

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV-2025-CAS-3966

Date: 24 November 2025

AURA

SOUTHERN LOCALITY

PRECINCT 15 + 16 (PART)

PLAN OF DEVELOPMENT

PREPARED BY URBIS FOR STOCKLAND
SEPTEMBER 2024



Stockland



CONTENTS

1.0	EXPLANATORY CONTENT	4	2.0	APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)	10	3.0	APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)	12	APPENDICES	A1
1.1	Plan of development purpose	4	2.1	Reconfiguration of a lot	10	3.1	Introduction	12	Appendix A	
1.2	Land to which this POD relates	5	2.2	Advertising devices	10	3.2	Precinct 15	14	Definitions	A3
1.3	Interpretation	5	2.3	Car park (where associated with a display home and/or sales office)	10	3.3	Precinct 16	18	Appendix B	
1.4	Relationships to other legislation	5	2.4	Home based business	10	3.4	Specific Use Criteria	20	Approved Reconfiguring A Lot Plans	A9
1.5	Explanation of plan of development structure and assessment process	5	2.5	House or display home	10				Appendix C	
			2.6	Secondary Dwellings	10				Indicative Staging Plan	A17
			2.7	Multiple residential (duplex)	10				Appendix D	
			2.8	Park	10				Approved Advertising Devices	A19
			2.9	Sales office	10				Appendix E	
									Approved Plan Of Development Plans	A21
									Appendix F	
									Car/Bicycle Parking Rates	A29
									Appendix G	
									Residential Development Controls	A31
									Appendix H	
									Open Space Network Plan	A39
									Appendix I	
									Road Hierarchy	A41
									Appendix J	
									Connectivity Plan	A50
									Appendix K	
									Acid Frog Management Code	A54



SECTION 1

EXPLANATORY CONTENT

1.0 EXPLANATORY CONTENT

1.1 PLAN OF DEVELOPMENT PURPOSE

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

This PoD refines the outcomes approved in the Master Plan.

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

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



FIGURE 1: AURA SOUTHERN LOCALITY – ILLUSTRATIVE VISION PLAN

1.2 LAND TO WHICH THIS POD RELATES

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

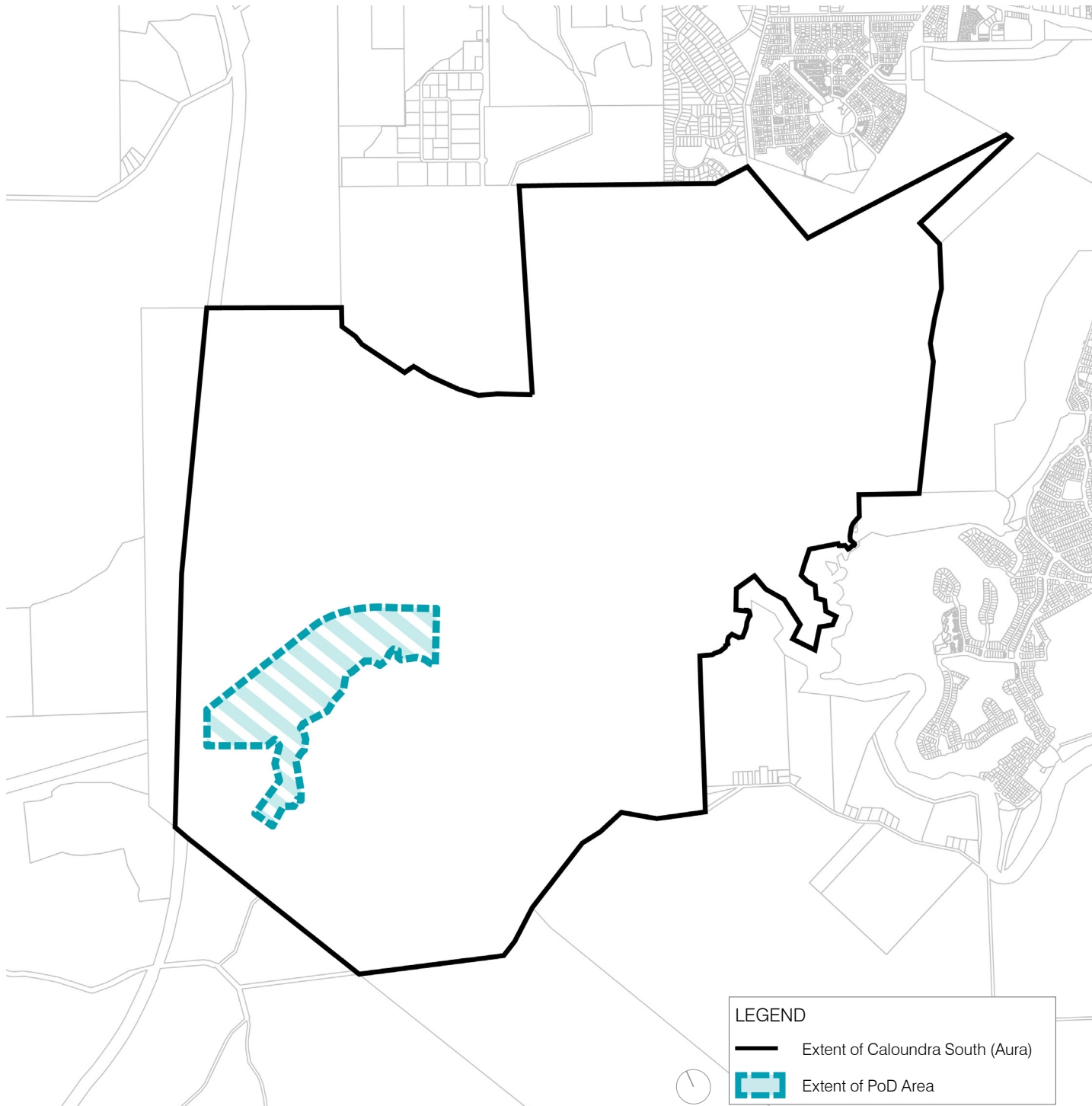


FIGURE 2: LAND TO WHICH THIS POD RELATES

1.3 INTERPRETATION

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

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

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

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

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

1.4 RELATIONSHIPS TO OTHER LEGISLATION

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

1.5 EXPLANATION OF PLAN OF DEVELOPMENT STRUCTURE AND ASSESSMENT PROCESS

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

TABLE 1: PLAN OF DEVELOPMENT STRUCTURE

SECTION		EXPLANATION
Providing non-statutory context and understanding of the PoD and how it is to be used.	Section 1 Explanatory Content	This section includes general explanatory content regarding the site and how the PoD document is used, including: - Relationship to all heads of power; - Structure of PoD; - How future assessment processes work; - The purpose of this document; - Land to which this PoD relates; - Rules for interpretation; - The relationship of this PoD to other legislation; and - The assessment process sought by this PoD.
Providing development criteria and plans that form the statutory element of the PoD.	Section 2 Approved Development (No Further Assessment)	This section outlines all development that is Approved Development where in accordance with plans and criteria outlined in the PoD.
	Section 3 Approved Development (Compliance Assessment)	This section outlines all development that can be considered through compliance assessment. This section is organised by precinct or Sub-Precinct and outlines the plans and criteria that are to be used in the compliance assessment process.

1.5.1 OVERALL OPERATION OF THIS POD AND RELATIONSHIPS TO OTHER APPROVALS

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

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

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

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

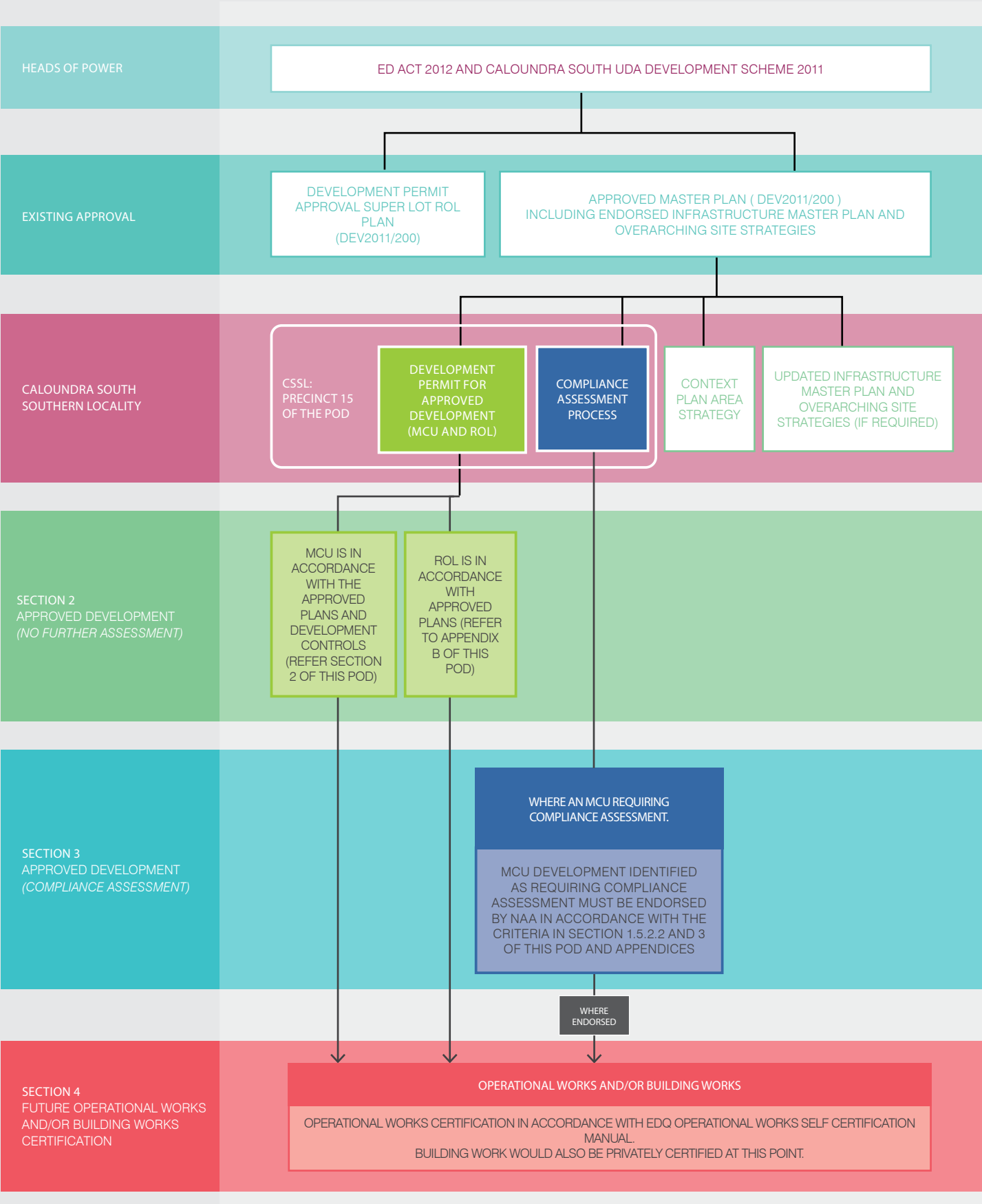


FIGURE 3: POD RELATIONSHIPS AND OPERATIONAL OVERVIEW

1.5.2 FUTURE DEVELOPMENT DELIVERY PROCESSES

1.5.2.1 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

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

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

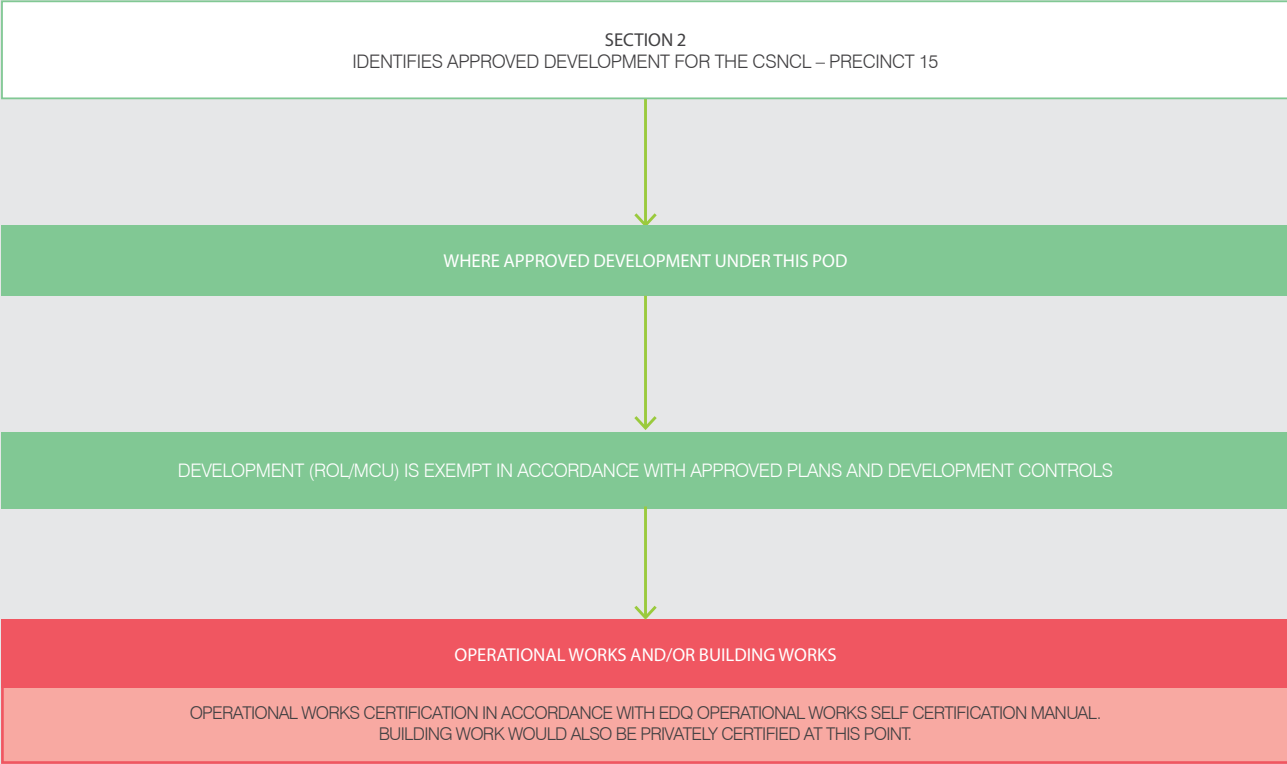


FIGURE 4: APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) OPERATION

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

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

1.5.2.2 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

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

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

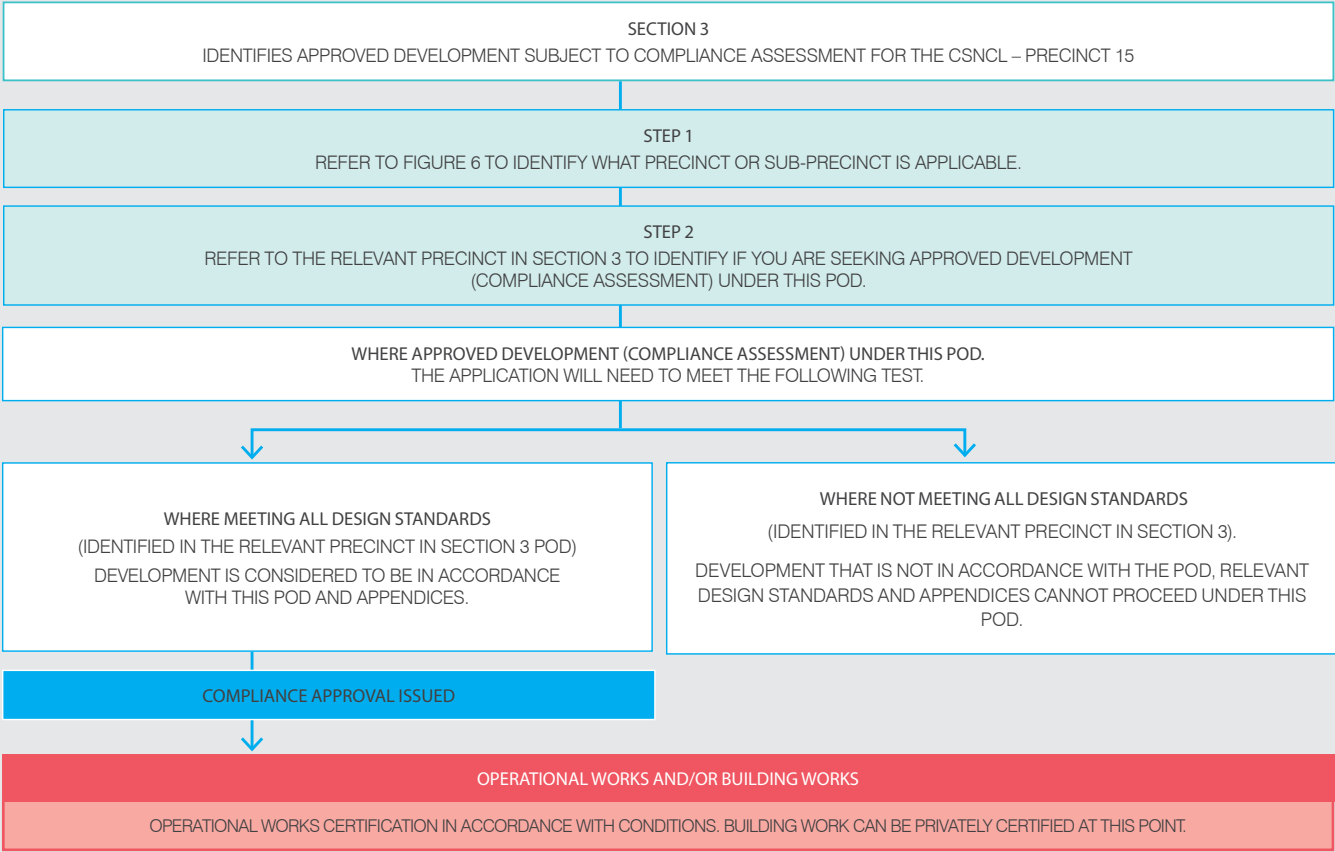


FIGURE 5: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) OPERATION

TABLE 3: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) PROCESS SUMMARY

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



SECTION 2

APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

2.0 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

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

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

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

This section includes the following components:

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

2.1 RECONFIGURATION OF A LOT

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

2.2 ADVERTISING DEVICES

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

TABLE 4: ADVERTISING DEVICES CONTROLS

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

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

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

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

2.4 HOME BASED BUSINESS

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

2.5 HOUSE, DISPLAY HOME OR OTHER RESIDENTIAL (NDIS DWELLING)

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

TABLE 5: HOUSE, DISPLAY HOME OR OTHER RESIDENTIAL (NDIS DWELLING) CONTROLS

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

2.6 SECONDARY DWELLINGS

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

TABLE 6: SECONDARY DWELLING CONTROLS

SECONDARY DWELLING CONTROLS	
Floor Area of Secondary Dwelling	Maximum 45m² GFA (Note: GFA excludes the garage and a 4m² size covered entry porch area only).
Design and Siting of buildings and structures	To be in accordance with the relevant Allotment Diagram in Appendix E . Where not on a corner lot, the dwelling/ secondary dwelling must have the design effect of one (1) single residential dwelling from the road/street frontage or within public view.
Materials and detailing	Materials, detailing, colours and roof form are consistent with those of the primary house.
Outdoor Living Space	Minimum 9m² with a minimum dimension of 3m and directly accessible from a main living area.
Car Parking and Garaging	Minimum one space in addition to the primary dwelling requirement – with minimum dimensions of 5m x 3m.
Driveway	Shared minimum driveway with the primary house.
Front Entry	If the lot is on a corner – dedicated pedestrian entry and door visible from and addressing the secondary street.
Street Surveillance	On a single street frontage the secondary dwelling entry must be hidden from view from the street so as to give the effect that the home is one (1) single residential dwelling.
Letterboxes	Any Secondary Dwelling is not permitted its own letterbox and must be shared with the primary dwelling.
Titling	Any Secondary Dwelling is unable to be separately titled to the primary dwelling.
Rainwater Tank Requirements	The requirement of a 5000L rainwater tank is to be applied to the dwelling treated as one (1) combined dwelling.

SECONDARY DWELLING CONTROLS	
Separate Services	No separate infrastructure servicing to the secondary dwelling is permitted (ie. water, gas, electricity).

2.7 MULTIPLE RESIDENTIAL (DUPLEX)

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

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

2.8 PARK

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

2.9 SALES OFFICE

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

TABLE 7: SALES OFFICE CONTROLS

SALES OFFICE CONTROLS
Complies with relevant controls of Section 3.8.



SECTION 3

APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

3.0 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

3.1 INTRODUCTION

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

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

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

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

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

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

3.1.1 SUMMARY OF COMPLIANCE ASSESSABLE USES

TABLE 8: COMPLIANCE ASSESSABLE USES

SUB- PRECINCT	APPROVED USES	TOTAL RESIDENTIAL LOTS (MINIMUM +/-15%)	TOTAL MULTIPLE RESIDENTIAL (OTHER THAN DUPLEX) (MINIMUM +/-15%)	MAX RETAIL USE GFA	MAX COMMERCIAL USE GFA	COMMUNITY FACILITY PROVISION	TOTAL PARK AREA
15.2	N / A	1023 standard residential lots 24 x Multiple Residential (Duplex) Allotments (48 dwellings max.) Total of 1071 max. dwellings including Multiple Residential (duplex) dwellings	50 dwellings	N / A	N / A	N / A	1.27 ha Neighbourhood Recreation Park 0.41 ha Local Recreation Park 2.50 ha Local Linear Park 3.18 ha District Linear Park
16.1	N / A	N / A	N / A	N / A	N / A	N / A	26.05 ha Conservation

TOTAL DWELLINGS - COMPARISON WITH MASTER PLAN

PRECINCT	CURRENT APPLICATION TOTAL DWELLING YIELD (PRECINCT 15 (PART))	TOTAL YIELD TARGET FOR PRECINCT 15 (+/- 15%) (MASTER PLAN)	BALANCE DWELLING YIELD - SUBJECT TO FUTURE ROL APPLICATION (+/- 15%) (REMAINING PARTS OF PRECINCT 15 BASED ON MASTER PLAN YIELDS)
15	1,121 dw	2,150 dw	1,029 dw (future)
Total Yield	1,121 dw	2,150 dw	1,029 dw (future)

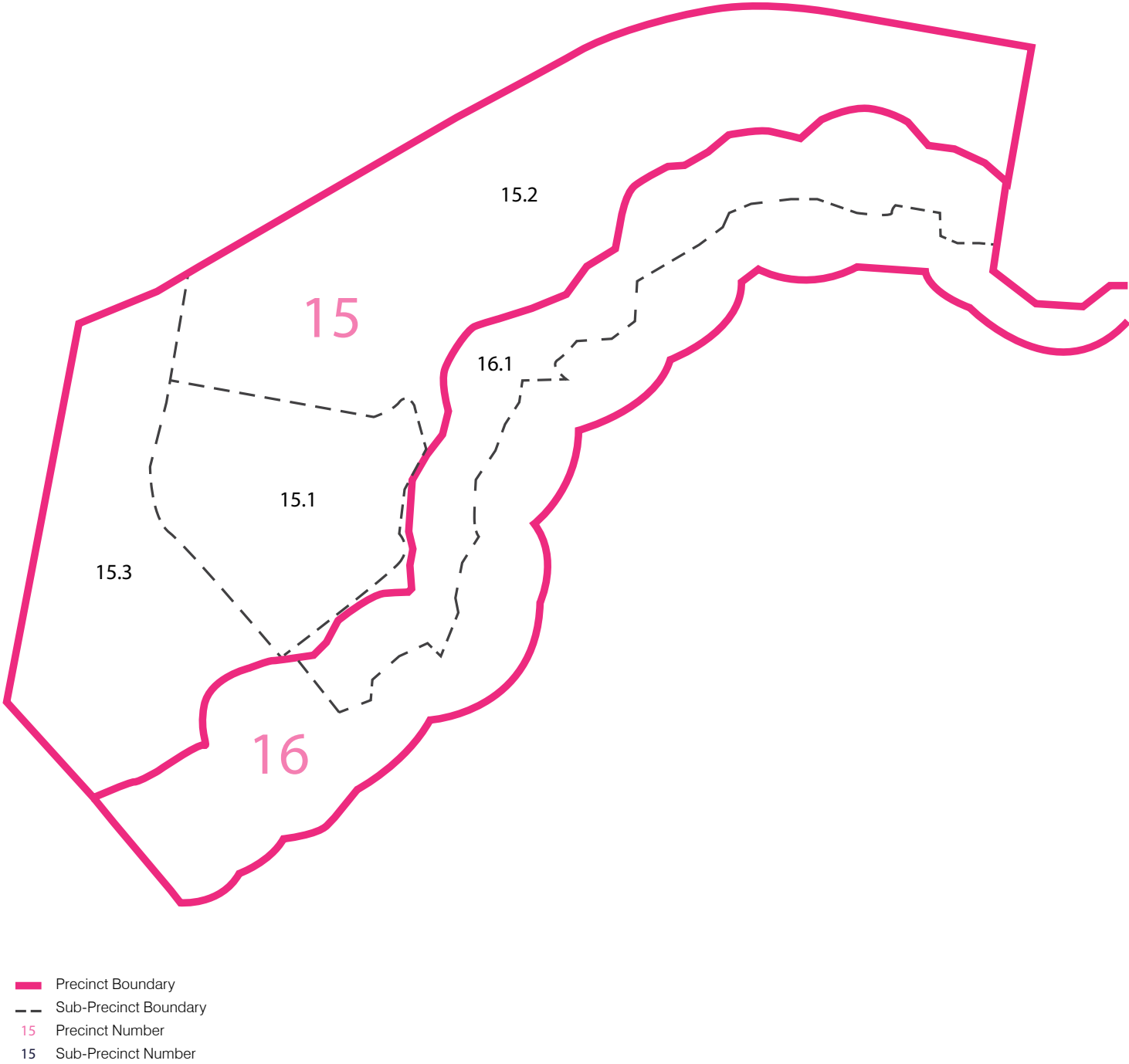
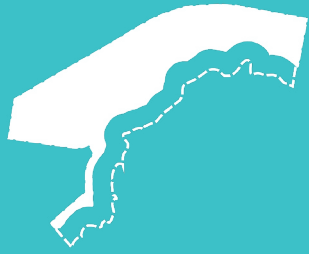


FIGURE 6: SOUTHERN LOCALITY PRECINCTS

3.2 SUB-PRECINCT 15.2



3.2.1 SUB-PRECINCT INTENT

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

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

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

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

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



FIGURE 7: PRECINCT 15 ILLUSTRATIVE INTENT PLAN

3.2.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 15.2 are outlined in **Table 9: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

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

LAND USES
Uses Subject to Compliance Assessment
Lots 8000 (Multiple Residential Sites) Multiple Residential

3.2.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 15.2 are required to be assessed against and fulfil the Design Standards identified in **Table 10: Sub-Precinct 15.2 Design Standards**.

TABLE 10: SUB-PRECINCT 15.2 DESIGN STANDARDS FOR LOT 8000 ONLY

ELEMENT	DESIGN STANDARD
Use	DS1.1 Land uses comprise the uses specified for the Sub-Precinct in Table 9. DS1.2 In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.4 Specific Use Criteria and relevant Appendices.
Built Form	DS2.1 Building height is consistent with that identified in Figure 8. DS2.2 The minimum setback from the outermost projection is in accordance with Section 3.4 Table 12. DS2.3 Development provides building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.4 Table 12. DS2.4 Development provides loading, servicing and back of house areas that are in non-prominant locations and screened by landscaping or screening devices.
Accessible Housing	DS3.1 A minimum of 10% of dwellings are to incorporate Accessible Housing design standards meeting LHA Silver Level.
Public Realm	DS4.1 Buildings must address the adjoining Sub-Arterial road.
Parking and Access	DS5.1 Development facilitates delivery of a road network hierarchy in accordance with Appendix E and Appendix I to the extent relevant. DS5.2 On-site parking and service vehicle requirements are provided in accordance with Appendix F. DS5.3 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.

ELEMENT	DESIGN STANDARD
Parking and Access cont.	DS5.4 Vehicle Access Points are as per Appendix E. DS5.5 Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.
Rainwater Tanks	DS6.1 For all Multiple Residential (other than Duplex) buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse (or minimum 75% roof capture if 3 storeys or more). Tanks are to be sized at 1KL per dwelling. 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)



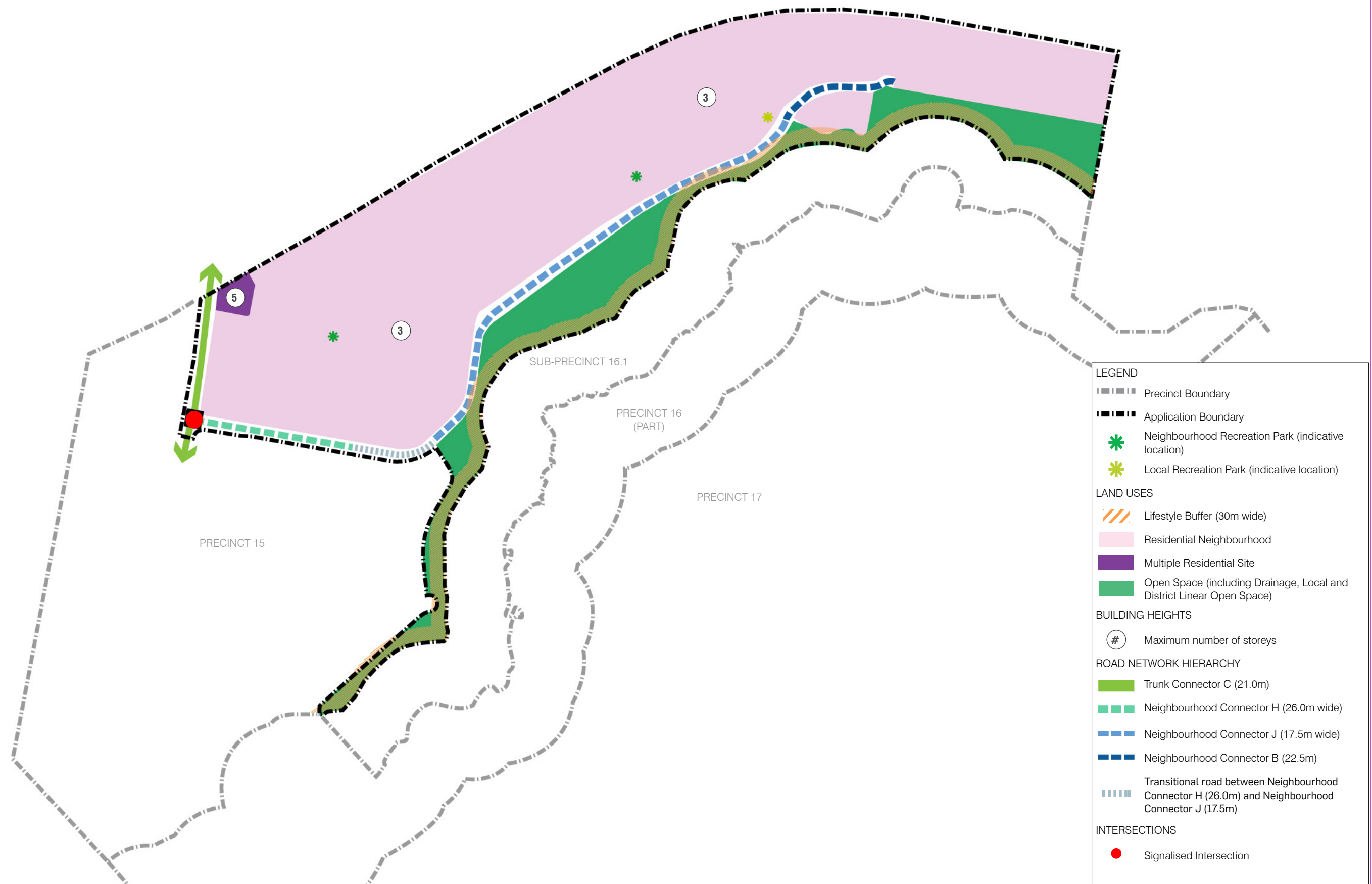
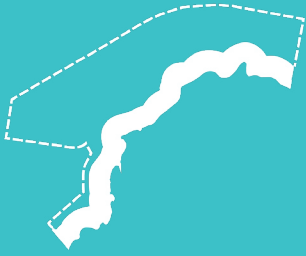


FIGURE 8: SUB-PRECINCT 15.2 FIXED ELEMENTS

3.3 SUB-PRECINCT 16.1



3.3.1 SUB-PRECINCT INTENT

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

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

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



FIGURE 9: PRECINCT 15 ILLUSTRATIVE INTENT PLAN

3.3.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 16.1 are outlined in Table 11: Uses Subject To Compliance below.

TABLE 11: USES SUBJECT TO COMPLIANCE

LAND USES
Uses Subject to Compliance Assessment
• Nil

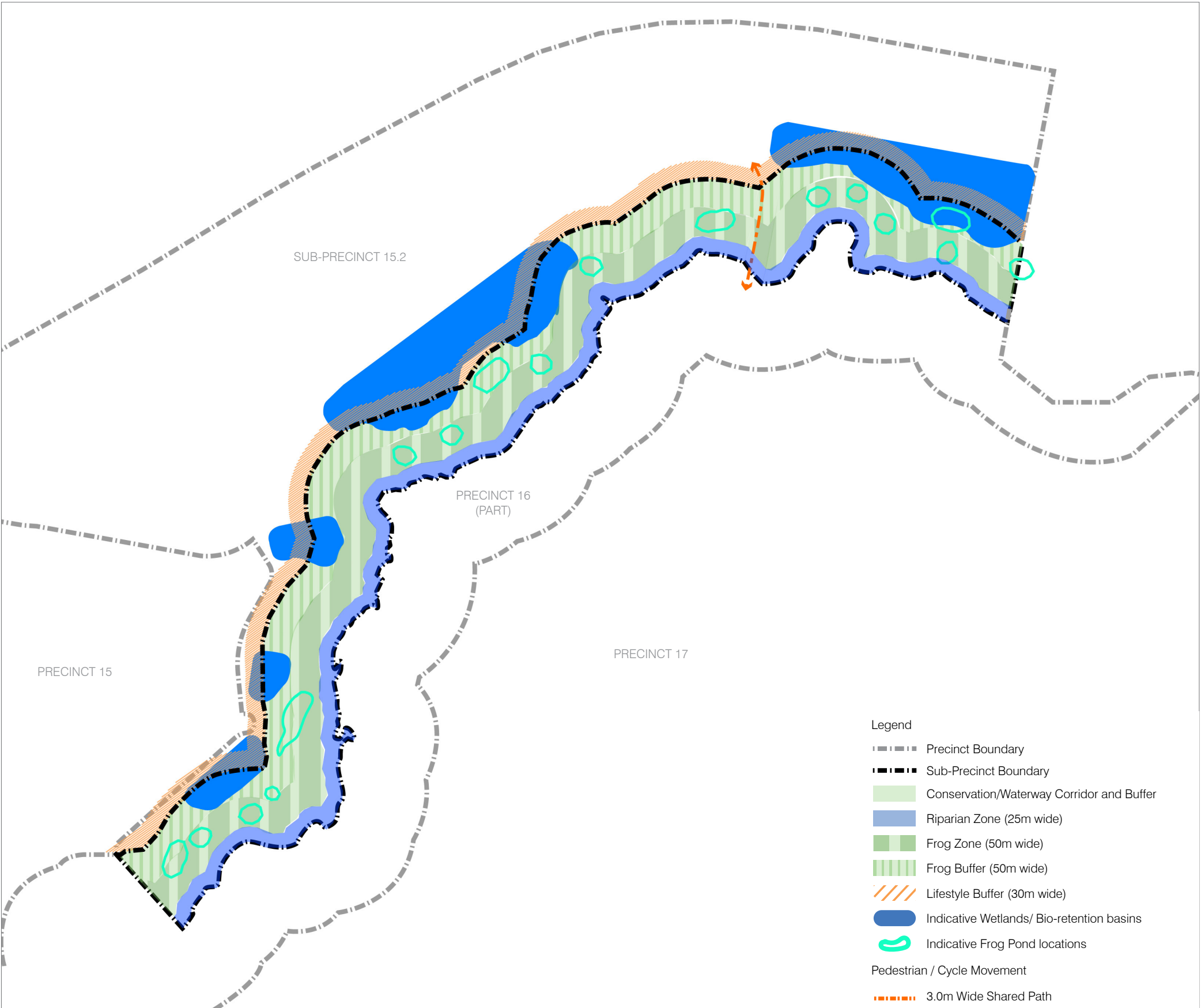


FIGURE 10: SUB-PRECINCT 16.1 FIXED ELEMENTS

3.4 SPECIFIC USE CRITERIA



In addition to the detailed provisions for each precinct, the following land use specific provisions in Table 12: Specific Use Design Standards below are applicable to development undertaking the Compliance Assessment process under Section 1.5.2.2 of the Plan of Development. These provisions are only applicable as relevant to the specific use being assessed. It is noted that where provisions under Section 3.4 conflict with provisions under the design standards of the relevant Sub-Precincts, the Sub-Precinct design standards prevail to the extent of the conflict.

TABLE 12: SPECIFIC USE DESIGN STANDARDS

DESIGN STANDARD	
General	
Built Form	DS1.1 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 DS1.2 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. DS1.3 Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street. DS1.4 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). DS1.5 The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m. DS1.6 Buildings are designed to have balconies, windows and building openings oriented and/ or overlook streets and other areas which are accessible to the public to provide casual surveillance. DS1.7 Car parking may be located on ground or above ground where sleeved or screened.
Public Realm	DS2.1 A minimum of 10% of the site is comprised of planted landscapes. DS2.2 Street frontages are unfenced or where street frontage fencing is required for security and CPTED purposes, it should be transparent (minimum 70% open).

DESIGN STANDARD	
Parking and Access	DS3.1 On site vehicle parking is provided at the rates outlined in Appendix F. DS3.2 Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in: • AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and • AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities. DS3.3 The location of visitor or customer parking is not behind a security barrier. DS3.4 On-site parking and manoeuvring areas provide for all vehicles to enter and leave in a forward motion. DS3.5 The lot has physical access to a road. DS3.6 Access to the site provides separation of a minimum 10m to an intersecting street where the driveway is on the same side of the street. DS3.7 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. DS3.8 Bicycle parking spaces are provided in accordance with Appendix F. DS3.9 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. DS3.10 End of trip facilities for bicycles, involving dedicated amenities that are publicly accessible for bike storage areas, lockers, toilets and change facility, must be provided in accordance with Appendix F. DS3.11 For buildings less than 1,000m², engineering design of all parking and manoeuvring areas is in accordance with Councils adopted standards.
Environment	DS4.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended. DS4.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended. DS4.3 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended. DS4.4 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. DS4.5 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%.

DESIGN STANDARD	
Infrastructure	DS5.1 All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.
Uses	
Multiple Residential (other than Duplex)	DS10.1 For all Multiple Residential uses involving more than two units, the building is sited and designed such that: DS10.2 The main pedestrian entrance to the building (or group of buildings) is located on the higher order street; DS10.3 Access from the street to the entrance of the building(s) or individual dwellings is easily discerned; DS10.4 Vehicular access to the site is separate from the pedestrian access; DS10.5 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; DS10.6 The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised. DS10.7 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. DS10.8 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: - Window will heights being a minimum of 1.5 metres above floor level; or - Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or - Fixed external screens; or - If at ground level screen fencing to a minimum height of 1.8 metres.

DESIGN STANDARD	
Multiple Residential (other than Duplex) (cont.)	DS10.9 The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres. DS10.10 Any car parking area or other associated structures are integrated into the design of the development such that: - They are screened from view from frontages to streets, parks and adjoining land; and - They are not located between the building and the street address unless contemplated by the Sub-Precinct design standards or Plan of Development. DS10.11 Building setbacks comply with those specified in any applicable Sub-Precinct which it is located as shown in Appendix G. DS10.12 Except where specified otherwise in a Sub-Precinct provision: - A 2 metre wide landscaped buffer strip is provided along the full frontage of the site; - Where more than 6 dwellings, 10% of the site area is provided as communal open space exclusive required buffer strips and clothes drying areas; - 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. DS10.13 For all Multiple Residential uses involving more than two units: - 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; - 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 (with a minimum dimension of 3m) directly accessible from the living area of the dwelling or rooming unit. DS10.14 The site cover for Multiple Residential buildings does not exceed 60% DS10.15 For multiple residential uses front fences and walls: - Have a maximum height of not more than: 1.8 metres if 50% transparent; or 1.2 metres if solid. DS10.16 Building bulk is reduced by incorporating a combination of the following elements in building design: - Variations in plan shape, such as curves, steps, recesses, projections or splays; - Variations in vertical profile, with steps or slopes at different levels; - 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;

DESIGN STANDARD	
Multiple Residential (other than Duplex) (cont.)	- Balconies, verandahs or terraces; and - Planting, particularly on podiums, terraces and low level roof decks. DS10.17 Entry areas for the residents and visitors are provided separately from entrances for other building users and provide: - For safe entry from streets, car parking areas and servicing areas; - Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for other building users; and - 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.
Sales Office	DS11.1 The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm. DS11.2 The maximum GFA for a Sales Office is 400m². DS11.3 A minimum of 2 on-site car parking spaces are provided. DS11.4 Private and public open space areas are turfed and landscaped. DS11.5 A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining. DS11.6 If the sales office is in conjunction with a Display Village which comprises 4 or more Display Homes, public toilet facilities are to be provided. DS11.7 Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.

TABLE 13: MEDIUM RISE SETBACKS

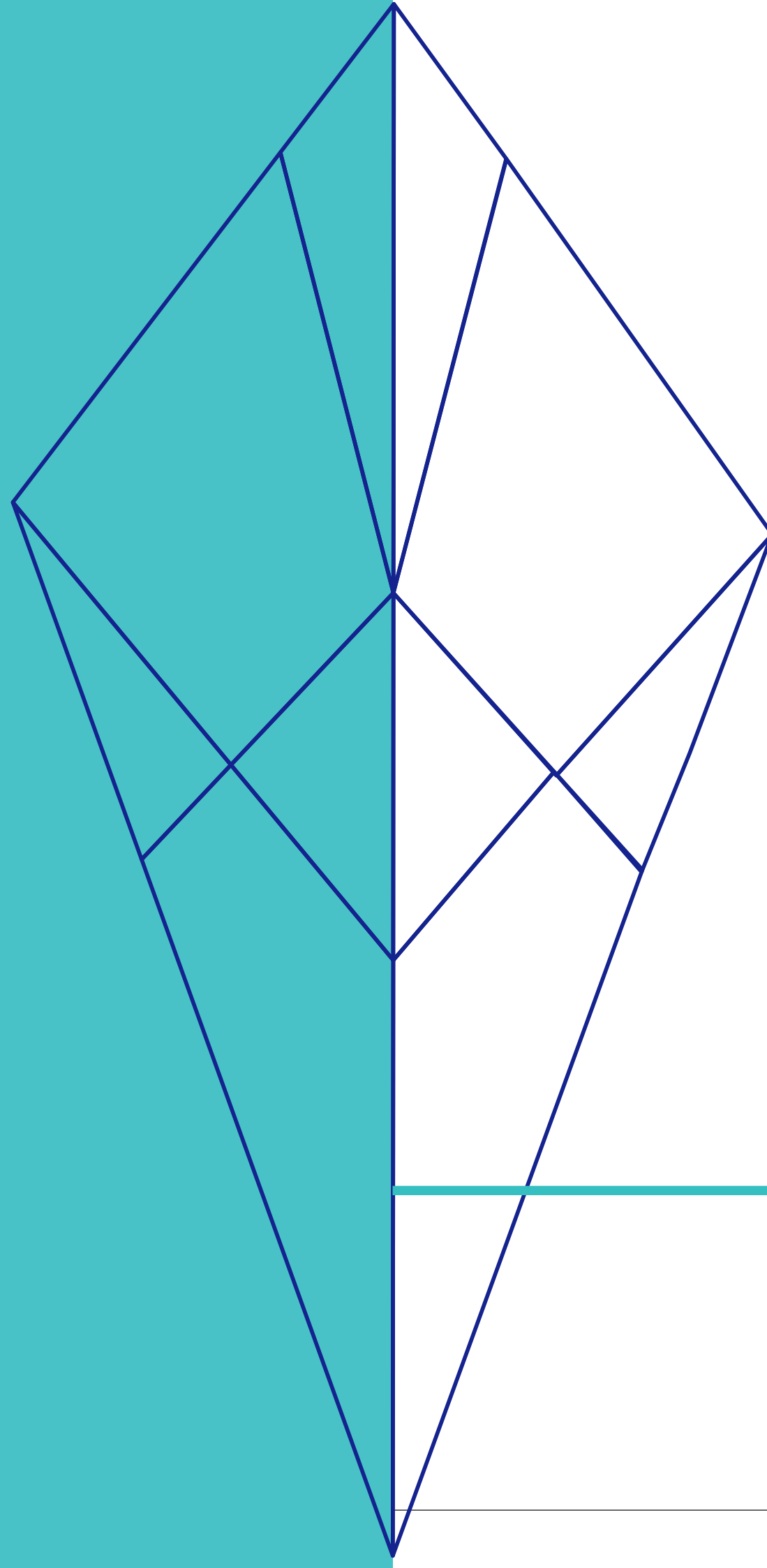
MEDIUM RISE (UP TO 5 STOREYS)		
	Residential elements	Non-residential elements
Maximum podium height	2 storeys	
Front setbacks (min)		
Ground Floor		
• Active frontage*	0.0m	0.0m
• Non-active frontage	2m	2m
Tower		
• Tower setbacks	3m	3m
Side setbacks (min)		
• Levels 1-3**	Where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0.0m, rear setback is 0.0m Otherwise: • 1.5m for a wall up to 4.5m high • 2m for a wall up to 7.5m high • 2m plus 0.5m for every 3m (or part thereof) over 7.5m high for a wall over 7.5m high, except that a wall may be built to a side boundary where the wall has a maximum height of 3m and a maximum length of 15m, unless it abuts a higher or longer existing or simultaneously constructed wall.	
• Levels 4-5	3.0m	
Rear setbacks (min)		
• Levels 1-3**	Where adjoining a non-residential use or where the existing minimum setback on the adjoining boundary is 0.0m, rear setback is 0.0m. Otherwise: 3.0m	
• Levels 4-5	6.0m	

TABLE 14: BUILDING SEPARATION DISTANCES

	MEDIUM RISE (UP TO 5 STOREYS)	
	Residential elements	Non-residential elements
Privacy	Building design must ensure privacy for habitable spaces in dwellings. Acceptable treatments include: • Providing a minimum separation distance of: - Where 6 storeys or less, 12m between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, or - For a wall containing windows or balconies, 6m to a side or rear boundary where there is no existing or approved development and the future privacy and development potential of the adjoining site should be protected. • 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.	

The background of the page is a solid teal color. On the left side, there is an abstract geometric design consisting of several thin lines in red, purple, and yellow. These lines intersect to form various triangles and polygons, creating a complex, layered pattern. The lines are thin and have a slight transparency, allowing overlapping shapes to appear darker.

APPENDICES



APPENDIX A DEFINITIONS

USE DEFINITIONS

Commercial Use Category

BUSINESS

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

CAR PARK

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

HEALTH CARE SERVICES

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

SALES OFFICE

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

INDUSTRIAL USE CATEGORY

EXTRACTIVE INDUSTRY

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

HIGH IMPACT INDUSTRY

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

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

LOW IMPACT INDUSTRY

Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses. The manufacturing aspects of the use are undertaken indoors. Any off site impacts including air, noise and odour emissions are able to be readily mitigated.

MEDIUM IMPACT INDUSTRY

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

NOXIOUS AND HAZARDOUS INDUSTRY

Means the use of premises for industrial activities that have the potential for extreme, adverse impacts on other land uses. This includes the potential for fire, explosion or toxic release. These uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives.

RESEARCH AND TECHNOLOGY FACILITY

Means the use of premises for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and component. The use may include emerging industries such as energy, aerospace, and biotechnology.

SERVICE INDUSTRY

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

WAREHOUSE

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

RESIDENTIAL USE CATEGORY

DISPLAY HOME

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

HOME BASED BUSINESS

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

- The floor area used specifically for the home business does not exceed 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 Appendix F
- There is no display of goods
- Number of employees does not exceed 4.

HOUSE

Means a residential use of premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling. The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence and may be constructed under the primary dwelling, attached to it or free standing. MULTIPLE RESIDENTIAL Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include House.

OTHER RESIDENTIAL

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

RELOCATABLE HOME PARK

Means the use of premises for relocatable dwellings that provide long term residential accommodation. The term includes ancillary facilities such as amenities, laundries, kitchens and recreation facility for persons associated with the development. It also includes a manager’s office and residence.

SHORT TERM ACCOMMODATION

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

RETAIL USE CATEGORY

BULK LANDSCAPE SUPPLIES

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

FAST FOOD PREMISES

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

FOOD PREMISES

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

GARDEN CENTRE

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

MARKET

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

OUTDOOR SALES

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

SERVICE STATION

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

SHOP

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

SHOPPING CENTRE

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

SHOWROOM

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

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

RURAL USE CATEGORY

AGRICULTURE

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

AGRICULTURAL SUPPLY STORE

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

ANIMAL KEEPING AND HUSBANDRY

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

INTENSIVE ANIMAL INDUSTRIES

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

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

INTENSIVE HORTICULTURE

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

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

WHOLESALE NURSERY

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

SERVICE, COMMUNITY AND OTHER USES CATEGORY

CEMETERY

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

CHILD CARE CENTRE

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

COMMUNITY FACILITY

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

CREMATORIUM

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

EDUCATIONAL ESTABLISHMENT

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

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

EMERGENCY SERVICES

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

FUNERAL PARLOUR

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

HOSPITAL

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

PLACE OF ASSEMBLY

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

TELECOMMUNICATIONS FACILITY

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

UTILITY INSTALLATION

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

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

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

VETERINARY HOSPITAL

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

SPORT, RECREATION AND ENTERTAINMENT USE CATEGORY

INDOOR ENTERTAINMENT

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

INDOOR SPORT AND RECREATION

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

OUTDOOR SPORT AND RECREATION

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

PARK

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

TOURISM USE CATEGORY

TOURIST ATTRACTION

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

TOURIST PARK

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

OTHER DEVELOPMENT

FILLING OR EXCAVATION

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

MATERIAL CHANGE OF USE

As defined in the Economic Development Act 2012.

MINOR BUILDING WORK OR DEMOLITION WORK

Means:

- Internal building work
- Demolition work
- External building work up to 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

ACCESSIBLE HOUSING

Housing in accordance with the applicable EDQ guideline.

AFFORDABLE HOUSING

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

BASEMENT

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

BUILDING

As defined in the Building Act 1975.

BUILDING WORK

As defined in the Economic Development Act 2012.

BUILDING HEIGHT

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

CARETAKER’S ACCOMMODATION

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

COMMUNITY GREENSPACE NETWORK

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

CONTAMINATED LAND REGISTER

As defined in the Environmental Protection Act 1994.

DEVELOPMENT SCHEME

As defined in the Economic Development Act 2012.

DWELLING UNIT

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

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

The term includes works ancillary to a dwelling.

ENVIRONMENTAL MANAGEMENT REGISTER

As defined in the Environmental Protection Act 1994.

ENVIRONMENTALLY RELEVANT ACTIVITIES

As defined in the Environmental Protection Act 1994.

GROSS FLOOR AREA (GFA)

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

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

GROUND LEVEL

Means:

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

HIGH WATER MARK

Refers to the ordinary high water mark at spring tides.

INTERIM USES

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

the zone intent in the long term. Possible interim uses are identified in the zone provisions.

LOCAL GOVERNMENT INFRASTRUCTURE AGREEMENT (LGIA)

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

MEZZANINE

An intermediate floor within a room.

NEIGHBOURHOOD CENTRE

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

NET RESIDENTIAL DENSITY

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

PLANNING SCHEME

The planning scheme for the Sunshine Coast Regional Council.

PLOT RATIO

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

PREMISES

As defined in the Economic Development Act 2012.

PRIVATE OPEN SPACE

An outdoor area for the exclusive use of occupants.

PUBLIC HOUSING

As defined in the *Planning Act 2016*.

PUBLIC INTEREST

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

PUBLIC REALM

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

SENSITIVE USES

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

SETBACK

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

SIGNIFICANT VEGETATION

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

- Ecological value at local, state or national levels including vegetation mapped as endangered remnant vegetation on

the regional ecosystem maps prepared under the Vegetation Management Act 1999

- Contribution to the preservation of natural landforms
- Contribution to the character of the landscape
- Cultural or historical value
- Amenity value to the general public. Note: vegetation may be living or dead and the term includes their root zone.

SITE COVER

Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is:

- in a landscaped or open space area, including, for example, a gazebo or shade structure
- a basement that is completely below ground level and used for car parking
- the eaves of a building
- a sun shade.

STOREY

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

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

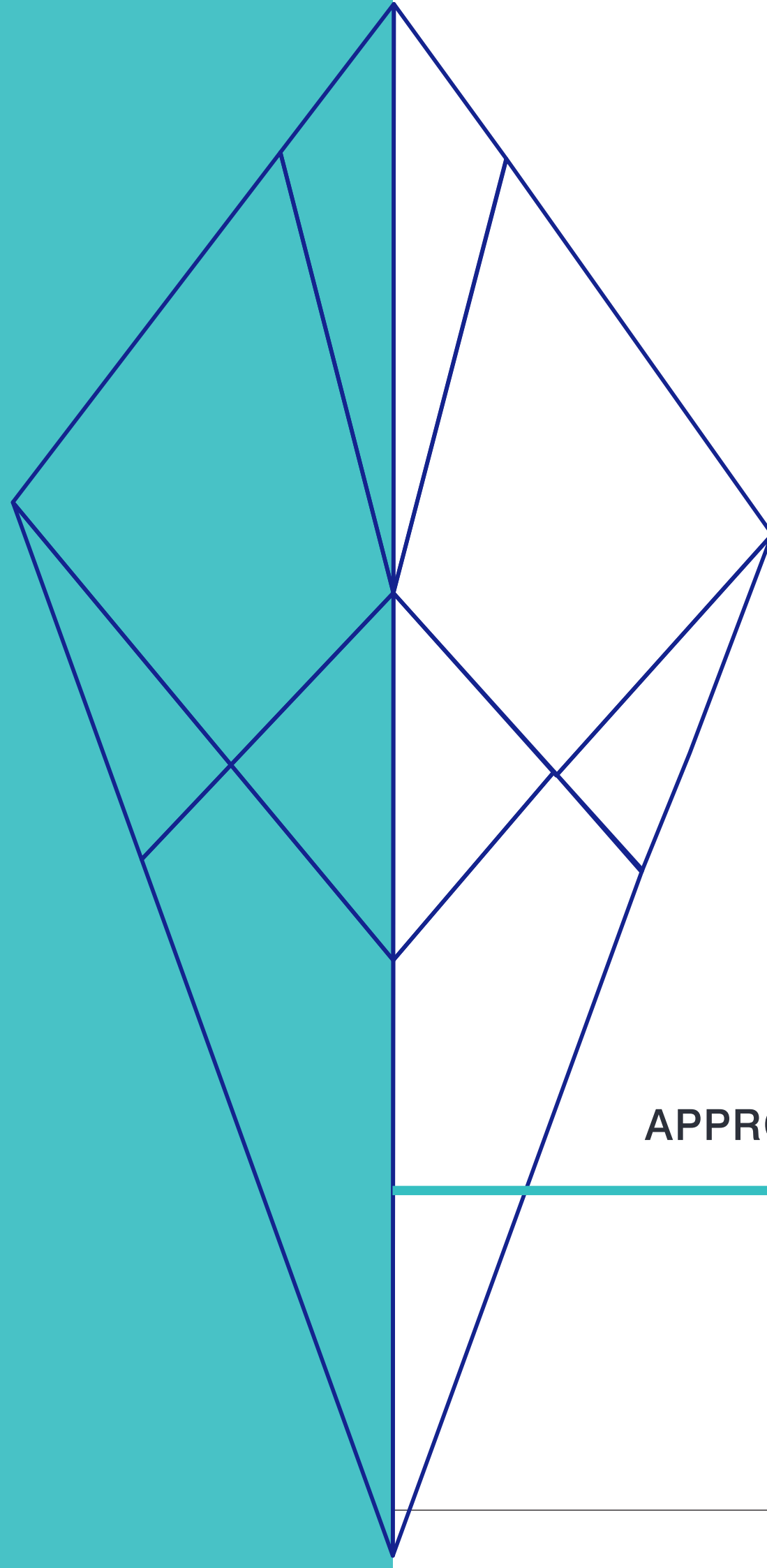
URBAN DESIGN

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

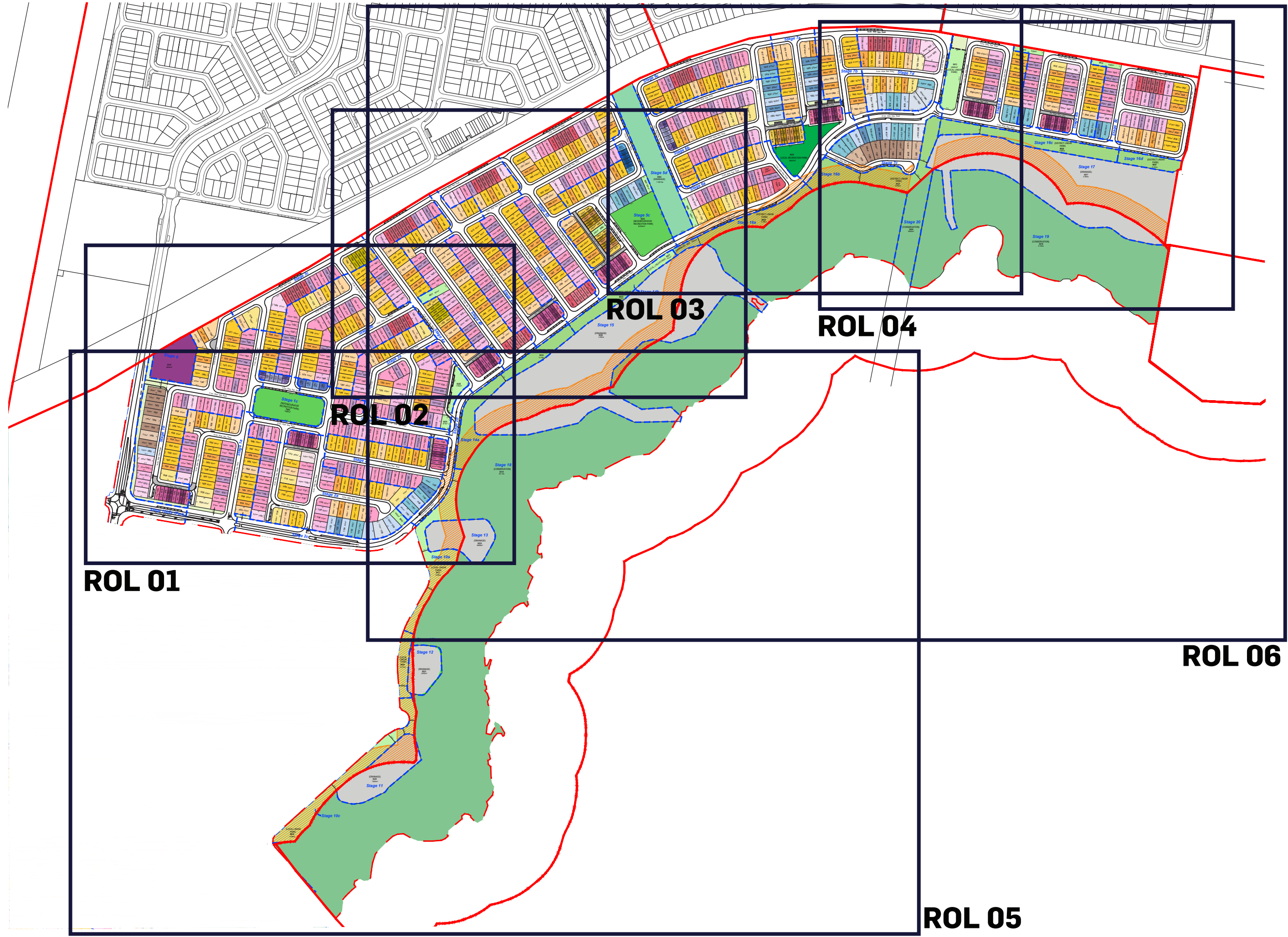
TABLE 1: MASTER PLAN DEFINITIONS

TERM	DEFINITION
Adjacent	Situated near; very close; proximal
Active Street / Uses	Contiguous string of business or retail land uses that open directly to, or addressed to the street, footpath or other public open space to the effect of creating active, people-orientated street frontages.
Arts Strategy	A policy and action plan developed in accordance with Artbeat to support the planning and delivery of arts and cultural infrastructure.
Associated Activity	An activity that is: a. allied to the main activity on the same site; b. compatible with the main activity on the same site; and c. subordinate to the main activity on the same site.
Best Practice	A method or technique that can be substantiated as producing results superior to those achieved by other conventional or out dated means, such as to be recognised as achieving an agreed benchmark capable of evolving as improved methods become available.
Caloundra South Development Scheme	The <i>Caloundra South Urban Development Area Development Scheme</i> (as approved October 2011)
CAMCOS	Proposed rail line connecting the Brisbane suburban network at Beerwah with Maroochydore (as identified by the 'Caloundra and Maroochydore Corridor Study').
Central Park	A major sport and recreation space located proximal and to the south of the Town Centre, providing a regional hub for major sports, passive, recreation and environmental protection/amenity purposes.
Coast Connect	A bus corridor from Caloundra to Maroochydore including bus priority lanes, bus stations in key activity areas, bus stop upgrades, and bus queue bypasses.
Cycle End of Trip Facility	Dedicated amenities that are publicly accessible for bike storage area, lockers and change facilities
Dedicated high frequency bus corridor	A high frequency “Urbanlink” bus service identified for strategic corridors as defined by the Queensland Department of Transport and Main Roads publication Connecting SEQ 2031 — An Integrated Regional Transport Plan for SEQ.
Eco sanctuary	The natural value area which is the target of land rehabilitation east of the Town Centre and within the Environmental Protection Zone, for the purpose of delivering an interpretive experience trail through the conservation areas connecting the northern Community Hub to the Town Centre.
Enabling Infrastructure and works	Infrastructure and works essential to prepare a precinct for building work.
Explanatory Content	Content that is not intended to be used to assess subsequent applications.
Infrastructure Lot	Any lot created to coincide with and to accommodate an item of infrastructure required for development within the Master Plan Area.
Main Street	“The Main Street” is located in the Town Centre Core with high levels of pedestrian use and amenity, connecting the plaza of the People's Place to the Transit Centre and Central Park.
Master Developer	Is reference to Stockland Development Pty Ltd (ACN 000064835)
Master Plan	The approved <i>Caloundra South Master Plan</i> for the site.
Master Plan Area	The Area shown on Master Plan Map 2 — Environmental Connectivity Plan being: • Lot 22 SP190373 (part) • Lot 505 RP884348 (part) • Lot 3 RP910849 (part)
Minister	The Minister responsible for implementing the Act.
Mixed Use Centre	A balanced mix of different but co-dependent land uses including and not limited to a range or retail, commercial, residential, short-term accommodation and entertainment venues, etc. which promote the client access for users.
MMTC	Abbreviation of the Multi-Modal Transport Corridor as required and defined by the Queensland Department of Transport and Main Roads.
Nominated Assessing Authority	Pursuant to Section 58 of the Urban Land Development Authority Act 2007 (the Act) means: i. for operational works:– a. the Chief Executive Officer of the Urban Land Development Authority (ULDA) or their delegate; b. a Certifier as agreed to by the ULDA; or c. if the site is no longer within a declared Urban Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area. ii. for other matters:– a. the Chief Executive Officer of the Urban Land Development Authority (ULDA) or their delegate; or b. if the site is no longer within a declared Urban Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.

TERM	DEFINITION
Now, New and Next Sustainability Approach	• Now: the existing or current standard approach for technologies or best practice implementation. • New: the emerging opportunities for piloting of technologies or implementation approaches. • Next: over the horizon opportunities that might be suitable for further investigation and research.
Peoples Place	An area of public space located within the Town Centre, adjoining the northern boundary of the Town Centre Core, for the provision of a mixture of passive and active recreational opportunities including formal gardens, major community facilities, aquatic facilities and events spaces. Refer Part 11.3.
Plan of Development (PoD)	A PoD may accompany an application for a Material Change of Use or Reconfiguration a Lot and may deal with residential or non-residential uses as well as operational work. A PoD is prepared by an applicant and may include maps, graphics and text. A PoD cannot include land beyond the boundary of land the subject of the Application.
Planning Content	Content that is to be used to inform subsequent applications to the extent outlined in the relevant Part of the Master Plan
Precinct	Provides a spatial reference to the appropriate allocation of land uses throughout each of the Localities. Refer Part 8.
Road	A local government road or a State-controlled road.
Shopfront	The ground level façade for the display and retailing of goods and personal services with a pedestrian entry point to the premises.
Stockland	Means Stockland Corporation Limited and any subsidiary company.
Super Lot	A lot created from a parent lot or lots, with the intention of being further subdivided at a point in the future and for the purpose of accommodating particular development facilitated by the Master Plan, but to also be the subject of further development applications.
Temporary or Interim Land Uses	Uses that operate for not more than 10 years, and are directly associated with an approved and complementary land use or are directly related to the construction within the Master Plan Area (such as borrow pits, stockpiles, crushing and screening plants, storage yards).
Transit Centre	Accommodates the major passenger terminal within the Town Centre Core, for servicing by a dedicated high frequency bus corridor connected to the Bells Creek Arterial road, together with the CAMCOS transit corridor and local and sub-regional transport services.



APPENDIX B APPROVED RECONFIGURING A LOT PLANS



LEGEND

GENERAL

- Precinct Boundary
- Application Boundary
- Stage Boundary

LAND USE

- Multiple Residential Sites

OPEN SPACE

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

YIELD SUMMARY

32 Deep Lots

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

30 Deep Lots

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

28 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

25 Deep Lots

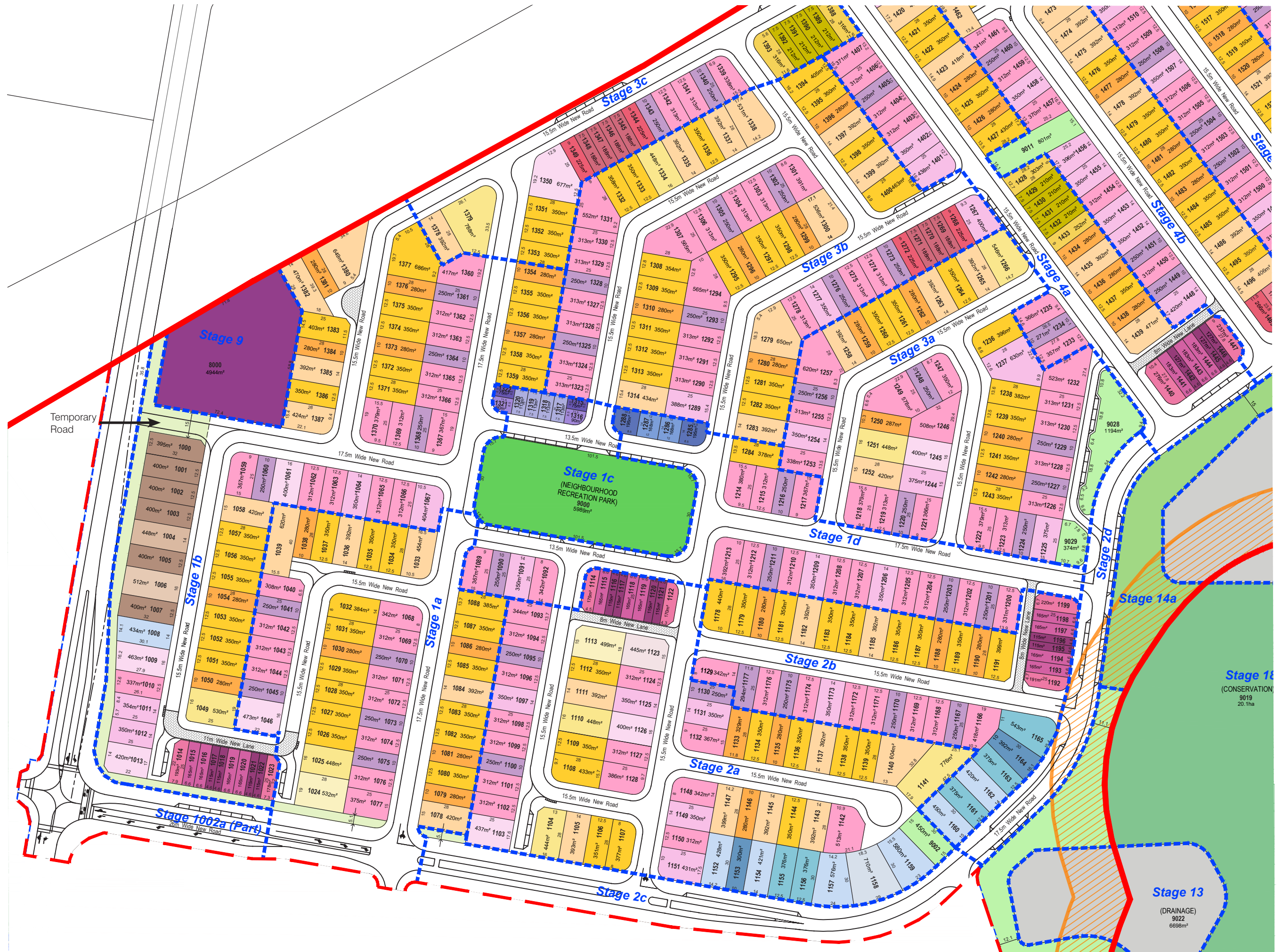
- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

21 Deep Lots

- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Urban Villa Type A
- 12.5m - Urban Villa Type B

Urban Lots

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



LEGEND

GENERAL

- Precinct Boundary
- Application Boundary
- Stage Boundary

LAND USE

- Multiple Residential Sites

OPEN SPACE

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

YIELD SUMMARY

32 Deep Lots

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

30 Deep Lots

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

28 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

25 Deep Lots

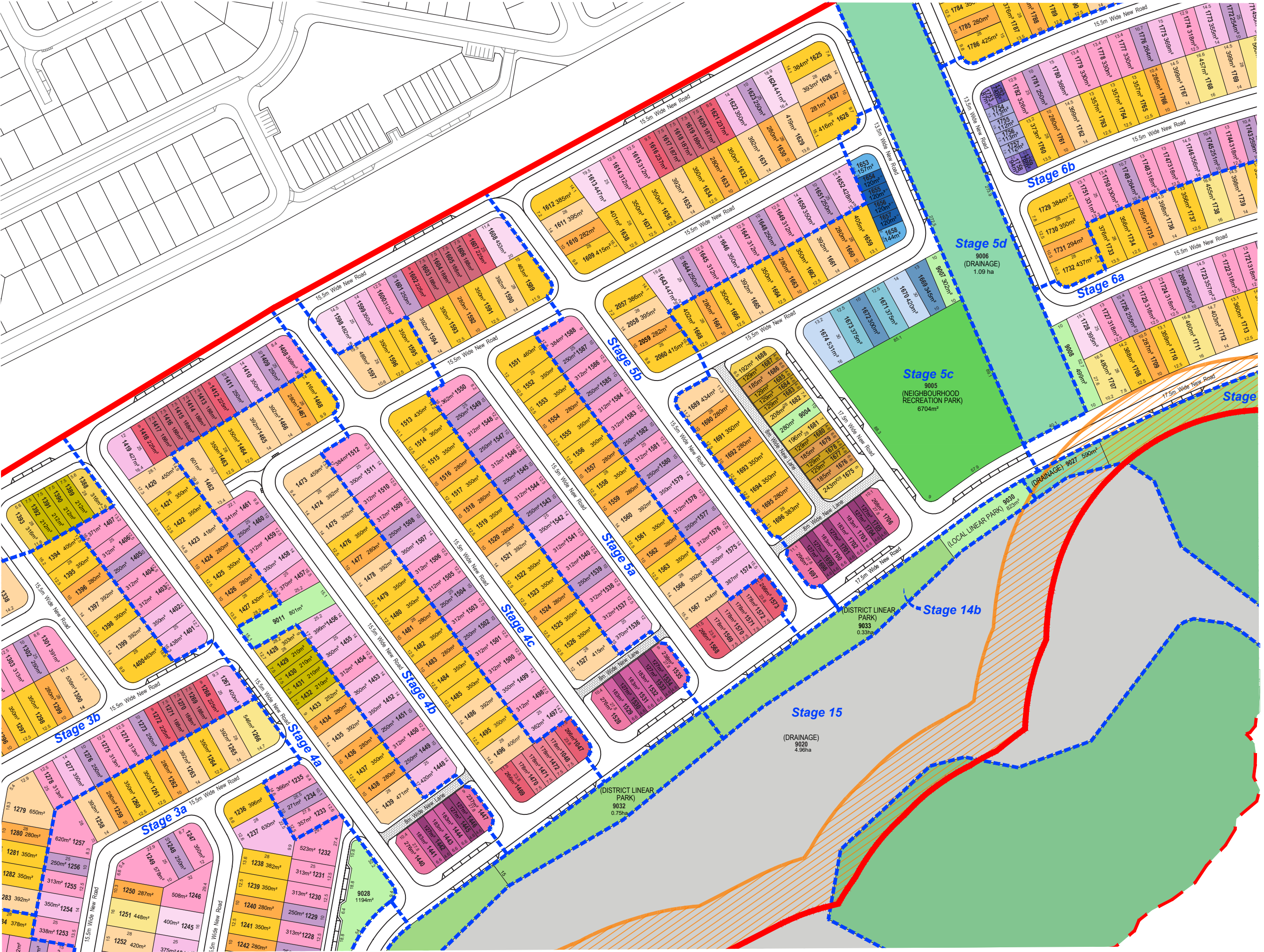
- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

21 Deep Lots

- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace

Urban Lots

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



LEGEND

GENERAL

- Precinct Boundary
- Application Boundary
- Stage Boundary

OPEN SPACE

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

YIELD SUMMARY

32 Deep Lots

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

30 Deep Lots

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

28 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

25 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

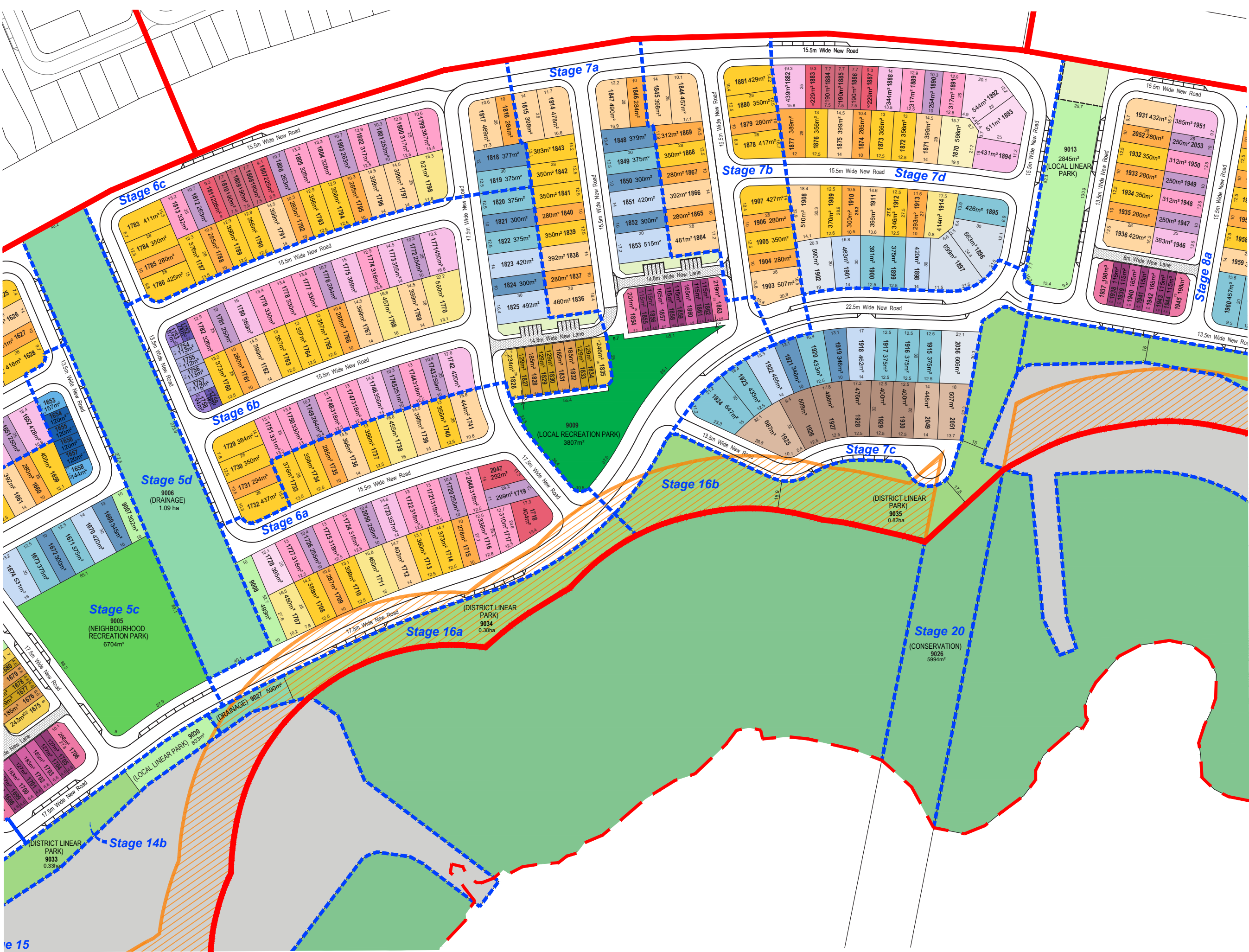
21 Deep Lots

- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace

Urban Lots

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





LEGEND

GENERAL

- Precinct Boundary
- Application Boundary
- Stage Boundary

OPEN SPACE

- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Park
- District Linear Park
- Drainage
- Drainage (WSUD)
- Conservation

YIELD SUMMARY

32 Deep Lots

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

30 Deep Lots

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

28 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

25 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terra
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

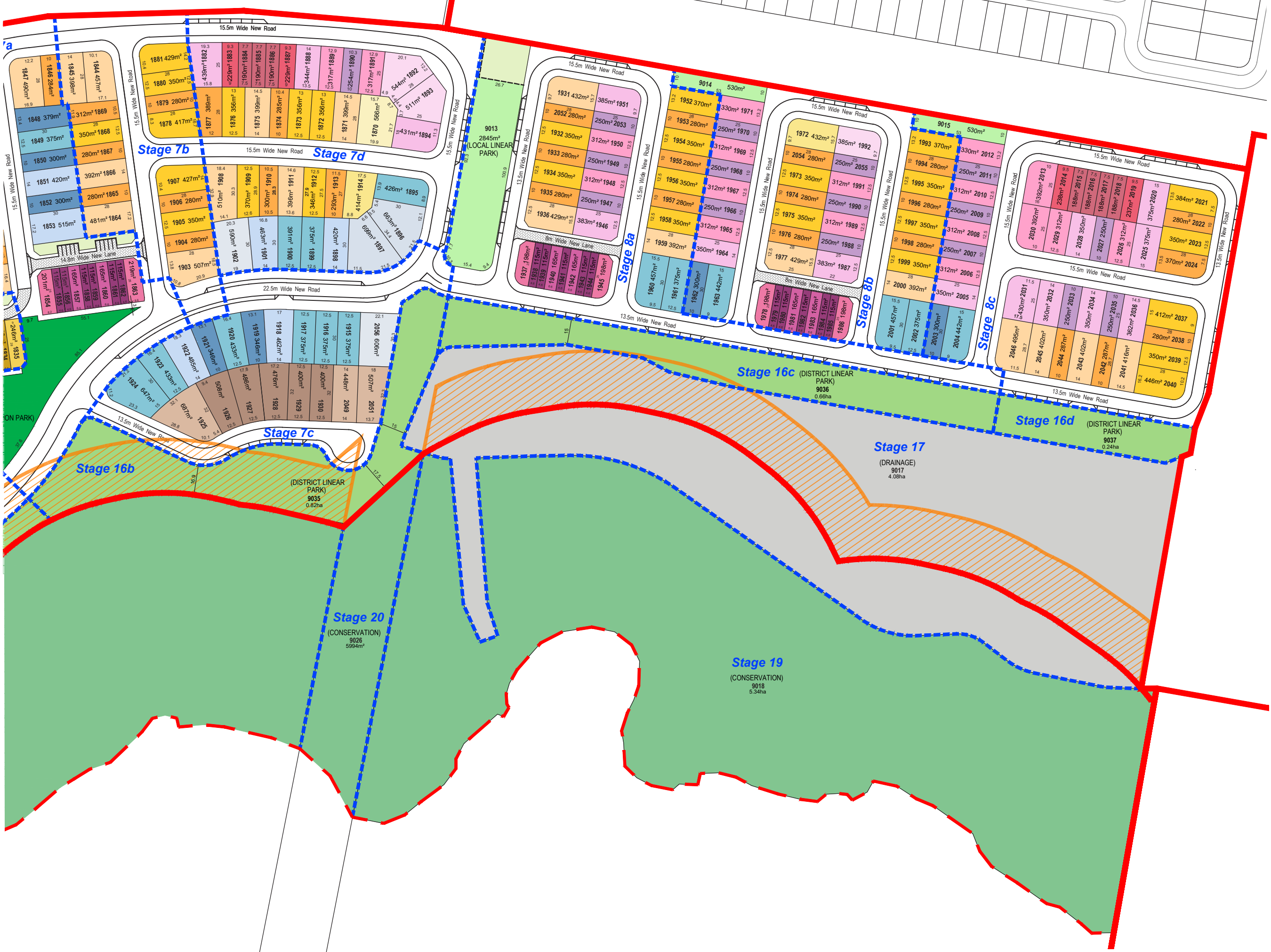
21 Deep Lots

- 12.5m - Urban Villa Type B

Urban Lots

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





LEGEND

GENERAL

- Precinct Boundary
- Application Boundary
- Stage Boundary

OPEN SPACE

- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Park
- District Linear Park
- Drainage
- Drainage (WSUD)
- Conservation

YIELD SUMMARY

32 Deep Lots

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

30 Deep Lots

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

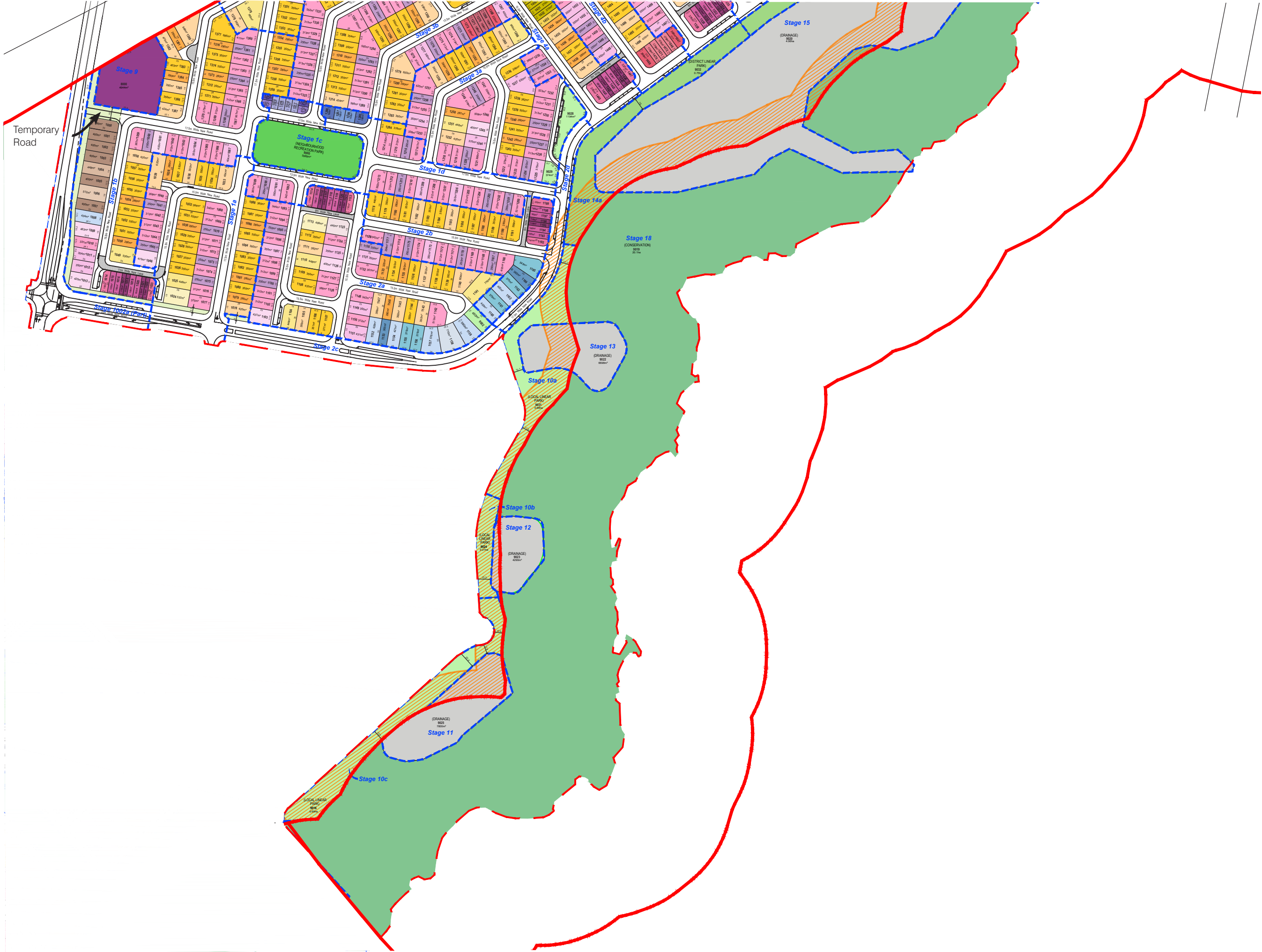
28 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

25 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional





LEGEND

GENERAL

- Precinct Boundary
- Application Boundary
- Stage Boundary

LAND USE

- Multiple Residential Sites

OPEN SPACE

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

YIELD SUMMARY

32 Deep Lots

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

30 Deep Lots

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

28 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terre
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

25 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

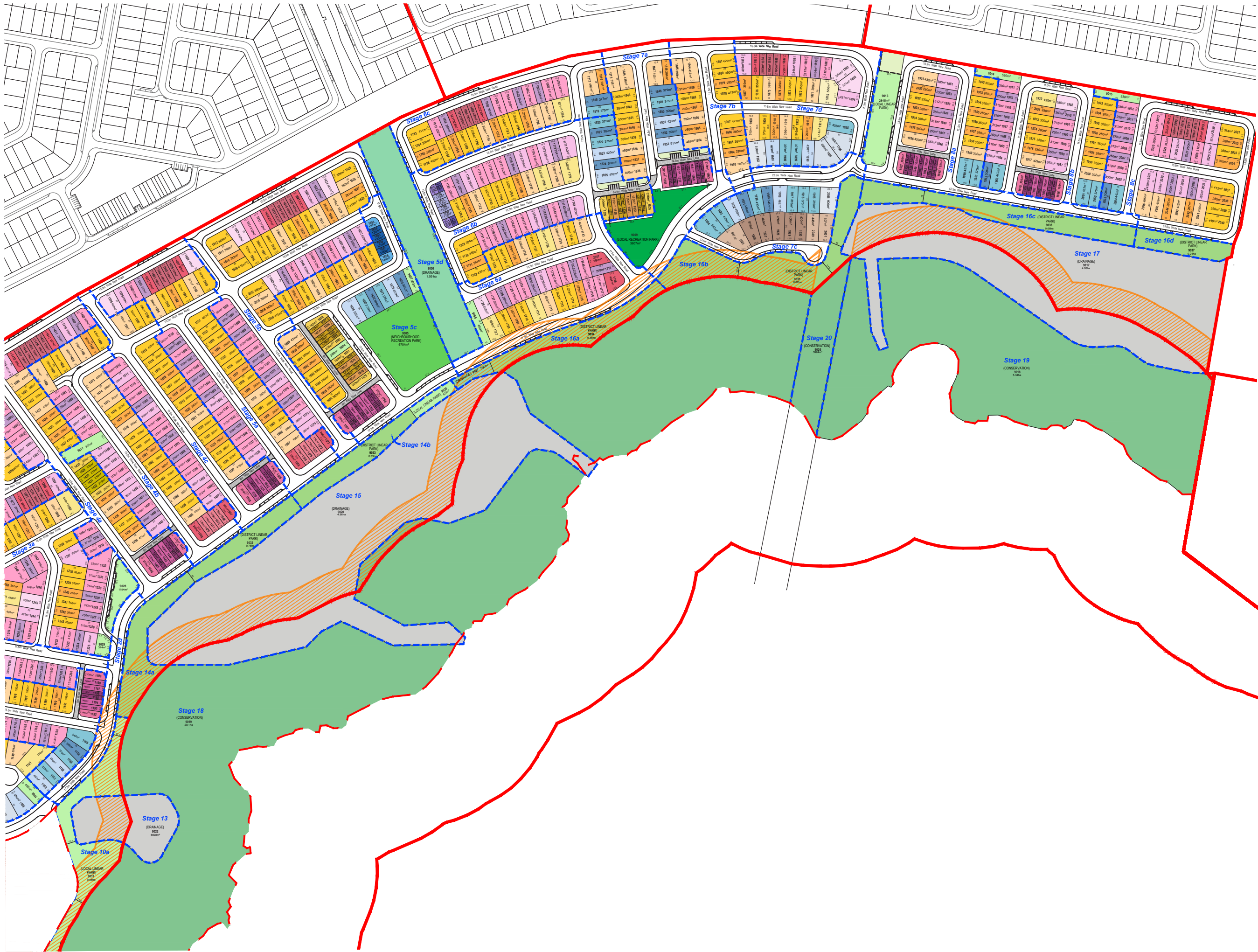
21 Deep Lots

- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terre

Urban Lots

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





LEGEND

GENERAL

- Precinct Boundary
- Application Boundary
- Stage Boundary

OPEN SPACE

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

YIELD SUMMARY

32 Deep Lots

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

30 Deep Lots

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

28 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

25 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

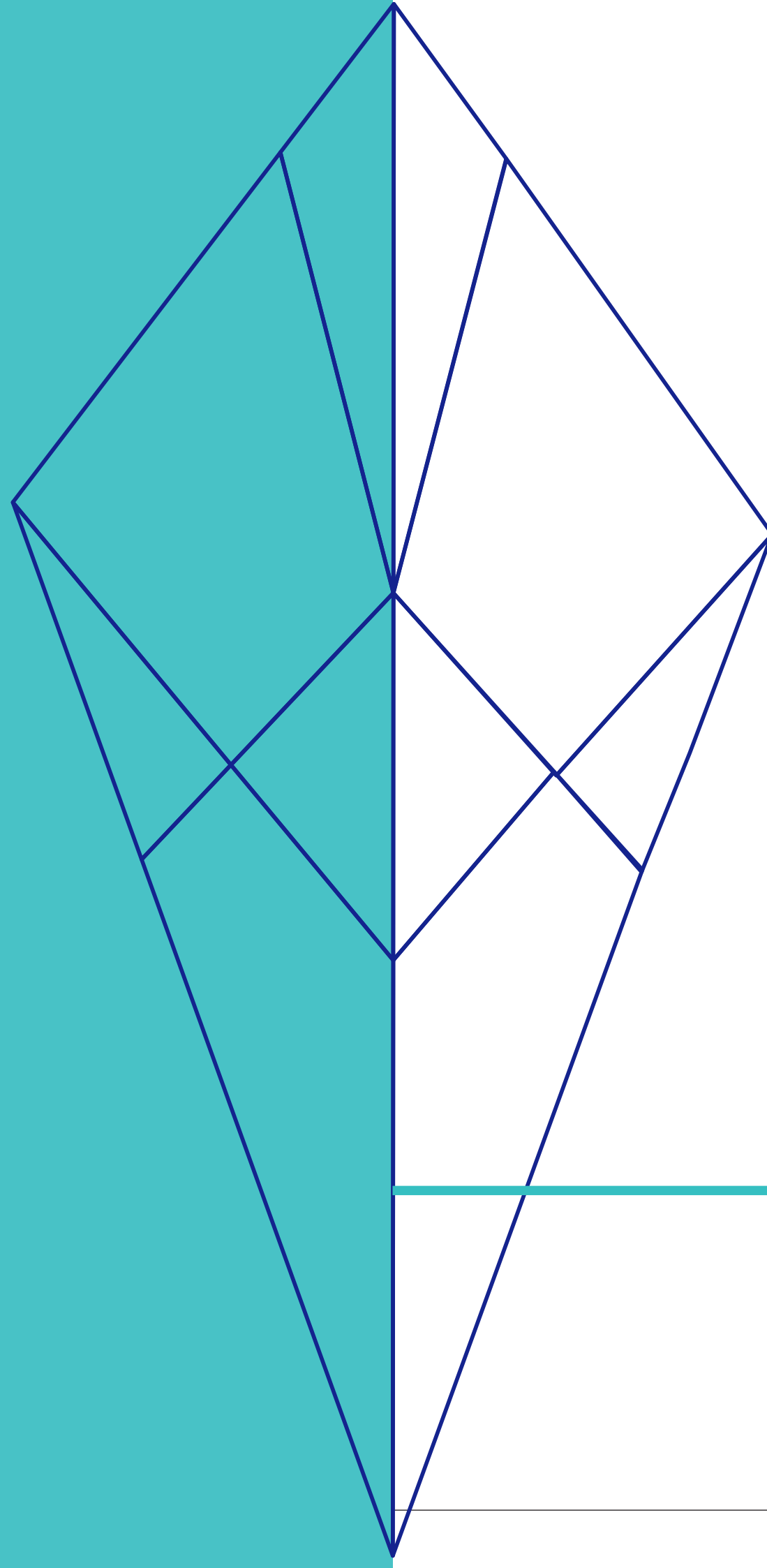
21 Deep Lots

- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Urban Villa Type A
- 12.5m - Urban Villa Type B

Urban Lots

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

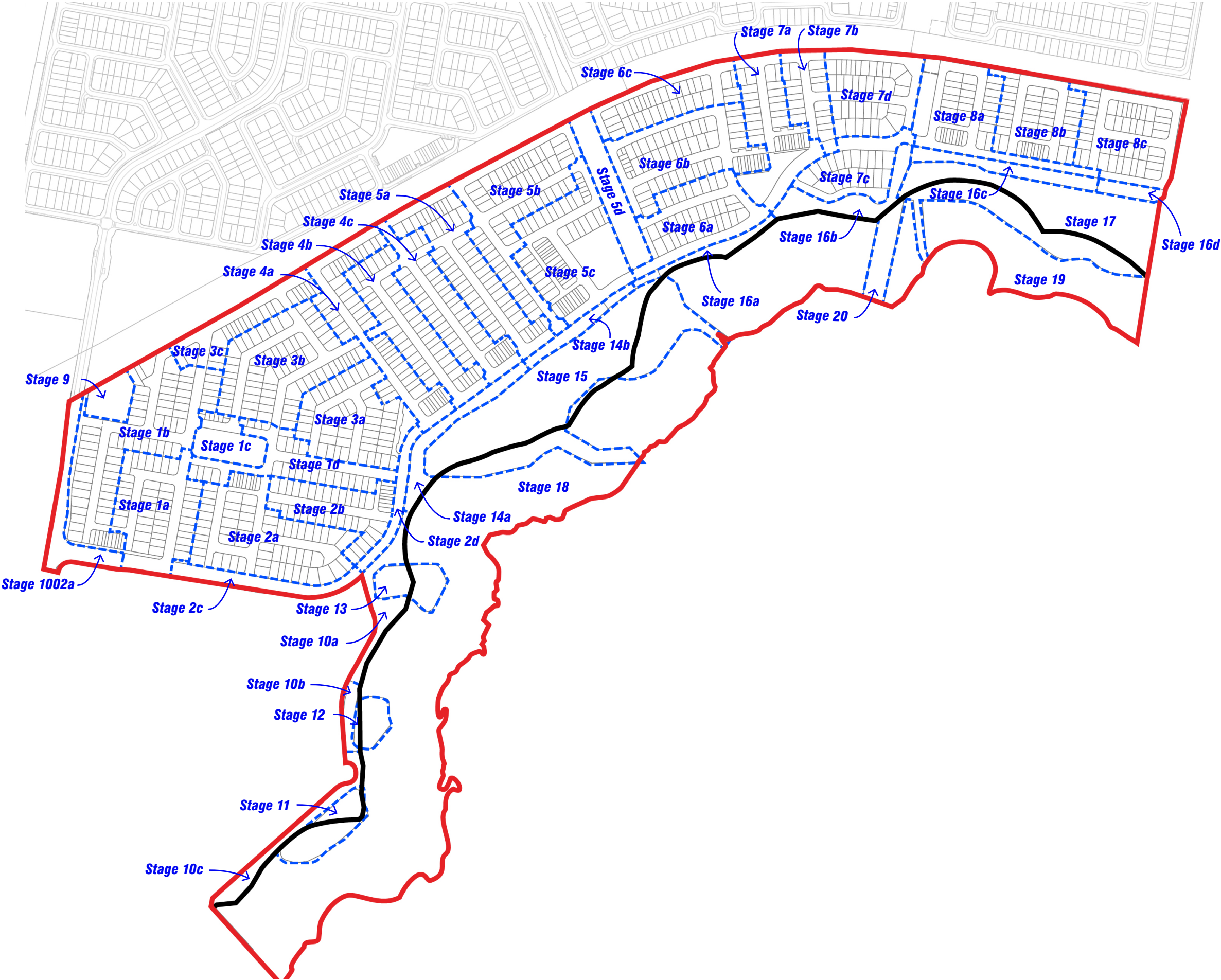


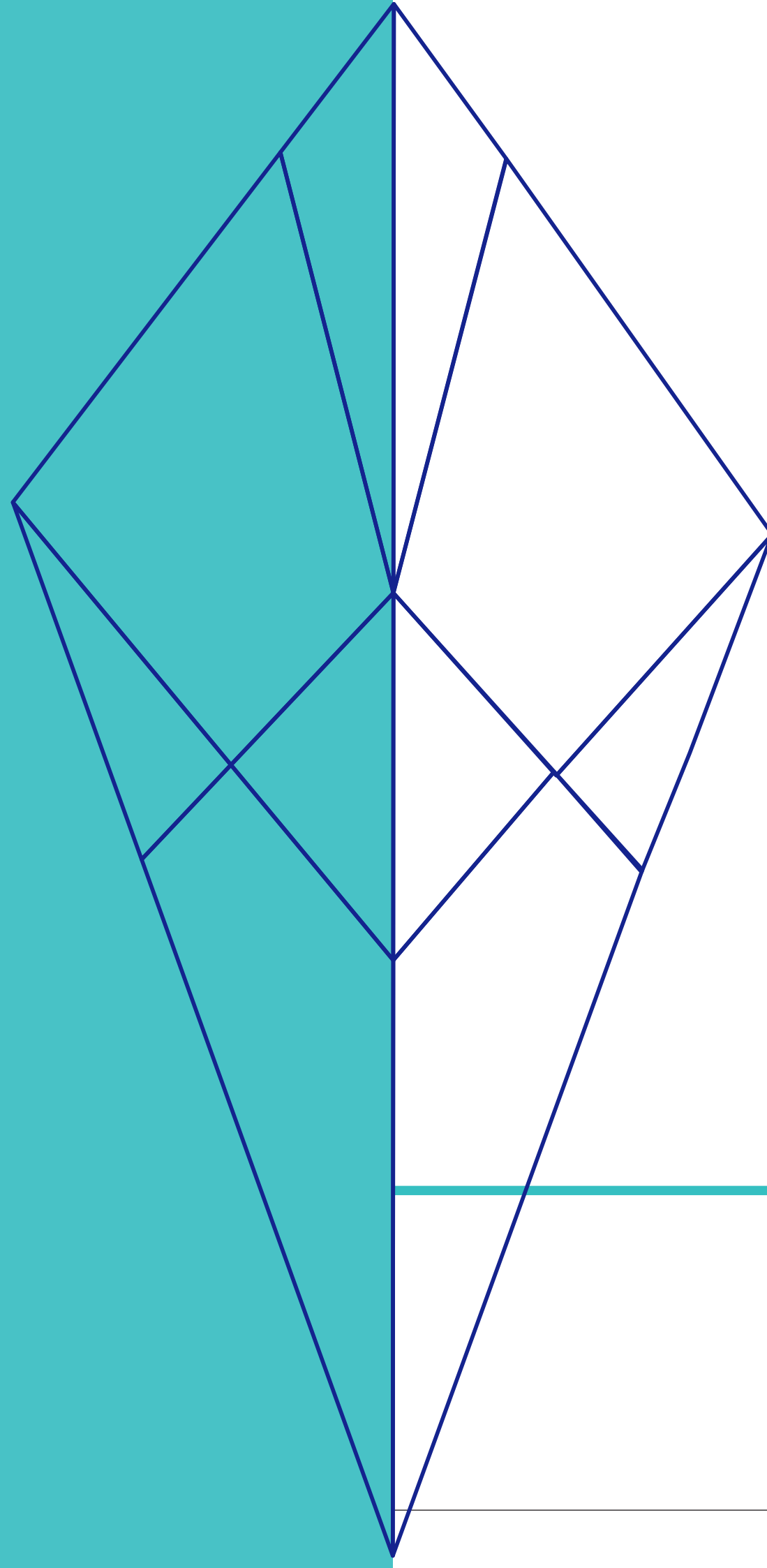


APPENDIX C INDICATIVE STAGING PLAN

Legend

- Application Boundary
- Indicative Staging Boundaries

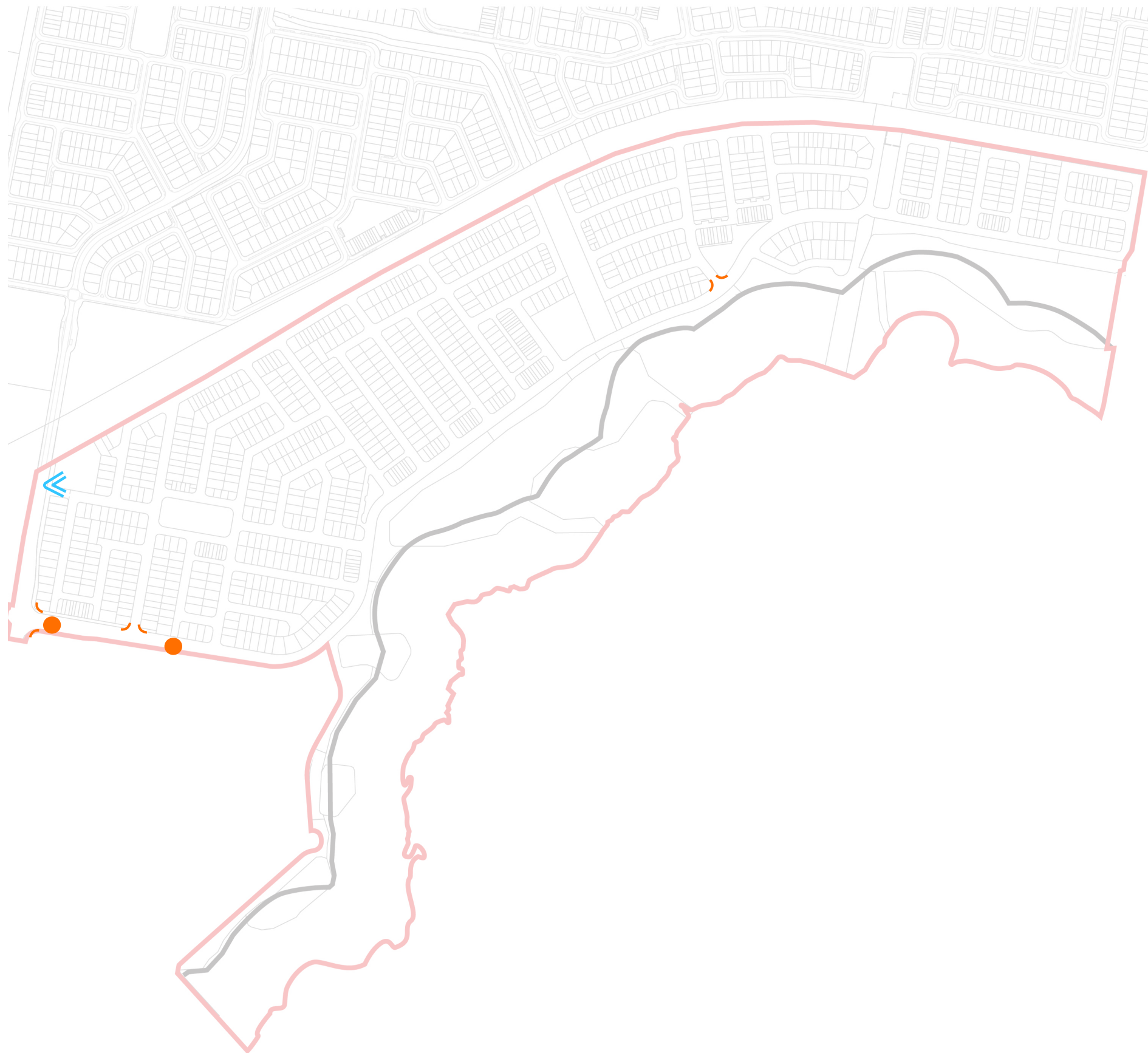




APPENDIX D APPROVED ADVERTISING DEVICES

Legend

- Application Boundary
- ⌋ Entry Statement
- ⌋⌋ Billboard (15-year duration)
- Pylon Identification Sign (10 year duration)

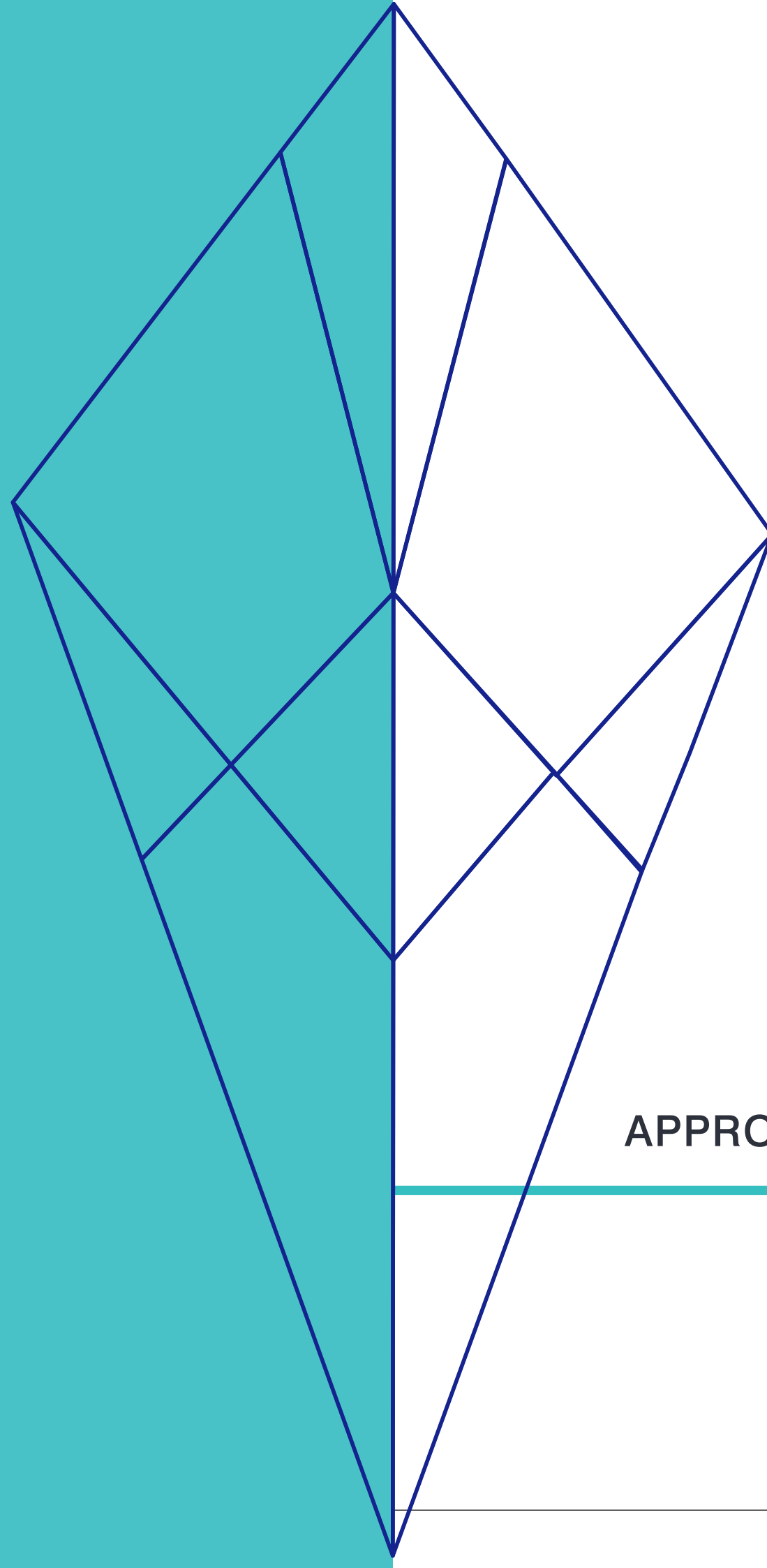


Notes

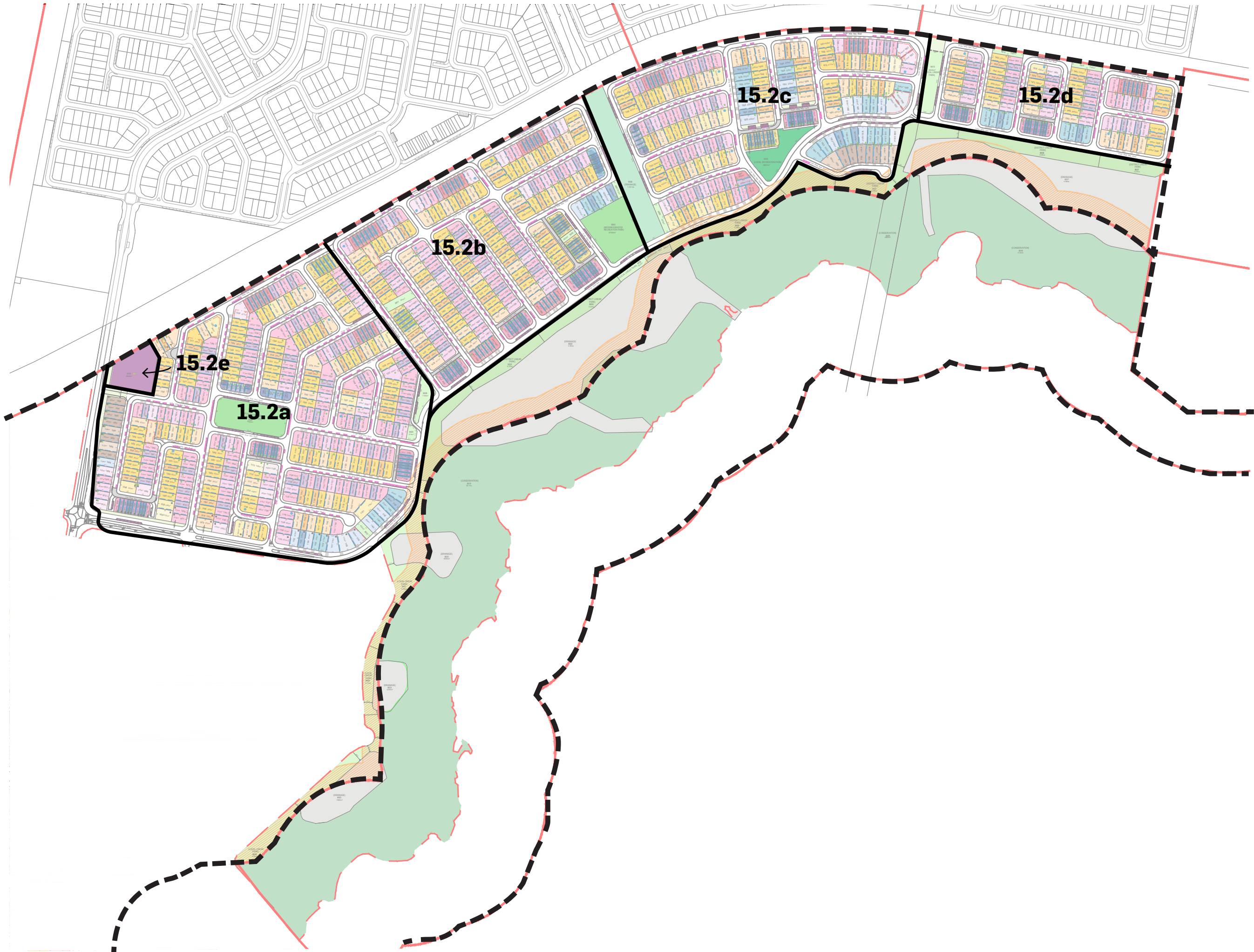
1. **Proposed Advertising Devices must be of materials and colours which complement the design theme of the residential estate and present a visually attractive appearance to the public.**
2. **Unless otherwise agreed to in writing by the DSDMIP, the advertising devices nominated on this plan are to 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 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
 - e. Is not located on land owned by Council, to be transferred to Council, or is held in trust to Council (including road reserve).
7. **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;
8. **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.**





APPENDIX E APPROVED PLAN OF DEVELOPMENT PLANS



LEGEND

GENERAL

- Precinct Boundary
- Application Boundary

LAND USE

- Multiple Residential Sites

OPEN SPACE

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

YIELD SUMMARY

32 Deep Lots

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

30 Deep Lots

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

28 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

25 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

21 Deep Lots

- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Urban Villa Type A
- 12.5m - Urban Villa Type B

Urban Lots

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





LEGEND

GENERAL

- Precinct Boundary
- Application Boundary

OPEN SPACE

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

YIELD SUMMARY

32 Deep Lots

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

30 Deep Lots

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

28 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

25 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

21 Deep Lots

- 10.0m - Urban Villa Type A

Urban Lots

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

Note:

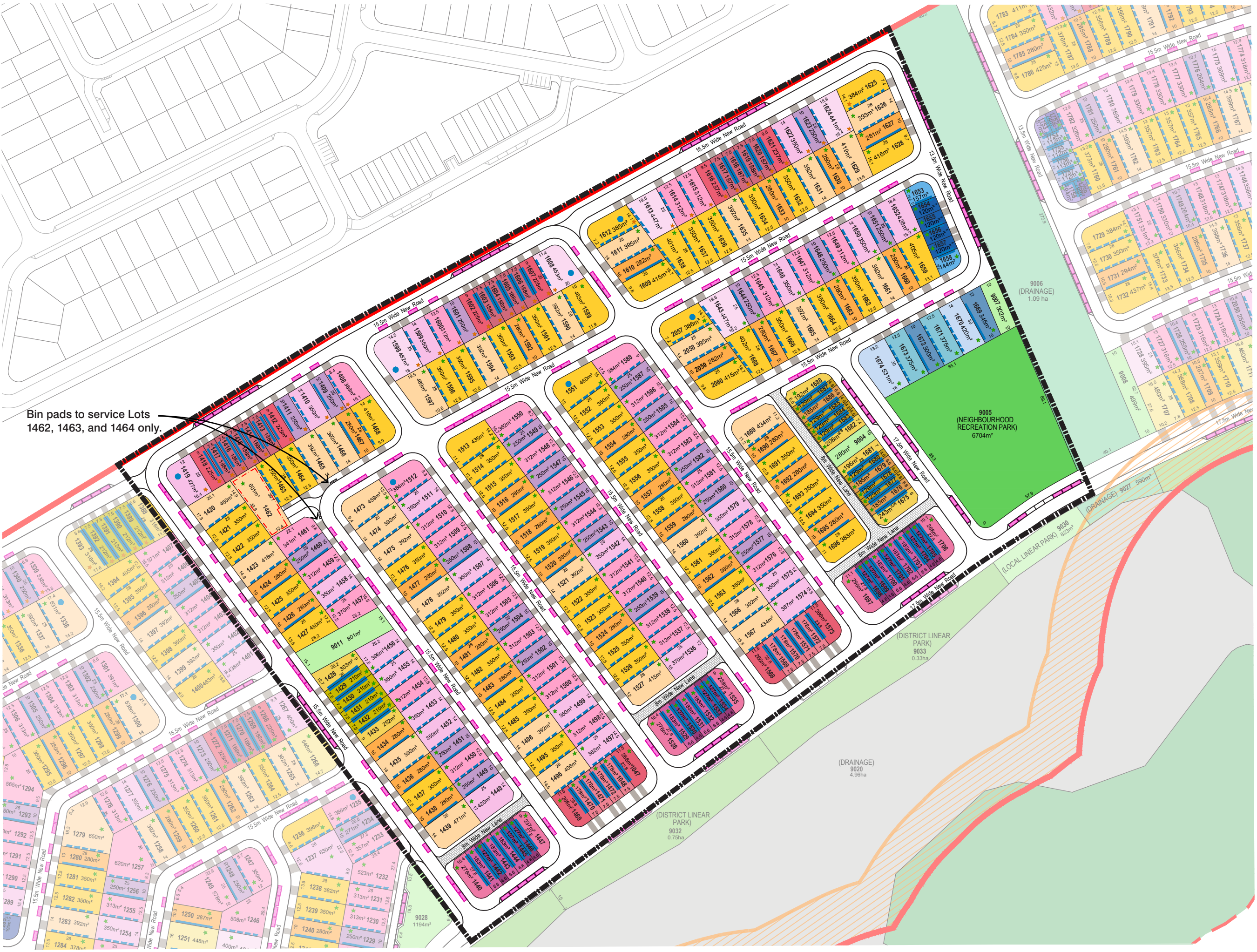
- On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that internal noise levels comply with AS/ NZS2107:2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
 - Dwellings must be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

DEVELOPMENT CONTROLS

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

PARKING

Total Visitor Parking Spaces	301
Total Lots	406



LEGEND

GENERAL

- Precinct Boundary
- Application Boundary

OPEN SPACE

- Neighbourhood Recreation Park
- Local Linear Park

YIELD SUMMARY

30 Deep Lots

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

28 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

25 Deep Lots

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

21 Deep Lots

- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace

Urban Lots

- Urban Lot Type E
- Urban Lot Type F

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

DEVELOPMENT CONTROLS

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

PARKING

Total Visitor Parking Spaces	228
Total Lots	291



**LEGEND****GENERAL**

- Precinct Boundary
- Application Boundary

OPEN SPACE

- Local Recreation Park
- Local Linear Park

RESIDENTIAL**32 Deep Lots**

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

30 Deep Lots

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

28 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 16.0m - Traditional
- 18.0m - Premium Traditional

25 Deep Lots

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

21m Deep Lots

- 12.5m - Urban Villa Type B

Urban Lots

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

Note:

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

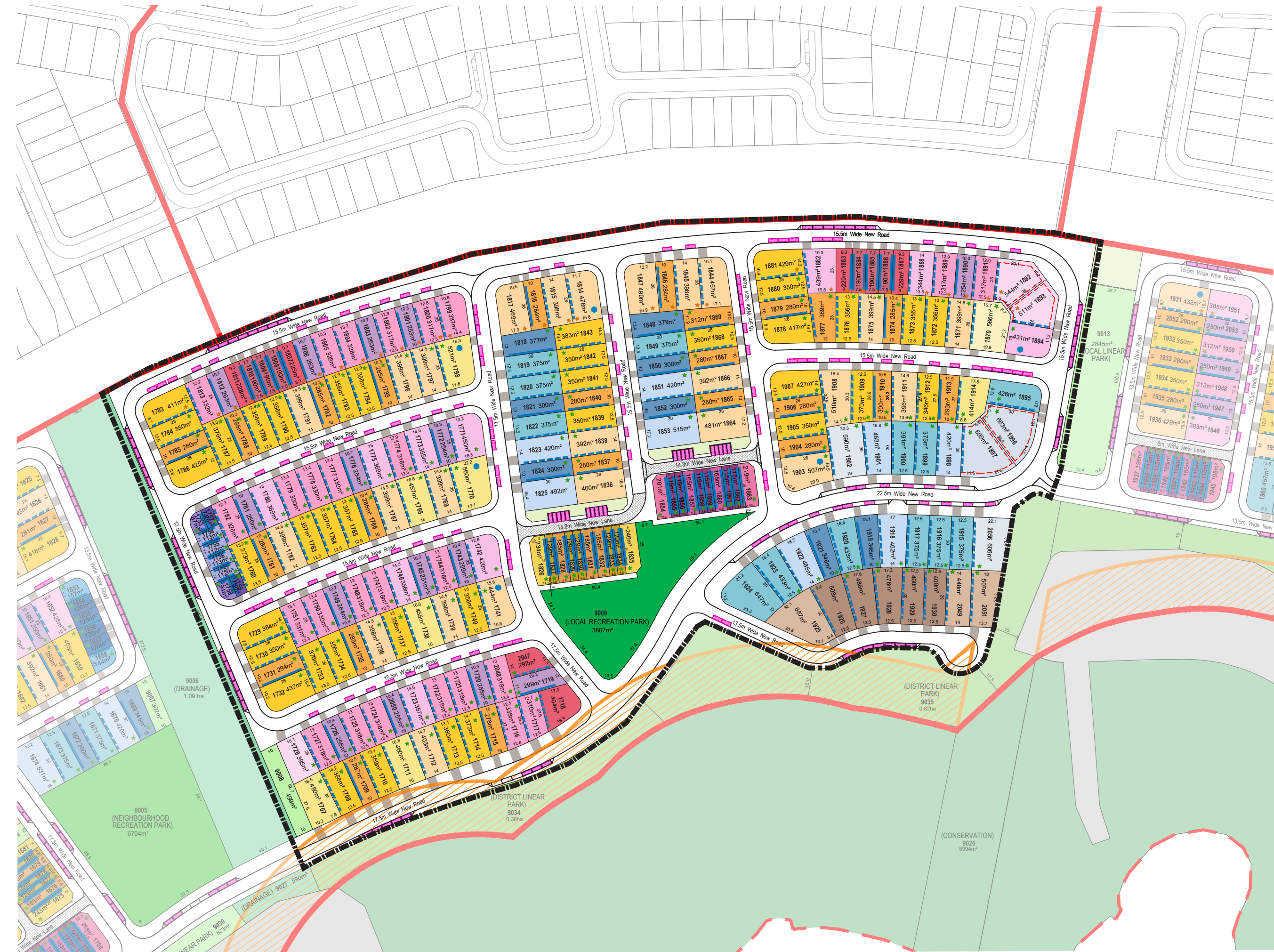
- Dwellings must be designed such that internal noise levels comply with AS/ NZS2107-2016 'Acoustics - Recommended design sound levels and reverberation times for building interiors' or MP4.4 as relevant; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document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

DEVELOPMENT CONTROLS

- Indicative Max. Building Envelope (Ground Floor)
- Indicative Building Envelope (Ground Floor - Standard Product)
- Alternative Location For Private Open Space (For Lots Adjoining CAMCOS Corridor)
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 1)
- Lots Potentially Impacted By Rail Traffic Noise (MP4.4 Category 2)
- Multiple Dwelling Allotment (Duplex)
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location (Parking Bay Dimensions = 5.4m x 2.1m)

PARKING

Total Visitor Parking Spaces	207
Total Lots	230





LEGEND

GENERAL

- Precinct Boundary
- Application Boundary

OPEN SPACE

- Local Linear Park

RESIDENTIAL

30 Deep Lots

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

28 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

25 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.6m - End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

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

DEVELOPMENT CONTROLS

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

PARKING

Total Visitor Parking Spaces	110
Total Lots	120



LEGEND

LAND USES

- Multiple Residential Sites
- Landscape Buffer
- Residential

BUILDING HEIGHTS

- Maximum number of storeys

INTERNAL LANDUSE OUTCOMES

- Indicative built form footprints
- Indicative carparking and servicing areas (Multiple Residential)
- Public thoroughfare (key pedestrian link)
- Indicative Landscape Screening

INTERFACES

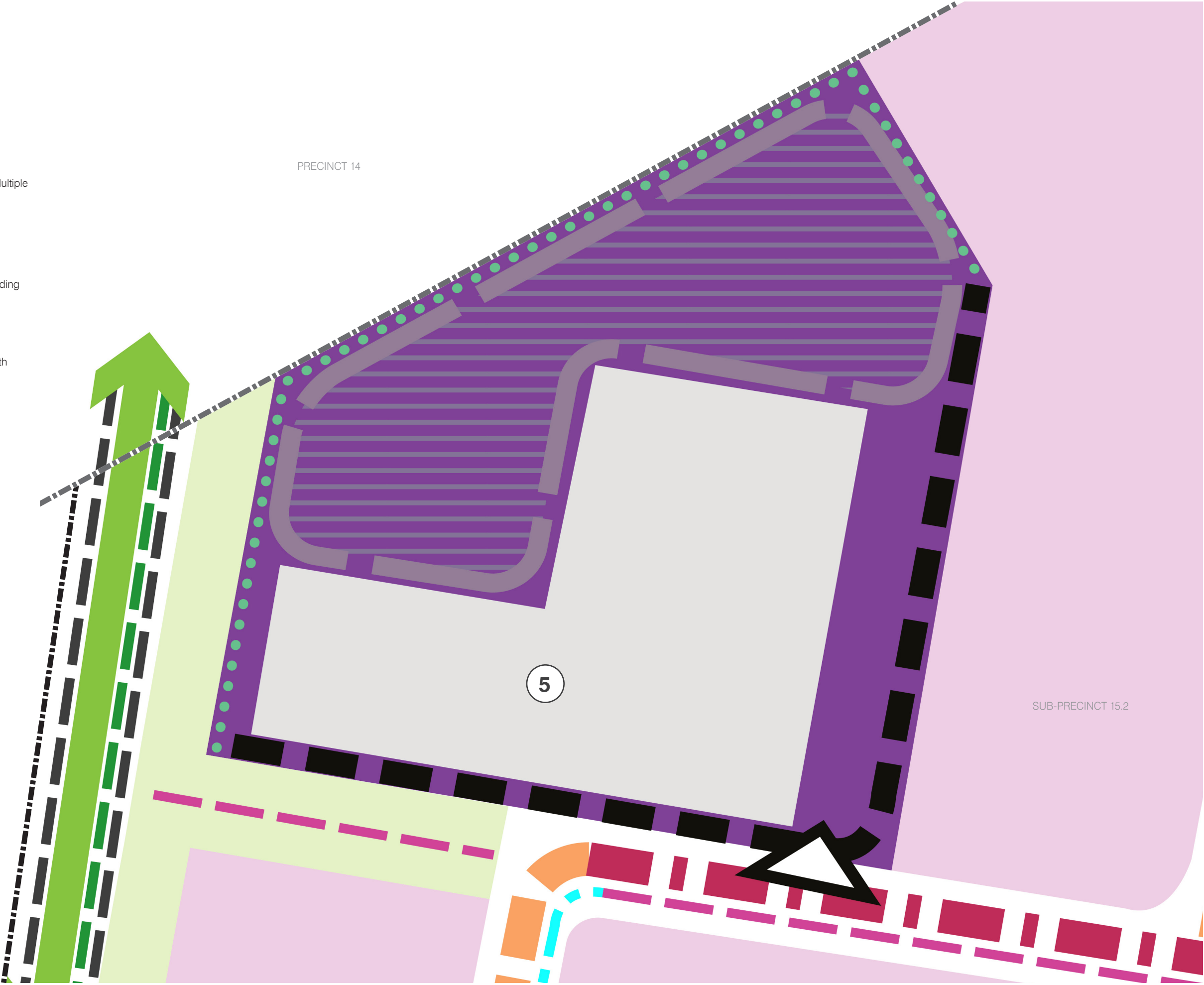
- Desired building frontage / setback with building articulation and screen planting
- Primary access locations (shared)

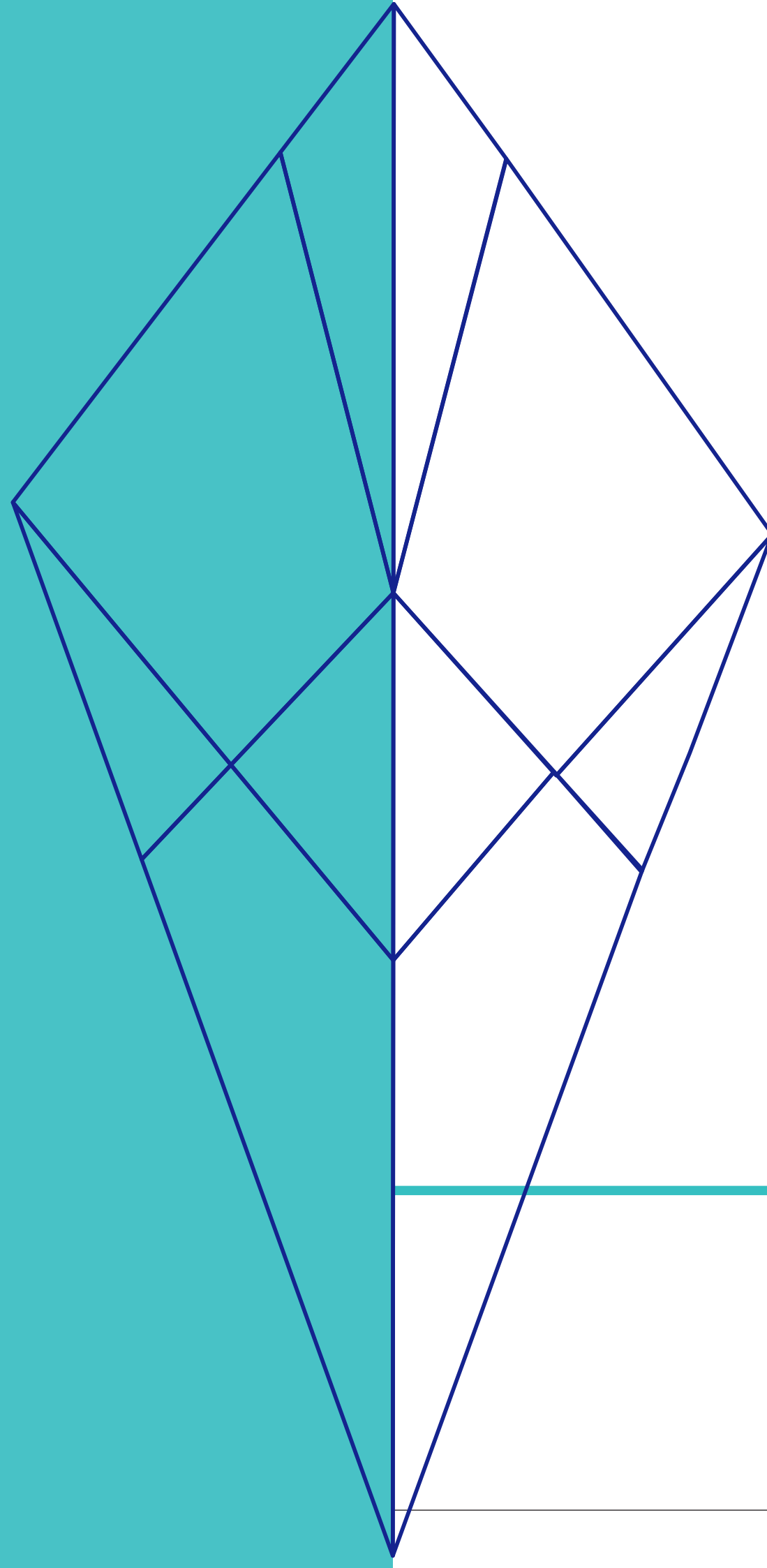
STREET SCAPE

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

ROAD NETWORK HIERARCHY

- Trunk Connector C (21m wide)
- Access Street E (17.5m wide)
- Access Street (15.5m wide)





APPENDIX F CAR/BICYCLE PARKING RATES

TABLE 2: USE DEFINITIONS — CAR PARKING RATES

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES
Car Park	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Display home	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Multiple dwelling	1 space / dwelling + 1 visitor space / 4 dwellings	- Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN - Where > 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV
Sales Office	2 spaces	Not required

REFERENCE:

1. (a) Where gross floor area exceeds 200m², provision is to be made for on-site refuse collection;
- (b) Where a development has a gross floor area of less than 1,500m², and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.

NOTES:

1. Type A Access — where the design vehicle access must:-

i. enable entering and exiting the site in a forward motion;

ii. enable travel though the site on circulation roads / aisles to access service areas, without significant impact on external or internal traffic operations; and

iii. enable on-site manoeuvring to park and load / unload in a designated service area.
2. Type B Access — where the design vehicle access must:-

i. enable standing wholly within the site without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces; and

ii. limit any on-street manoeuvring to reversing on or off the site in one movement only.

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

i. enable standing wholly within the site;

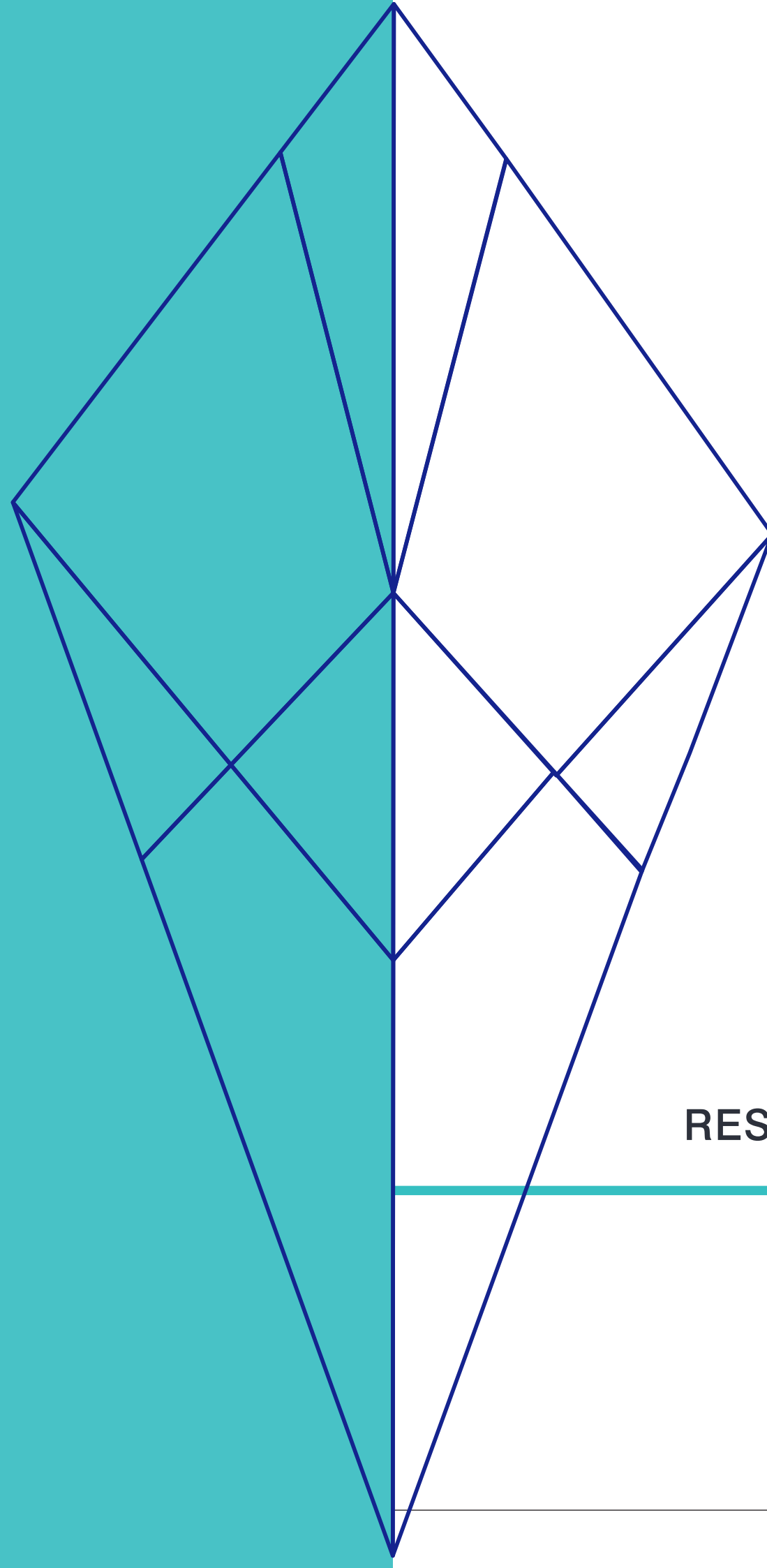
ii. enable reverse manoeuvres limited to one only, either to or from the site; and

iii. enable the swept path of the vehicle to be not greater than the width of the access driveway.
- TABLE 3: USE DEFINITIONS — BICYCLE PARKING RATES
- | LAND USE | RECOMMENDED EMPLOYEE PARKING SPACES | RECOMMENDED VISITOR/SHOPPER PARKING SPACES | RECOMMENDED MOTORCYCLE PARKING SPACES |
|----------------------|-------------------------------------|--|---------------------------------------|
| Multiple Residential | 1 per dwelling | 1 per 4 dwellings | 1 per 10 dwellings |
- TABLE 4: MINIMUM SERVICE VEHICLE PARKING REQUIREMENTS FOR SHOP
- Notes—

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

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

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



APPENDIX G RESIDENTIAL DEVELOPMENT CONTROLS

1.1.1 HOUSE & MULTIPLE RESIDENTIAL ALLOTMENTS

Development Controls

General

- All development inclusive of Single and Multiple Residential Allotments (Duplex) is to be undertaken in accordance with the Development Approval.
- Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- 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'.
- 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

- 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.
- 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.
- 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).
- 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.
- 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.
- Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
 - The Primary Street Frontage where eaves should not be closer than 1950mm (1.95m);
 - Walls that are Built to Boundary.
- First floor setbacks must not exceed the minimum ground floor setbacks, as documented in the Plan of Development Table.
- 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

- Site cover for each lot is not to exceed the percentages outlined in the Plan of Development Table.
- Private amenity 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

- 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 permanent window and a balcony has a window/ balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
 - a window has a sill height more than 1.5m above the adjacent floor level, or
 - 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:

- 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.
- 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:

- Double garages will not be permitted on a single storey dwelling, on a lot less than 10m wide.
- 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:
 - The front facing building wall, which comprises the garage door/s, may not exceed an external width of 5.7m; and
 - The garage door width must not exceed 4.8m; and
 - 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

- Must have a sectional, tilt or roller door; and
 - 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
 - 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
 - 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.
- The mandatory width of a driveway at the lot boundary & where crossing the verge:
 - serving a double garage shall be 4.8m (except where a Villa lot where 3.0m is required); and
 - serving a single garage shall be 3.0m.
 - The maximum width of a driveway at the lot boundary & where crossing the verge should be no more than 5.0m.
 - except where a duplex with a maximum width of 6.0m at lot boundary.
 - Parking spaces on driveways do not have to comply with gradients in AS2890.
 - A maximum of one driveway per dwelling is permitted (2 for Multiple Residential (duplex) allotments).
 - Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
 - The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
 - The minimum distance between driveways on the same Multiple Residential (including duplex) lot shall be 3.0 metres at the boundary.
 - Each dwelling is to include a separate dedicated electrical circuit (conduit and wiring) into the garage or carport to enable the installation of Electric Vehicle Supply Equipment to relevant Australian Standards.
 - Where not used for Electric Vehicle Supply Equipment, the circuit is to be fitted with a minimum 15amp GPO outlet or terminated at an isolator.

Rainwater Tanks

- 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 amenity space.

Definitions

Site Cover

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

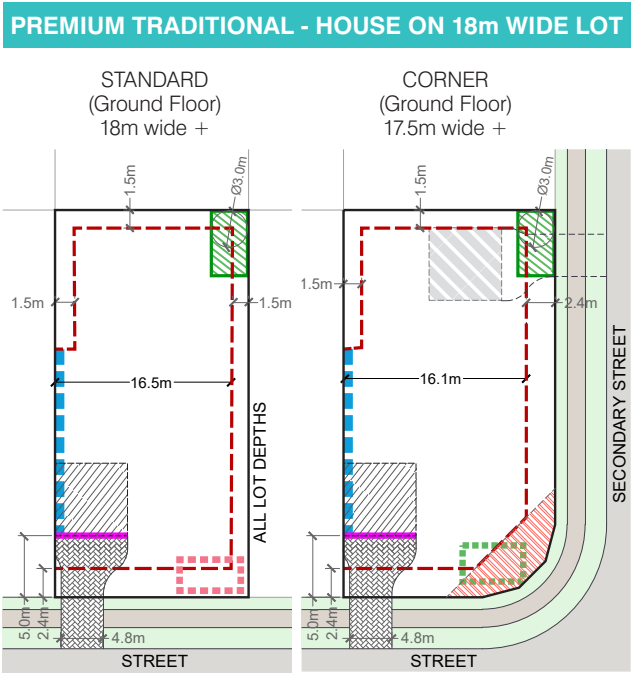
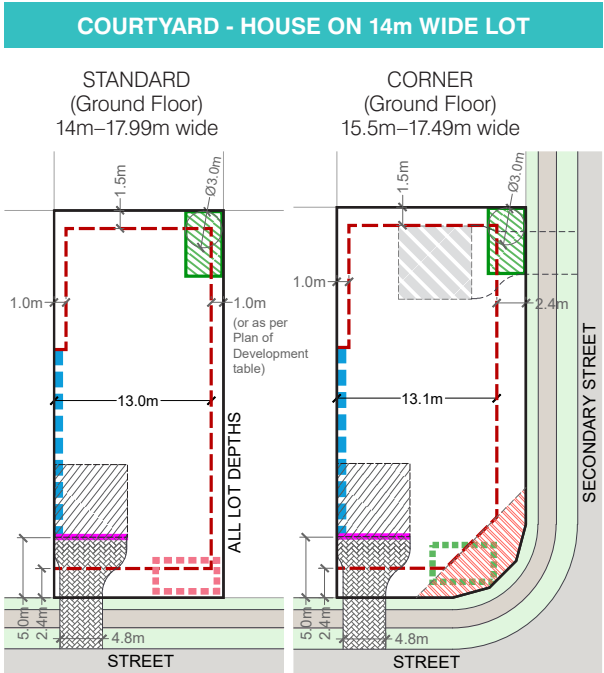
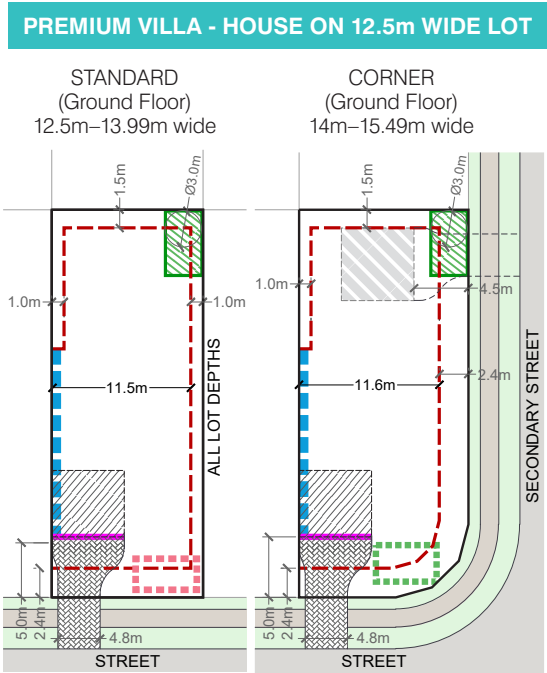
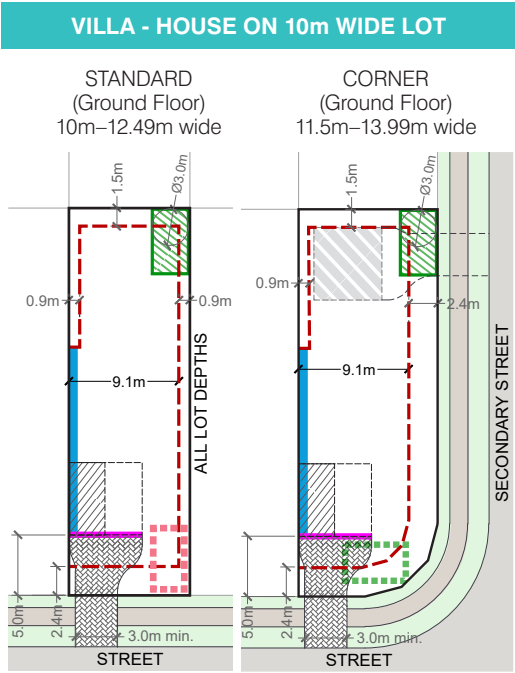
	VILLA ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD ALLOTMENTS		PREMIUM TRADITIONAL ALLOTMENTS	
	10m–12.49m Wide		12.5m–13.99m Wide		14m - 17.99m Wide		18.0m Wide +	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front & Rear (metres)								
Front / Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage	Single	n/a	5.0	n/a	5.0	n/a	5.0	n/a
	Double		5.0		5.0		5.0	
Rear	1.5 ²	3.0	1.5 ²	3.0	1.5 ²	3.0	1.5 ²	3.0
Rearsetback for lots adjoining CAMCOS	3.9 ³	3.9 ³	3.9 ³	3.9 ³	3.9 ³	3.9 ³	3.9 ³	3.9 ³
Side (metres)								
Built to Boundary	0.0	0.9	0.0	1.0	0.0	1.0	0.0	1.5
Non Built to Boundary	0.9	0.9	1.0	1.0	1.0	1.0	1.5	1.5
Corner Lots — Secondary frontage	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. Double garages (greater than 3.5m in width) are permitted for: - 2 storey dwellings; and - single storey dwellings provided note 18 above is met. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space per dwelling to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.	
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 western or southern boundary where appropriate.	
Site Cover (maximum)	60%		60%		60%		60%	

¹ Second side setback as no rear setback applies.

² Lots less than 25m deep have a 1.0m setback

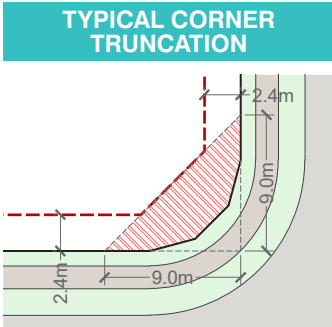
³ Where a lot adjoins the CAMCOS Corridor and the private open space area is proposed to be at the front or side of the property, the rear setback may be reduced down to 1.5m at ground floor and 3.0m at first floor (see diagram on adjoining page).

MULTIPLE RESIDENTIAL ALLOTMENTS (DUPLEX)	
Ground Floor	First Floor
2.4	2.4
5.0	n/a
5.0	
1.0 ¹	1.0 ¹
3.9 ³	3.9 ³
0.0	1.0
1.0	1.0
2.4	2.4
1 space per dwelling to be covered and enclosed. Double garages must be located on any dwelling with 4 bedrooms or greater.	
Garages are to be located along the western or southern boundary where appropriate.	
75%	

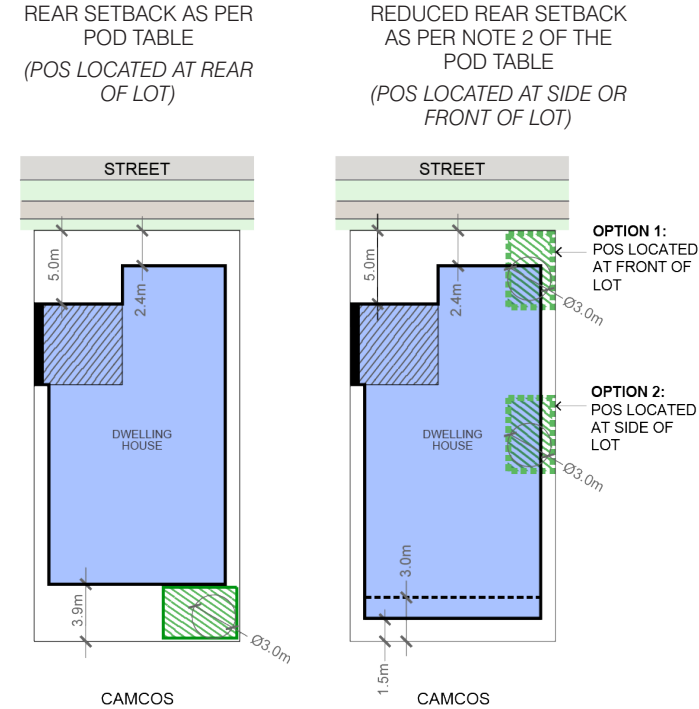


LEGEND

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



REAR SETBACK & POS LOCATIONS FOR LOTS ADJOINING CAMCOS



- LEGEND**
- Lot boundary
 - Maximum dwelling house footprint (ground floor)
 - 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 LANEWAY TERRACE ALLOTMENTS

Development Controls

General

- All development is to be undertaken in accordance with the Development Approval.
- Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- 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'.
- 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

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Built to Boundary Walls:
 - 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;
 - where not adopted, the standard setbacks in the Plan of Development Table apply.
- 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.
- Upper floor setbacks must not exceed the minimum ground floor setbacks (including rooftop terraces).
- For Angled Terrace Allotments, the built form is to be as generally shown in the Angled Terrace Allotment Diagram.
- Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
 - a maximum area of 4m²; and
 - not more than 2m wide elevation to the street; and
 - not more than 3m in height.

Privacy & Overlooking:

- 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 permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
 - a window has a sill height more than 1.5m above the adjacent floor level, or
 - 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

- Site cover for each lot is not to exceed that shown in the Plan of Development table.
- Private amenity 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 amenity 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

- 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.
- Letterboxes for dwellings shall be located on the primary street frontage, or if fronting a park within the laneway.
- 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.
- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted.
- 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.
- Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
- Each dwelling is to include a separate dedicated electrical circuit (conduit and wiring) into the garage or carport to enable the installation of Electric Vehicle Supply Equipment to relevant Australian Standards.
- Where not used for Electric Vehicle Supply Equipment, the circuit is to be fitted with a minimum 15amp GPO outlet or terminated at an isolator.

Site Services and Bin Storage

- All dwellings on Laneway Terrace lots with a width of 4.6m or less are to be designed to ensure the following:

- 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;
- A dedicated area is provided within the lot to accommodate 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 accommodated 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

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

Facade Treatment, Passive Ventilation and Natural Light Provisions

- 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;
- Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s;
- 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

- 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.
- 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.
- 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.

PLAN OF DEVELOPMENT TABLE

	LANEWAY TERRACE ALLOTMENTS 4M-<14M WIDE (REAR LOADED)	
	Ground Floor	First Floor
Front & Rear (metres)		
Front / Primary Frontage	2.0	2.0
Garage	0.5 (mandatory ²)	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
² Where required to achieve compliant separation from the dwelling sewer connection to a structure, the setback can be extended by a further 1.0m.

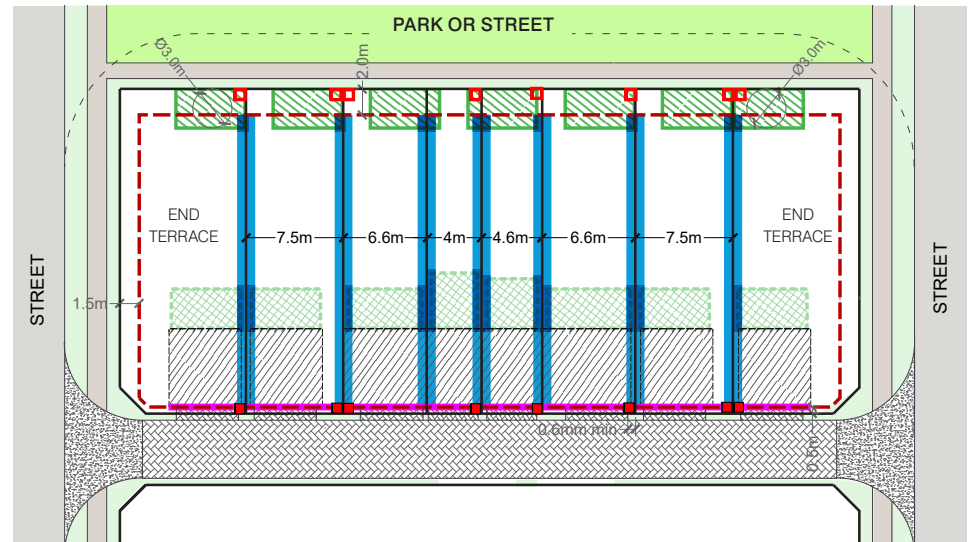
- Secondary Dwellings must also comply with Table 6 in Part 2.6 of this PoD (Section 1) to remain Exempt.

Definitions

Site Cover

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

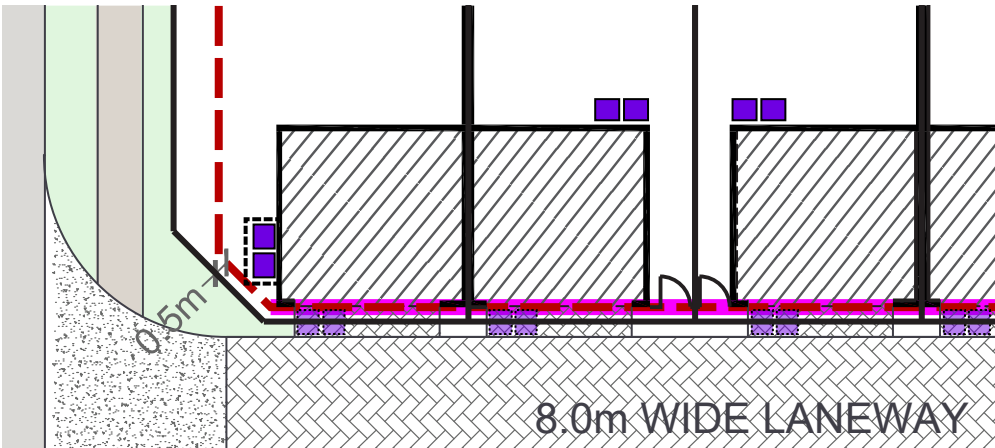
TYPICAL TERRACE FRONTING PARK OR STREET (REAR LOADED)



LEGEND

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

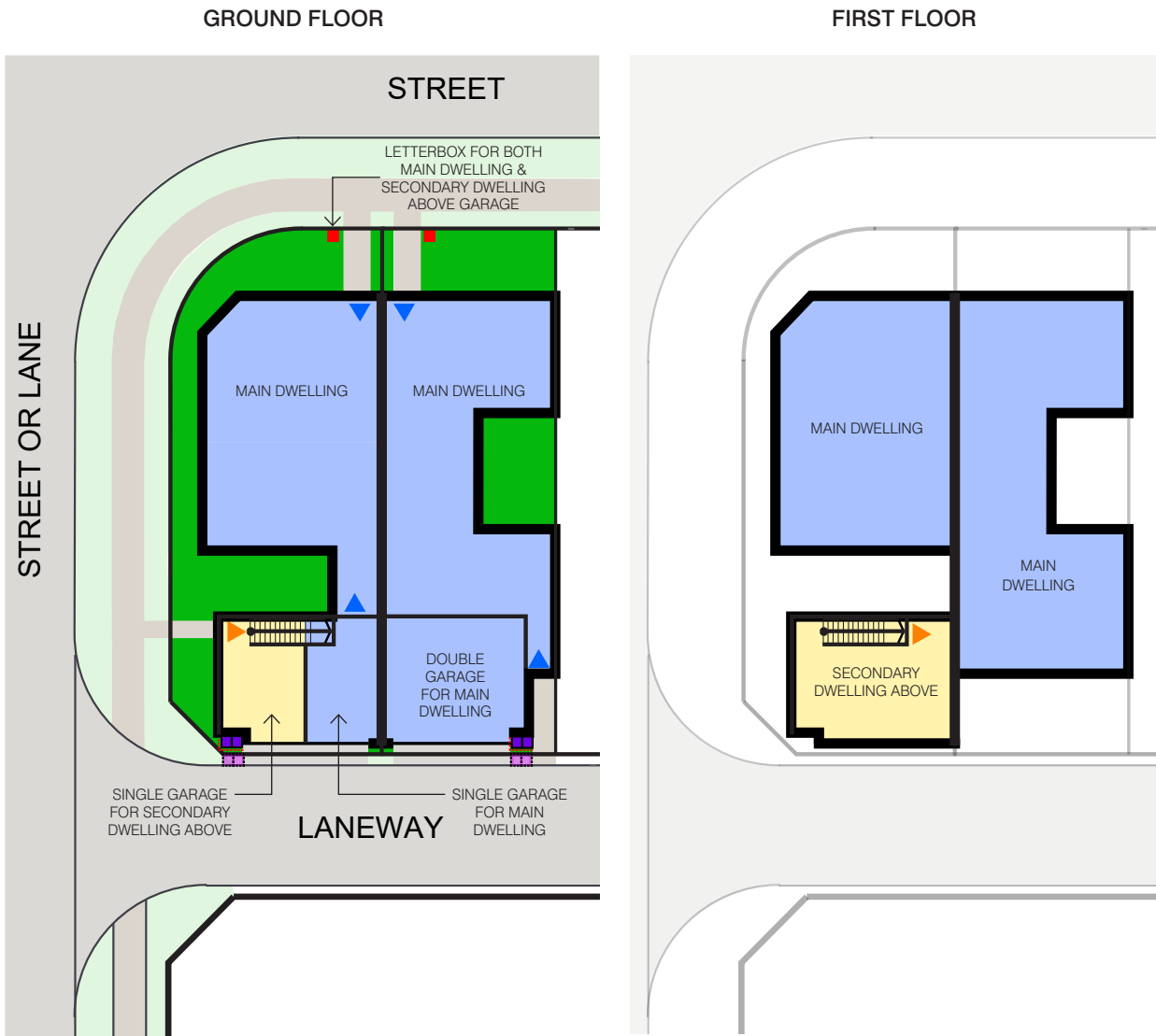
TYPICAL LANEWAY INTERFACE



LEGEND

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

TYPICAL PRODUCT SECONDARY DWELLING ABOVE GARAGE



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

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

1.1.3 FRONT LOADED TERRACE ALLOTMENTS - 7.5M WIDE

Development Controls

General

- All development is to be undertaken in accordance with the Development Approval.
- Building setbacks and build-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- 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'.
- 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

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
- 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.
- 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.
- Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
- 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.

- 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

- Site cover for each lot is not to exceed that shown in the Plan of Development table.
- Private amenity 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 & Overlooking

- 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 permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
 - a window has a sill height more than 1.5m above the adjacent floor level, or
 - 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

- 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

- For all allotments the following applies:
 - Double garages will not be permitted on a single storey dwelling;

- Double garages may be permitted where the dwelling is more than one storey in height, and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling;
- The maximum width of a driveway at the lot boundary & where crossing the verge:
 - serving a double garage shall be 4.8m; and
 - serving a single garage shall be 3.0m.

- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted.
- Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
- Each dwelling is to include a separate dedicated electrical circuit (conduit and wiring) into the garage or carport to enable the installation of Electric Vehicle Supply Equipment to relevant Australian Standards.
- Where not used for Electric Vehicle Supply Equipment, the circuit is to be fitted with a minimum 15amp GPO outlet or terminated at an isolator.

Rainwater Tanks

- 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 amenity space.

Definitions

Site Cover

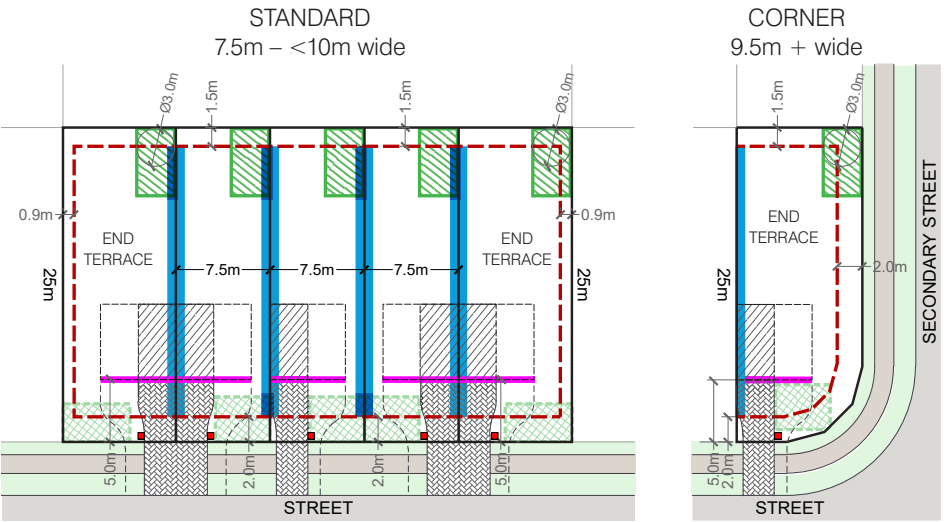
The proportion of the site covered by buildings, including roof overhangs.

SETBACKS

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

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

TYPICAL TERRACE ALLOTMENTS (FRONT LOADED)



- LEGEND**
- Lot boundary
 - Maximum building envelope (ground floor)
 - 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

1.1.6 FRONT LOADED TERRACE ALLOTMENTS - 21M DEEP

Development Controls

General

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

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
- 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.
- 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.
- 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.

- Roofted 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

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

Privacy & Overlooking

- 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 permanent window and a balcony has a window/ balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
 - a window has a sill height more than 1.5m above the adjacent floor level, or
 - 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

- 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

- For all allotments the following applies:

- Double garages will not be permitted on a single storey dwelling;
- Double garages may be permitted where the dwelling is more than one storey in height, and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling;
- The maximum width of a driveway at the lot boundary & where crossing the verge:
 - serving a double garage shall be 4.8m; and
 - serving a single garage shall be 3.0m.
- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted.
- Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- 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

- 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.

SETBACKS

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

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

1.1.7 URBAN WAREHOUSE ALLOTMENTS

Development Controls

General

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

Setbacks

- 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.
- Upper floor setbacks must be in accordance with minimum ground floor setbacks.
- Built to Boundary Walls:
 - 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;
 - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

Privacy & Overlooking

- 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 permanent window and a balcony has a window/ balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
 - a window has a sill height more than 1.5m above the adjacent floor level, or
 - 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

- Doubles garages are permitted on Warehouse Type A and B. A double garage may front the secondary street on Warehouse Type A lots.
- A maximum of one driveway is permitted per lot.
- 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.
- The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
- Parking spaces on driveways do not have to comply with gradients in AS2890.
- Each dwelling is to include a separate dedicated electrical circuit (conduit and wiring) into the garage or carport to enable the installation of Electric Vehicle

- Supply Equipment to relevant Australian Standards.
- Where not used for Electric Vehicle Supply Equipment, the circuit is to be fitted with a minimum 15amp GPO outlet or terminated at an isolator.

Site Cover and Amenity

- Site cover for each lot is not to exceed that shown in the Plan of Development table.
- Private amenity 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

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

Façade Treatment and Passive Ventilation

- 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.
- Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
- 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

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

Definitions

Site Cover

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

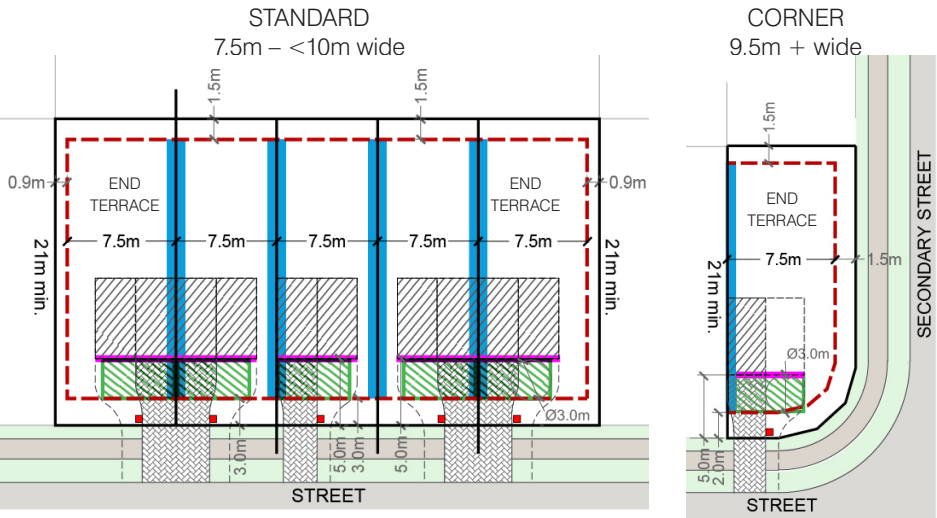
SETBACKS

PLAN OF DEVELOPMENT TABLE	URBAN WAREHOUSE ALLOTMENTS			
	Type A		Type B	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front / Primary Street Frontage				
Front	0.5	0.5	0.5	0.5
Garage	0.5 (mandatory ²)	n/a	0.5 (mandatory ²)	n/a
Rear	2.0	2.0 ¹	2.0	2.0 ¹
Side				
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	n/a	n/a	n/a	n/a
Corner Lots — Secondary Street	2.0	2.0 ¹	n/a	n/a
Garage and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%		95%	

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

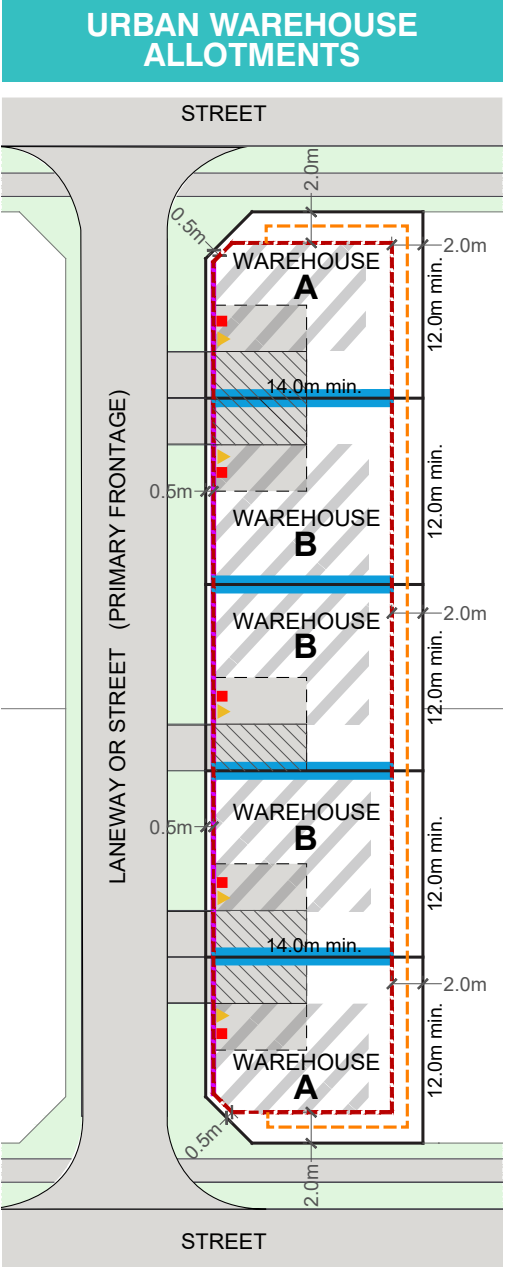
² Where required to achieve compliant separation from the dwelling sewer connection to a structure, the setback can be extended by a further 1.0m.

TYPICAL TERRACE ALLOTMENTS (FRONT LOADED)



LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- 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



LEGEND

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

1.1.8 TOWN TERRACE

Development Controls

General

- All development is to be undertaken in accordance with the Development Approval.
- All Class 1A dwellings are mandated to achieve a minimum Silver Final Certification under the Australian Liveable Housing Design Guidelines.
- A home based business up to 50m² is allowed within each dwelling. A gross floor area (GFA) in excess of 50m² will require additional EDQ approval.
- The relevant Bushfire Report must be considered and mitigation strategies adopted where deemed necessary by the Building Certifier.
- The minimum building height is two (2) storeys.
- The maximum building height is three (3) storeys.
- Ground floor height (finished floor level to ceiling) must be a minimum of 2.7m and subsequent floor heights (finished floor level to ceiling) must be a minimum of 2.55m

Privacy & Overlooking

- All Primary Frontages must be articulated to provide diversity in building form and respond to the local climate. This must be achieved through the incorporation of two of the following design elements:
 - verandahs / balconies;
 - roof overhangs;
 - window hoods / screens;
 - awnings and/or shade structures.
- Secondary frontages must be orientated to provide casual surveillance of the Street and articulated to reduce the mass of the building. This must be achieved by the incorporation of verandahs / porches or the inclusion of window openings, plus one more of the following design elements:
 - awning and shade structures;
 - variation to roof and building lines;
 - use of varying building materials.

Site Cover and Amenity

- Site cover for each lot is not to exceed that shown in the Plan of Development table.
- Primary private open space must be provided in accordance with the Plan of Development Table. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.

Fencing

- Fencing along the street frontage may be up to 1.8m.

Rainwater Tanks

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

Definitions

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

General

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

Privacy & Overlooking

- 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 permanent window and a balcony has a window/ balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
 - a window has a sill height more than 1.5m above the adjacent floor level, or
 - 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

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

Site Services & Bin Storage

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

Fencing

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

Rainwater Tanks

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

Definitions

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

General

- Each dwelling is to include a separate dedicated electrical circuit (conduit and wiring) into the garage or carport to enable the installation of Electric Vehicle Supply Equipment to relevant Australian Standards.
- Where not used for Electric Vehicle Supply Equipment, the circuit is to be fitted with a minimum 15amp GPO outlet or terminated at an isolator.

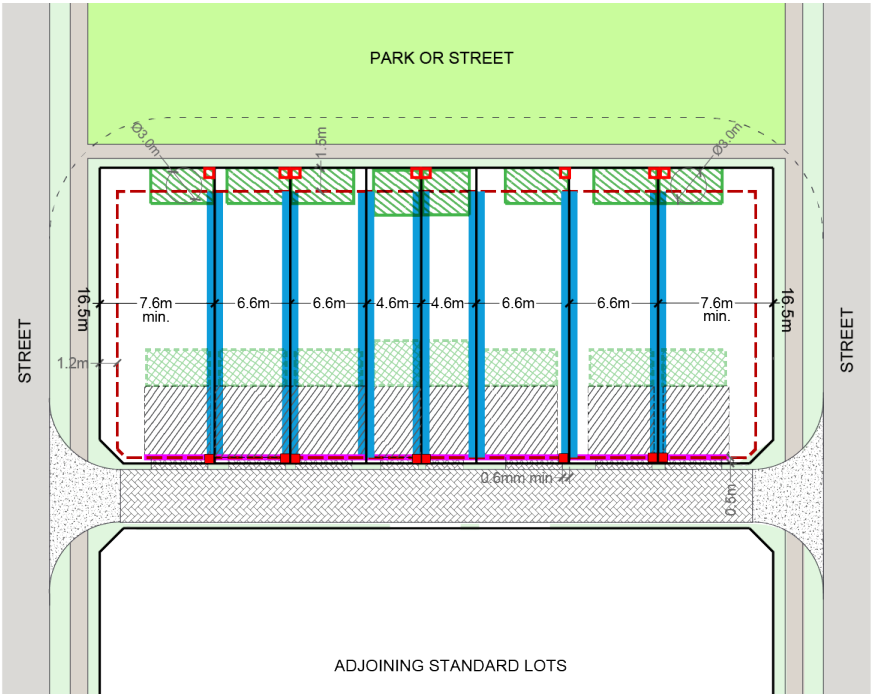
SETBACKS

PLAN OF DEVELOPMENT TABLE	TOWN TERRACE ALLOTMENTS			
	Type A		Type B	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front / Primary Street Frontage				
Front	1.5 ¹	1.0 ¹	1.5 ¹	1.5 ¹
Garage	0.5 (mandatory ²)	n/a	0.5 (mandatory ²)	n/a
Rear	1.5	0.0	1.5	0.0
Side				
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	0.9	0.9	0.9	0.9
Corner Lots — Secondary Street	n/a	n/a	1.2 ¹	1.2 ¹
Garage and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garage acceptable Double garages are not permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted only where fronting the secondary street. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	95%		90%	

¹ 0.0 meters to verandah / balcony

² Where required to achieve compliant separation from the dwelling sewer connection to a structure, the setback can be extended by a further 1.0m.

TOWN TERRACE ALLOTMENTS



LEGEND

- Lot boundary
- Maximum building envelope (ground floor)
- 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)

1.1.9 URBAN ALLOTMENTS - TYPE E & F

Development Controls

General

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

Privacy & Overlooking

- 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 permanent window and a balcony has a window/ balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
 - a window has a sill height more than 1.5m above the adjacent floor level, or
 - 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

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

Site Services & Bin Storage

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

Fencing

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

Rainwater Tanks

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

Definitions

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

General

- Each dwelling is to include a separate dedicated electrical circuit (conduit and wiring) into the carport to enable the installation of Electric Vehicle Supply Equipment to relevant Australian Standards.
- Where not used for Electric Vehicle Supply Equipment, the circuit is to be fitted with a minimum 15amp GPO outlet or terminated at an isolator.

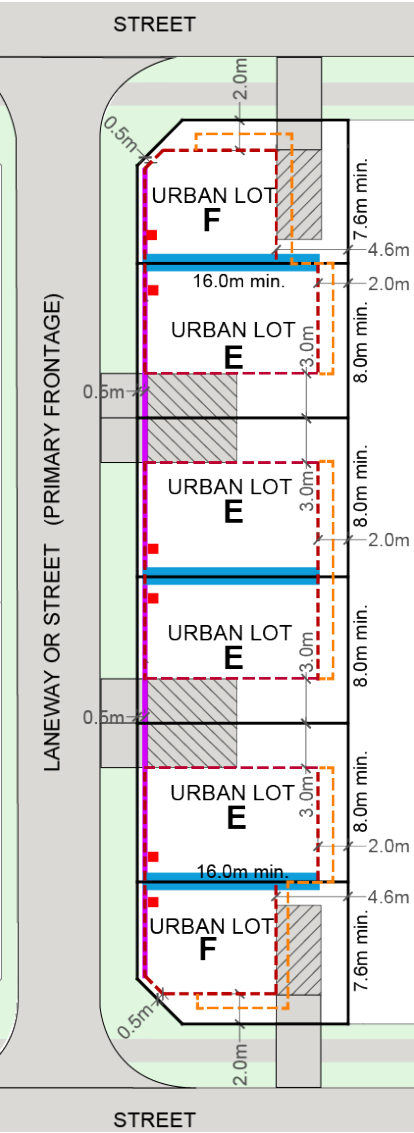
SETBACKS

PLAN OF DEVELOPMENT TABLE	URBAN ALLOTMENTS - TYPE E&F			
	Type E		Type F	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front / Primary Street Frontage				
Front	0.5 ²	0.5 ²	0.5 ²	0.5 ²
Carport	0.5 ²	n/a	0.5 ²	n/a
Rear	2.0	2.0 ¹	n/a	n/a
Side				
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	3.0	3.0	4.6	4.6 ¹
Corner Lots — Secondary Street	n/a	n/a	2.0	2.0 ¹
Carport and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed.		1 space to be covered and enclosed.	
Site Cover (maximum)	90%		95%	

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

² Where required to achieve compliant separation from the dwelling sewer connection to a structure, the setback can be extended by a further 1.0m.

URBAN ALLOTMENTS - TYPE E & F



LEGEND

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

1.1.10 HOUSE ALLOTMENTS - 21M DEEP

Development Controls

General

- All development inclusive of Single and Multiple Residential Allotments (Duplex) is to be undertaken in accordance with the Development Approval.
- Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- Maximum building height is 1 storeys (4.5m) for all dwellings.
- 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

- Setbacks are as per the Plan of Development Table unless otherwise specified. 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.
- 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.
- 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).
- Built to Boundary walls are recommended where road frontage widths are less than 12.49m. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Built to Boundary walls are to have a maximum length of two-thirds the length of the lot depth and a maximum height of 3.5m.
- Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
 - The Primary Street Frontage where eaves should not be closer than 1950mm (1.95m);
 - Walls that are Built to Boundary.
- First floor setbacks must not exceed the minimum ground floor setbacks, as documented in the Plan of Development Table.
- 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

- Site cover for each lot is not to exceed the percentages outlined in the Plan of Development Table.
- Private amenity space, must be provided and is not less than 20m² per dwelling with a minimum dimension of 3.0m, and is directly accessible from a ground floor living area.

Privacy and Overlooking

- 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 permanent window and a balcony has a window/ balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
 - a window has a sill height more than 1.5m above the adjacent floor level, or
 - a window has obscure glazing below 1.5m;

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

- Setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies, and 6m to unenclosed outdoor active habitable space.

Fencing

- 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.

Parking and Driveways

- Double garages will not be permitted on a single storey dwelling, on a lot less than 10m wide.
- Double garages are permitted:
 - On a single storey dwelling on any Villa Lots where the following design criteria are met:
 - The front facing building wall, which comprises the garage door/s, may not exceed an external width of 5.7m; and
 - The garage door width must not exceed 4.8m; and
 - 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
 - Must have a sectional, tilt or roller door; and
 - 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
 - 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
 - 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.
- The mandatory width of a driveway at the lot boundary & where crossing the verge:
 - serving a double garage shall be 3.0m; and
 - serving a single garage shall be 3.0m.
- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted
- Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
- The minimum distance between driveways on the same Multiple Residential (including duplex) lot shall be 3.0 metres at the boundary.
- Each dwelling is to include a separate dedicated electrical circuit (conduit and wiring) into the garage or carport to enable the installation of Electric Vehicle Supply Equipment to relevant Australian Standards.
- Where not used for Electric Vehicle Supply Equipment, the circuit is to be fitted with a minimum 15amp GPO outlet or terminated at an isolator.

Rainwater Tanks

- All dwellings (including Duplex dwellings) must have:
 - 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 amenity space.

Definitions

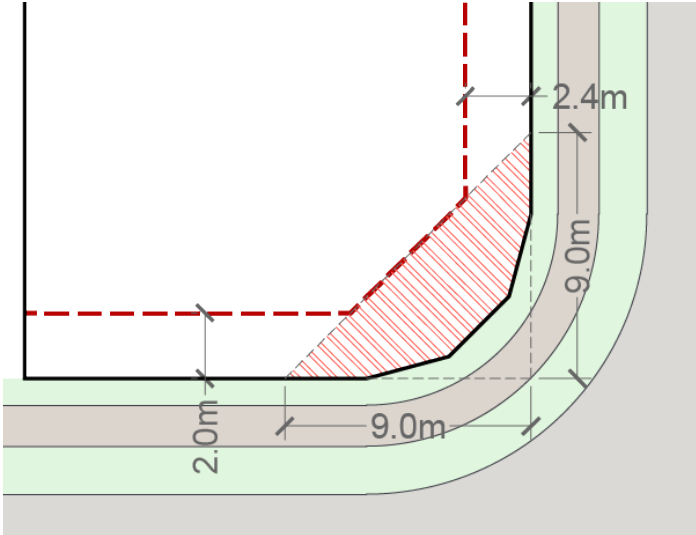
Site Cover

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

PLAN OF DEVELOPMENT TABLE

	URBAN VILLA - TYPE A ALLOTMENTS	URBAN VILLA - TYPE B ALLOTMENTS
	10m Wide	12.5m Wide
	Ground Floor	Ground Floor
Front & Rear (metres)		
Front / Primary Frontage	2.0	2.0
Garage	Single	5.0
	Double	5.0
Rear	1.0	1.0
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary	1.0	1.0
Corner Lots — Secondary frontage	2.4	2.4
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space 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: single storey dwellings provided note 18 above is met. Double garages must be located on any dwelling with 4 bedrooms or greater.	1 space per dwelling to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.
Garage location	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.
Site Cover (maximum)	55%	55%

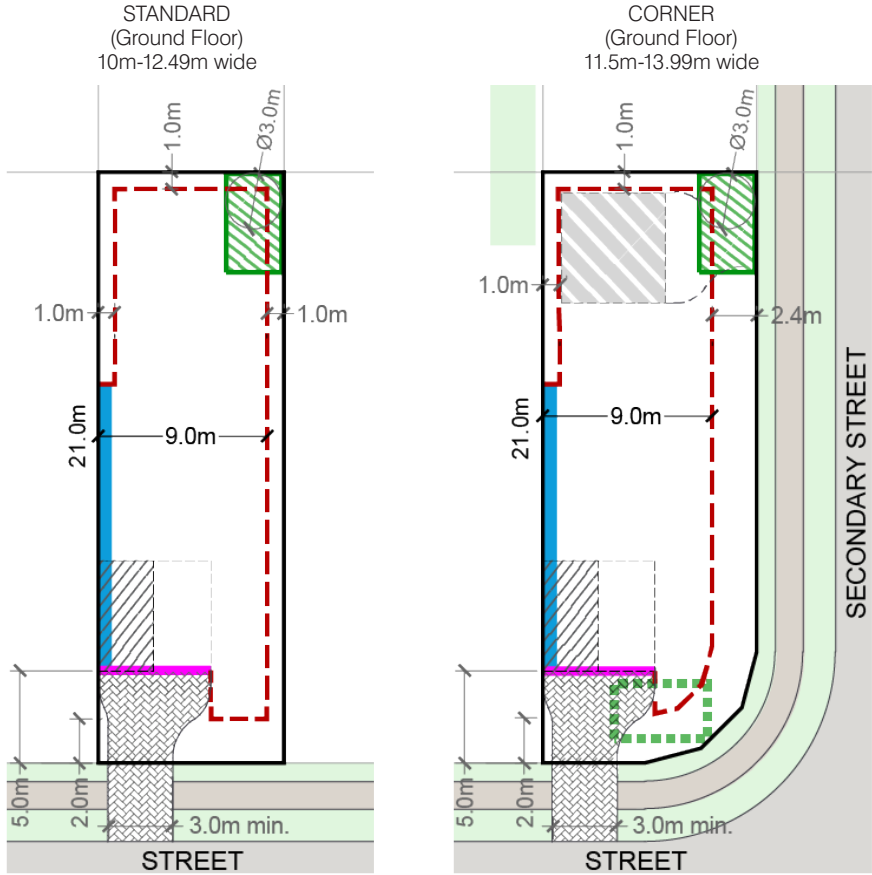
TYPICAL CORNER TRUNCATION



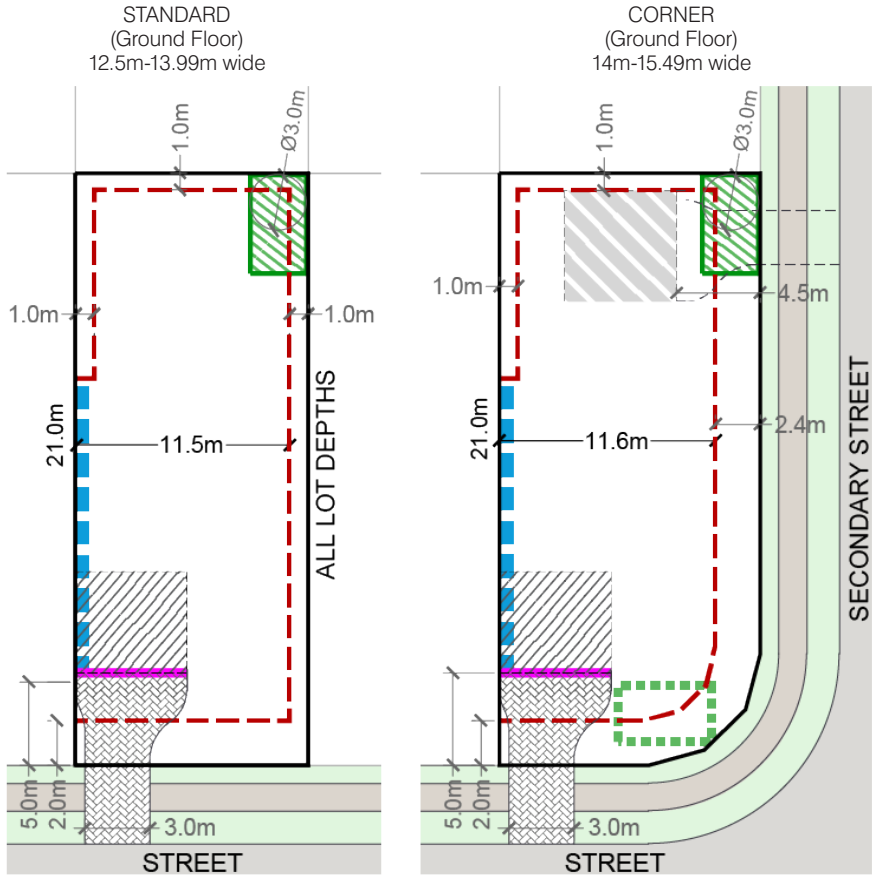
LEGEND

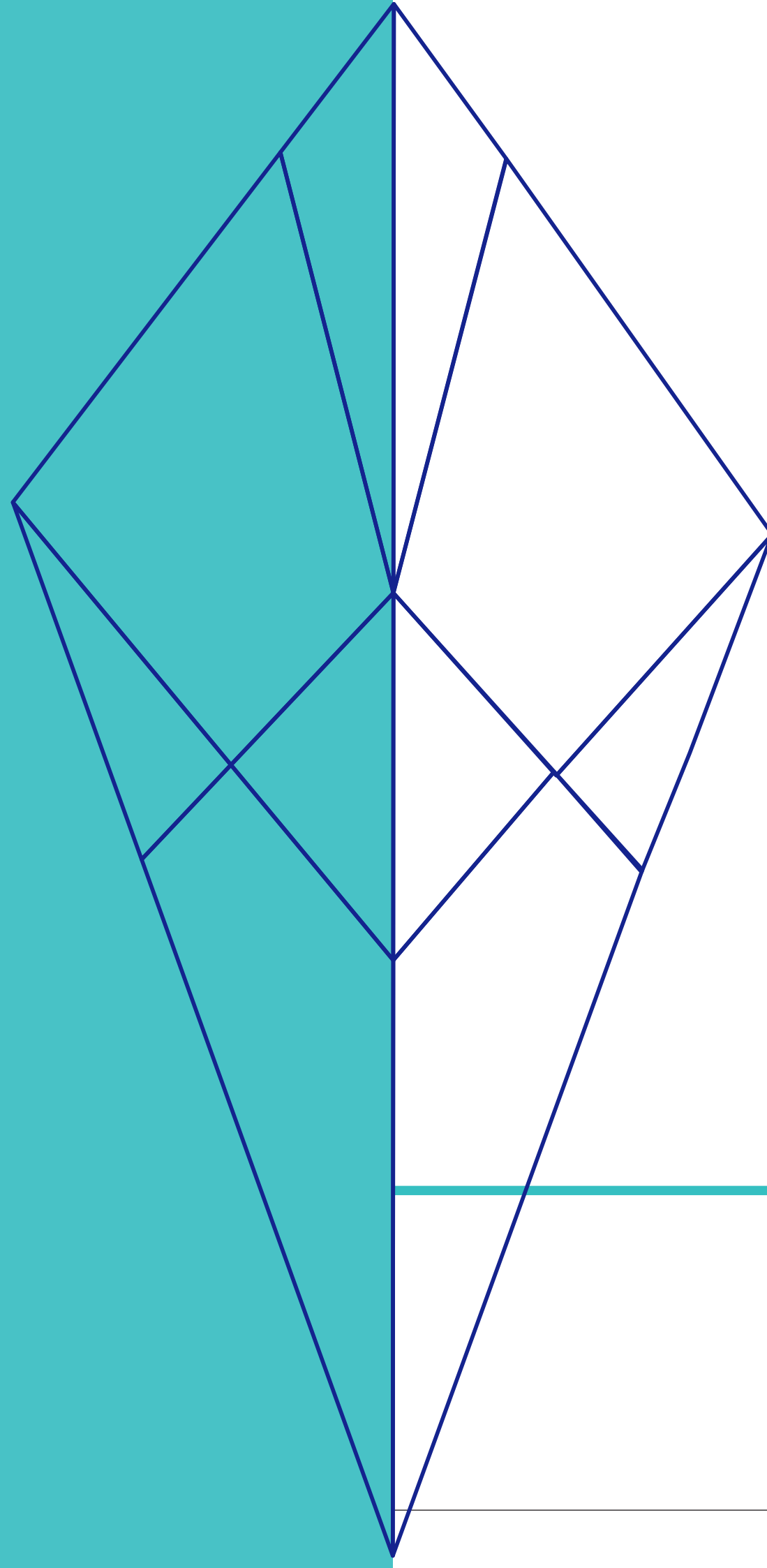
- Lot boundary
- Maximum building envelope (ground floor)
- Minimum building setback dimensions
- Mandatory built to boundary wall
- Garage setback from front boundary
- Corner setbacks
- Preferred private open space location (min. Dimension of 3.0m)
- Alternative location for private open space
- Single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

URBAN VILLA TYPE A - HOUSE ON 10m WIDE LOT



URBAN VILLA TYPE B - HOUSE ON 12.5m WIDE LOT





APPENDIX H OPEN SPACE NETWORK PLAN



OPEN SPACE - LOCAL CATEGORY PARK AREA REQUIREMENTS				
TYPE	POPULATION RATE <i>(average people per household)</i>	PRECINCT		TOTAL POPULATION
		15		
Detached Dwelling	2.6	1,023 dw	2,660 ppl	2,660 ppl
Duplex Dwelling	2.2	48 dw	106 ppl	106 ppl
Attached Dwelling (Unit/Apartment)	1.8	50 dw	90 ppl	90 ppl
TOTAL POPULATION		1,121 dw	2,855 ppl	2,855 ppl
TOTAL LOCAL OPEN SPACE REQUIREMENT (@ 1.3ha PER 1,000 PERSONS)			3.71 ha	3.71 ha

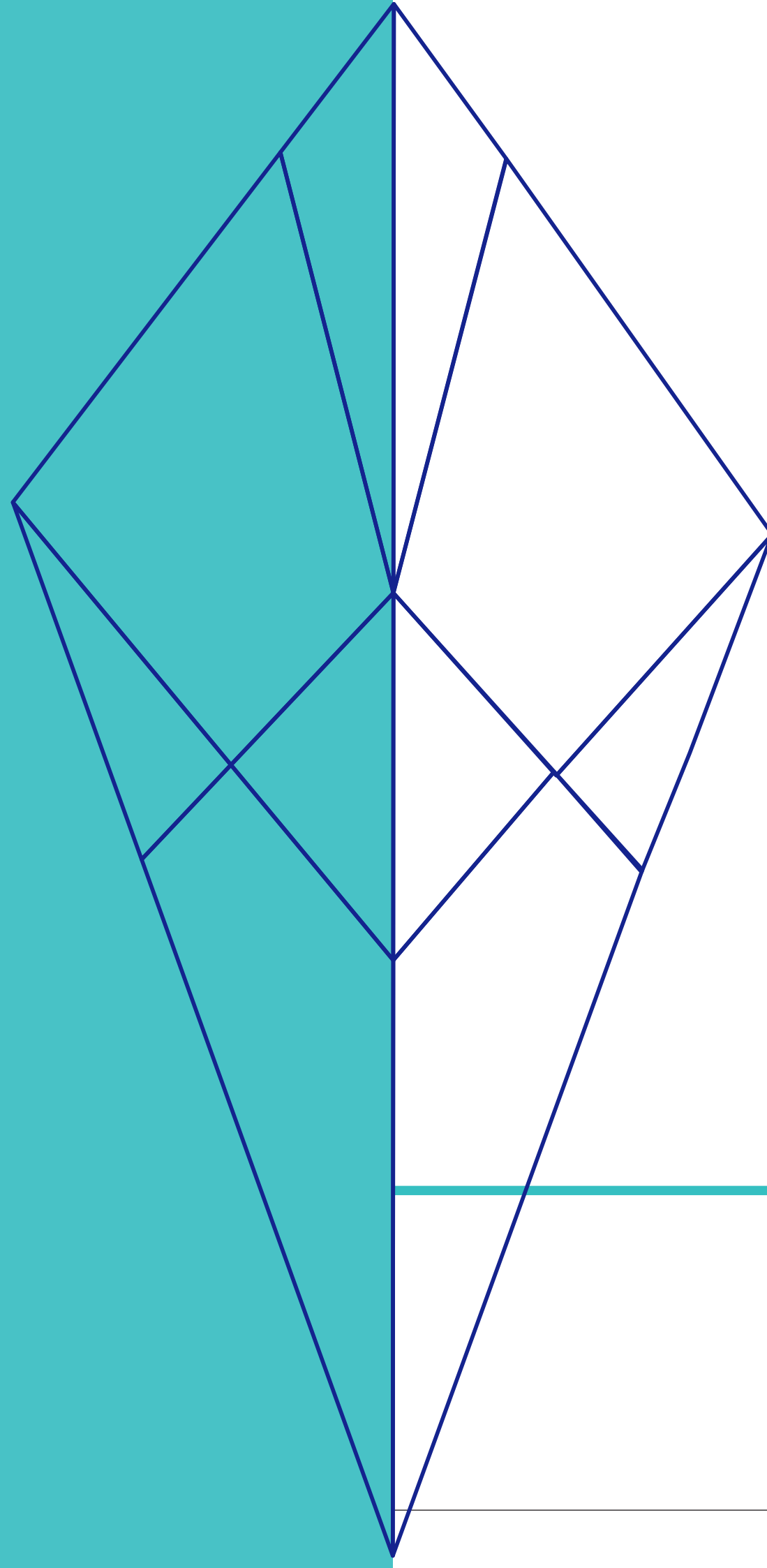
OPEN SPACE - LOCAL CATEGORY PARK AREAS PROVISION				
PARK TYPE		PRECINCT		TOTAL
		15		
	Neighbourhood Recreation Park	1.27 ha		1.27 ha
	Local Recreation Park	0.38 ha		0.38 ha
	Local Linear Park	2.45 ha		2.45 ha
TOTAL		4.10 ha		4.10 ha

LOCAL PARK ALLOCATION NOTES:

1. The local park provision is calculated at 1.3 hectares per 1,000 population.
2. All residential precincts comply with the minimum Neighbourhood Park provision requirement inclusive of 300m catchment.

LEGEND	
	Precinct Boundaries
	Application Boundary
	300m Walkable Radius

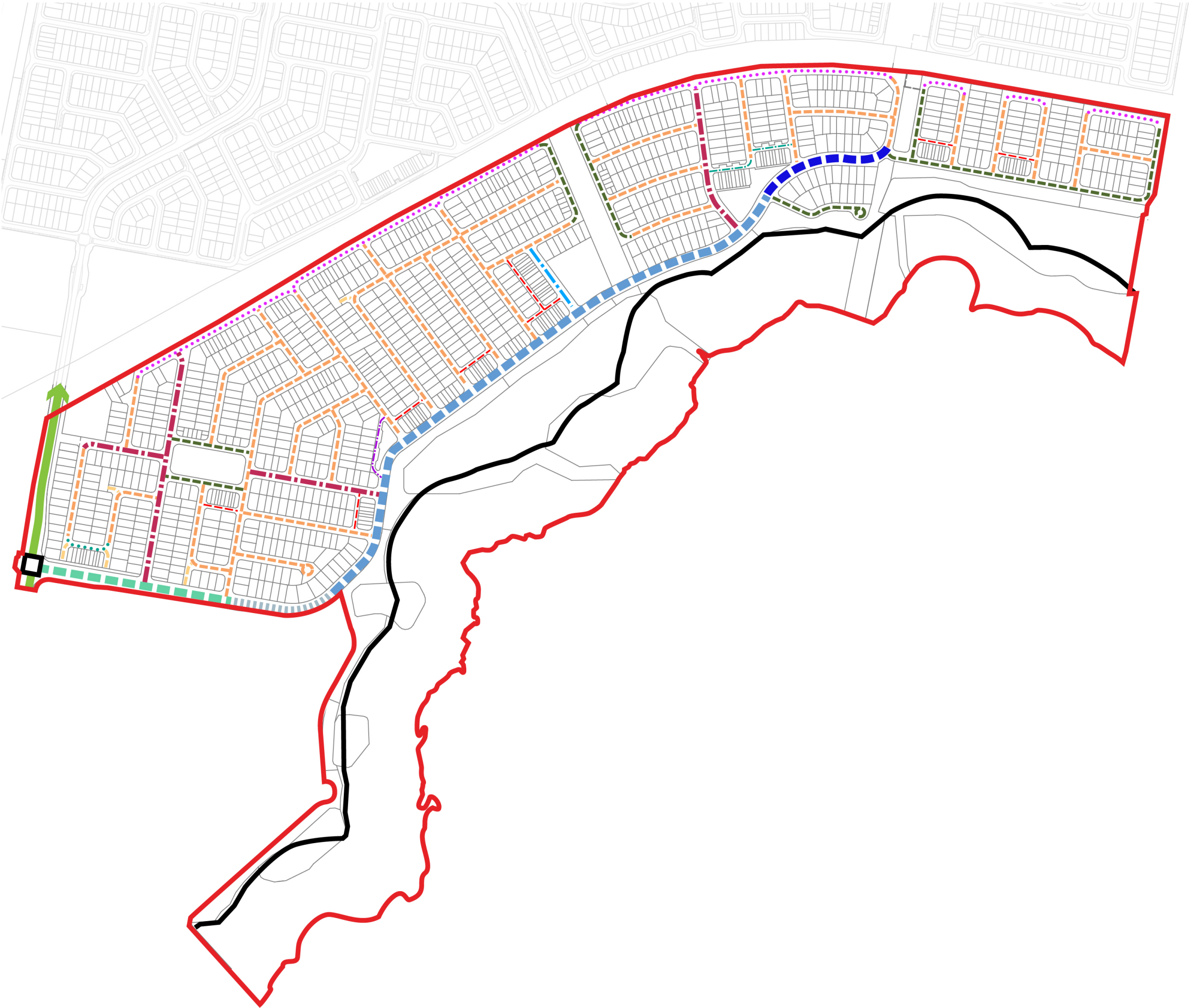
OPEN SPACE - MAJOR AND DISTRICT CATEGORY PARK AREAS PROVISION				
PARK TYPE		PRECINCT		TOTAL
		15	16	
	District Linear Park	3.18 ha	-	3.18 ha
	Conservation	-	26.05 ha	26.05 ha
TOTAL		3.18 ha	26.05 ha	29.23 ha



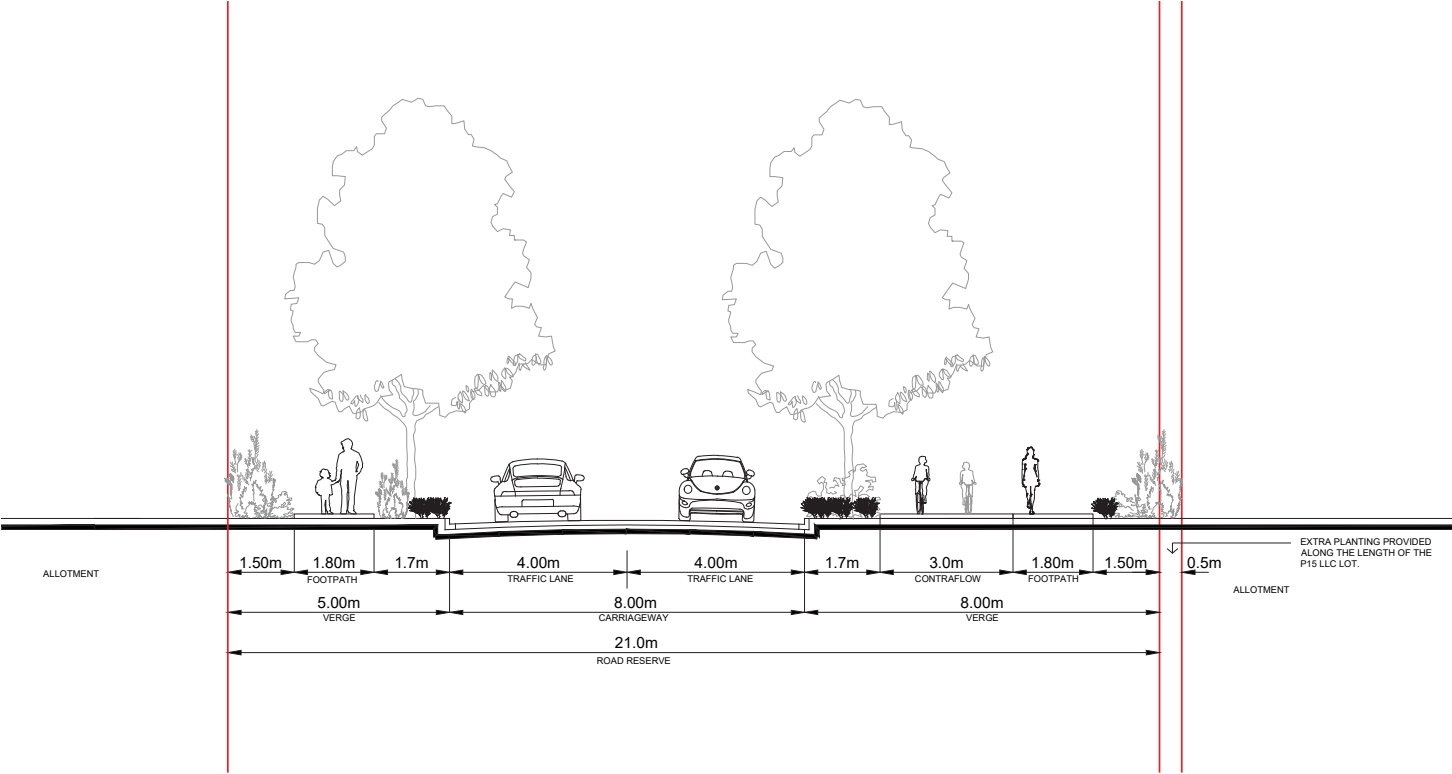
APPENDIX I ROAD HIERARCHY

LEGEND

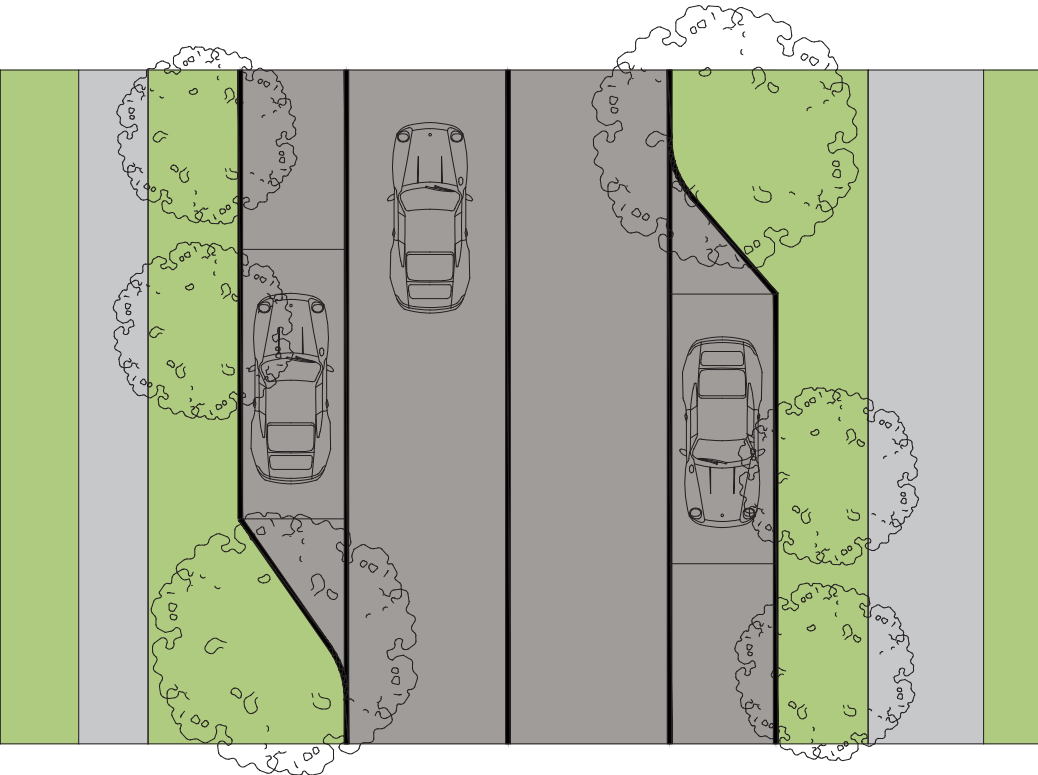
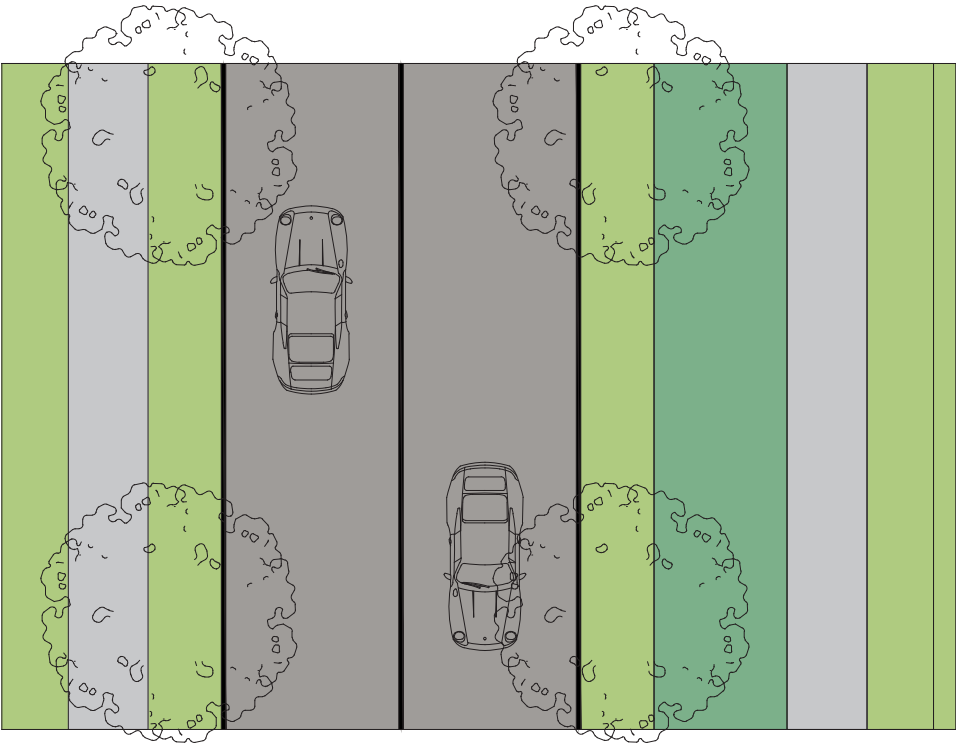
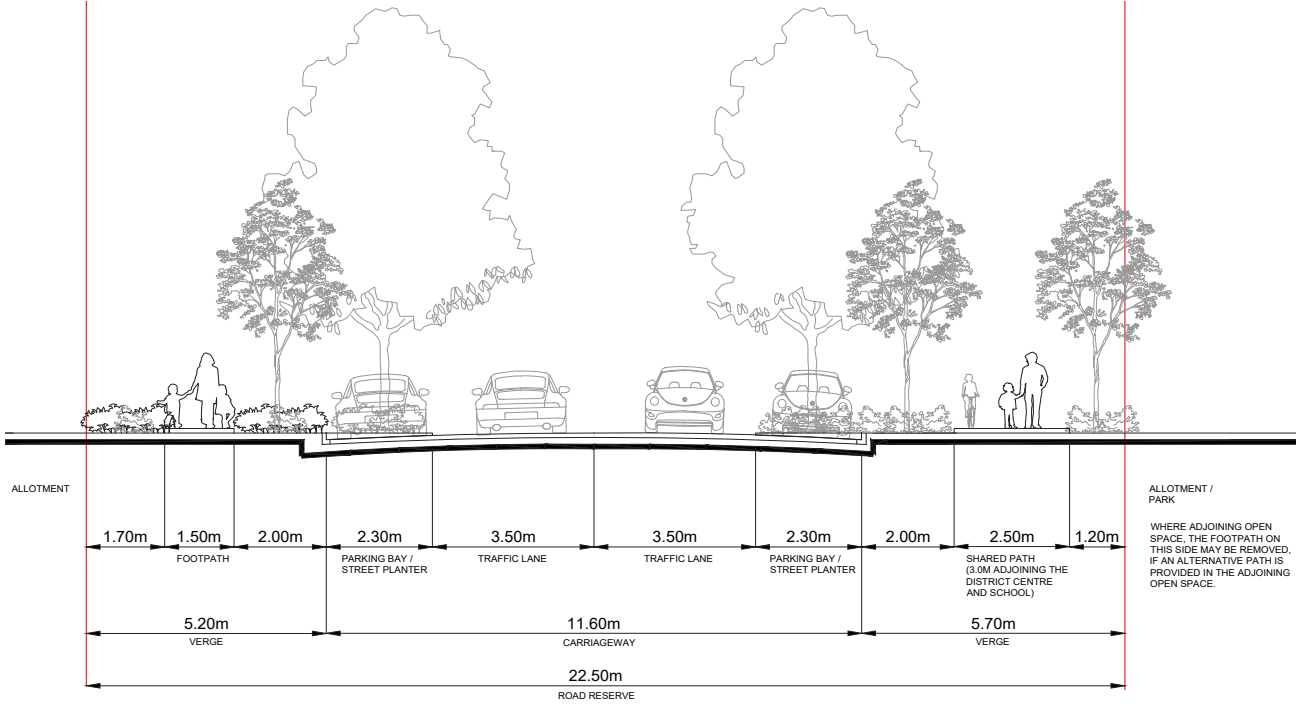
GENERAL		
	Precinct Boundary	
	Application Boundary	
CONNECTOR ROADS		
TRUNK		
	Trunk Connector C	21m
NEIGHBOURHOOD		
	Neighbourhood Connector B	22.5m
	Neighbourhood Connector H	26m
	Neighbourhood Connector J	17.5m
	Transitional road between Neighbourhood Connector H (26.0m) and Neighbourhood Connector J (17.5m)	
ACCESS STREETS		
	Access Street E	17.5m
	Access Street Urban C	17.5m
	Access Street G - CAMCOS	15.5m
	Access Street - Standard (7.5m wide carriageway)	15.5m
	Access Street - Esplanade - 6.5m pavement (and indented parking bays on park side)	13.5m
	Access Street - Esplanade B	8.7m
	Laneway	14.8m
	Laneway	11m
	Shared vehicular / pedestrian access	12m
	Laneway	8.0m
	Laneway	Varies



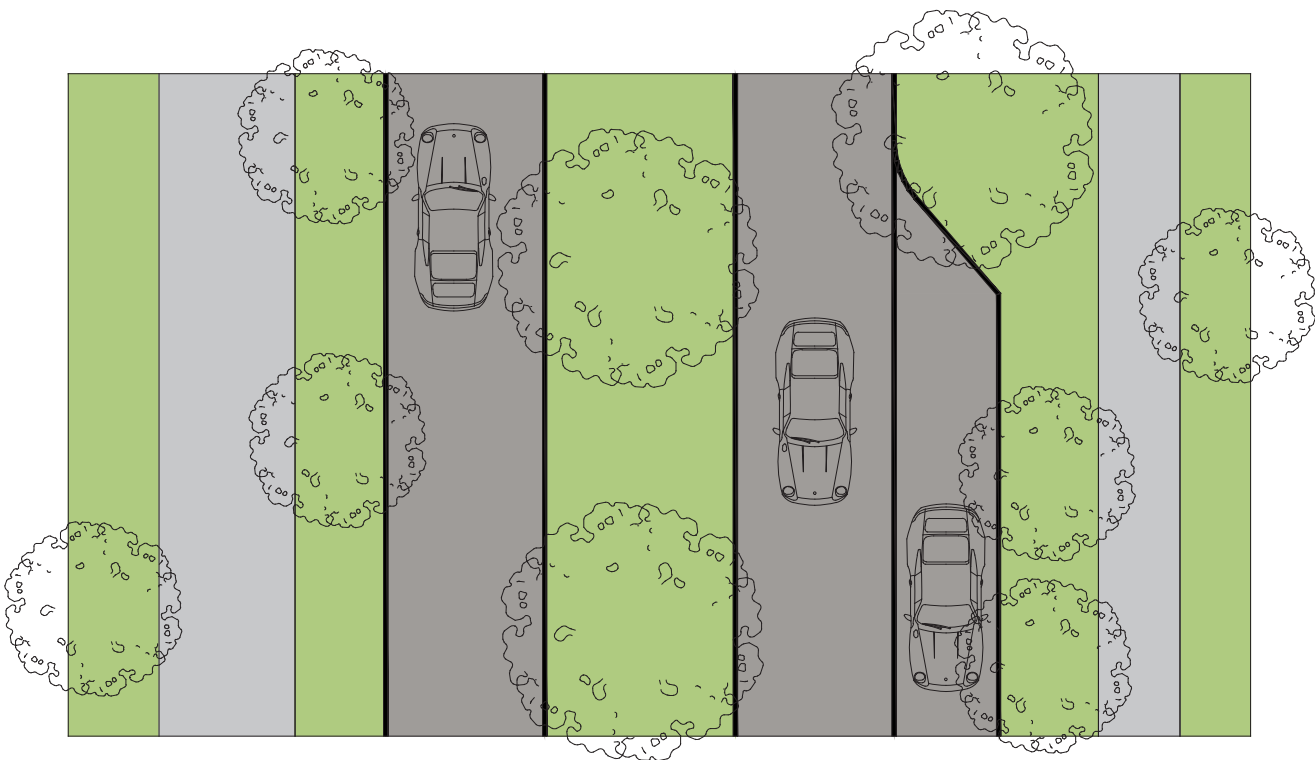
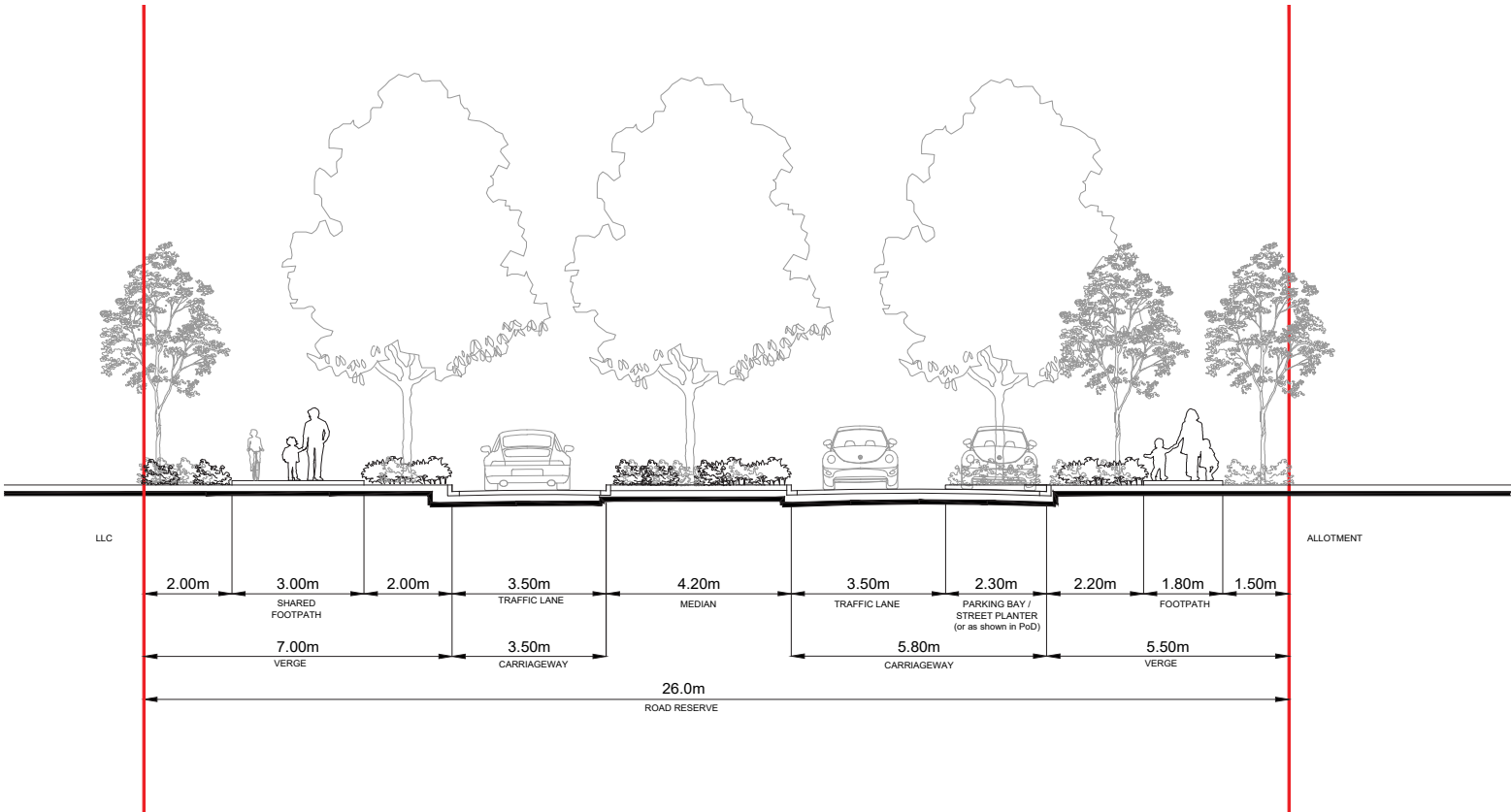
TRUNK CONNECTOR C - 21.0M



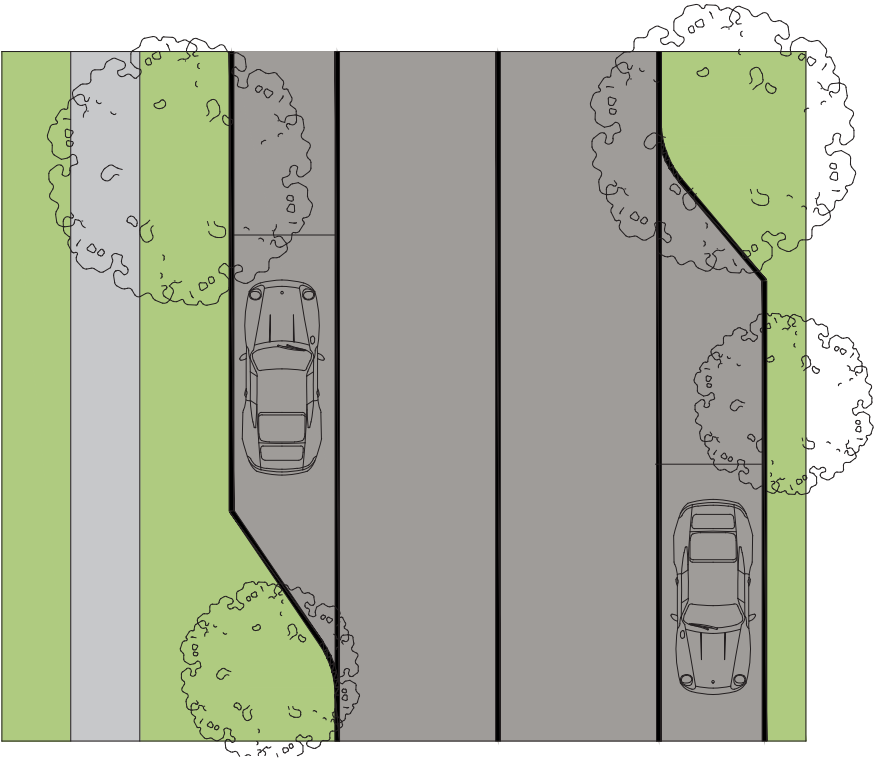
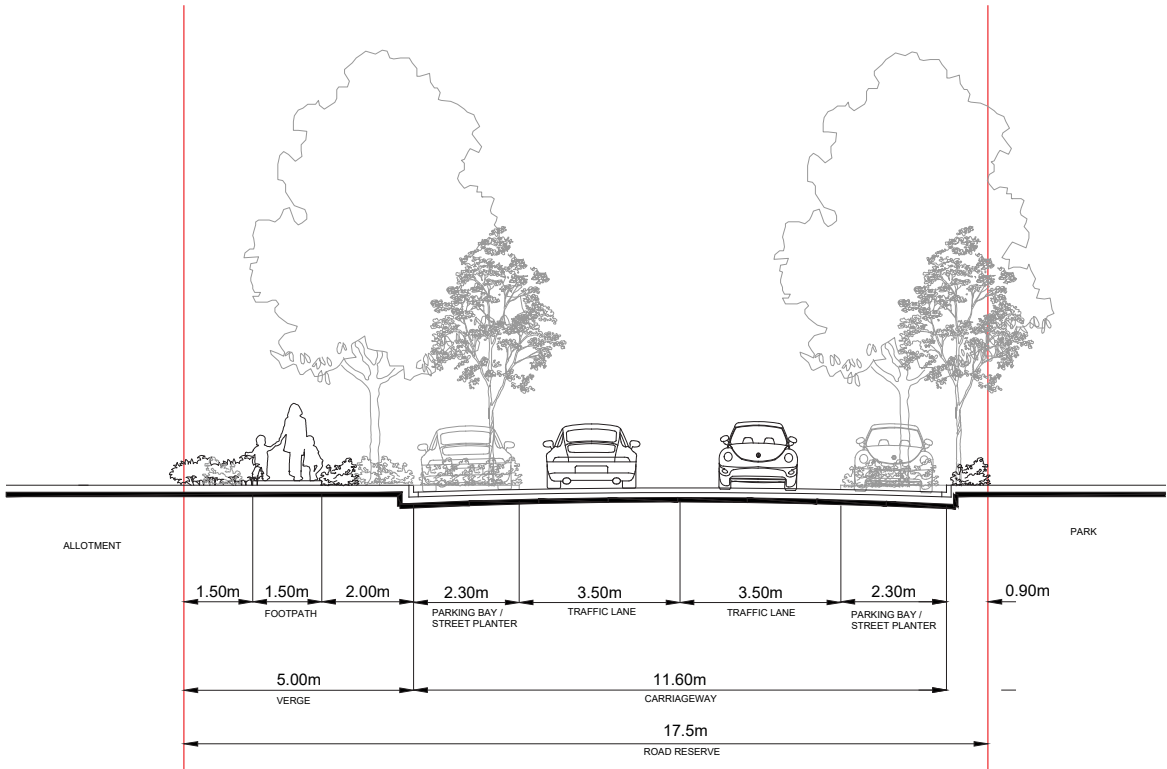
NEIGHBOURHOOD CONNECTOR B - 22.5M



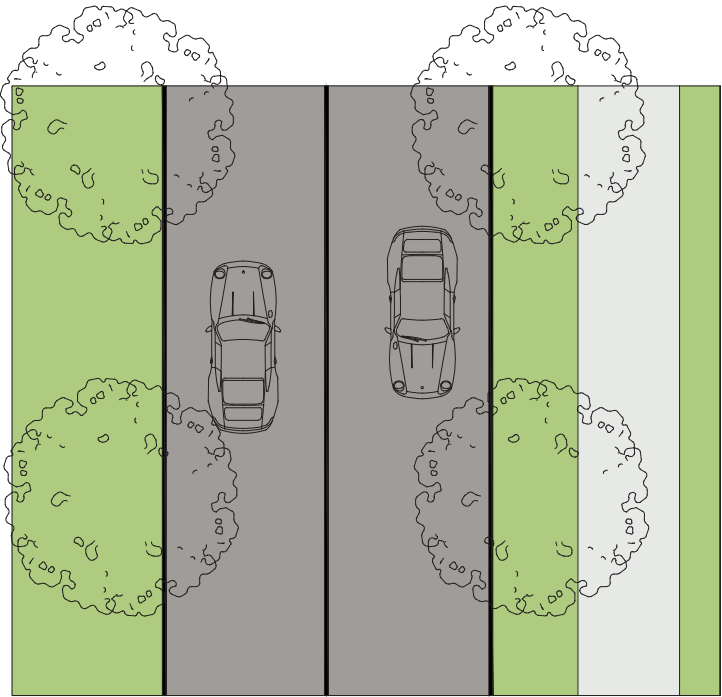
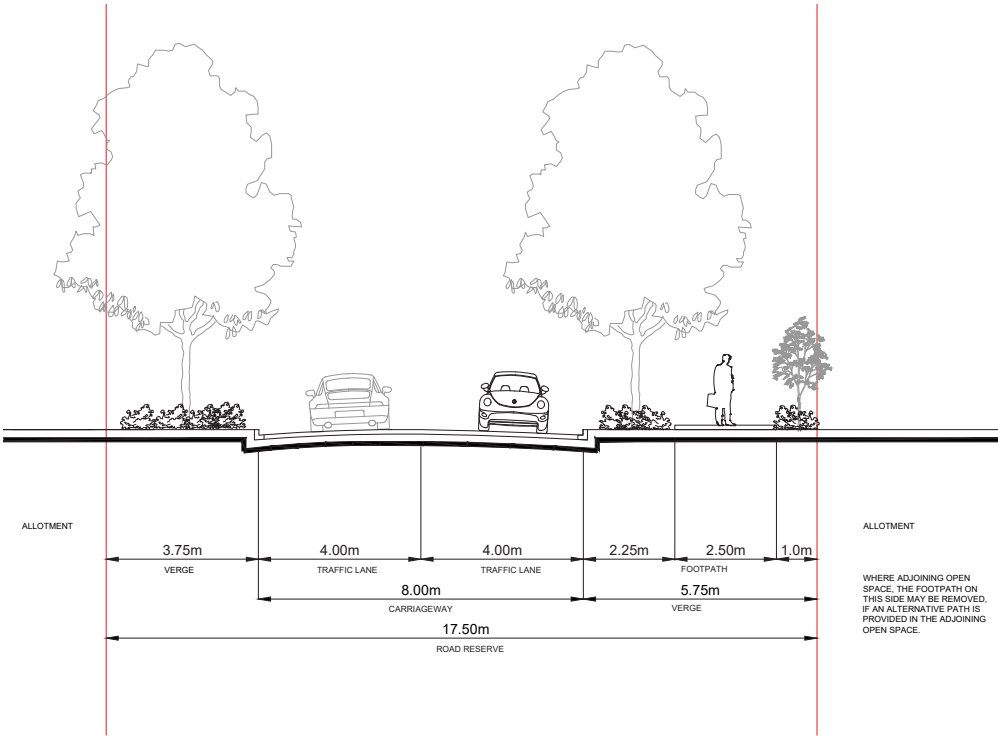
NEIGHBOURHOOD CONNECTOR H - 26M



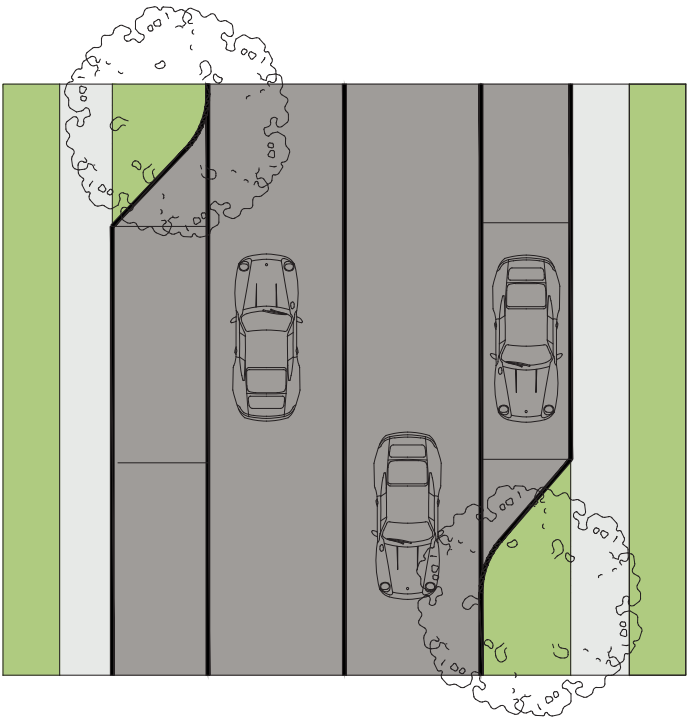
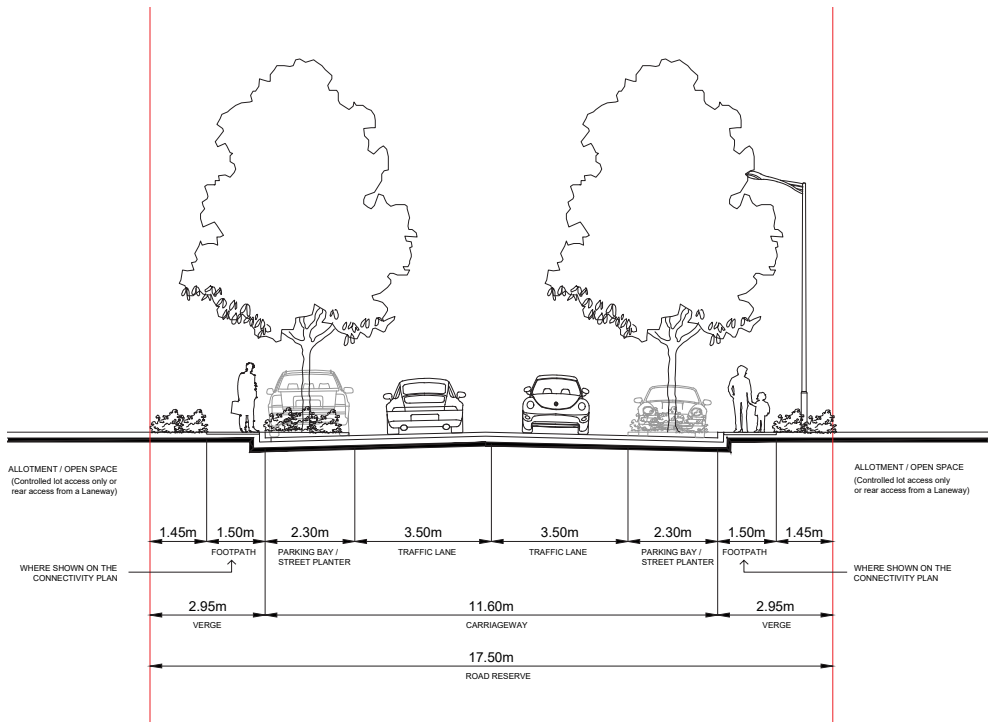
NEIGHBOURHOOD CONNECTOR J - 17.5M



ACCESS STREET E - 17.5M



ACCESS STREET URBAN C - 17.5M



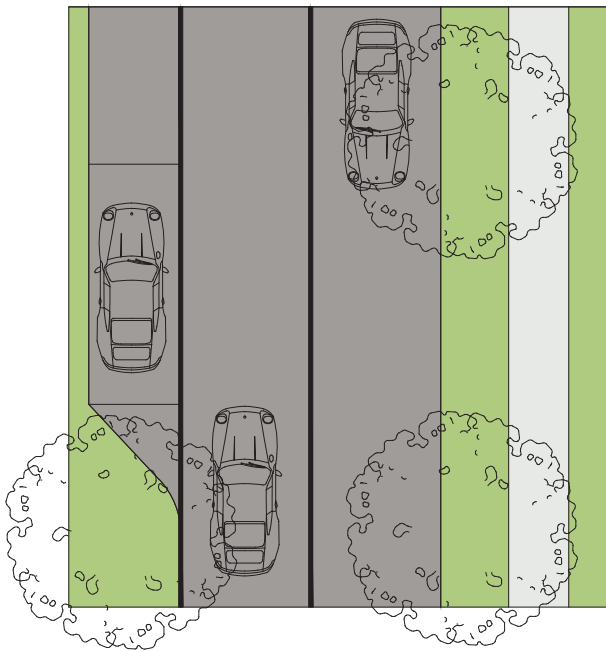
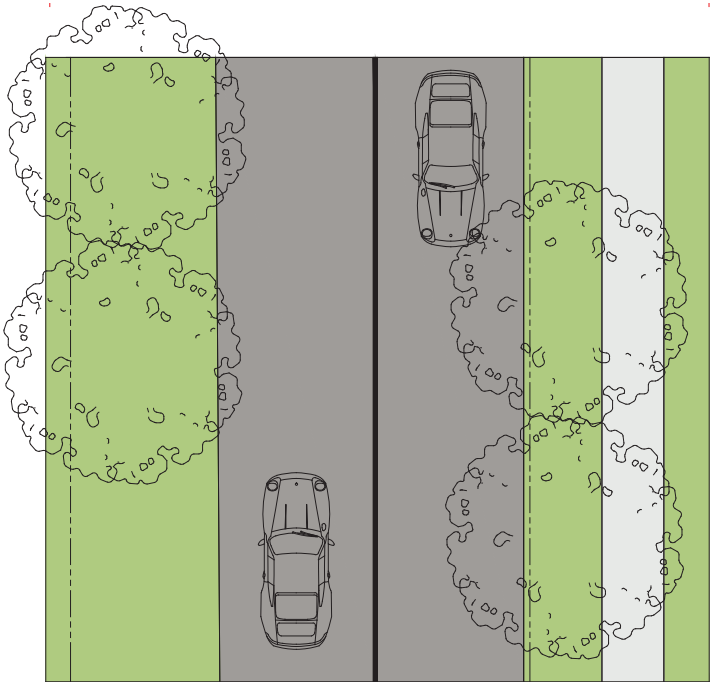
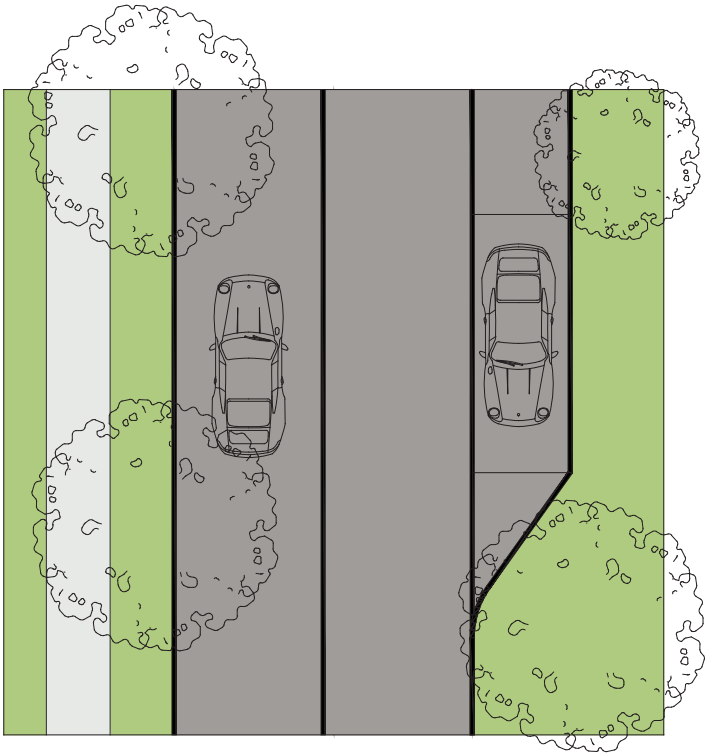
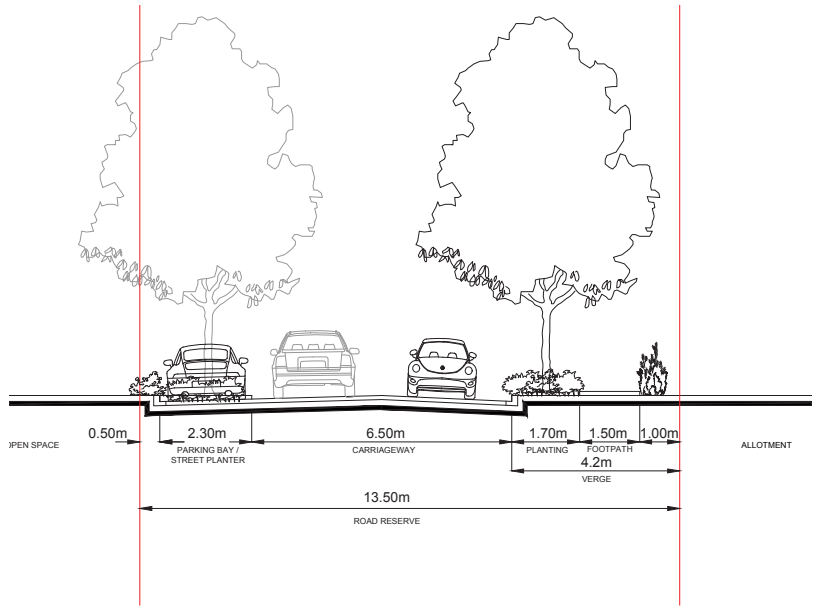
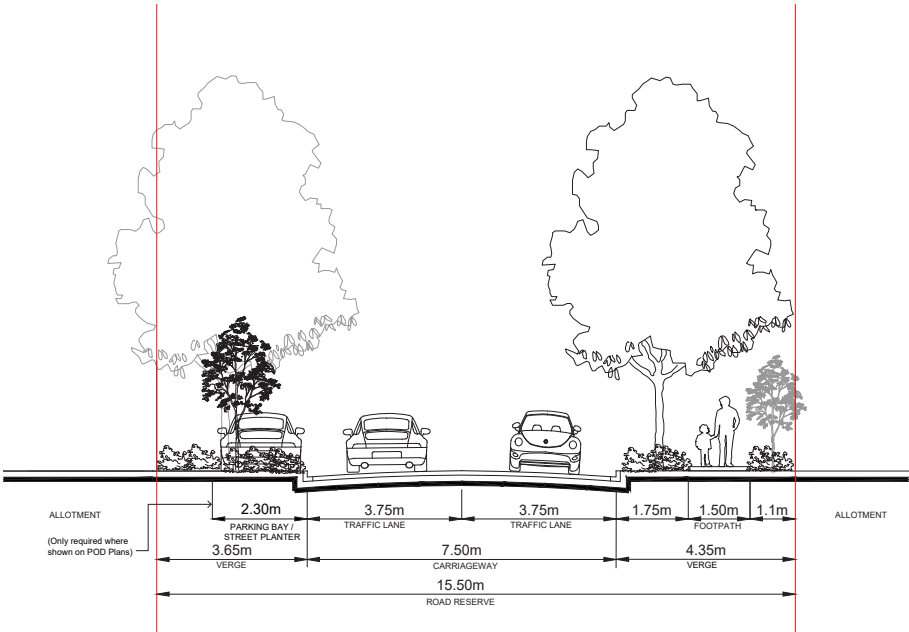
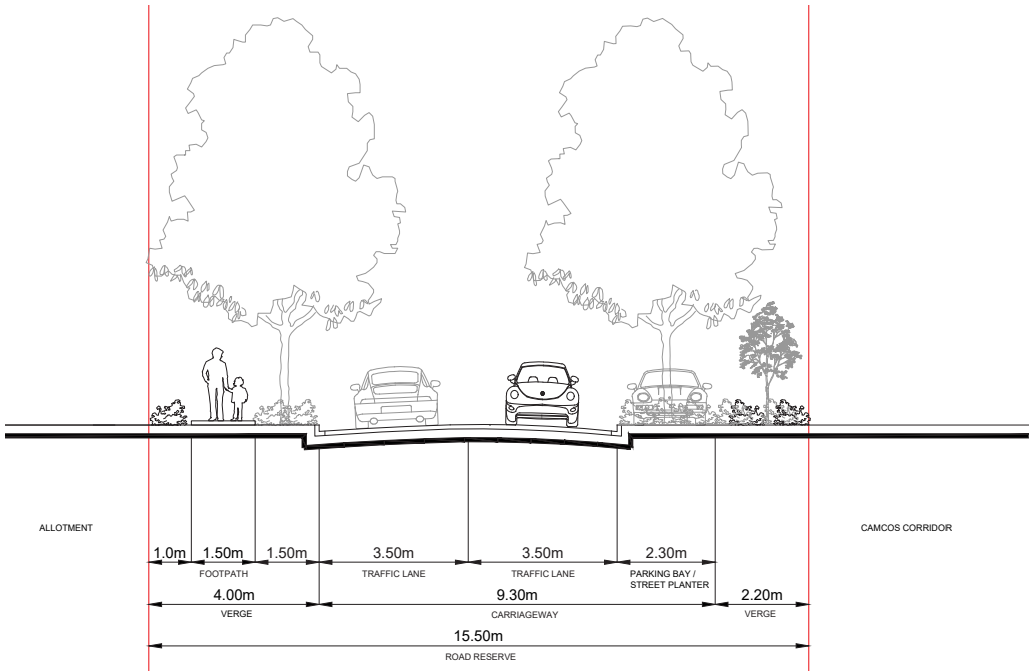
ACCESS STREET G (CAMCOS) - 15.5M



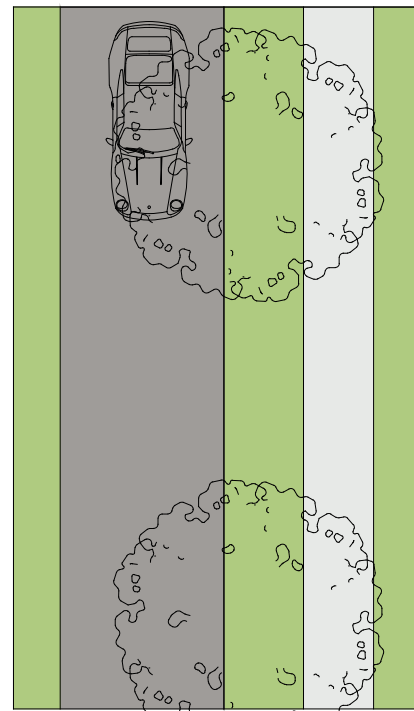
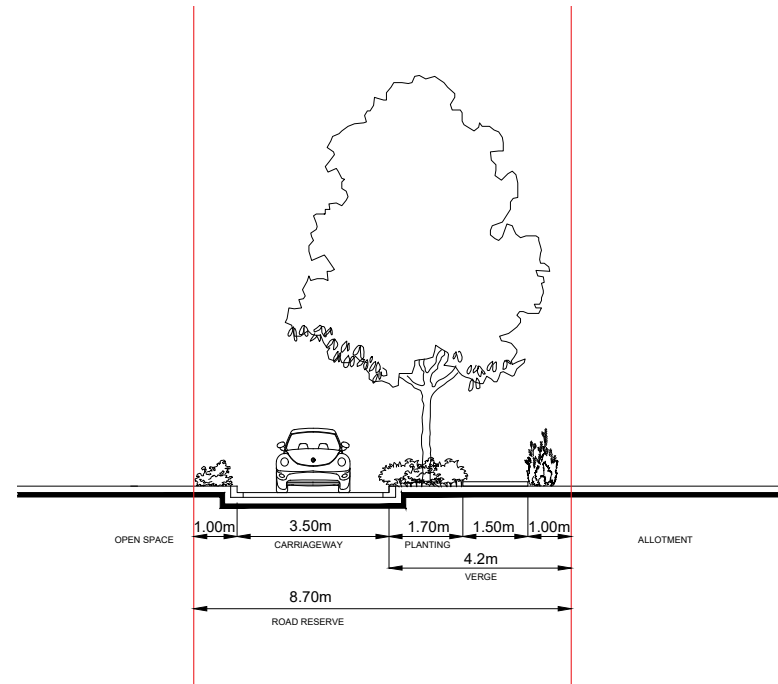
ACCESS STREET - STANDARD 15.5M



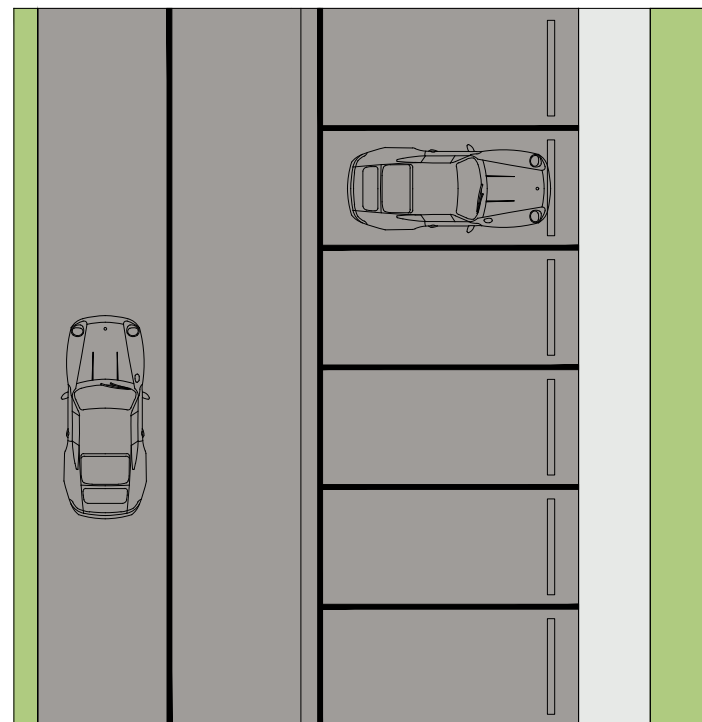
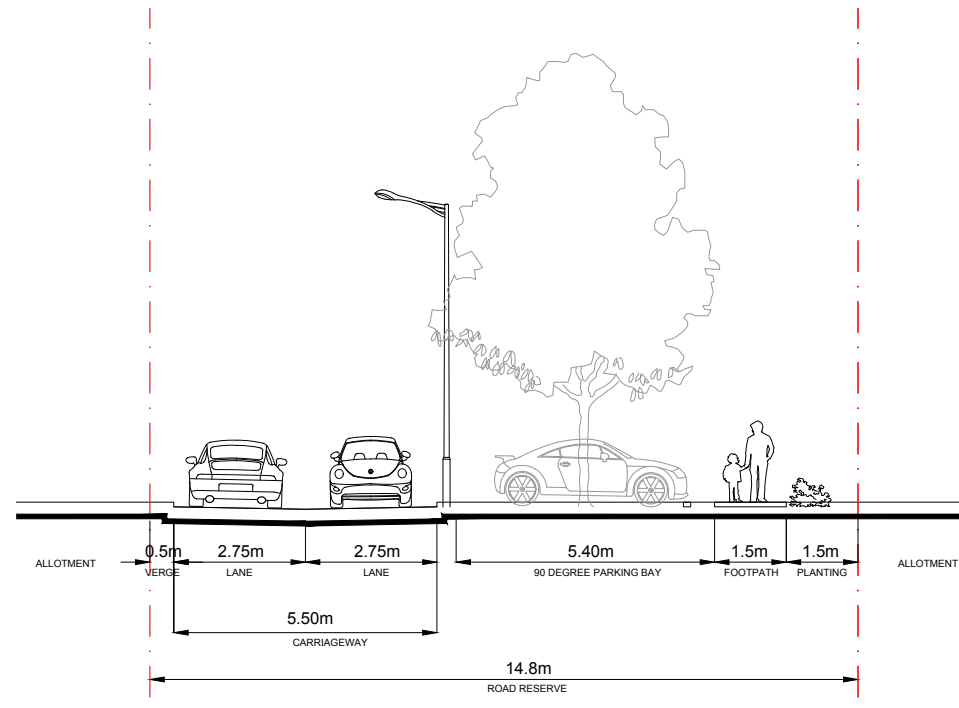
ACCESS STREET ESPLANADE - 13.5M



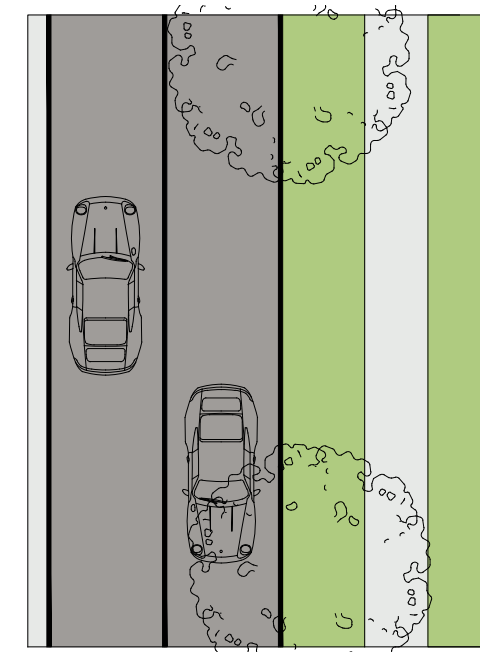
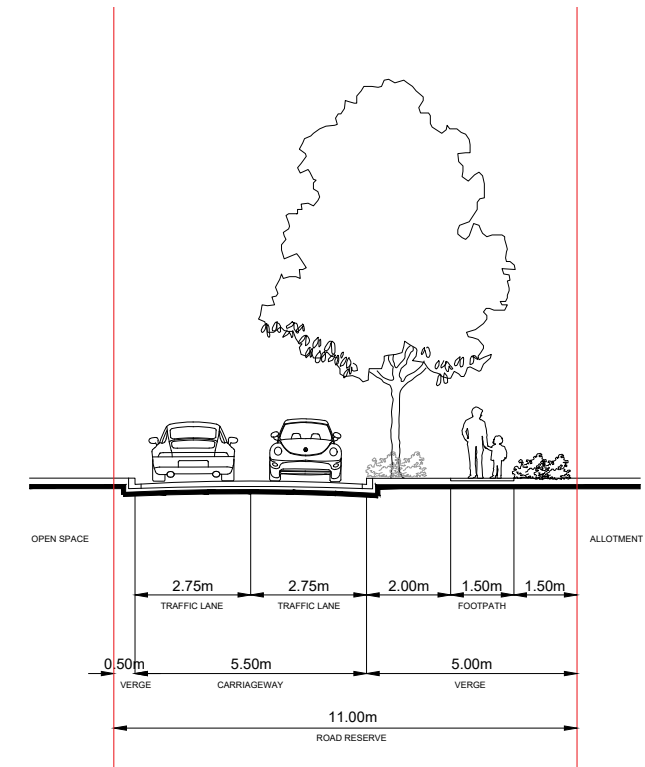
ACCESS STREET ESPLANADE B - 8.7M



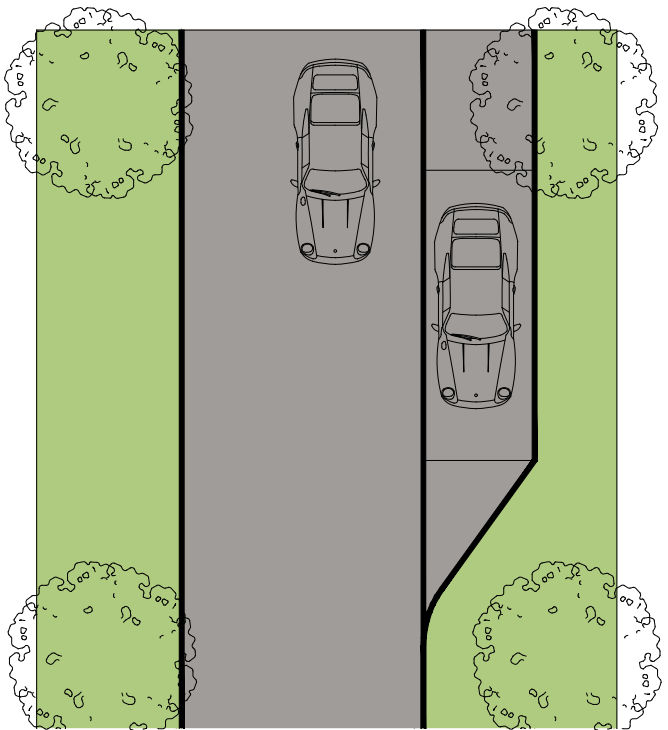
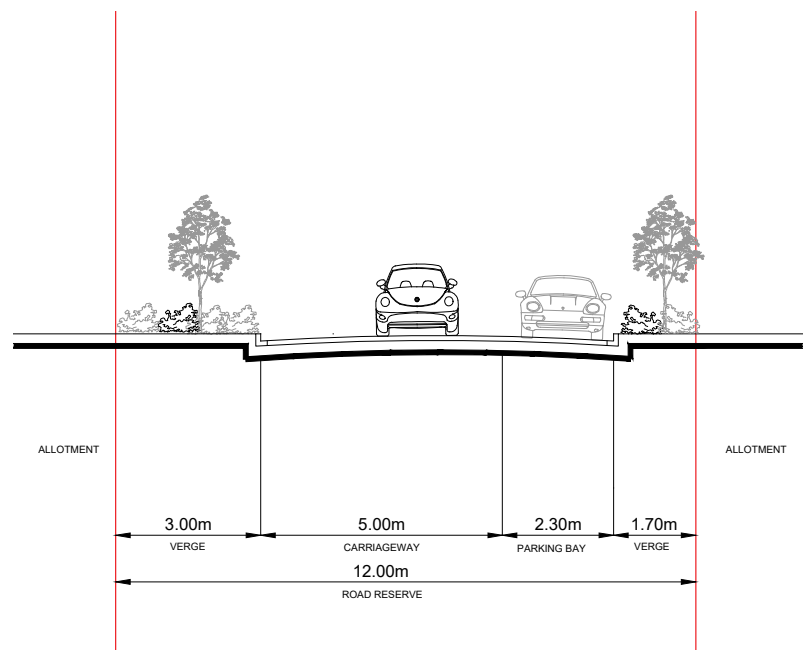
LANEWAY - 14.8M



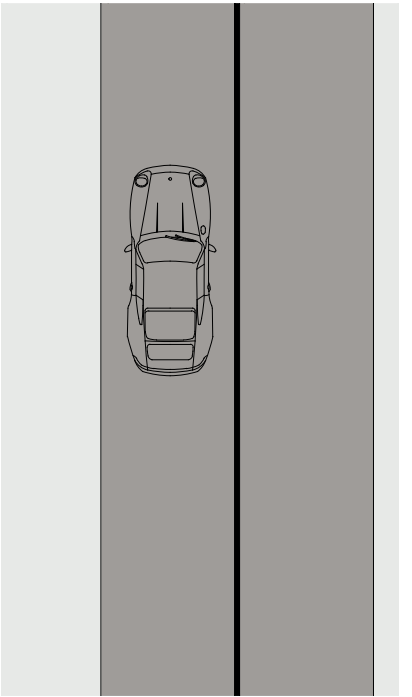
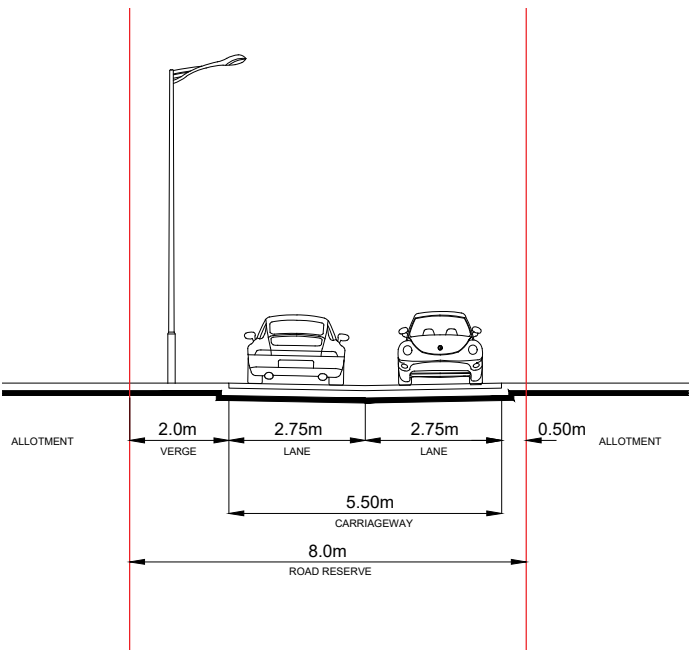
LANEWAY - 11.0M



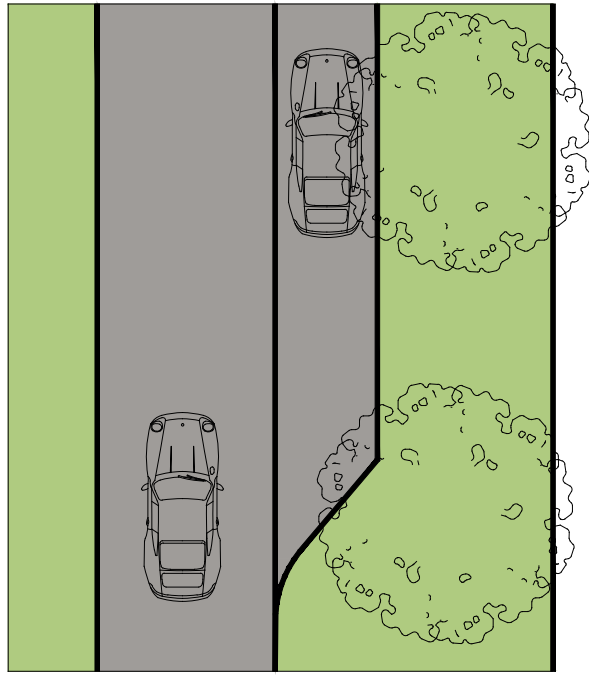
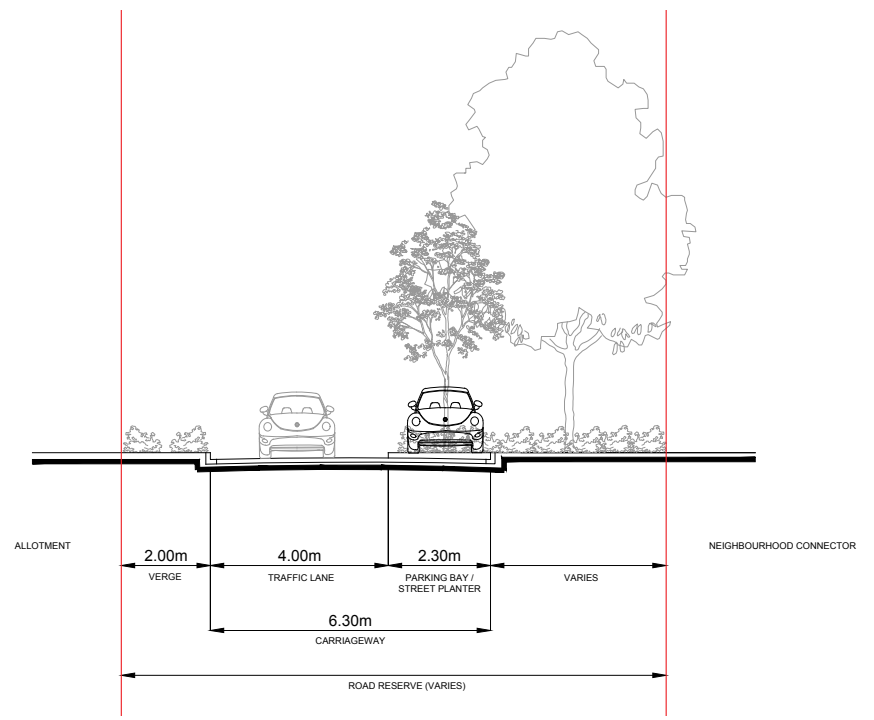
SHARED VEHICULAR / PEDESTRIAN ACCESS - 12M

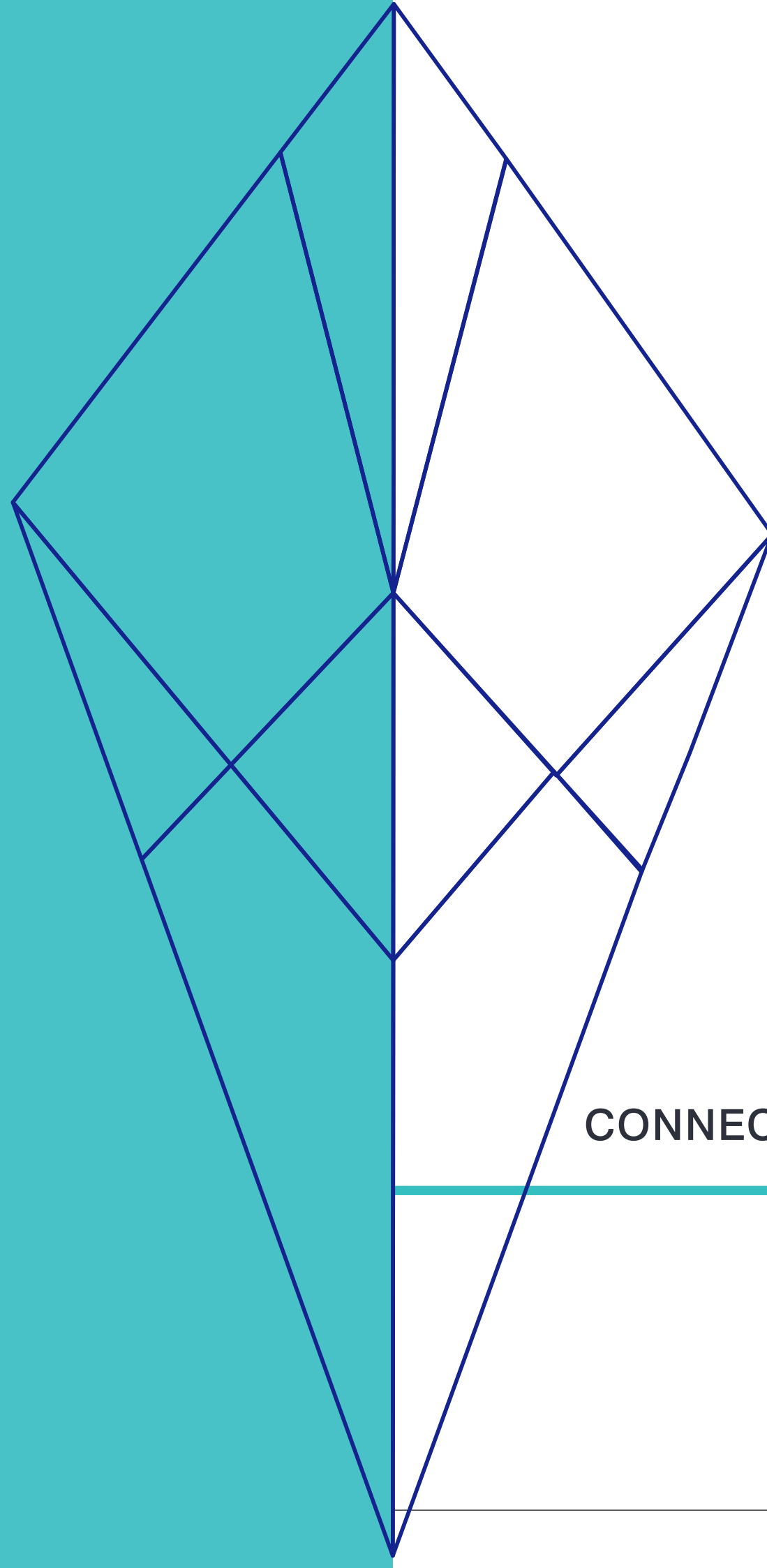


LANEWAY - 8.0M



LANEWAY - VARIES

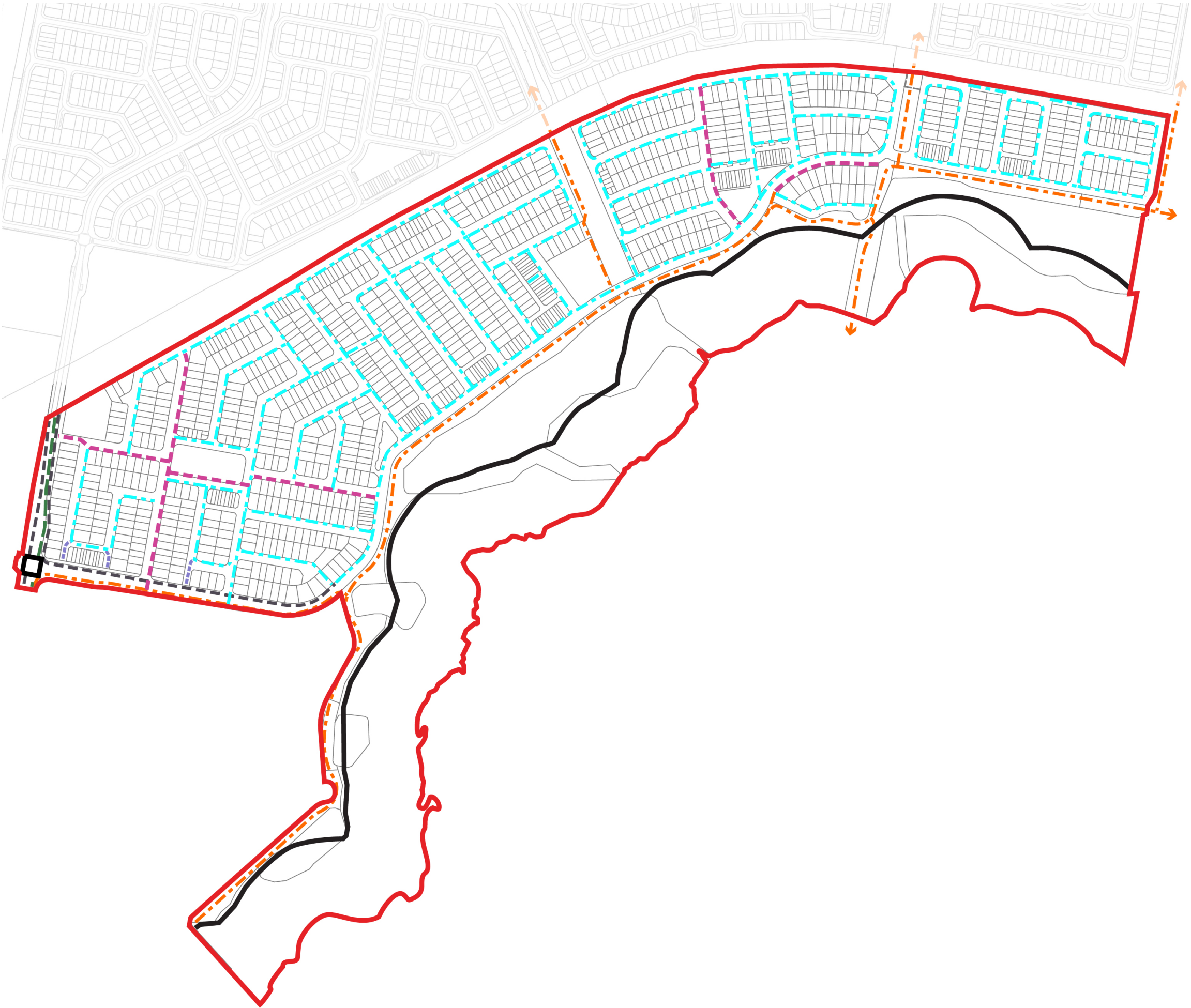




APPENDIX J CONNECTIVITY & PUBLIC TRANSPORT PLANS

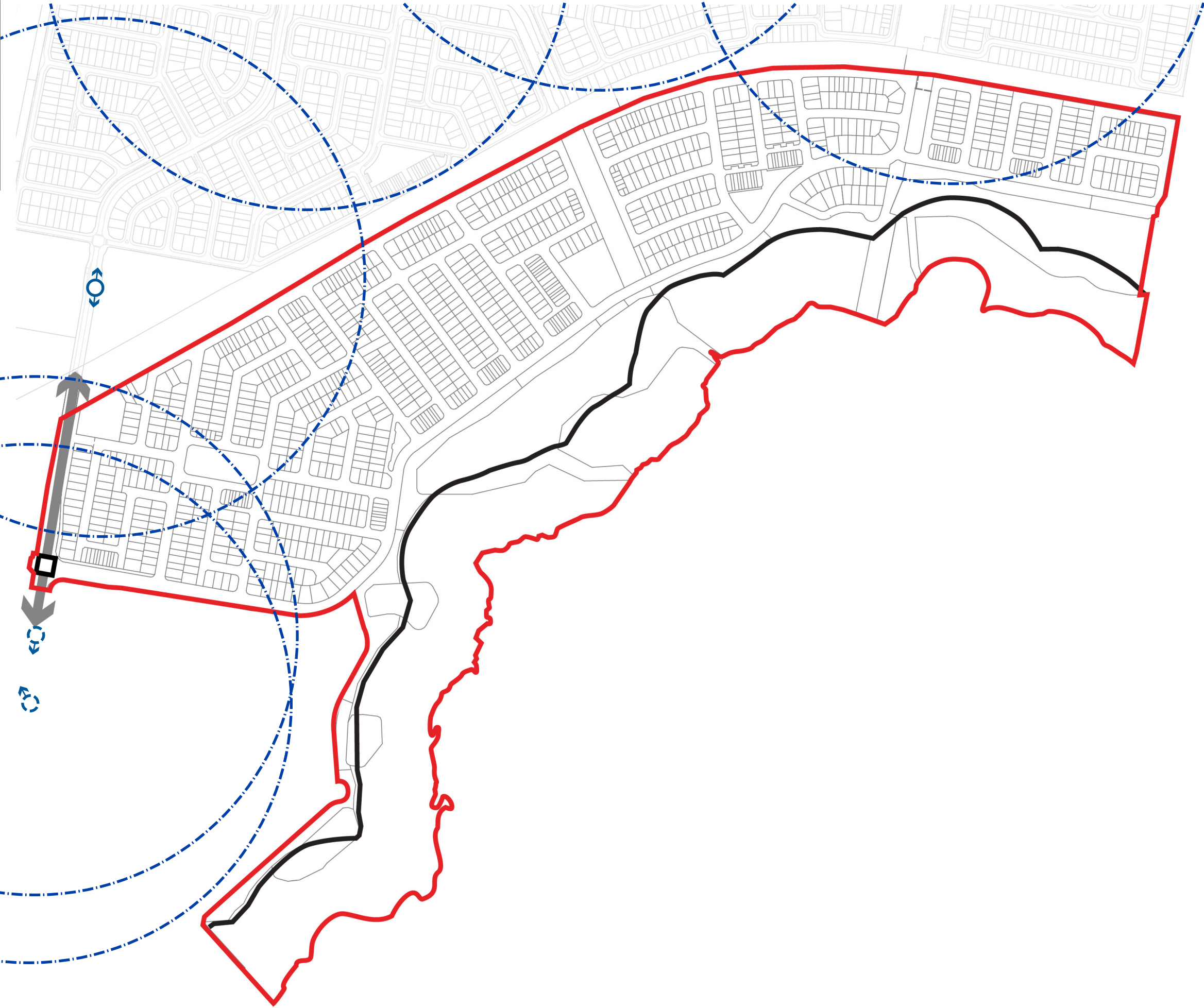
LEGEND

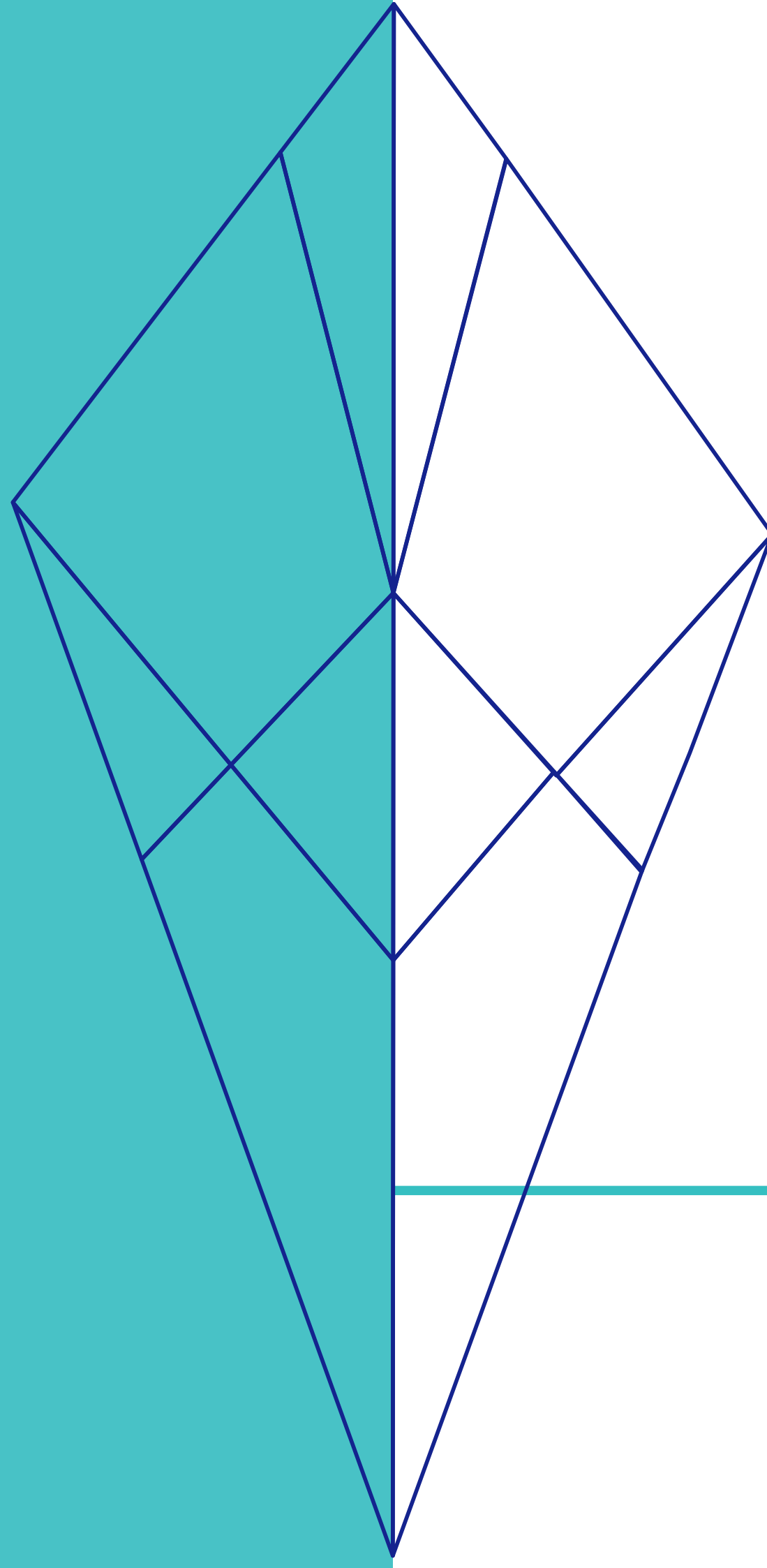
GENERAL	
	Precinct Boundary
	Application Boundary
PEDESTRIAN / CYCLE MOVEMENT	
	3.0m Wide Contraflow / Dedicated Cycle Path
	3.0m Wide Shared Path
	2.5m Wide Off-Road Shared Path
	1.8m Wide Off-Road Pedestrian Path
	1.5m Wide Pedestrian Path
	Shared Pedestrian Path
INTERSECTIONS	
	Signalised Intersection



LEGEND

GENERAL	
	Precinct Boundary
	Application Boundary
INTERSECTIONS	
	Signalized Intersection
PUBLIC TRANSPORT	
	Indicative Bus Stop Location (Indented Bay)
	400m Walk to Bus Stop





APPENDIX K ACID FROG MANAGEMENT CODE

Caloundra South Priority Development Area

Things to note for engineers, planners and landscape architects in reference to the Wallum Sedge Frog

- With the exception of creek areas that adjoin the Environmental Protection Zone (EPZ, see Figure 1 over leaf), any design work south of Lamerough Creek and north or south of Bells Creek North and Bells Creek South will generally need to accommodate (on each side of the creek, see Figure 1):

- 25m Riparian Buffer Zone,
- 50m Frog Zone
- 50m Frog Buffer,
- 30m Lifestyle Buffer

The required setbacks / zones / buffers are measured from the high bank.

- WSUD is **permissible** in the Frog Buffer
- Sports related facilities are **permissible** in the Lifestyle Buffer
- A total of **152ha** of Wallum Sedge Frog Habitat is allowed to be **removed** based on surveys conducted in 2012 (see grey areas on Figure 2 overleaf, consistent with development consent),
- A total of **152ha** of created compensatory Wallum Sedge Frog Habitat must be **established** (in stages) across the development site (outside of EPZ) – i.e. Frog Zone.
- Key documents (more recent than the PER)
 - 2013 **Caloundra South Wallum Sedge Frog Management Plan** (Stockland, December 2013)
 - 2014 **Construction Environmental Management Plan Precinct 1/ Part Precinct 3/4** (Browns, June 2014)

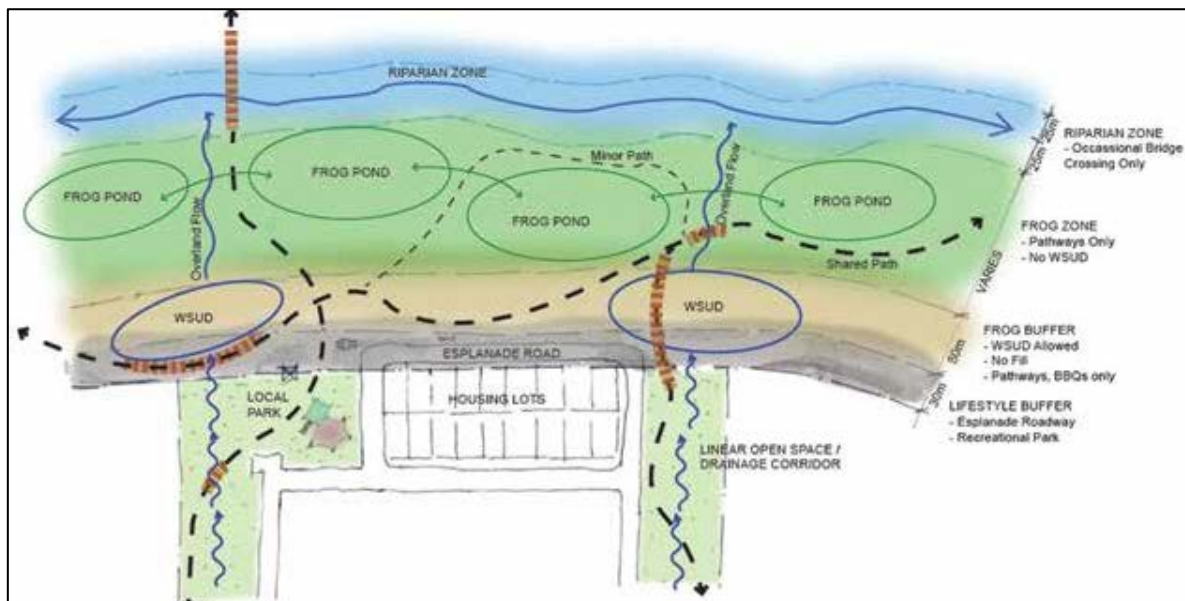


Figure 1 : Diagrammatic representation of riparian zone, development and interaction with Wallum Sedge Frog requirements

Table 2: Activities Compatible within Conservation and Other Zones

Re-creation opportunity	Riparian Corridor	Frog Zone	Frog Buffer	Lifestyle Buffer	Sports/Rec/Urban Zones	Comments
Boardwalks	✓	✓	✓	✓	✓	Acceptable in Frog Zones, boardwalks have been constructed in areas of sensitive frog habitat without any obvious significant impact on frogs. Boardwalks in the riparian corridor would be sensitively designed and would not enable direct access to the creek.
Pedestrian paths	✓	✓	✓	✓	✓	Acceptable in Frog Protection Zones provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided in frog Protection Zones. Paths in the riparian corridor would be sensitively designed and would not enable direct access to the creek.
Seating and interpretive /educational signage	✓	✓	✓	✓	✓	Acceptable in Frog Protection Zones provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided in frog Protection Zones.
Cycleways	✓	✓	✓	✓	✓	Acceptable, provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided in Frog Protection Zones (inc. Frog Buffer). Cycleways in the riparian corridor would be sensitively designed and would not enable direct access to the creek.
Water Sensitive Urban Design (WSUD)	✗	✗	✓	✓	✓	WSUD within wallum frog breeding areas is considered inappropriate as this benefits competitive species. As earthworks are likely to be required, location in Frog Buffer should be minimised. All WSUD should be off-line from frog breeding habitat to ensure no mixing of water chemistry/hydrology.
BBQ site/table and chairs	✗	✗	✗	✓	✓	Acceptable within Frog Buffer, provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided.
End of trip cycle facilities	✗	✗	✗	✓	✓	Acceptable, within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.
Toilets	✗	✗	✗	✓	✓	Acceptable (if not in-ground infiltration systems), within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided
Playgrounds	✗	✗	✗	✓	✓	Acceptable, within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.
Lakes	✗	✗	✗	✓	✓	Acceptable within Lifestyle Buffer and beyond. Should be placed as far from frog habitat as possible. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.
Informal spaces/kick a bout	✗	✗	✗	✓	✓	Acceptable, within Frog Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided. For use in Frog Buffer minimum 30m buffer is required from frog breeding areas.
Community Event Spaces	✗	✗	✗	✓	✓	Acceptable, within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.
Bowls Club	✗	✗	✗	✓	✓	Assumed location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Tennis Court/Hard Court	✗	✗	✗	✓	✓	Assumed location within lifestyle and sport & recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Car park	✗	✗	✗	✓	✓	Assumed location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan. Drainage should be off-line from frog habitat given potential for hydrocarbons in run-off.
Clubhouse	✗	✗	✗	✓	✓	Assume location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Sports Oval	✗	✗	✗	✓	✓	Assume location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Sports Centre	✗	✗	✗	✓	✓	Assume location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Fertilized and maintained playing surfaces and lakes associated with a golf course	✗	✗	✗	✓	✓	Fill and direct application of fertiliser for greens and fairways are inappropriate within frog core habitat and buffer due to the risk of adverse run-off and weed infestation. Permanent water features, which may provide habitat and source populations for competitive species and predatory fish, will be restricted to the Lifestyle Buffer and beyond and be offline (including during flood events) to frog ponds. Assume sustainably designed (and certified) golf course.

