PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1458

Date: 13 February 2025

Queensland Government

ATTACHMENT D AMENDED POD DOCUMENTATION

AURA

SOUTHERN LOCALITY

PRECINCT 18

PLAN OF DEVELOPMENT

PREPARED BY URBIS FOR STOCKLAND

JANUARY 2025

Stockland

URBIS

CONTENTS

1 EXPLANATORY CONTEXT

1.1 PLAN OF DEVELOPMENT PURPOSE

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

This PoD refines the outcomes approved in the Master Plan.

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

The *Caloundra South Urban Development Area Development Scheme* (approved October 2011) sets the Vision for this community. The *Caloundra South Master Plan* identifies a range of principles, land use areas, localities and precinct entitlements and obligations.

This PoD applies to the area described as the Southern Locality – Sub-Precinct 18 (part) and provides the instrument for the delivery of development that seeks to achieve the Vision and Principles outlined by these two documents. This Vision and the area to which this PoD applies is graphically illustrated by **Figure 1: AURA SOUTHERN LOCALITY – Illustrative Vision Plan.**

1.2 DEFINED TERMS

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

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

(a) The ED Act; or if there is no definition in the ED Act;

(b) The Caloundra South UDA Development Scheme; or if there is no definition in the Caloundra South UDA Development Scheme;

(c) Appendix A of the *Caloundra South Master Plan* (June 2012/amended November 2018);

(d) Any executed infrastructure agreement.

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

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

Figure 1 - AURA Southern Locality - Illustrative Vision Plan

1.3 OVERALL OPERATION OF THIS POD AND RELATIONSHIPS TO OTHER APPROVALS

This PoD forms one element of the overall approval framework relevant to the Caloundra South Southern Locality (CSSL) – Precinct 18.

The relationship of this PoD to other approvals or statutory obligations is outlined by Figure 2: PoD Relationships and Operational Overview. This figure also provides a summary of the way in which future development can occur over the CSSL – Precinct 18 which are:

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

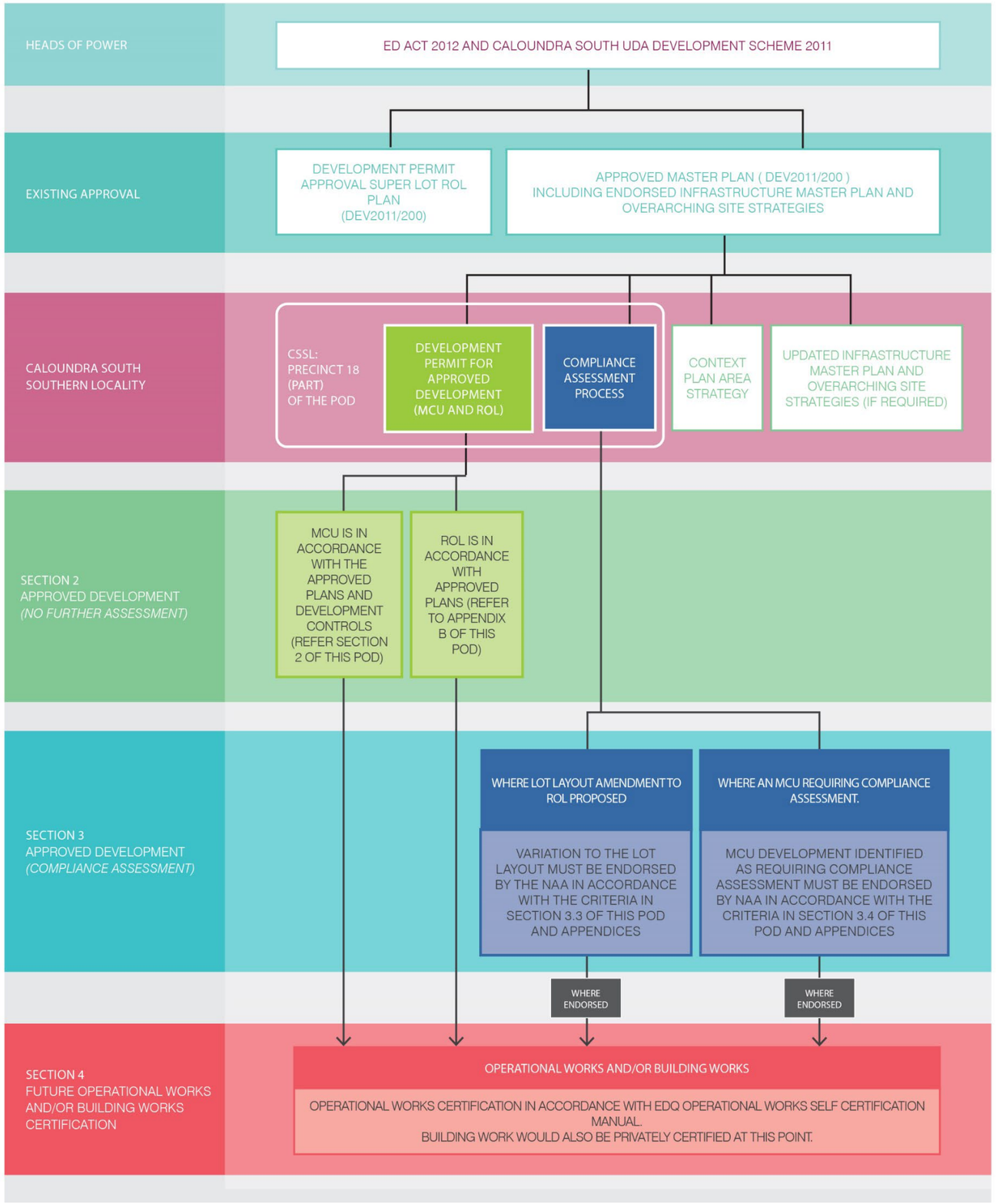


Figure 2 - PoD Relationships and Operational Overview

2 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

2.1 USES EXEMPT IN ACCORDANCE WITH THIS PLAN OF DEVELOPMENT

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

Table 1 - List of Approved Development (No Further Assessment) and Design Standards

USES	DESIGN STANDARDS
Reconfiguring a Lot	Reconfiguring a Lot plans have been prepared for the Southern Locality – Precinct 18 which reflect the proposed lot layout. These plans are included in **Appendix A** of the PoD for ease of reference. Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and plan sealing in accordance with the process outlined in Section 1.3
Advertising Devices	Advertising devices in accordance with the controls in **Appendix H** is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works.
Car Park (where associated with Display Home and/or Sales Office);	A Car Park (where associated with Display Home and/or Sales Office) is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works where: • The use is provided in conjunction with a Display Home and/or Sales Office; and • Sufficient car parking spaces are provided to accommodate number of vehicles likely to be parked at any one time.
Home Based Business	A Home Based Business is exempt development where the use is in accordance with the provisions of the Home Based Business definition in *Caloundra South UDA Development Scheme.*
House, Display Home or Other Residential (where NDIS dwelling)	A House, Display Home or Other Residential (where NDIS Housing) is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works where: • The use is generally in accordance with the Approved Plan of Development in **Appendix B** and Residential Design Controls in **Appendix C**; and • Sufficient car parking spaces are provided to accommodate number of vehicles likely to be parked at any one time.
Secondary Dwellings	Secondary Dwellings are Approved Development (no further assessment) provided they meet all of the criteria and development controls in Table 2 below and achieves compliance with QDC MP4.4 – Buildings in a Transport Noise Corridor. **Table 2 - Secondary Dwelling Development Controls**

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

<table>
<tr><th>USES</th><th>DESIGN STANDARDS</th></tr>
<tr><td>Multiple Residential (Duplex)</td><td>Multiple Residential (duplex) is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works, where:
The land is identified on the Approved Plan of Development included at Appendix B; and
In accordance with the relevant criteria in Appendix C (1.1.1 - House & Multiple Residential Allotments).</td></tr>
<tr><td>Park</td><td>A Park is exempt development in accordance with Schedule 1 of the Caloundra South Urban Development Area Development Scheme and can proceed to certification of operational works and building works.</td></tr>
<tr><td>Sales Office (where not greater than 400m²)</td><td>A Sales Office is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works, where in accordance with the following criteria and development controls.
Table 3 – Sales Office Development Controls
<table>
<tr><th colspan="2">Sales Office Development Controls</th></tr>
<tr><td>Hours of Operation</td><td>The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm.</td></tr>
<tr><td>Gross Floor Area</td><td>The maximum GFA for a Sales Office is 400m^2</td></tr>
<tr><td>Car Parking</td><td>A minimum of 2 on-site car parking spaces are provided.</td></tr>
<tr><td>Open Space</td><td>Private and public open space areas are turfed and landscaped.</td></tr>
<tr><td>Fencing</td><td>A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.</td></tr>
<tr><td>Amenity</td><td>If the sales office is in conjunction with a Display Village which comprises 4 or more Display Homes, public toilet facilities are to be provided.</td></tr>
<tr><td>End of Operation</td><td>Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.</td></tr>
</table></td></tr>
</table>

3 APPROVED DEVELOPMENT
(COMPLIANCE ASSESSMENT)

3.1 INTRODUCTION

This section provides the development controls for Approved Development (Compliance Assessment) for development under the process outlined in Section 1.3 of this PoD and includes the following components:

1. A statement and illustration of the overall intent for the Sub-Precinct and land uses proposed; and
2. Uses that are Approved Development subject to Compliance Assessment and the corresponding design standards.

3.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

Uses listed in Table 2 and complying with the relevant design standards outlined in this section (and related appendices) are approved subject to Compliance Assessment in accordance with the process outlined in **Figure 2.**

Table 2 – Uses subject to compliance assessment

Land uses			
Lot 8000	**Lot 8001, 8002 & 8004**	**Lot 8003 and 8006**	**Lot 9000**
• Child Care Centre	• Multiple Residential	• Educational Establishment • Community Use	• Outdoor Sport and Recreation

3.3 OVERALL SUB-PRECINCT INTENT & LAND USES

The Precinct is predominately of a low density nature with a range of low-medium rise residential dwelling types strategically positioned to take advantage of view lines and connection to the abundant green edges and recreational parks. The Sub-Precinct delivers a high-quality arrival experience focusing on landscaping to extend green elements into the residential areas through view corridors, green streets and pedestrian links. The built form of the Sub-Precinct reflects the residential nature of the area, addressing the street and promotes overlooking of the street to maximise casual surveillance.

The Sub-Precinct will also facilitate opportunities for the delivery of Multiple Residential dwellings on super lots, strategically positioned adjoining parkland and open space areas which are interactive, functional and suitable for both passive and active recreation.

Land uses within this Sub-Precinct do not compromise the intended role or successful functioning of the Town Centre or future Centres. Urban Design and built form outcomes are intended to create a functional and attractive streetscape with buildings addressing the street and promoting overlooking of the street to maximise casual surveillance. Collectively, the Sub-Precinct will create an innovative and sustainable community, where residents experience a sense of belonging and engagement.

Provided below is a summary of the overall land uses proposed for within the Sub-Precinct which are subject to ‘compliance assessment’. The criteria and development controls for these uses are detailed in **Section 3.3**.

Table 3 – Summary of Compliance Assessable Uses and Yields

Sub-precinct	Total residential lots (minimum +/- 15%)	Total multiple residential (other than duplex) (minimum +/- 15%)	Max retail use GFA	Max commercial use GFA	Community facility provision	Total park area
18.1	744 standard residential lots 5 x multiple residential (duplex) allotments (10 dwellings max.) Total of 749 max. dwellings including multiple residential (duplex) dwellings	169 dwellings	N/A	N/A	1.0ha Emerging Community	0.663ha neighbourhood recreation park 0.822ha local recreation parks 6.507ha neighbourhood sports park 0.663ha neighbourhood recreation park 1.494ha local linear park

Table 4 - Total dwellings - comparison with Master Plan

Precinct	Current application total dwelling yield (precinct 18.1)	Future application total dwelling yield (precinct 18)	Total yield for precinct 18
18.1	918 dwellings	1,432 dwellings	2,350 dwellings
Total yield	918 dwellings	1,432 dwellings	2,350 dwellings

3.3.1 Lot 8000 (Child Care Centre) – Design Standards

Application for compliance assessment for a Child Care Centre on Lot 8000 in Sub-Precinct 18.1 is required to be assessed against and fulfil all the Design Standards identified in **Table 5** below.

Table 5 – Lot 8000 (Child Care Centre) Design Standards

ELEMENT	DESIGN STANDARDS
Use	**DS1.1** – Land uses comprise the uses specified for the Sub-Precinct in **Table 2** (i.e. Child Care Centre)
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lot 8000 as shown on **Figure 3.**
Built form	**DS2.1 –** Building height is consistent with that identified on **Figure 3.**
	DS2.2 - The Child Care centre has a maximum site cover of 50%.
	DS2.3 – All buildings, structures and outdoor play areas are set back at least 3 metres from all site boundaries adjoining a residential use (or future residential use).
	DS2.4 - Where development is located on a 'Desired Building Frontage' identified on **Figure 3.** a. A building must: • Present a minimum of 70% of the building as active frontage; • Include a combination of design elements such as projections, recesses and openings; • Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided; • 'Indicative Landscape Screening' to provide a soft landscaped strip of at least 2m wide along the boundary; • Address the street and/or carpark frontage or frontages by: i. Providing clear, legible entry points for both pedestrians and vehicles; ii. Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; b. A car park is generally located in accordance with **Figure 4** and reduce visual dominance from the public realm by providing: • A soft landscaped strip of at least 2m wide along the boundary.1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures.
	DS2.5 - Child care centres are to be located on a site having: a. A slope of not more than 10%; b. A regular shape; and **c.** A minimum area of 1,500m^2
	DS2.6 – Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross across driveways.
	DS2.7 – Development provides loading, servicing and back of house areas generally in accordance with the locations shown in **Figure 3.**
	DS2.8 - Development on a 'Key Corner Site' in **Figure 3** provides a landscape or built form statement to this site which: a. Ensure that blank walls of buildings or back of house areas are not located on external corner frontages; b. Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses; and c. Building treatments are designed to respond to the primacy of the corner through a combination of architectural treatments, additional building height and responsive roof articulation.
Building Design	**DS3.1 –** Building design is climatically responsive. Buildings include the following: • Buildings have cross ventilation through habitable rooms • Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas • Large building facades incorporate architectural wall shading to reduce solar heat gain • External windows have sun shading
	DS3.2 – Mechanical plant, equipment and storage areas equipment are: • If on the roof: - Screened and designed as an architectural feature of buildings; and - Incorporated into the roof form. • Effectively screened from view from adjoining streets so as to provide an attractive address to streets and adjoining properties.
	DS3.3 – External facade materials include a mix of two or more of the following: a. Glazing clear tinted or colour backed; b. Brickwork; c. Timber; d. Coloured rendered/bagged finish or split face concrete block work; e. Precast concrete panels; f. Economical panel systems including prefinished metal panels, tiles, stones; or Recycled materials (e.g. timber).
	DS3.4 – The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m.
Public realm	**DS4.1 –** A minimum of 10% of the site is comprised of planted landscapes.
	DS4.2 – Street frontages are unfenced or where street frontage fencing is required for security and CPTED purposes, it should be transparent (minimum 70% open).

ELEMENT	DESIGN STANDARD
Parking and access	**DS5.1** – On site car parking is provided at the following rate: • 1 employee space / employee + 1 customer space / 5 children
	DS5.2 – Service vehicle space is provided in accordance with the following: • VAN + WCV (where >200m^2 GFA); and • All vehicles to enter and leave in a forward motion.
	DS5.3 - Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.
	DS5.4 - Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in: • AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and • AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities.
	DS5.5 – Access to the site provides separation of a minimum 10m to an intersecting street where the driveway is on the same side of the street.
	DS5.6 – Bicycle parking spaces are provided in accordance with the following rate: • Employee parking spaces - 1 per 190m^2 GFA • Visitor/customer parking spaces – 1 per 700m^2 GFA • Motorcycle parking spaces – 1 per 100m^2 GFA
	DS5.7 –Engineering design of all parking and manoeuvring areas is in accordance with Councils adopted standards.
Environment	**DS6.1 –** Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.
	DS6.2 – Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.
	DS6.3 – Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.
	DS6.4 – Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, as amended. Where car park lighting is proposed, this is provided in accordance with Australian Standard AS1158.3
	DS6.5 – Any reflective glass material has: a. A level of light reflectivity of not greater than 20%; and b. A level of heat transmission of not less than 20%.
	DS6.6 – Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.
	DS6.7 – All onsite landscaping adjacent to accessway and car parking area to allow for passive irrigation. Site specific stormwater quality treatment is not required.
Infrastructure	**DS7.1** - All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.

ELEMENT	DESIGN STANDARD
Rainwater tanks	**DS8.1** – All rainwater tanks are designed to ensure 75% roof capture and reuse, with collected water within the property.
	DS8.2 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks
	DS8.3 – 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 out door taps).

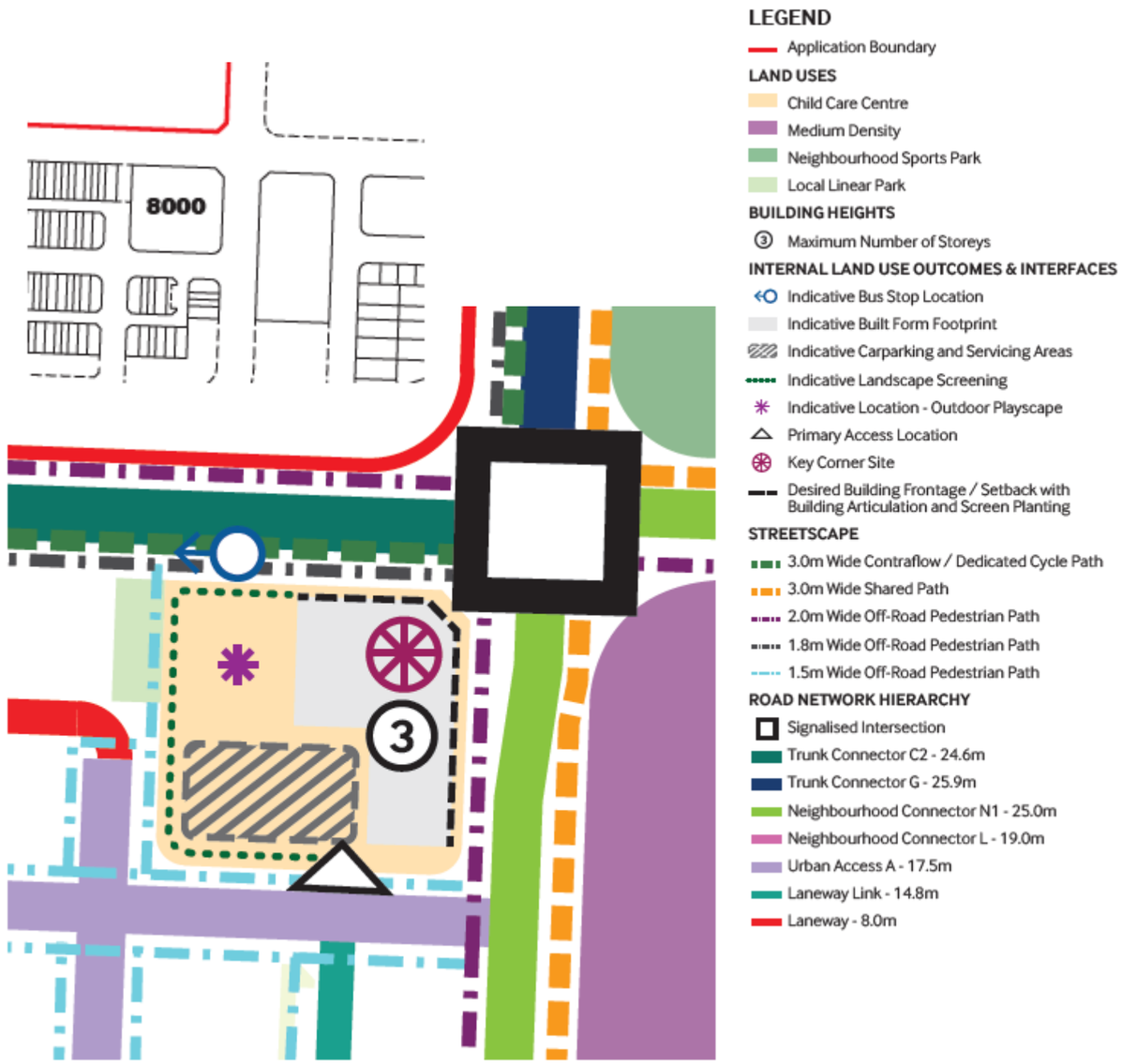


Figure 3 – Lot 8000 – Plan of Development

3.3.2 Lot 8001, 8002 & 8004 (Multiple Residential – Other than Duplex) – Design Standards

Applications for compliance assessment for Multiple Residential (Other than Duplex) on Lots 8001, 8002 and 8004 in Sub-Precinct 18.1 is required to be assessed against and fulfil all the Design Standards identified in Table 6 below.

Table 6 – Lot 8001, 8002 & 8004 (Multiple Residential – Other than Duplex) Design Standards

<table>
<tr><th>ELEMENT</th><th>DESIGN STANDARDS</th></tr>
<tr><td>Use</td><td>DS1.1 – Land uses comprise the uses specified for the Sub-Precinct in Table 2 (i.e. Multiple Residential – Other than Duplex).</td></tr>
<tr><td></td><td>DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lots 8001, 8002 & 8004 as shown on Figure 4.</td></tr>
<tr><td>Built form</td><td>DS2.1 – The number of dwellings is in accordance with Table 3 - Summary of Compliance Assessable Uses and Yields.</td></tr>
<tr><td></td><td>DS2.2 – Building height is consistent with that identified on Figure 4.</td></tr>
<tr><td></td><td>DS2.3 - The site cover for Multiple Residential buildings does not exceed 60%.</td></tr>
<tr><td></td><td>DS2.4 – Building setbacks comply with those prescribed below:
<table>
<tr><th></th><th>Medium rise (up to 3 storeys)
Residential elements</th></tr>
<tr><td>Maximum podium height</td><td>2 storeys</td></tr>
<tr><td colspan="2">Front setbacks (minimum)</td></tr>
<tr><td>Ground floor</td><td></td></tr>
<tr><td>• Active frontage</td><td>0.0m</td></tr>
<tr><td>• Non-active frontage</td><td>2m</td></tr>
<tr><td colspan="2">Side setbacks (minimum)</td></tr>
<tr><td>• Levels 1-3</td><td>0.0m.</td></tr>
<tr><td colspan="2">Rear setbacks (minimum)</td></tr>
<tr><td>Levels 1-3</td><td>0.0m.</td></tr>
</table></td></tr>
<tr><td></td><td>DS2.5 – The building is sited and designed such that:
• The main pedestrian entrance to the building (or group of buildings) is located on the higher order street;
• Access from the street to the entrance of the building(s) or individual dwellings is easily discerned;
• Vehicular access to the site is separate from the pedestrian access;
• Street and parkland frontages comprise ‘semi-active uses/spaces’ such as habitable rooms of dwellings or rooming units, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance;
• Indicative Landscape Screening to provide a soft landscaped strip of at least 2m wide along the boundary;
• The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised; and
• Provides a dedicated car wash bay per Lot.</td></tr>
</table>

<table>
<tr><th>ELEMENT</th><th>DESIGN STANDARDS</th></tr>
<tr><td>Built form (Cont.)</td><td>DS2.6 – Non-habitable rooms of one dwelling are not located opposite windows of another dwelling unless views are controlled by screening devices, distance, landscaping or design of the opening.</td></tr>
<tr><td></td><td>DS2.7 – Where habitable room windows look directly at habitable room windows and adjacent dwelling within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by:
a. Window sill heights being a minimum of 1.5 metres above floor level; or
b. Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or
c. Fixed external screens; or
d. If at ground level screen fencing to a maximum height of 1.8 metres.</td></tr>
<tr><td></td><td>DS2.8 – The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.</td></tr>
<tr><td></td><td>DS2.9 – Front fences and walls:
a. Have a maximum height of not more than:
b. 1.8 metres if 50% transparent; or
c. 1.2 metres if solid.</td></tr>
<tr><td></td><td>DS2.10 – Building bulk is reduced by incorporating a combination of the following elements in building design:
a. Variations in plan shape, such as curves, steps, recesses, projections or splays;
b. Variations in vertical profile, with steps or slopes at different levels;
c. Variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure;
d. Balconies, verandahs or terraces; and
e. Planting, particularly on podiums, terraces and low level roof decks.</td></tr>
<tr><td></td><td>DS2.11 – Entry areas for the residents and visitors provide:
a. For safe entry from streets, car parking areas and servicing areas;
b. Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for servicing; and
c. Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors.</td></tr>
</table>

ELEMENT	DESIGN STANDARDS
Built form (Cont.)	**DS2.12 -** Where development is located on a 'Desired Building Frontage' identified on **Figure 4.** a. A building must: • Present a minimum of 70% of the building as active frontage; • Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct; • Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided; • Address the street frontage or frontages by: i. Providing clear, legible entry points for both pedestrians and vehicles; ii. Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; b. A car park is generally located in accordance with **Figure 4** and reduce visual dominance from the public realm by providing: • A soft landscaped strip of at least 2m wide along the boundary. • 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures.
	DS2.13 – Building design must ensure privacy for habitable spaces in dwellings. Acceptable treatments include: • Providing a minimum separation distance of: ○ Where 5 storeys or less, 12m between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, or ○ For a wall containing windows or balconies, 6m to a side or rear boundary where there is no existing or approve development and the future privacy and development potential of the adjoining site should be protected. • Window sill heights a minimum of 1.5m above floor level • Fixed opaque glazing in any part of a window below 1.5m above floor level • Fixed external screens to balconies or windows (or intermediate fencing at ground level). External screens or fences provided to ensure privacy should be either solid, of translucent material or present an appearance of no more than 25% openings when viewed from the nearby balcony or window**.**
	DS2.14 - Development on a 'Key Corner Site' in **Figure 4** provides a landscape or built form statement to this site which: a. Ensure that blank walls of buildings or back of house areas are not located on external corner frontages; b. Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses; and c. Building treatments are designed to respond to the primacy of the corner through a combination of architectural treatments, additional building height and responsive roof articulation.
Building Design	**DS3.1 –** Building design is climatically responsive. Buildings include the following: • Buildings have cross ventilation through habitable rooms

ELEMENT	DESIGN STANDARDS
	• Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas • Large building facades incorporate architectural wall shading to reduce solar heat gain • External windows have sun shading
	DS3.2 – Mechanical plant, equipment and storage areas equipment are: • If on the roof: - Screened and designed as an architectural feature of buildings; and - Incorporated into the roof form. • Effectively screened from view from adjoining streets so as to provide an attractive address to streets and adjoining properties.
	DS3.3 – External facade materials include a mix of two or more of the following: a. Glazing clear tinted or colour backed; b. Brickwork; c. Timber; d. Coloured rendered/bagged finish or split face concrete block work; e. Precast concrete panels; f. Economical panel systems including prefinished metal panels, tiles, stones; or g. Recycled materials (e.g. timber).
	DS3.4 – The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m.
Open Space	**DS4.1** – Provide the following: • A 2 metre wide landscaped buffer strip is provided along the full frontage (non-active frontage only) of the site; • A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary except where adjoining open space, which requires fencing to be 25% transparent, or 1.5m high and solid.
Communal Open Space	**DS5.1 –** Where more than 6 dwellings, 10% of the site area is provided as communal open space exclusive required buffer strips and clothes drying areas.
	DS5.2 – The development provides social and recreational facilities in the form of: a. Communal dining room; b. Communal indoor social/recreation space; and c. A diversity of informal indoor and outdoor social spaces.
	DS5.3 – Communal buildings are easily accessible and centrally located, and residents are able to easily navigate the site on foot or with the assistance of mobility aids.
Private Open Space	**DS6.1** – For all dwellings uses involving more than two units: a. Each ground floor dwelling has a courtyard or similar private open space of not less than 15m² with a minimum dimension of 3m directly accessible from the main living area; b. Each dwelling above ground level has a balcony or similar private open space area of not less than 9m² for a 1 bedroom unit, and 16m² for 2+ bedroom units

ELEMENT	DESIGN STANDARDS
	(with a minimum dimension of 3m) directly accessible from the living area of the dwelling or rooming unit.
Parking and access	**DS7.1** – On site car parking is provided at the following rate: • 1 space / dwelling + 1 visitor space / 4 dwellings
	DS7.2 – Service vehicle space is provided in accordance with the following: • 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 • All vehicles to enter and leave in a forward motion.
	DS7.3 - Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.
	DS7.4 - Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in: • AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and • AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities.
	DS7.5 – Access to the site provides separation of a minimum 10m to an intersecting street where the driveway is on the same side of the street.
	DS7.6 – Bicycle parking spaces are provided in accordance with the following rate: • Employee parking spaces - 1 per dwelling • Visitor parking spaces – 1 per 4 dwellings • Motorcycle parking spaces – 1 per 10 dwellings
	DS7.7 – Engineering design of all parking and manoeuvring areas is in accordance with Councils adopted standards.
	DS7.8 – Any car parking area or other associated structures are integrated into the design of the development such that: a. They are screened from view from frontages to streets, parks and adjoining land; and b. They are not located between the building and the street unless contemplated by the Plan of Development.
Environment	**DS8.1 –** Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.
	DS8.2 – Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.

ELEMENT	DESIGN STANDARDS
	DS8.3 – Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.
	DS8.4 – Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, as amended. Where car park lighting is proposed, this is provided in accordance with Australian Standard AS1158.3.
	DS8.5 – Any reflective glass material has: a. A level of light reflectivity of not greater than 20%; and b. A level of heat transmission of not less than 20%.
	DS8.6 – Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.
	DS8.7 - All rainwater tanks are designed to ensure 75% roof capture and reuse, with collected water used within the property.
	DS8.8 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks
	DS8.9 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanksÐ'dDS8.9 - tanks must be connected to and supply water to all for the following: Ð Toilets (all toilets)Ð Urinals (all urinals)Ð Laundry (all cold taps in laundry)Ð Outdoor taps (all out door taps).
	DS8.10 – All onsite landscaping adjacent to accessway and car parking area to allow for passive irrigation. Site specific stormwater quality treatment is not required.
Infrastructure	**DS9.1** - All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.
	DS9.2 - Include electric vehicle readiness in the development as follows: • Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of all parking bays, including visitor spaces. • Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to all unit parking bays (during construction) to enable future Basic (slow) EVSE installation. • Electric vehicle charging shall be capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile and designed with regard to fire retardance and ventilation. The requirements under DS9.2 are not applicable for Multiple Residential lots used exclusively for social / community

LEGEND

Application Boundary

LAND USES

- Child Care Centre
- Medium Density
- Neighbourhood Sports Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Park

BUILDING HEIGHTS

- (5) Maximum Number of Storeys

INTERNAL LAND USE OUTCOMES & INTERFACES

- Indicative Built Form Footprint
- Indicative Carparking and Servicing Areas
- Primary Access Location
- Key Corner Site
- Indicative Landscape Screening
- Desired Building Frontage / Setback with Building Articulation and Screen Planting

STREETSCAPE

- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Shared Path
- 2.0m Wide Off-Road Pedestrian Path
- 1.8m Wide Off-Road Pedestrian Path
- 1.5m Wide Off-Road Pedestrian Path

ROAD NETWORK HIERARCHY

- Signalised Intersection
- Trunk Connector C2 - 25.0m
- Trunk Connector G - 25.9m
- Neighbourhood Connector N1 - 25.0m
- Neighbourhood Connector L - 19.0m
- Urban Access A - 19.5m
- Access Street P - 15.5m
- Access Street Esplanade - 13.5m
- Laneway Link - 14.8m
- Laneway - 8.0m

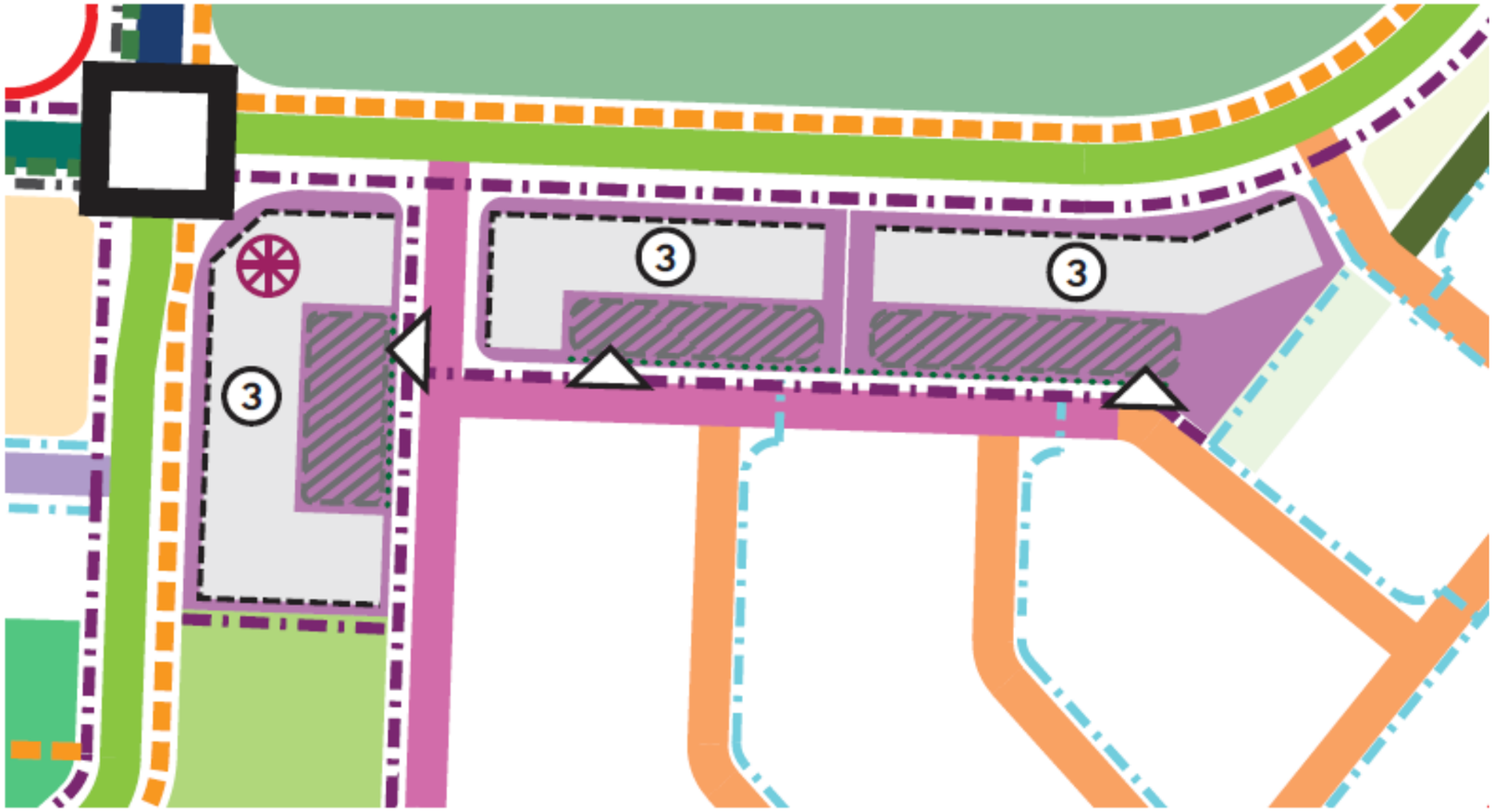


Figure 4 – Lot 8001, 8002 & 8004 - Plan of Development

3.3.3 Lot 8003, 8006 and 9000 (State Primary School, Emerging Community Lot and Neighbourhood Sports Park) – Design Standards

Application for compliance assessment for Lot 8003, 8005 and 9000 in Sub-Precinct 18.1 is required to be assessed against and fulfil all the Design Standards identified in Table 7 below.

Table 7 – Lot 8003, 8005 and 9000 (State Primary School, Emerging Community Lot and Neighbourhood Sports Park) Design Standards

ELEMENT	DESIGN STANDARD
General	
Use	**DS1.1** – Land uses comprise the uses specified for the Sub-Precinct in **Table 2** (i.e. Educational Establishment).
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lot 8003 and 8006 as shown on **Figure 5.**
Built form	**DS2.1 –** Building height is consistent with that identified on **Figure 5.**
	DS2.2 - Development on a 'Key Corner Site' in **Figure 5** provides a landscape or built form statement to this site which: a. Ensure that blank walls of buildings or back of house areas are not located on external corner frontages; b. Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses; and c. Building treatments are designed to respond to the primacy of the corner through a combination of architectural treatments, additional building height and responsive roof articulation.
Public realm	**DS3.1 –** Development ensures that the built form for the State Primary School and Emerging Community Site does not compromise the function of the Neighbourhood Sports Park.
	DS3.2 – Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in **Figure 5.**
	DS3.3 – A car park must: • Provide a soft landscaped strip of at least 2m wide along the boundary. • Provide 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures.
	DS3.4 – The boundary between the Neighbourhood Sports Park and the school is to ensure the transition between the two uses ensures pedestrian accessibility, safety and amenity are prioritised.

ELEMENT	DESIGN STANDARD
Parking & Access **Parking & Access (Cont.)**	**DS4.1** - Development facilitates delivery of a road network hierarchy in accordance with **Figure 6** to the extent relevant.
	DS4.2 - Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.
	DS4.3 – State Primary School drop off area and School Bus Stop Zone are indicatively shown in **Figure 5**.
	DS4.4 – Access arrangements are to be located and arranged in accordance with **Figure 9.**
	DS4.5 – Development of the school is to have due regard to the 'Planning for Safe Transport Infrastructure at Schools' document.
Environment	**DS5.1 –** For School / Community / Sporting Oval lots, Gross Pollutant Management (litter and coarse sediment) is to be provided on all lots for ground level runoff. Management is to be provided in a range of forms to ensure the lot design including underground GPTs or stormwater pit basket inserts to all ground level pits.
	DS5.2 – Development of the school is to have due regard to the 'Development Affected by Environmental Emissions from Transport Policy 2017' document.
Rainwater tanks	**DS6.1** - Rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL).
	DS6.2 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks
	DS6.3 – 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 out door taps)

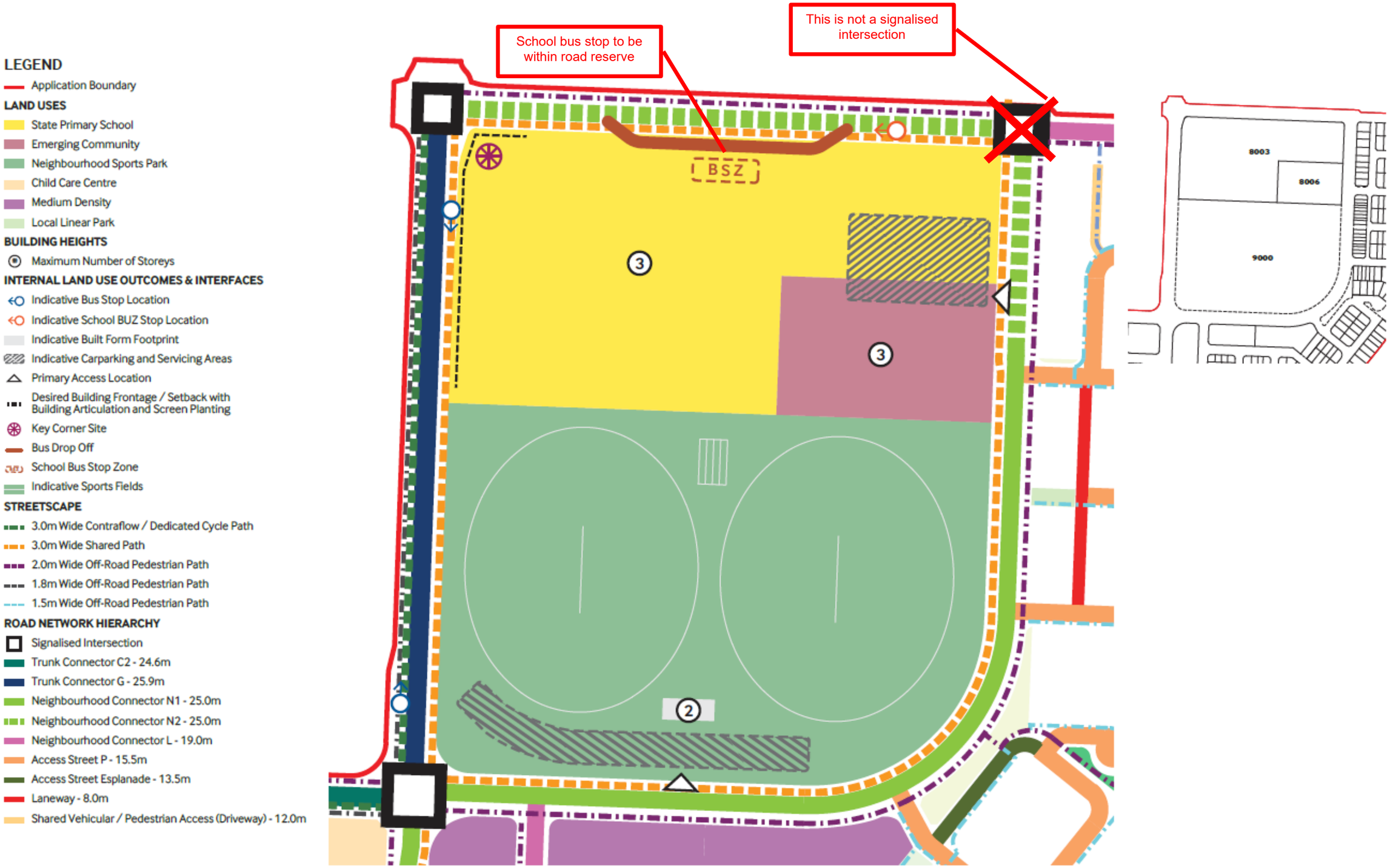
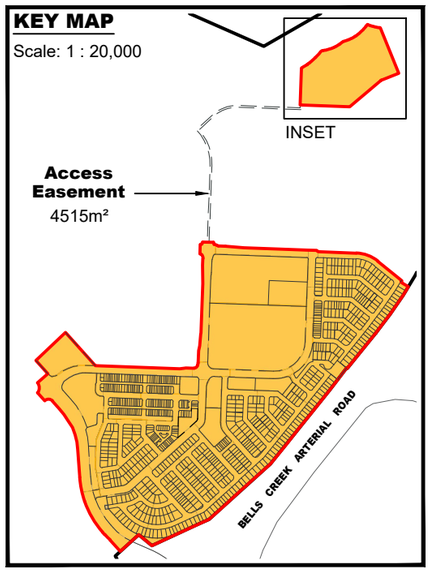
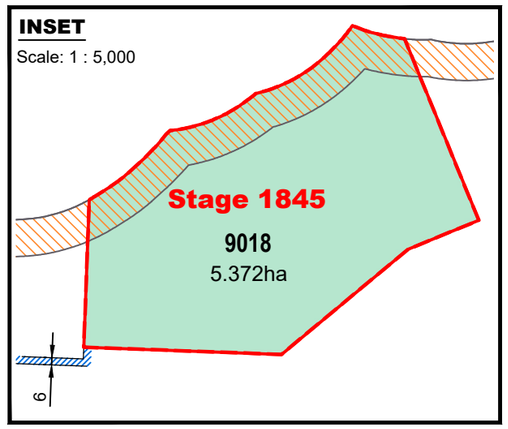


Figure 5 – Lot 8003, 8005 & 9000 – Plan of Development

APPENDICES

APPENDIX A
APPROVED RECONFIGURING A LOT PLANS





AURA LAKES

PLAN OF SUBDIVISION P18 OVERALL

0 20 40 60 80 100 1 : 4,000 @ A3

PLAN REF: AU12885 – 24
Rev No: E
DATE: 14 JANUARY 2025
CLIENT: STOCKLAND
DRAWN BY: MD / JC
CHECKED BY: MD

Residential Allotments

Other
- Urban Warehouse - 12m x 14m
- Urban Loft Type A - 8.2m x 12m
- Urban Loft Type C - 8.5m x 12m

16.5m Deep
- Laneway Terrace - 6.6m x 16.5m
- Laneway Terrace - 6.6m+ x 16.5m (Ends)

21m Deep
- Laneway Terrace - 4.6m x 21m
- Laneway Terrace - 6.6m x 21m
- Laneway Terrace - 6.6m+ x 21m (Ends)

25m Deep
- Laneway Terrace - 4.6m x 25m
- Laneway Terrace - 6.6m x 25m
- Laneway Terrace - 6.6m+ x 25m (Ends)
- Front Loaded Terrace - 7.5m x 25m
- Front Loaded Terrace - 9m+ x 25m (Ends)
- Urban Villa - 8.5m x 25m
- Villa - 10m x 25m
- Premium Villa - 12.5m x 25m
- Courtyard - 14m x 25m
- Traditional - 16m x 25m

28m Deep
- Front Loaded Terrace - 7.5m x 28m
- Front Loaded Terrace - 9m+ x 28m (Ends)
- Urban Villa - 8.5m x 28m
- Villa - 10m x 28m
- Premium Villa - 12.5m x 28m
- Courtyard - 14m x 28m
- Traditional - 16m x 28m

30m Deep
- Villa - 10m x 30m
- Premium Villa - 12.5m x 30m
- Courtyard - 14m x 30m
- Traditional - 16m x 30m

Legend
- Aura Lakes Site Boundary
- P18 Stage Boundary
- Stage Boundary
- 1m Contours
- Lifestyle Buffer

Super Allotment
- Child Care
- Medium Density
- State Primary School
- Emerging Community
- Advertising Device

Open Space
- Drainage
- Local Linear Park
- Local Recreation Park
- Neighbourhood Recreation Park
- Neighbourhood Sports Park
- Road Reserve Embellishment / Pedestrian Linkage

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
Contours: Stantec.
Environment constraints: RPS Survey.

Stockland
AURA

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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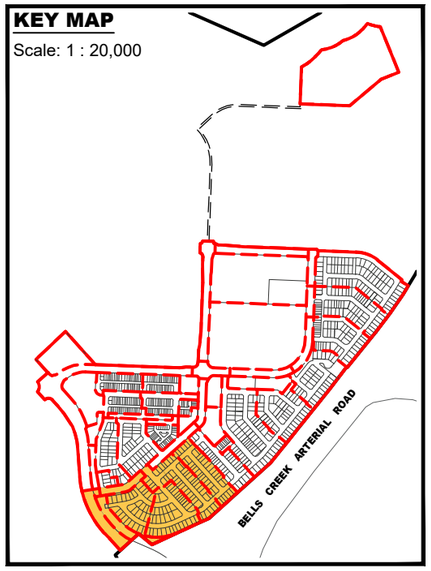
KEY MAP
Scale: 1 : 20,000



0 10 20 30 40 50 1 : 1,500 @ A3

AURA LAKES

PLAN OF SUBDIVISION STAGE 1801 - 1804 & 1825 - 1827

PLAN REF: AU12885 – 25
Rev No: E
DATE: 14 JANUARY 2025
CLIENT: STOCKLAND
DRAWN BY: MD / JC
CHECKED BY: MD

Stage 1804
Stage 1803
Stage 1827
Stg 1826C
Stage 1801
Stage 1802
Stage 1826A
Stage 1825
Stg 1826B

Interim Access Location
9002 515m²
9001 5250m²
8007 120m²

25m Wide Neighbourhood Connector
19m Wide Neighbourhood Connector
15.5m Wide Access Street

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
Contours: Stantec.
Environment constraints: RPS Survey.

Legend

- Aura Lakes Site Boundary
- P18 Stage Boundary
- Stage Boundary
- 1m Contours
- Advertising Lot

Open Space
- Local Linear Park
- Road Reserve Embellishment / Pedestrian Linkage

Residential Allotments

25m Deep
- Urban Villa - 8.5m x 25m
- Villa - 10m x 25m
- Premium Villa - 12.5m x 25m
- Courtyard - 14m x 25m
- Traditional - 16m x 25m

28m Deep
- Front Loaded Terrace - 7.5m x 28m
- Front Loaded Terrace - 9m+ x 28m (Ends)
- Urban Villa - 8.5m x 28m
- Villa - 10m x 28m
- Premium Villa - 12.5m x 28m
- Courtyard - 14m x 28m
- Traditional - 16m x 28m

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AURA

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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AURA LAKES

PLAN OF SUBDIVISION STAGE 1806 - 1815 & 1828 - 1834

PLAN REF:	AU12885 – 26
Rev No:	E
DATE:	14 JANUARY 2025
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

0 10 20 30 40 50 1 : 1,500 @ A3

Stage 1832

See Diagram A

25.0m Wide Trunk Connector Road

Stage 1831

Stage 1830
9004
1.431ha

48.5m Wide Sub-Arterial Road

Stage 1815 8.0m Wide Laneway

Stage 1814 8.0m Wide Laneway

Stage 1813
8000
3580m²

Stage 1812 19.5m Wide Urban Access Street

Stage 1809B 19.5m Wide

Stage 1810

15.55m Wide Urban Access Street

8.0m Wide Laneway

Stage 1833
9010
3455m²

19.5m Wide Street

8.0m Wide

Stage 1834
9011
2980m²

15.55m Wide Urban Access Street (Esplanade)

Stage 1807

Stage 1809A

Stg 1829
9019
3105m²

Stg 1828
9003
2980m²

15.55m Wide Urban Access Street

17.5m Wide

14.8m Wide

Stg 1811

8.0m Wide

Stage 1806

35.5m Wide Sub-Arterial Road

15.55m Wide Urban Access Street (Esplanade)

Stage 1808

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
Contours: Stantec.
Environment constraints: RPS Survey.

KEY MAP

Scale: 1 : 20,000

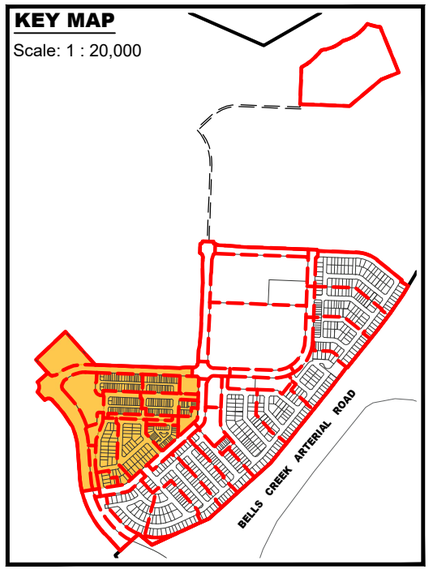
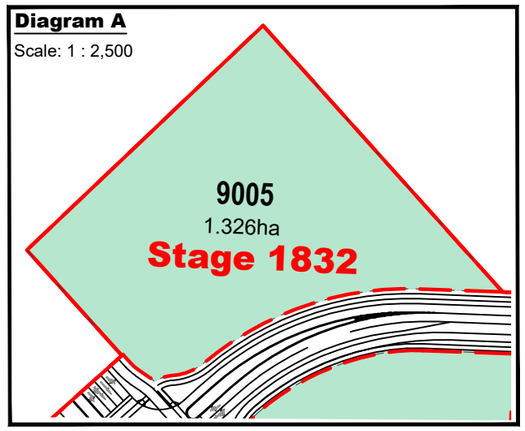


Diagram A

Scale: 1 : 2,500



Legend

- P18 Stage Boundary
- Stage Boundary
- 1m Contours

Super Allotment
- Child Care

Open Space
- Drainage
- Local Linear Park
- Local Recreation Park
- Road Reserve Embellishment / Pedestrian Linkage

Residential Allotments

Other
- Urban Loft Type A - 8.2m x 12m
- Urban Loft Type C - 8.5m x 12m

16.5m Deep
- Laneway Terrace - 6.6m x 16.5m
- Laneway Terrace - 6.6m+ x 16.5m (Ends)

21m Deep
- Laneway Terrace - 4.6m x 21m
- Laneway Terrace - 6.6m x 21m
- Laneway Terrace - 6.6m+ x 21m (Ends)

25m Deep
- Laneway Terrace - 4.6m x 25m
- Laneway Terrace - 6.6m x 25m
- Laneway Terrace - 6.6m+ x 25m (Ends)
- Villa - 10m x 25m
- Premium Villa - 12.5m x 25m
- Courtyard - 14m x 25m
- Traditional - 16m x 25m

28m Deep
- Villa - 10m x 28m
- Premium Villa - 12.5m x 28m
- Courtyard - 14m x 28m
- Traditional - 16m x 28m

30m Deep
- Villa - 10m x 30m
- Premium Villa - 12.5m x 30m
- Courtyard - 14m x 30m

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AURA

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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AURA LAKES

PLAN OF SUBDIVISION
STAGE 1805 & 1816 - 1820 & 1835 - 1837

PLAN REF:	**AU12885 – 27**
Rev No:	**E**
DATE:	14 JANUARY 2025
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

0 10 20 30 40 50 **1 : 1,500 @ A3**

Stage 1836 | **Stage 1837** | **Stage 1817** | **Stage 1819** | **Stage 1820** | **Stage 1835** | **Stage 1818** | **Stage 1805A** | **Stage 1805B** | **Stage 16B** | **Stg 1816A**

8001 4940m² | 8002 3580m² | 8004 4790m² | 9012 6625m² | 9013 795m²

25m Wide Neighbourhood Connector | 19m Wide Neighbourhood Connector | 15.5m Wide Access Street | 10.5m Wide Laneway | 19m Wide Neighbourhood Connector

Note:
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
Contours: Stantec.
Environment constraints: RPS Survey.

KEY MAP
Scale: 1 : 20,000

BELLS CREEK ARTERIAL ROAD

Legend
- P18 Stage Boundary
- Stage Boundary
- 1m Contours

Super Allotment
- Medium Density

Open Space
- Local Linear Park
- Local Recreation Park
- Neighbourhood Recreation Park
- Road Reserve Embellishment / Pedestrian Linkage

Residential Allotments

Other
- Urban Warehouse - 12m x 14m

21m Deep
- Laneway Terrace - 4.6m x 21m
- Laneway Terrace - 6.6m x 21m
- Laneway Terrace - 6.6m+ x 21m (Ends)

25m Deep
- Laneway Terrace - 4.6m x 25m
- Laneway Terrace - 6.6m x 25m
- Laneway Terrace - 6.6m+ x 25m (Ends)
- Front Loaded Terrace - 7.5m x 25m
- Front Loaded Terrace - 9m+ x 25m (Ends)
- Urban Villa - 8.5m x 25m
- Villa - 10m x 25m
- Premium Villa - 12.5m x 25m
- Courtyard - 14m x 25m

28m Deep
- Front Loaded Terrace - 7.5m x 28m
- Front Loaded Terrace - 9m+ x 28m (Ends)
- Urban Villa - 8.5m x 28m
- Villa - 10m x 28m
- Premium Villa - 12.5m x 28m
- Courtyard - 14m x 28m
- Traditional - 16m x 28m

30m Deep
- Villa - 10m x 30m
- Premium Villa - 12.5m x 30m
- Courtyard - 14m x 30m
- Traditional - 16m x 30m

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AURA

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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Note:

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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
Contours: Stantec.
Environment constraints: RPS Survey.

Stage 1840

Stage 1824

Stage 1823

Stage 1822

Stage 1839

Stage 1838

Stage 1821

19m Wide Neighbourhood Connector

25m Wide Neighbourhood Connector

15.5m Wide Access Street

8.0m Wide Laneway

13.5m Wide Street

9015
2105m²

9016
250m²

9017
530m²

Residential Allotments

25m Deep

- Laneway Terrace - 4.6m x 25m
- Laneway Terrace - 6.6m x 25m
- Laneway Terrace - 6.6m+ x 25m (Ends)
- Front Loaded Terrace - 7.5m x 25m
- Front Loaded Terrace - 9m+ x 25m (Ends)
- Urban Villa - 8.5m x 25m
- Villa - 10m x 25m
- Premium Villa - 12.5m x 25m
- Courtyard - 14m x 25m
- Traditional - 16m x 25m

28m Deep

- Front Loaded Terrace - 7.5m x 28m
- Front Loaded Terrace - 9m+ x 28m (Ends)
- Urban Villa - 8.5m x 28m
- Villa - 10m x 28m
- Premium Villa - 12.5m x 28m
- Courtyard - 14m x 28m
- Traditional - 16m x 28m
- Premium Traditional - 18m x 28m

30m Deep

- Villa - 10m x 30m
- Premium Villa - 12.5m x 30m
- Courtyard - 14m x 30m
- Traditional - 16m x 30m

Legend

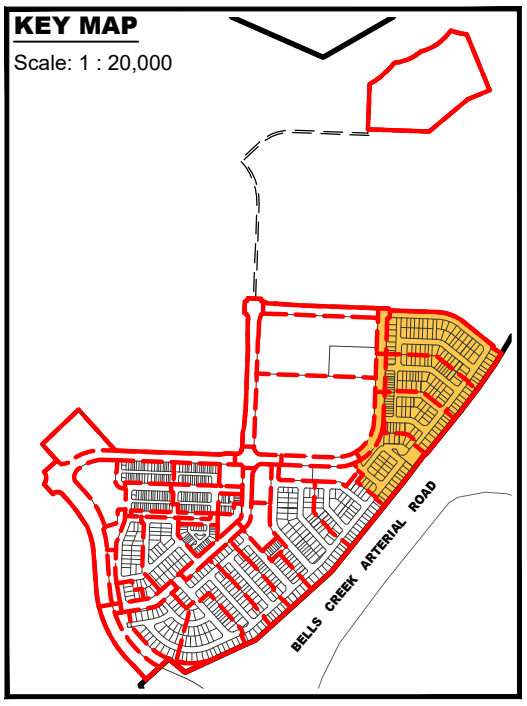
- Aura Lakes Site Boundary
- P18 Stage Boundary
- Stage Boundary
- 1m Contours

Open Space

- Local Linear Park
- Local Recreation Park
- Road Reserve Embellishment / Pedestrian Linkage

KEY MAP

Scale: 1 : 20,000



PLAN REF: AU12885 – 28
Rev No: E
DATE: 14 JANUARY 2025
CLIENT: STOCKLAND
DRAWN BY: MD / JC
CHECKED BY: MD

0 20 40 60 80 100 1 : 1,500 @ A3

AURA LAKES
PLAN OF SUBDIVISION
STAGE 1821 - 1824 & 1838 - 1840

Stockland
AURA

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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Legend

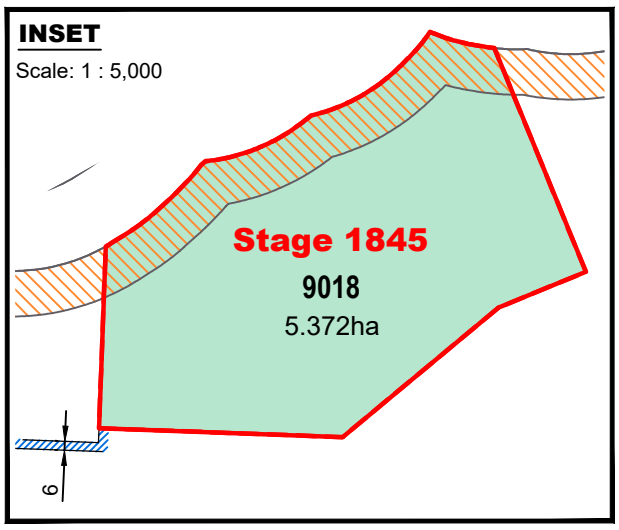
- P18 Stage Boundary
- Stage Boundary
- 1m Contours

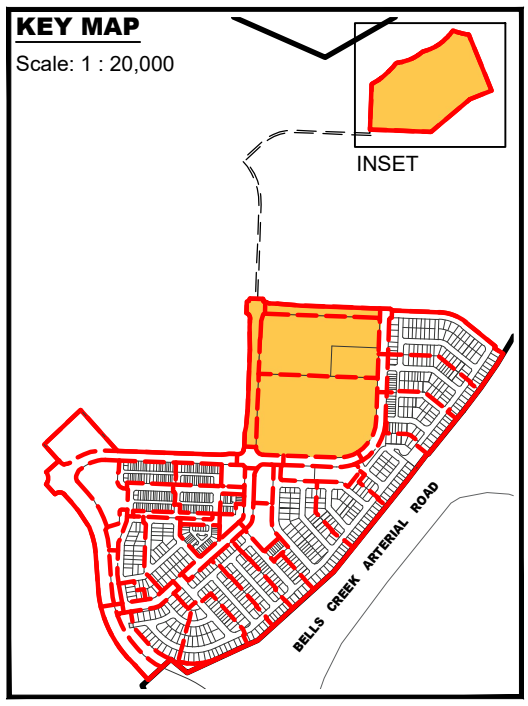
Super Allotment

- State Primary School
- Emerging Community

Open Space

- Neighbourhood Sports Park





Proposed Access Easement
4515m²
6

Stage 1841
25m Wide Neighbourhood Connector
298.2

Stage 1843
8003
4.0ha
124.5
73
96.8
8006
1.0ha
80.3
80.3
190.2
314.7
124.5

Stage 1844
9000
6.5ha
113.8
193.8
157
194.7

Stage 1842
25.9m Wide Trunk Connector Road

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
Contours: Stantec.
Environment constraints: RPS Survey.

PLAN REF: AU12885 – 29
Rev No: E
DATE: 14 JANUARY 2025
CLIENT: STOCKLAND
DRAWN BY: MD / JC
CHECKED BY: MD

0 10 20 30 40 50 1 : 1,000 @ A3

AURA LAKES
PLAN OF SUBDIVISION
STAGE 1841 - 1845

Stockland
AURA

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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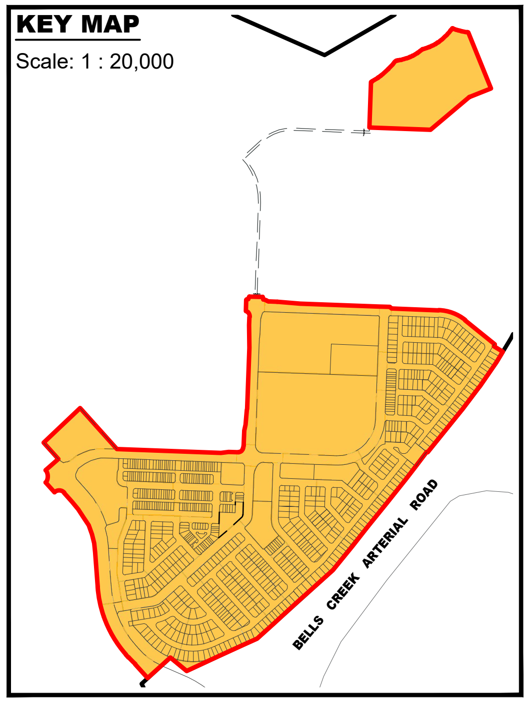
APPENDIX B
APPROVED PLAN OF DEVELOPMENT PLANS

KEY MAP

Scale: 1 : 20,000



0 20 40 60 80 100 1 : 4,000 @ A3

AURA LAKES

PLAN OF DEVELOPMENT
P18 OVERALL

PLAN REF: AU12885 – 30
Rev No: E
DATE: 14 JANUARY 2025
CLIENT: STOCKLAND
DRAWN BY: MD / JC
CHECKED BY: MD

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 level 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).

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
Contours: Stantec.
Environment constraints: RPS Survey.

Legend

- Aura Lakes Site Boundary
- P18 Stage Boundary
- Stage Boundary
- 1m Contours

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Mandatory 2-storey
- Preferred Driveway Location
- Bins Pads
- Multiple Dwelling Allotment (Duplex Lot)
- ★ Lots Potentially Impacted By Road Traffic Noise
- ▲ Alternate Location for Private Open Space (For Lots Adjoining BCA Acoustic Fence)
- On-Street Carparking

Open Space

- Drainage
- Local Linear Park
- Local Recreation Park
- Neighbourhood Recreation Park
- Neighbourhood Sports Park

Residential Allotments

Other

- Urban Warehouse - 12m x 14m
- Urban Loft Type A - 8.2m x 12m
- Urban Loft Type C - 8.5m x 12m

16.5m Deep

- Laneway Terrace - 6.6m x 16.5m
- Laneway Terrace - 6.6m+ x 16.5m (Ends)

21m Deep

- Laneway Terrace - 4.6m x 21m
- Laneway Terrace - 6.6m x 21m
- Laneway Terrace - 6.6m+ x 21m (Ends)

25m Deep

- Laneway Terrace - 4.6m x 25m
- Laneway Terrace - 6.6m x 25m
- Laneway Terrace - 6.6m+ x 25m (Ends)
- Front Loaded Terrace - 7.5m x 25m
- Front Loaded Terrace - 9m+ x 25m (Ends)
- Urban Villa - 8.5m x 25m
- Villa - 10m x 25m
- Premium Villa - 12.5m x 25m
- Courtyard - 14m x 25m
- Traditional - 16m x 25m

28m Deep

- Front Loaded Terrace - 7.5m x 28m
- Front Loaded Terrace - 9m+ x 28m (Ends)
- Urban Villa - 8.5m x 28m
- Villa - 10m x 28m
- Premium Villa - 12.5m x 28m
- Courtyard - 14m x 28m
- Traditional - 16m x 28m

30m Deep

- Villa - 10m x 30m
- Premium Villa - 12.5m x 30m
- Courtyard - 14m x 30m
- Traditional - 16m x 30m

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 585
Total Residential Dwellings 749
Total On-Street Visitor Parking Spaces Required 562
(based on 0.75 per dwelling)
Parking Ratio Achieved 0.78

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AURA

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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AURA LAKES

PLAN OF DEVELOPMENT STAGE 1801 - 1804 & 1825 - 1827

PLAN REF:	**AU12885 – 31**
Rev No:	**E**
DATE:	14 JANUARY 2025
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

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 level 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).

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
Contours: Stantec.
Environment constraints: RPS Survey.

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	115
Total Residential Dwellings	150
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	113
Parking Ratio Achieved	0.76

Legend

- Aura Lakes Site Boundary
- P18 Stage Boundary
- Stage Boundary
- 1m Contours

Open Space

- Local Linear Park
- Road Reserve Embellishment / Pedestrian Linkage

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Bins Pads
- Multiple Dwelling Allotment (Duplex Lot)
- Lots Potentially Impacted By Road Traffic Noise
- Alternate Location for Private Open Space (For Lots Adjoining BCA Acoustic Fence)
- On-Street Carparking

Residential Allotments

25m Deep

- Urban Villa - 8.5m x 25m
- Villa - 10m x 25m
- Premium Villa - 12.5m x 25m
- Courtyard - 14m x 25m
- Traditional - 16m x 25m

28m Deep

- Front Loaded Terrace - 7.5m x 28m
- Front Loaded Terrace - 9m+ x 28m (Ends)
- Urban Villa - 8.5m x 28m
- Villa - 10m x 28m
- Premium Villa - 12.5m x 28m
- Courtyard - 14m x 28m
- Traditional - 16m x 28m

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AURA

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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AURA LAKES

PLAN OF DEVELOPMENT
STAGE 1806 - 1815
& 1828 - 1834

PLAN REF:	**AU12885 – 32**
Rev No:	**E**
DATE:	14 JANUARY 2025
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

0 10 20 30 40 50 **1 : 1,500 @ A3**

Stage 1832

25.0m Wide Trunk Connector Road

Bin pads to service Lots 3398 - 3399 only.

Stage 1815 8.0m Wide Laneway

Stage 1814 8.0m Wide Laneway

Stage 1813
8000
3580m²

Stage 1830
9004
1.431ha

Stage 1812 19.5m Wide Urban Access Street

Stage 1809B 19.5m Wide

Stage 1810

48.5m Wide Sub-Arterial Road

15.55m Wide Urban Access Street

8.0m Wide Laneway

Stage 1833
9010
3455m²

19.5m Wide Street

Stage 1834
9011
2980m²

15.55m Wide Urban Access Street (Esplanade)

Stage 1807

Stage 1809A

Stg 1829
9019
3105m²

Stg 1828
9003
2980m²

17.5m Wide Urban Access Street

15.5m Wide Urban Access Street

Stage 1806

14.8m Wide

Stg 1811 Wide

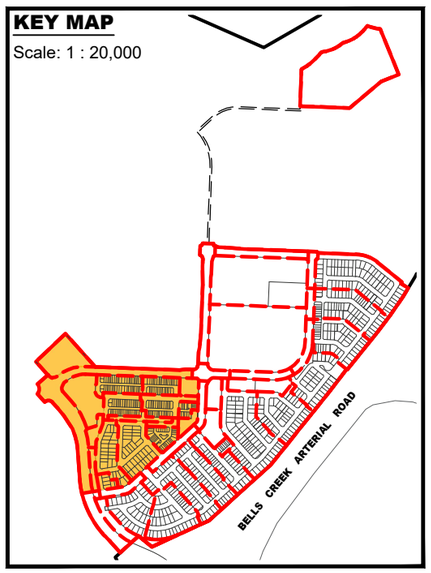
8.0m

Bin pads to service Lots 3260 - 3263 only.

Stage 1808

KEY MAP

Scale: 1 : 20,000



Legend

- P18 Stage Boundary
- Stage Boundary
- 1m Contours

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Mandatory 2-storey
- Preferred Driveway Location
- Bins Pads
- Lots Potentially Impacted By Road Traffic Noise
- Alternate Location for Private Open Space (For Lots Adjoining BCA Acoustic Fence)
- On-Street Carparking

Open Space

- Drainage
- Local Linear Park
- Local Recreation Park
- Road Reserve Embellishment / Pedestrian Linkage

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	204
Total Residential Dwellings	253
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	190
Parking Ratio Achieved	0.84

Residential Allotments

Other
- Urban Loft Type A - 8.2m x 12m
- Urban Loft Type C - 8.5m x 12m

16.5m Deep
- Laneway Terrace - 6.6m x 16.5m
- Laneway Terrace - 6.6m+ x 16.5m (Ends)

21m Deep
- Laneway Terrace - 4.6m x 21m
- Laneway Terrace - 6.6m x 21m
- Laneway Terrace - 6.6m+ x 21m (Ends)

25m Deep
- Laneway Terrace - 4.6m x 25m
- Laneway Terrace - 6.6m x 25m
- Laneway Terrace - 6.6m+ x 25m (Ends)
- Villa - 10m x 25m
- Premium Villa - 12.5m x 25m
- Courtyard - 14m x 25m
- Traditional - 16m x 25m

28m Deep
- Villa - 10m x 28m
- Premium Villa - 12.5m x 28m
- Courtyard - 14m x 28m
- Traditional - 16m x 28m

30m Deep
- Villa - 10m x 30m
- Premium Villa - 12.5m x 30m
- Courtyard - 14m x 30m

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 level 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).

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
Contours: Stantec.
Environment constraints: RPS Survey.

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AURA

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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AURA LAKES

PLAN OF DEVELOPMENT STAGE 1805 & 1816 - 1820 & 1835 - 1837

PLAN REF:	**AU12885 – 33**
Rev No:	**E**
DATE:	14 JANUARY 2025
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

0 10 20 30 40 50 **1 : 1,500 @ A3**

Stage 1837 · **Stage 1817** · **Stage 1819** · **Stage 1820** · **Stage 1835** · **Stage 1818** · **Stage 1805A** · **Stage 1805B** · **Stg 1816A** · **Stage 16B**

8002 3580m² · 8004 4790m² · 8001 4940m² · 9012 6625m² · 9013 795m²

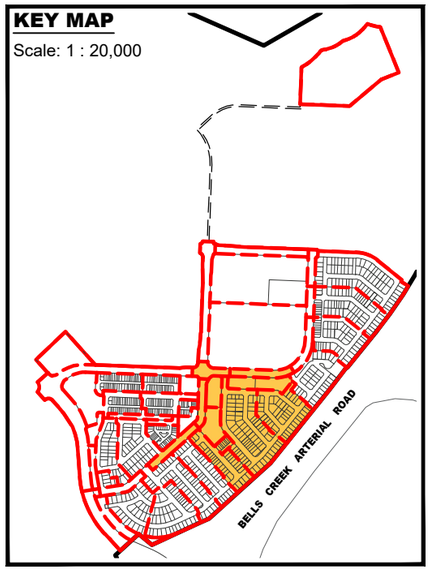
Neighbourhood Connector · 19m Wide Neighbourhood Connector · 15.5m Wide Access Street · 10.5m Wide Laneway · 25m Wide Connector

Bin pads to service Lots 3453 - 3455 only.

Bin pads to service Lots 3078 - 3080 only.

KEY MAP

Scale: 1 : 20,000



Legend

- P18 Stage Boundary
- Stage Boundary
- 1m Contours

Open Space

- Local Linear Park
- Local Recreation Park
- Neighbourhood Recreation Park
- Road Reserve Embellishment / Pedestrian Linkage

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Mandatory 2-storey
- Preferred Driveway Location
- Bins Pads
- Multiple Dwelling Allotment (Duplex Lot)
- Lots Potentially Impacted By Road Traffic Noise
- Alternate Location for Private Open Space (For Lots Adjoining BCA Acoustic Fence)
- On-Street Carparking

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	112
Total Residential Dwellings	144
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	109
Parking Ratio Achieved	0.77

Residential Allotments

Other
- Urban Warehouse - 12m x 14m

25m Deep
- Laneway Terrace - 4.6m x 25m
- Laneway Terrace - 6.6m x 25m
- Laneway Terrace - 6.6m+ x 25m (Ends)
- Front Loaded Terrace - 7.5m x 25m
- Front Loaded Terrace - 9m+ x 25m (Ends)
- Urban Villa - 8.5m x 25m
- Villa - 10m x 25m
- Premium Villa - 12.5m x 25m
- Courtyard - 14m x 25m

28m Deep
- Front Loaded Terrace - 7.5m x 28m
- Front Loaded Terrace - 9m+ x 28m (Ends)
- Urban Villa - 8.5m x 28m
- Villa - 10m x 28m
- Premium Villa - 12.5m x 28m
- Courtyard - 14m x 28m
- Traditional - 16m x 28m

30m Deep
- Villa - 10m x 30m
- Premium Villa - 12.5m x 30m
- Courtyard - 14m x 30m
- Traditional - 16m x 30m

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 level 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).

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Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
Contours: Stantec.
Environment constraints: RPS Survey.

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AURA

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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Note:
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Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
Contours: Stantec.
Environment constraints: RPS Survey.

Stage 1840
Stage 1824
Stage 1823
Stage 1822
Stage 1821
Stage 1838
Stage 1839

19m Wide Neighbourhood Connector
25m Wide Neighbourhood Connector
15.5m Wide Access Street
8.0m Wide Laneway
13.5m Wide Street

Bin pads to service Lots 3702 - 3705 only.
Bin pads to service Lots 3746 - 3748 only.

9015 2105m²
9016 250m²
9017 530m²

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 level 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).

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	154
Total Residential Dwellings	197
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	148
Parking Ratio Achieved	0.78

Open Space
- Local Linear Park
- Local Recreation Park
- Road Reserve Embellishment / Pedestrian Linkage

Residential Allotments

25m Deep
- Laneway Terrace - 4.6m x 25m
- Laneway Terrace - 6.6m x 25m
- Laneway Terrace - 6.6m+ x 25m (Ends)
- Front Loaded Terrace - 7.5m x 25m
- Front Loaded Terrace - 9m+ x 25m (Ends)
- Urban Villa - 8.5m x 25m
- Villa - 10m x 25m
- Premium Villa - 12.5m x 25m
- Courtyard - 14m x 25m
- Traditional - 16m x 25m

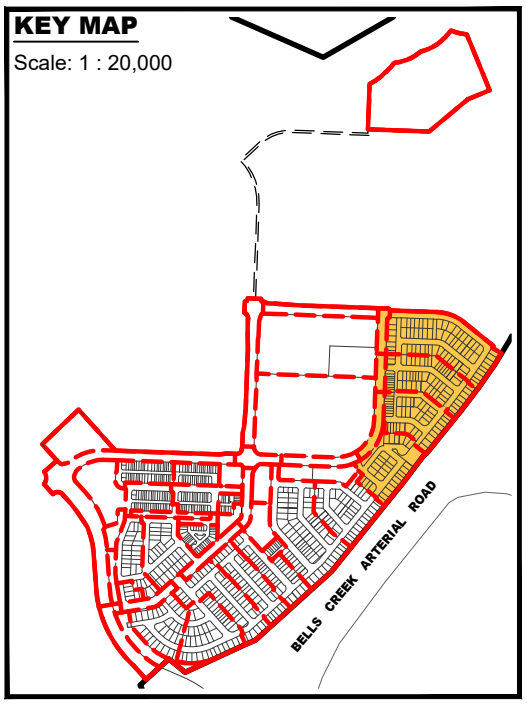
28m Deep
- Front Loaded Terrace - 7.5m x 28m
- Front Loaded Terrace - 9m+ x 28m (Ends)
- Urban Villa - 8.5m x 28m
- Villa - 10m x 28m
- Premium Villa - 12.5m x 28m
- Courtyard - 14m x 28m
- Traditional - 16m x 28m
- Premium Traditional - 18m x 28m

30m Deep
- Villa - 10m x 30m
- Premium Villa - 12.5m x 30m
- Courtyard - 14m x 30m
- Traditional - 16m x 30m

Legend
- Aura Lakes Site Boundary
- P18 Stage Boundary
- Stage Boundary
- 1m Contours

Development Controls
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Bins Pads
- Multiple Dwelling Allotment (Duplex Lot)
- Lots Potentially Impacted By Road Traffic Noise
- Alternate Location for Private Open Space (For Lots Adjoining BCA Acoustic Fence)
- On-Street Carparking

KEY MAP
Scale: 1 : 20,000



PLAN REF:	AU12885 – 34
Rev No:	E
DATE:	14 JANUARY 2025
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

0 20 40 60 80 100 1 : 1,500 @ A3

AURA LAKES
PLAN OF SUBDIVISION
STAGE 1821 - 1824 & 1838 - 1840

Stockland
AURA

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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Yield Breakdown

	Stage 1801	Stage 1802	Stage 1803	Stage 1804	Stage 1805	Stage 1806	Stage 1807	Stage 1808	Stage 1809	Stage 1810	Stage 1811	Stage 1812	Stage 1813	Stage 1814	Stage 1815	Stage 1816	Stage 1817	Stage 1818	Stage 1819	Stage 1820	Stage 1821	Stage 1822	Stage 1823	Stage 1824
Lot Type	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield
Other																								
Urban Warehouse - 12m x 14m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	—	—	—	—	—
Urban Loft Type A - 8.2m x 12m	—	—	—	—	—	—	—	—	—	—	—	1	—	—	2	—	—	—	—	—	—	—	—	—
Urban Loft Type C - 8.5m x 12m	—	—	—	—	—	—	—	—	—	—	—	1	—	—	2	—	—	—	—	—	—	—	—	—
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**2**	**—**	**—**	**4**	**—**	**—**	**—**	**4**	**—**	**—**	**—**	**—**	**—**
16.5m Deep																								
Laneway Terrace - 6.6m x 16.5m	—	—	—	—	—	—	—	—	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—
Laneway Terrace - 6.6m+ x 16.5m (Ends)	—	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**6**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**
21m Deep																								
Laneway Terrace - 4.6m x 21m	—	—	—	—	—	—	—	—	8	3	6	10	—	—	—	—	—	—	—	—	—	—	—	—
Laneway Terrace - 6.6m x 21m	—	—	—	—	—	—	—	—	5	3	7	7	—	—	—	—	—	—	—	—	—	—	—	—
Laneway Terrace - 6.6m+ x 21m (Ends)	—	—	—	—	—	—	—	—	2	4	2	2	—	—	—	—	—	—	—	—	—	—	—	—
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**15**	**10**	**15**	**19**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**
25m Deep																								
Laneway Terrace - 4.6m x 25m	—	—	—	—	—	—	—	—	8	2	4	8	—	19	21	—	—	2	—	—	—	1	3	—
Laneway Terrace - 6.6m x 25m	—	—	—	—	—	—	—	—	5	—	3	8	—	9	13	—	—	4	—	—	—	5	4	—
Laneway Terrace - 6.6m+ x 25m (Ends)	—	—	—	—	—	—	—	—	2	2	2	1	—	4	6	—	—	2	—	—	—	2	2	—
Front Loaded Terrace - 7.5m x 25m	—	—	—	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	—
Front Loaded Terrace - 9m+ x 25m (Ends)	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—
Urban Villa - 8.5m x 25m	—	—	2	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	3	1	—	—
Villa - 10m x 25m	1	—	6	4	4	2	5	—	—	—	—	—	—	—	—	—	—	—	6	10	—	2	3	6
Premium Villa - 12.5m x 25m	4	4	10	13	6	4	9	4	—	—	—	—	—	—	—	—	—	—	11	6	4	6	8	7
Courtyard - 14m x 25m	3	3	9	4	2	2	3	—	—	—	—	—	—	—	—	—	—	—	8	5	7	2	4	9
Traditional - 16m x 25m	3	—	2	—	—	1	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4
Sub-total	**11**	**7**	**29**	**23**	**17**	**9**	**19**	**4**	**15**	**4**	**9**	**17**	**—**	**32**	**40**	**—**	**—**	**8**	**26**	**21**	**14**	**19**	**29**	**26**
28m Deep																								
Front Loaded Terrace - 7.5m x 28m	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	—	—	3	3	—
Front Loaded Terrace - 9m+ x 28m (Ends)	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	2	2	—
Urban Villa - 8.5m x 28m	—	1	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	—	1	1
Villa - 10m x 28m	2	7	3	6	5	7	1	1	—	—	—	—	—	—	—	—	—	—	4	1	2	1	4	8
Premium Villa - 12.5m x 28m	6	15	7	7	2	7	—	1	—	—	—	—	—	—	—	—	—	—	5	2	2	5	12	14
Courtyard - 14m x 28m	8	5	4	2	1	3	3	—	—	—	—	—	—	—	—	—	—	—	8	—	4	3	1	6
Traditional - 16m x 28m	3	2	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	3	1	—	—	—	1
Premium Traditional - 18m x 28m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sub-total	**19**	**35**	**15**	**15**	**10**	**18**	**4**	**2**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**26**	**4**	**9**	**14**	**23**	**30**
30m Deep																								
Villa - 10m x 30m	—	—	—	—	—	3	1	—	—	—	—	—	—	—	—	—	—	—	1	5	1	1	2	2
Premium Villa - 12.5m x 30m	—	—	—	—	1	1	2	—	—	—	—	—	—	—	—	—	—	—	5	8	4	5	5	5
Courtyard - 14m x 30m	—	—	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	2	1	1	—	1	1
Traditional - 16m x 30m	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	3	1	1	3	—	1
Sub-total	**—**	**—**	**—**	**—**	**3**	**5**	**4**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**11**	**15**	**7**	**9**	**8**	**9**
Total Residential Allotments	**30**	**42**	**44**	**38**	**30**	**32**	**27**	**6**	**30**	**14**	**24**	**38**	**—**	**32**	**44**	**—**	**—**	**8**	**67**	**40**	**30**	**42**	**60**	**65**

	Stage 1825	Stage 1826	Stage 1827	Stage 1828	Stage 1829	Stage 1830	Stage 1831	Stage 1832	Stage 1833	Stage 1834	Stage 1835	Stage 1836	Stage 1837	Stage 1838	Stage 1839	Stage 1840	Stage 1841	Stage 1842	Stage 1843	Stage 1844	Stage 1845	Overall	
Lot Type	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
Other																							
Urban Warehouse - 12m x 14m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**4**	**0.5%**
Urban Loft Type A - 8.2m x 12m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**3**	**0.4%**
Urban Loft Type C - 8.5m x 12m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**3**	**0.4%**
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**10**	**1.3%**
16.5m Deep																							
Laneway Terrace - 6.6m x 16.5m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**4**	**0.5%**
Laneway Terrace - 6.6m+ x 16.5m (Ends)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**2**	**0.3%**
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**6**	**0.8%**
21m Deep																							
Laneway Terrace - 4.6m x 21m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**27**	**3.6%**
Laneway Terrace - 6.6m x 21m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**22**	**2.9%**
Laneway Terrace - 6.6m+ x 21m (Ends)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**10**	**1.3%**
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**59**	**7.9%**
25m Deep																							
Laneway Terrace - 4.6m x 25m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**68**	**9.1%**
Laneway Terrace - 6.6m x 25m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**51**	**6.8%**
Laneway Terrace - 6.6m+ x 25m (Ends)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**23**	**3.1%**
Front Loaded Terrace - 7.5m x 25m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**6**	**0.8%**
Front Loaded Terrace - 9m+ x 25m (Ends)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**4**	**0.5%**
Urban Villa - 8.5m x 25m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**9**	**1.2%**
Villa - 10m x 25m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**49**	**6.5%**
Premium Villa - 12.5m x 25m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**96**	**12.8%**
Courtyard - 14m x 25m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**61**	**8.1%**
Traditional - 16m x 25m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**12**	**1.6%**
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**379**	**50.6%**
28m Deep																							
Front Loaded Terrace - 7.5m x 28m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**12**	**1.6%**
Front Loaded Terrace - 9m+ x 28m (Ends)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**8**	**1.1%**
Urban Villa - 8.5m x 28m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**7**	**0.9%**
Villa - 10m x 28m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**52**	**6.9%**
Premium Villa - 12.5m x 28m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**85**	**11.3%**
Courtyard - 14m x 28m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**48**	**6.4%**
Traditional - 16m x 28m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**12**	**1.6%**
Premium Traditional - 18m x 28m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**224**	**29.9%**
30m Deep																							
Villa - 10m x 30m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**16**	**2.1%**
Premium Villa - 12.5m x 30m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**36**	**4.8%**
Courtyard - 14m x 30m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**8**	**1.1%**
Traditional - 16m x 30m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**11**	**1.5%**
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**71**	**9.5%**
Total Residential Allotments	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**749**	**100.0%**

Land Budget

Land Use	Stage 1801	Stage 1802	Stage 1803	Stage 1804	Stage 1805	Stage 1806	Stage 1807	Stage 1808	Stage 1809	Stage 1810	Stage 1811	Stage 1812	Stage 1813	Stage 1814	Stage 1815
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
	1.669 ha	2.089 ha	2.164 ha	1.653 ha	1.950 ha	1.868 ha	1.379 ha	0.278 ha	1.181 ha	0.275 ha	0.626 ha	0.935 ha	0.358 ha	0.700 ha	0.913 ha
Saleable Area															
Residential Allotments	1.181 ha	1.501 ha	1.452 ha	1.200 ha	0.926 ha	1.112 ha	0.955 ha	0.194 ha	0.397 ha	0.204 ha	0.429 ha	0.500 ha	—	0.455 ha	0.640 ha
Child Care	—	—	—	—	—	—	—	—	—	—	—	—	0.358 ha	—	—
Medium Density	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
State Primary School	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emerging Community	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Advertising Lot	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sub-total	**1.181 ha**	**1.501 ha**	**1.452 ha**	**1.200 ha**	**0.926 ha**	**1.112 ha**	**0.955 ha**	**0.194 ha**	**0.397 ha**	**0.204 ha**	**0.429 ha**	**0.500 ha**	**0.358 ha**	**0.455 ha**	**0.640 ha**
Road Reserve															
Sub-Arterial 3A	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Trunk Connectors	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Neighbourhood Connectors	—	—	0.077 ha	—	0.875 ha	—	—	—	—	—	—	—	—	—	—
Local Streets	0.443 ha	0.588 ha	0.627 ha	0.453 ha	0.149 ha	0.736 ha	0.424 ha	0.084 ha	0.784 ha	0.061 ha	0.161 ha	0.435 ha	—	0.182 ha	0.223 ha
Road Reserve Embellishment / Pedestrian Linkage	0.045 ha	—	0.008 ha	—	—	0.020 ha	—	—	—	0.010 ha	0.036 ha	—	—	—	—
Sub-total	**0.488 ha**	**0.588 ha**	**0.712 ha**	**0.453 ha**	**1.024 ha**	**0.756 ha**	**0.424 ha**	**0.084 ha**	**0.784 ha**	**0.071 ha**	**0.197 ha**	**0.435 ha**	**—**	**0.182 ha**	**0.223 ha**
Open Space															
Drainage	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Local Linear Park	—	—	—	—	—	—	—	—	—	—	—	—	—	0.063 ha	0.050 ha
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Neighbourhood Sports Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.063 ha**	**0.050 ha**

Land Use	Stage 1816	Stage 1817	Stage 1818	Stage 1819	Stage 1820	Stage 1821	Stage 1822	Stage 1823	Stage 1824	Stage 1825	Stage 1826	Stage 1827	Stage 1828	Stage 1829	Stage 1830
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
	0.892 ha	0.838 ha	0.189 ha	3.589 ha	2.130 ha	2.034 ha	1.976 ha	2.349 ha	3.516 ha	0.820 ha	0.707 ha	0.400 ha	0.298 ha	0.311 ha	1.431 ha
Saleable Area															
Residential Allotments	—	—	0.131 ha	2.287 ha	1.381 ha	1.072 ha	1.328 ha	1.793 ha	2.292 ha	—	—	—	—	—	—
Child Care	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medium Density	0.494 ha	0.838 ha	—	—	—	—	—	—	—	—	—	—	—	—	—
State Primary School	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emerging Community	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Advertising Lot	—	—	—	—	—	—	—	—	—	—	0.012 ha	—	—	—	—
Sub-total	**0.494 ha**	**0.838 ha**	**0.131 ha**	**2.287 ha**	**1.381 ha**	**1.072 ha**	**1.328 ha**	**1.793 ha**	**2.292 ha**	**—**	**0.012 ha**	**—**	**—**	**—**	**—**
Road Reserve															
Sub-Arterial 3A	—	—	—	—	—	—	—	—	—	0.820 ha	—	—	—	—	—
Trunk Connectors	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Neighbourhood Connectors	0.398 ha	—	—	0.761 ha	0.138 ha	—	—	—	—	—	—	0.400 ha	—	—	—
Local Streets	—	—	0.058 ha	0.529 ha	0.532 ha	0.624 ha	0.623 ha	0.552 ha	1.170 ha	—	—	—	—	—	—
Road Reserve Embellishment / Pedestrian Linkage	—	—	—	0.012 ha	—	0.127 ha	—	0.004 ha	0.001 ha	—	0.118 ha	—	—	—	—
Sub-total	**0.398 ha**	**—**	**0.058 ha**	**1.302 ha**	**0.670 ha**	**0.751 ha**	**0.623 ha**	**0.556 ha**	**1.171 ha**	**0.820 ha**	**0.118 ha**	**0.400 ha**	**—**	**—**	**—**
Open Space															
Drainage	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.431 ha
Local Linear Park	—	—	—	—	0.079 ha	—	0.025 ha	—	0.053 ha	—	0.577 ha	—	0.298 ha	—	—
Local Recreation Park	—	—	—	—	—	0.211 ha	—	—	—	—	—	—	—	0.311 ha	—
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Neighbourhood Sports Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sub-total	**—**	**—**	**—**	**—**	**0.079 ha**	**0.211 ha**	**0.025 ha**	**—**	**0.053 ha**	**—**	**0.577 ha**	**—**	**0.298 ha**	**0.311 ha**	**1.431 ha**

Land Use	Stage 1831	Stage 1832	Stage 1833	Stage 1834	Stage 1835	Stage 1836	Stage 1837	Stage 1838	Stage 1839	Stage 1840	Stage 1841	Stage 1842	Stage 1843	Stage 1844	Stage 1845	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
	3.022 ha	1.326 ha	0.346 ha	0.298 ha	0.663 ha	0.434 ha	0.514 ha	0.474 ha	0.251 ha	0.314 ha	0.778 ha	1.157 ha	5.001 ha	6.507 ha	5.372 ha	**65.975 ha**	**100.0%**
Saleable Area																	
Residential Allotments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**21.430 ha**	**32.5%**
Child Care	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.358 ha**	**0.5%**
Medium Density	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**1.332 ha**	**2.0%**
State Primary School	—	—	—	—	—	—	—	—	—	—	—	—	4.001 ha	—	—	**4.001 ha**	**6.1%**
Emerging Community	—	—	—	—	—	—	—	—	—	—	—	—	1.000 ha	—	—	**1.000 ha**	**1.5%**
Advertising Lot	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.012 ha**	**0.0%**
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**5.001 ha**	**—**	**—**	**28.133 ha**	**42.6%**
Road Reserve																	
Sub-Arterial 3A	1.831 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**2.651 ha**	**4.0%**
Trunk Connectors	1.191 ha	—	—	—	—	0.210 ha	—	—	—	—	—	1.157 ha	—	—	—	**2.558 ha**	**3.9%**
Neighbourhood Connectors	—	—	—	—	—	0.224 ha	0.514 ha	0.474 ha	0.251 ha	0.300 ha	0.778 ha	—	—	—	—	**5.190 ha**	**7.9%**
Local Streets	—	—	—	—	—	—	—	—	—	0.014 ha	—	—	—	—	—	**9.452 ha**	**14.3%**
Road Reserve Embellishment / Pedestrian Linkage	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.381 ha**	**0.6%**
Sub-total	**3.022 ha**	**—**	**—**	**—**	**—**	**0.434 ha**	**0.514 ha**	**0.474 ha**	**0.251 ha**	**0.314 ha**	**0.778 ha**	**1.157 ha**	**—**	**—**	**—**	**20.232 ha**	**30.7%**
Open Space																	
Drainage	—	1.326 ha	—	—	—	—	—	—	—	—	—	—	—	—	5.372 ha	**8.129 ha**	**12.3%**
Local Linear Park	—	—	0.346 ha	—	—	—	—	—	—	—	—	—	—	—	—	**1.491 ha**	**2.3%**
Local Recreation Park	—	—	—	0.298 ha	—	—	—	—	—	—	—	—	—	—	—	**0.820 ha**	**1.2%**
Neighbourhood Recreation Park	—	—	—	—	0.663 ha	—	—	—	—	—	—	—	—	—	—	**0.663 ha**	**1.0%**
Neighbourhood Sports Park	—	—	—	—	—	—	—	—	—	—	—	—	—	6.507 ha	—	**6.507 ha**	**9.9%**
Sub-total	**—**	**1.326 ha**	**0.346 ha**	**0.298 ha**	**0.663 ha**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**6.507 ha**	**5.372 ha**	**17.610 ha**	**26.7%**

PLAN REF: **AU12885 – 35**
Rev No: **E**
DATE: 14 JANUARY 2025
CLIENT: STOCKLAND
DRAWN BY: MD / JC
CHECKED BY: MD

Not to Scale @ A3

AURA LAKES
DEVELOPMENT STATISTICS

Stockland

AURA

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

A TETRA TECH COMPANY

APPENDIX C
RESIDENTIAL DEVELOPMENT CONTROLS

DOCUMENT PREPARED BY BOTH RPS AND URBIS

1.1.1 HOUSE AND MULTIPLE RESIDENTIAL ALLOTMENTS (DUPLEX)

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 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

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 and 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 AND TRADITIONAL 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 and Rear (metres) [2]													
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 Adjoining the BCA Acoustic Fence		4.0 - 6.0 [3 4]	4.0 - 6.0 [3 4]	4.0 - 6.0 [3 4]	4.0 - 6.0 [3 4]	4.0 - 6.0 [3 4]	4.0 - 6.0 [3 4]	4.0 - 6.0 [3 4]	4.0 - 6.0 [3 4]	4.0 - 6.0 [3 4]	4.0 - 6.0 [3 4]	4.0 - 6.0 [3 4]	4.0 - 6.0 [3 4]
Side (metres) [2]													
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 20 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)		60%		60%		60%		60%		60%		75%	

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

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

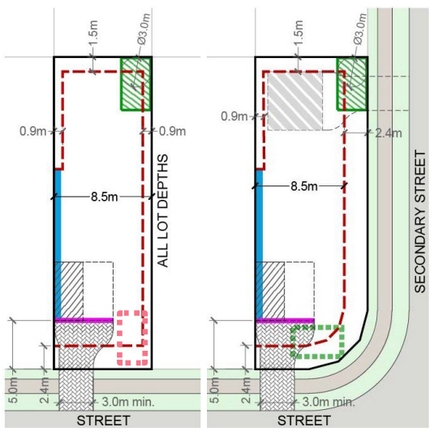
[3] 6.0m rear setback applies to lots 3078 – 3080, 3453 – 3485 and 3723 - 3748. 4.0m rear setback applies to lots 3061 - 3077.

[4] Where a lot adjoins the BCA Acoustic Fence 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 diagrams below).

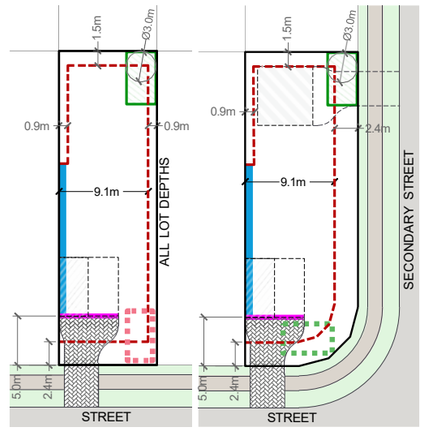
LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- 1.0m Minimum building setback dimensions
- Mandatory built to boundary wall
- Optional built to boundary wall
- 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 the BCA Acoustic Fence)
- 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

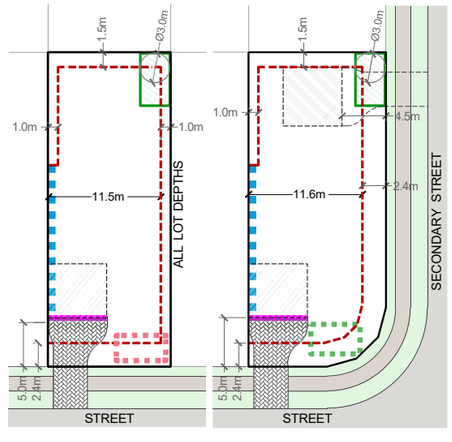
URBAN VILLA - HOUSE ON 8.5m WIDE LOT



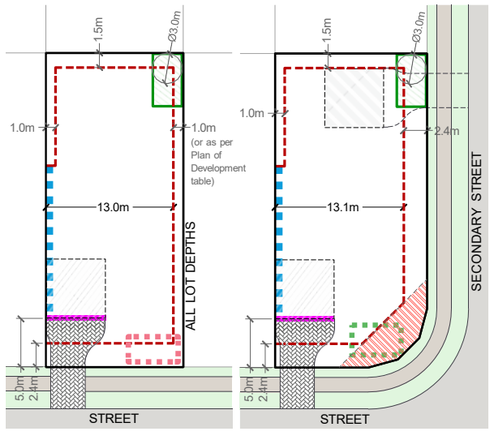
VILLA - HOUSE ON 10m WIDE LOT



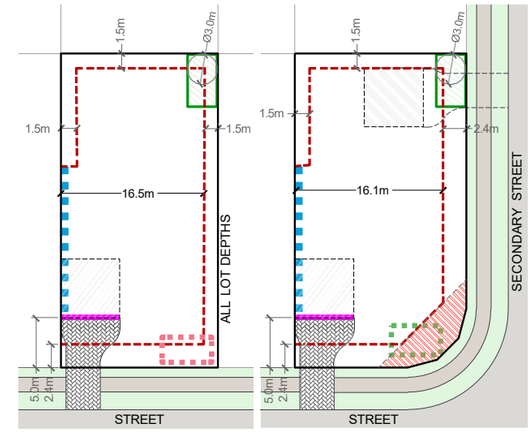
PREMIUM VILLA - HOUSE ON 12.5m WIDE LOT



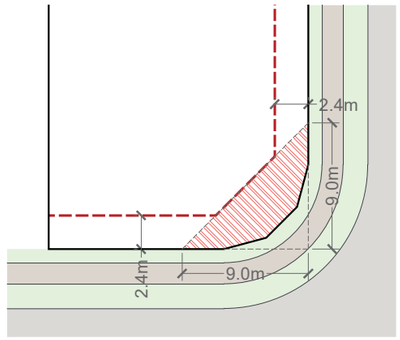
COURTYARD - HOUSE ON 14m WIDE LOT



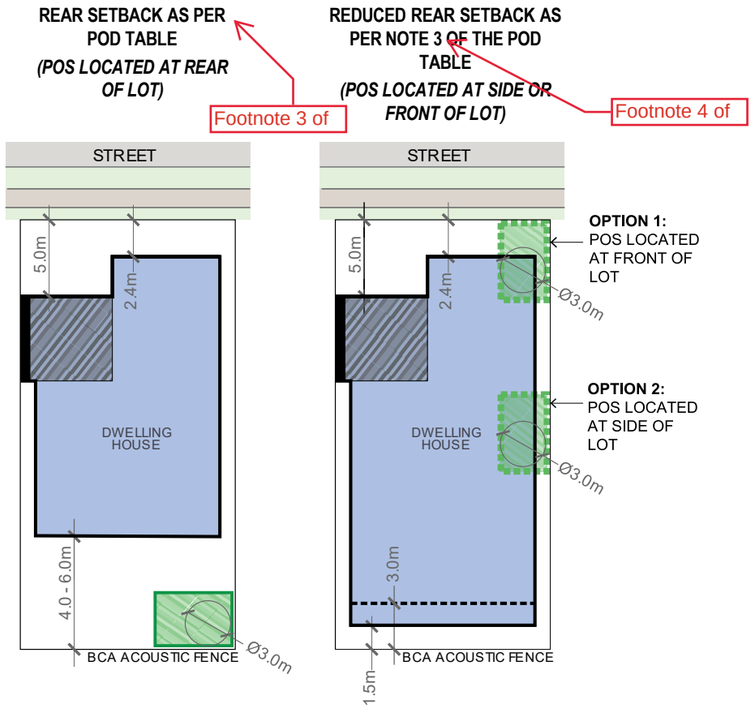
PREMIUM TRADITIONAL - HOUSE ON 18m WIDE LOT



TYPICAL CORNER TRUNCATION



REAR SETBACK AND POS LOCATIONS FOR LOTS ADJOINING BCA ACOUSTIC FENCE



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 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 15m² with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

Privacy and 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 and 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

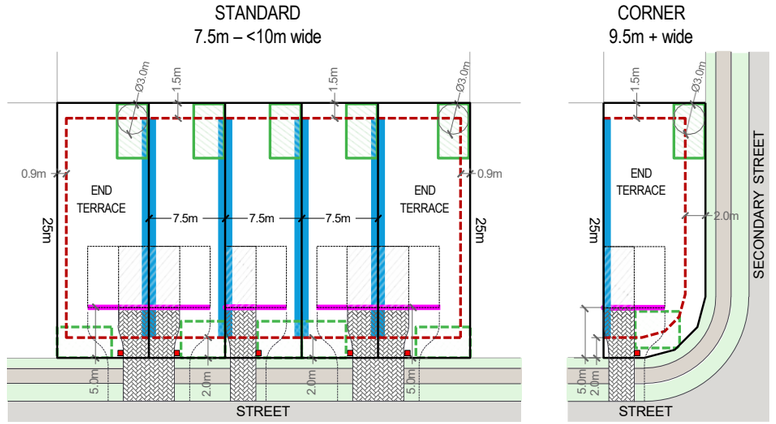
    All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for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

PLAN OF DEVELOPMENT TABLE

	TERRACE ALLOTMENTS 7.5M–<10M WIDE (FRONT LOADED)	
	Ground Floor	First Floor (includes Loft Dwellings)
Front and 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

1.1.3 LANEWAY TERRACE ALLOTMENTS - 25m – 28m DEEP (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 and 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

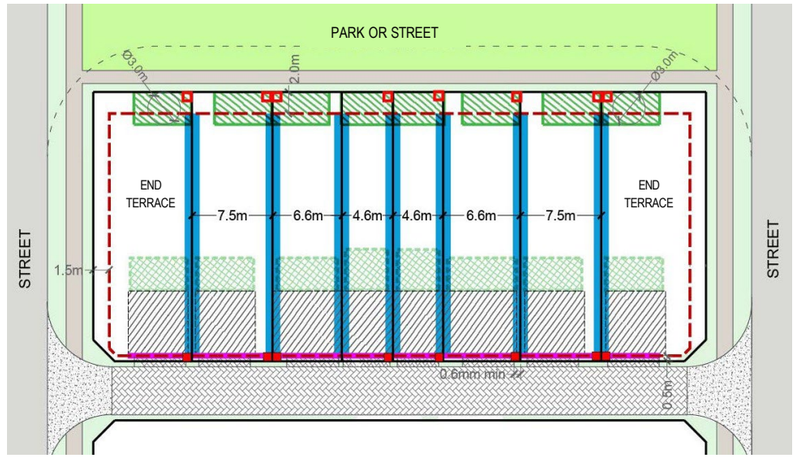
The proportion of the site covered by buildings, including roof overhangs.

PLAN OF DEVELOPMENT TABLE

	LANEWAY TERRACE ALLOTMENTS 4M–<14M WIDE (REAR LOADED)	
	Ground Floor	First Floor
Front and 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

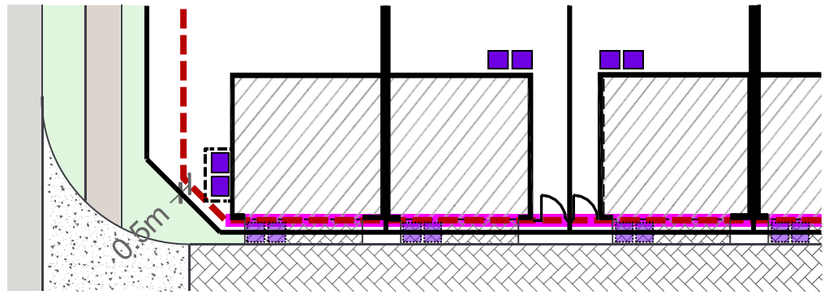
TYPICAL TERRACE FRONTING PARK OR STREET (REAR LOADED)



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)

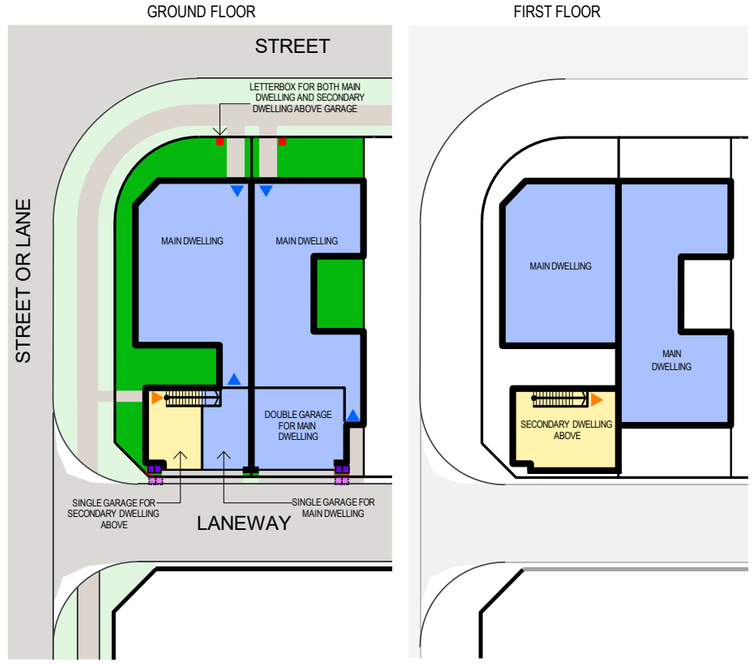
TYPICAL LANEWAY INTERFACE



LEGEND

- Lot boundary
- 1.0m Building setback dimensions
- Indicative driveway location
- Preferred location of bin storage (main dwelling and loft)
- Preferred location of bin collection (main dwelling and loft)
- Screened bin enclosure

TYPICAL PRODUCT SECONDARY DWELLING ABOVE GARAGE



LEGEND

- Lot boundary
- Indicative built form
- Main dwelling
- Secondary dwelling obove garage
- 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)
- 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.

Table 2

1.1.4 LANEWAY TERRACE ALLOTMENTS – 16.5m AND21m 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 and 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 & 21M DEEP	
	6.6m Wide +	
	Ground Floor	Upper Floor
Front / Primary Street Frontage (metres)		
Primary Frontage	1.5 [1]	1.0 [1]
Garage	0.5 mandatory	n/a
Rear	0.5	0.0
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Corner Lots — Secondary frontage	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 garages acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall	
Site Cover (maximum)	90%	

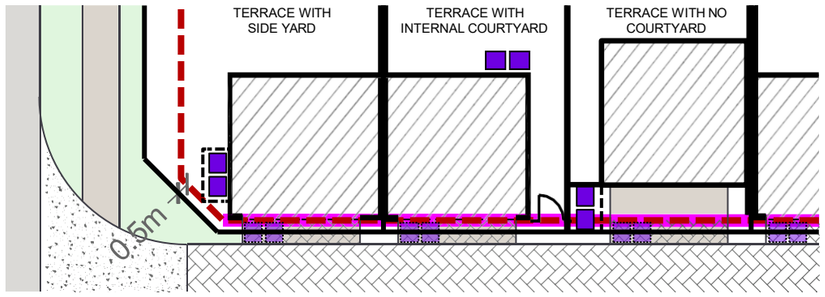
[1] 0.0m to balconies and verandahs

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 (21m 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

1.1.5 URBAN LOFTS - A, B AND 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 and 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 as 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

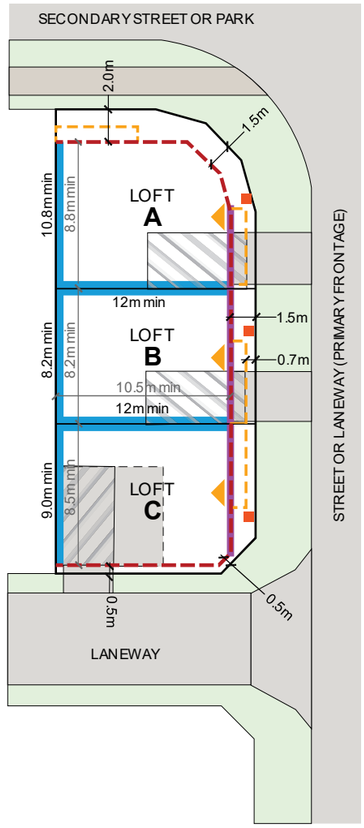
19. For lots <225m², no tank is required.

Definitions

Site Cover

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

URBAN LOFT ALLOTMENTS



PLAN OF DEVELOPMENT TABLE

	URBAN LOFT ALLOTMENTS					
	Type A		Type B		Type C	
	Ground Floor	Upper Floor	Ground Floor	Upper Floor	Ground Floor	Upper Floor
Front / Primary Street Frontage (metres)						
Primary Frontage	1.5	1.5 [1]	1.5	1.5 [1]	1.5	1.5 [1]
Garage	0.7 mandatory	n/a	0.7 mandatory	n/a	0.5 mandatory	n/a
Rear	0.0	0.0	0.0	1.5	0.0	0.0
Side (metres)						
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 are 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
- Mandatory built to boundary wall
- Indicative garage location
- Permittable double garage location
- Garage setback from front boundary
- Building envelope dimensions
- Setback dimensions
- Residential entrance
- Indicative letterbox location

1.1.6 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 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 and 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 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 as 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

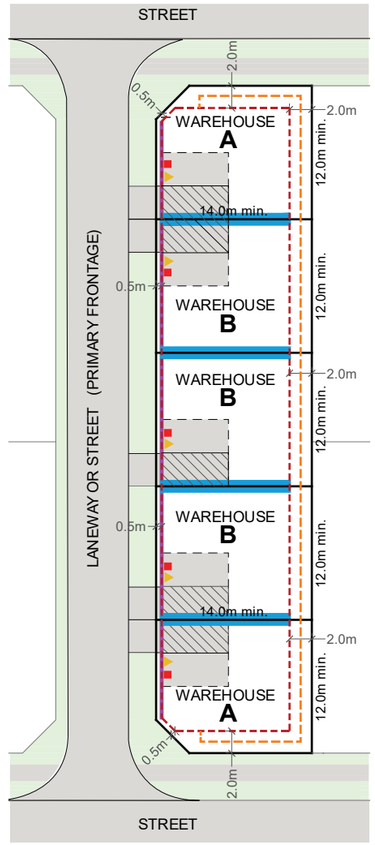
19. For lots <225m², no tank is required.

Definitions

Site Cover

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

URBAN WAREHOUSE ALLOTMENTS



PLAN OF DEVELOPMENT TABLE

	URBAN WAREHOUSE ALLOTMENTS			
	Type A		Type B	
	Ground Floor	Upper Floor	Ground Floor	Upper Floor
Front / Primary Street Frontage (metres)				
Primary Frontage	0.5	0.5	0.5	0.5
Garage	0.5 mandatory	n/a	0.5 mandatory	n/a
Rear	2.0	2.0 [1]	2.0	2.0 [1]
Side (metres)				
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
- Mandatory built to boundary wall
- Indicative garage location
- Permittable double garage location
- Garage setback from front boundary
- Setback dimensions
- Residential entrance
- Indicative letterbox location

APPENDIX D
ROAD HIERARCHY

LEGEND

- Application Boundary

INTERSECTIONS

- Signalised Intersection

SUB-ARTERIAL ROADS

- Sub-Arterial 3A - 35.5m

TRUNK CONNECTOR

- Trunk Connector C2 - 25.0m
- Trunk Connector G - 25.9m

NEIGHBOURHOOD CONNECTOR

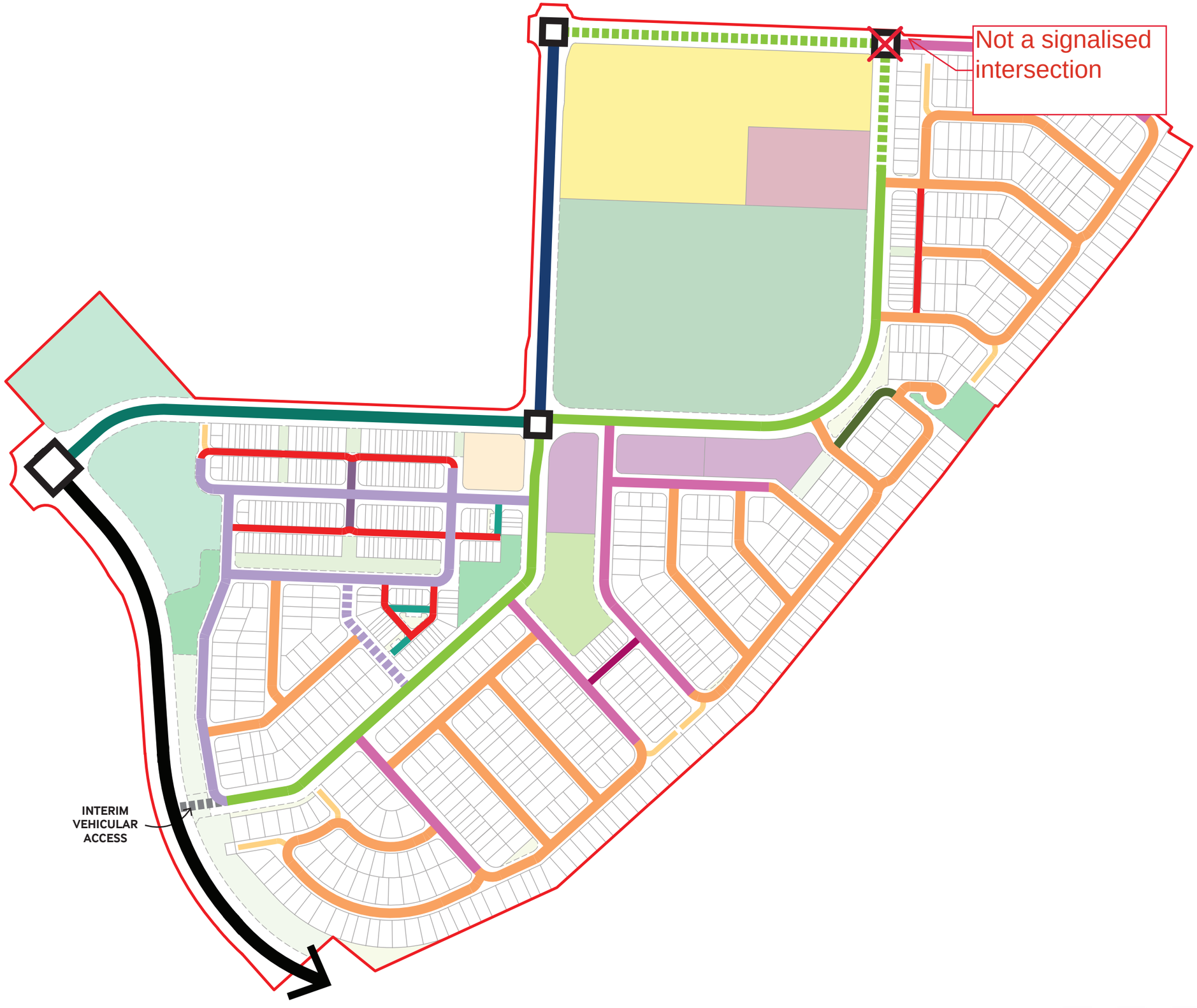
- Neighbourhood Connector N1 - 25.0m
- Neighbourhood Connector N2 - 25.0m
- Neighbourhood Connector L - 19.0m

ACCESS STREETS

- Urban Access A1 - 19.5m
- Urban Access A2 - 17.5m
- Access Street P - 15.5m
- Access Street Esplanade - 13.5m
- Laneway Link - 14.8m
- Laneway - 10.5m
- Laneway - 8.0m
- Shared Vehicular / Pedestrian Access (Laneway) - 13.0m
- Shared Vehicular / Pedestrian Access (Driveway) - 12.0m

INTERIM VEHICULAR ACCESS

- Interim Vehicular Access
  (Refer to Engineering Services Report for Further Detail on Interim Vehicular Access Staging)



DISCLAIMER

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PLAN REF:	**AU12885-18C**
DATE:	19 JUNE 2024
CLIENT:	STOCKLAND
DRAWN BY:	JC/MD
CHECKED BY:	MD

0 25 50 75 100 125 150 175 200 250 **1 : 4,000 @ A3**

AURA LAKES - PRECINCT 18 (PART)
ROAD HIERARCHY PLAN

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
www.rpsgroup.com.au

A TETRA TECH COMPANY

APPENDIX E
ROAD CROSS SECTIONS

SUB-ARTERIAL 3A
35.5m

NOTES

* Where road cross section adjoins drainage parcel, road cross section varies (separation between contraflow and footpath is reduced and are included in road reserve extent).

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PLAN REF: **AU12885-17C**
DATE: 18 JUNE 2024
CLIENT: STOCKLAND
DRAWN BY: MM
CHECKED BY: MD

0 2 4 6 8 10 **1 : 150 @ A3**

AURA LAKES - PRECINCT 18 (PART)
ROAD CROSS SECTIONS

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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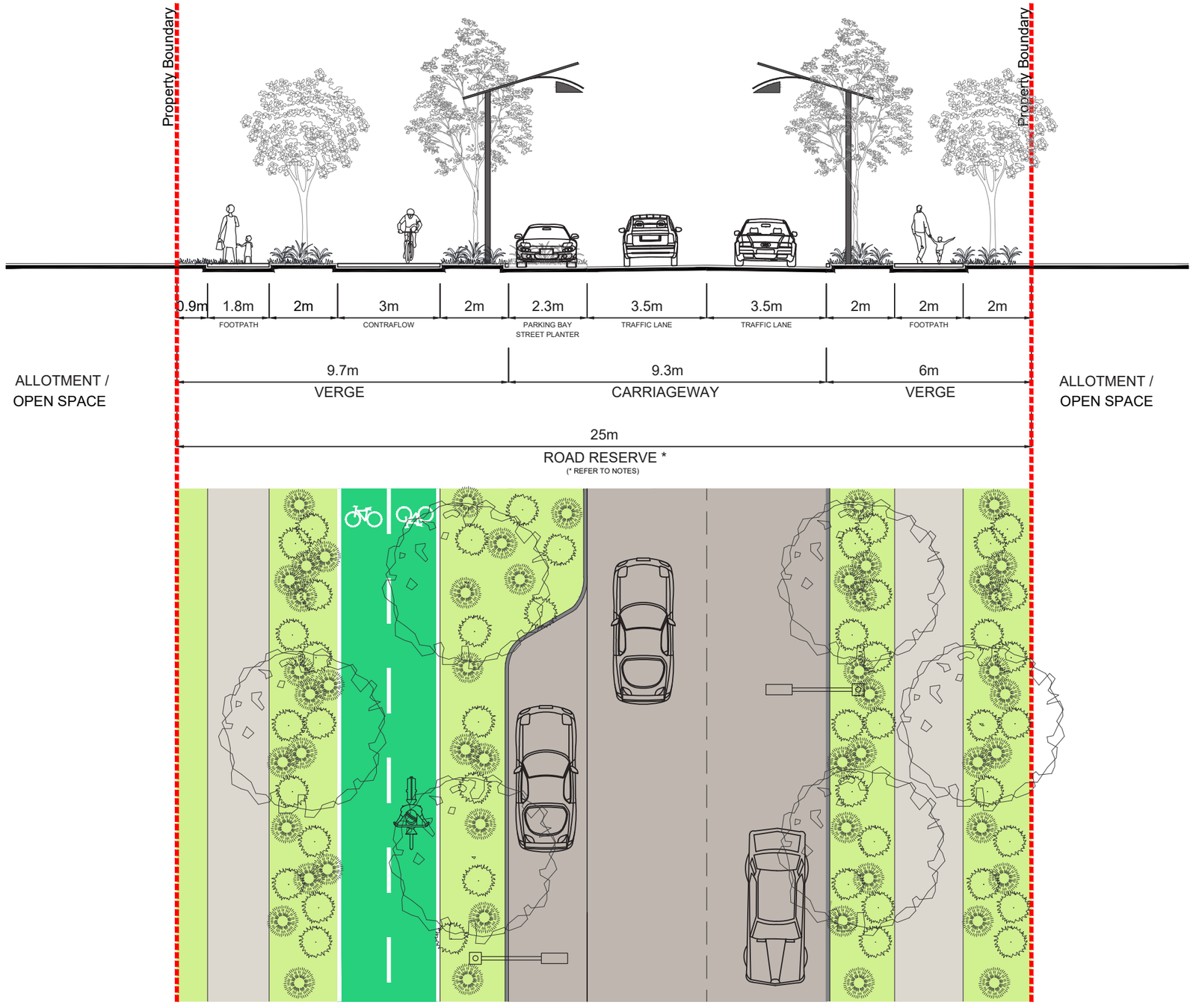
TRUNK CONNECTOR C2
25m



NOTES

* Road cross section where road crosses culvert to be reviewed in detailed design.

DISCLAIMER
The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Council approval.

PLAN REF: **AU12885-17C**
DATE: 18 JUNE 2024
CLIENT: STOCKLAND
DRAWN BY: MM
CHECKED BY: MD

0 2 4 6 8 10 **1 : 150 @ A3**

AURA LAKES - PRECINCT 18 (PART)
ROAD CROSS SECTIONS

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
www.rpsgroup.com.au

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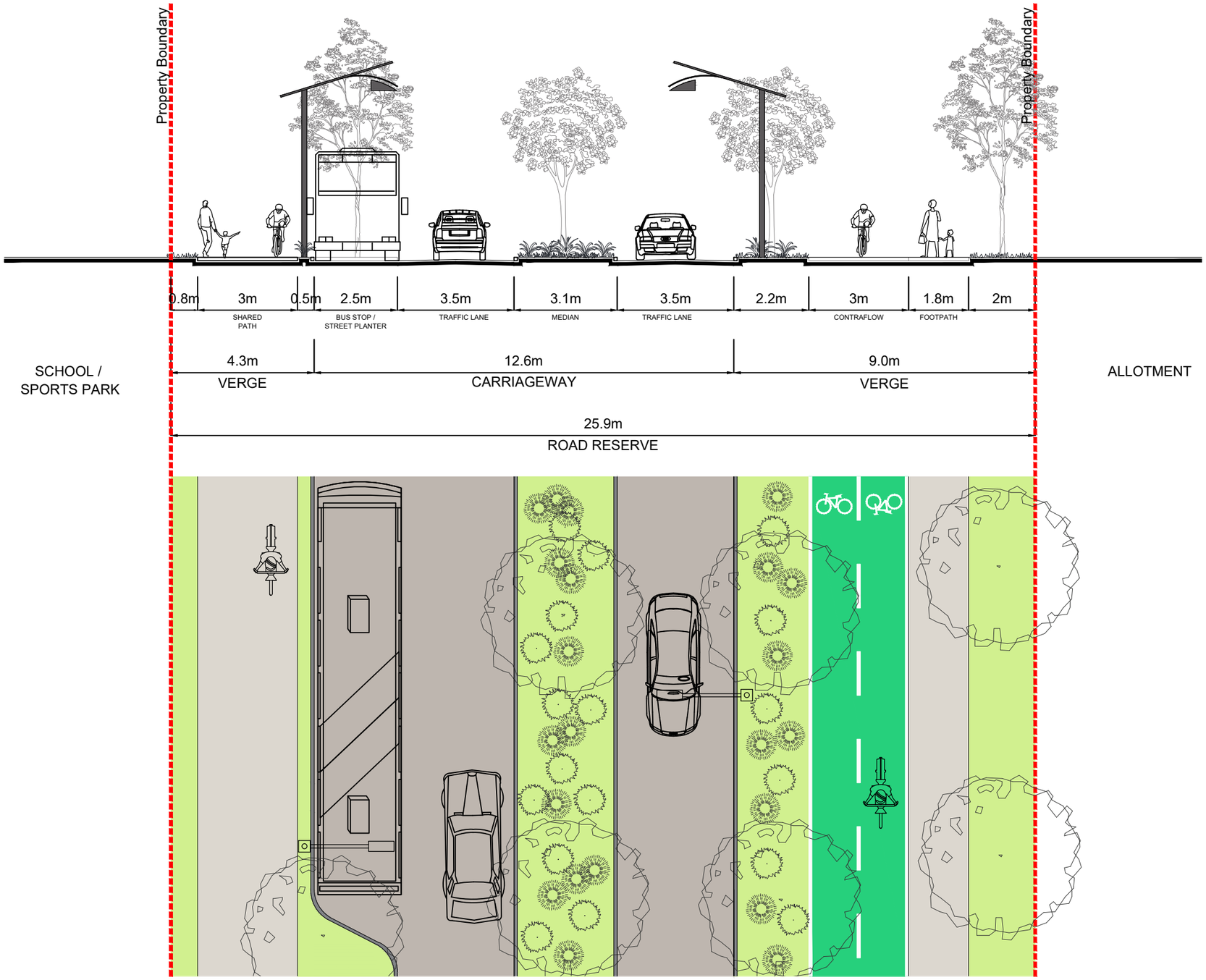
TRUNK CONNECTOR G
25.9m



DISCLAIMER
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PLAN REF: **AU12885-17C**
DATE: ~~18~~ JUNE 2024
CLIENT: STOCKLAND
DRAWN BY: MM
CHECKED BY: MD

0 2 4 6 8 10 **1 : 150 @ A3**

AURA LAKES - PRECINCT 18 (PART)
ROAD CROSS SECTIONS

URBAN DESIGN
Level 8
31 Duncan Street
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Fortitude Valley QLD 4006
T +61 7 3539 9500
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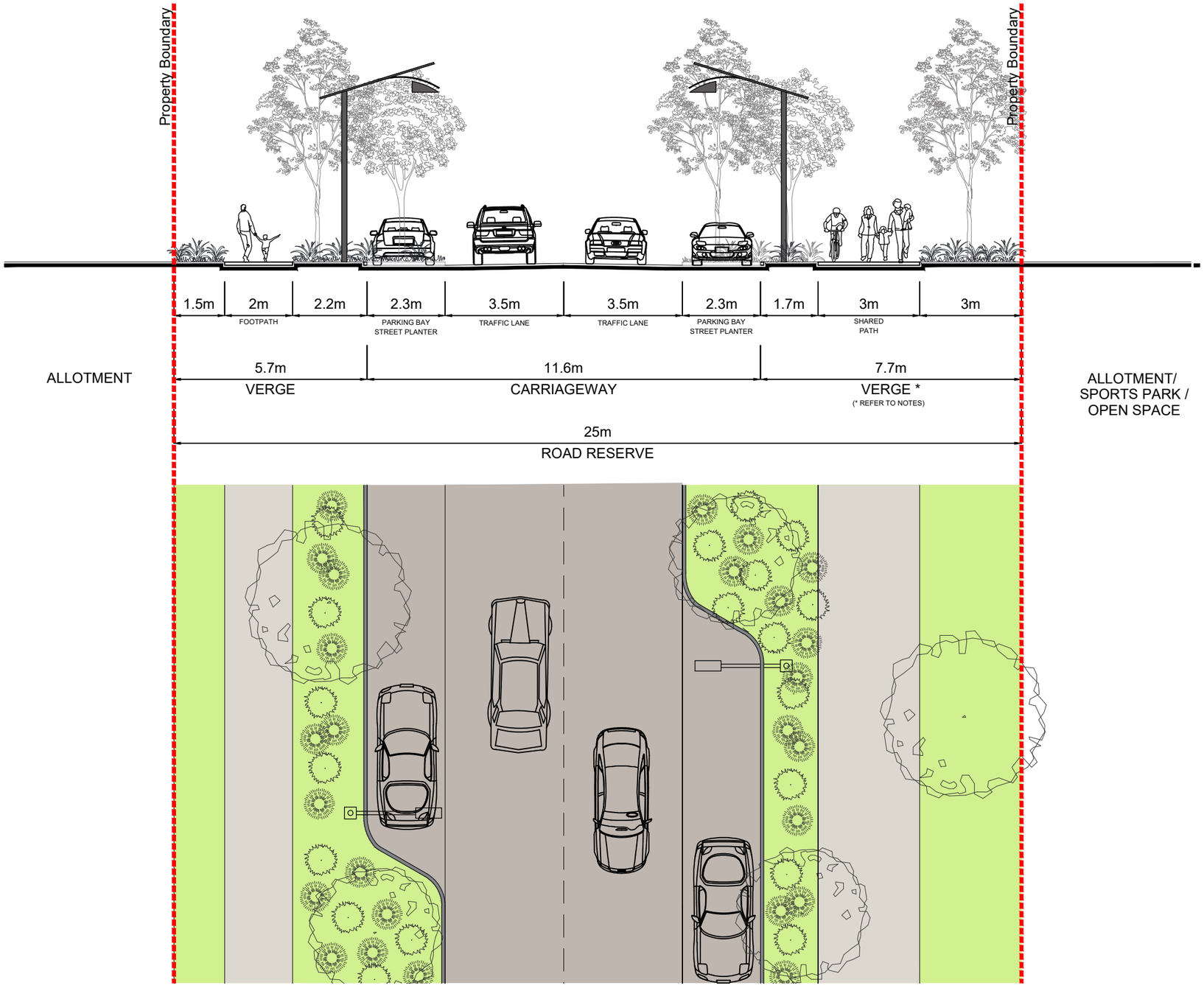
NEIGHBOURHOOD CONNECTOR N1

25m



NOTES

* Where road cross section is adopted adjoining open space, verge width may be reduced / footpath may be located within open space.

DISCLAIMER
The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Council approval.

PLAN REF: **AU12885-17C**
DATE: 18 JUNE 2024
CLIENT: STOCKLAND
DRAWN BY: MM
CHECKED BY: MD

0 2 4 6 8 10 **1 : 150 @ A3**

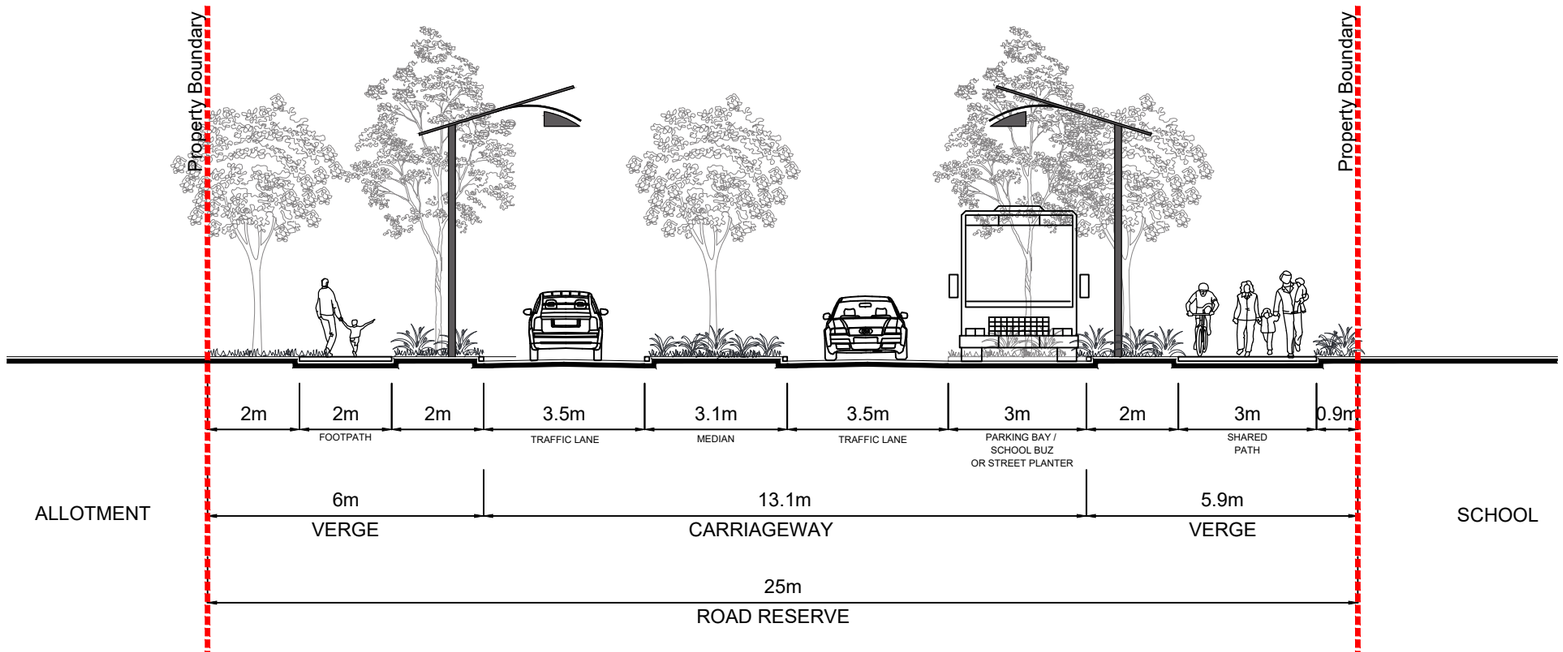
AURA LAKES - PRECINCT 18 (PART)
ROAD CROSS SECTIONS

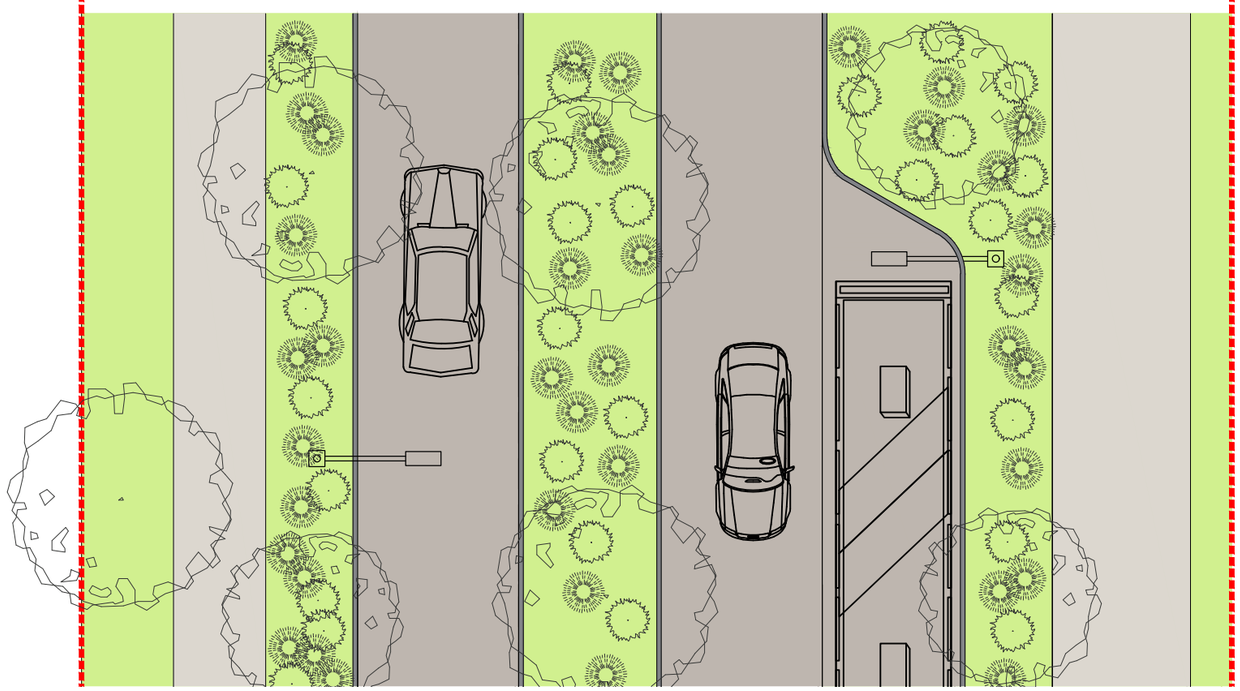
URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
www.rpsgroup.com.au

A TETRA TECH COMPANY

NEIGHBOURHOOD CONNECTOR N2

25m





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PLAN REF: **AU12885-17C**
DATE: 18 JUNE 2024
CLIENT: STOCKLAND
DRAWN BY: MM
CHECKED BY: MD

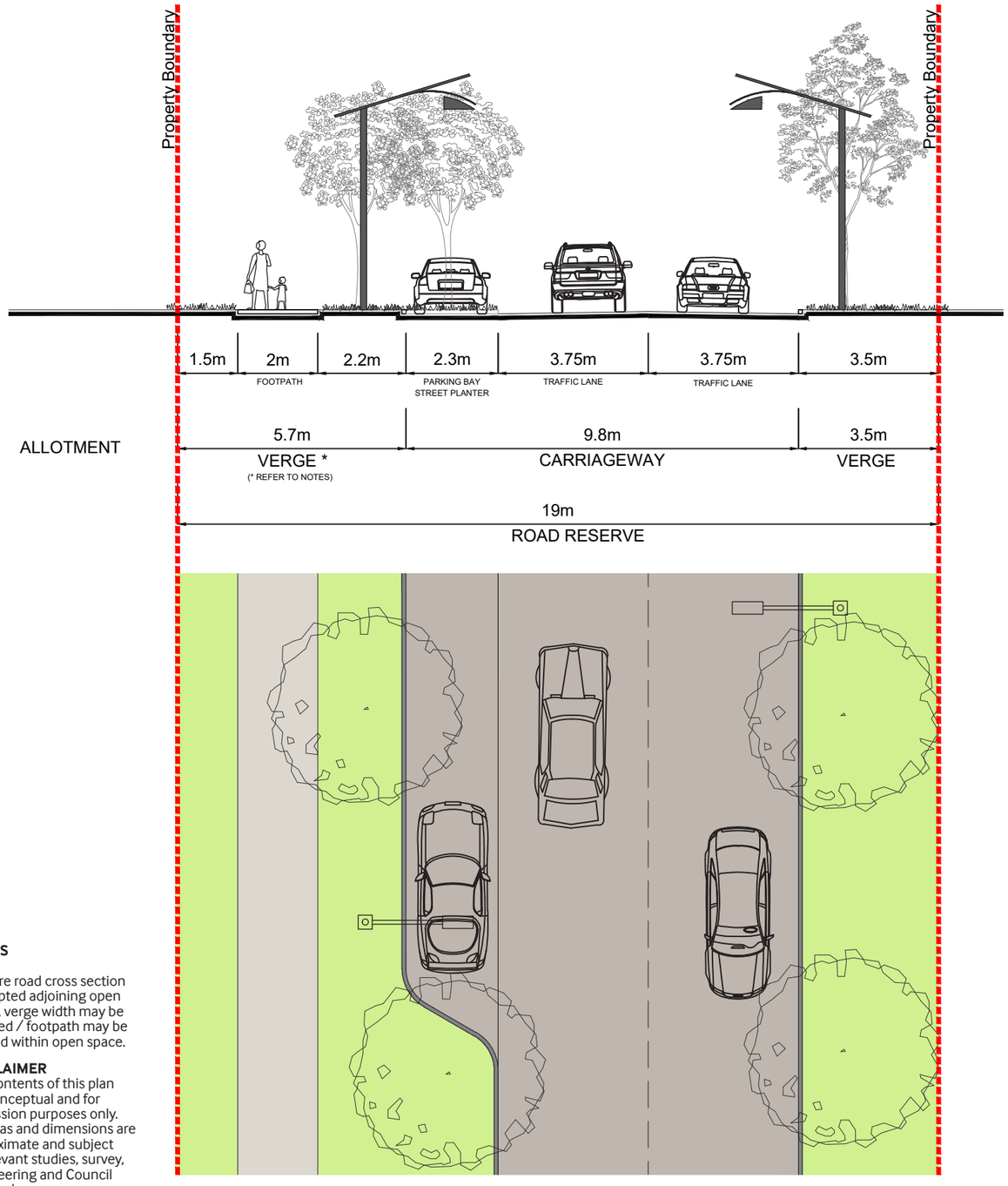
0 2 4 6 8 10 **1 : 150 @ A3**

AURA LAKES - PRECINCT 18 (PART)
ROAD CROSS SECTIONS

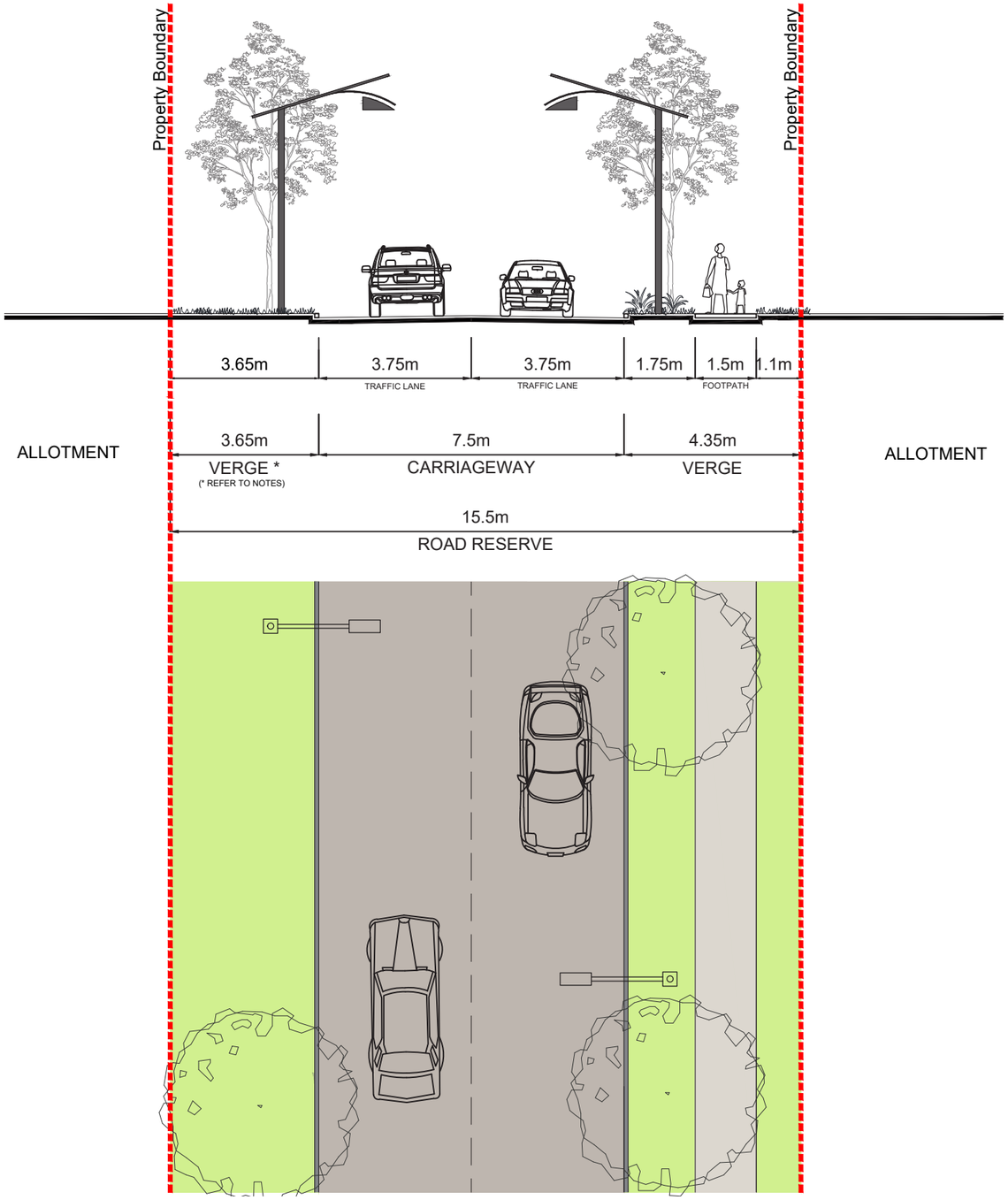
URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
www.rpsgroup.com.au

A TETRA TECH COMPANY

NEIGHBOURHOOD CONNECTOR L
19m



ACCESS STREET P
15.5m



NOTES

* Where road cross section is adopted adjoining open space, verge width may be reduced / footpath may be located within open space.

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DATE: 18 JUNE 2024
CLIENT: STOCKLAND
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0 2 4 6 8 10 **1 : 150 @ A3**

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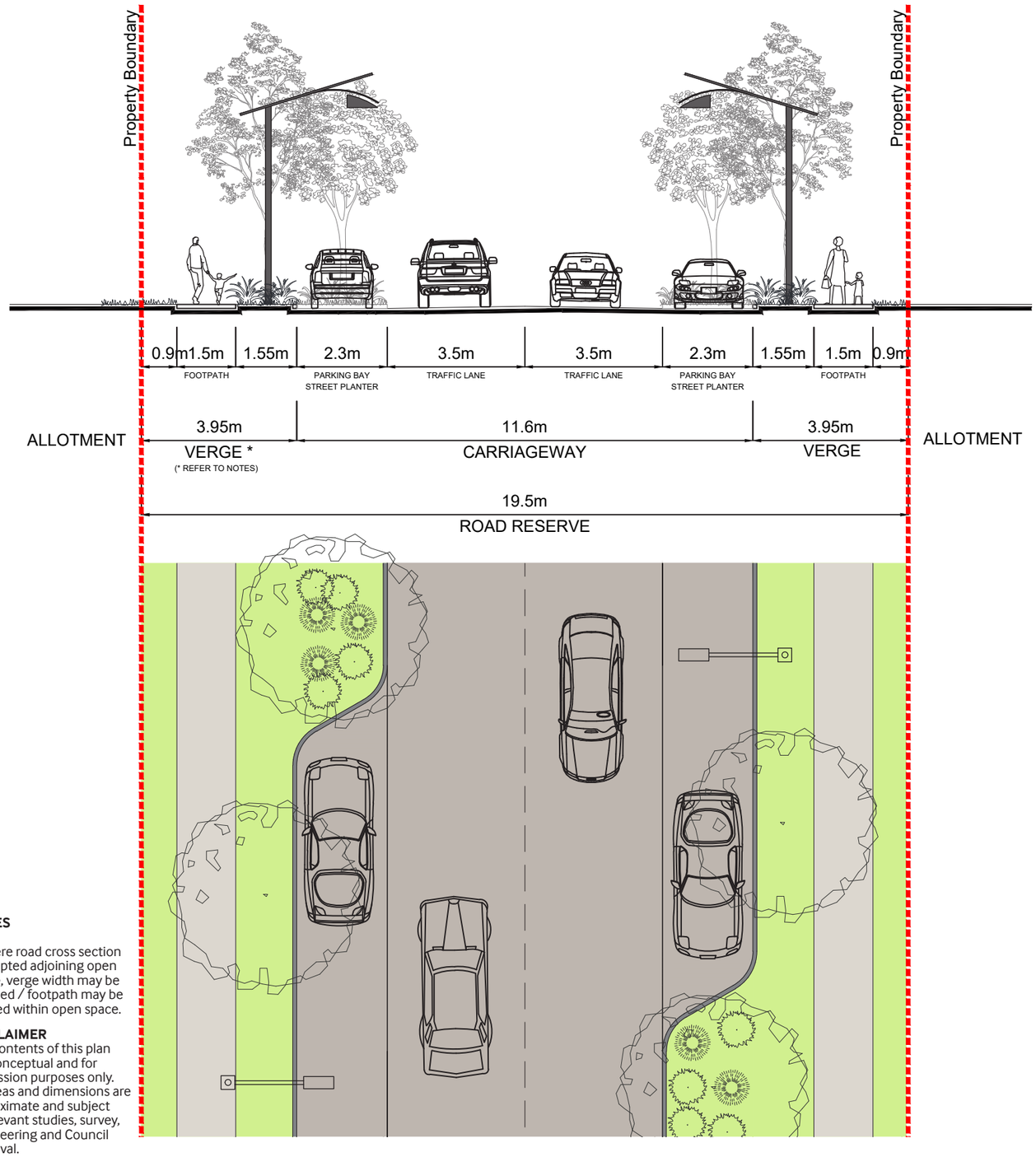
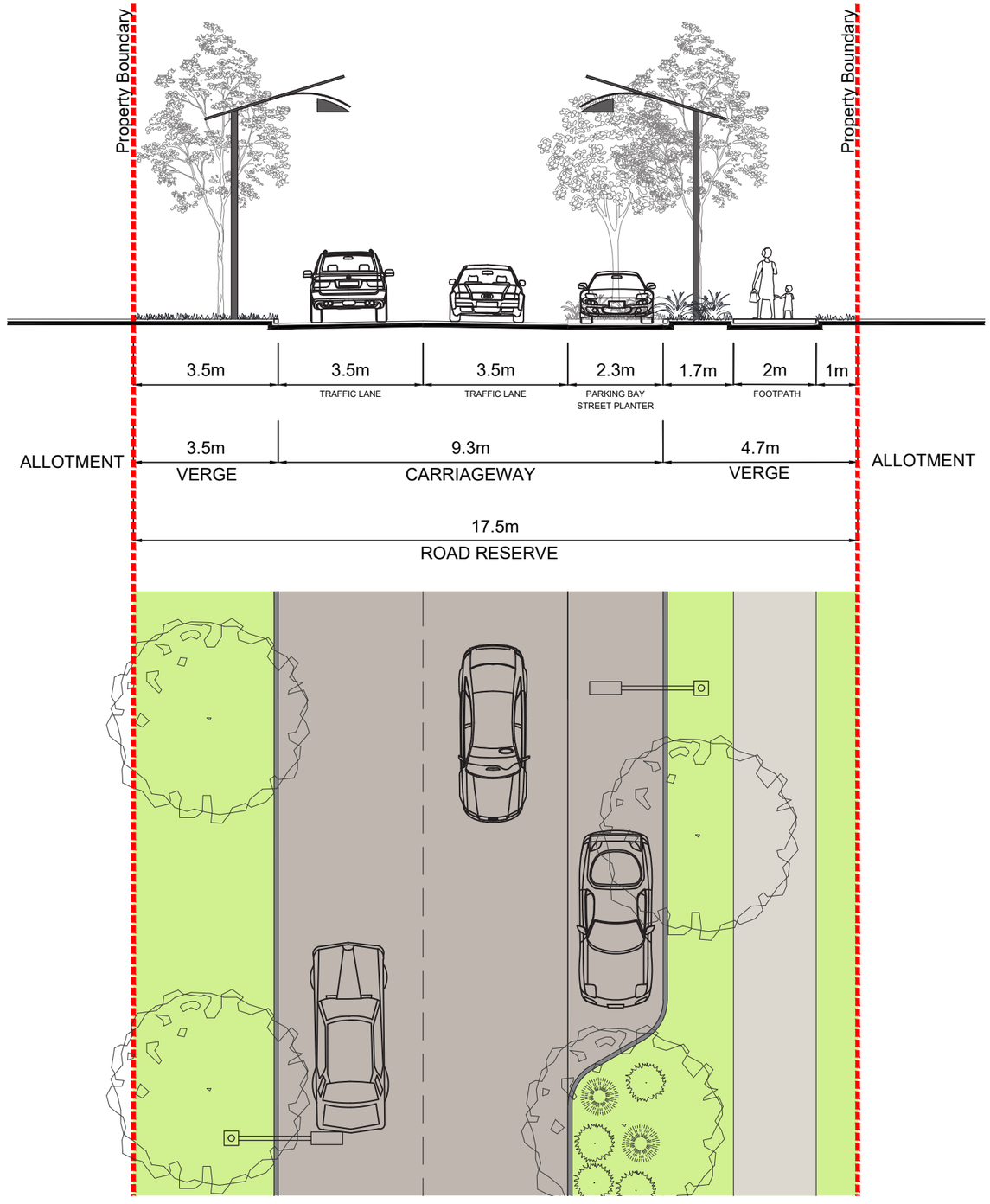
URBAN ACCESS A1
19.5m



URBAN ACCESS A2
17.5m



NOTES

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CLIENT: STOCKLAND
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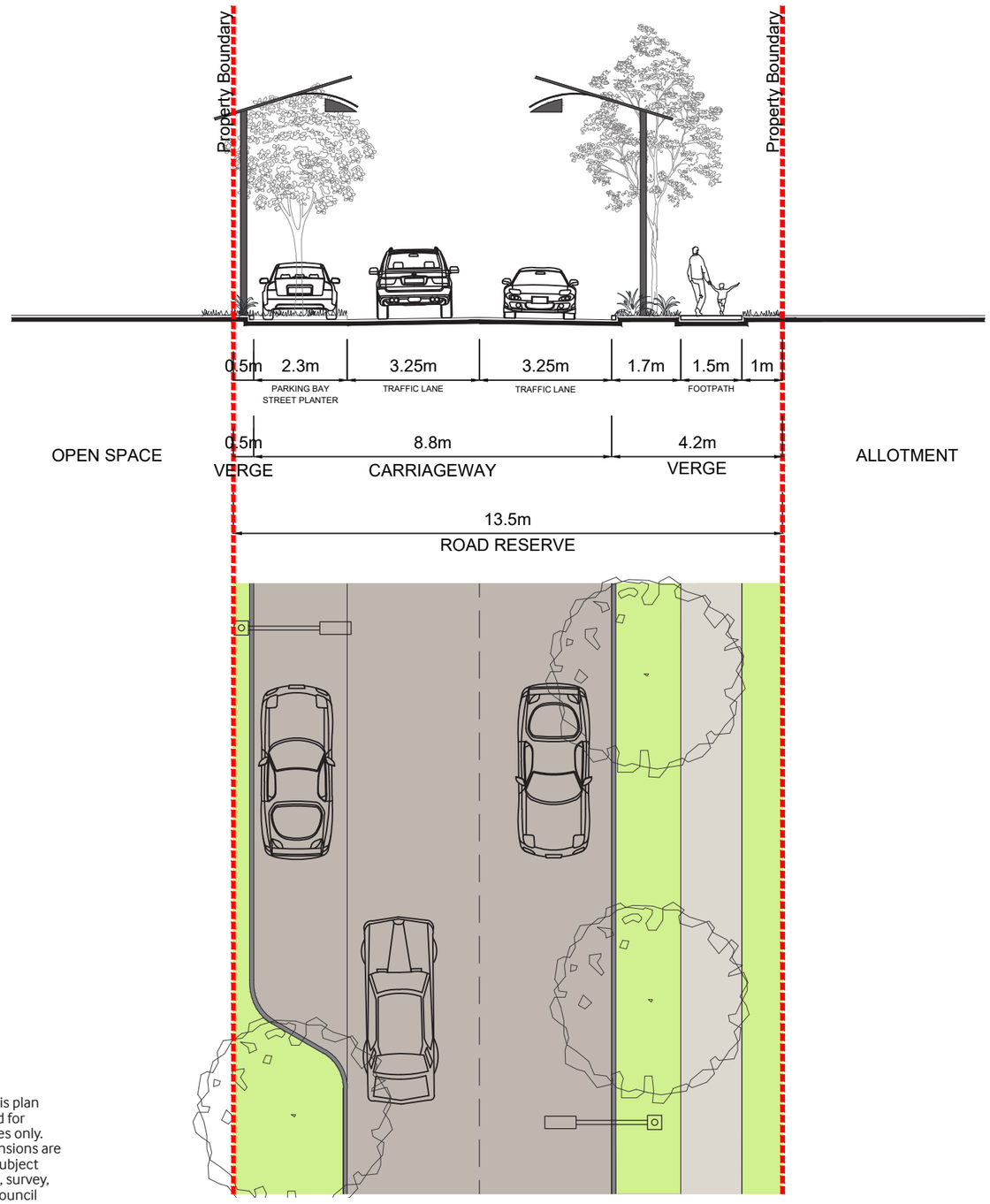
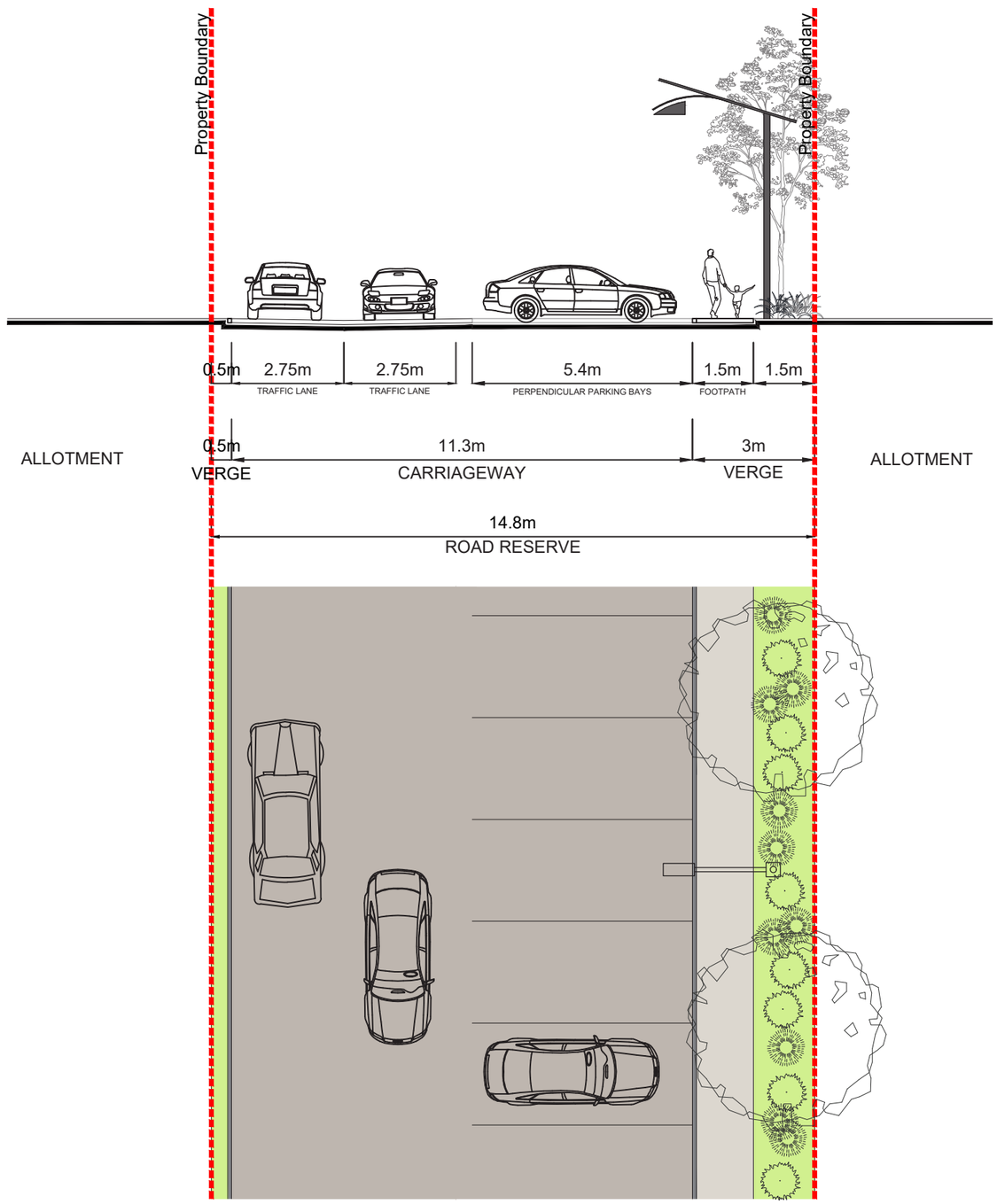
ACCESS STREET ESPLANADE
13.5m



LANEWAY LINK
14.8m



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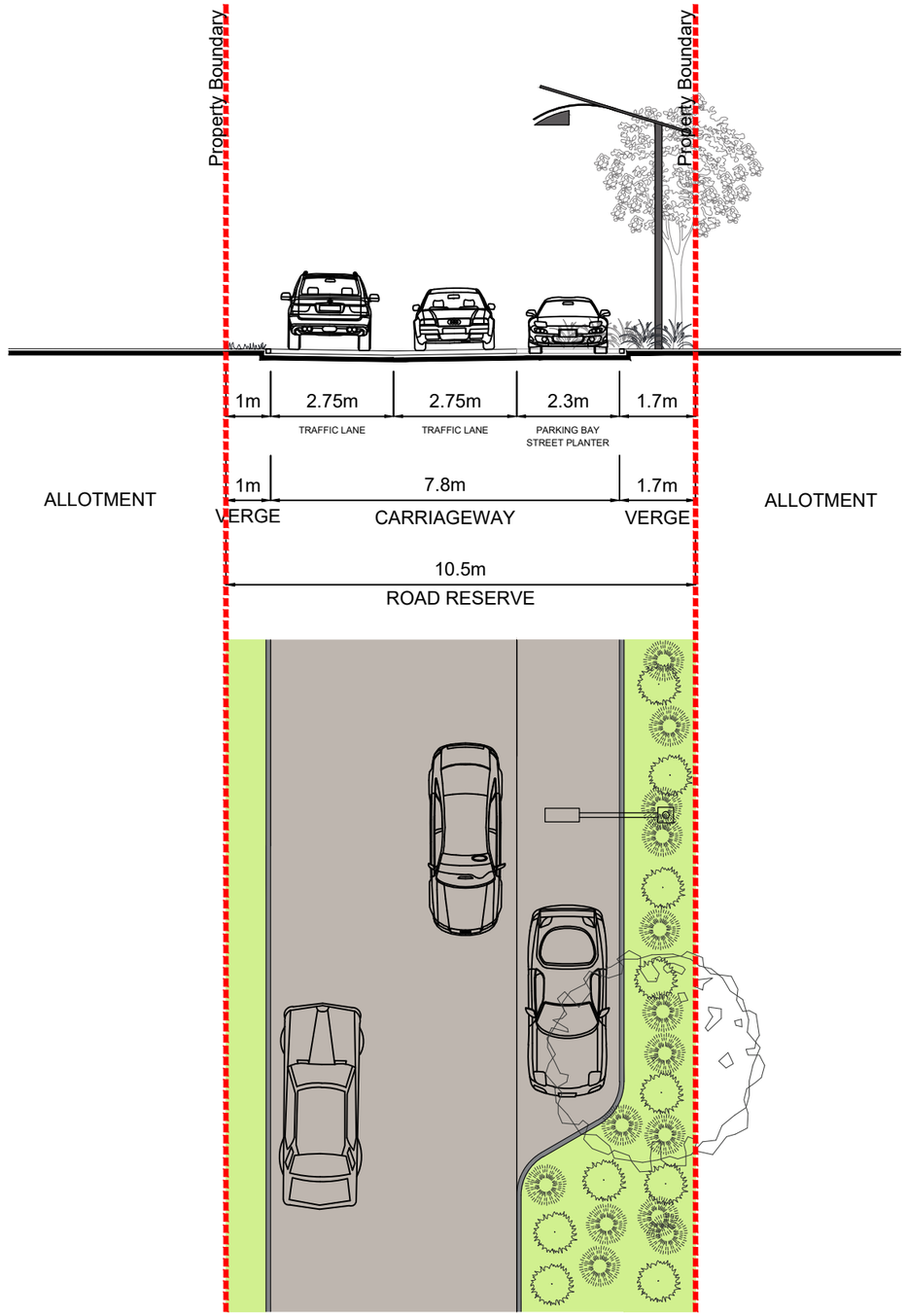
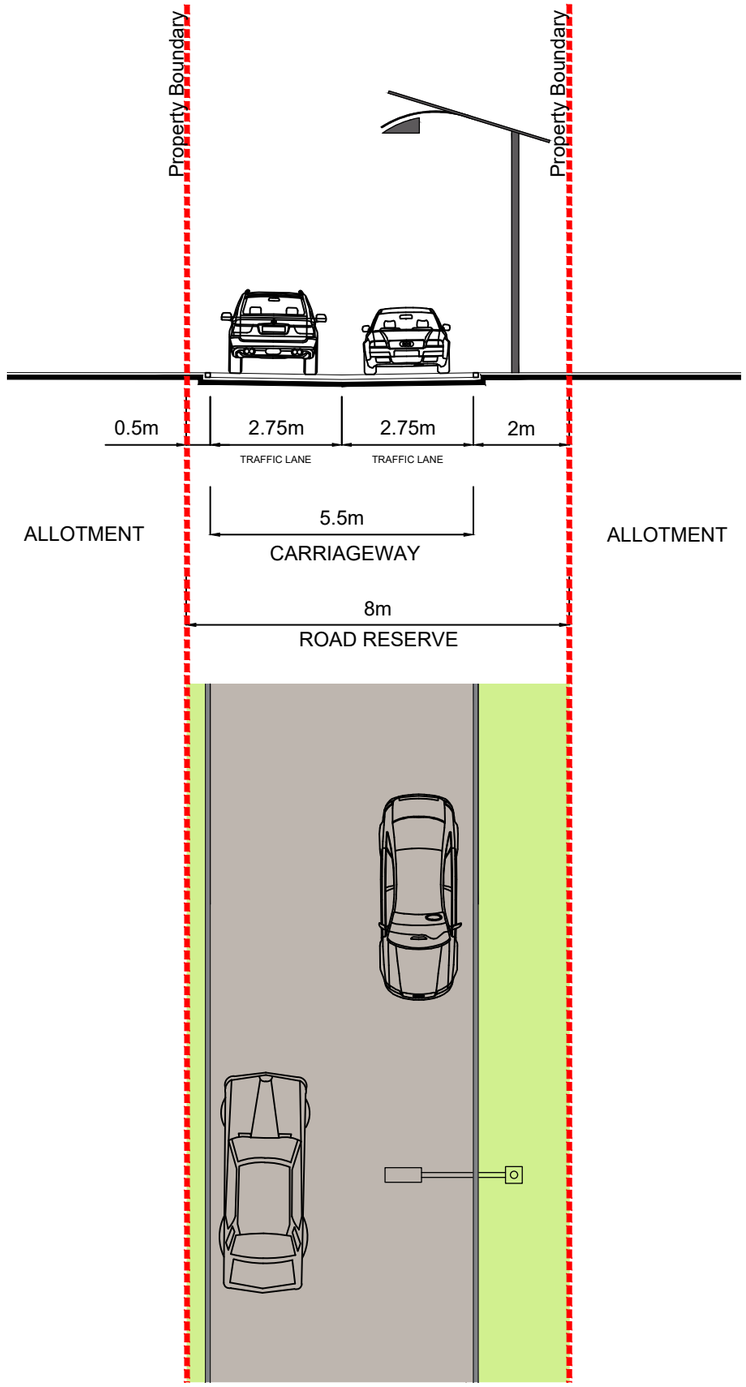
LANEWAY
10.5m



LANEWAY
8m



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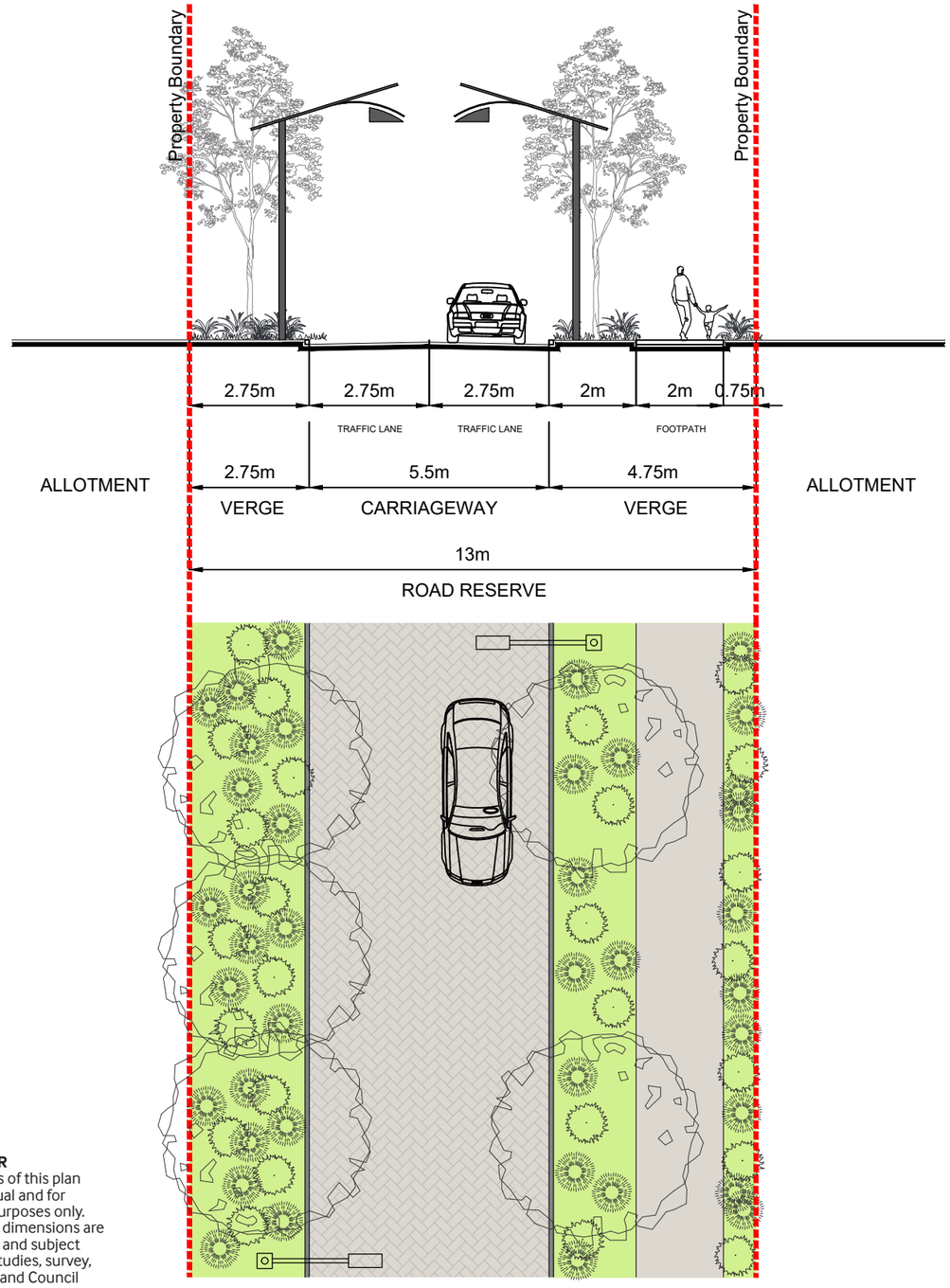
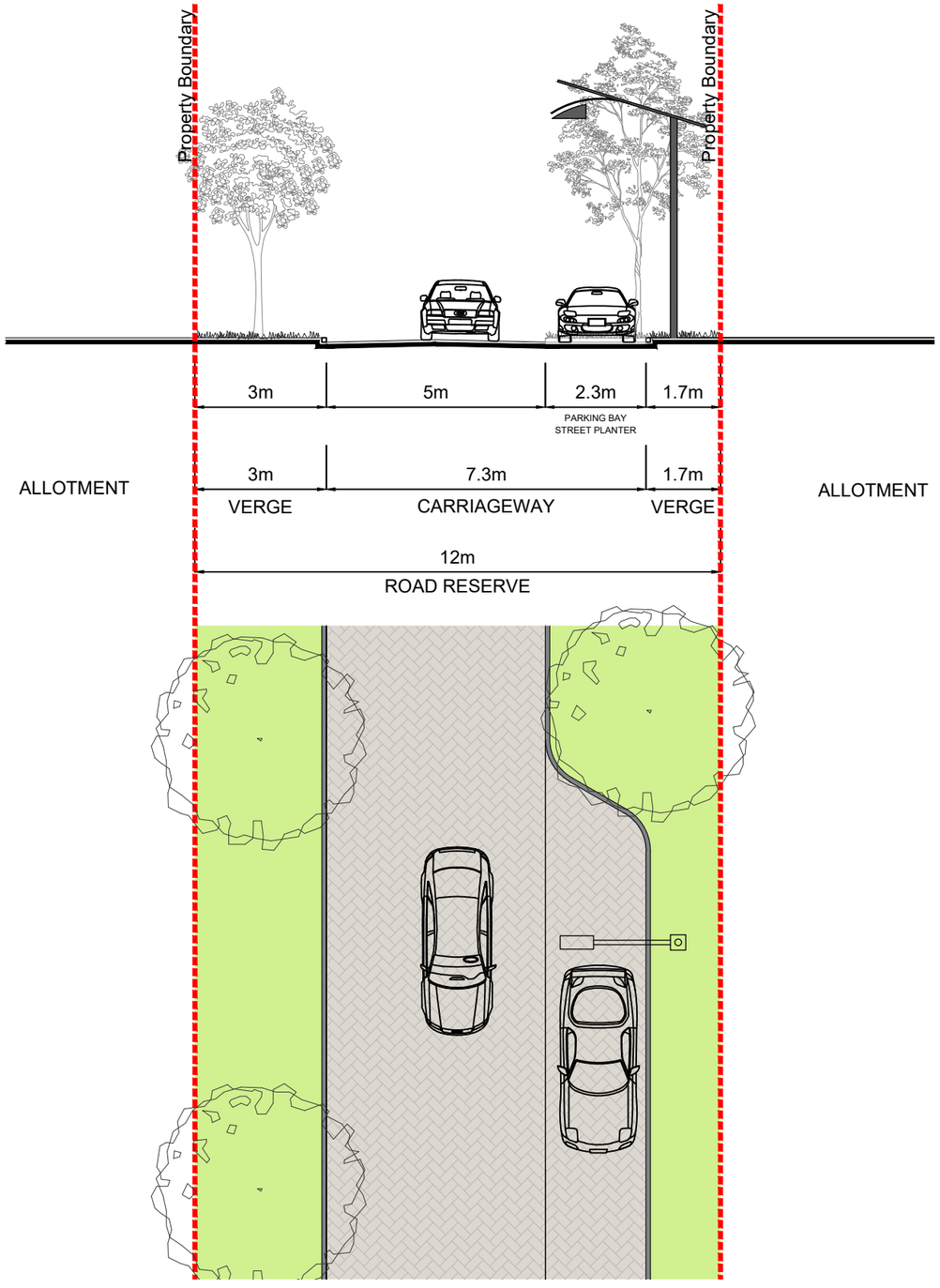
SHARED VEHICULAR / PEDESTRIAN ACCESS (LANEWAY)
13m



SHARED VEHICULAR / PEDESTRIAN ACCESS (DRIVEWAY)
12m



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DATE: 18 JUNE 2024
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CHECKED BY: MD

0 2 4 6 8 10 **1 : 150 @ A3**

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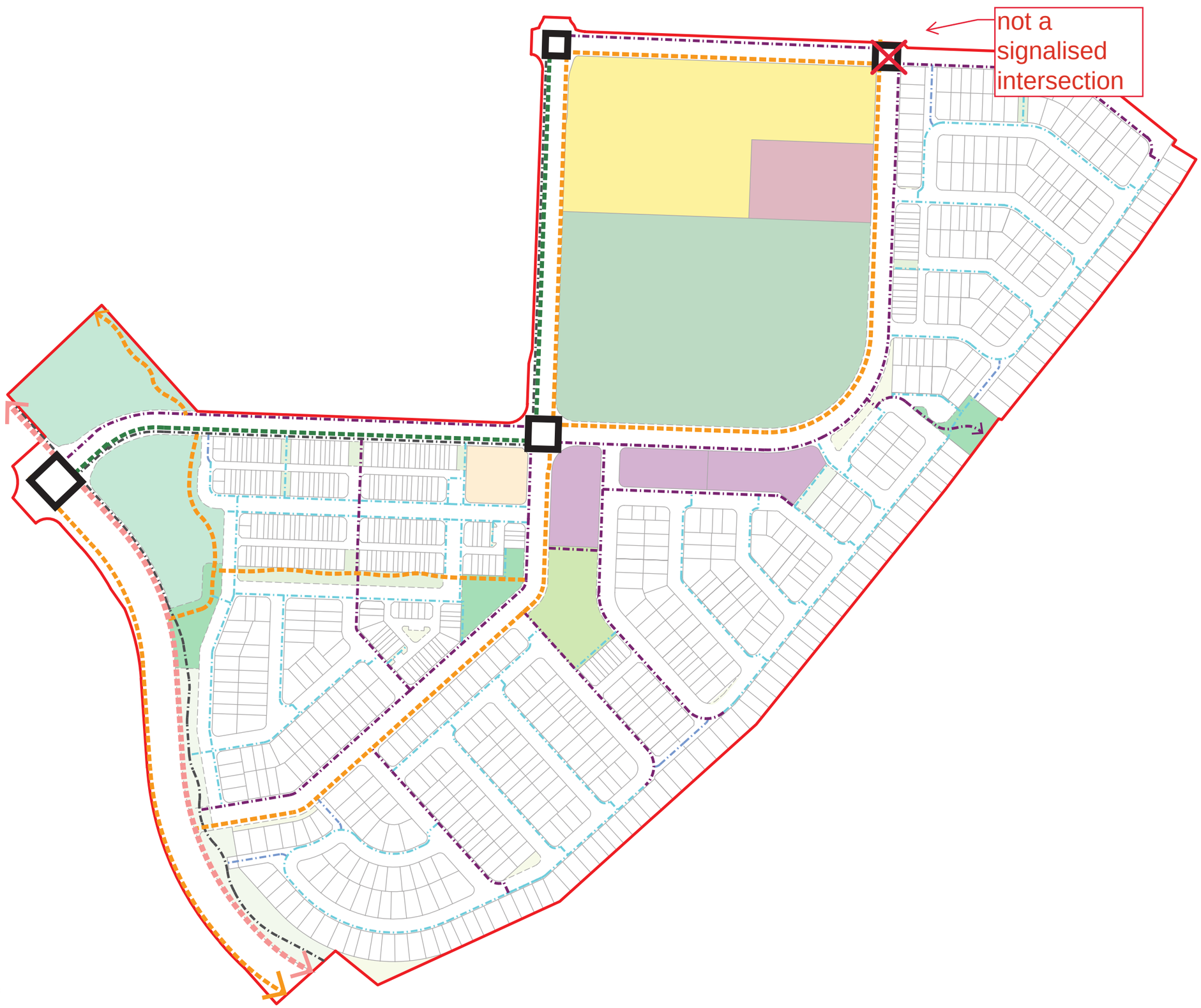
APPENDIX F
CONNECTIVITY PLANS

LEGEND

- Application Boundary
- Signalised Intersection
- 4.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Shared Path
- 2.0m Wide Pedestrian Path
- 1.8m Wide Pedestrian Path
- 1.5m Wide Pedestrian Path
- Shared Driveway Pedestrian Path



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Pathway alignments through open space indicative only and subject to detailed design.

PLAN REF: **AU12885-19D**
DATE: 19 JUNE 2024
CLIENT: STOCKLAND
DRAWN BY: JC/MD
CHECKED BY: MD

0 25 50 75 100 125 150 175 200 250 **1 : 4,000 @ A3**

AURA LAKES - PRECINCT 18 (PART)
CONNECTIVITY PLAN

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
www.rpsgroup.com.au

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APPENDIX G
PUBLIC TRANSPORT PLANS

LEGEND

- Application Boundary
- Signalised Intersection
- Public Bus Route
- School BUZ Route
- Indicative Bus Stop Location (Indented Bay)
- Indicative School Bus Stop Location (Within School)
- Indicative School BUZ Stop Location (Indented Bay)
- 400m Walking Catchment from Bus Stop

not a signalised intersection

DISCLAIMER

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PLAN REF: **AU12885-20C**
DATE: 19 JUNE 2024
CLIENT: STOCKLAND
DRAWN BY: JC/MD
CHECKED BY: MD

0 25 50 75 100 125 150 175 200 250 **1 : 4,000 @ A3**

AURA LAKES - PRECINCT 18 (PART)
PUBLIC TRANSPORT PLAN

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
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APPENDIX H
APPROVED ADVERTISING DEVICES

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. Fifteen (15) years from the date the approval is granted where a Billboard Sign; or
   b. 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. Signface area does not exceed 50m²;
   f. 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 10m².

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 signface 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 signface area of 43m² per signface;

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.

10. H Frame Advertising Device;
    a. does not exceed 1200 x 2440mm in size;
    b. may be single or double sided;
    c. must consist of ACM face with a powder-coated ali fabricated structure finish;
    d. four (4) H frames located on Neighbourhood Connector N1 in Stage 2 to be removed upon closure of interim access to Aura Boulevard.

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LEGEND

- Application Boundary
- Estate Entry Sign
- Entry Statement
- Pylon Identification Sign (10 year duration)
- Temporary Billboard (to be illuminated)
- Lot 8007 (Allotment for Temporary Billboard)
- H-Frames (10 year duration)

PLAN REF:	**AU12885-21C**
DATE:	19 JUNE 2024
CLIENT:	STOCKLAND
DRAWN BY:	JC/MD
CHECKED BY:	MD

0 25 50 75 100 125 150 175 200 250 **1 : 4,000 @ A3**

AURA LAKES - PRECINCT 18 (PART)
INDICATIVE PROPOSED ADVERTISING DEVICES

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
www.rpsgroup.com.au

A TETRA TECH COMPANY

APPENDIX I
OPEN SPACE NETWORK PLAN

LOCAL CATEGORY PARK AREA REQUIREMENTS			
TYPE	**POPULATION RATE** (average people per household)	**PRECINCT 18.1**	
House	2.6	744 dw	1,935 ppl
Duplex	2.2	10 dw	22 ppl
Attached Dwelling	1.8	169 dw	305 ppl
TOTAL		**923 dw**	**2,262 ppl**
TOTAL LOCAL OPEN SPACE REQUIREMENT (1.3ha PER 1,000 PERSONS)		**2.941 ha**	

LOCAL CATEGORY PARK AREA PROVISIONS	
PARK TYPE	**PRECINCT 18.1**
Local Linear Park	1.494ha
Local Recreation Park	0.822ha
Neighbourhood Recreation Park	0.663ha
TOTAL	**2.979ha**

OTHER OPEN SPACE AREA PROVISIONS	
PARK TYPE	**PRECINCT 18.1**
Neighbourhood Sports Park	6.5ha
TOTAL	**6.5ha**

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 Recreation Park provision requirement - 90 per cent of dwellings within a 400m catchment.

LEGEND

- Application Boundary
- 400m Park Catchment
- Future Neighbourhood Recreation Park

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PLAN REF: AU12885-22D
DATE: 19 JUNE 2024
CLIENT: STOCKLAND
DRAWN BY: JC/MD
CHECKED BY: MD

0 25 50 75 100 125 150 175 200 250 **1 : 4,000 @ A3**

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OPEN SPACE NETWORK

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APPENDIX J
FIXED ELEMENTS PLAN

LEGEND

- Application Boundary

LAND USES

- Residential
- School
- Emerging Community
- Child Care Centre
- Multiple Residential Sites
- Local Recreation Park
- Neighbourhood Recreation Park
- Future Neighbourhood Recreation Park
- Neighbourhood Sports Park
- Local Linear Park
- Drainage
- Indicative WSUD Basin

BUILDING HEIGHTS

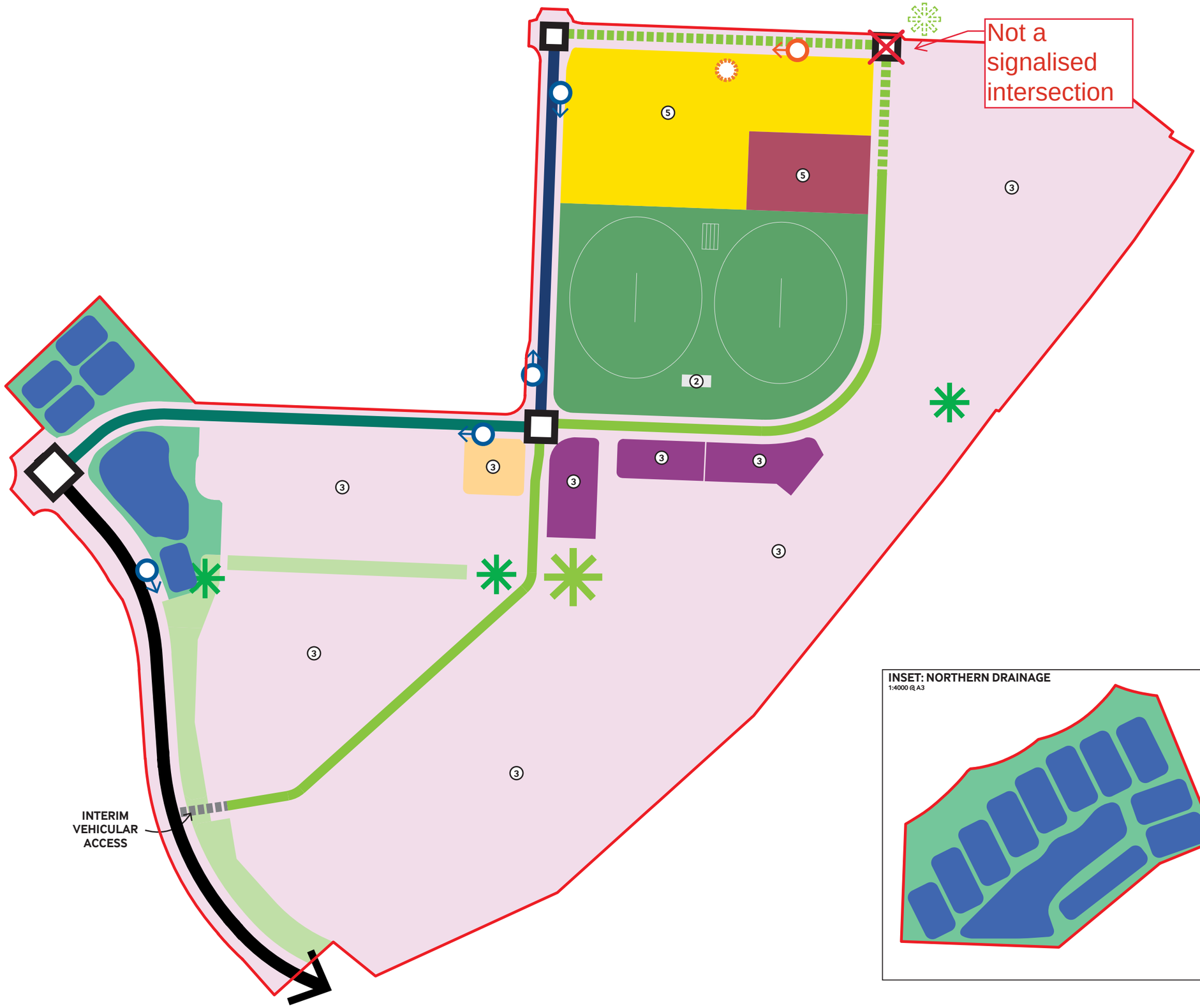
- (#) Maximum Number of Storeys

ROAD NETWORK HIERARCHY

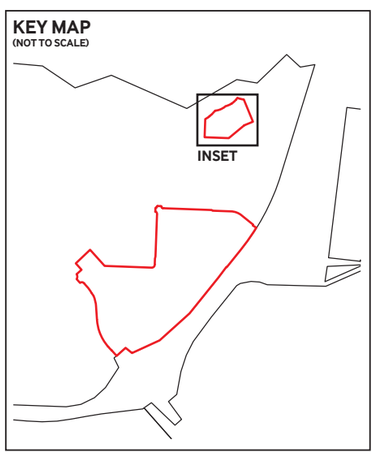
- Signalised Intersection
- Sub-Arterial 3A - 35.5m
- Trunk Connector C2 - 25.0m
- Trunk Connector G - 25.9m
- Neighbourhood Connector N1 - 25.0m
- Neighbourhood Connector N2 - 25.0m
- Interim Vehicular Access

PUBLIC TRANSPORT

- Indicative Bus Stop Location (Indented Bay)
- Indicative School Bus Stop Location (Within School)
- Indicative School BUZ Stop Location (Indented Bay)



KEY MAP
(NOT TO SCALE)



INSET: NORTHERN DRAINAGE
1:4000 @ A3

PLAN REF:	**AU12885-23B**
DATE:	21 JUNE 2024
CLIENT:	STOCKLAND
DRAWN BY:	JC/MD
CHECKED BY:	MD

0 25 50 75 100 125 150 175 200 250 **1 : 4,000 @ A3**

AURA LAKES - PRECINCT 18 (PART)
FIXED ELEMENTS PLAN

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