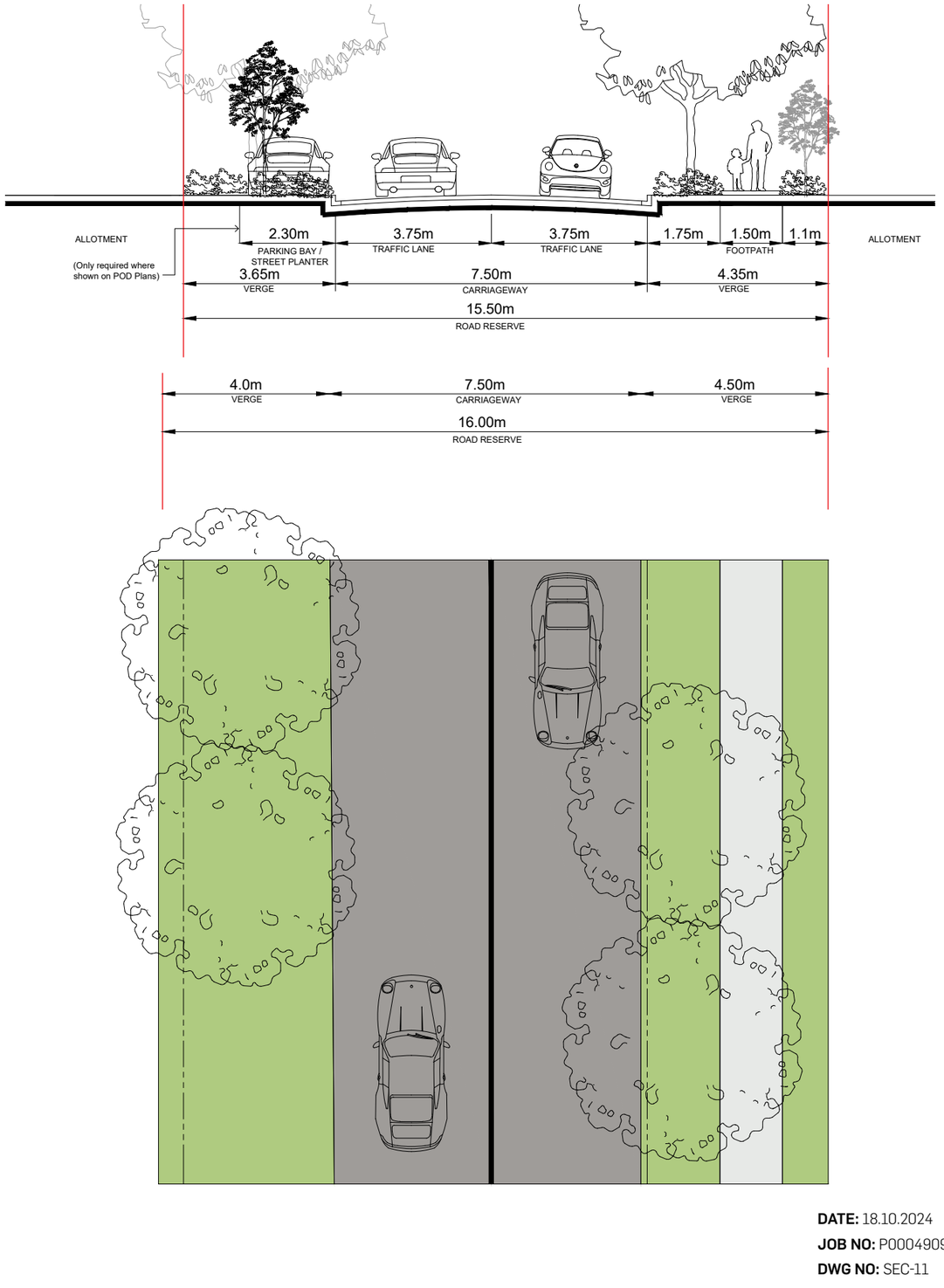
DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-10

ACCESS STREET - URBAN B
16.0M





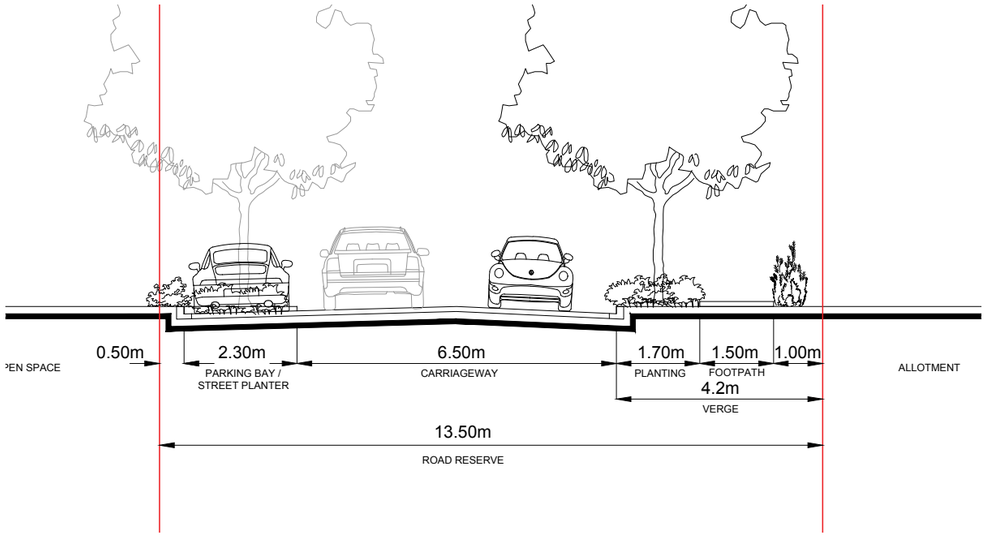
ACCESS STREET- STANDARD
16.0M / 15.5M

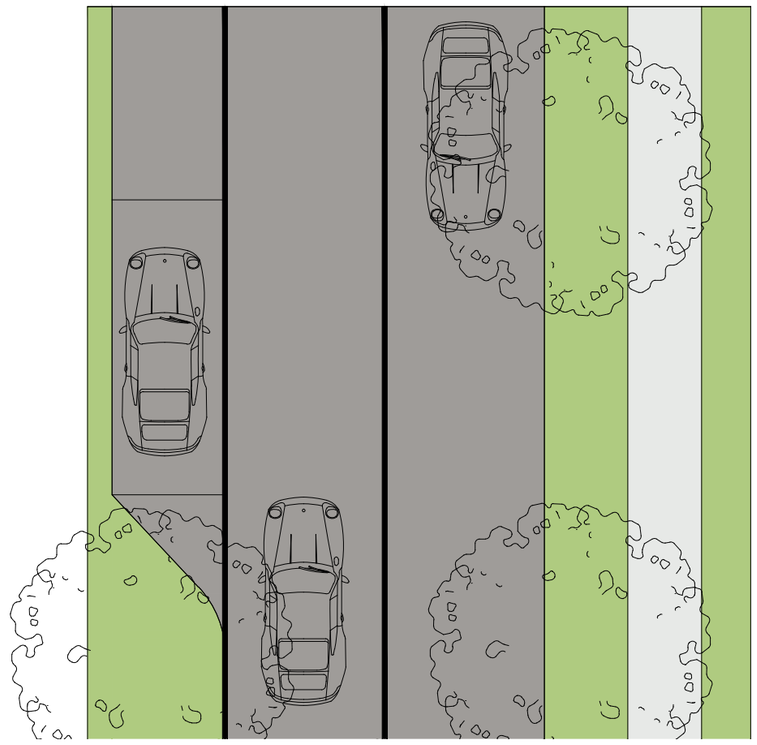


AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

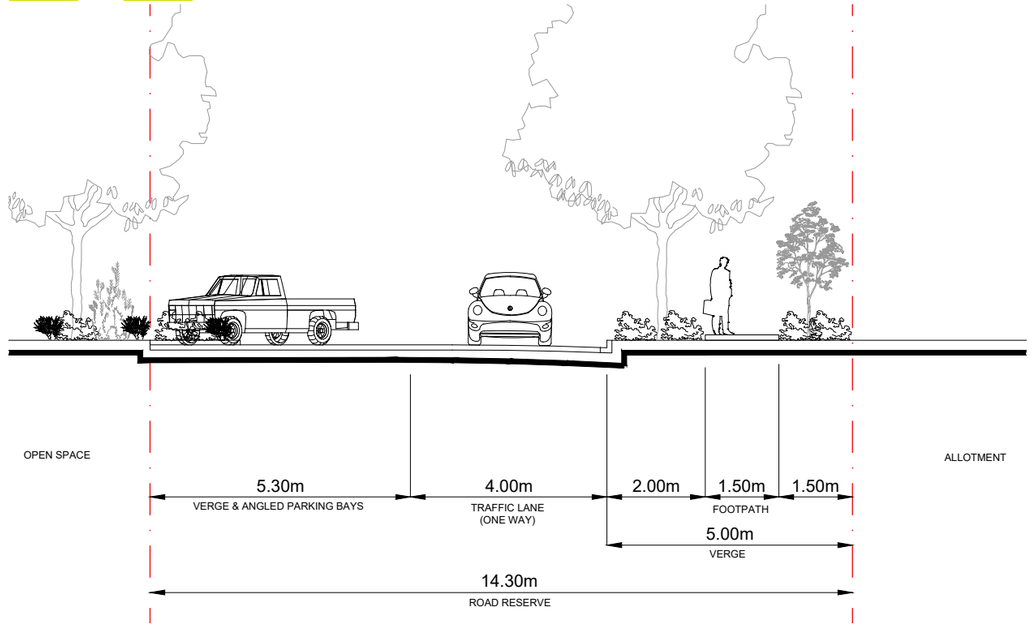
DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-11

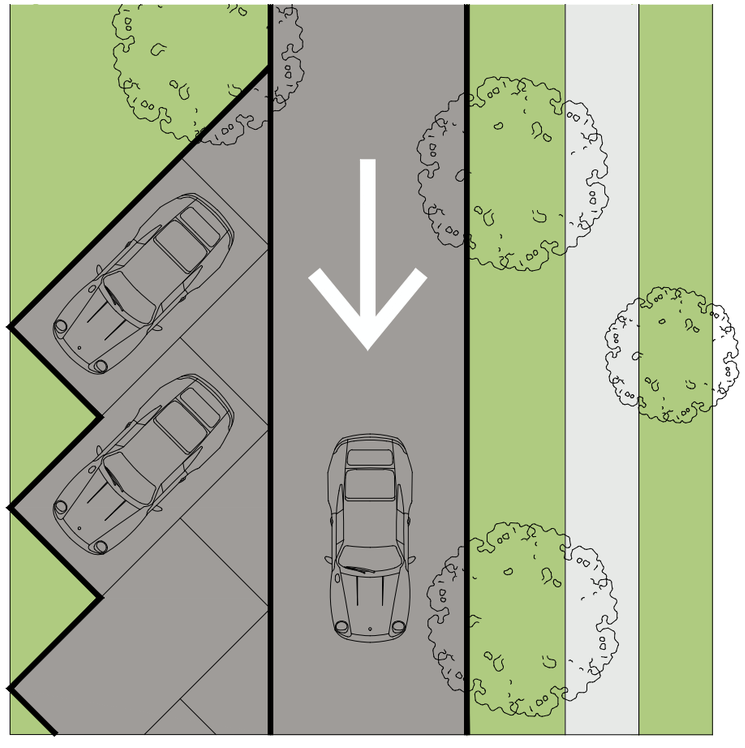
ACCESS STREET - ESPLANADE 13.5M





ACCESS STREET - URBAN ESPLANADE 14.3M





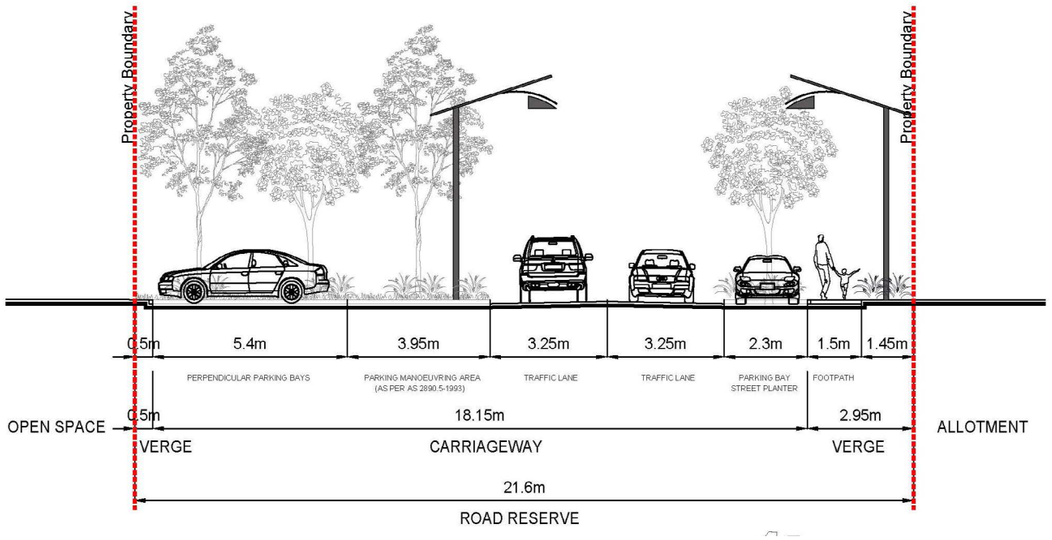
URBIS

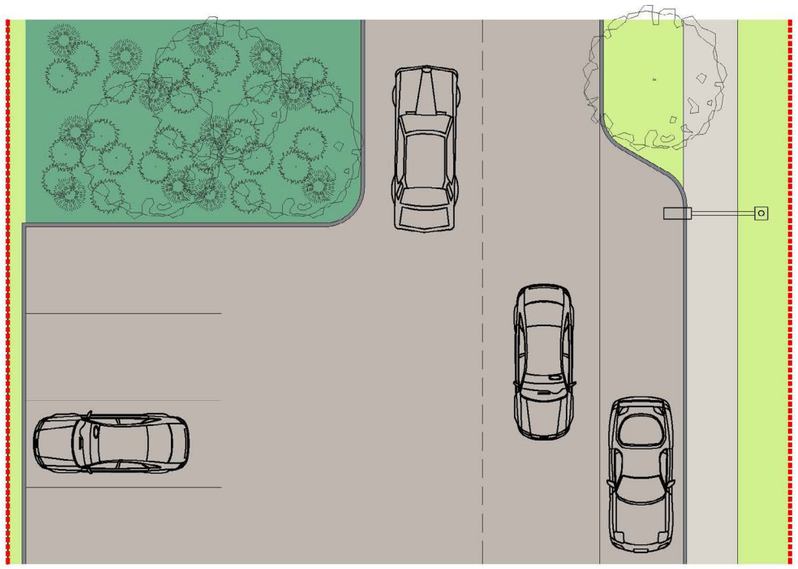
RPS MAKING COMPLEX EASY

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

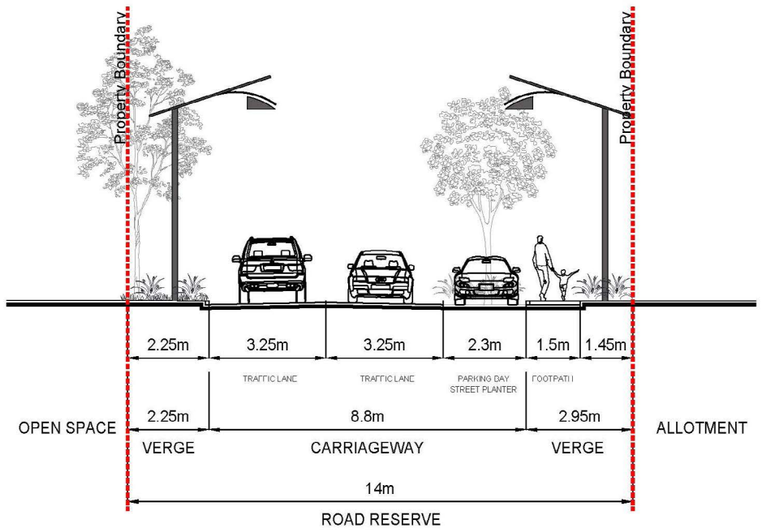
DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-12

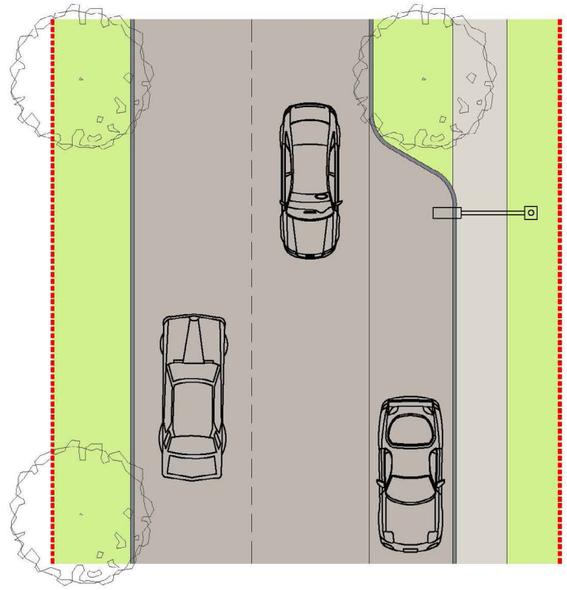
ACCESS STREET - URBAN ESPLANADE C 21.6M





ACCESS STREET - URBAN ESPLANADE B 14.0M





Fo

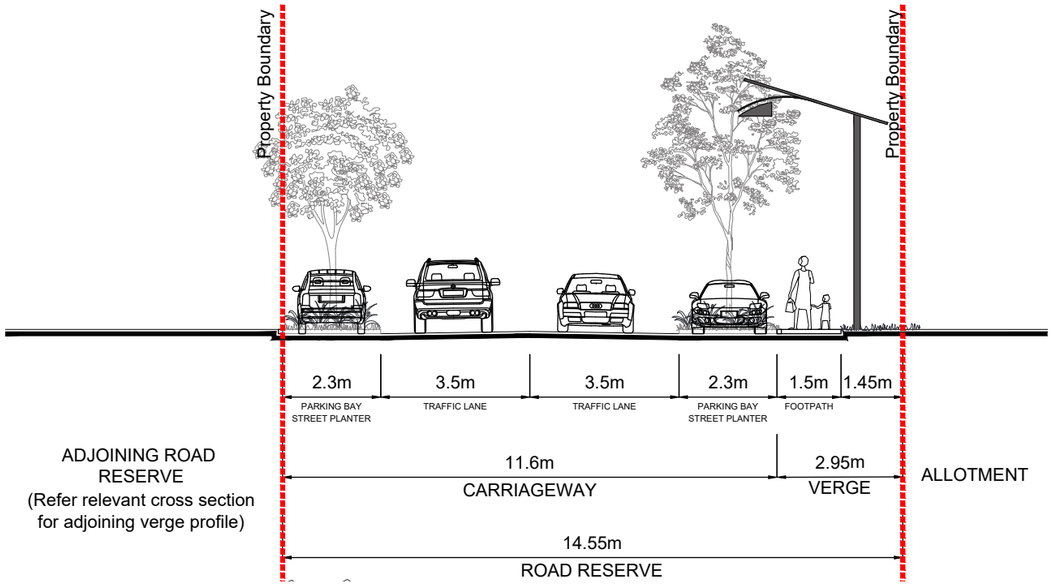
URBIS

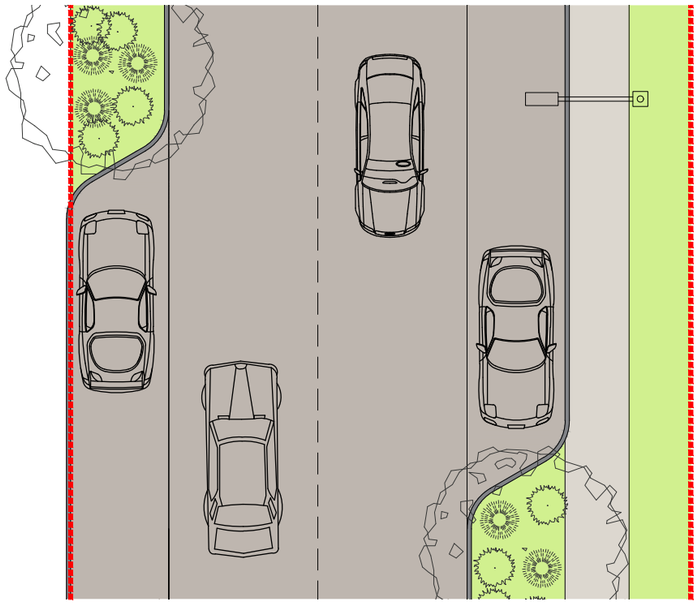
RPS MAKING COMPLEX EASY

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

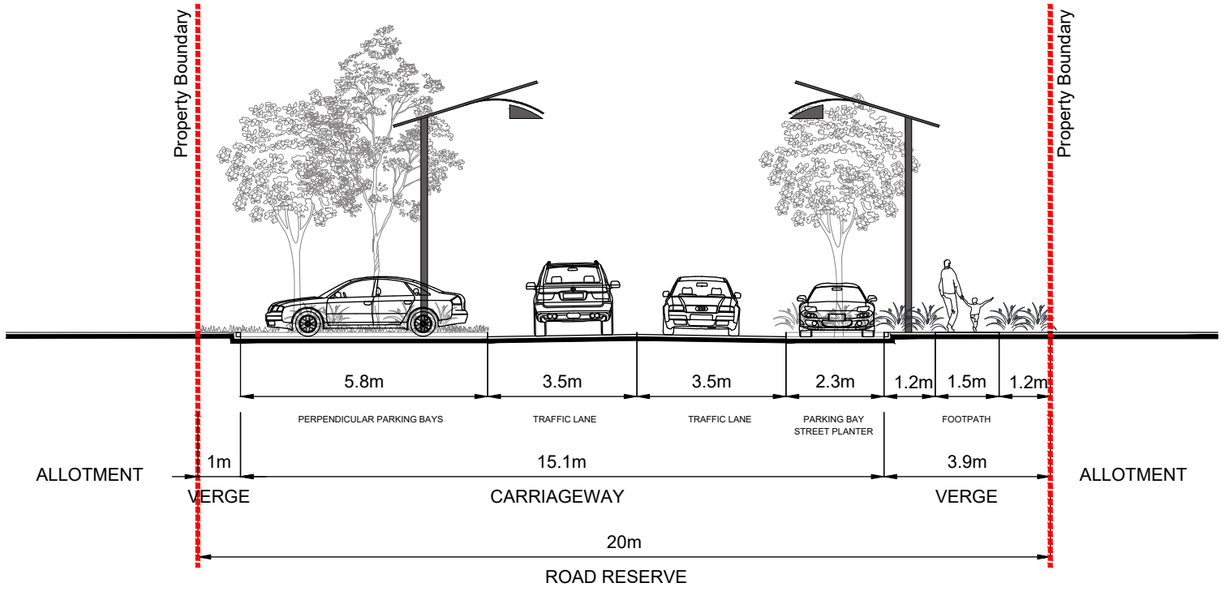
DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-13

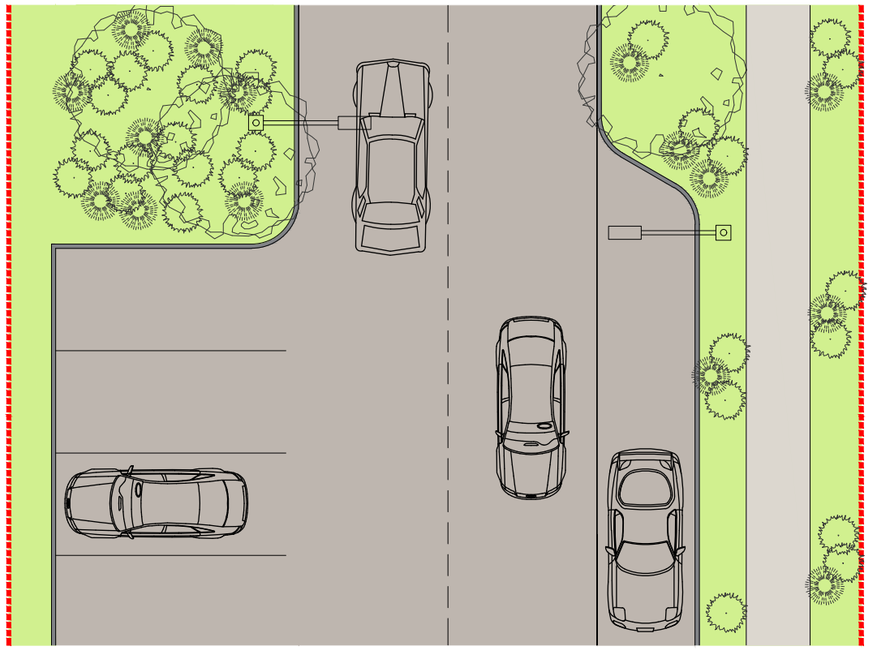
ACCESS STREET - URBAN ESPLANADE D
14.55M





LANEWAY LINK - C
20.0M



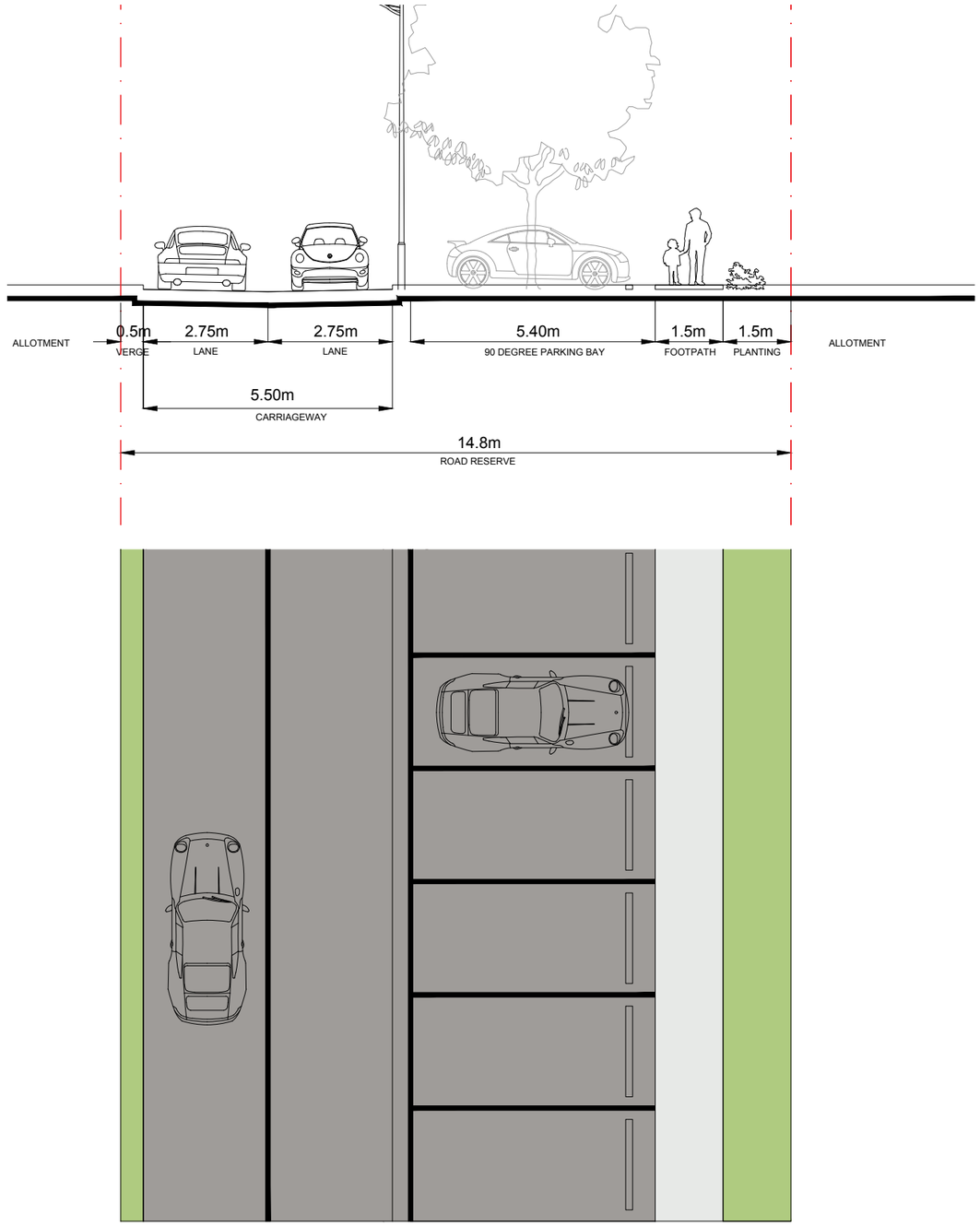


URBIS | rps MAKING COMPLEX EASY

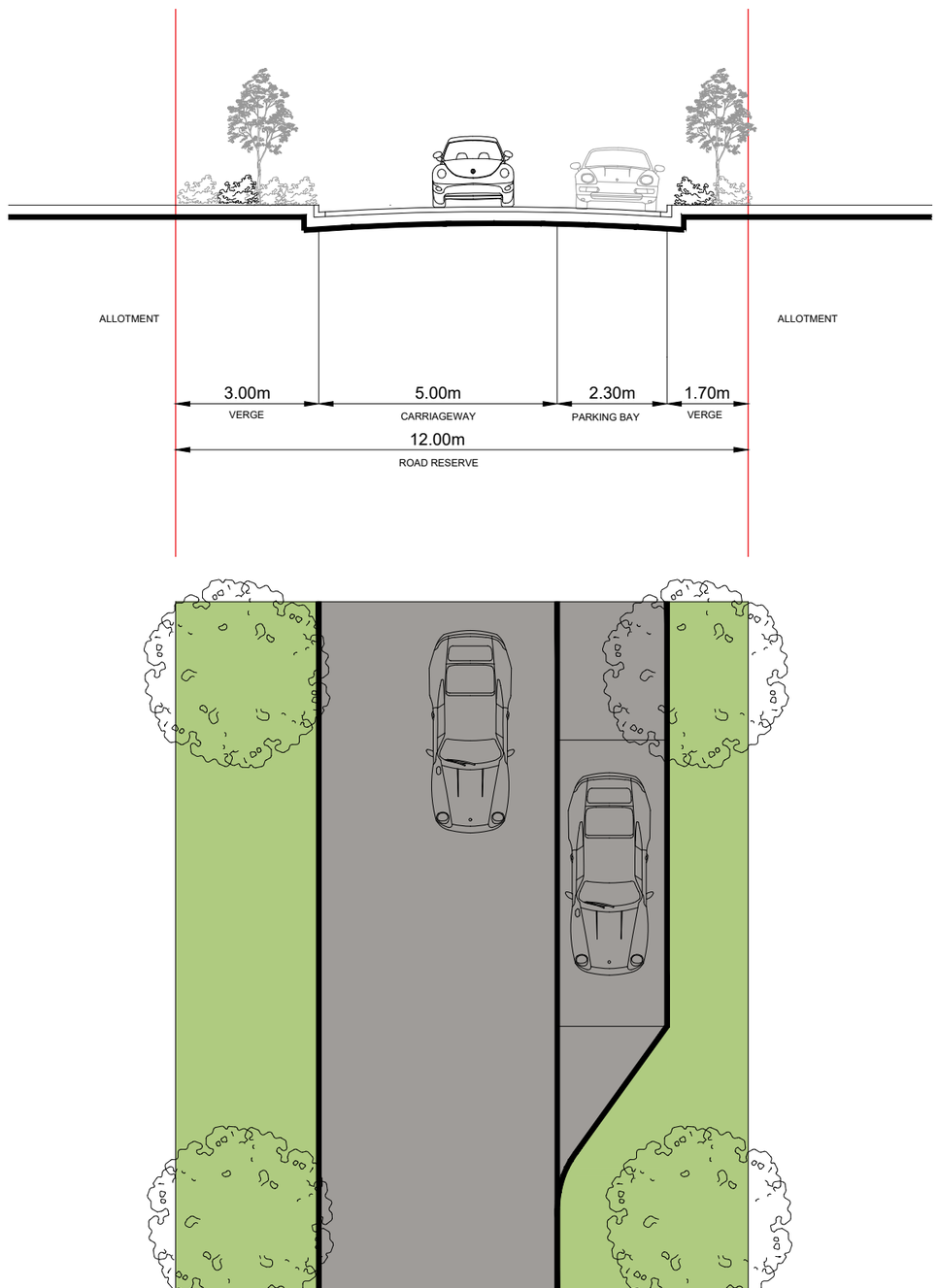
AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-14

LANEWAY LINK
14.8M



SHARED VEHICULAR / PEDESTRIAN ACCESS
12.0M

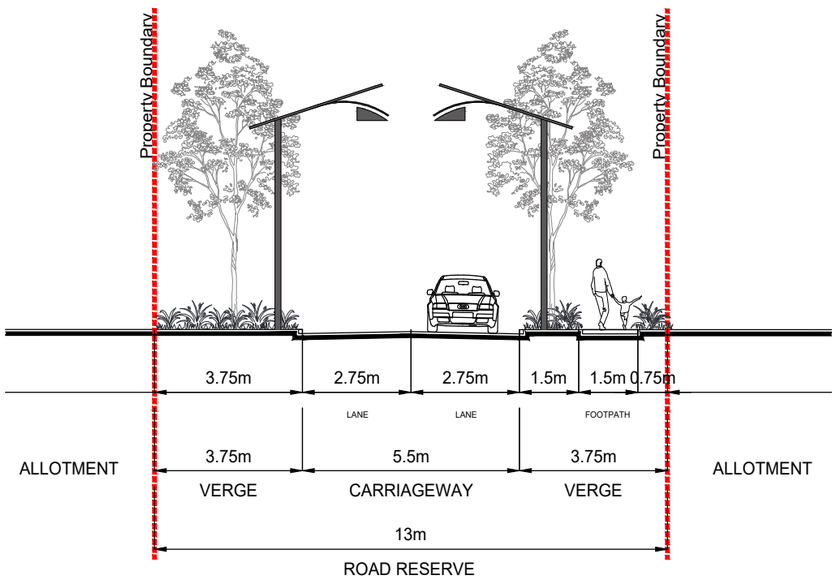


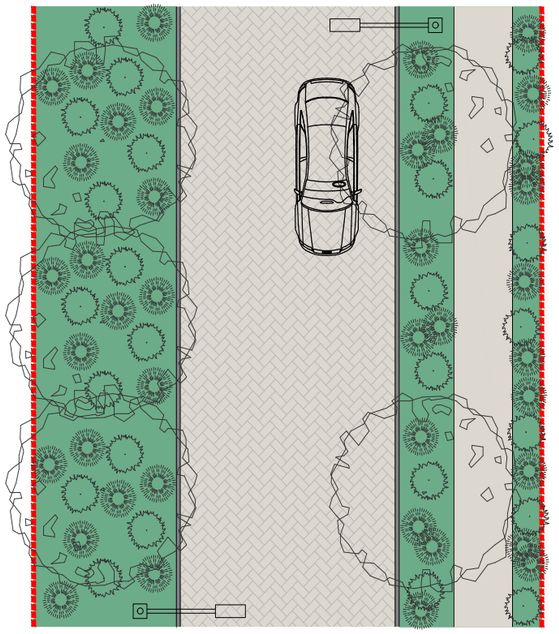
URBIS RPS MAKING COMPLEX EASY

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

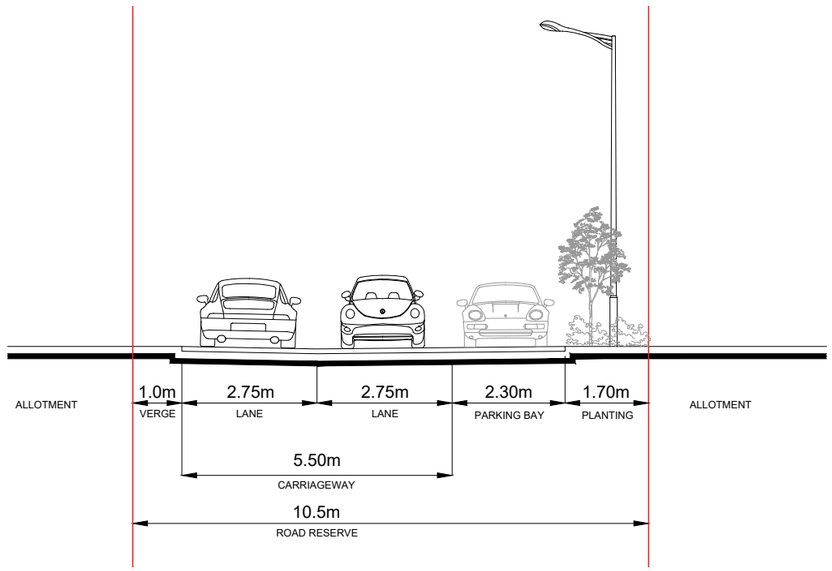
DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-15

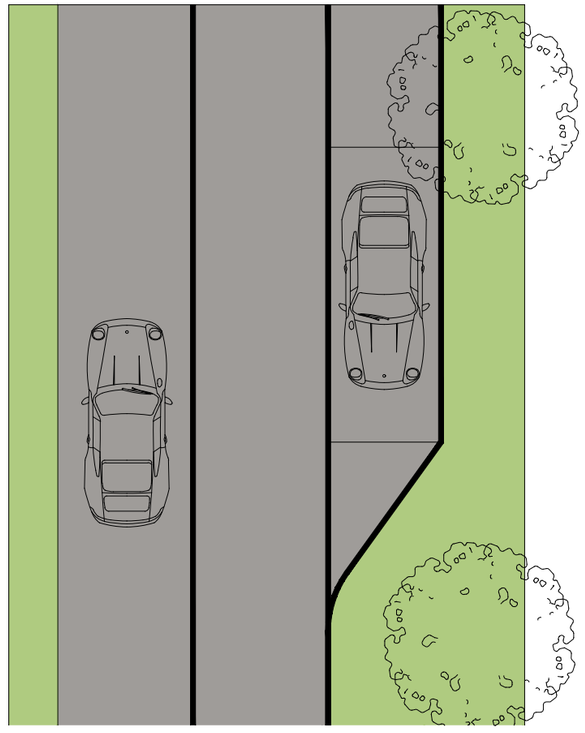
LANEWAY LINK B
13.0M



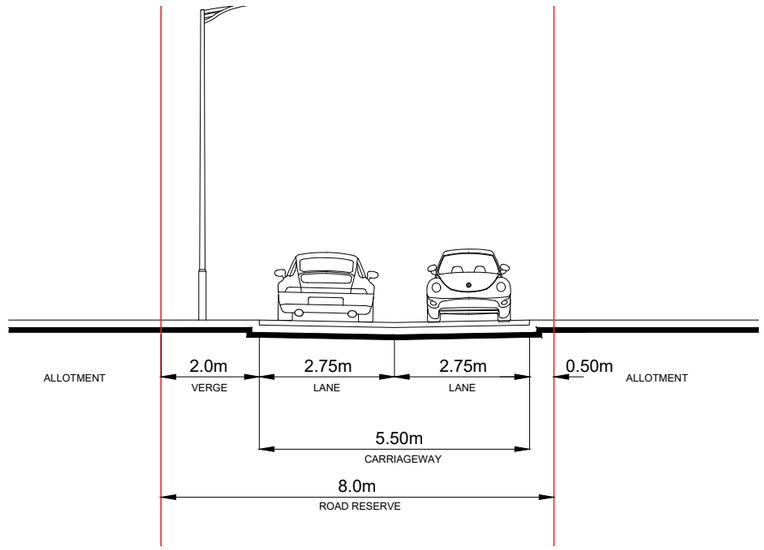


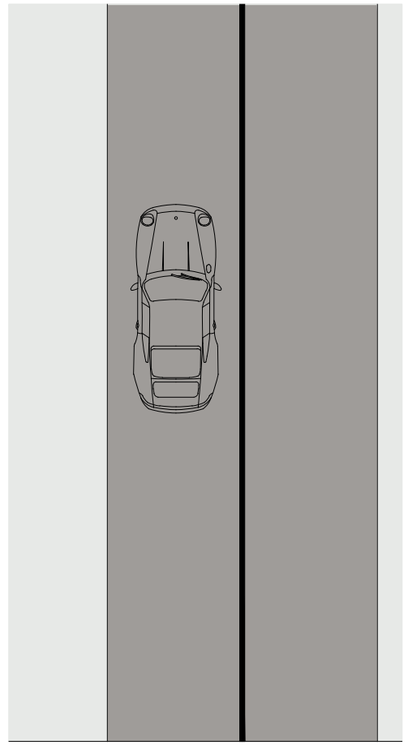
LANEWAY
10.5M





LANEWAY
8.0M





URBIS

AURA - Precinct 11, 12 & 14 (Parts)
SECTIONS

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: SEC-16

APPENDIX J
CONNECTIVITY AND PUBLIC TRANSPORT PLANS

LEGEND	
PEDESTRIAN / CYCLE MOVEMENT	
	3.0m Wide Contraflow
	3.0m Wide Shared Path (Indicative Location)
	2.5m Wide Shared Path
	2.5m Wide Boardwalk Pedestrian Path
	1.8m Wide Pedestrian Path
	1.5m Wide Pedestrian Path
	Shared Pedestrian Path
*	Interim and Ultimate Connection to be provided in accordance with STIA (Interim to be provided by Stockland, Ultimate to be provided by TMR). Interim connection to be built in connection with plan sealing of relevant stages of approval/s for residential development to the south of CAMCOS.
Ⓟ	Pedestrian Refuge Location

NOTES:

1. Pathway location and all crossings are subject to change through design development.

URBIS

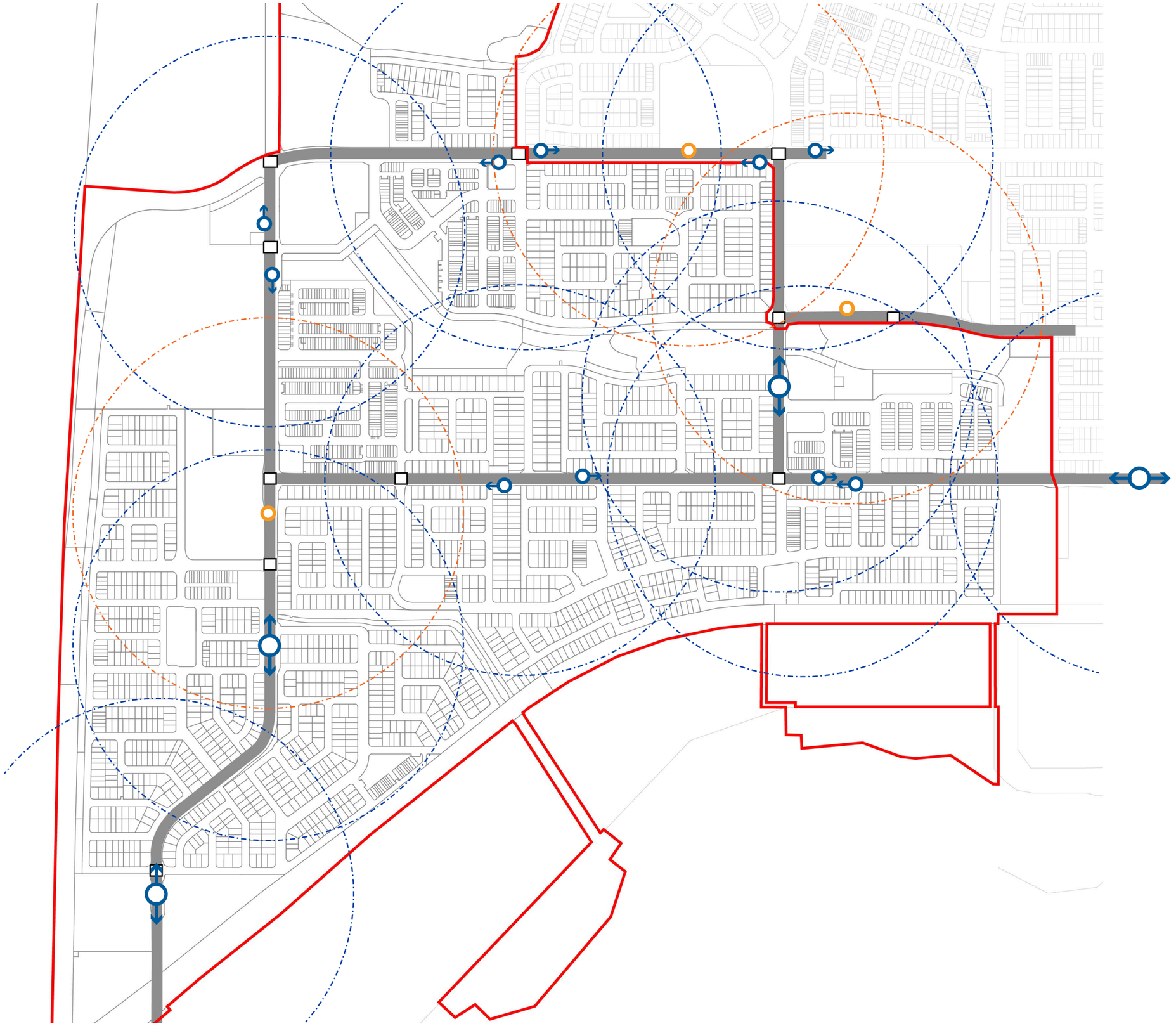
AURA - Precinct 11, 12 & 14 (Parts)

Connectivity Plan

1:8000 @ A3

0 100 200 300 400

PROJECT NO: P0004909
DATE: 18.10.2024
DRAWING NO: CP01
REV: 12



LEGEND	
PUBLIC TRANSPORT	
	Indicative Bus Stop Location (Indented Bay)
	Indicative Bus Stop Location (School)
	400m Walk to Bus Stop
INTERSECTIONS	
	Signalized Intersection

NOTES:

1. Bus stops are to be designed to meet the Public Transport Infrastructure Manual, published by DTMR, particularly Chapter 5, Table 5.7

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Public Transport Plan

1:8000 @ A3

0 100 200 300 400

PROJECT NO: P0004909
DATE: 18.10.2024
DRAWING NO: CP01
REV: 9

APPENDIX K
APPROVED TELECOMMUNICATION FACILITY

Legend

Application Boundary

Indicative Tower Location (10m x 10m lot and access easement)

Design Criteria

1. The telecommunication facility is:

   - Not to exceed a height of 30 metres;
   - To incorporate a slimline pole design;
   - To be camouflaged to its setting using appropriate colour treatment;
   - Vehicular access is provided to the telecommunications lot by a minimum of 3m access easement from the road reserve; and
   - Is provided with appropriate security fencing and access restrictions which facilitate shared use of the access track for maintenance purposes..

URBIS

AURA - Precinct 11, 12 & 14 (Parts)

Proposed Telecommunication Location

1:8000 @ A3

0 100 200 300 400

DATE: 18.10.2024
JOB NO: P0004909
DWG NO: AD01