

AURA BUSINESS PARK **STAGE 22A**

PLAN OF DEVELOPMENT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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AMENDED IN RED

By: Jennifer Davison

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Stockland | AURA



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DATE

PREPARED BY



Prepared for:

Stockland

Site Location:

Aura Boulevard, Baringa

Prepared by:

RPS Australia East

Level 8
31 Duncan Street
Fortitude Valley
QLD 4006 Australia

Telephone: +61 7 3539 9500

ABN: 44 140 292 762

rpsgroup.com

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HABITAT
BYRON BAY, NSW

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MICHAEL HILL OFFICES
CANNON HILL, QLD

01 EXPLANATORY CONTENT

1.1 PLAN OF DEVELOPMENT PURPOSE

This Plan of Development (PoD) has been prepared in accordance with the requirements of the approved Caloundra South Master Plan (as updated from time to time) and will direct the development of land included within Precinct 4 Stage 22A.

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 Stage 22A (refer Figure 1) and provides the instrument for the delivery of development that seeks to achieve the Vision and Principles outlined by these two documents.

If development is not in accordance with this PoD, it is to be assessed against the Caloundra South Urban Development Area Development Scheme (approved October 2011) and the Caloundra South Master Plan (as updated from time to time).



FIGURE 1 – LAND TO WHICH THIS POD RELATES

1.2 DEFINED TERMS

Terms used in this PoD have the meaning assigned to those terms by the Economic Development Act (ED) 2012, the Caloundra South Development Scheme 2011 and Part 13 of the Caloundra South Master Plan (as updated from time to time). 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 of there is no definition in the ED Act;
- (b) The Caloundra South PDA Development Scheme; or if there is no definition in the Caloundra South PDA Development Scheme;
- (c) Part 13 of the Caloundra South Master Plan (as updated from time to time); and
- (d) The definitions in Appendix A of this PoD.

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



CORNERSTONE STORES
TUGUN QLD

1.2.1 OVERALL OPERATION OF THIS POD AND RELATIONSHIPS TO OTHER APPROVALS

This PoD forms one element of the overall approval framework relevant to Stage 22A in Precinct 4. 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 Stage 22A, which are: -

1. Approved Development (No Further Assessment): development in accordance with Plans and Development Controls comprising Self Assessable 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 Certification Procedures Manual.

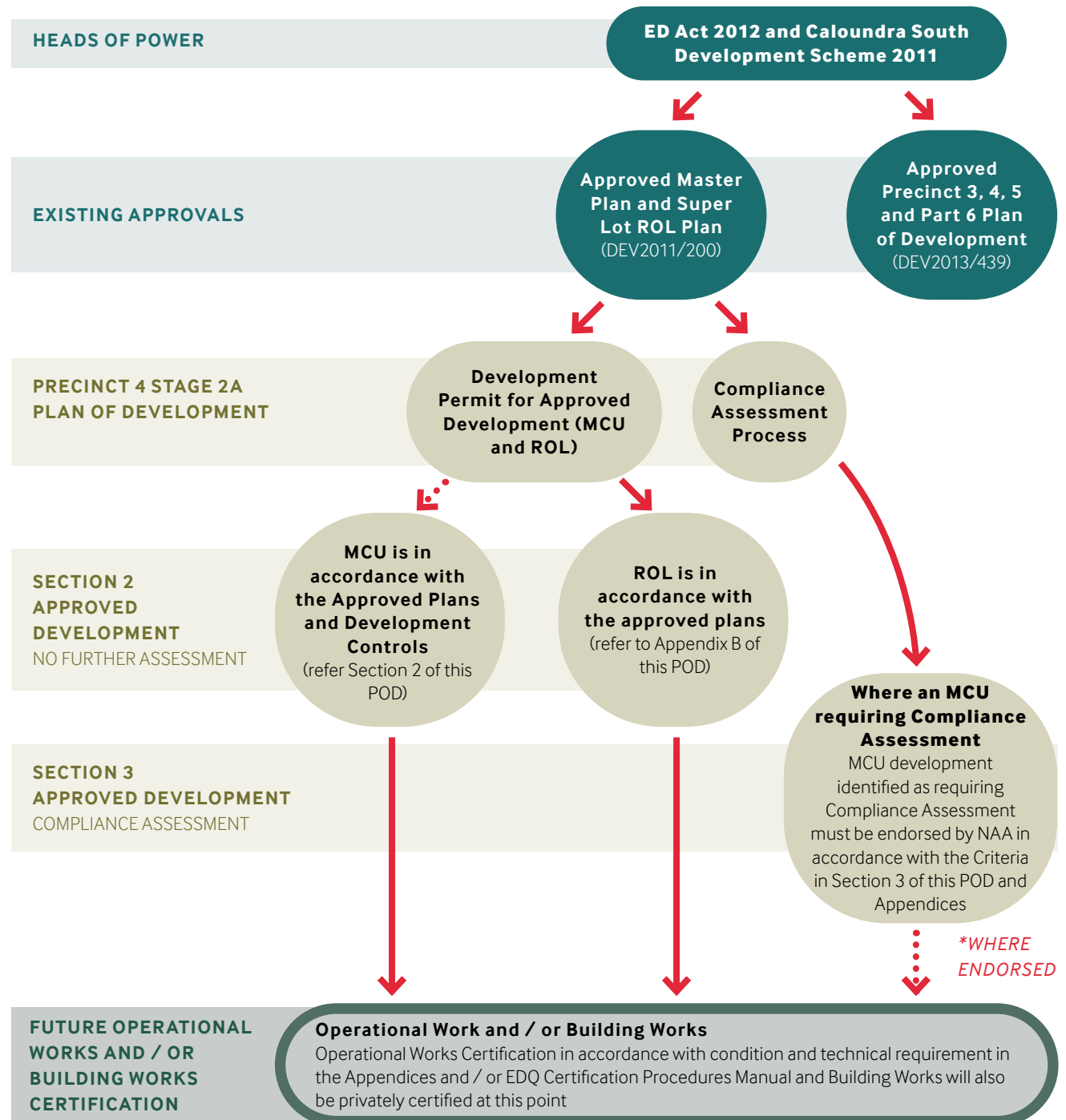


FIGURE 2 – POD RELATIONSHIPS AND OPERATIONAL OVERVIEW

02 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

This section of the PoD applies to development that is Self Assessable 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 Stage 22A which reflect the proposed lot layout. These plans are included in Appendix B of the PoD for ease of reference. Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and Plan Sealing
Advertising Devices	<p>The following Advertising Devices are Approved (no Further Assessment) and can proceed to certification of operational works and building works:</p> <ul style="list-style-type: none"> (a) Advertising devices in accordance with the location and controls in Appendix E; (b) One Freestanding Pylon sign for each proposed lot, no greater than 6.0m in height. Freestanding signs may include multiple panels with one panel per occupancy; and (c) All other Advertising Devices are to be designed generally in accordance with the Planning Scheme requirements as set out in the Development Scheme



TABLE 3 – STAGE 22A DESIGN STANDARDS

03 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

3.1 INTRODUCTION

This section provides the development controls for Approved Development (Compliance Assessment) and includes the following components:

1. A statement and illustration of the overall Precinct Intent; and
2. Uses that are Approved Development subject to Compliance Assessment; and
3. The corresponding design standards.

WHERE APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) UNDER THIS POD.
THE APPLICATION WILL NEED TO MEET THE FOLLOWING TEST:

WHERE MEETING ALL DESIGN STANDARDS

(IDENTIFIED IN THE RELEVANT PRECINCT IN SECTION 3)

Development is considered to be in accordance with this POD.

WHERE NOT MEETING ALL DESIGN STANDARDS

(IDENTIFIED IN THE RELEVANT PRECINCT IN SECTION 3)

Development that does not generally comply with all design standards cannot proceed and a new PDA Development Approval will need to be sought to facilitate the development.

COMPLIANCE APPROVAL ISSUED

OPERATIONAL WORKS AND / OR BUILDING WORKS

OPERATIONAL WORKS CERTIFICATION IN ACCORDANCE WITH CONDITIONS.
BUILDING WORK WILL ALSO BE PRIVATELY CERTIFIED AT THIS POINT

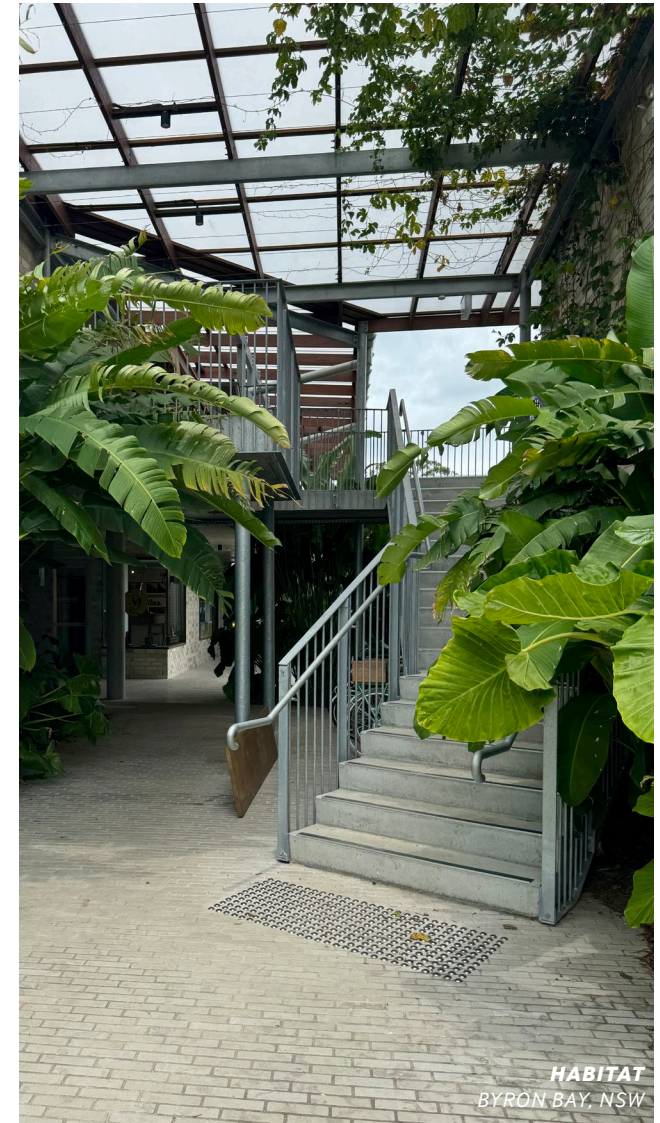


FIGURE 4 – APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) OPERATION

3.2 STAGE 22A PRECINCT INTENT

This Precinct is intended to provide for a high concentration of employment-generating opportunities, predominantly delivering a Business Park, with a higher concentration of Office buildings and Research and Technology uses.

A central Village Heart is intended to provide an opportunity for a mixed use meeting place and complimentary supporting uses for workers within the precinct, including a Village Green Space, food premises, retail, office, co-working spaces, as well as providing convenient access to a child care centre (subject to a separate MCU application) and small scale indoor sport and recreation uses.

The western edge provides an opportunity for the provision of boutique Manufacturing and technology, as a transition between the Business Park and the more traditional Industrial uses beyond. Land uses must ensure there are no impacts on sensitive land uses proposed on other nearby sites (eg. child care).

Building design and orientation positively contributes to the visual amenity of the surrounding landscape, and achieves a high standard of Urban Design. Aura Boulevard and Graf Drive are to have a strong built form presence, with access and servicing from the internal

Legend

	Site Boundary
Village Heart:	
	- Mixed Use
	- Child Care
	Commercial Office
	Boutique Manufacture & Technology
	Green Spaces on Private Land
	Nominal Building Footprint
	Nominal Structured Carpark
	Nominal at grade carpark



FIGURE 6 – ILLUSTRATIVE INTENT PLAN

3.3 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment are outlined in Table 2 below for each proposed Lot.

TABLE 2 USES SUBJECT TO COMPLIANCE ASSESSMENT (UNLESS OTHERWISE NOTED BY FOOTNOTE)

TYPE OF DEVELOPMENT	ALLOTMENT														POD ASSESSMENT REQUIREMENTS
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
COMMERCIAL USES															
Business	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Table 3
Health Care Services	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	
INDUSTRY USES															
Low Impact Industry											✓	✓	✓		Table 3
Research and Technology Facility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Service Industry											✓	✓	✓		
Warehouse (excluding Self Storage)											✓	✓	✓		
RETAIL USES															
Food Premises					✓				✓	✓					Table 3
Shop			✓						✓	✓					Table 3 and Table 4

TYPE OF DEVELOPMENT	ALLOTMENT														POD ASSESSMENT REQUIREMENTS
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
SPORT, RECREATION AND ENTERTAINMENT USES															
Indoor Entertainment (where a hotel)										✓					Table 3
Indoor Sport and Recreation where: a. Excluding convention centre, amusement and leisure centre; and b. Maximum of 2,000 m2 GFA										✓					Table 3 and Table 4
SERVICE, COMMUNITY AND OTHER USES															
Child Care Centre*										✓					Table 3
Educational Establishment (Where not a primary or secondary school)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	
Hospital									✓	✓					
Place of Assembly														✓	

*A Child Care Centre is a supported use on Lot 10, however is not approved by this PoD subject to Compliance Assessment.

A separate Material Change of Use (MCU) application will be required for this use.

3.4 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Stages 22A are required to be assessed against and fulfil the Design Standards identified in Table 3 and the Specific Use Criteria within Section 3.5. Table 3 should be read in conjunction with the Plan of Development in Appendix D

TABLE 3 STAGE 22A DESIGN STANDARDS

ELEMENT	DESIGN STANDARD	
Built Form	DS1.1	The GFA on each lot does not exceed the following, except where set out in the note below
		LOT 1 1,000m ²
		LOT 2 1,300 m ²
		LOT 3 1,100 m ²
		LOT 4 1,000 m ²
		LOT 5 4,250 m ²
		LOT 6 3,000 m ²
		LOT 7 3,250 m ²
		LOT 8 2,500 m ²
		LOT 9 2,900 m ²
		LOT 10 4,250 m ²
		LOT 11 1,310 m ²
		LOT 12 1,180 m ²
		LOT 13 1,180 m ²
		LOT 14 1,780 m ²
		TOTAL 30,000 m²
		<i>Note: The maximum GFA's outlined for each lot above may be exceeded, only where it can be demonstrated that the trip generation for the proposed GFA and land uses does not exceed the trip generation arising from the above GFA's which are based on a Commercial/Office trip generation rate. Any proposal to exceed the GFA's listed above are to be sought through a separate MCU application.</i>

ELEMENT	DESIGN STANDARD	
Built Form	DS1.3	For all development, building height does not exceed 15m. <i>Note: Greater height up to 25m may be permitted where demonstrated that the building is unable to be seen when travelling on the Bells Creek Arterial and by residential neighbourhoods, within and external to the PDA boundary. Any proposed height over 15m and up to 25m will be subject to a standalone MCU Application.</i>
	DS1.4	Site Cover does not exceed 70%.
	DS1.5	Building Heights are to be a minimum of <ul style="list-style-type: none"> For Lots 1-4 and 9-14 – minimum 2 storeys For Lots 5-8 – minimum 3 storeys
	DS1.6	Where development is on a Primary Frontage identified by Appendix D. Where a building: <ol style="list-style-type: none"> Buildings are setback a minimum of 2m and a maximum of 6m; Buildings make up a minimum of 40% of the lot frontage; Design includes a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct; Built form generates visual interest at the street level, having regard to the proportion of openings windows, materials and features. Blank walls are avoided; Buildings address the street frontage or frontages by: <ol style="list-style-type: none"> Providing clear, legible entry points for pedestrians Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; Design incorporates horizontal and vertical variations in the façade through use of various finishes such as brick, concrete render, timber, steel, aluminium and glass. Where a car park: <ol style="list-style-type: none"> A soft landscaped strip of at least 3m width is required along the boundary as shown in Appendix D.

ELEMENT	DESIGN STANDARD	
Built Form	DS1.7	<p>Where development is on a Secondary Frontage identified by Appendix D:</p> <p>Where a building:</p> <ol style="list-style-type: none"> Buildings are setback a minimum of 2m; Buildings with office, building lobby or customer service component may be set to the front alignment (1 metre) for a maximum of 50% of the frontage; Design includes a combination of design elements such as projections, recesses and openings to enhance the character of the precinct; Buildings address the street frontage or frontages by: <ul style="list-style-type: none"> Providing clear, legible entry points for pedestrians Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; Design incorporates horizontal and vertical variations in the façade through use of various finishes such as brick, concrete render, timber, steel, aluminium and glass; and Blank walls or loading bays are not located on this street frontage. <p>Where a car park:</p> <ol style="list-style-type: none"> A soft landscaped strip of at least 2m width is required along the boundary as shown in Appendix D.
	DS1.8	<p>Where development is on a Shopfront Type Interface identified by Appendix D:</p> <ol style="list-style-type: none"> Buildings are built to the front boundary (0m setback) for a minimum of 70% of the frontage Buildings that are built to the front boundary, and are for a Shop or Food Premises only are to provide an awning. Such awnings must extend a minimum of 1.5m and may extend up to 3.0m over the street verge and may include cut-outs to allow for street tree growth.

ELEMENT	DESIGN STANDARD	
Built Form	DS1.8 cont.	<ol style="list-style-type: none"> Visual connectivity to the street for customers and patrons is provided. This street activation is achieved by maximising glazing, entrances, or open dining areas. Blank facades and back of house building elements are not to occupy these frontages. Design includes a combination of design elements such as projections, recesses and openings to enhance the character of the precinct; Design incorporates horizontal and vertical variations in the façade through use of various finishes such as timber, glass and tin.
	DS1.9	<p>Where development is on a Commercial Type Interface identified by Appendix D, buildings are to:</p> <ol style="list-style-type: none"> Be set back a minimum of 2m; Comprise a minimum of 60% built form along the frontage, and include glazing to the ground floor level, with car parking minimised.
	DS1.10	<p>Where development is on a Linear Park Interface identified by Appendix D, a minimum 2m landscape buffer is to be provided to all buildings and car park areas. Any building facing this edge is to include windows, particularly at upper floor level, to ensure overlooking of the adjoining pedestrian path.</p>
	DS1.11	<p>Where development is on a Landscape Setback required, identified by Appendix D, building and car park areas are to be set back the following:</p> <ul style="list-style-type: none"> 3m Landscape Setback – 3m minimum per lot; 2m Landscape Setback – 2m minimum per lot unless building is set to boundary.

ELEMENT	DESIGN STANDARD	
Built Form	DS1.12	Development on a Key Corner identified by Appendix D provides a landscape or built form statement to this corner which: <ul style="list-style-type: none"> a. Ensures that blank walls of buildings or back of house areas are not located on these corners; b. Service stations and fast food outlets are not located on these corners. Built form, is provided to this corner and is articulated through use of glass, openings, and recesses.
	DS1.13	Buildings on other, non "Key Corner" lots should address both street frontages, and express a strong visual appearance.
	DS1.14	Development on Lot 10 must provide a Village Green Space in the general location as indicated in Appendix D. This area is to comprise seating, turf, planted landscaping a gathering/meeting space, to remain in private ownership. Outdoor dining is encouraged, in order to activate the area. Buildings adjoining the the Village Green Space are to provide an active frontage to the area, through the use of windows and doors/openings from the tenancies facing the Village Green Space, as well as awnings over entries and outdoor dining areas.
Design	DS2.1	Plant rooms and other roof top equipment are screened from view from adjoining streets and noise sensitive areas.
	DS2.2	Waste storage areas and bin wash down areas are screened from view from adjoining streets
	DS2.3	Temporary or demountable buildings are not installed on a lot.
	DS2.4	Office facades are distinctly different to other facades of the building (including service and warehouse) through the use of alternative materials and or treatments.
	DS2.5	Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street.

ELEMENT	DESIGN STANDARD	
Design	DS2.6	External facade materials include a mix of two or more of the following: <ul style="list-style-type: none"> a. glazing clear tinted or colour backed; b. brickwork; c. coloured rendered / bagged finish or split face concrete block work; d. precast concrete panels; e. commercial panel systems including prefinished CFC prefinished metal panels, tiles, stone; or recycled materials (e.g. timber).
	DS2.7	Buildings are designed to: <ul style="list-style-type: none"> a. include external shading devices to protect glazed areas on the north, east, and west sides of the building; and b. provide roof colours with a solar absorbance not more than 0.45 (i.e. avoid excess use of dark colours and zincalume).
	DS2.8	Signage attached to buildings is integrated into the building design
	DS2.9	All mechanical plant and equipment will be located and screened to meet the noise limits for all existing and future Healthcare Services, Child Care Centre, Educational Establishment and Hospital use within lots 1 - 10 and 14.
Landscapes and Buffering	DS3.1	A minimum of 10% of the site is landscaped for lots greater than 2500m ² or a minimum of 5% of the site is landscaped for lots less than 2,500m ² . Landscaped areas must be a minimum of 1m wide to be included in the 5-10% calculation for the lot landscaped area (percentage dependent on site area).
	DS3.2	A soft landscape strip with a minimum width of 2m is provided within the site boundaries adjacent to all street frontages, except where the building is proposed to the front boundary.
	DS3.3	Utilise deep planting zones within the front setback in establish larger, long-lived trees that contribute shade and amenity to the street.
	DS3.4	Street frontages are unfenced.

ELEMENT	DESIGN STANDARD	
Landscapes and Buffering	DS3.5	Shade trees must be planted in open car parks at a rate of one (1) tree per six (6) car parking spaces.
	DS3.6	Landscaping is designed with CPTED principles in mind to reduce areas of possible concealment close to footpaths, parking areas and other publicly accessible spaces.
	DS3.7	Automated watering systems are required for landscaped areas adjacent to street frontages, and are encouraged at all times.
	DS3.8	Landscaping should use predominantly endemic and drought tolerant species where possible.
Parking and Access	DS4.1	On site vehicle parking is provided at the rates outlined in Appendix I. In circumstances where a Traffic Assessment Report is provided that clearly demonstrates a reduced parking demand is expected to be generated by the development or in instances where shared parking arrangements enable greater efficiency in parking utilisation, the applicable parking rates outlined within Appendix I may be reduced. Any reduction that may be applied is limited to a maximum of 20% variation to the total parking demand.
	DS4.2	Multi-deck parking or podium structures are to including high quality finishes to road frontages, including openings or semi-transparent screening devices. Blank walls are to be avoided.
	DS4.3	On site vehicle parking / movement is to be provided in accordance with AS2890 – Parking Facilities.
	DS4.4	Where an on-site waste collection area is provided, access and manoeuvring areas must provide for a Waste Collection Vehicle (WCV).
	DS4.5	Access locations are to be provided in accordance with Appendix D.
	DS4.6	Shared use of driveways and access points is encouraged between lots, particularly where indicated in Appendix D for Lots 1-4. Each lot must still independently provide the required number of parking spaces relevant to the proposed land use and GFA on it.

ELEMENT	DESIGN STANDARD	
Parking and Access cont.	DS4.7	Bicycle parking and storage facilities are easily accessible and provided in the building, or on-site within 100 metres of an entrance to the building, in accordance with the rates detailed for the applicable use in Appendix I.
	DS4.8	Loading areas are screened from view from the road.
Parking and Access	DS4.9	End of Trip facilities in the form of Change Rooms and lockers are provided in accordance with Appendix I, relative to the number of Bicycle Parking spaces required in DS4.7
Land Use	DS5.1	Land uses comprise the uses specified for the relevant Lot in Table 2.
	DS5.2	Associated Activities are permitted where they are ancillary to the uses listed in Table 2, and where the GFA does not exceed 25% of the total GFA of the building or 300m ² (or 250m ² Shop), whichever is the lesser



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CARINDALE, QLD

ELEMENT	DESIGN STANDARD	
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	For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. Tanks must be connected to and supply water to all of the following: <ul style="list-style-type: none"> • Toilets (all toilets) • Urinals (all urinals) • Laundry (all cold taps in laundry) • Outdoor taps (all out door taps) and irrigation • All non-potable taps (i.e. wash down taps)
	DS6.4	Stormwater management is to be provided via Gross Pollutant Management for all ground level runoff to remove litter and other gross pollutants prior to discharge from the allotment (noting bioretention pods are not required). Each lot is to provide a stormwater drainage plan certified by an RPEQ that will quantify Gross Pollutant Management provisions.
Servicing	DS7.1	Development can either demonstrate an existing connection to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and electricity supply, or if such works are not complete, demonstrate that the construction of these works is underway by the Master Developer and that any uncompleted works have been bonded to ensure the works are completed and all connections are made available to the site.
	DS7.2	Waste collection is to occur on-site.



HABITAT
BYRON BAY NSW

3.5 SPECIFIC USE CRITERIA - ALL PRECINCTS

In addition to the detailed provisions for each precinct, the following land use specific provisions (Refer Table 4) are applicable to development undertaking the Compliance assessment process under this Section 1.5.2.2 of the Plan of Development. These provisions are only applicable as relevant to the specific use being assessed.

TABLE 4 SPECIFIC USE CRITERIA

USE	DESIGN STANDARDS	
Indoor Sport and Recreation	DS1.1	Any Indoor Sport and Recreation use does not exceed 2,000m ² GFA per lot.
	DS1.2	Indoor Sport and Recreation uses exclude premises for conducting large scale functions, i.e. convention centre, amusement and leisure centre.
Shop (where on Lots 3 and 9 only)	DS2.1	The maximum shop use GFA does not exceed 250m ² per site if not ancillary to an industrial use.
	DS2.2	Where a shop is proposed, it is not located adjoining an existing or approved shop.
Industrial (Lots 11-13)	DS3.1	For Lots 11-13, where an Industrial use is proposed, noise emissions from that part of the building proposed for the Industrial use shall include appropriate acoustic treatment to either the building and/or the site so that noise emissions from the interior of the building generate no more than 65dB(A) at 1.0m from any part of the building envelope.
Educational Establishment	DS4.1	For Lot 14, any Educational Establishment use is to be a minimum of 20 metres away from any adjoining Industrial Use on Lot 13.



BUSINESS TECHNOLOGY PRECINCT
NORTHSHORE HAMILTON



APPENDICES

A DEFINITIONS

DEVELOPMENT SCHEME DEFINITIONS

USE DEFINITIONS

COMMERCIAL USE CATEGORY BUSINESS

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

CAR PARK

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

HEALTH CARE SERVICES

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

SALES OFFICE

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

INDUSTRIAL USE CATEGORY

EXTRACTIVE INDUSTRY

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

HARDWARE AND TRADE SUPPLIES

Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.

HIGH IMPACT INDUSTRY

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

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

LOW IMPACT INDUSTRY

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

The manufacturing aspects of the use are undertaken indoors.

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

MEDIUM IMPACT INDUSTRY

Means the use of premises for industrial activities that have offsite air, noise and odour emissions. Despite mitigation measures these activities would still have noticeable impacts on nonindustrial uses. The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.

NOXIOUS AND HAZARDOUS INDUSTRY

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

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

RESEARCH AND TECHNOLOGY FACILITY

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

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

SERVICE INDUSTRY

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

WAREHOUSE

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

RESIDENTIAL USE CATEGORY

DISPLAY HOME

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

HOME BASED BUSINESS

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

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

HOUSE

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

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

MULTIPLE RESIDENTIAL

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

OTHER RESIDENTIAL

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

RELOCATABLE HOME PARK

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

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

SHORT TERM ACCOMMODATION

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

RETAIL USE CATEGORY

BULK LANDSCAPE SUPPLIES

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

FAST FOOD PREMISES

As defined under the Caloundra South UDA Development Scheme

FOOD PREMISES

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

GARDEN CENTRE

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

MARKET

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

OUTDOOR SALES

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

SERVICE STATION

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

SHOP

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

SHOPPING CENTRE

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

SHOWROOM

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

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

RURAL USE CATEGORY

AGRICULTURE

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

AGRICULTURAL SUPPLY STORE

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

ANIMAL KEEPING AND HUSBANDRY

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

INTENSIVE ANIMAL INDUSTRIES

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

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

INTENSIVE HORTICULTURE

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

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

WHOLESALE NURSERY

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

SERVICE, COMMUNITY AND OTHER USES CATEGORY

CEMETERY

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

CHILD CARE CENTRE

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

COMMUNITY FACILITY

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

CREMATORIUM

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

EDUCATIONAL ESTABLISHMENT

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

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

EMERGENCY SERVICES

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

FUNERAL PARLOUR

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

HOSPITAL

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

PLACE OF ASSEMBLY

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

TELECOMMUNICATIONS FACILITY

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

UTILITY INSTALLATION

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

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

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

VETERINARY HOSPITAL

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

SPORT, RECREATION AND ENTERTAINMENT USE CATEGORY

INDOOR ENTERTAINMENT

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

INDOOR SPORT AND RECREATION

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

OUTDOOR SPORT AND RECREATION

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

PARK

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

TOURISM USE CATEGORY

TOURIST ATTRACTION

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

TOURIST PARK

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

OTHER DEVELOPMENT

MATERIAL CHANGE OF USE

As defined in the Economic Development Act 2012.

MINOR BUILDING WORK OR DEMOLITION WORK

Means:

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

OPERATIONAL WORK

As defined in the Economic Development Act 2012.

RECONFIGURING A LOT

As defined in the Economic Development Act 2012.

ADMINISTRATIVE DEFINITIONS

BUILDING HEIGHT

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

GROSS FLOOR AREA (GFA)

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

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

GROUND LEVEL

Means:

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

MEZZANINE

An intermediate floor within a room.

NAA

Nominated Assessing Authority (at the time of approval, this is the Minister for Economic Development Queensland)

PLANNING SCHEME

The planning scheme for the Sunshine Coast Regional Council.

PREMISES

As defined in the Economic Development Act 2012.

SENSITIVE USES

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

SETBACK

As defined under the Caloundra South UDA Development Scheme

SITE COVER

As defined under the Caloundra South UDA Development Scheme

STOREY

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

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

URBAN DESIGN

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

MASTER PLAN DEFINITIONS

TERM	DEFINITION
Associated Activity	An activity that is: <ol style="list-style-type: none"> allied to the main activity on the same site; compatible with the main activity on the same site; and subordinate to the main activity on the same site.
Plan of Development (PoD)	A PoD may accompany an application for a Material Change of Use or Reconfiguration of a Lot and may deal with residential or non-residential uses as well as operational work. A PoD is prepared by an applicant and may include maps, graphics and text. A PoD cannot include land beyond the boundary of land the subject of the Application.

**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: SMEC

Adjoining information: SMEC

Aerial photography: Nearmap

Legend

General

— Site Boundary

/// Future Road Dedication

Lot Types

 Village Heart

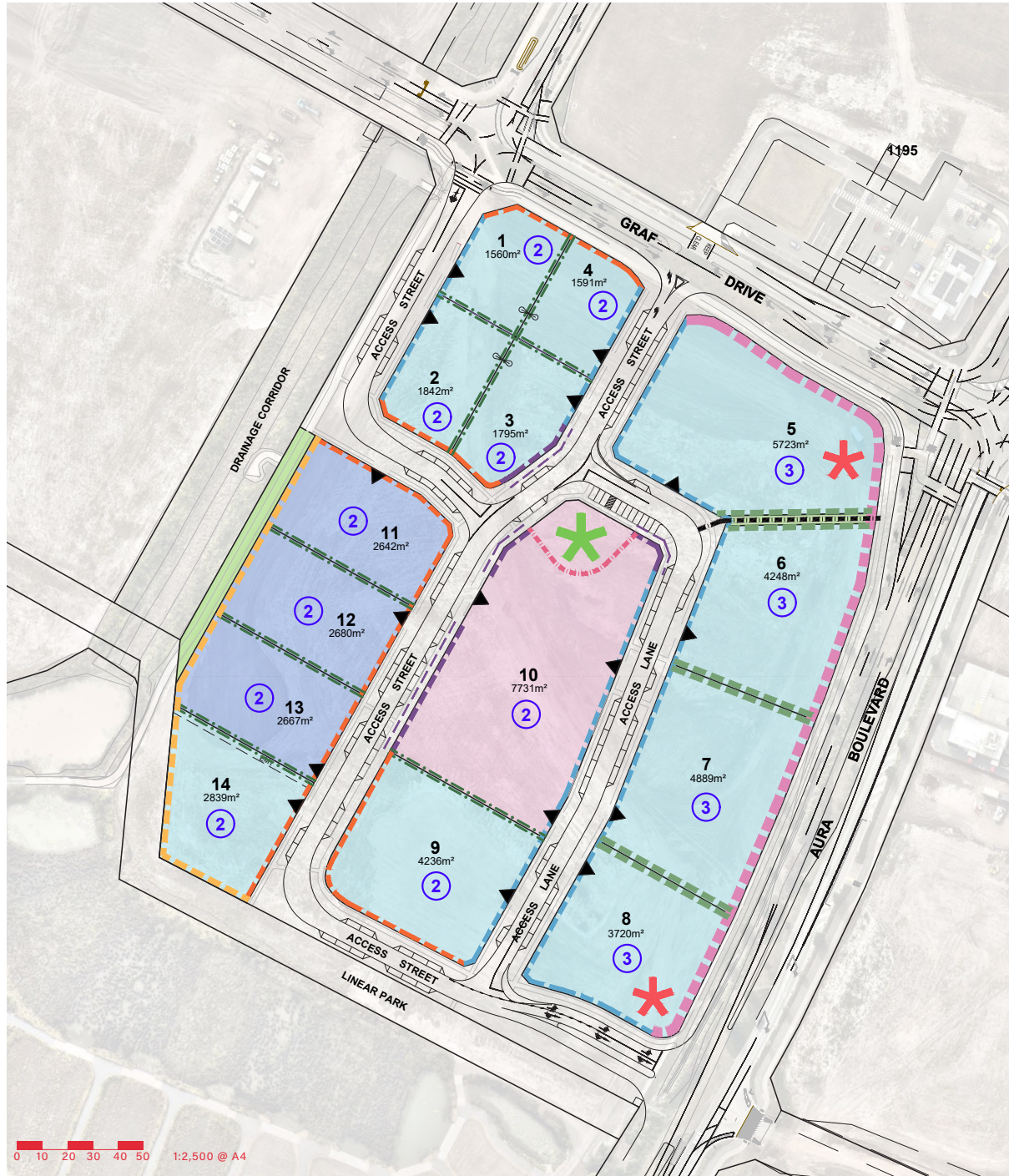
 Commercial Office

 Boutique Manufacture & Technology

 Pedestrian Link

Land Budget		
Land Use	Area	Percentage
Area of Subject Site	6.758 ha	100.0%
Future Road Dedication	0.055 ha	0.8%
Saleable Area		
Village Heart	0.773 ha	11.4%
Commercial Office	3.245 ha	48.0%
Boutique Manufacture & Technology	0.799 ha	11.8%
Total Area of Allotments	4.817 ha	71.3%
Road		
Public Road	1.788 ha	26.5%
Pedestrian Link	0.097 ha	1.4%
Total Area of New Road	1.885 ha	27.9%
Yield Breakdown		
Village Heart	1	7.1%
Commercial Office	10	71.4%
Boutique Manufacture & Technology	3	21.4%
Total Number of Allotments	14	100.0%

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Building Setbacks

FRONT SETBACKS

Primary Frontage	Minimum 2m
	Maximum 6m
Secondary Frontage	Minimum 2m
Shopfront Type Interface	0m setback for a minimum of 70% of the frontage
Commercial Type Interface	Minimum 2m

SIDE SETBACKS

Landscape Setback	Where identified in Appendix D as 3m min Landscape Setback – Minimum 3m (to be landscaped)
	Where identified in Appendix D as 2m Landscape Setback – Minimum 2m setback where building is not built to boundary

REAR SETBACK

Linear Park Interface	Minimum 2m (to be landscaped)
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Legend

General:

- Linear Park (Pedestrian Link)

Allotment Type:

- Village Heart
- Commercial Office
- Boutique Manufacture & Technology

Development Controls

Frontages:

- Primary frontage to key street frontages
- Secondary frontage to internal access lane
- Preferred location of village green space (min. 650m² including walkways adjoining shop fronts)
- Active frontage to village green space
- Shopfront type interface with awning over footpath
- Commercial type interface
- Linear park interface.

Shared Boundaries:

- 3m min. Landscape setback
- 2m min. Landscape setback required where building not to boundary.

Site Access:

- Vehicle Access Point.
- Potential vehicle access between adjoining lots.
- 2m Pedestrian Path required.

Specific Architectural Response:

- Key Corner
- Min. Number of Storeys Required - refer plan

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Areas have been rounded down to the nearest 5m².

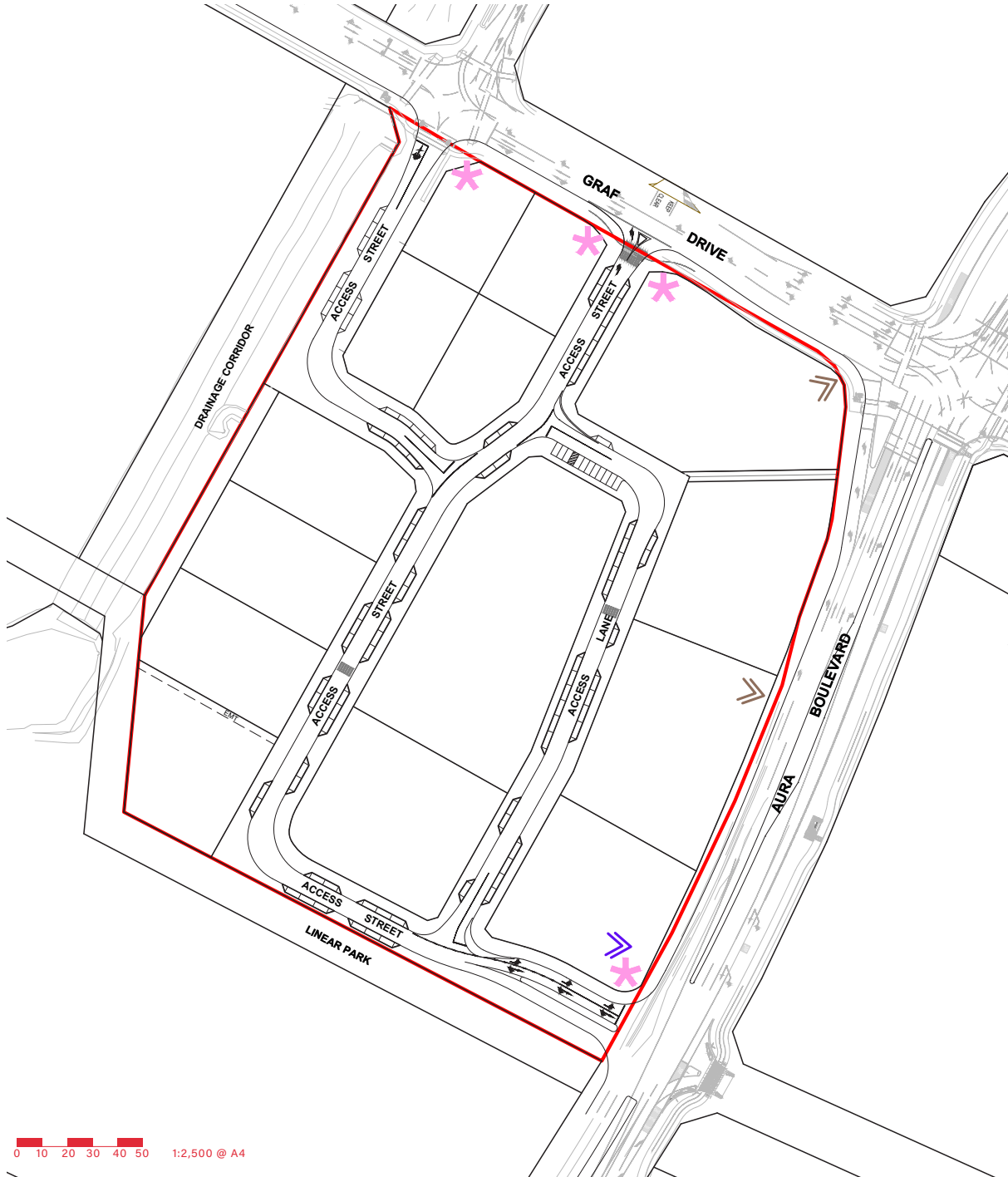
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: SMEC

Adjoining information: SMEC

Aerial photography: Nearmap



Legend

General

— Site Boundary

Signage Types:

* Estate Entry Signage

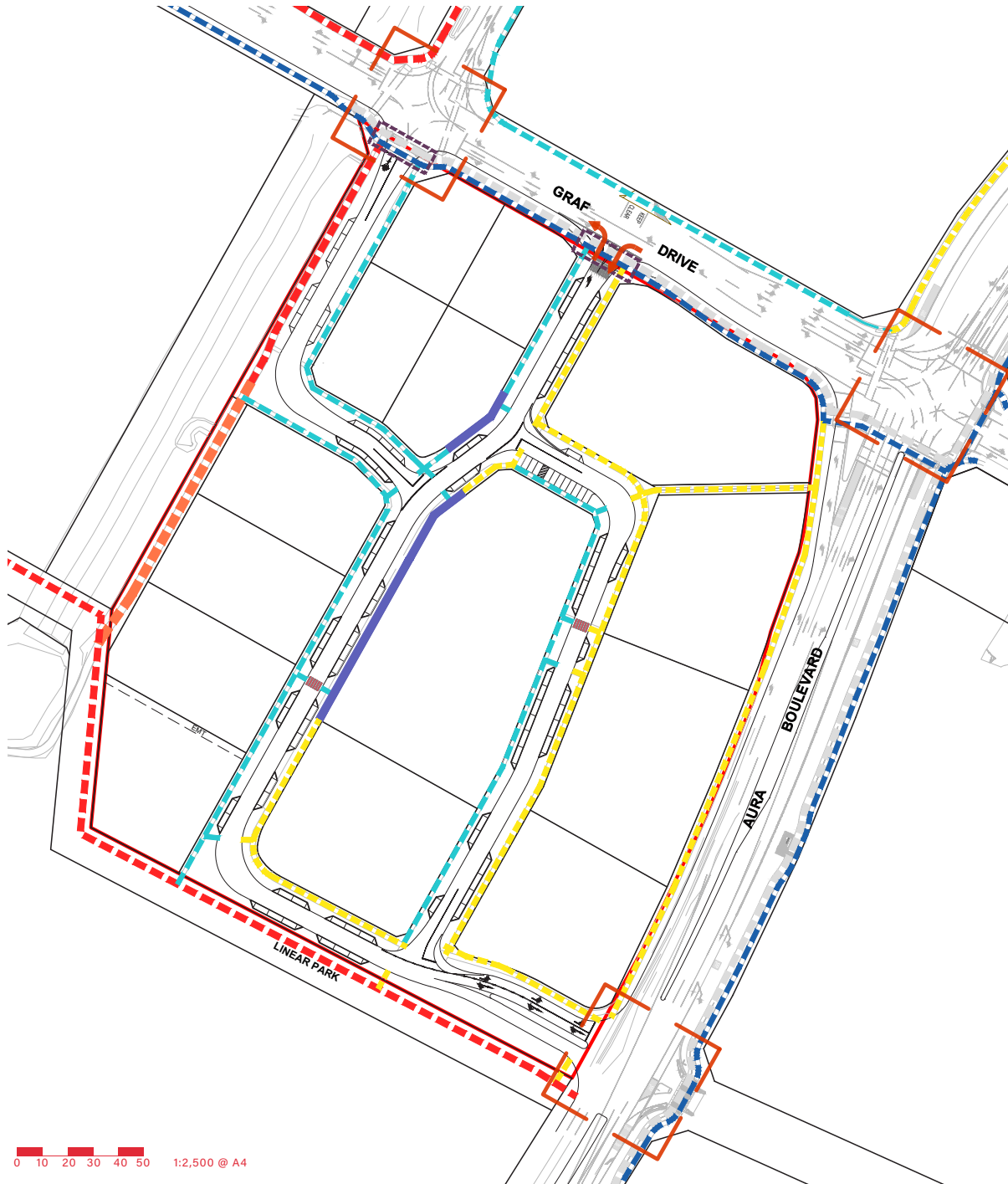
➤ Illuminated Billboard (15 years)

➤ Temporary Billboard (10 years)
NOTE: Only one of these two Temporary Billboards may be erected at any one time

Notes:

General

- Proposed Advertising Devices must be of materials and colours which complement the design theme of the Business Park and present a visually attractive appearance to the public.
- Advertising Devices must be:
 - Maintained to not cause disturbance to the occupants of nearby developments; and
 - Located and designed to not create a nuisance or potential hazard to pedestrians.
- Construction of Advertising Devices is limited to 6:30am – 6:30pm Monday to Saturday, and may not occur outside of these hours, on Sundays or on public holidays.
- An Estate Entry Sign:
 - Is placed at the entrance of an estate;
 - Is set at or within 500mm of ground level;
 - Is maintained as a freestanding structure in a landscaped environment;
 - Does not obstruct pedestrian/cycle access to the estate;
 - Signface area does not exceed 30m²;
 - Is a maximum height of 6 metres.
- A Billboard Identification Sign is permitted where complying with the following Criteria:
 - Is mounted as freestanding structure in a landscape environment;
 - Does not project beyond the front alignment of the site;
 - Is designed and treated in such a way that the supporting framework and the back of the signface area blend with the surrounding streetscape or field a view;
 - Has a maximum thickness not exceeding 75mm per metre of height above ground level; and
 - Is permitted up to a maximum height of 15 metres and a maximum signface area of 43m² per signface unless otherwise marked on this plan;
 - If a sign is to be illuminated, luminance must not exceed 350 candelas/m²;
 - Signage cannot include flashing lights.
- 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.



0 10 20 30 40 50 1:2,500 @ A4

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: SMEC

Adjoining information: SMEC

Aerial photography: Nearmap

Legend

General

— Site Boundary

Path Facilities:

— 3m Cycle Path

— 3m Shared Pedestrian / Cycle Path

— 3m Pedestrian / Cycle Path
& Maintenance Track

— Full Width Path Where Shop Fronts Adjoining

— 2.0m Pedestrian Path

— 1.8m Pedestrian Path

— 1.5m Pedestrian Path

— Signalised Intersection

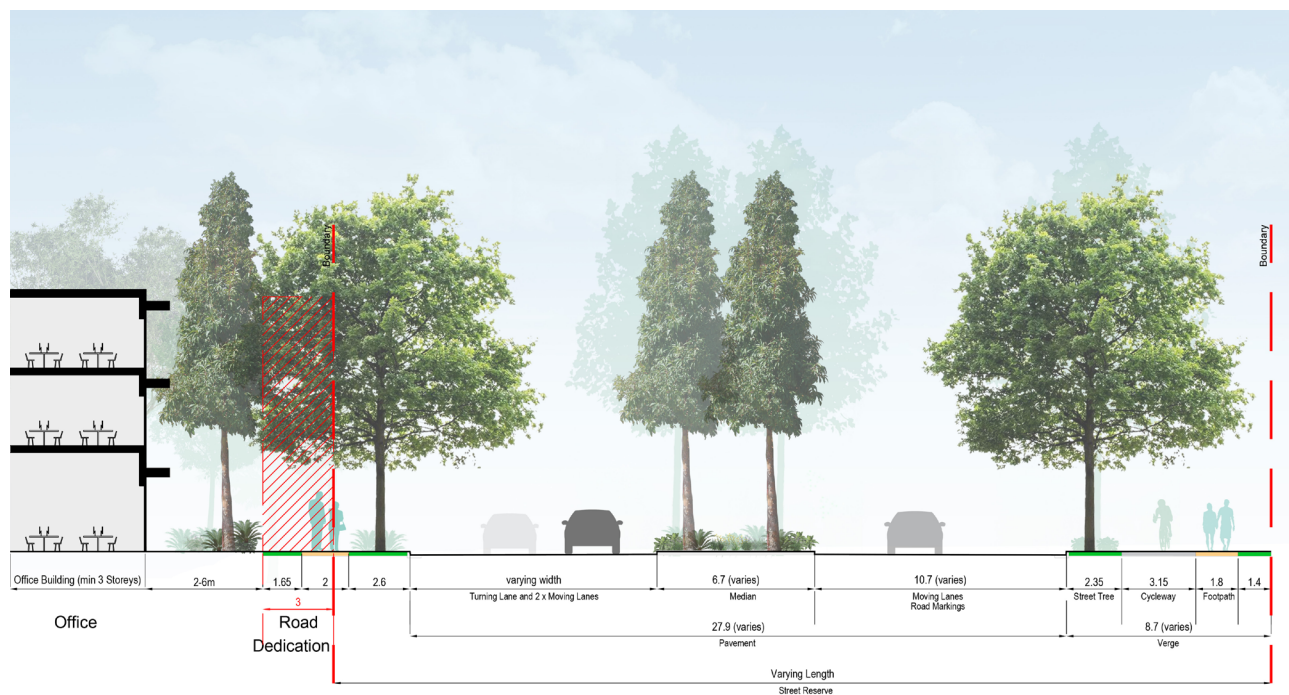
— Left in Left Out Only

— Raised Cycle and
Pedestrian Crossing

— Mid-block Pedestrian
Crossing

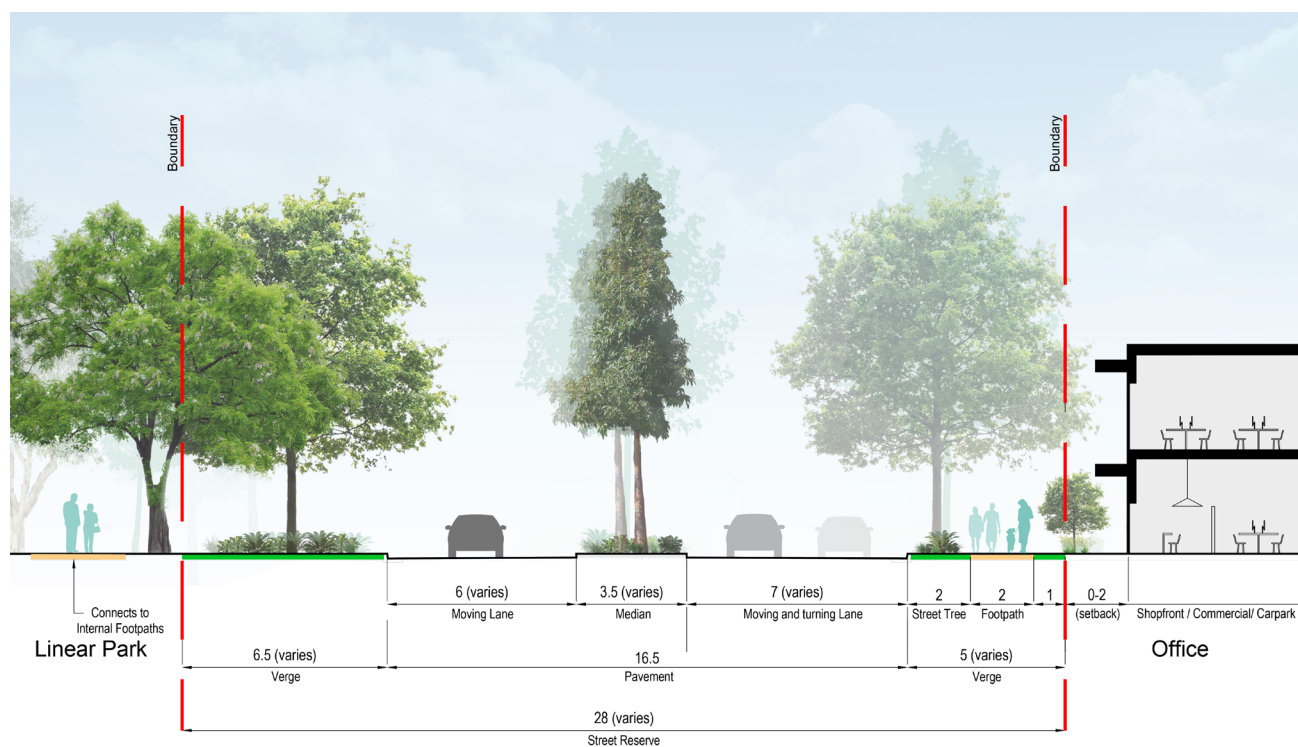
H ROAD CROSS SECTIONS (INDICATIVE)

AURA BOULEVARD INTERFACE



H ROAD CROSS SECTIONS (INDICATIVE)

COMMERCIAL ACCESS STREET 28M RESERVE



Plan Symbol:

H ROAD CROSS SECTIONS (INDICATIVE)

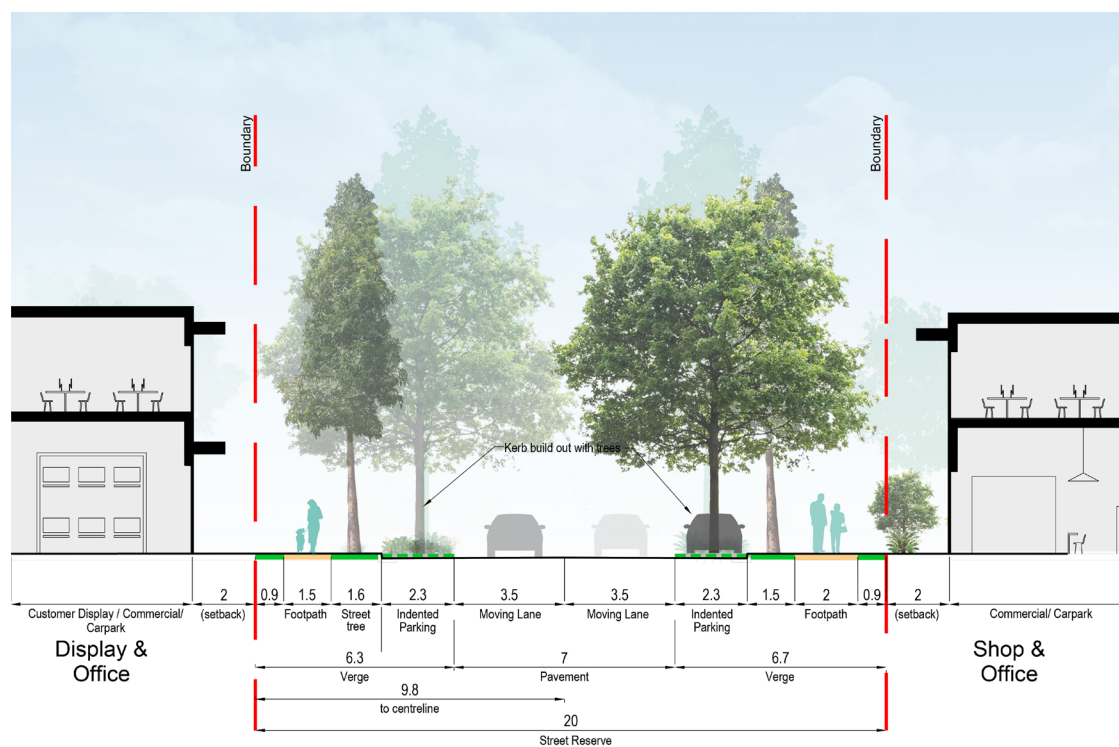
COMMERCIAL ACCESS STREET 22M RESERVE



Plan Symbol:

H ROAD CROSS SECTIONS (INDICATIVE)

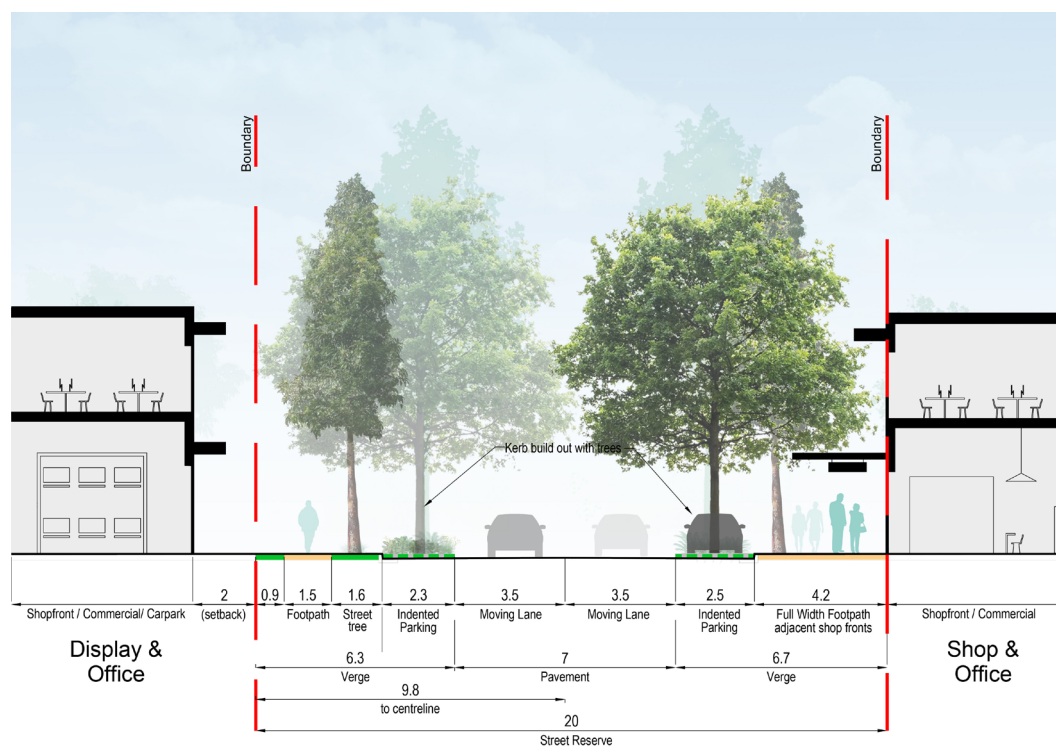
COMMERCIAL ACCESS STREET 20M RESERVE (TYPICAL CONDITION)



Plan Symbol: 

H ROAD CROSS SECTIONS (INDICATIVE)

COMMERCIAL ACCESS STREET 20M RESERVE (SHOPFRONT CONDITION)



Plan Symbol:

H ROAD CROSS SECTIONS (INDICATIVE)

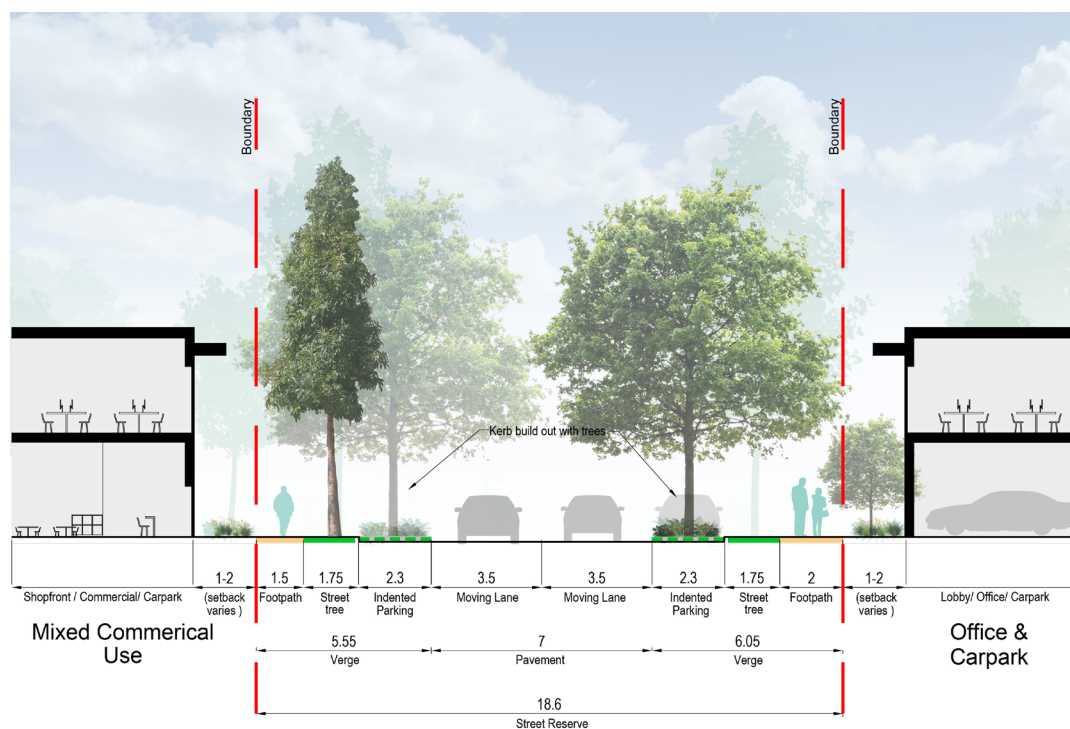
COMMERCIAL ACCESS STREET 17.5M RESERVE



Plan Symbol:

H ROAD CROSS SECTIONS (INDICATIVE)

COMMERCIAL ACCESS LANE 18.6M RESERVE



Plan Symbol: 

I CAR PARKING RATES

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES	CYCLE SPACES
Business	1 space / 30m2 GFA	<ul style="list-style-type: none"> Where < 200m2 GFA – SRV Where 201m2 to 600m2 GFA – VAN + MRV Where > 600m2 GFA – 1 VAN + 1 SRV + 1 MRV 	<p>Employees - 1 lockable bicycle parking space per 200m2 GFA in an area that is secured or has a high level of casual surveillance.</p> <p>Visitors - 1 lockable bicycle parking sapce per 500m2 which is situated close to the building entrance in a location that is obvious from the street frontage and has a high level of casual surveillance</p>
Child Care Centre	1 employee space / employee + 1 customer space / 5 children	<ul style="list-style-type: none"> VAN + WCV (where >200m2 GFA) 	1 employee space / 100m2 GFA
Educational Establishment	Sufficient on-site spaces to accommodate number of vehicles likely to be parked at any one time*	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	1 student / employee space / 100m2 GFA
Food Premises	1 space / 15m2 GFA	<ul style="list-style-type: none"> Where < 200m2 GFA – SRV Where 201m2 to 600m2 GFA – VAN + MRV Where > 600m2 GFA – 1 VAN + 1 SRV + 1 MRV 	1 employee space / 100m2 GFA + 1 customer space / 100m2 GFA
Health Care Services	1 space / 20m2 GFA	<ul style="list-style-type: none"> Where requiring access via a street – SRV (Type B Access) + occasional access for MRV 	<p>Employees - 1 lockable bicycle parking space per 200m2 GFA in an area that is secured or has a high level of casual surveillance.</p> <p>Visitors - 1 lockable bicycle parking sapce per 500m2 which is situated close to the building entrance in a location that is obvious from the street frontage and has a high level of casual surveillance</p>
Hospital	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time*	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	<p>Employees - 1 lockable, secure bicycle parking space per 15 beds</p> <p>Visitors - 1 lockable bicycle parking space per 30 beds for visitors in an area of high casual surveillance</p>
Indoor Entertainment (Hotel)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time*	<ul style="list-style-type: none"> Where < 200m2 GFA – SRV Where 201m2 to 600m2 GFA – VAN + MRV Where > 600m2 GFA – 1 VAN + 1 SRV + 1 MRV 	1 employee space / 100m2 GFA + 1 customer space / 100m2 GFA

*A traffic report must be included in any Compliance Assesment application to clearly demonstrate the number of spaces required to be provided.

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES	CYCLE SPACES
Place of Assembly	1 space / 20m ² GFA	<ul style="list-style-type: none"> Where requiring access via a street – SRV (Type B Access) + occasional access for MRV 	1 space / 50m ² GFA
Research and Technology Facility	2 spaces per tenancy or lot plus 1 space per 100m ² gross floor area	<ul style="list-style-type: none"> Where requiring access via a street – MRV (Type B Access) + WCV 	1 employee space / 500m ² GFA
Shop	1 space / 20m ² GFA	<ul style="list-style-type: none"> Where < 200m² GFA – SRV Where 201m² to 600m² GFA – VAN + MRV Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV 	<p>Employees - 1 lockable bicycle parking space per 200m² GFA in an area that is secured or has a high level of casual surveillance.</p> <p>Visitors - 1 lockable bicycle parking space per 500m² which is situated close to the building entrance in a location that is obvious from the street frontage and has a high level of casual surveillance</p>
Indoor Sport and Recreation	1 space / 20m ² GFA	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.
Warehouse	1 space / 50m ² GFA (where ≤ 500m ² GFA) + 1 space / 100m ² GFA (for component >500m ² GFA)	<ul style="list-style-type: none"> Where requiring access via a street – MRV (Type B Access) + WCV 	1 employee space / 500m ² GFA
Low Impact Industry	1 space / 50m ² GFA (where ≤ 500m ² GFA) + 1 space / 100m ² GFA (for component >500m ² GFA)	<ul style="list-style-type: none"> Where requiring access via a street – MRV (Type B Access) + WCV 	1 employee space / 500m ² GFA
Service Industry	1 space / 50m ² GFA (where ≤ 500m ² GFA) + 1 space/100m ² GFA (for component >500m ² GFA)	<ul style="list-style-type: none"> Where requiring access via a street – MRV (Type B Access) 	1 employee space / 500m ² GFA

NOTES

- 1) **TYPE B ACCESS – WHERE THE DESIGN VEHICLE ACCESS MUST:-**
 - (I) **ENABLE STANDING WHOLLY WITHIN THE SITE WITHOUT OCCUPYING ANY DESIGNATED QUEUE AREAS, OR BLOCKING ACCESS TO MORE THAN 50% OF CAR PARKING SPACES; AND**
 - (II) **LIMIT ANY ON-STREET MANOEUVRING TO REVERSING ON OR OFF THE SITE IN ONE MOVEMENT ONLY. THE SWEEPED PATH OF THE VEHICLE MAY COVER THE OVERALL WIDTH OF A TWO-WAY UNDIVIDED DRIVEWAY.**
- (2) **WHERE A DEVELOPMENT IS FOR A RESIDENTIAL ACTIVITY OR COMMUNITY ACTIVITY USE, AND WASTE COLLECTION WILL OCCUR NOT MORE THAN TWICE PER WEEK, A WCV PARKING SPACE PROVIDED ON SITE MAY BE CONSIDERED TO SATISFY THE REQUIREMENT TO PROVIDE ON-SITE PARKING FOR ANOTHER SERVICE VEHICLE TYPE THAT IS NOT LARGER THAN THE RCV.**
- (3) **OCCASIONAL ACCESS (FOR THE MAXIMUM SIZE OF SERVICE VEHICLE EXPECTED LESS THAN 20 TIMES PER YEAR) IS TO BE PROVIDED FOR VEHICLES THAT OCCASIONALLY SERVICE A SITE AS PART OF ITS NORMAL OPERATION. EXAMPLES OF THIS TYPE OF SERVICING ARE A FURNITURE REMOVAL VAN AT A MULTIPLE DWELLING OR OFFICE DEVELOPMENT AND A REFUSE COLLECTION VEHICLE AT A COMMUNITY ACTIVITY FACILITY. VEHICLE ACCESS MUST:-**
 - (I) **ENABLE STANDING WHOLLY WITHIN THE SITE;**
 - (II) **ENABLE REVERSE MANOEUVRES LIMITED TO ONE ONLY, EITHER TO OR FROM THE SITE; AND**
 - (III) **ENABLE THE SWEEPED PATH OF THE VEHICLE TO BE NOT GREATER THAN THE WIDTH OF THE ACCESS DRIVEWAY.**

End of Trip Facilities Requirements

Change rooms are provided in a building, or on-site within 100 metres of an entrance to a building, or the bicycle parking and storage facilities, and comply with **Table A** opposite:

Lockers are:

- (a) provided in a building, or on-site within 100 metres of an entrance to a building, on a 1.6:1 ratio for every bicycle parking space; and
- (b) co-located or located within 50 metres of change rooms; and
- (c) provided with minimum dimensions of 900 millimetres (height) x 300 millimetres (width) x 450 millimetres (depth).

Table A

(A) Change room requirements based on bicycle parking spaces	User group	(B) Change room provisions	(C) Number of showers required	(D) Number of sanitary compartments required	(E) Number of wash basins required
1 – 5	Female and male	1 change room of unisex design	1	1 closet pan	1
6 – 19	Female and male	1	1	1 closet pan	1
20 or more	Female	1	2, plus 1 additional shower for every 20 bicycle parking spaces provided thereafter*.	2 closet pans, plus 1 additional sanitary compartment for every 60 bicycle parking spaces provided thereafter*.	1, plus 1 additional wash basin for every 60 bicycle parking spaces provided thereafter*.
	Male	1	2, plus 1 additional shower for every 20 bicycle parking spaces provided thereafter*.	1 urinal and 1 closet pan, plus 1 additional sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle parking spaces provided thereafter*.	1, plus 1 additional wash basin for every 60 bicycle parking spaces provided thereafter*.

