PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/987/305

Date: 25 May 2026

Queensland Government



# AURA

## WESTERN LOCALITY

### PRECINCTS 6, 11, 12 AND 14 (PARTS)

## PLAN OF DEVELOPMENT

PREPARED BY URBIS FOR STOCKLAND
OCTOBER 2025

Stockland URBIS

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# SECTION 1

## EXPLANATORY CONTENT

# 1.0 EXPLANATORY CONTENT

## 1.1 PLAN OF DEVELOPMENT PURPOSE

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

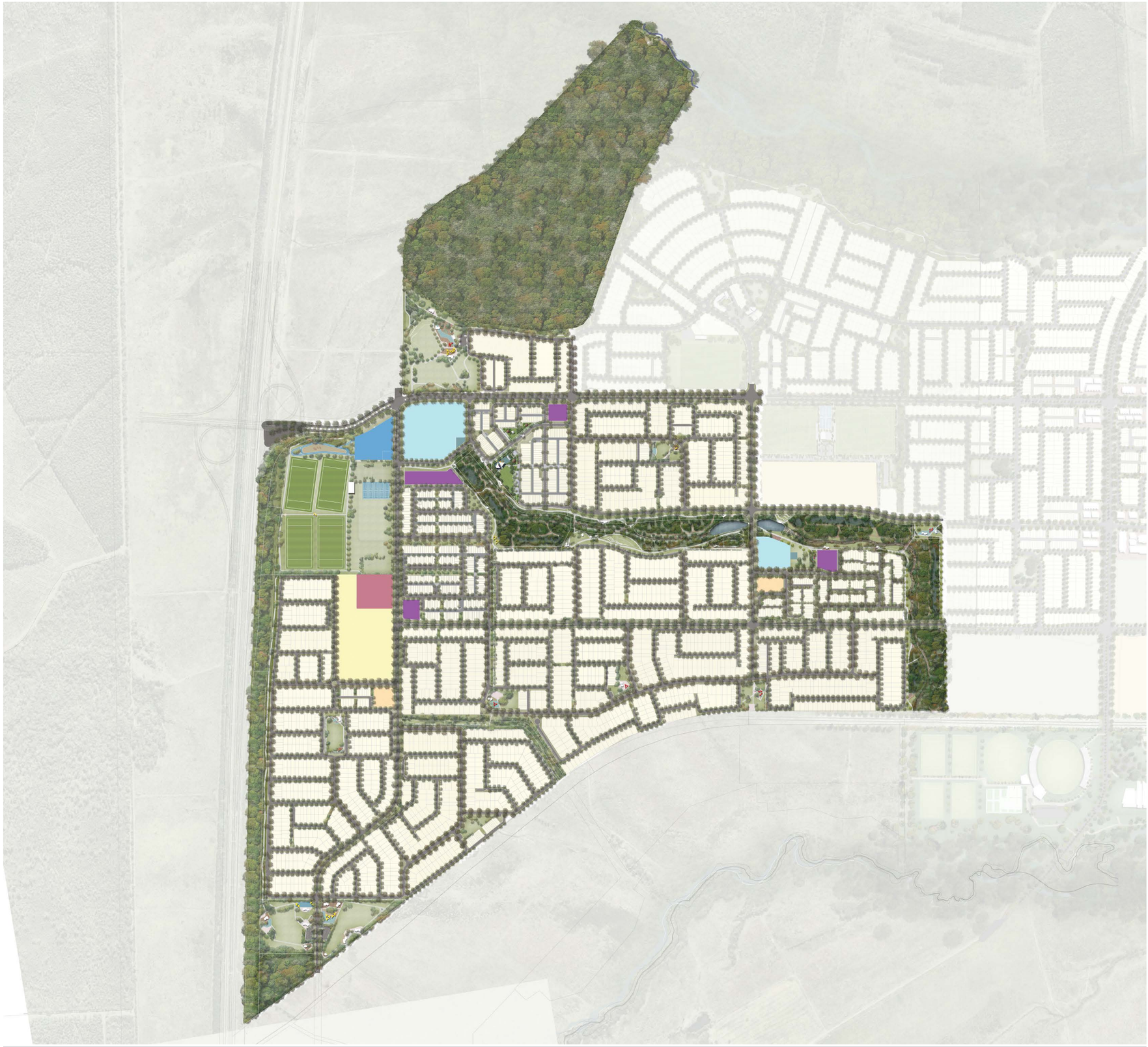


*FIGURE 1:* AURA WESTERN LOCALITY – ILLUSTRATIVE VISION PLAN

## 1.2 LAND TO WHICH THIS POD RELATES

This PoD relates to that part of the *Caloundra South Master Plan* described as the Western Locality – Precincts 6, 11, 12 and 14 (parts) within the *Caloundra South Master Plan* (15 June 2012). ***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.

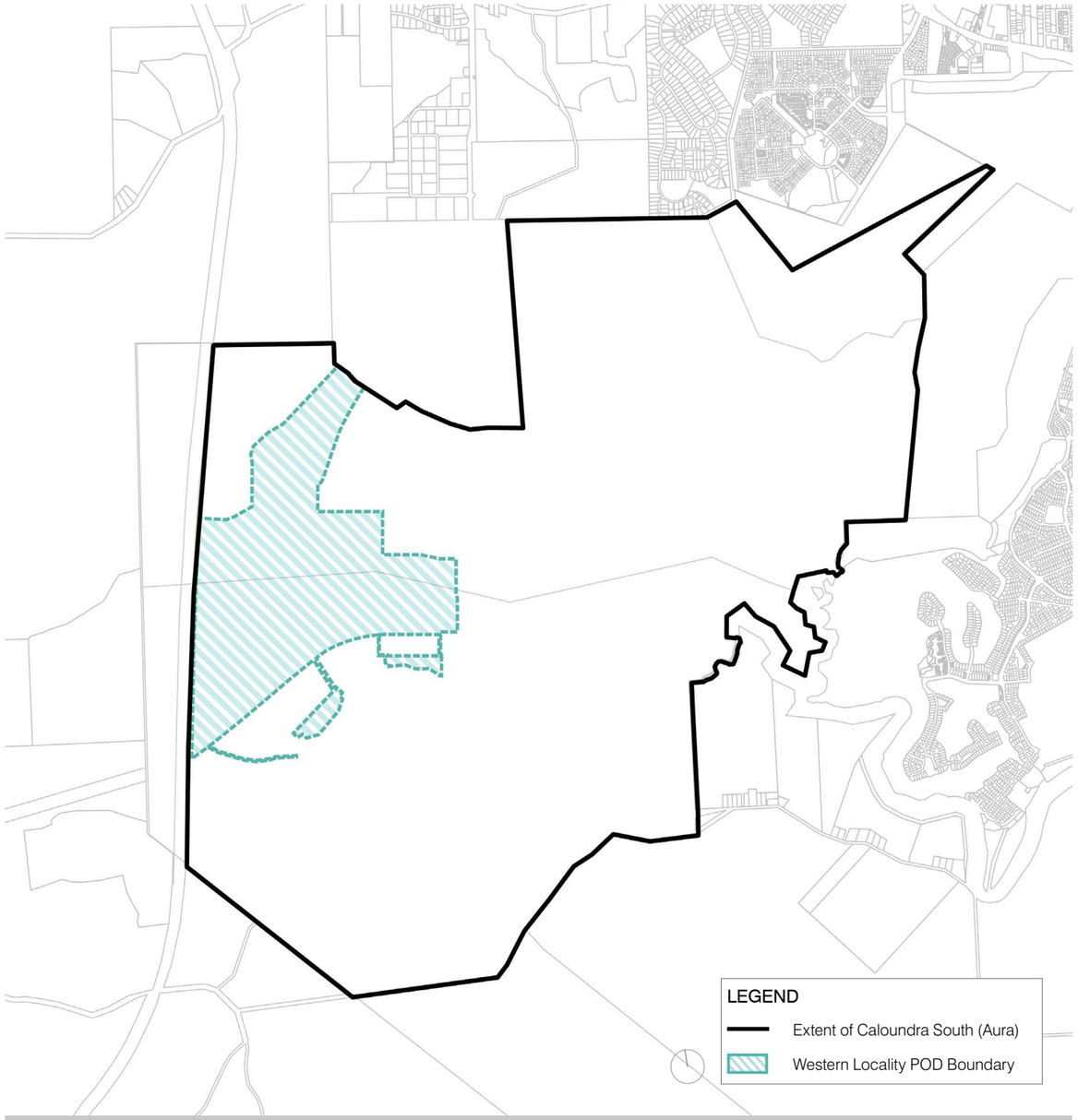



*FIGURE 2:* LAND TO WHICH THIS POD RELATES

## 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* (15 June 2012).

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* (15 June 2012);
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.

## 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**<br>Explanatory Content | This section includes general explanatory content regarding the site and how the PoD document is used, including:<br>• Relationship to all heads of power;<br>• Structure of PoD;<br>• How future assessment processes work;<br>• The purpose of this document;<br>• Land to which this PoD relates;<br>• Rules for interpretation;<br>• The relationship of this PoD to other legislation; and<br>• The assessment process sought by this PoD. |
| **Providing development criteria and plans that form the statutory element of the PoD.** | **Section 2**<br>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**<br>Approved Development (Compliance Assessment) | This section outlines all development that can be considered through compliance assessment.<br>This section is organised by Sub-Precinct or 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 Western Locality (CSWL) – Precincts 6, 11, 12 and 14 (parts).

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 CSWL – Precincts 6, 11, 12 and 14 (parts), 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.

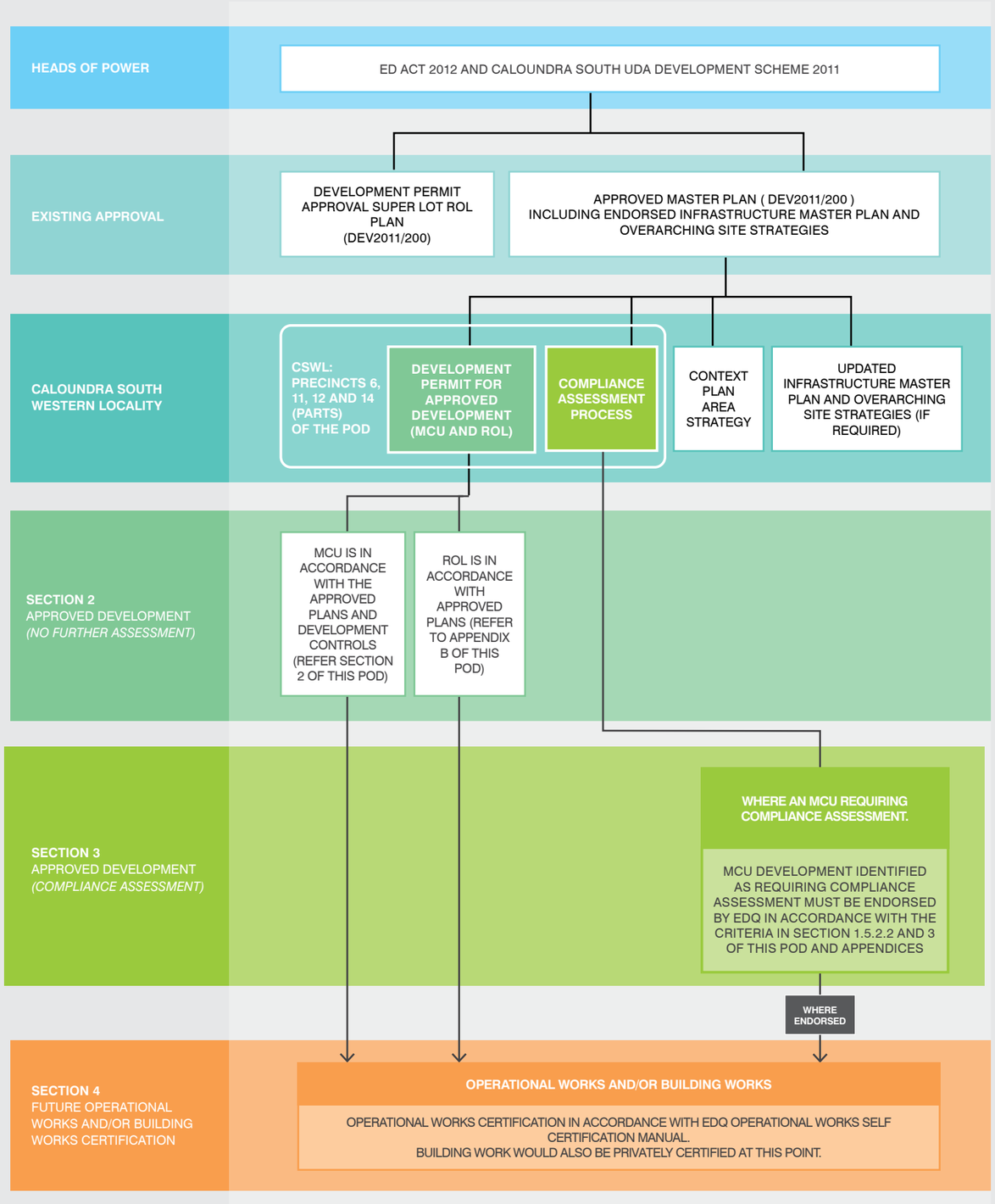



*FIGURE 3:* POD RELATIONSHIPS AND OPERATIONAL OVERVIEW

### 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***.

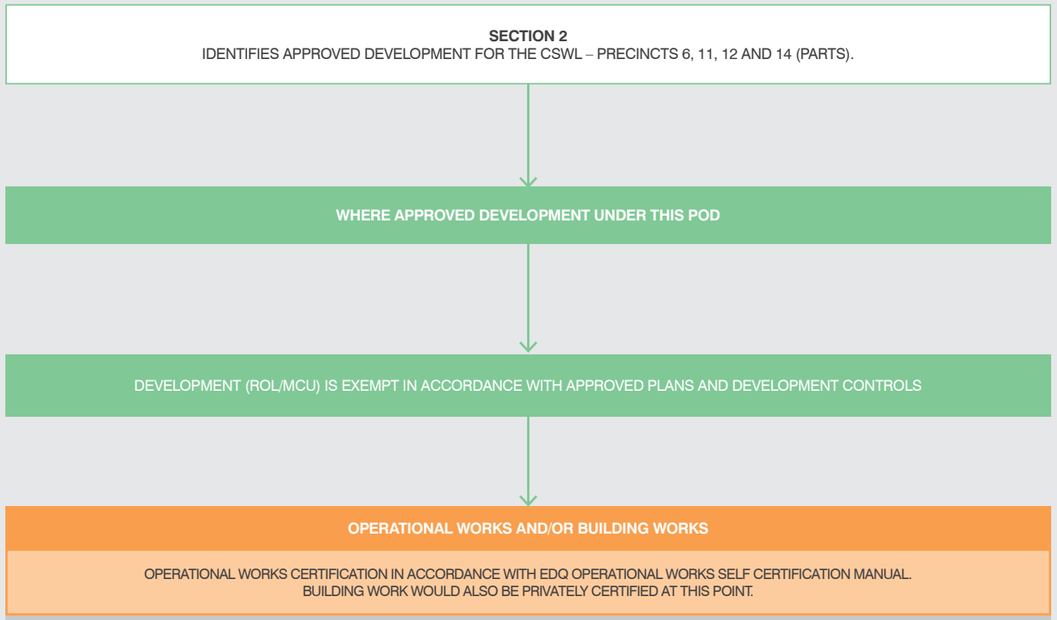



*FIGURE 4:* APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) OPERATION

*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:-<br>• Approved Plans for Reconfiguring a Lot;<br>• 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 EDQ.

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***.

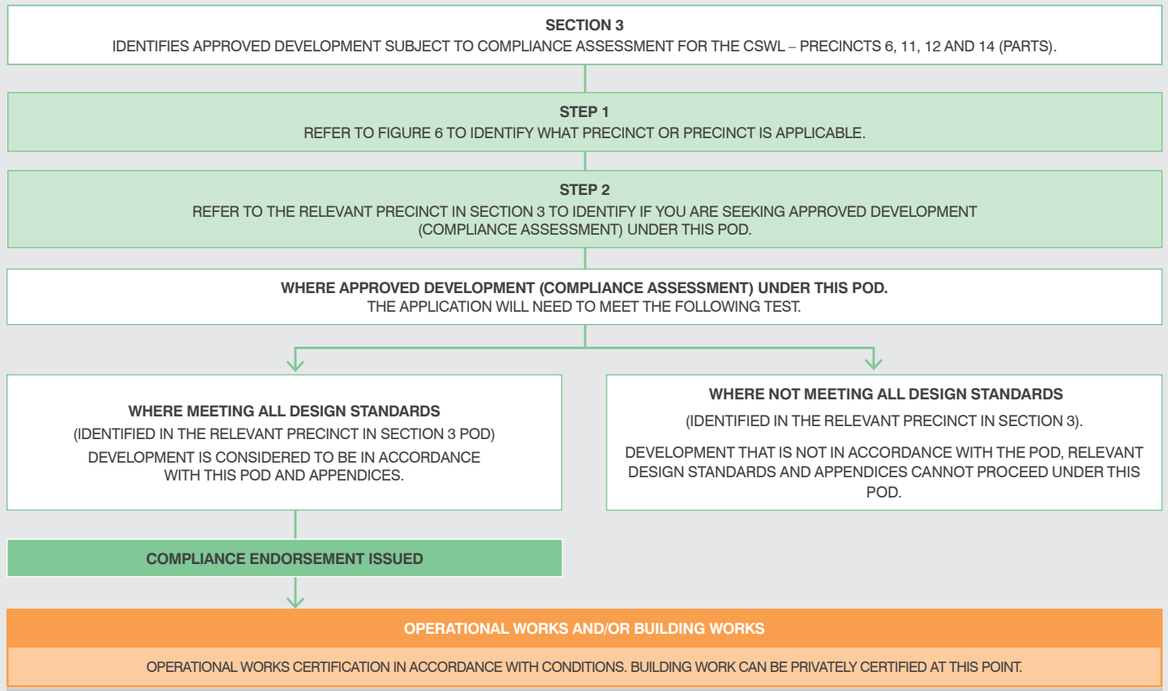



*FIGURE 5:* APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) OPERATION

*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:-<br>• Precinct intent statements;<br>• Uses that are Approved Development subject to Compliance Assessment;<br>• Precinct design criteria;<br>• Specific Use Criteria; and<br>• 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 EDQ and administered by way of a condition of approval. | Administered by EDQ. | This section is intended to facilitate future compliance assessment. Its benefits are:-<br>• A more efficient planning process;<br>• Provides flexibility for Stockland and the community; and<br>• Resolves detailed design and technical requirements. |

#### 1.5.2.3 PRELIMINARY APPROVAL (FUTURE MCU)

For those land uses listed in Section 3.1.2 (table 9) of this Plan of Development, Preliminary Approval has been granted through the Master Plan approval under DEV2011/200.

# 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:

- Reconfiguring a Lot;
- Advertising Devices;
- Car Park (where associated with Display Home and/or Sales Office);
- Home Based Business;
- House or Display Home or Other Residential (NDIS dwelling);
- Secondary Dwellings;
- Multiple Residential (Duplex);
- Multiple Residential (Triplex)
- Park;
- Sales Office (where not greater than 400m$^2$); and
- Market

This section includes the following components:

- Reconfiguring a Lot Plans;
- Plans and development controls for Advertising Devices;
- Plans and development controls for a Car Park (where associated with Display Home and/or Sales Office)
- Development controls for Home Based Business;
- Plans and development controls for House or Display Home;
- Development controls for Secondary Dwellings;
- Plans and development controls for Multiple Residential (Duplex);
- Plans and development controls for Multiple Residential (Triplex);
- Mansion Homes;
- Development controls for Park;
- Plans and development controls for Sales Office (where not greater than 400m$^2$); and
- Development controls for Market.

## 2.1 RECONFIGURATION OF A LOT

Reconfiguring a Lot plans have been prepared for the Western Locality – Precincts 6, 11, 12 and 14 (parts) which reflect the proposed lot layout. These plans are included in ***Appendix B*** of the PoD for ease of reference. Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and plan sealing in accordance with the process outlined in Section 1.5.2.1.

## 2.2 ADVERTISING DEVICES

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

***TABLE 4:*** **ADVERTISING DEVICES CONTROLS**

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

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

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

- The use is provided in conjunction with a Display Home and/or Sales Office; and
- Complying with car parking in ***Appendix F.***

## 2.4 HOME BASED BUSINESS

A Home Based Business is exempt development where the use is in accordance with the provisions of the Home Based Business definition in ***Appendix A.***

## 2.5 HOUSE OR DISPLAY HOME OR OTHER RESIDENTIAL (WHERE NDIS DWELLING)

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

***TABLE 5:*** **HOUSE OR DISPLAY HOME CONTROLS**

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

## 2.6 SECONDARY DWELLINGS

Secondary Dwellings are Approved Development (no further assessment) provided they meet all of the following criteria outlined in ***Table 6: Secondary Dwelling Controls*** below:

***TABLE 6:*** **SECONDARY DWELLING CONTROLS**

| SECONDARY DWELLING CONTROLS | |
|---|---|
| Floor Area of Secondary Dwelling | Maximum 45m$^2$ GFA (Note: GFA excludes the garage and a 4m$^2$ size covered entry porch area only). |
| Design and Siting of buildings and structures | To be in accordance with the relevant Allotment Diagram in ***Appendix G.*** 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 9m$^2$ with a minimum dimension of 3m and directly accessible from a main living area. |
| Car Parking and Garaging | Minimum one space in addition to the primary dwelling requirement – with minimum dimensions of 5m x 3m. |
| Driveway | Shared minimum driveway with the primary house. |
| Front Entry | If the lot is on a corner – dedicated pedestrian entry and door visible from and addressing the secondary street. |
| Street Surveillance | On a single street frontage the secondary dwelling entry must be hidden from view from the street so as to give the effect that the home is one (1) single residential dwelling. |
| Letterboxes | Any Secondary Dwelling is not permitted its own letterbox and must be shared with the primary dwelling. |
| Titling | Any Secondary Dwelling is unable to be separately titled to the primary dwelling. |
| Rainwater Tank Requirements | The requirement of a 5000L rainwater tank is to be applied to the dwelling treated as one (1) combined dwelling. |
| Separate Services | No separate infrastructure servicing to the secondary dwelling is permitted (ie. water, gas, electricity). |

## 2.7 MULTIPLE RESIDENTIAL (DUPLEX & TRIPLEX) AND MANSION HOMES

Multiple Residential (duplex & triplex) and Mansion Homes are 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, 1.1.2 Triplex and 1.1.19 Mansion Homes).

## 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 3.9 and where complying with the car parking rates in ***Appendix F.*** |

## 2.10 MARKET

A Market is Approved Development (No Further Assessment) on the following lots only:

- The Civic Park Lot 850 and Town Square Lot 860;
- The Community Lots 853, 857, 858 and 880; and
- where the use is in accordance with the provision of the Market definition in ***Appendix A*** and the Specific Use Criteria in Section 3.9.

# SECTION 3

## APPROVED DEVELOPMENT

*(COMPLIANCE ASSESSMENT)*

# 3.0 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT AND PRELIMINARY APPROVAL MCU USES )

## 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 and Sub-Precincts as shown in ***Figure 6: Western Locality Precincts And Sub-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 Sub-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 Sub-Precincts for specific uses.

Where in conflict, the Sub-Precinct design criteria prevail over Section 3.9.

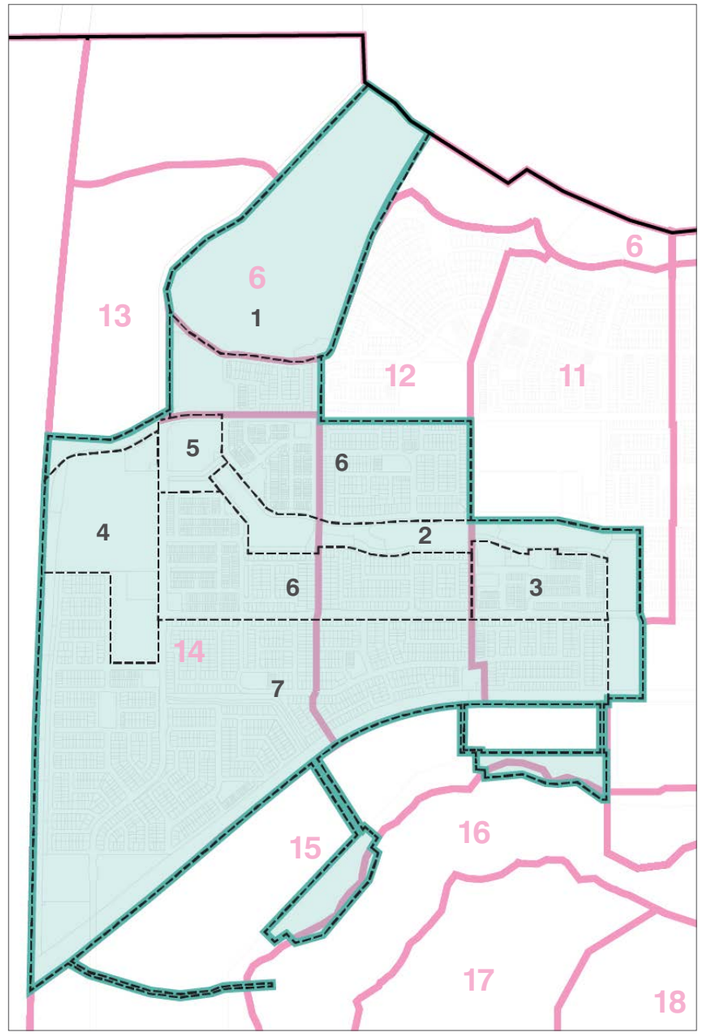
This section also identifies uses which comprise a Preliminary Approval. These are uses which will be assessable subject to future applications for a development permit.

### 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 DUPLEXES, TRIPLEXES & MANSION HOMES) (MINIMUM +/-15%) | MAX RETAIL USE GFA | MAX COMMERCIAL USE GFA | EDUCATION AND COMMUNITY FACILITY PROVISION | TOTAL PARK AREA |
|---|---|---|---|---|---|---|---|
| 1 | N / A | N / A | N / A | N / A | N / A | N / A | 39.2 ha<br>Conservation |
| 2 | N / A | N / A | N / A | N / A | N / A | N / A | 2.65 ha<br>Local Linear Park<br>0.61 ha<br>Neighbourhood Recreation Park<br>0.35 ha<br>Local Recreation Park<br>15.96 ha<br>Drainage Corridor |
| 3 | • Business<br>• Child Care Centre<br>• Community Facility<br>• Fast Food Premises<br>• Food Premises<br>• Health Care Services<br>• Market<br>• Multiple Residential<br>• Service Industry<br>- a maximum of 250m² GFA<br>• Shop<br>• Shopping Centre | 190 standard residential lots | 35 dwellings | 1,500m² | 1,000m² | | 0.5 ha<br>Neighbourhood Recreation Park<br>0.10 ha<br>Local Linear Park<br>400 m²<br>Civic Park |
| 4 | • Community Facility<br>• Educational Establishment<br>• Outdoor Sport and Recreation<br>• Indoor Sport and Recreation | N / A | N / A | N / A | N / A | • 750 m² land dedication for a Neighbourhood Meeting Room Lot<br>• 1.0ha land dedication for a District Community Centre<br>• 4.0ha P-6 State School<br>• 1.08ha Emerging Community Lot | 12.52 ha<br>Major Sports Park<br>0.18 ha<br>Local Linear Park<br>1.38 ha<br>Highway Buffer (40m wide) |
| 5 | • Business<br>• Fast Food Premises<br>• Food Premises<br>• Health Care Services<br>• Indoor Entertainment (Tavern)<br>• Market<br>• Multiple Residential<br>• Service Industry<br>- a maximum of 250m² GFA<br>• Shop<br>• Shopping Centre | N / A | 170 dwellings | 5,000m² | 2,000m² | N / A | 609 m²<br>Town Square<br>0.32 ha<br>Local Linear Park |

| SUB-PRECINCT | APPROVED USES | TOTAL RESIDENTIAL LOTS (MINIMUM +/-15%) | TOTAL MULTIPLE RESIDENTIAL (OTHER THAN DUPLEXES, TRIPLEXES & MANSION HOMES) (MINIMUM +/-15%) | MAX RETAIL USE GFA | MAX COMMERCIAL USE GFA | EDUCATION AND COMMUNITY FACILITY PROVISION | TOTAL PARK AREA |
|---|---|---|---|---|---|---|---|
| 6 | • Multiple Residential | 1,167 standard residential lots<br>12 Multiple Residential Allotments (Duplex) (24 dwellings max.)<br>1 Mansion Home Allotments (4 dwellings max.)<br>Total of 1,195 max. dwellings including Multiple Residential dwellings | 54 dwellings | N / A | N / A | N / A | 5.0 ha<br>District Recreation Park<br>0.35 ha<br>District Linear Park<br>1.12 ha<br>Neighbourhood Recreation Park<br>0.20 ha<br>Local Recreation Park<br>1.60 ha<br>Local Linear Park |
| 7 | • Child Care Centre<br>• Multiple Residential<br>• Telecommunications Facility | 1,464 standard residential lots<br>31 Multiple Residential Allotments (Duplex) (62 dwellings max.)<br>2 Multiple Residential Allotments (Triplex) (6 dwellings max.)<br>Total of 1,532 max. dwellings including Multiple Residential dwellings | N / A | N / A | N / A | N / A | 5.0 ha (total)<br>District Recreation Park<br>1.43 ha<br>District Linear Park<br>5.23 ha<br>Highway Buffer (40m wide)<br>1.82 ha<br>Neighbourhood Recreation Park<br>0.74 ha<br>Local Recreation Park<br>0.78 ha<br>Local Linear Park<br>4.01 ha<br>Drainage Reserve / Corridors |




REFERENCE PLAN

### 3.1.2 SUMMARY OF PRELIMINARY APPROVAL (MCU USES)

The below uses in Table 9 have already been granted Preliminary Approval through the Master Plan Approval under DEV2011/200.

*TABLE 9:* PRELIMINARY APPROVAL (MCU USES)

| SUB-PRECINCT | PRELIMINARY APPROVAL LAND USES | RELEVANT ASSESSMENT BENCHMARK |
|---|---|---|
| 1 | N / A | N / A |
| 2 | N / A | N / A |
| 3 | On Neighbourhood Centre Lot 851<br>• Indoor Sport and Recreation | Plan of Development for Aura Western Locality Precincts 6, 11, 12 and 14 Parts (May 2022) |
| 4 | N / A | N / A |
| 5 | On District Centre Lot 859<br>• Indoor Sport and Recreation<br>• Service Station<br>• Multiple Residential | Plan of Development for Aura Western Locality Precincts 6, 11, 12 and 14 Parts (May 2022) |
| 6 | N / A | N / A |
| 7 | N / A | N / A |

**TOTAL DWELLINGS - COMPARISON WITH MASTER PLAN**

| PRECINCT | TOTAL DWELLING YIELD - CURRENT APPLICATION (PARTS OF PRECINCTS 11, 12 & 14) | TOTAL DWELLING YIELD - APPROVED (IN PREVIOUS APPLICATION) | TOTAL CURRENT AND APPROVED DWELLING YIELD | TOTAL YIELD TARGET (+/- 15%) (MASTER PLAN) |
|---|---|---|---|---|
| **11 (part)** | **429 dw** | **766 dw** | **1,195 dw** | *1,250 dw* |
| **12 (part)** | **848 dw** | **339 dw** | **1,187 dw** | *1,500 dw* |
| **13 (part)** | **N / A** | **N / A** | **N / A** | *N / A* |
| **14** | **1,899 dw** | **N / A** | **1,899 dw** | *2,000 dw* |
| **Total Yield** | **3,176 dw** | **1,105 dw** | **4,281 dw** | *4,750 dw* |

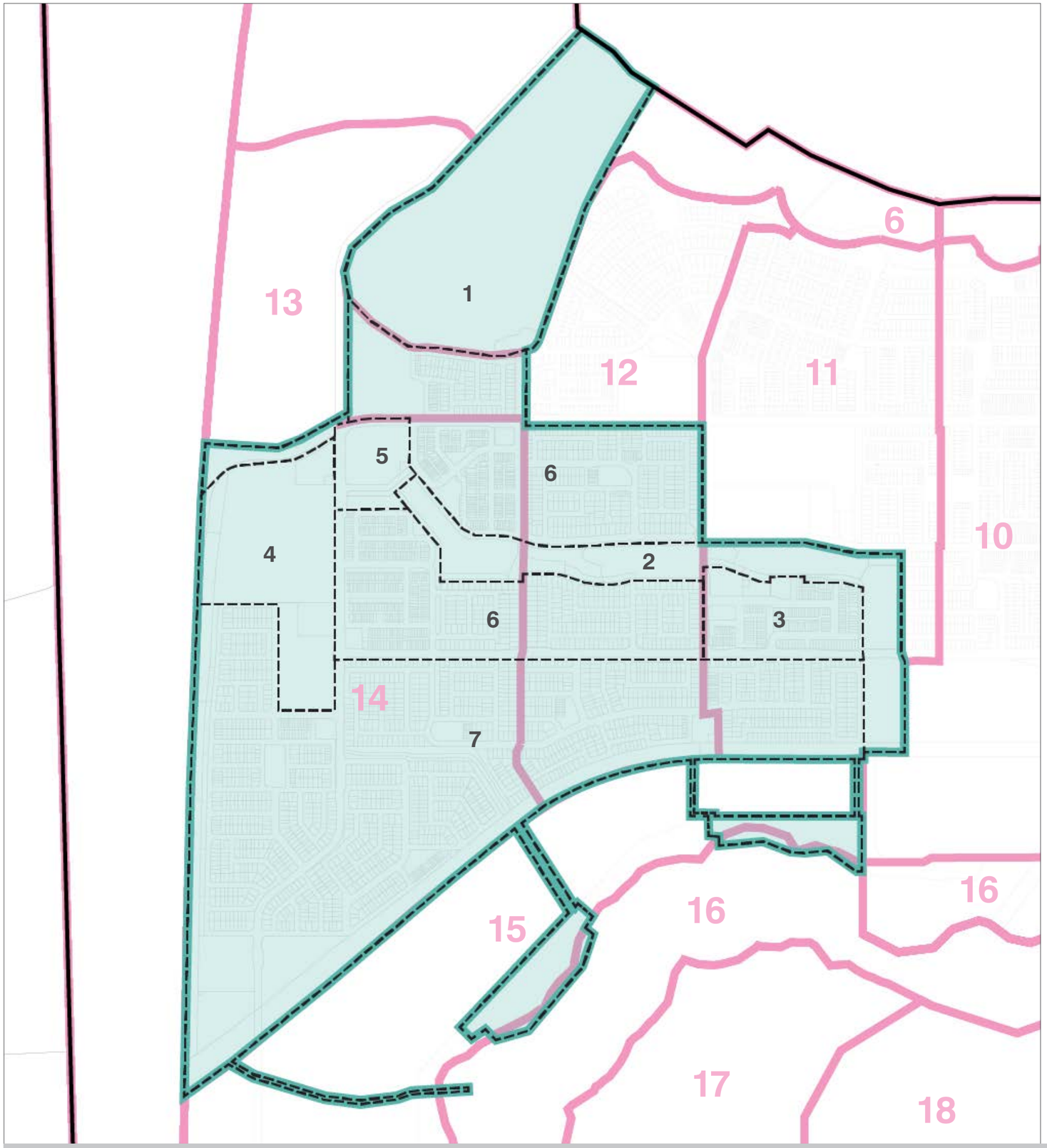
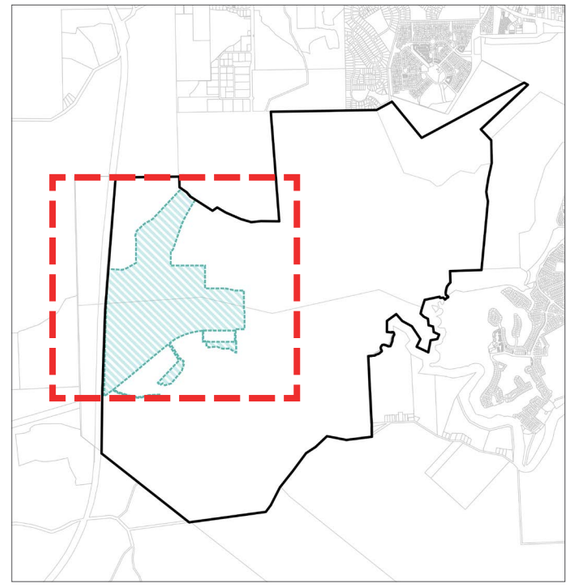


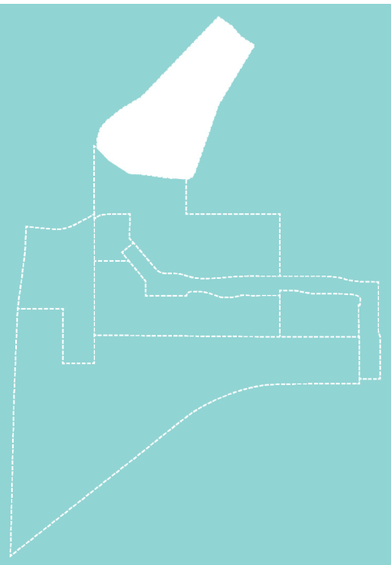

*FIGURE 6:* WESTERN LOCALITY PRECINCTS & SUB-PRECINCTS PLAN

REFERENCE PLAN



Aura Boundary
Western Locality PoD Boundary
Precinct Boundary
1 Precinct Number
Sub-Precinct Boundary
1 Sub-Precinct Number

# 3.2 SUB-PRECINCT 1



### 3.2.1 SUB-PRECINCT INTENT

This precinct seeks to provide for the protection and rehabilitation of the major waterways within the site and for a range of well-located passive recreation and 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 7: Sub-Precinct 1 Illustrative Intent Plan*** *provides an illustrative representation of the desired outcome for the precinct.*



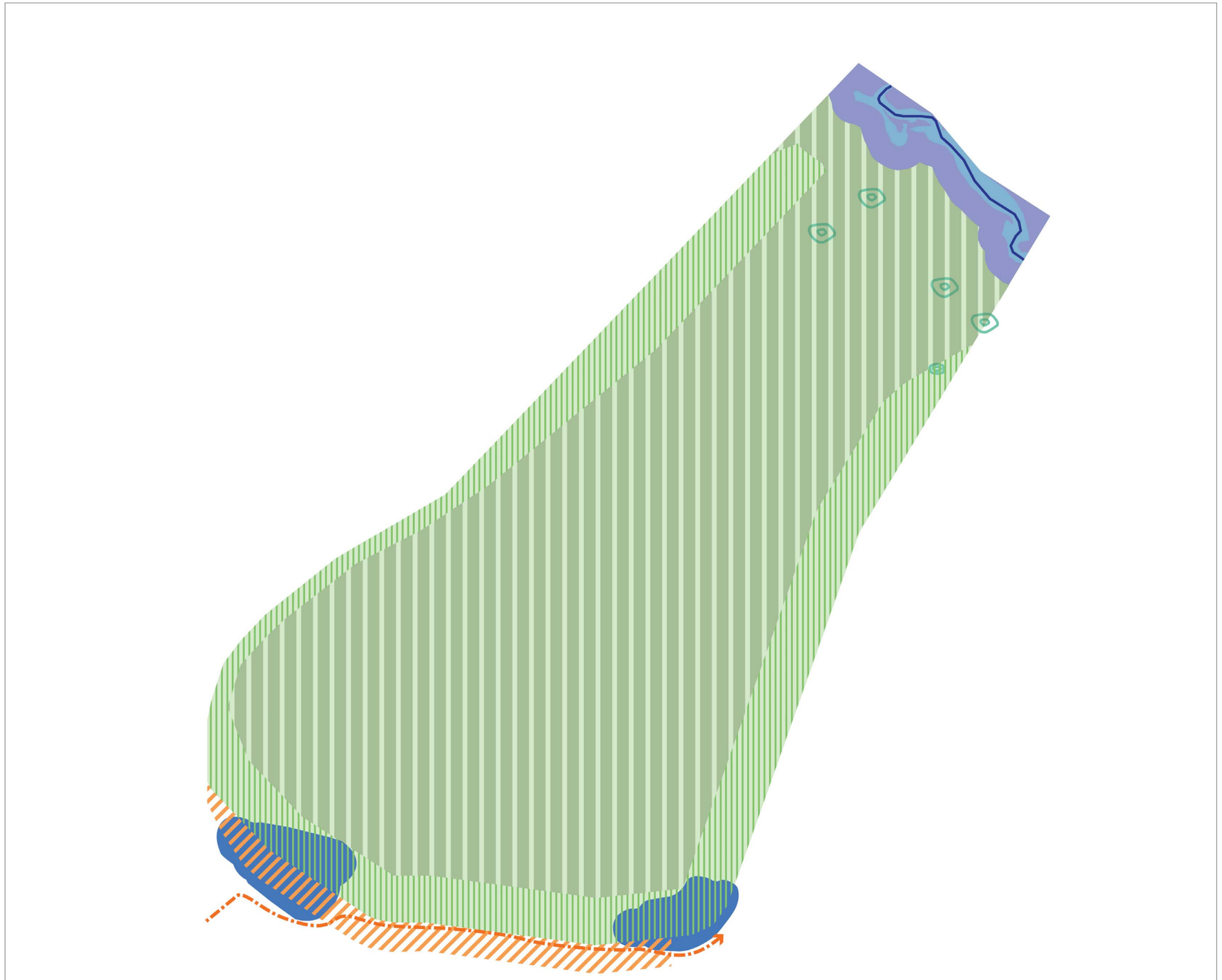
*FIGURE 7:* SUB-PRECINCT 1 ILLUSTRATIVE INTENT PLAN

### 3.2.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 1 are outlined in ***Table 10: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)*** below.

***TABLE 10:*** **USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

| LAND USES |
|---|
| **Uses Subject to Compliance Assessment** |
| • Not Applicable for this sub-precinct |




Legend

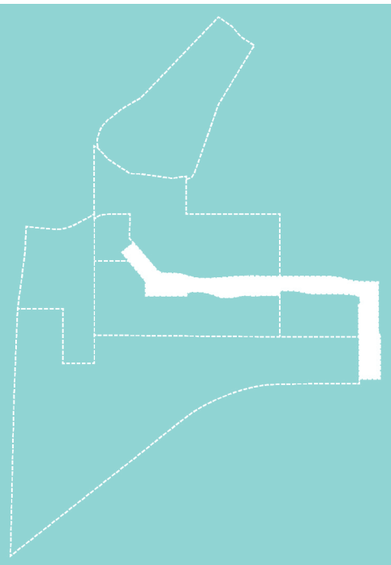
- Conservation/Waterway Corridor and Buffer
- Indicative Creek location
- Bells Creek North Waterway
- Riparian Zone (25m wide)
- Frog Zone (50m wide)
- Frog Buffer (50m wide)
- Lifestyle Buffer (30m wide)
- Indicative Wetlands / Bio-retention basins
- Indicative Frog Pond locations

STREET SCAPE

- 3.0m Wide Shared Recreation Trail

***FIGURE 8:*** **SUB-PRECINCT 1 FIXED ELEMENTS**

# 3.3 SUB-PRECINCT 2



### 3.3.1 SUB-PRECINCT INTENT

This Sub-Precinct seeks to provide the key amenity driver, green spine and major stormwater drainage features for the Western Precinct: Aura Brook.

This green spine provides a major landscape feature within Aura, and the sub-precinct is designed to support formal and informal uses, as well as provide green relief within the Western Locality.

Within Aura Brook, there are multiple public spaces for people which all blur their edges with the functional elements of the corridor, creating a complex, connected, and holistic green spine.

***Figure 9: Sub-Precinct 2 Illustrative Intent Plan*** provides an illustrative representation of the desired outcome for the precinct.

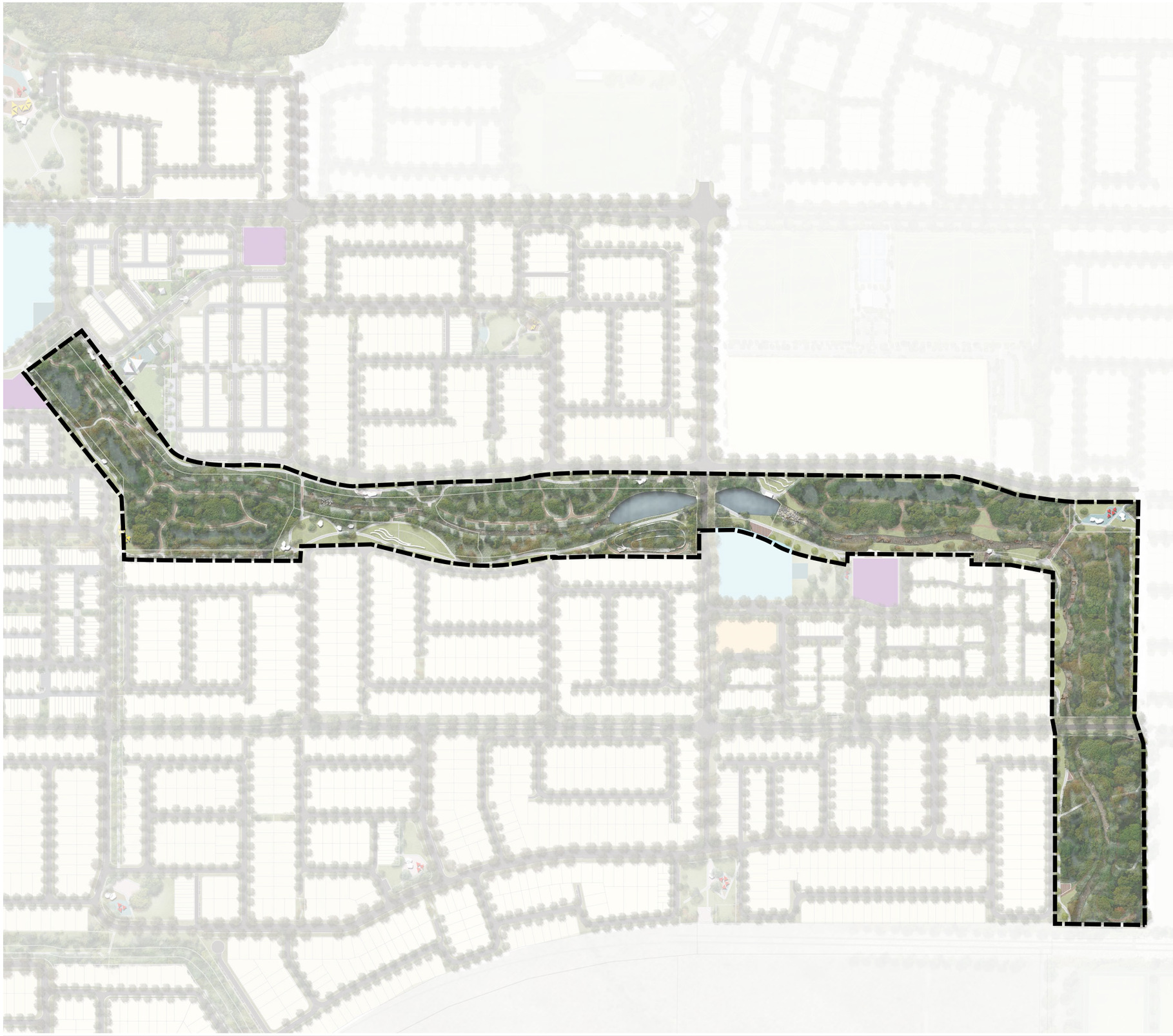
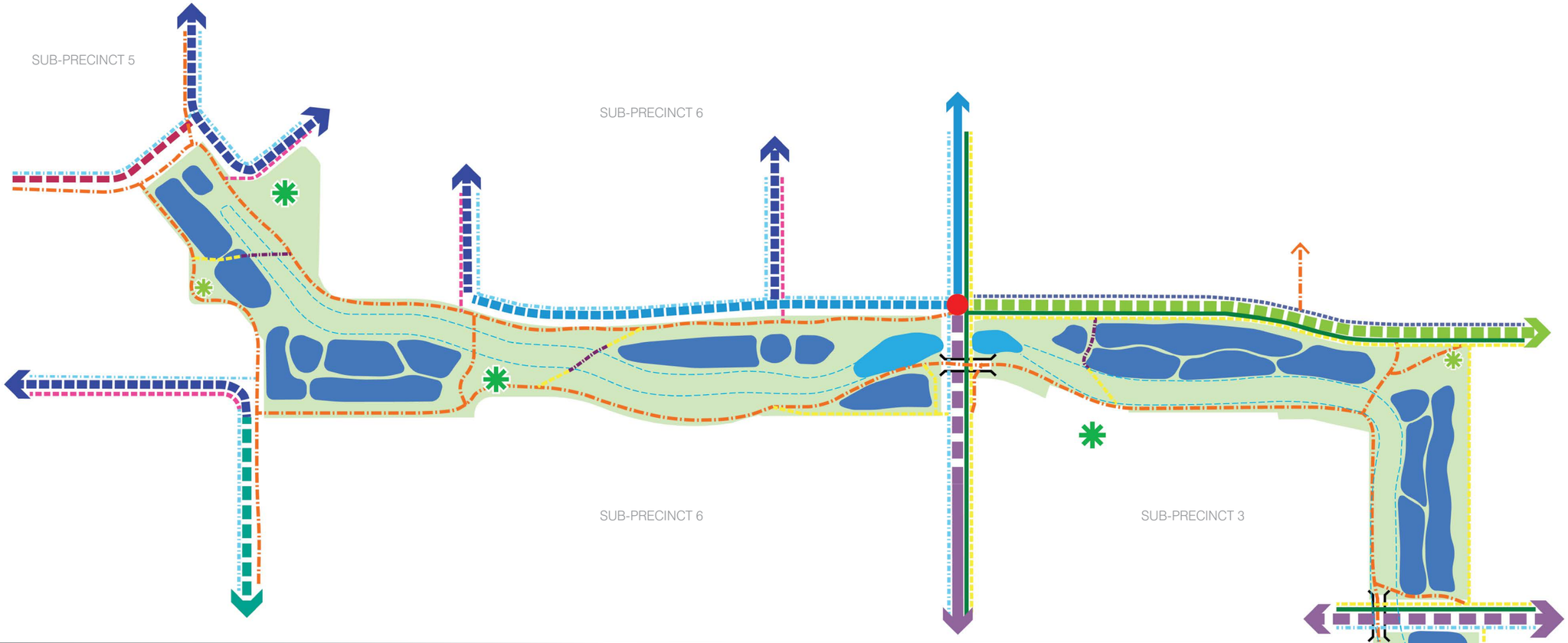


***FIGURE 9:*** **SUB-PRECINCT 2 ILLUSTRATIVE INTENT PLAN**




### 3.3.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 2 are outlined in ***Table 11: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)*** below.

***TABLE 11:*** **USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

| LAND USES |
|---|
| **Uses Subject to Compliance Assessment** |
| • Nil |

**LEGEND**

LAND USES

- Drainage and Open Space
- Neighbourhood Recreation Park (indicative location)
- Local Recreation Park (indicative location)
- Indicative lake
- Indicative Wetlands / Bio-retention basins
- Indicative channel
- Indicative pedestrian underpass locations

ROAD NETWORK HIERARCHY

- Trunk Connector A (23.0m wide)
- Trunk Connector B1 (22.5m wide)
- Trunk Connector B2 (20.0m wide)
- Green Street (23.0m wide)
- Neighbourhood Connector A (20.0m wide)
- Neighbourhood Connector B (22.5m wide)
- Access Street - Urban A (17.5m)
- Access Street - Urban B (16.0m)

INTERSECTIONS

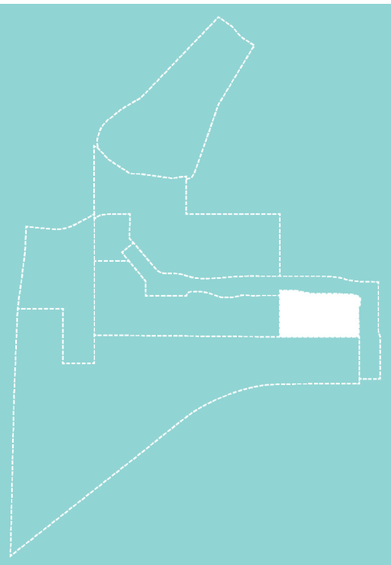
- Signalised Intersection (and associated pedestrian crossing)

PEDESTRIAN AND CYCLE LINKS

- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Shared Recreation Trail
- 2.5m Wide Off-Road Shared Path
- 2.0m Wide Off-Road Pedestrian Path
- 2.5m Wide Boardwalk Pedestrian Path
- 1.8m Wide Off-Road Pedestrian Path
- 1.5m Wide Off-Road Pedestrian Path

***FIGURE 10:*** **SUB-PRECINCT 2 FIXED ELEMENTS**

# 3.4 SUB-PRECINCT 3



### 3.4.1 SUB-PRECINCT INTENT

This Sub-Precinct comprises a Neighbourhood Centre which forms a node within the Western Locality community and consists of a small retail and commercial centre and Child Care Centre intended to cater for a mix of businesses, small scale retail, health and community uses.

The residential area within this Sub-Precinct offers the opportunity to become an Innovation Precinct in the future, providing flexible housing outcomes which foster a creative approach to housing to allow people to live, work and create from home. This could include housing such as SoHo or live-in warehouses in the future. The proximity to the Neighbourhood Centre, Town Centre and Aura Brook encourages an integrated, creative outcome.

The built form of the Sub-Precinct reflects the residential nature of the surrounding area and is low-medium rise. Urban design and built form outcomes are to create a functional and attractive streetscape with buildings addressing the street and promoting overlooking of the street to maximise casual surveillance.

The public realm within the Sub-Precinct comprises a Neighbourhood Recreation Park located adjacent to the Neighbourhood Centre and Aura Brook.

The intent for all future planning of this Sub-Precinct is to blur the edges between the Neighbourhood Centre and Neighbourhood Recreation Park with the wider Aura Brook area. There will be an increased focus on Aura Brook for all building design, outdoor dining areas / public spaces, and the Civic Park. This provides the unique opportunity for uses to leverage off the amenity provided by the adjoining Brook and water bodies within it.

***Figure 11: Sub-Precinct 3 Illustrative Intent Plan*** provides an illustrative representation of the desired outcome for the precinct.

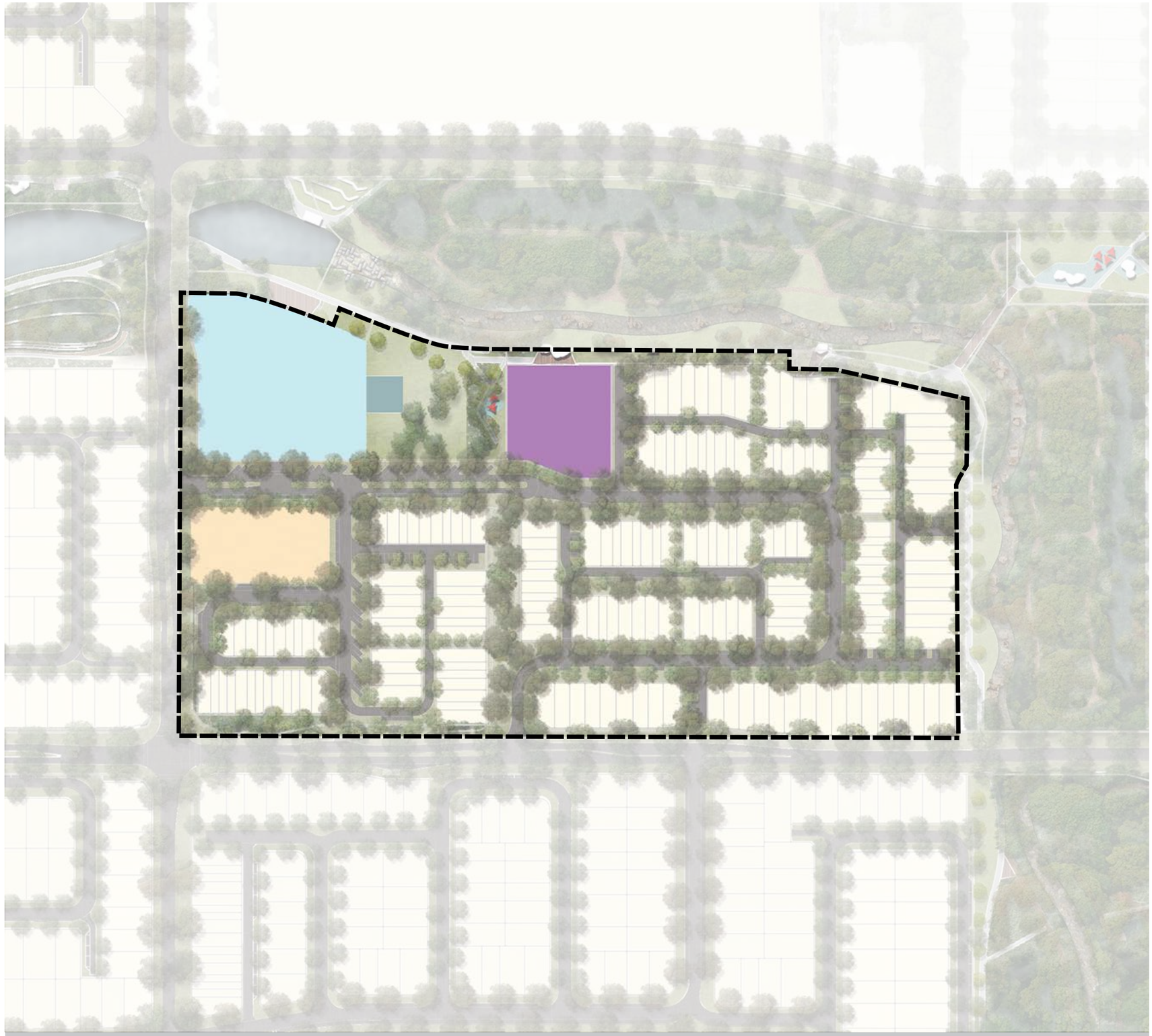


***FIGURE 11:*** **SUB-PRECINCT 3 ILLUSTRATIVE INTENT PLAN**

### 3.4.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 3 are outlined in ***Table 12: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)*** below.

***TABLE 12:*** **USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

| LAND USES |
|---|
| **Uses Subject to Compliance Assessment** |
| Lot 851 (Neighbourhood Centre)<br>• Business<br>• Fast Food Premises<br>• Food Premises<br>• Health Care Services<br>• Market<br>• Service Industry<br>  - a maximum of 250m² GFA<br>• Shop<br>• Shopping Centre |
| Lot 852 (Child Care Site)<br>• Child Care Centre |
| Lots 854 (Multiple Residential Sites)<br>• Multiple Residential |

### 3.4.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 3 are required to be assessed against and fulfil the Design Standards identified in ***Table 13: Sub-Precinct 3 Design Standards***.

***TABLE 13:*** **SUB-PRECINCT 3 DESIGN STANDARDS**

| ELEMENT | DESIGN STANDARD |
|---|---|
| **Use** | DS1.1 Land uses comprise the uses specified for the Sub-Precinct in ***Table 12***.<br>DS1.2 In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria and ***Appendix E*** as applicable.<br>DS1.3 Development is to be generally in accordance with the Plan of Development for Sub-Precinct 3 in ***Appendix E,*** which outlines access points, required building frontages and car parking areas. |
| **Built Form** | DS2.1 The GFA of uses is in accordance with ***Table 8: Compliance Assessable Uses***<br>DS2.2 Building height is consistent with that identified in ***Appendix E.***<br>DS2.3 Where for Multiple Residential (other than Duplex), the minimum setback from the outermost projection is in accordance with Section 3.9 ***Table 24***.<br>DS2.4 Where for Multiple Residential (other than Duplex), development provides building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.9 ***Table 25.***<br>DS2.5 Where development is located on a 'Desired Building Frontage' identified by ***Appendix E.***<br>a. A building must:<br>• Where on a Neighbourhood Centre site, present a minimum of 60% of the building edge as visually permeable;<br>• Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct, and provide visual connectivity to the street for customers and patrons through glazing, entrances or open dining areas;<br>• Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided;<br>• Address the street frontage or frontages by:<br>i. Providing clear, legible entry points for both pedestrians and vehicles;<br>ii. Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths;<br>iii. Provide buildings that are built to frame the street. Windows and apertures face the street and awning and public realm treatments at the ground level celebrate and contribute to the public realm.<br>b. A car park must:<br>• Provide a soft landscaped strip of at least 2m wide along the boundary.<br>• Provide 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures. |
| **Public Realm** | DS3.1 Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in ***Appendix E.***<br>DS3.2 'Public thoroughfare (key pedestrian links)' are indicatively shown in ***Appendix E*** and aim to connect pedestrians from the retail / commercial uses through to the Aura Brook between the Neighbourhood Recreation Park and Civic Park.<br>DS3.3 Pedestrian / Cycle underpass connects from the Neighbourhood Centre through to the western areas of Aura Brook and the District Centre and is indicatively shown in ***Appendix E.***<br>DS3.4 A 'Contraflow/Dedicated Cycle Path' is indicatively shown in ***Appendix E.***<br>DS3.5 Back-of-house areas used for storage, loading or building plant are screened so as not to be visible from a public street and are not located on a primary frontage, unless shown in ***Appendix E.***<br>DS3.6 A 'Civic Park' is to be located as indicatively shown in ***Appendix B and E.*** The Civic Park is to provide landscape/trees and amenity values and passive recreation opportunities for residents, workers and visitors to the Neighbourhood Centre. The Civic Park is to provide space and facilities for social interaction and community events. A Civic Park may be more urban in nature, with hard surfaces and treatments in recognition of its setting and high activity levels. The Civic Park is to have a strong interface with the adjacent retail area. |
| **Parking and Access** | DS4.1 Development facilitates delivery of a road network hierarchy in accordance with ***Appendix E*** and ***Appendix I*** to the extent relevant.<br>DS4.2 On-site parking and service vehicle requirements are provided in accordance with the rates in ***Appendix F.***<br>DS4.3 On-site car parking areas and service vehicle requirements are generally located in accordance with ***Appendix E.***<br>DS4.4 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.<br>DS4.5 Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads. |
| **Environment** | DS5.1 For Commercial Lots, Gross Pollutant Management (litter and coarse sediment) is to be provided on all lots for ground level runoff. Management is to be provided in a range of forms to ensure the lot design including underground GPTs or stormwater pit basket inserts to all ground level pits. Where the lot use is to include petrol, oil or other liquid or solid contaminants, management must occur in accordance with State and Council policy (where required) and suitable management must be provided in the form of structural separation to exclude the interaction with stormwater. If structure separation from stormwater can not occur then an alternative must be approved by Council.<br>DS5.2 For Community / Child Care lots, Gross Pollutant Management (litter and coarse sediment) is to be provided on all lots for ground level runoff. Management is to be provided in a range of forms to ensure the lot design including underground GPTs or stormwater pit basket inserts to all ground level pits. |
| **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.<br>DS6.2 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL).<br>DS6.3 Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.<br>DS6.4 Tanks must be connected to and supply water to all of the following:<br>• Toilets (all toilets)<br>• Urinals (all urinals)<br>• Laundry (all cold taps in laundry)<br>• Outdoor taps (all out door taps) |

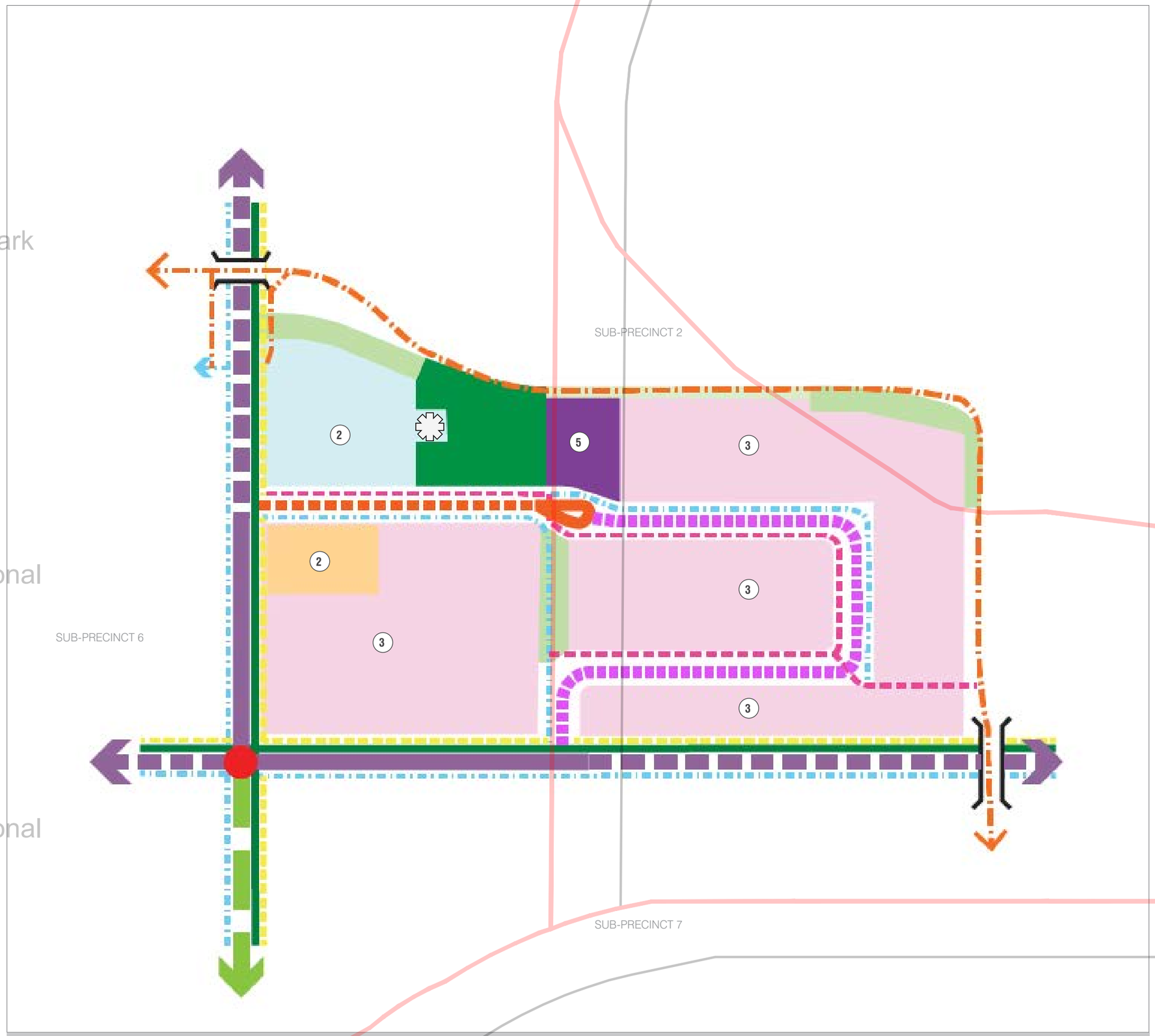



*FIGURE 12:* **SUB-PRECINCT 3 FIXED ELEMENTS**

## 3.5 SUB-PRECINCT 4

### 3.5.1 SUB-PRECINCT INTENT

This Sub-Precinct incorporates a Major Sports Park, State Primary School, and Community Facility which both provide a range of sporting, recreation, leisure, cultural and educational facilities and community meeting spaces that provide for diverse and active lifestyles.

The Sub-Precinct allows only a limited range of low impact, low-intensity land uses which are developed as part of the Major Sports Park and Primary School. Building height and structures support the establishment of major sports infrastructure and education facilities. Building form and height for the State Primary School are low to medium rise and deliver a suburban outcome. Urban design and built form outcomes for the State Primary School are to create a functional and attractive streetscape.

This Sub-Precinct is also intended to host a Community Facility which is to complement the educational and sporting activities nearby. The land uses on site are to remain complimentary in function and the eventual built form is to take advantage of co-location opportunities to the extent possible.

Main vehicular access / loading for the school is to be from the eastern and western roads. Bus stop is to be located on Trunk Connector E to the east of the School. Pedestrian and cyclist connections are established through the site to provide connections from south to north and towards the Town Centre.

A Community Garden may be established on the community site to provide a communal space for residents and visitors to share and learn about sustainable living practices. If provided, the Community Garden is to meet the requirements of the LGIA.

***Figure 13: Sub-Precinct 4 Illustrative Intent Plan*** provides an illustrative representation of the desired outcome for the precinct.

*FIGURE 13:* SUB-PRECINCT 4 ILLUSTRATIVE INTENT PLAN

### 3.5.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 4 are outlined in ***Table 14: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)*** below.

***TABLE 14:*** **USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

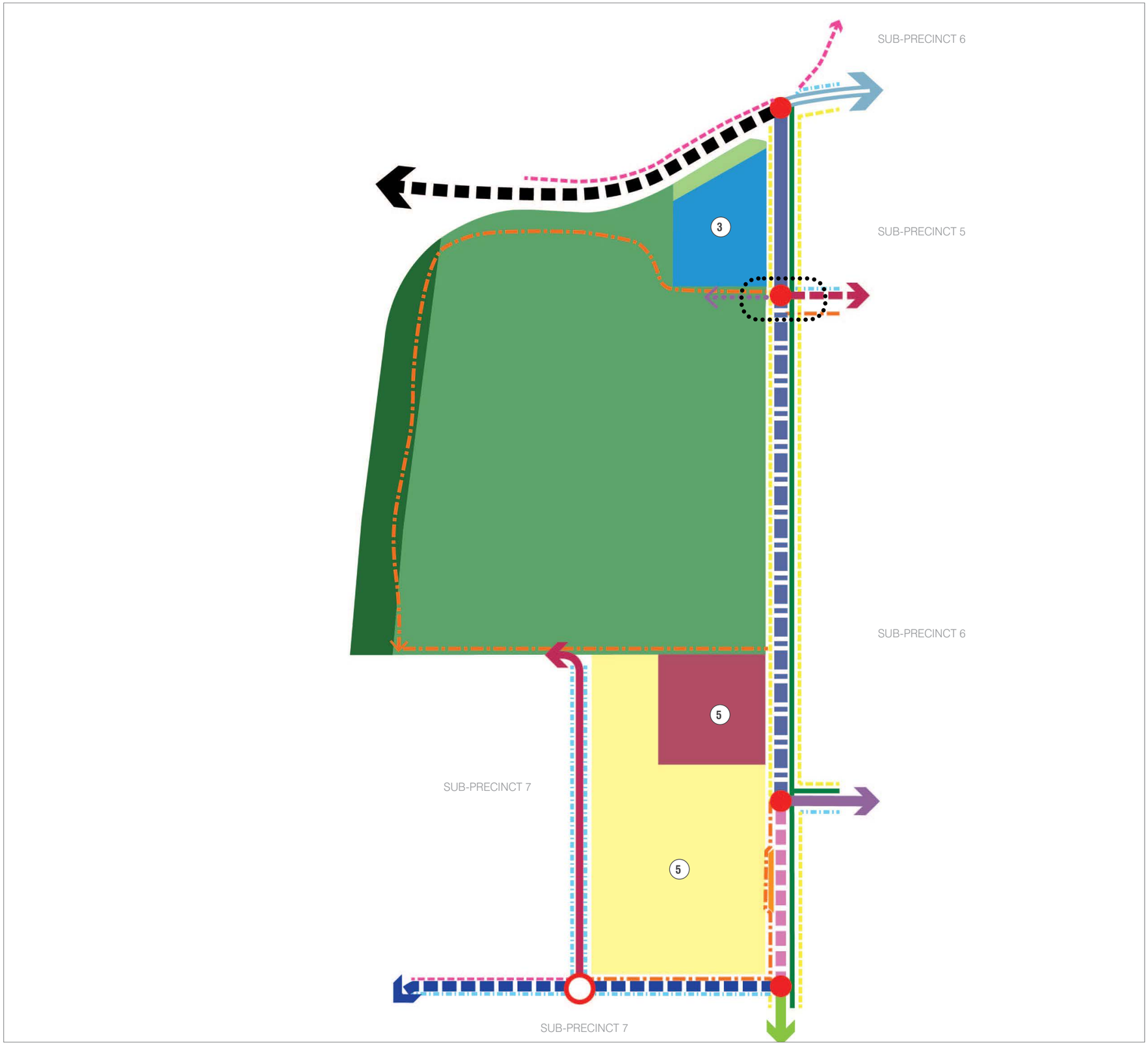
| LAND USES |
|---|
| **Uses Subject to Compliance Assessment** |
| Lot 857 (Community Facility)<br>▪ Community Facility |
| Lot 858 (Neighbourhood Meeting Room)<br>▪ Community Facility |
| Lot 864 (State Primary School)<br>▪ Educational Establishment |
| Lot 9136 (Major Sports Park)<br>▪ Indoor Sport and Recreation<br>▪ Outdoor Sport and Recreation |
| Lot 863 (Emerging Community Site)<br>▪ Educational Establishment |

### 3.5.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 4 are required to be assessed against and fulfil the Design Standards identified in ***Table 15: Sub-Precinct 4 Design Standards***.

***TABLE 15:*** **SUB-PRECINCT 4 DESIGN STANDARDS**

| ELEMENT | DESIGN STANDARD |
|---|---|
| **Use** | DS1.1 Land uses comprise the uses specified for the Sub-Precinct in ***Table 14.***<br>DS1.2 In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria and relevant Appendices.<br>DS1.3 Development is to be generally in accordance with the Plan of Development for Sub-Precinct 4 in ***Appendix E.*** |
| **Built form** | DS2.1 Building height is consistent with that identified in ***Appendix E.***<br>DS2.2 Development on a 'Key Corner Site' in ***Appendix E*** provides a landscape or built form statement to this site which:<br>a. Ensure that blank walls of buildings or back of house areas are not located on external corner frontages;<br>b. Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses; and<br>c. Building treatments are designed to respond to the primacy of the corner through a combination of architectural treatments, additional building height and responsive roof articulation.<br>DS2.3 A setback range of 0.0m - 3.0m for the community facility to provide increased flexibility in the design of the community centre. |
| **Public Realm** | DS3.1 Development ensures that the built form for the State Primary School, Community Facility or Emerging Community Site does not compromise the function of the Major Sports Park.<br>DS3.2 Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in ***Appendix E.***<br>DS3.3 A 'Contraflow/Dedicated Cycle Path' is provided in accordance with ***Appendix E.***<br>DS3.4 A car park must:<br>• Provide a soft landscaped strip of at least 2m wide along the boundary.<br>• Provide 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures.<br>DS3.5 The boundary between the Major Sports Park and the school is to ensure the transition between the two uses ensures pedestrian accessibility, safety and amenity are prioritised. |
| **Parking and Access** | DS4.1 Development facilitates delivery of a road network hierarchy in accordance with ***Appendix E*** and ***Appendix I*** to the extent relevant.<br>DS4.2 For the Major Sports Park, car parking is to be provided in accordance with the LGIA, being 25spaces/hectare total, comprising:<br>• 10spaces/ha (formal), plus<br>• 15spaces/ha (informal or on-street)<br>DS4.3 All other on-site parking and service vehicles are provided in accordance with ***Appendix F.***<br>DS4.4 On-site car parking areas are generally located in accordance with ***Appendix E*** and are designed to reduce visual dominance with a 2m wide soft landscape strip on the external dedicated road frontage.<br>DS4.5 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.<br>DS4.6 State Primary School drop off area and School Bus Stop Zone are indicatively shown in ***Appendix E.***<br>DS4.7 Access arrangements are to be located and arranged in accordance with ***Appendix E.***<br>DS4.8 Development of the school is to have due regard to the 'Planning for Safe Transport Infrastructure at Schools' document. |
| **Environment** | DS5.1 For School / Community / Sporting Oval lots, Gross Pollutant Management (litter and coarse sediment) is to be provided on all lots for ground level runoff. Management is to be provided in a range of forms to ensure the lot design including underground GPTs or stormwater pit basket inserts to all ground level pits.<br>DS5.2 Development of the school is to have due regard to the 'Development Affected by Environmental Emissions from Transport Policy 2017' document. |
| **Rainwater Tanks** | DS6.1 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL).<br>DS6.2 Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.<br>DS6.3 Tanks must be connected to and supply water to all of the following:<br>• Toilets (all toilets)<br>• Urinals (all urinals)<br>• Laundry (all cold taps in laundry)<br>• Outdoor taps (all out door taps) |




**LEGEND**

LAND USES

- Community Facility & Neighbourhood Meeting Room
- P-6 State School
- Emerging Community Site
- District Linear Park
- Sport and Recreation
- Highway Buffer (40m wide)

BUILDING HEIGHTS

- (#) Maximum number of storeys

INTERSECTIONS

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

PEDESTRIAN AND CYCLE LINKS

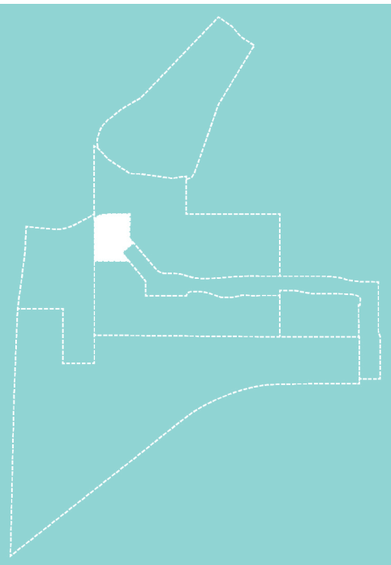
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Shared Recreation Trail
- 2.5m Wide Off-Road Shared Path
- 1.8m Wide Off-Road Pedestrian Path
- 1.5m Wide Off-Road Pedestrian Path

ROAD NETWORK HIERARCHY

- Sub Arterial 2 (32.5m wide)
- Sub Arterial 5 (28.5m wide)
- Sub Arterial 5B (27.9m wide)
- Sub Arterial 2B (29m wide)
- Trunk Connector B1 (22.5m wide)
- Trunk Connector C (21.0m wide)
- Trunk Connector E (25.0m wide)
- Neighbourhood Connector B (22.5m wide)
- Access Street A (17.5m)
- Access Street B (17.5m)
- Preferred Location for Major Sports Park Access

***FIGURE 14:*** **SUB-PRECINCT 4 FIXED ELEMENTS**

# 3.6 SUB-PRECINCT 5



### 3.6.1 SUB-PRECINCT INTENT

This Sub-Precinct comprises a District Centre which serves as the main centre for convenience for residents and the focal point for the community of the Western Locality. The District Centre is intended to to cater for a mix of businesses, small scale retail, community uses, health and food premises.

Due to the proximity to the District Centre, any residential dwellings within this Sub-Precinct will be medium density to provide a different housing offer to those not desiring a free-hold allotment. This might cater to downsizers, single-parent households or retirees.

The centre of this Sub-Precinct proposes a strong park link between the Major Sports Park and the Aura Brook. This is envisaged to provide integrated amenity and relief for the District Centre and the southern medium density.

***Figure 15: Sub-Precinct 5 Illustrative Intent Plan*** provides an illustrative representation of the desired outcome for the precinct.



*FIGURE 15:* SUB-PRECINCT 5 ILLUSTRATIVE INTENT PLAN

### 3.6.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 5 are outlined in ***Table 16: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)*** below.

***TABLE 16:*** **USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

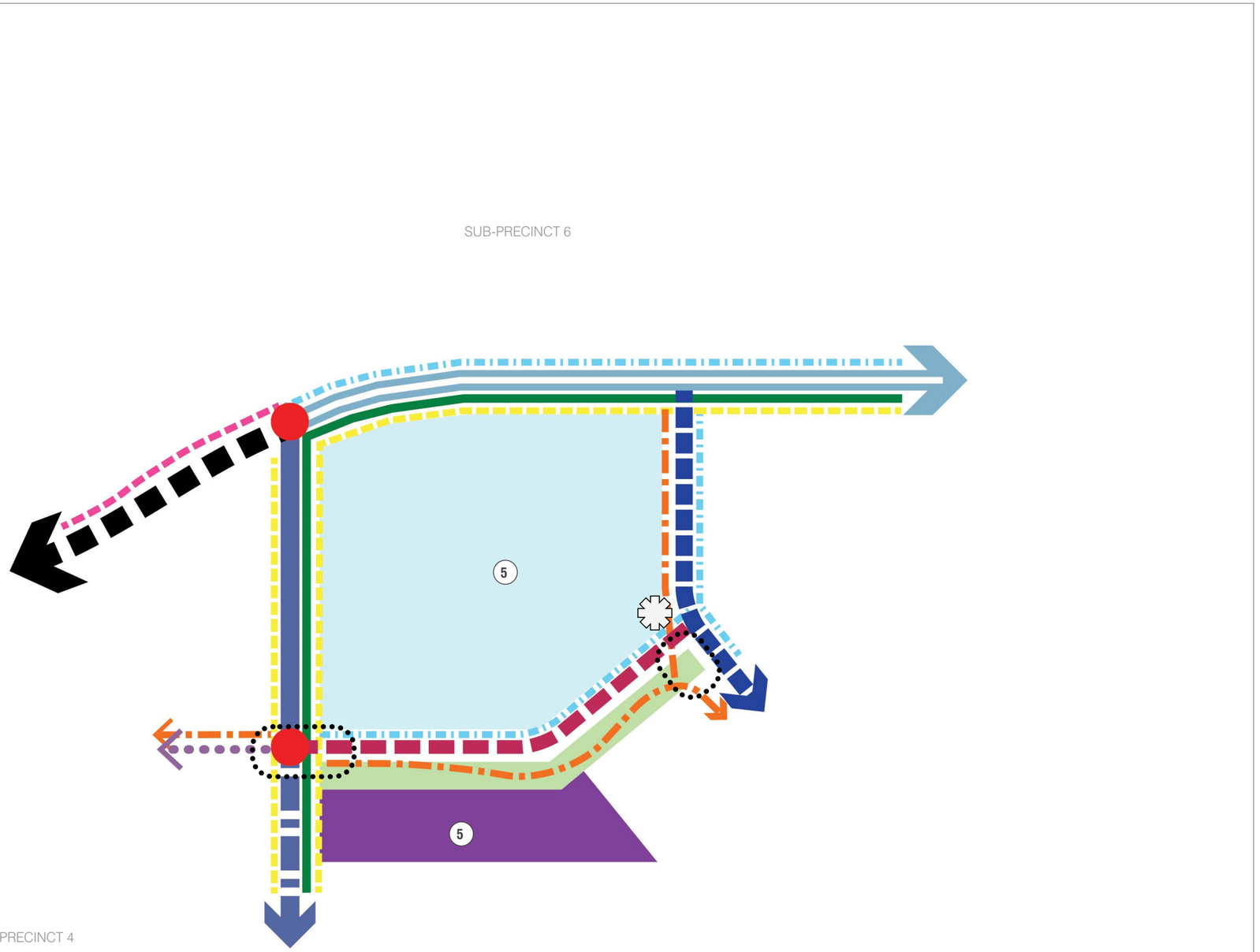
| LAND USES |
|---|
| **Uses Subject to Compliance Assessment** |
| Lot 859 (District Centre)<br>• Business<br>• Community Facility<br>• Fast Food Premises<br>• Food Premises<br>• Health Care Services<br>• Indoor Entertainment (Tavern)<br>• Market<br>• Service Industry<br>- a maximum of 250m$^2$ GFA<br>• Shop<br>• Shopping Centre<br><br>Lot 861 (Medium Density Site)<br>• Multiple Residential |

### 3.6.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 5 are required to be assessed against and fulfil the Design Standards identified in ***Table 17: Sub-Precinct 5 Design Standards***.

***TABLE 17:*** **SUB-PRECINCT 5 DESIGN STANDARDS**

| ELEMENT | DESIGN STANDARD |
|---|---|
| **Use** | DS1.1 Land uses include uses specified for the Sub-Precinct in ***Table 16***.<br>DS1.2 In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria and relevant Appendices.<br>DS1.3 Development is to be generally in accordance with the Plan of Development for Sub-Precinct 5 in ***Appendix E.*** |
| **Built Form** | DS2.1 The GFA of uses and residential yield is in accordance with ***Table 8: Compliance Assessable Uses***<br>DS2.2 Building height is consistent with that identified in ***Appendix E.***<br>DS2.3 Development on a 'Key Corner Site' in ***Appendix E*** provides a landscape or built form statement to this site which:<br>a. Ensure that blank walls of buildings or back of house areas are not located on external corner frontages;<br>b. Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses;<br>c. Building treatments are designed to respond to the primacy of the corner through a combination of architectural treatments, additional building height and responsive roof articulation; and<br>d. Fast food premises that include a drive-through facility are not permitted on a 'Key Corner Site'.<br>DS2.4 Where for Multiple Residential (other than Duplex), the minimum setback from the outermost projection is in accordance with Section 3.9 ***Table 24***.<br>DS2.5 Where for Multiple Residential (other than Duplex), development provides building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.9 ***Table 25.***<br>DS2.6 Where development is located on a 'Desired Building Frontage' or 'Required Building Frontage' identified by ***Appendix E:***<br>a. A building must:<br>• Present a minimum of 60% of the building edge as visually permeable;<br>• Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct, and provide visual connectivity to the street for customers and patrons through glazing, entrances or open dining areas;<br>• Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided;<br>• Address the street frontage or frontages by:<br>i. Providing clear, legible entry points for both pedestrians and vehicles;<br>ii. Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths;<br>iii. Provide a continuous awning. This awning should extend a minimum of 1.5m (on required building frontages only) and may extend up to 3m over the street verge and may include cut-outs to allow for street tree growth.<br>iv. Provide buildings that are built to frame the street. Windows and apertures face the street and awning and public realm treatments at the ground level celebrate and contribute to the public realm.<br>b. A car park / landscape edge treatment must:<br>• Provide a soft landscaped strip of at least 2m wide along the boundary.<br>• Provide 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures. |
| | DS2.7 Back-of-house areas used for storage, loading or building plant are screened and/or located so as not to be visible from a public street, where possible, and are not located on a retail frontage, unless shown in ***Appendix E.***<br>DS2.8 Where nominated on the District Centre site, 0 - 0.5m street setbacks are provided along a required building frontage. Along a desired building frontage, 0 - 1.5m street setbacks for non-residential elements and 1.5m - 3m for residential elements are required. In the event of any inconsistencies with the specific use criteria or ***Table 31***, the Design Standards of this precinct prevail. |
| **Public Realm** | DS3.1 Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in ***Appendix E.***<br>DS3.2 A 'Contraflow/Dedicated Cycle Path' is provided in accordance with ***Appendix E.***<br>DS3.3 'Public thoroughfare (key pedestrian links)' are indicatively shown in ***Appendix E*** and aim to connect pedestrians from the retail / commercial uses through the District Centre connecting east-west and north-south.<br>DS3.4 The District Centre provides an area sutiable to accommodate a public event which caters to a variety of audiences.<br>DS3.5 A 'Town Square' is to be developed to create a visual statement that provides opportunity for the community to gather and interact within the District Centre and create visual connection to the adjoining open space network.<br>DS3.6 Public Art is to be provided within the District Centre site in accordance with the endorsed Public Art Masterplan, in the form of a Formal Public Art Commission.<br>DS3.7 Where a retail frontage is identified on ***Appendix E,*** shop fronts and facades are built to the front boundary and provide the following;<br>a. an awning extending over the street verge. Such awnings must extend a minimum of 1.5m and may extend up to 3.0m over the street verge and may include cut-outs to allow for street tree growth;<br>b. visual connectivity to the street for customers and patrons. This street activation is achieved by maximising glazing, entrances, or open dining areas. Blank facades and back of house building elements are not to occupy these frontages.<br>DS3.8 Back-of-house areas used for storage, loading or building plant are screened so as not to be visible from a public street and are not located on a primary frontage, unless shown in ***Appendix E.*** |
| **Parking and Access** | DS4.1 Development facilitates delivery of a road network hierarchy in accordance with ***Appendix E*** and ***Appendix I*** to the extent relevant.<br>DS4.2 On-site parking and service vehicle requirements are provided in accordance with ***Appendix F.***<br>DS4.3 On-site car parking areas are generally located in accordance with ***Appendix E*** and designed to reduce visual dominance from the public realm through a combination of built form and planted buffers.<br>DS4.4 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.<br>DS4.5 Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.<br>DS4.6 'Internal Road Access' is indicatively shown in ***Appendix E,*** and aims to provide convenient vehicular access which supports built-form to directly front the linear park to the south. |
| **Environment** | DS5.1 For Commercial Lots, Gross Pollutant Management (litter and coarse sediment) is to be provided on all lots for ground level runoff. Management is to be provided in a range of forms to ensure the lot design including underground GPTs or stormwater pit basket inserts to all ground level pits. Where the lot use is to include petrol, oil or other liquid or solid contaminants, management must occur in accordance with State and Council policy (where required) and suitable management must be provided in the form of structural separation to exclude the interaction with stormwater. If structure separation from stormwater can not occur then an alternative must be approved by Council. |
| **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.<br>DS6.2 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL).<br>DS6.3 Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.<br>DS6.4 Tanks must be connected to and supply water to all of the following:<br>• Toilets (all toilets)<br>• Urinals (all urinals)<br>• Laundry (all cold taps in laundry)<br>• Outdoor taps (all out door taps) |




**LEGEND**

LAND USES

- District Centre
- Local Linear Park
- Multiple Residential Sites
- Town Square (indicative location)

BUILDING HEIGHTS

- (#) Maximum number of storeys

INTERSECTIONS

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

PEDESTRIAN AND CYCLE LINKS

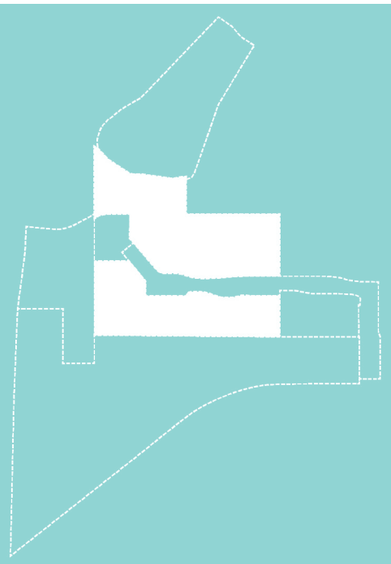
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Shared Recreation Trail
- 2.5m Wide Off-Road Shared Path
- 1.8m Wide Off-Road Pedestrian Path
- 1.5m Wide Off-Road Pedestrian Path

ROAD NETWORK HIERARCHY

- Sub Arterial 2 (32.5m wide)
- Sub Arterial 2B (29m wide)
- Sub Arterial 5 (28.5m wide)
- Sub Arterial 5B (27.9m wide)
- Neighbourhood Connector B (22.5m wide)
- Access Street B (17.5m)
- Preferred Location for Major Sports Park Access

***FIGURE 16:*** **SUB-PRECINCT 5 FIXED ELEMENTS**

# 3.7 SUB-PRECINCT 6



### 3.7.1 SUB-PRECINCT INTENT

This Sub-Precinct comprises a range of residential dwelling types including Detached and Attached Dwellings. The Sub-Precinct permits Multiple Residential (duplex) dwellings where well-located on corner lots and within identified medium density sites.

The built form of the Sub-Precinct reflects the residential nature of the area and is low-medium rise. Built form within the Sub-Precinct addresses the street and promotes overlooking of the street to maximise casual surveillance.

In proximity to the District Centre, are two urban villages to the east and south of the Centre which proposes higher density along with an abundance of amenity and linear park spaces. There is also the opportunity for Work-from-Home businesses or Shop-Front Houses which address the main higher-order roads for high exposure.

Public realm within the Sub-Precinct comprises a number of local, linear and neighbourhood parks located throughout the residential neighbourhoods which provide for passive recreation opportunities and amenity. A District Recreation Park is also to be provided in this Sub-Precinct.

***Figure 17: Sub-Precinct 6 Illustrative Intent Plan*** provides an illustrative representation of the desired outcome for the precinct.



*FIGURE 17:* SUB-PRECINCT 6 ILLUSTRATIVE INTENT PLAN

### 3.7.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 6 are outlined in ***Table 18: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)*** below.

***TABLE 18:*** **USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE *NO FURTHER ASSESSMENT* OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

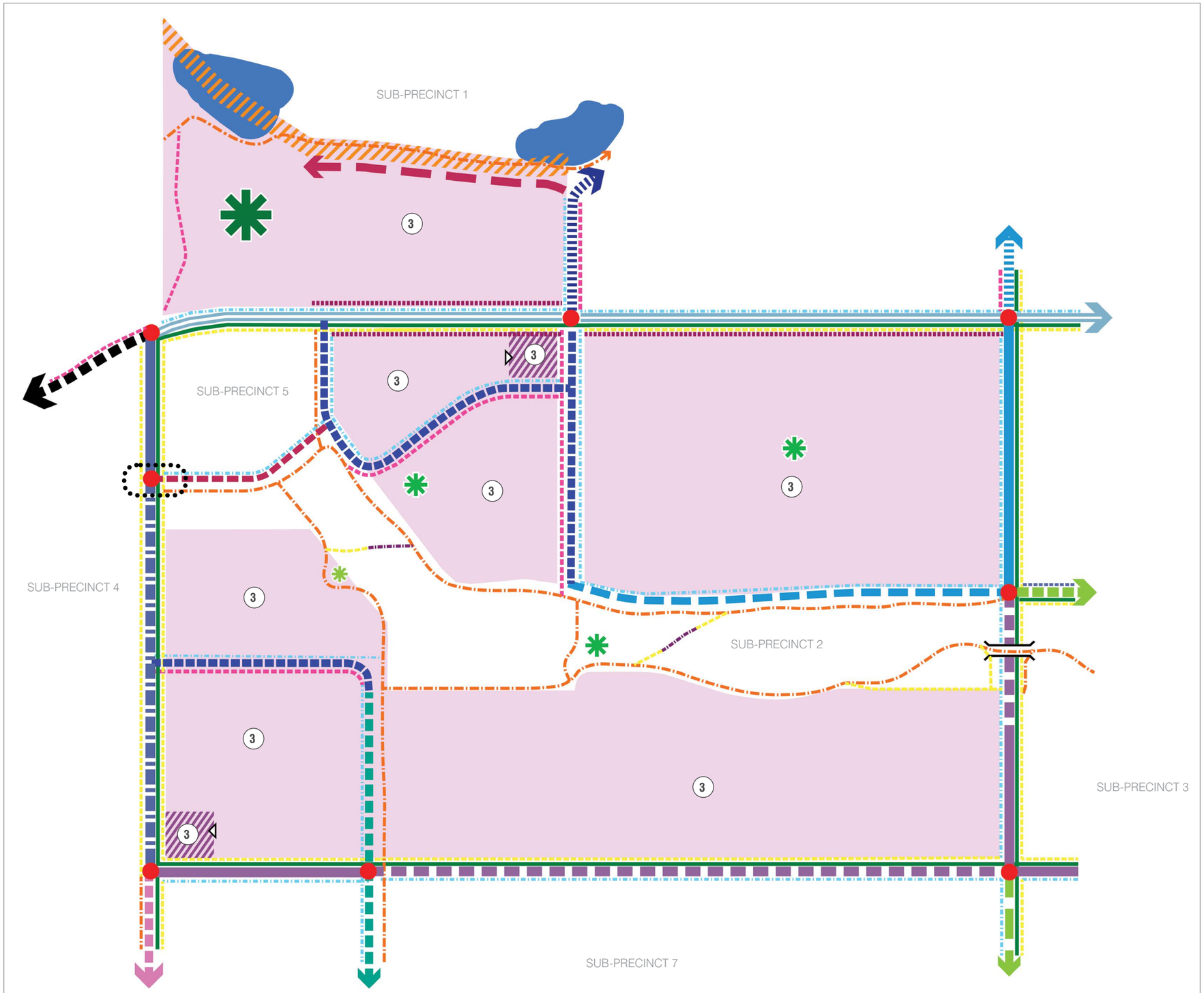
| LAND USES |
|---|
| **Uses Subject to Compliance Assessment** |
| Lots 862 & 878 (Multiple Residential Sites)<br>• Multiple Residential |

### 3.7.3 SPECIFIC DESIGN CRITERIA

DS4.1 Applications for Compliance Assessment in Sub-Precinct 6 are required to be assessed against and fulfil the Design Standards identified in ***Table 19: Sub-Precinct 6 Design Standards*** (excluding Mansion Homes which have separate design controls in ***Appendix G*** ).

***TABLE 19:*** **SUB-PRECINCT 6 DESIGN STANDARDS FOR LOT 862 & 878 ONLY**

| ELEMENT | DESIGN STANDARD |
|---|---|
| **Use** | DS1.1 Land uses comprise the uses specified for the Sub-Precinct in ***Table 18***.<br>DS1.2 In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria and relevant Appendices. |
| **Built Form** | DS2.1 Building height is consistent with that identified in ***Figure 18.***<br>DS2.2 Where for Multiple Residential (other than Duplex), the minimum setback from the outermost projection is in accordance with Section 3.9 ***Table 24***.<br>DS2.3 Where for Multiple Residential (other than Duplex), development provides building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.9 ***Table 25.***<br>DS2.4 Development provides loading, servicing and back of house areas that are in non-prominant locations and screened by landscaping or screening devices. |
| **Public Realm** | DS3.1 Buildings must address the adjoining Sub-Arterial and Trunk Connector roads. |
| **Parking and Access** | DS4.1 Development facilitates delivery of a road network hierarchy in accordance with ***Appendix E*** and ***Appendix I*** to the extent relevant.<br>DS4.2 On-site parking and service vehicle requirements are provided in accordance with ***Appendix F***.<br>DS4.3 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.<br>DS4.4 Vehicle Access Points are as per ***Figure 18.***<br>DS4.5 Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads. |
| **Rainwater Tanks** | DS5.1 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.<br>DS5.2 Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.<br>DS5.3 Tanks must be connected to and supply water to all of the following:<br>• Toilets (all toilets)<br>• Urinals (all urinals)<br>• Laundry (all cold taps in laundry)<br>• Outdoor taps (all out door taps) |




**LEGEND**

LAND USES

- Residential Neighbourhood
- District Recreation Park (indicative location)
- Neighbourhood Recreation Park (indicative location)
- Local Recreation Park (indicative location)
- Lifestyle Buffer (30m wide)
- Primary access location
- Indicative Wetlands / Bio-retention basins

BUILDING HEIGHTS

- (#) Maximum number of storeys
- Preferred Multiple Residential Site
- Acoustic barrier or treatment to residential (where required)

INTERSECTIONS

- Signalised Intersection (and associated pedestrian crossing)
- Proposed at-grade pedestrian / cycle crossing
- Indicative pedestrian underpass locations

PEDESTRIAN AND CYCLE LINKS

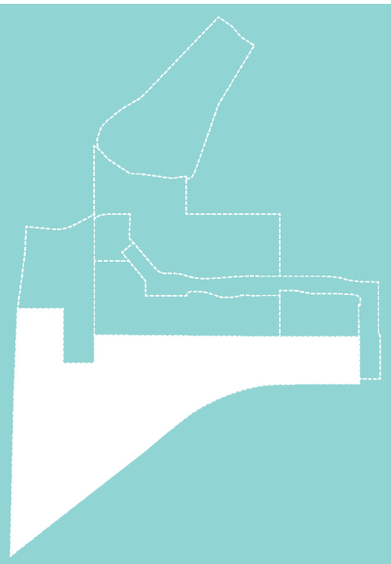
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Shared Recreation Trail
- 2.5m Wide Off-Road Shared Path
- 2.0m Wide Off-Road Pedestrian Path
- 2.5m Wide Boardwalk Pedestrian Path
- 1.8m Wide Off-Road Pedestrian Path
- 1.5m Wide Off-Road Pedestrian Path

ROAD NETWORK HIERARCHY

- Sub Arterial 2 (32.5m wide)
- Sub Arterial 2B (29m wide)
- Sub Arterial 5 (28.5m wide)
- Sub Arterial 5B (27.9m wide)
- Trunk Connector A (23.0m wide)
- Neighbourhood Connector A (20.0m wide)
- Neighbourhood Connector B (22.5m wide)
- Neighbourhood Connector B - Adjoining Application (22.5m wide)
- Neighbourhood Connector C - Adjoining Application (18m wide)
- Trunk Connector B1 (22.5m wide)
- Trunk Connector B2 (20.0m wide)
- Green Street (23.0m wide)
- Trunk Connector D (22.5m wide)
- Trunk Connector E (25.0m wide)
- Access Street - Urban A (17.5m)
- Access Street - Urban B (16.0m)
- Access Street B (17.5m)
- Access Street C (14.25m)

***FIGURE 18:*** **SUB-PRECINCT 6 FIXED ELEMENTS**

# 3.8 SUB-PRECINCT 7



### 3.8.1 SUB-PRECINCT INTENT

This Sub-Precinct comprises a range of low-medium rise residential dwelling types (including duplex) and a range of green edges and recreational parks including the District Recreation Park.

The western area of this Sub-Precinct adjoins a 40m wide buffer providing effective visual amenity and to assist in reduction of the noise impacts from the adjoining Bruce Highway.

The residential lots have high exposure to recreational opportunities and connections to all surrounding amenity and facilities.

Residential land adjoining CAMCOS corridor to the south of the Sub-Precinct comprises a combination of rear lane terraces, esplanade road and greater setbacks.

***Figure 19: Sub-Precinct 7 illustrative intent plan*** provides an illustrative representation of the desired outcomes for this Sub-Precinct.

*FIGURE 19:* SUB-PRECINCT 7 ILLUSTRATIVE INTENT PLAN

### 3.8.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 7 are outlined in ***Table 21: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)*** below.

*TABLE 21:* USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)

| LAND USES |
|---|
| **Uses Subject to Compliance Assessment** |
| Lot 865<br>• Child Care Centre<br>Lot 868<br>• Telecommunications Facility and where compliant with ***Appendix K*** |

### 3.8.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 7 are required to be assessed against and fulfil the Design Standards identified in ***Table 22: Sub-Precinct 7 Design Standards***.

*TABLE 22:* SUB-PRECINCT 7 DESIGN STANDARDS FOR LOT 865 ONLY

| ELEMENT | DESIGN STANDARD |
|---|---|
| **Use** | DS1.1 Land uses comprise the uses specified for the Sub-Precinct in ***Table 21***.<br>DS1.2 The use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria and ***Appendix E*** as applicable. |
| **Environment** | DS2.1 For Child Care lots, Gross Pollutant Management (litter and coarse sediment) is to be provided on all lots for ground level runoff. Management is to be provided in a range of forms to ensure the lot design including underground GPTs or stormwater pit basket inserts to all ground level pits. |
| **Rainwater Tanks** | DS3.1 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL).<br>DS3.2 Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.<br>DS3.3 Tanks must be connected to and supply water to all of the following:<br>• Toilets (all toilets)<br>• Urinals (all urinals)<br>• Laundry (all cold taps in laundry)<br>• Outdoor taps (all out door taps) |

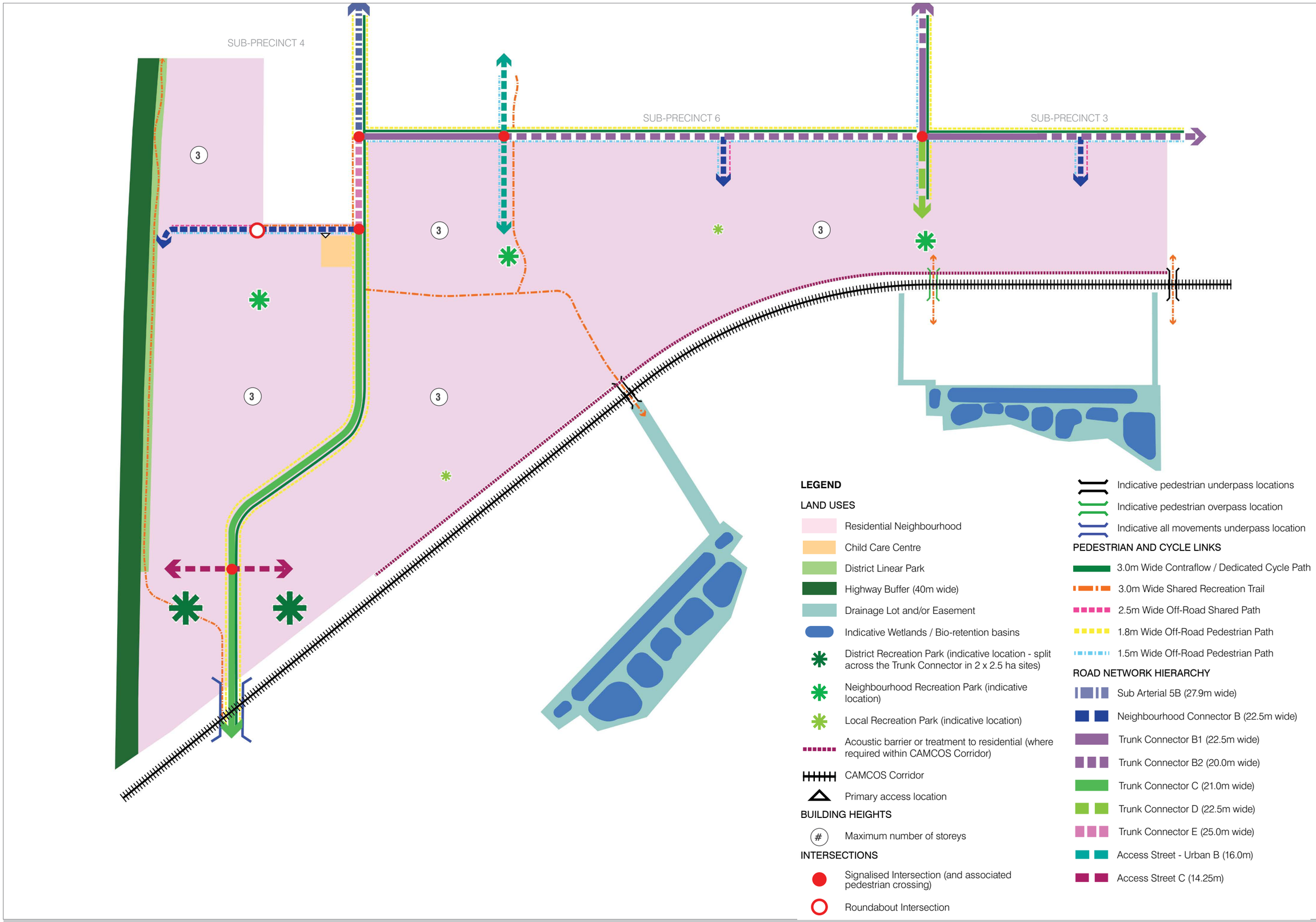



*FIGURE 20:* **SUB-PRECINCT 7 FIXED ELEMENTS**

# 3.9 SPECIFIC USE CRITERIA



In addition to the detailed provisions for each Sub-Precinct, the following land use specific provisions in ***Table 23: 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 3.9 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 23:* SPECIFIC USE DESIGN STANDARDS

| DESIGN STANDARD | |
|---|---|
| **General** | |
| **Built Form** | DS1.1 Building design is climatically responsive. Buildings include the following:<br>• Buildings have cross ventilation through habitable rooms<br>• Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas<br>• Large building facades incorporate architectural wall shading to reduce solar heat gain<br>• External windows have sun shading<br>DS1.2 Mechanical plant, equipment and storage areas equipment are:<br>• If on the roof:<br>- Screened and designed as an architectural feature of buildings; and<br>- Incorporated into the roof form.<br>• Effectively screened from view from adjoining streets so as to provide an attractive address to streets and adjoining properties.<br>DS1.3 Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street.<br>DS1.4 External facade materials include a mix of two or more of the following:<br>a. Glazing clear tinted or colour backed;<br>b. Brickwork;<br>c. Timber;<br>d. Coloured rendered/bagged finish or split face concrete block work;<br>e. Precast concrete panels;<br>f. Economical panel systems including prefinished metal panels, tiles, stones; or<br>g. Recycled materials (e.g. timber).<br>DS1.5 The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m.<br>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.<br>DS1.7 Car parking may be located on ground or above ground where sleeved or screened. |

| DESIGN STANDARD | |
|---|---|
| **Public Realm** | DS2.1 A minimum of 10% of the site is comprised of planted landscapes. Landscaping is to be a minimum of 2m wide and does not include any hard landscaping.<br>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). |
| **Parking and Access** | DS3.1 On site vehicle parking is provided at the rates outlined in ***Appendix F.***<br>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:<br>• AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and<br>• AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities.<br>DS3.3 The location of visitor or customer parking is not behind a security barrier.<br>DS3.4 On-site parking and manoeuvring areas provide for all vehicles to enter and leave in a forward motion.<br>DS3.5 The lot has physical access to a road.<br>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.<br>DS3.7 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. Access is to include:<br>• 12.5m vehicle length and turn radius, with entry and exit in a forward motion;<br>• Accessways must be a minimum trafficable width of 6.5m for the design WCV<br>DS3.8 Bicycle parking spaces are provided in accordance with ***Appendix F.***<br>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.<br>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.***<br>DS3.11 For buildings less than 1,000m$^2$, engineering design of all parking and manoeuvring areas is in accordance with Councils adopted standards. |

| DESIGN STANDARD | |
|---|---|
| **Environment** | DS4.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.<br>DS4.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.<br>DS4.3 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.<br>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.<br>DS4.5 Any reflective glass material has:<br>a. A level of light reflectivity of not greater than 20%; and<br>b. A level of heat transmission of not less than 20%. |
| **Environment (cont.)** | DS4.6 Development does not include the storage of dangerous goods as defined by the globally harmonised system for the classification and labelling of chemicals (GHS).<br>DS4.7 For non-residential sites, each site demonstrates how it can satisfy best practice pollutant load removal targets. |
| **Infrastructure** | DS5.1 All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply. |

| DESIGN STANDARD | |
|---|---|
| **Uses** | |
| **Child Care Centre** | DS6.1 Where a standalone use, the Child care centre has a maximum site cover of 50%.<br>DS6.2 Child care centres are to be located where identified on a Plan of Development.<br>DS6.3 Child care centres are to be located on a site having:<br>a. A slope of not more than 10%;<br>b. A regular shape; and<br>c. A minimum area of 1,500m$^2$<br>DS6.4 Buildings are to meet the requirements of *Australian Standard 2107:2016 Acoustics - Recommended noise and reverberation design criteria within buildings to ensure a healthy, comfortable and productive environment for the occupants and users.*<br>DS6.5 A minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining a residential use (or future residential use).<br>DS6.6 Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross across driveways.<br>DS6.7 The minimum setback from the outermost projection of any building is in accordance with following table: |

| Setbacks (Minimum) | |
|---|---|
| **Front (Primary frontage)** | 6m |
| **Side** | 2m |
| **Rear** | 4.5m |

DS6.8 The external noise criteria at all facades of the building envelope shall be ≤58 dB(A) L10 (1 hour) façade corrected (maximum hour during normal opening hours), and

DS6.9 The external noise criteria in each outdoor education area or outdoor play area shall be ≤63 dB(A) L10 (12 hour) free field (between 6am and 6pm.

| DESIGN STANDARD | |
|---|---|
| **Community Facility** | DS7.1 Where a standalone use, the community activity has a maximum site cover of 50%.<br>OR<br>Where not a standalone use - no acceptable outcome provided.<br>DS7.2 Where adjoining a residential use, a minimum 1.8m high solid acoustic screen fence is provided along the full length of all common site boundaries.<br>DS7.3 Intrusive outdoor activities are located and orientated away from residential premise. |
| **Educational Establishment** | DS8.1 Educational Establishments are to be located on a site having:<br>a. A slope of not more than 10%;<br>b. A regular shape; and<br>c. A minimum area of 1,500m$^2$<br>DS8.2 Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross across driveways.<br>DS8.3 The external noise criteria at all facades of the building envelope shall be ≤58 dB(A) L10 (1 hour) façade corrected (maximum hour during normal opening hours), and<br>DS8.4 The external noise criteria in each outdoor education area or outdoor play area shall be ≤63 dB(A) L10 (12 hour) free field (between 6am and 6pm. |
| **Fast Food Premises** | DS9.1 Fast Food premises must not immediately adjoin a residential (or future Residential) use.<br>DS9.2 Loading areas are not able to be viewed from the road or any public space.<br>DS9.3 Drive-through facilities are not to dominate the primary street frontage. |
| **Indoor Sport and Recreation** | DS10.1 Indoor Sport and Recreation uses exclude premises for conducting large scale functions. |
| **Market** | DS11.1 Where market stalls are proposed to be located adjacent to existing shops the market is not held on more than 1 day per week.<br>DS11.2 The market is conducted, including setup and pack-up time, between the hours of 5.00am and 10.00pm.<br>DS11.3 A clear movement path, at least 3 metres in width, is maintained through or around the market to allow emergency vehicle access.<br>DS11.4 Directional signage is provided to identify the location of, and entry to, public toilet facilities.<br>DS11.5 Public toilets:<br>a. Are provided within the area of the market, or are located within 250 metres of the market; and<br>b. Remain open and accessible for use during market hours. |

| DESIGN STANDARD | |
|---|---|
| **Multiple Residential (other than Duplex & Triplex) & Mansion Homes** | DS12.1 For all Multiple Residential uses involving more than two units, the building is sited and designed such that:<br>a. The main pedestrian entrance to the building (or group of buildings) is located on the higher order street;<br>b. Access from the street to the entrance of the building(s) or individual dwellings is easily discerned;<br>c. Vehicular access to the site is separate from the pedestrian access;<br>d. 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;<br>e. The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.<br>DS12.2 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.<br>DS12.3 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:<br>a. Window will heights being a minimum of 1.5 metres above floor level; or<br>b. Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or<br>c. Fixed external screens; or<br>d. If at ground level screen fencing to a minimum height of 1.8 metres.<br>DS12.4 The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.<br>DS12.5 Any car parking area or other associated structures are integrated into the design of the development such that:<br>a. They are screened from view from frontages to streets, parks and adjoining land; and<br>b. They are not located between the building and the street address unless contemplated by the Sub-Precinct design standards or Plan of Development.<br>DS12.6 Building setbacks comply with those specified in any applicable Sub-Precinct which it is located as shown in ***Appendix E.***<br>DS12.7 Except where specified otherwise in a Sub-Precinct provision:<br>a. A 2 metre wide landscaped buffer strip is provided along the full frontage of the site;<br>b. Where more than 6 dwellings, 10% of the site area is provided as communal open space exclusive required buffer strips and clothes drying areas;<br>c. A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary except where adjoining open space, which requires fencing to be 25% transparent, or 1.5m high and solid. |

| DESIGN STANDARD | |
|---|---|
| **Multiple Residential (other than Duplex and Triplex) & Mansion Homes (cont.)** | DS12.8 For all Multiple Residential uses involving more than two units:<br>a. Each ground floor dwelling has a courtyard or similar private open space of not less than 15m$^2$ with a minimum dimension of 3m directly accessible from the main living area;<br>b. Each dwelling above ground level has a balcony or similar private open space area of not less than 9m$^2$ for a 1 bedroom unit, and 16m$^2$ for 2+ bedroom units (with a minimum dimension of 3m) directly accessible from the living area of the dwelling or rooming unit.<br>DS12.9 The site cover for Multiple Residential buildings does not exceed 60%<br>DS12.10 For multiple residential uses front fences and walls:<br>a. Have a maximum height of not more than:<br>b. 1.8 metres if 50% transparent; or<br>c. 1.2 metres if solid.<br>DS12.11 Building bulk is reduced by incorporating a combination of the following elements in building design:<br>a. Variations in plan shape, such as curves, steps, recesses, projections or splays;<br>b. Variations in vertical profile, with steps or slopes at different levels;<br>c. Variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure;<br>d. Balconies, verandahs or terraces; and<br>e. Planting, particularly on podiums, terraces and low level roof decks.<br>DS12.12 Entry areas for the residents and visitors are provided separately from entrances for other building users and provide:<br>a. For safe entry from streets, car parking areas and servicing areas;<br>b. Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for other building users; and<br>c. Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors. |
| **Outdoor Sport and Recreation (excluding Golf Course)** | DS13.1 The use is located and designed so as to be:<br>a. Convenient to users; and<br>b. Compatible with the preferred character of the local area.<br>DS13.2 The use:<br>a. Is effectively designed to meet the needs of users, having regard to the scale and nature of the use;<br>b. Has buildings and structures that are fit for purpose; and<br>c. Has buildings and structures that incorporate passive design responses that acknowledge and reflect the region's sub-tropical climate. |

| DESIGN STANDARD | |
|---|---|
| **Sales Office** | DS14.1 The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm.<br>DS14.2 The maximum GFA for a Sales Office is 400m$^2$.<br>DS14.3 A minimum of 2 on-site car parking spaces are provided.<br>DS14.4 Private and public open space areas are turfed and landscaped.<br>DS14.5 A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.<br>DS14.6 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.<br>DS14.7 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. |
| **Shop, Shopping Centre, Business, Health Care Services and Food Premises** | DS15.1 Buildings setbacks for Shops, Businesses, Health Care Services and Food Premises comply with those prescribed for the Sub-Precinct which it is located.<br>DS15.2 The site cover of a Shop, Business, Health Care Service and Food Premises does not exceed:<br>a. 70% for that part of a building up to 2 storeys in height; and<br>b. 50% for that part of a building exceeding 2 storeys in height.<br>DS15.3 The building incorporates vertical and horizontal articulation such that no blank wall is longer than 15 metres.<br>DS15.4 Where a building exceeds 2 storeys in height, the building is designed so as to avoid the creation of adverse micro-climatic impacts on any nearby public space by way of overshadowing, wind tunnelling or reflective glare.<br>DS15.5 Building materials and hard surfaces used in landscape works are not highly reflective, or likely to create glare, slippery or otherwise hazardous conditions.<br>DS15.6 Any outdoor public or semi-public open space has a minimum of 50% of its area covered or shaded.<br>DS15.7 Development provides for a minimum of 70% of the building frontage to a public street, or other public or semi-public space, to present with clear or relatively clear windows and glazed doors.<br>DS15.8 The building has articulated and textured facades that incorporate some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows:<br>a. Wide colonnades, verandahs, awnings, balconies and eaves;<br>b. Recesses, screens and shutters.<br>DS15.9 Landscapes are provided on-site in accordance with the following:<br>a. Shade trees, low planting and hard landscapes are provided along street frontages not occupied by building or driveways; |

| DESIGN STANDARD | |
|---|---|
| **Shop, Shopping Centre, Business, Health Care Service and Food Premises (cont.)** | b. Shade trees are provided in car parks;<br>c. A landscape strip is provided between the business use and any adjacent residential use which:<br>- Is planted with a variety of screening trees and shrubs; and<br>- Incorporates a minimum 1.8 metre high solid screen fence where acoustic attenuation is required; and<br>- Planting is provided on top of podium levels.<br>DS15.10 Undesirable visual, noise and odour impacts on public spaces and residential uses are avoided or minimised by:<br>a. Where appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site's context and setting;<br>b. Providing vehicle loading/unloading and refuse storage/collection facilities within enclosed serviced yards or courtyards; and<br>c. Locating site service facilities and areas such that they are not adjacent to the frontage of a street or public space.<br>DS15.11 Glare conditions or excessive 'light spill' on to adjacent sites and public spaces are avoided or minimised through measures such are:<br>a. Careful selection and location of light fixtures;<br>b. Use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and<br>c. Alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation.<br>DS15.12 A taxi/rideshare facility is to be located parallel to the kerb and adjacent to the entrance of any supermarket and medical centre:<br>• A minimum of three dedicated parking bays in total are to be provided in accordance with AS2890.5 - Parking facilities, Part 5: On-street parking with at least one vehicle bay in each facility being of a length and width suitable for use by people with disabilities in accordance with AS1428.1 - Design for access and mobility and AS2890.6 - Parking Facilities, Part 6: Off-street parking for people with disabilities.<br>• Taxi/rideshare zone signs, placed at either end of the taxi/rideshare facility are to be provided'<br>• Appropriate line marking is to be provided in accordance with AS1742.11 - Manual of uniform traffic control devices, Part 11: Parking controls.<br>• Lighting is to be provided in accordance with AS/NZS 1158.3.1 - Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting - Performance and Design Requirements.<br>• The taxi/rideshare facility is to be designed with appropriate regard to Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the Disability Discrimination Act 1992. |

*TABLE 24:* MEDIUM RISE SETBACKS

| | MEDIUM RISE (UP TO 5 STOREYS) | |
|---|---|---|
| | **Residential elements** | **Non-residential elements** |
| **Maximum podium height** | 2 storeys | |
| **Front setbacks (min)** | | |
| **Ground Floor** | | |
| • Primary frontage | 0.0m | 0.0m |
| • Secondary 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<br>Otherwise:<br>• 1.5m for a wall up to 4.5m high<br>• 2m for a wall up to 7.5m high<br>• 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.<br>Otherwise: 3.0m | |
| • Levels 4-5 | 6.0m | |

*TABLE 25:* 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:<br>• Providing a minimum separation distance of:<br>- Where 5 storeys or less, 12m between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, or<br>- 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.<br>• Window sill heights a minimum of 1.5m above floor level<br>• Fixed opaque glazing in any part of a window below 1.5m above floor level<br>• 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. | |

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/987/305

Date: 25 May 2026

Queensland Government

# APPENDICES

# APPENDIX A
# DEFINITIONS

## USE DEFINITIONS

### Commercial Use Category

***BUSINESS***

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

***CAR PARK***

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

***HEALTH CARE SERVICES***

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

***SALES OFFICE***

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

### INDUSTRIAL USE CATEGORY

***EXTRACTIVE INDUSTRY***

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

***HIGH IMPACT INDUSTRY***

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

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

***LOW IMPACT INDUSTRY***

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

The manufacturing aspects of the use are undertaken indoors.

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

***MEDIUM IMPACT INDUSTRY***

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

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

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

***NOXIOUS AND HAZARDOUS INDUSTRY***

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

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

***RESEARCH AND TECHNOLOGY FACILITY***

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

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

***SERVICE INDUSTRY***

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

***WAREHOUSE***

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

### RESIDENTIAL USE CATEGORY

***DISPLAY HOME***

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

***HOME BASED BUSINESS***

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

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

***HOUSE***

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

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

***MULTIPLE RESIDENTIAL***

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

***OTHER RESIDENTIAL***

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

***RELOCATABLE HOME PARK***

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

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

***SHORT TERM ACCOMMODATION***

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

### RETAIL USE CATEGORY

***BULK LANDSCAPE SUPPLIES***

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

***FAST FOOD PREMISES***

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

***FOOD PREMISES***

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

### *GARDEN CENTRE*

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

### *MARKET*

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

### *OUTDOOR SALES*

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

### *SERVICE STATION*

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

### *SHOP*

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

### *SHOPPING CENTRE*

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

### *SHOWROOM*

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

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

## RURAL USE CATEGORY

### *AGRICULTURE*

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

### *AGRICULTURAL SUPPLY STORE*

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

### *ANIMAL KEEPING AND HUSBANDRY*

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

### *INTENSIVE ANIMAL INDUSTRIES*

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

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

### *INTENSIVE HORTICULTURE*

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

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

### *WHOLESALE NURSERY*

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

## SERVICE, COMMUNITY AND OTHER USES CATEGORY

### *CEMETERY*

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

### *CHILD CARE CENTRE*

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

### *COMMUNITY FACILITY*

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

### *CREMATORIUM*

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

### *EDUCATIONAL ESTABLISHMENT*

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

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

### *EMERGENCY SERVICES*

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

### *FUNERAL PARLOUR*

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

### *HOSPITAL*

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

### *PLACE OF ASSEMBLY*

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

### *TELECOMMUNICATIONS FACILITY*

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

### *UTILITY INSTALLATION*

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

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

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

### *VETERINARY HOSPITAL*

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

## SPORT, RECREATION AND ENTERTAINMENT USE CATEGORY

### *INDOOR ENTERTAINMENT*

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

### *INDOOR SPORT AND RECREATION*

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

### *OUTDOOR SPORT AND RECREATION*

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

### *PARK*

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

## TOURISM USE CATEGORY

### *TOURIST ATTRACTION*

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

### *TOURIST PARK*

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

## OTHER DEVELOPMENT

### *FILLING OR EXCAVATION*

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

### *MATERIAL CHANGE OF USE*

As defined in the Economic Development Act 2012.

### *MINOR BUILDING WORK OR DEMOLITION WORK*

Means:

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

### *OPERATIONAL WORK*

As defined in the Economic Development Act 2012.

### *RECONFIGURING A LOT*

As defined in the Economic Development Act 2012.

## ADMINISTRATIVE DEFINITIONS

### *ACCESSIBLE HOUSING*

Housing in accordance with the applicable EDQ guideline.

### *AFFORDABLE HOUSING*

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

### *BASEMENT*

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

### *BUILDING*

As defined in the Building Act 1975.

### *BUILDING WORK*

As defined in the Economic Development Act 2012.

### *BUILDING HEIGHT*

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

### *CARETAKER'S ACCOMMODATION*

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

### *COMMUNITY GREENSPACE NETWORK*

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

### *CONTAMINATED LAND REGISTER*

As defined in the Environmental Protection Act 1994.

### *DEVELOPMENT SCHEME*

As defined in the Economic Development Act 2012.

### *DWELLING UNIT*

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

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

The term includes works ancillary to a dwelling.

### *ENVIRONMENTAL MANAGEMENT REGISTER*

As defined in the Environmental Protection Act 1994.

### *ENVIRONMENTALLY RELEVANT ACTIVITIES*

As defined in the Environmental Protection Act 1994.

### *GROSS FLOOR AREA (GFA)*

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

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

### *GROUND LEVEL*

Means:

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

### *HIGH WATER MARK*

Refers to the ordinary high water mark at spring tides.

### *INTERIM USES*

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

### *LOCAL GOVERNMENT INFRASTRUCTURE AGREEMENT (LGIA)*

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

### *MEZZANINE*

An intermediate floor within a room.

### *NEIGHBOURHOOD CENTRE*

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

### *NET RESIDENTIAL DENSITY*

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

### *PLANNING SCHEME*

The planning scheme for the Sunshine Coast Regional Council.

### *PLOT RATIO*

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

### *PREMISES*

As defined in the Economic Development Act 2012.

### *PRIVATE OPEN SPACE*

An outdoor area for the exclusive use of occupants.

### *PUBLIC HOUSING*

As defined in the *Planning Act 2016*.

### *PUBLIC INTEREST*

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

### *PUBLIC REALM*

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

### *SENSITIVE USES*

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

### *SETBACK*

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

### *SIGNIFICANT VEGETATION*

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

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

### *SITE COVER*

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:<br>a. allied to the main activity on the same site;<br>b. compatible with the main activity on the same site; and<br>c. subordinate to the main activity on the same site. |
| Best Practice | A method or technique that can be substantiated as producing results superior to those achieved by other conventional or out dated means, such as to be recognised as achieving an agreed benchmark capable of evolving as improved methods become available. |
| Caloundra South Development Scheme | The *Caloundra South Urban Development Area Development Scheme* (as approved October 2011) |
| CAMCOS | Proposed rail line connecting the Brisbane suburban network at Beerwah with Maroochydore (as identified by the 'Caloundra and Maroochydore Corridor Study'). |
| Central Park | A major sport and recreation space located proximal and to the south of the Town Centre, providing a regional hub for major sports, passive, recreation and environmental protection/amenity purposes. |
| Coast Connect | A bus corridor from Caloundra to Maroochydore including bus priority lanes, bus stations in key activity areas, bus stop upgrades, and bus queue bypasses. |
| Cycle End of Trip Facility | Dedicated amenities that are publicly accessible for bike storage area, lockers and change facilities |
| Dedicated high frequency bus corridor | A high frequency "Urbanlink" bus service identified for strategic corridors as defined by the Queensland Department of Transport and Main Roads publication Connecting SEQ 2031 — An Integrated Regional Transport Plan for SEQ. |
| Eco sanctuary | The natural value area which is the target of land rehabilitation east of the Town Centre and within the Environmental Protection Zone, for the purpose of delivering an interpretive experience trail through the conservation areas connecting the northern Community Hub to the Town Centre. |
| Enabling Infrastructure and works | Infrastructure and works essential to prepare a precinct for building work. |
| Explanatory Content | Content that is not intended to be used to assess subsequent applications. |
| Infrastructure Lot | Any lot created to coincide with and to accommodate an item of infrastructure required for development within the Master Plan Area. |
| Main Street | "The Main Street" is located in the Town Centre Core with high levels of pedestrian use and amenity, connecting the plaza of the People's Place to the Transit Centre and Central Park. |
| Master Developer | Is reference to Stockland Development Pty Ltd (ACN 000064835) |
| Master Plan | The approved *Caloundra South Master Plan* for the site. |
| Master Plan Area | The Area shown on Master Plan Map 2 — Environmental Connectivity Plan being:<br>• Lot 22 SP190373 (part)<br>• Lot 505 RP884348 (part)<br>• Lot 3 RP910849 (part) |
| Minister | The Minister responsible for implementing the Act. |
| Mixed Use Centre | A balanced mix of different but co-dependent land uses including and not limited to a range or retail, commercial, residential, short-term accommodation and entertainment venues, etc. which promote the client access for users. |
| MMTC | Abbreviation of the Multi-Modal Transport Corridor as required and defined by the Queensland Department of Transport and Main Roads. |
| Now, New and Next Sustainability Approach | • Now: the existing or current standard approach for technologies or best practice implementation.<br>• New: the emerging opportunities for piloting of technologies or implementation approaches.<br>• 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

ROL 11

ROL 03

ROL 06

ROL 01

ROL 04

ROL 07

ROL 02

ROL 05

ROL 08

ROL 10

ROL 12

ROL 09

## LEGEND

### GENERAL
- Application Boundary

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

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

### RESIDENTIAL

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

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

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

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m+ End Terrace
- 9.3m+ - Duplex Terrace
- 7.5m - Single Storey 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

21 Deep Lots
- 4.6m Terrace
- 6.6m Terrace
- 7.5m Terrace
- 7.5m+ End Terrace
- 9.0m+ Terrace
- 8.5m - Urban Villa
- 8.6m+ - End Urban Villa

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

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

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

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

URBIS

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

Reconfiguring of a Lot - Reference Plan

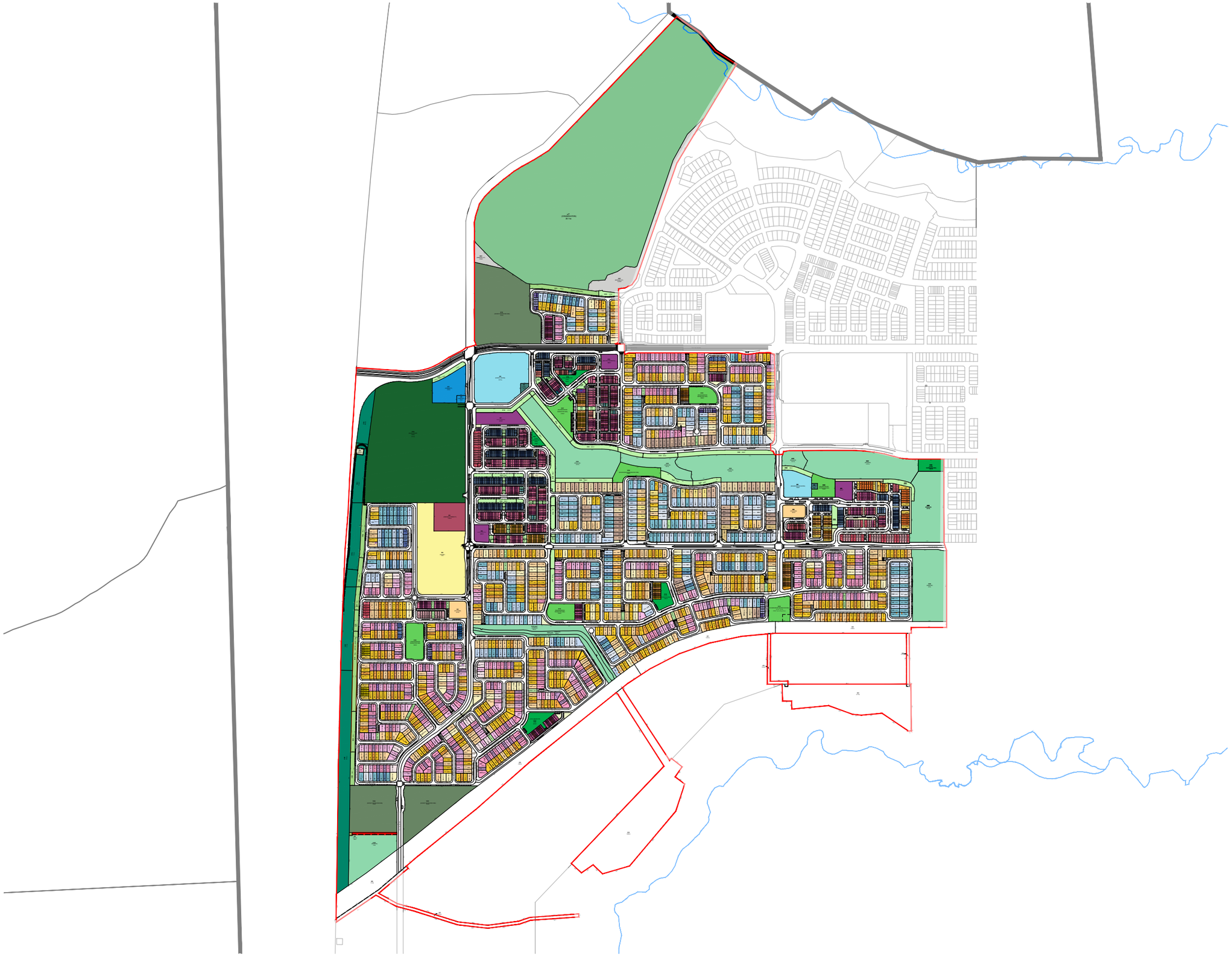
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**DATE:** 13.04.26

**JOB NO:** P0004909

**DWG NO:** REF - 01



## LEGEND

### GENERAL
- Application Boundary

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

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

### RESIDENTIAL

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

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

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

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m+ End Terrace
- 9.3m+ - Duplex Terrace
- 7.5m - Single Storey 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

21 Deep Lots
- 4.6m Terrace
- 6.6m Terrace
- 7.5m Terrace
- 7.5m+ End Terrace
- 9.0m+ Terrace
- 8.5m - Urban Villa
- 8.6m+ - End Urban Villa

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

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

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

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

URBIS

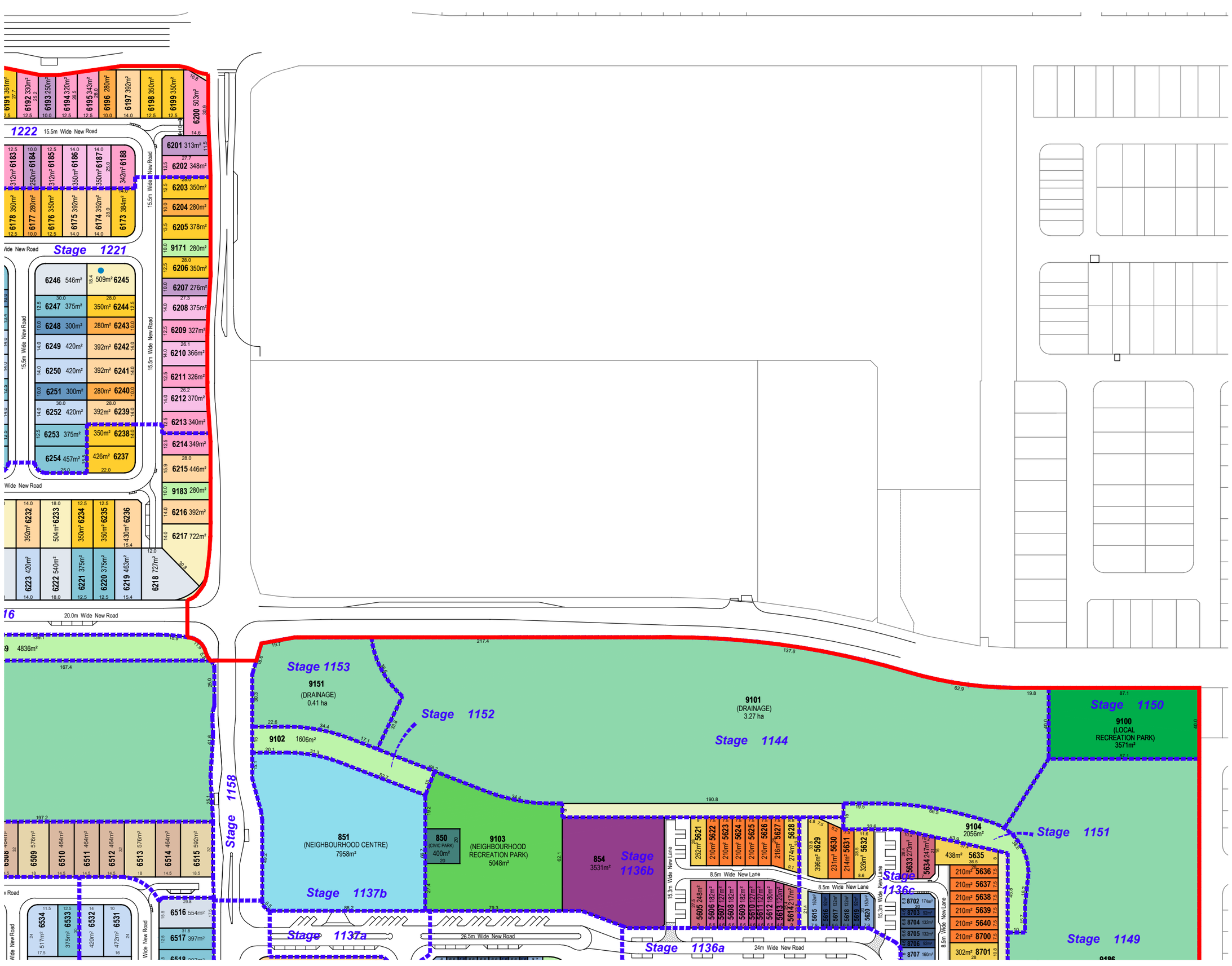
# AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - Overall Plan

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**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** ROL-00




# LEGEND

## GENERAL

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

## LAND USE

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

## OPEN SPACE

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

## RESIDENTIAL

32 Deep Lots

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

30 Deep Lots

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

28 Deep Lots

- 7.5m Terrace
- 7.5m+ 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
- 7.5m+ End Terrace
- 9.0m+ Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

20 Deep Lots

- 4.6m - Terrace
- 6.6m - Terrace
- 7.5m+ End Terrace

Urban Lots

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

URBIS

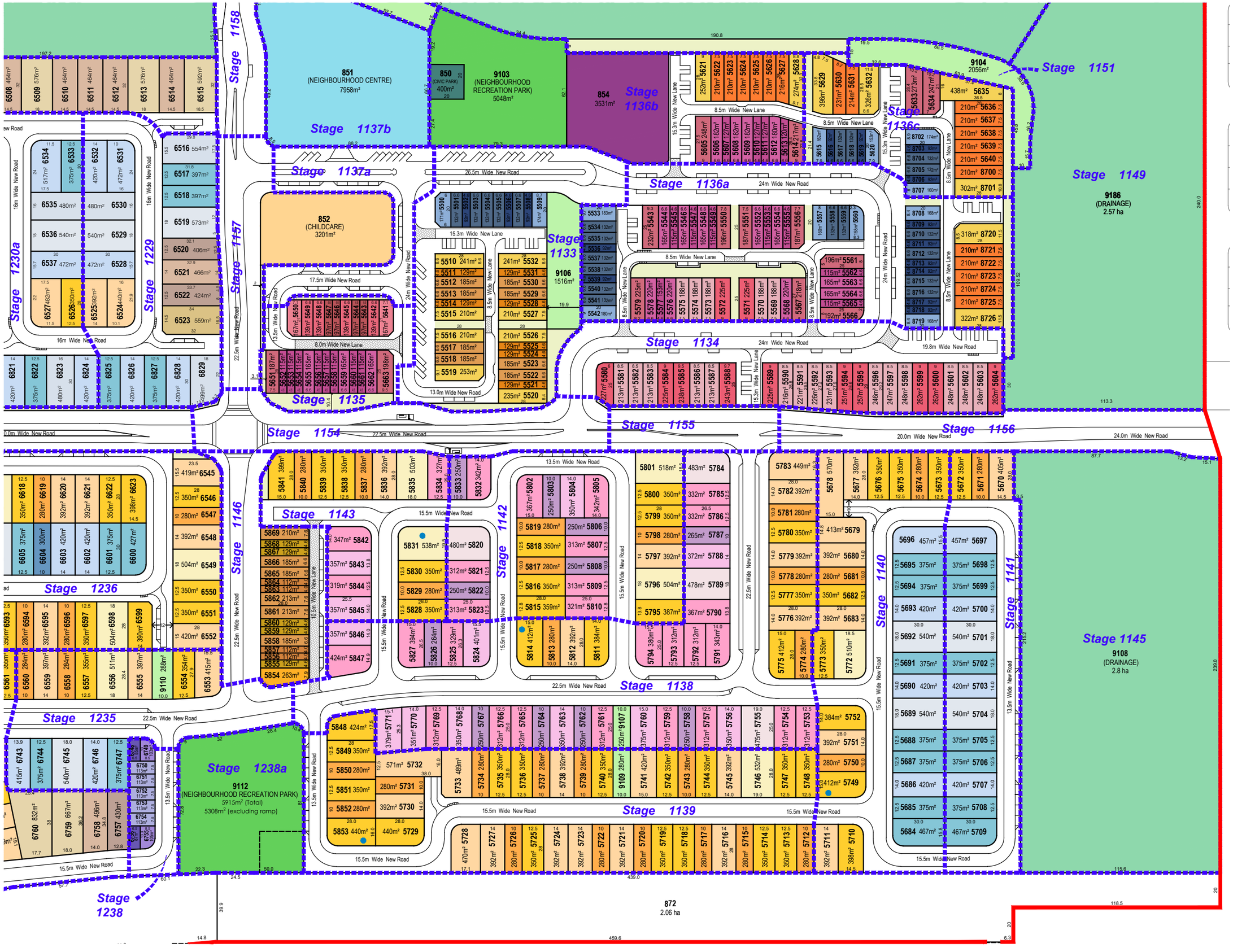
# AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 01

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**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** ROL-01




## LEGEND

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

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

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

### RESIDENTIAL

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

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

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

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

21 Deep Lots
- 4.6m Terrace
- 6.6m Terrace
- 7.5m+ End Terrace

20 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace
- 7.5m+ End Terrace

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

URBIS

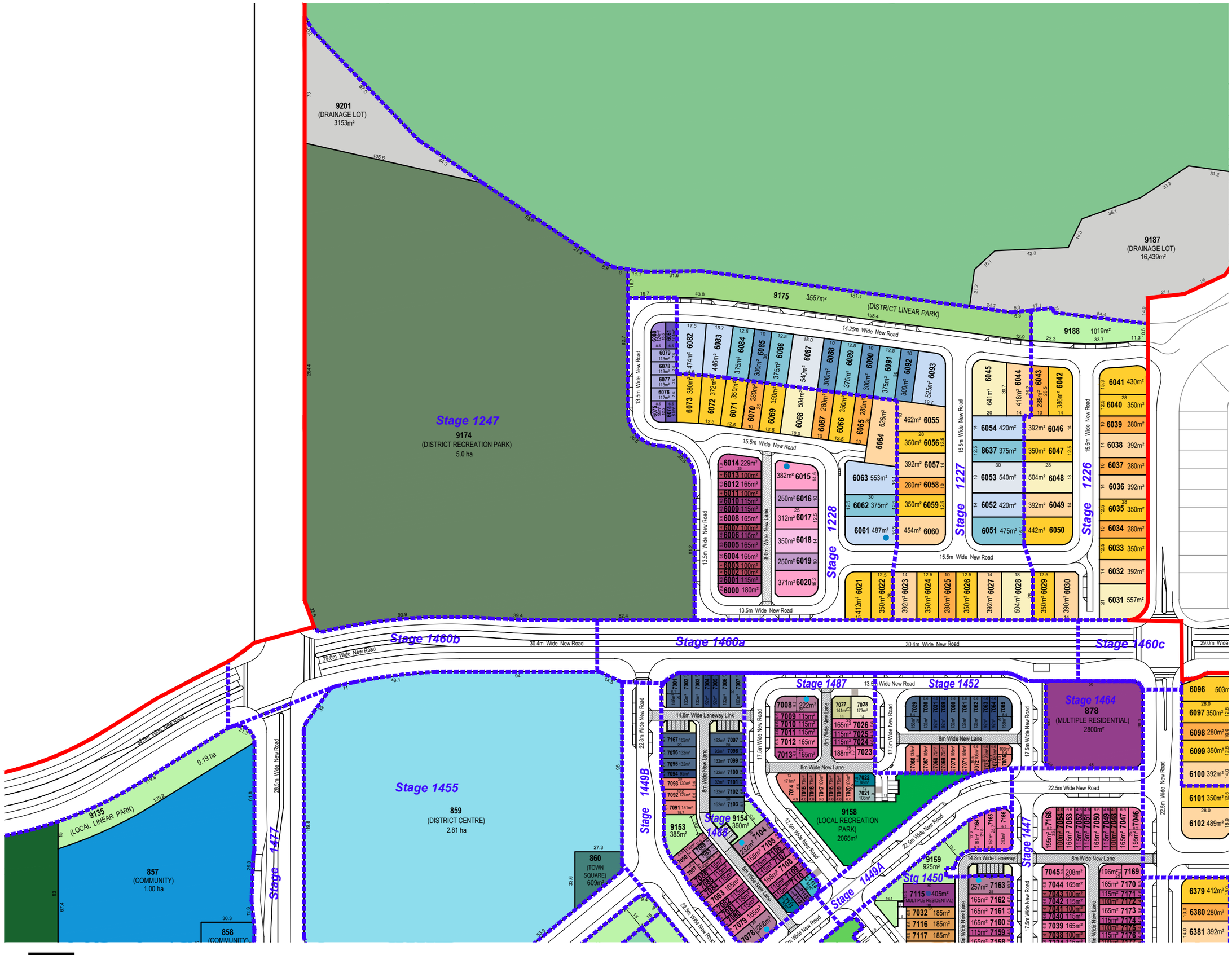
# AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 02

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**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** ROL-02




## LEGEND

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

### LAND USE
- Multiple Residential Sites
- District Centre
- Community

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

### RESIDENTIAL
30 Deep Lots
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional
- Mansion Home

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

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

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

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

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

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

URBIS | rps MAKING COMPLEX EASY

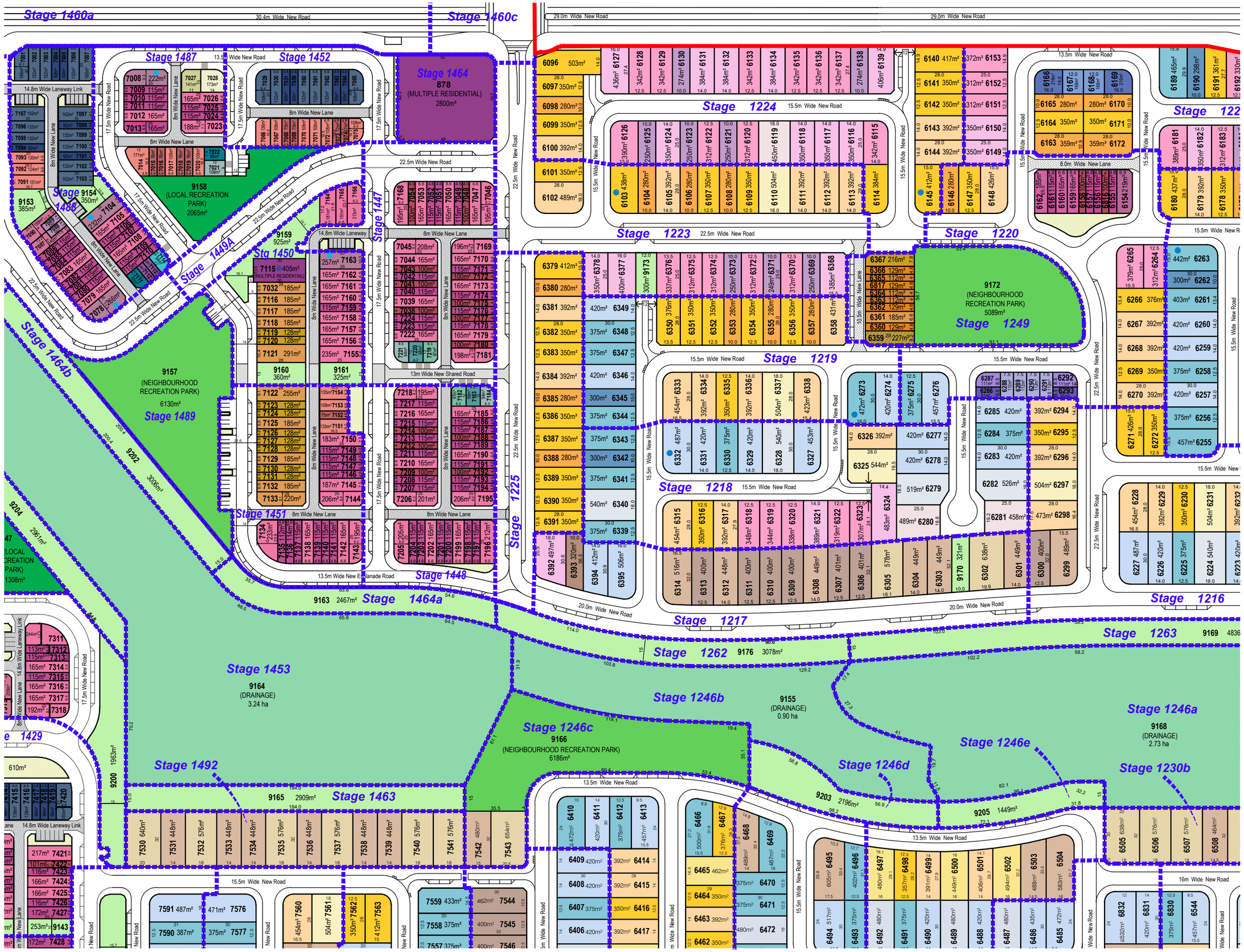
# AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 03

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**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** ROL-03




## LEGEND

### GENERAL

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

### LAND USE

- Multiple Residential Sites

### OPEN SPACE

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

### RESIDENTIAL

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

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

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

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

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

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

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

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

URBIS

rps MAKING COMPLEX EASY

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

Reconfiguring of a Lot - SHEET 04

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**DATE:** 13.04.26

**JOB NO:** P0004909

**DWG NO:** ROL-04




## LEGEND

### GENERAL

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

### OPEN SPACE

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

### RESIDENTIAL

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

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

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

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

URBIS

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

Reconfiguring of a Lot - SHEET 05

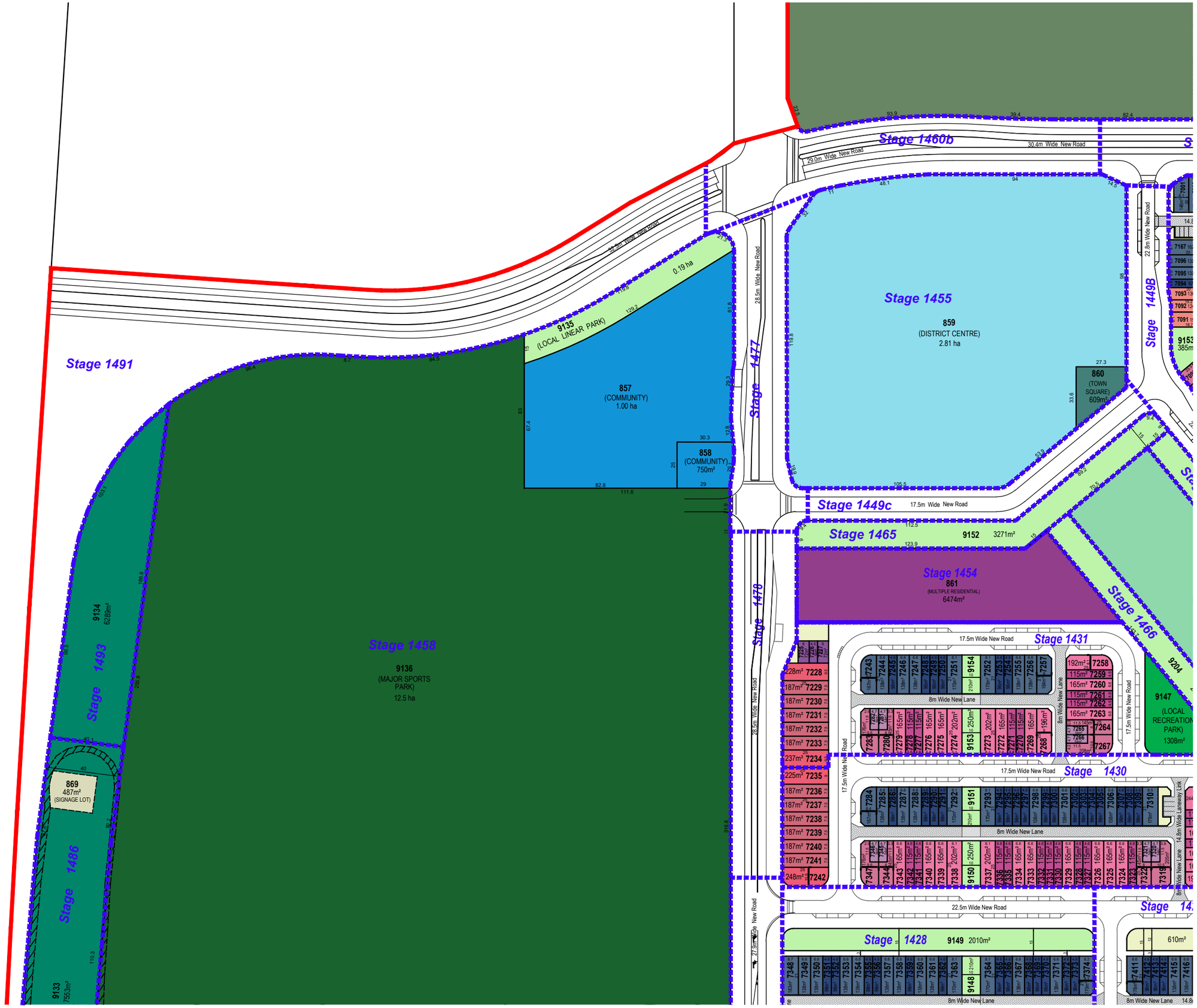
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**DATE:** 13.04.26

**JOB NO:** P0004909

**DWG NO:** ROL-05




## LEGEND

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

### LAND USE
- Multiple Residential Sites
- District Centre
- Community

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

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

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

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

URBIS | RPS MAKING COMPLEX EASY

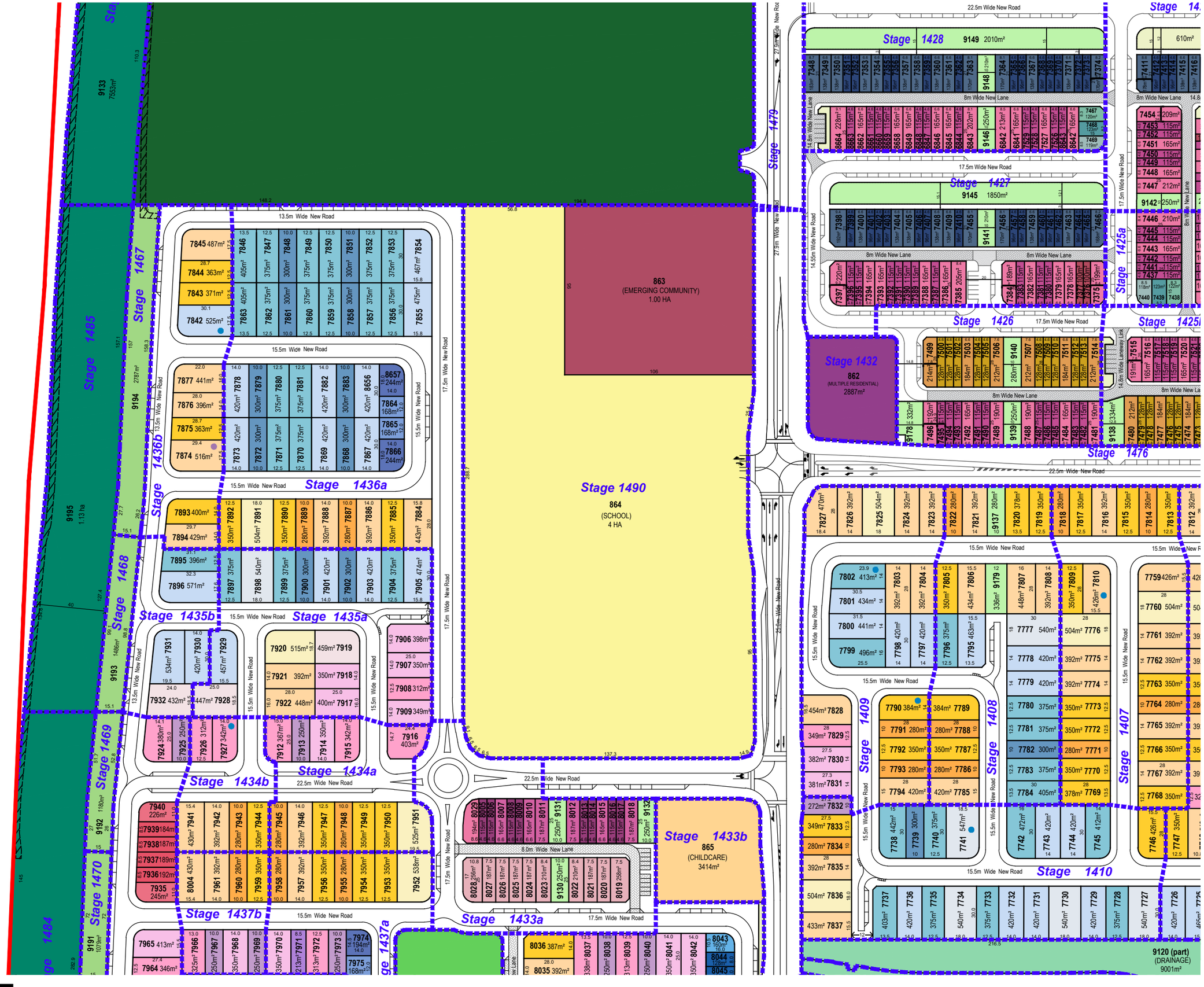
# AURA - Precinct 11, 12 & 14 (Parts)

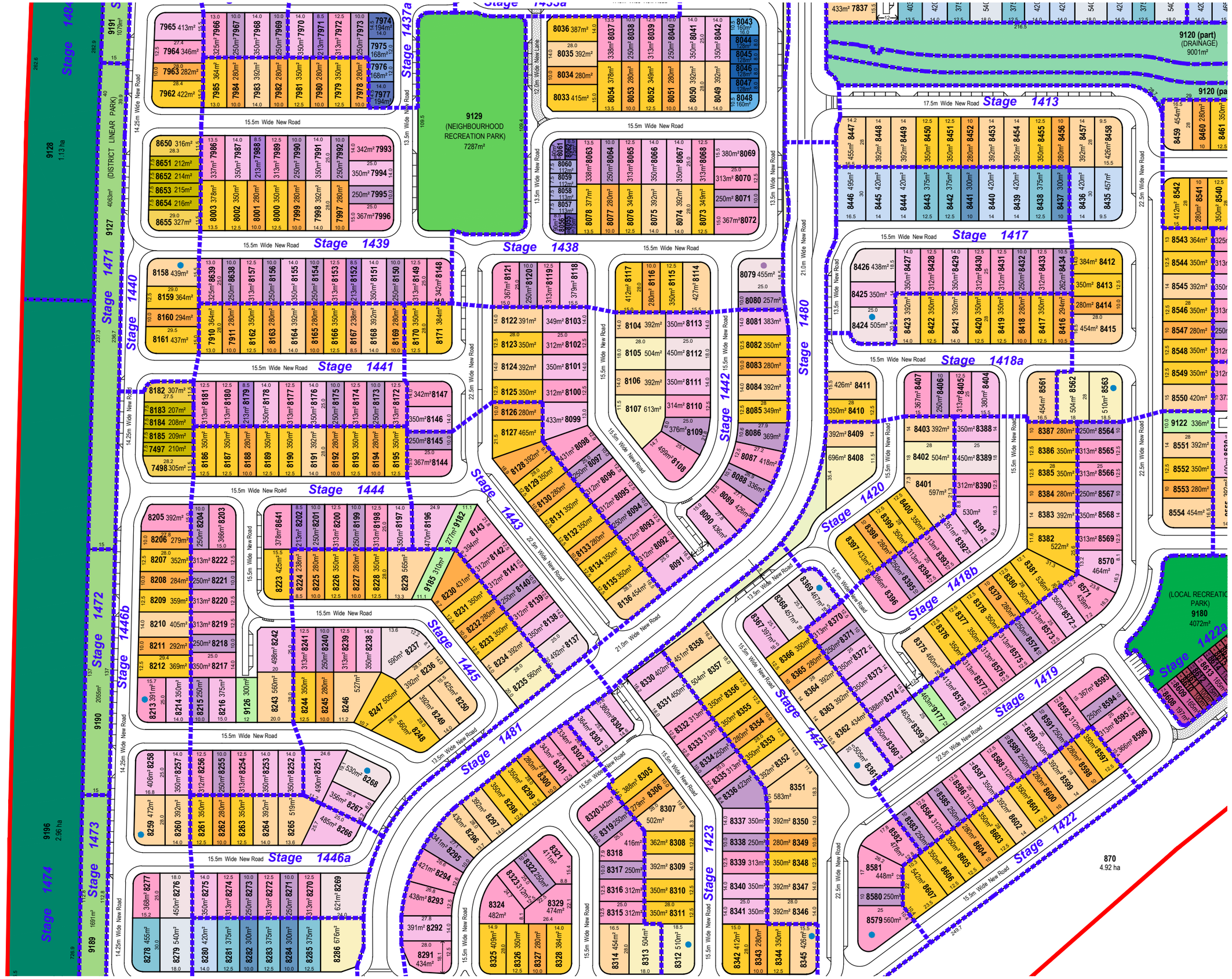
Reconfiguring of a Lot - SHEET 06

1:2000 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** ROL-06


Stage 1485
Stage 1467
Stage 1366
Stage 1468
Stage 1469
Stage 1470
Stage 1464
Stage 1437b
Stage 1437a
Stage 1436a
Stage 1435b
Stage 1435a
Stage 1434b
Stage 1434a
Stage 1433b
Stage 1433a
Stage 1490
Stage 1479
Stage 1428
Stage 1427
Stage 1426
Stage 1425a
Stage 1425
Stage 1432
Stage 1476
Stage 1410
Stage 1409
Stage 1408
Stage 1407
9133 7553m²
9194 2787m²
9195 1.13 ha
9193 1486m²
9192 1180m²
9191 1079m²
9149 2010m²
9148
9147 1850m²
9146 250m²
9145 1850m²
9144 250m²
9143 210m²
9142 250m²
9141
9140
9139 250m²
9138
9137 280m²
9179 336m²
9178
9130 250m²
9131 250m²
9132 250m²
9120 (part)
(DRAINAGE)
9001m²
862
(MULTIPLE RESIDENTIAL)
2887m²
863
(EMERGING COMMUNITY)
1.00 HA
864
(SCHOOL)
4 HA
865
(CHILDCARE)
3414m²
13.5m Wide New Road
15.5m Wide New Road
17.5m Wide New Road
22.5m Wide New Road
27.5m Wide New Road
8m Wide New Lane
8m Wide New Laneway Link
14.5m Wide New Road
15.5m Wide New Road
17.5m Wide New Road
22.5m Wide New Road
8.0m Wide New Lane
17.5m Wide New Road
15.5m Wide New Road
17.5m Wide New Road
22.5m Wide New Road
8m Wide New Lane
8m Wide New Lane
8m Wide New Lane




## LEGEND

### GENERAL

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

### OPEN SPACE

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

### RESIDENTIAL

30 Deep Lots

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

28 Deep Lots

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

25 Deep Lots

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

Urban Lots

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

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

Reconfiguring of a Lot - SHEET 08

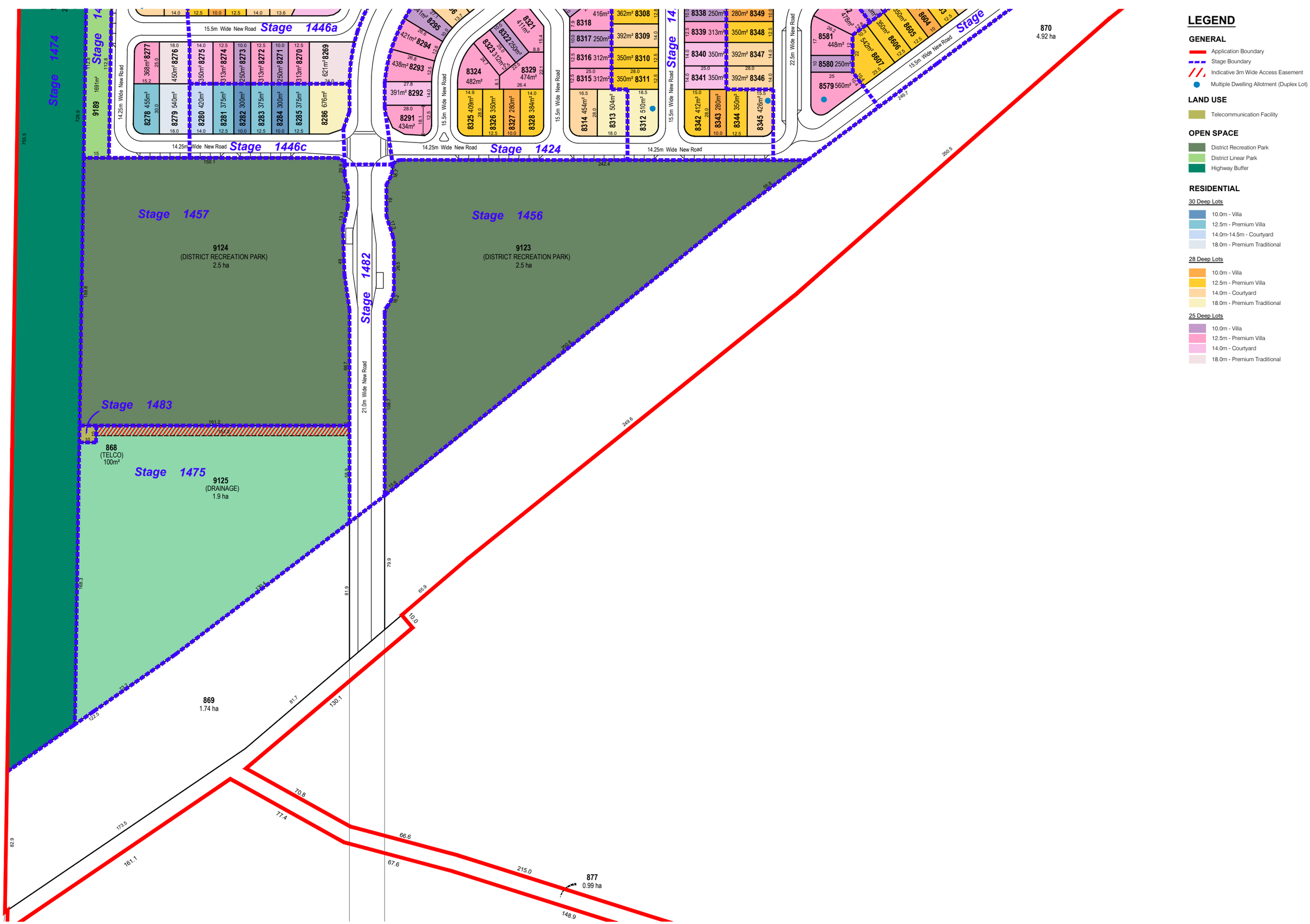
1:2000 @ A3

0 20 40 60 80

**DATE:** 13.04.26

**JOB NO:** P0004909

**DWG NO:** ROL-08




## LEGEND

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

### LAND USE
- Telecommunication Facility

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

### RESIDENTIAL

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

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

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

URBIS

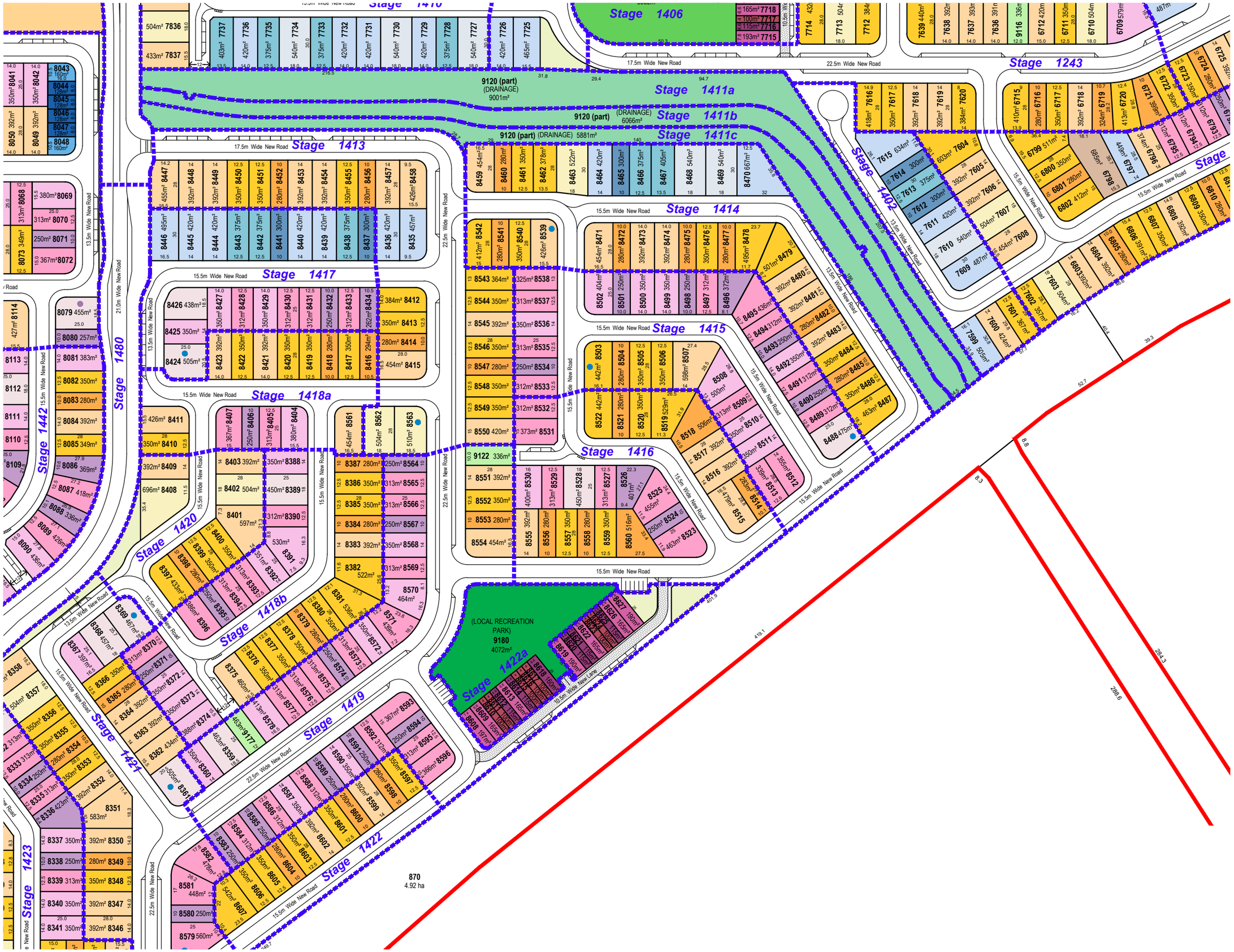
# AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 09

1:2000 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** ROL-09




## LEGEND

### GENERAL

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

### LAND USE

- Childcare Centre

### OPEN SPACE

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

### RESIDENTIAL

30 Deep Lots

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

28 Deep Lots

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

25 Deep Lots

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

Urban Lots

- Urban Lot Type E
- Urban Lot Type F

URBIS

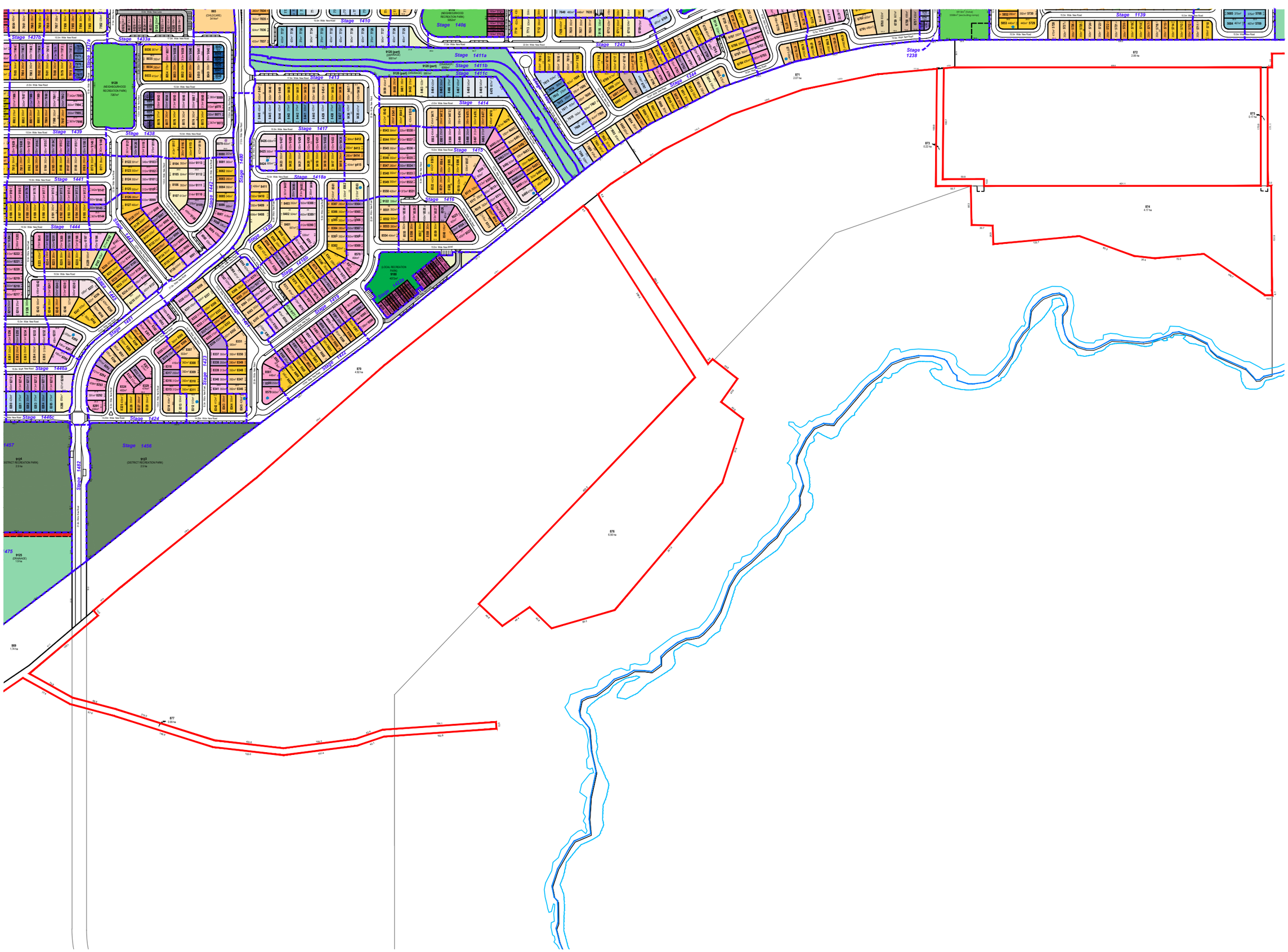
# AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 10

1:2000 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** ROL-10




# LEGEND

## GENERAL

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

## LAND USE

- Childcare Centre

## OPEN SPACE

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

## RESIDENTIAL

32 Deep Lots

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

30 Deep Lots

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

28 Deep Lots

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

25 Deep Lots

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

Urban Lots

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

URBIS

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

Reconfiguring of a Lot - SHEET 11

1:5000 @ A3

0 50 100 150 200 250

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** ROL-11




## LEGEND

**GENERAL**

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

**OPEN SPACE**

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

**RESIDENTIAL**

30 Deep Lots

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

28 Deep Lots

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

25 Deep Lots

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

Urban Lots

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

URBIS

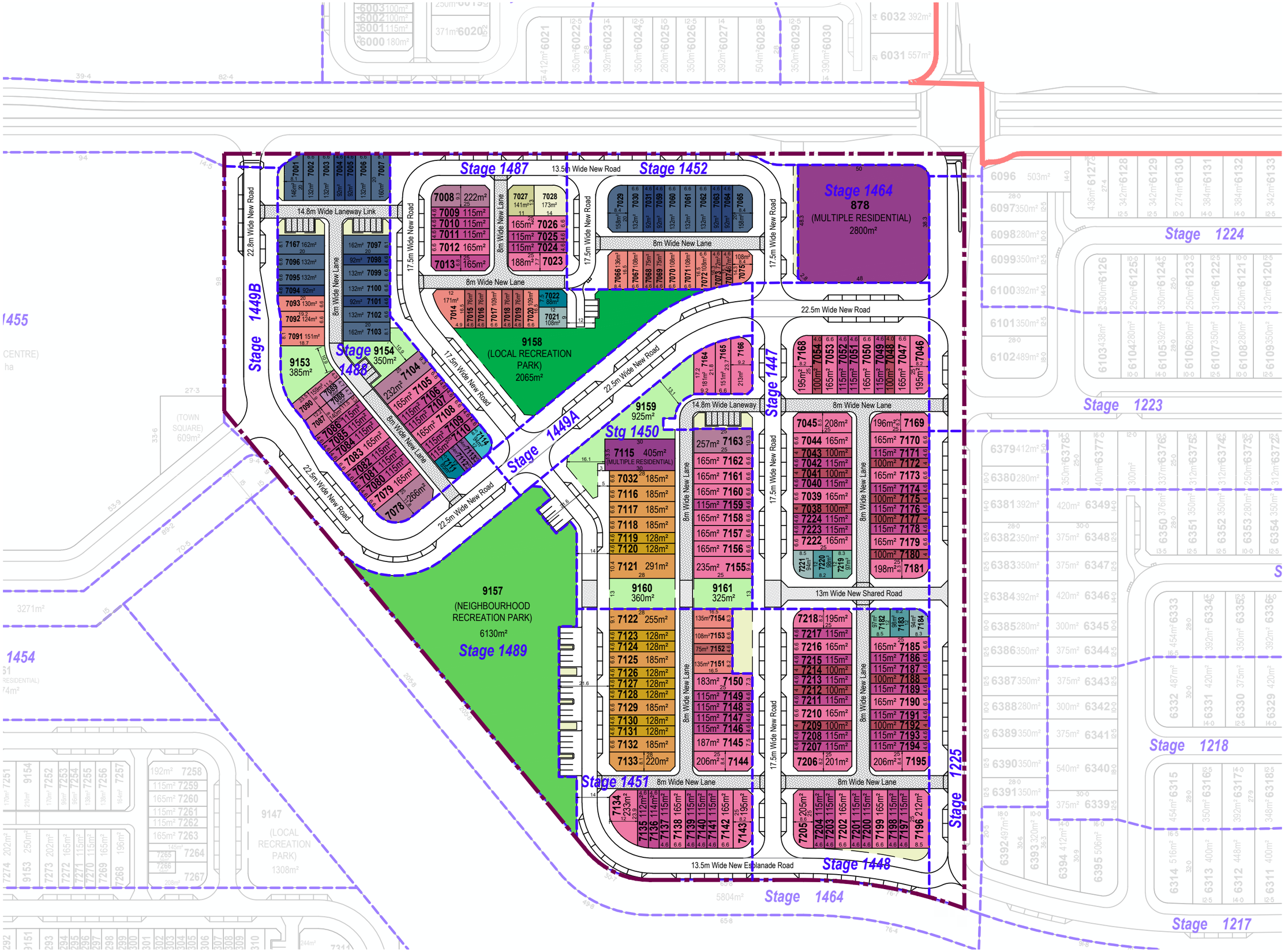
# AURA - Precinct 11, 12 & 14 (Parts)

Reconfiguring of a Lot - SHEET 12

1:4000 @ A3

0 50 100 150 200

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** ROL-12




## LEGEND

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

**LAND USE**
- Multiple Residential Sites

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

**RESIDENTIAL**

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

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

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

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

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

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

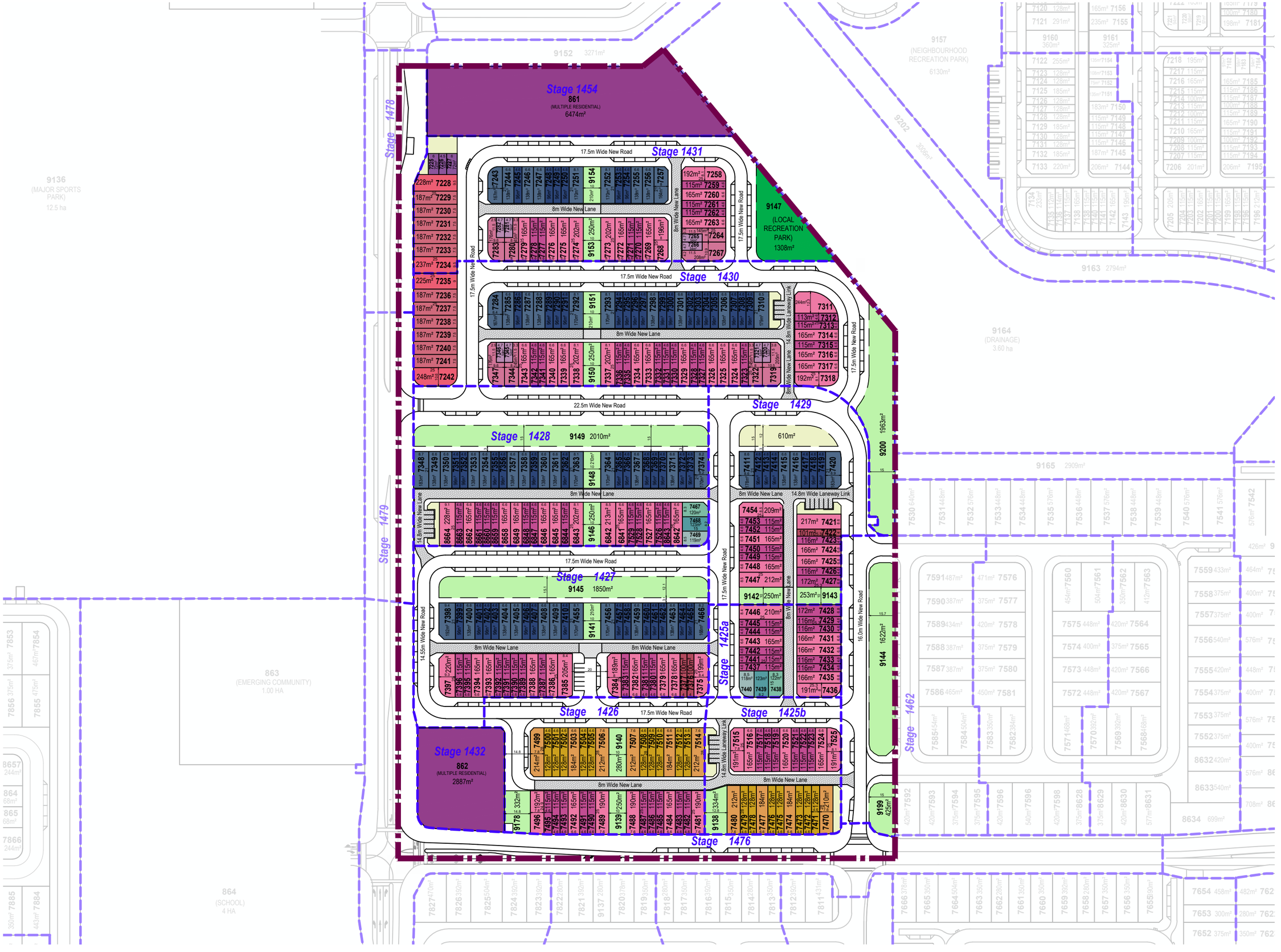
# AURA - Precinct 11, 12 & 14 (Parts)

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

1 : 1,500 @ A3

0 20 40 60 80 100

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




## LEGEND

**GENERAL**
- Banya Urban Village Boundary
- Stage Boundary

**LAND USE**
- Multiple Residential Sites

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

**RESIDENTIAL**

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

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

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

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

**AURA - Precinct 11, 12 & 14 (Parts)**
Reconfiguring of a Lot - SHEET 14 (Banya Urban Village)

1 : 2,000 @ A3
0 20 40 60 80 100

DATE: 04.03.2026
JOB NO: PR150921
DWG NO: PR150921-18J

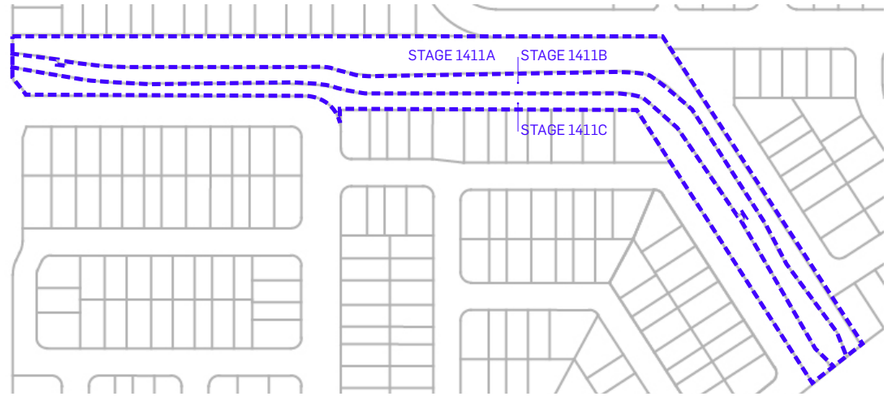
# APPENDIX C
# INDICATIVE STAGING PLAN

Legend

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

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

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




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

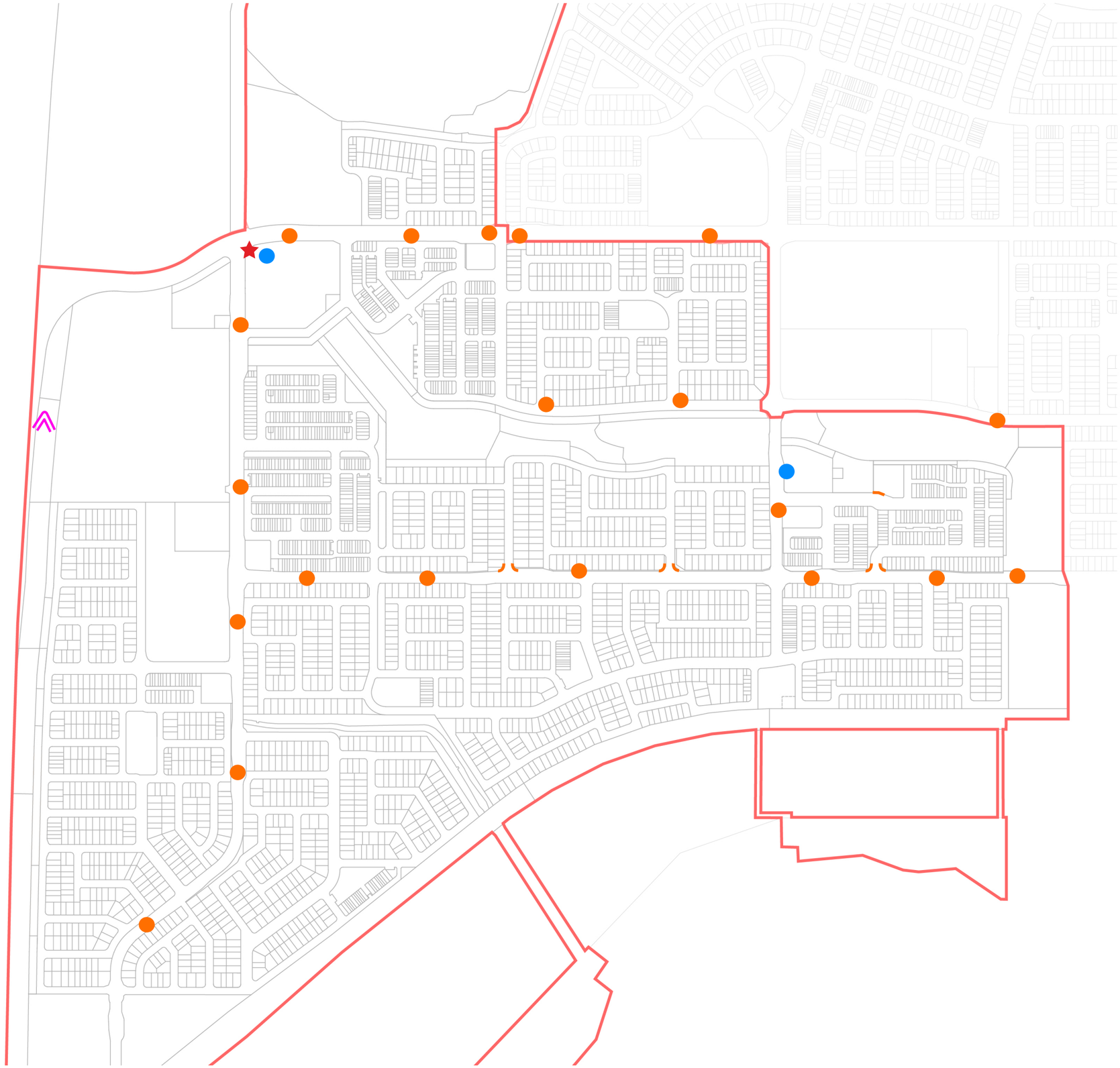
Indicative Staging Plan

1:7500 @ A3

0 10 20 30 40 50

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** STG01

# APPENDIX D
# APPROVED ADVERTISING DEVICES



**Legend**

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

## Notes

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

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

URBIS

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

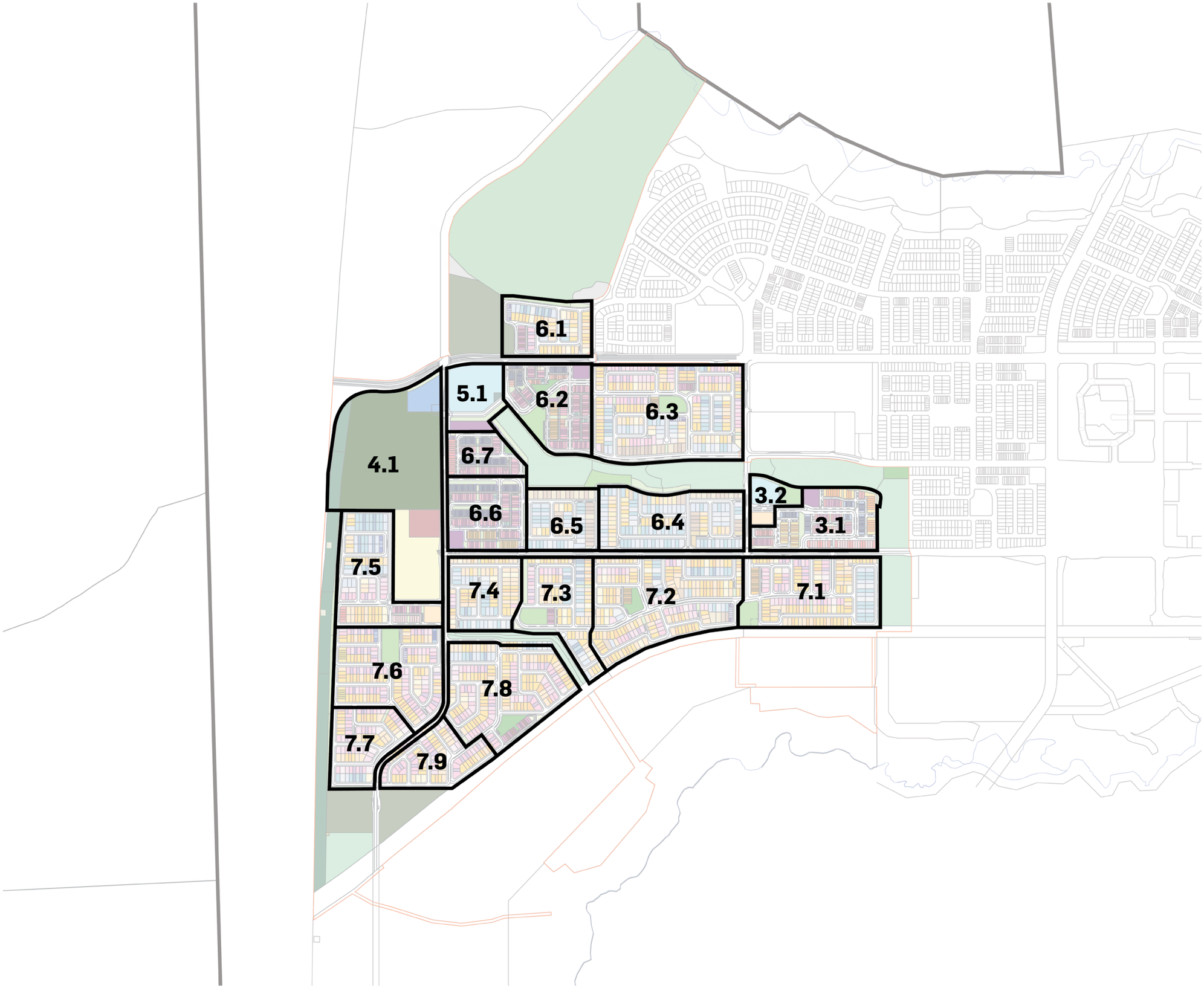
Indicative Proposed Advertising Devices

1:8000 @ A3

0 100 200 300 400

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** AD01

# APPENDIX E
# APPROVED PLAN OF DEVELOPMENT PLANS




## LEGEND

### GENERAL
- Application Boundary

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

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

### RESIDENTIAL

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

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

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

25 Deep Lots
- 4.0m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m+ End Terrace
- 9.3m+ - Duplex Terrace
- 7.5m - Single Storey 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

21 Deep Lots
- 4.6m Terrace
- 6.6m Terrace
- 7.5m Terrace
- 7.5m+ End Terrace
- 9.0m+ Terrace
- 8.5m - Urban Villa
- 8.6m+ - End Urban Villa

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

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

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

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

URBIS

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

Plan of Development - Reference Plan - Whole of Application

**1:7500** @ A3

0 50 100 150 200 250 300

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-00

# LEGEND

## GENERAL

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

## LAND USE

- Multiple Residential Sites

## OPEN SPACE

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

## RESIDENTIAL

28 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace
- 7.5m - Terrace
- 7.5m+ End Terrace

25 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace
- 7.5m+ End Terrace
- 7.5m - Front Loaded Terrace
- 9.0m+ - Front Loaded End Terrace

21 Deep Lots
- 4.6m Terrace
- 6.6m Terrace
- 7.5m+ End Terrace

20 Deep Lots
- 4.6m - Terrace
- 6.6m - Terrace
- 7.5m+ End Terrace



REFERENCE PLAN

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

## DEVELOPMENT CONTROLS

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

## PARKING

| | |
|---|---|
| Total Visitor Parking Spaces | 143 |
| Total Lots | 190 |

URBIS

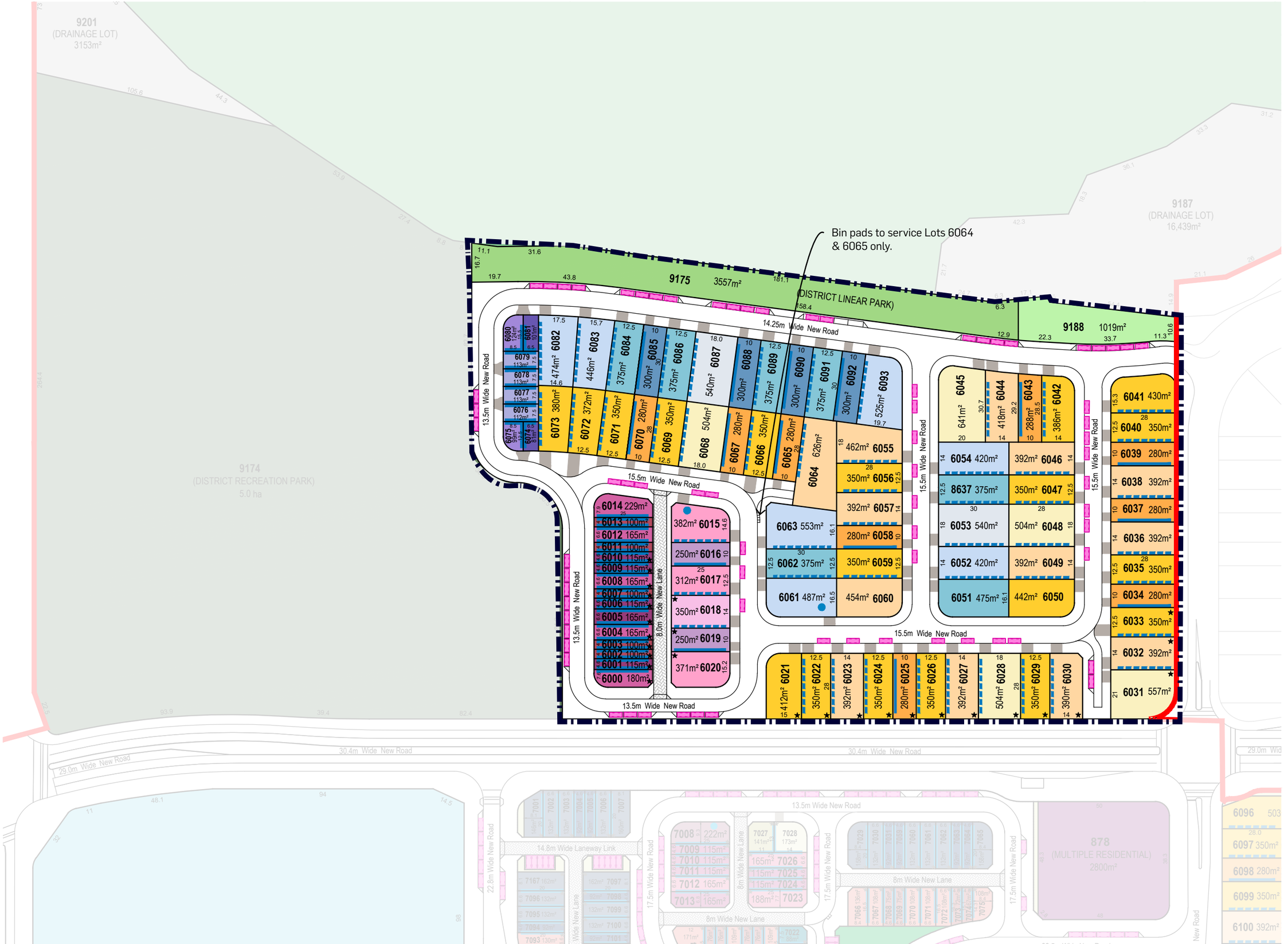
# AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 3.1

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-01




## LEGEND

### GENERAL
- Neighbourhood Boundary

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

### RESIDENTIAL

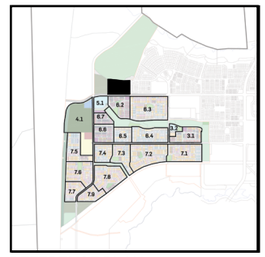
32 Deep Lots
- 18.0m - Premium Traditional

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

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

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

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



REFERENCE PLAN

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

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

### PARKING

| | |
|---|---|
| Total Visitor Parking Spaces | 72 |
| Total Lots | 95 |

URBIS

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

Plan of Development - Neighbourhood 6.1

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-02

Bin pads to service Lot 7021 only.

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

878
(MULTIPLE RESIDENTIAL)
2800m²

9158
(LOCAL RECREATION PARK)
2065m²

9157
(NEIGHBOURHOOD RECREATION PARK)
6130m²

9147
(LOCAL RECREATION PARK)
1308m²

(TOWN SQUARE)
609m²

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

## LEGEND

**GENERAL**
- Neighbourhood Boundary

**LAND USE**
- Multiple Residential Sites

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

**RESIDENTIAL**

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

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

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

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

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

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

REFERENCE PLAN

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

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

**PARKING**

| | |
|---|---|
| Total Visitor Parking Spaces | 226 |
| Total Lots | 212 |

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

Plan of Development - Neighbourhood 6.2

1 : 1,500 @ A3

0 20 40 60 80 100

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

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

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

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

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

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

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

9172 (NEIGHBOURHOOD RECREATION PARK) 5089m²

9169 4836m²

## LEGEND

### GENERAL
- Neighbourhood Boundary
- Secondary Dwelling Above Garage

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

### RESIDENTIAL

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

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

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

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

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

REFERENCE PLAN

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

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

### PARKING

| | |
|---|---|
| Total Visitor Parking Spaces | 253 |
| Total Lots | 302 |

URBIS

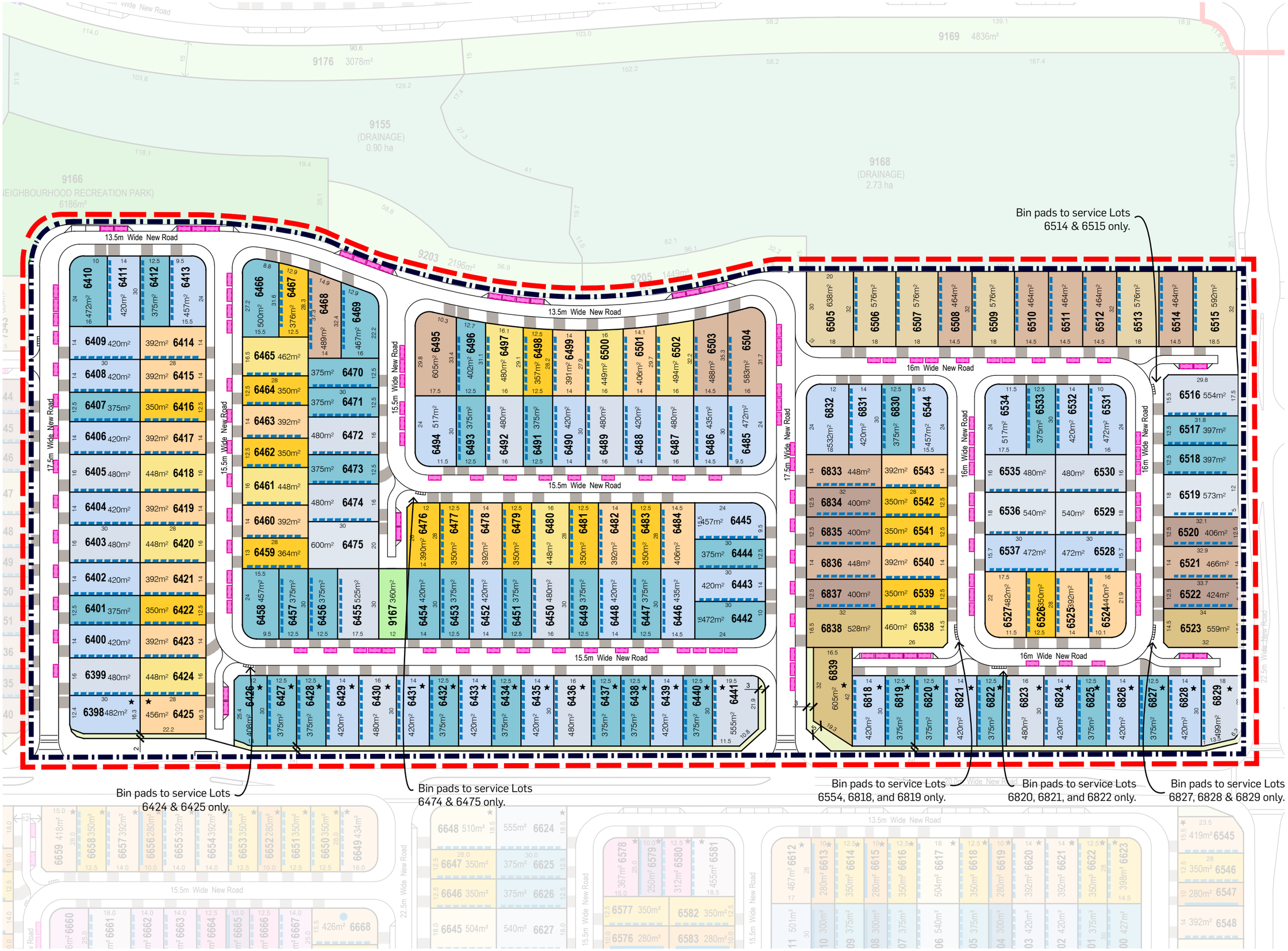
# AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.3

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-04




## LEGEND

### GENERAL

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

### OPEN SPACE

- Landscape Buffer (Road Reserve)
- Local Linear Park

### RESIDENTIAL

32 Deep Lots

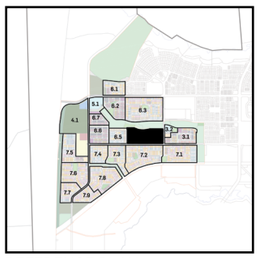
- 12.5m - Premium Villa
- 14m - Courtyard
- 16m - Premium Courtyard
- 18m - Premium Traditional

30 Deep Lots

- 12.5m - Premium Villa
- 14m - Courtyard
- 16m - Premium Courtyard
- 18m - Premium Traditional

28 Deep Lots

- 12.5m - Premium Villa
- 14m - Courtyard
- 16m - Premium Courtyard
- 18m - Premium Traditional



REFERENCE PLAN

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

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

### DEVELOPMENT CONTROLS

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

### PARKING

| | |
|---|---|
| Total Visitor Parking Spaces | 137 |
| Total Lots | 169 |

URBIS

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

Plan of Development - Neighbourhood 6.4

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-05

Bin pads to service Lots 7540 & 7541 only.

Bin pads to service Lots 7542 & 7543 only.

Bin pads to service Lots 8633 & 8634 only.

## LEGEND

### GENERAL

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

### OPEN SPACE

- Landscape Buffer

### RESIDENTIAL

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

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

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

REFERENCE PLAN

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

### DEVELOPMENT CONTROLS

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

### PARKING

| | |
|---|---|
| Total Visitor Parking Spaces | 62 |
| Total Lots | 79 |

URBIS

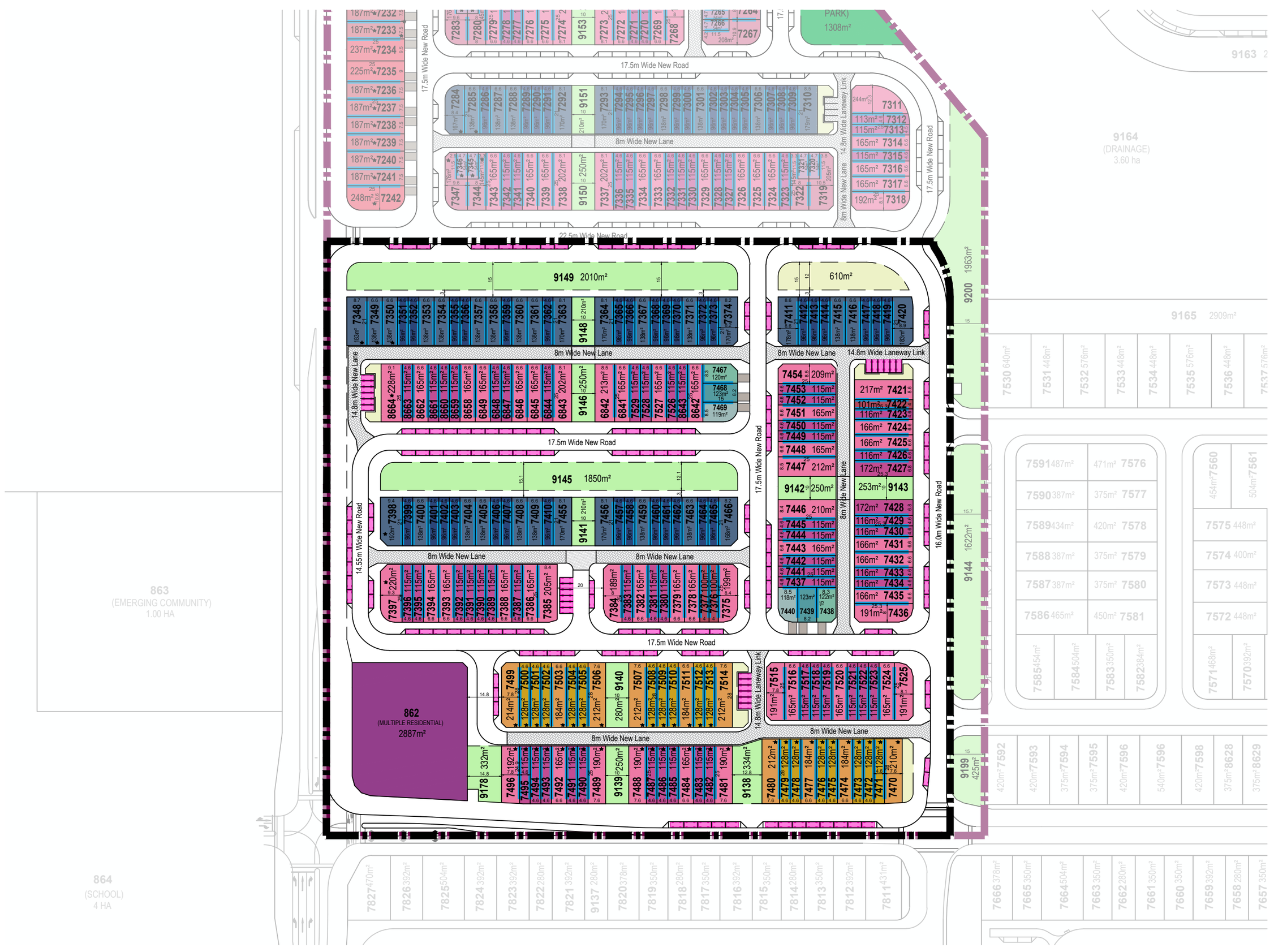
# AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 6.5

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-06




## LEGEND

**GENERAL**
- Banya Urban Village Boundary
- Neighbourhood Boundary

**LAND USE**
- Multiple Residential Sites

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

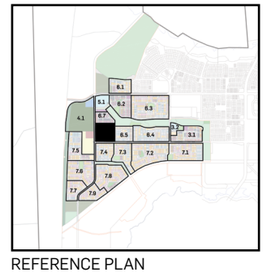
**RESIDENTIAL**

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

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

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

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



REFERENCE PLAN

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

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

**PARKING**

| | |
|---|---|
| Total Visitor Parking Spaces | 178 |
| Total Lots | 198 |

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

Plan of Development - Neighbourhood 6.6

1 : 1,500 @ A3

0 20 40 60 80 100

DATE: 04.03.2026
JOB NO: PR150921
DWG NO: PR150921-19J

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

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

Plan of Development - Neighbourhood 6.7

## LEGEND

**GENERAL**
- Banya Urban Village Boundary
- Neighbourhood Boundary

**LAND USE**
- Multiple Residential Sites

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

**RESIDENTIAL**

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

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

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

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

REFERENCE PLAN

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

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

**PARKING**

| | |
|---|---|
| Total Visitor Parking Spaces | 107 |
| Total Lots | 123 |

1 : 1,500 @ A3

0 20 40 60 80 100

DATE: 04.03.2026
JOB NO: PR150921
DWG NO: PR150921-20J

Bin pads to service Lots 5677 & 5678 only.

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

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

872
2.06 ha

## LEGEND

### GENERAL
- Neighbourhood Boundary

### OPEN SPACE
- Neighbourhood Recreation Park
- Local Linear Park

### RESIDENTIAL

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

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

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

REFERENCE PLAN

**Note:**
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that 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 Consultant (latest approved report version).

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

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

### PARKING

| | |
|---|---|
| Total Visitor Parking Spaces | 183 |
| Total Lots | 200 |

URBIS

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

Plan of Development - Neighbourhood 7.1

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-08

Bin pads to service Lots 6585 & 6586 only.

Bin pads to service Lots 6551 & 6552 only.

Bin pads to service Lots 6762 & 6763 only.

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

## LEGEND

### GENERAL
- Neighbourhood Boundary

### OPEN SPACE
- Local Recreation Park
- Local Linear Park

### RESIDENTIAL

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

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

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

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

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

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

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

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

### PARKING

| | |
|---|---|
| Total Visitor Parking Spaces | 210 |
| Total Lots | 269 |

REFERENCE PLAN

URBIS

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

Plan of Development - Neighbourhood 7.2

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-09

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

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

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

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

## LEGEND

**GENERAL**
- Neighbourhood Boundary

**OPEN SPACE**
- Neighbourhood Recreation Park
- Local Linear Park

**RESIDENTIAL**

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

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

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

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

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

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

REFERENCE PLAN

## PARKING

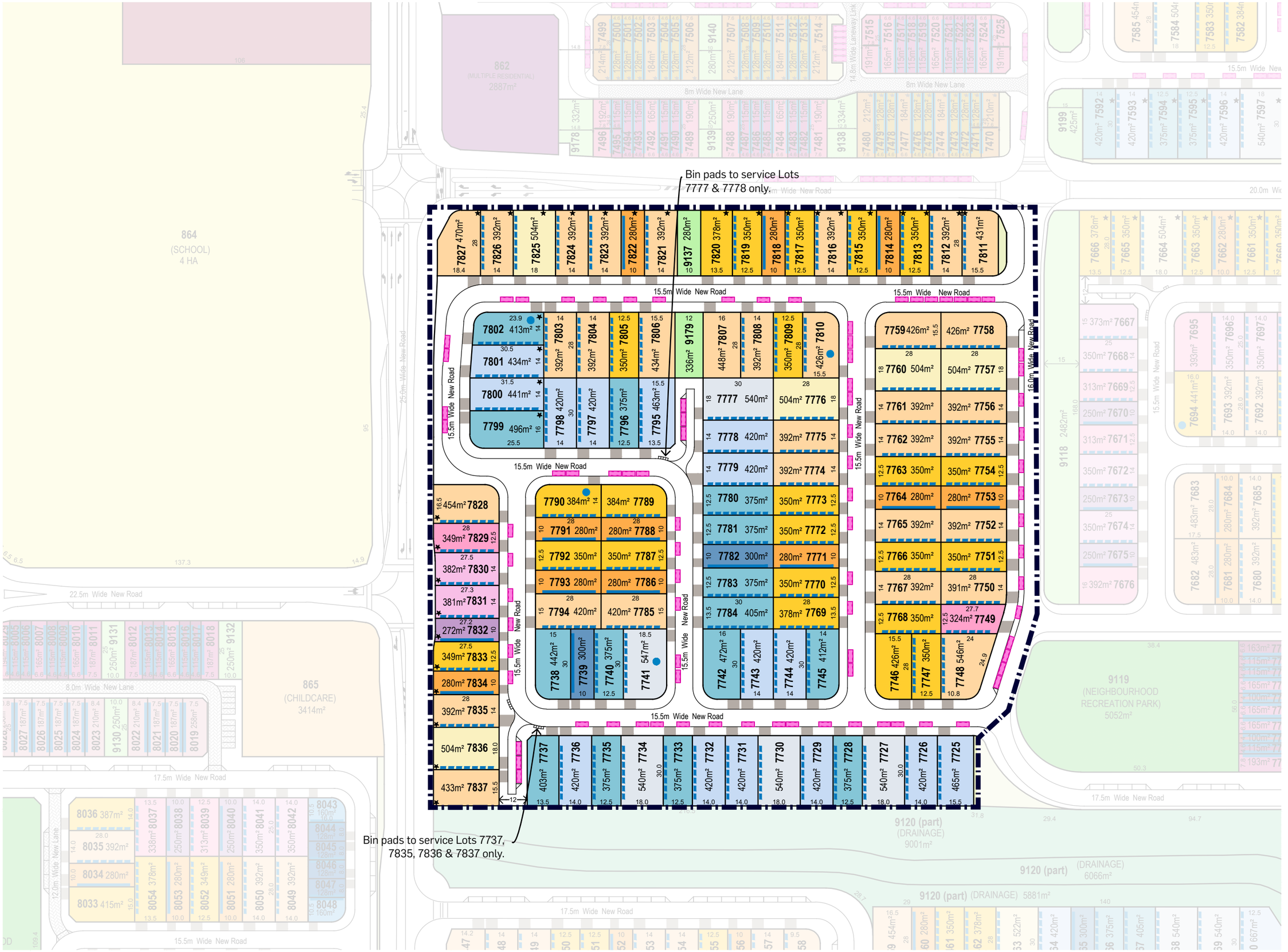
| | |
|---|---|
| Total Visitor Parking Spaces | 115 |
| Total Lots | 126 |

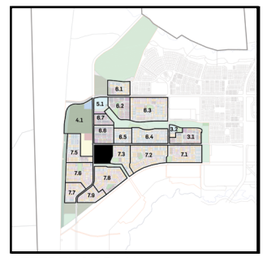
# AURA - Precinct 11, 12 & 14 (Parts)
Plan of Development - Neighbourhood 7.3

1:1800 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-10



REFERENCE PLAN

## LEGEND

**GENERAL**

- Neighbourhood Boundary

**OPEN SPACE**

- Local Linear Park

**RESIDENTIAL**

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

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

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

**Note:**

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

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

## DEVELOPMENT CONTROLS

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

## PARKING

| | |
|---|---|
| Total Visitor Parking Spaces | 85 |
| Total Lots | 113 |

URBIS

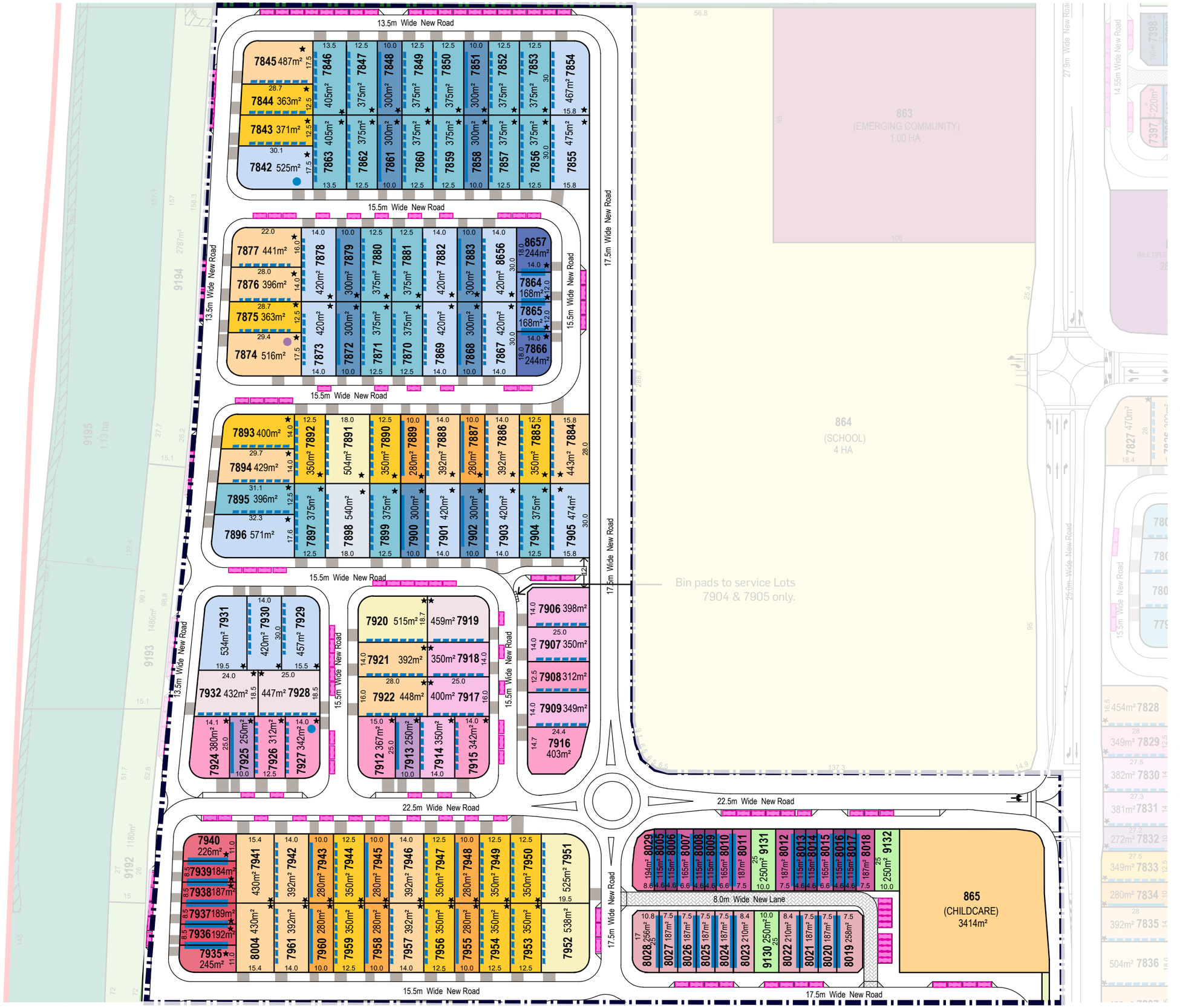
# AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.4

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-11




## LEGEND

**GENERAL**
- Neighbourhood Boundary

**LAND USE**
- Childcare Centre

**OPEN SPACE**
- Local Linear Park

**RESIDENTIAL**

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

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

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

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

Urban Lots
- Urban Warehouse A
- Urban Warehouse B

REFERENCE PLAN

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

## DEVELOPMENT CONTROLS

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

## PARKING

| | |
|---|---|
| Total Visitor Parking Spaces | 145 |
| Total Lots | 143 |

URBIS

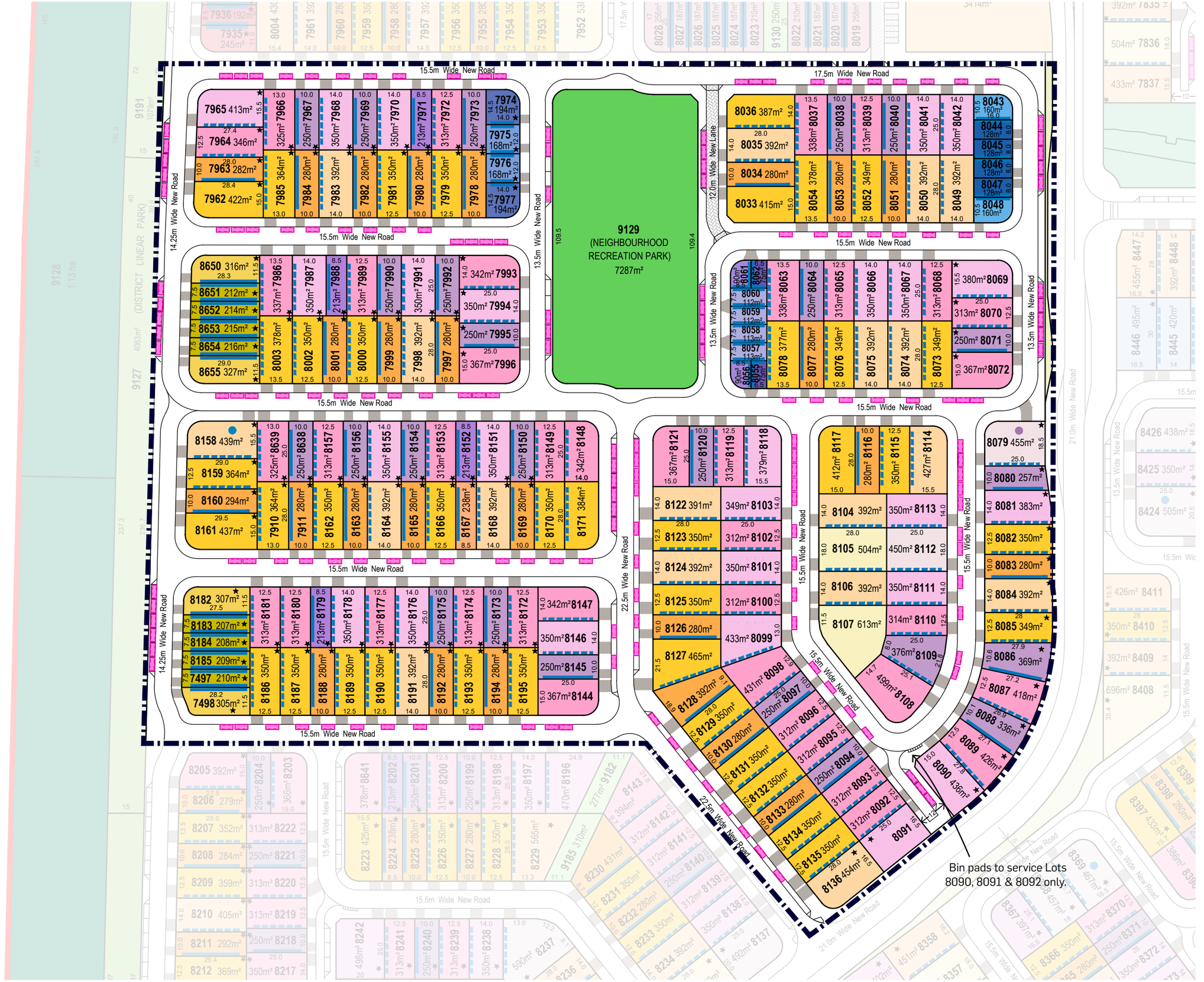
# AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.5

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-12




## LEGEND

### GENERAL

- Neighbourhood Boundary

### OPEN SPACE

- Neighbourhood Recreation Park

### RESIDENTIAL

28 Deep Lots

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

25 Deep Lots

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

Urban Lots

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

REFERENCE PLAN

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

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

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

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

### DEVELOPMENT CONTROLS

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

### PARKING

| | |
|---|---|
| Total Visitor Parking Spaces | 180 |
| Total Lots | 210 |

URBIS

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

Plan of Development - Neighbourhood 7.6

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-13

Bin pads to service Lots 8217, 8218 & 8219 only.

15.5m Wide New Road
14.25m Wide New Road
22.5m Wide New Road
13.5m Wide New Road
21.0m Wide New Road

## LEGEND

**GENERAL**
- Neighbourhood Boundary

**OPEN SPACE**
- Local Linear Park

**RESIDENTIAL**

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

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

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

REFERENCE PLAN

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

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

## DEVELOPMENT CONTROLS

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

## PARKING

| | |
|---|---|
| Total Visitor Parking Spaces | 83 |
| Total Lots | 99 |

URBIS

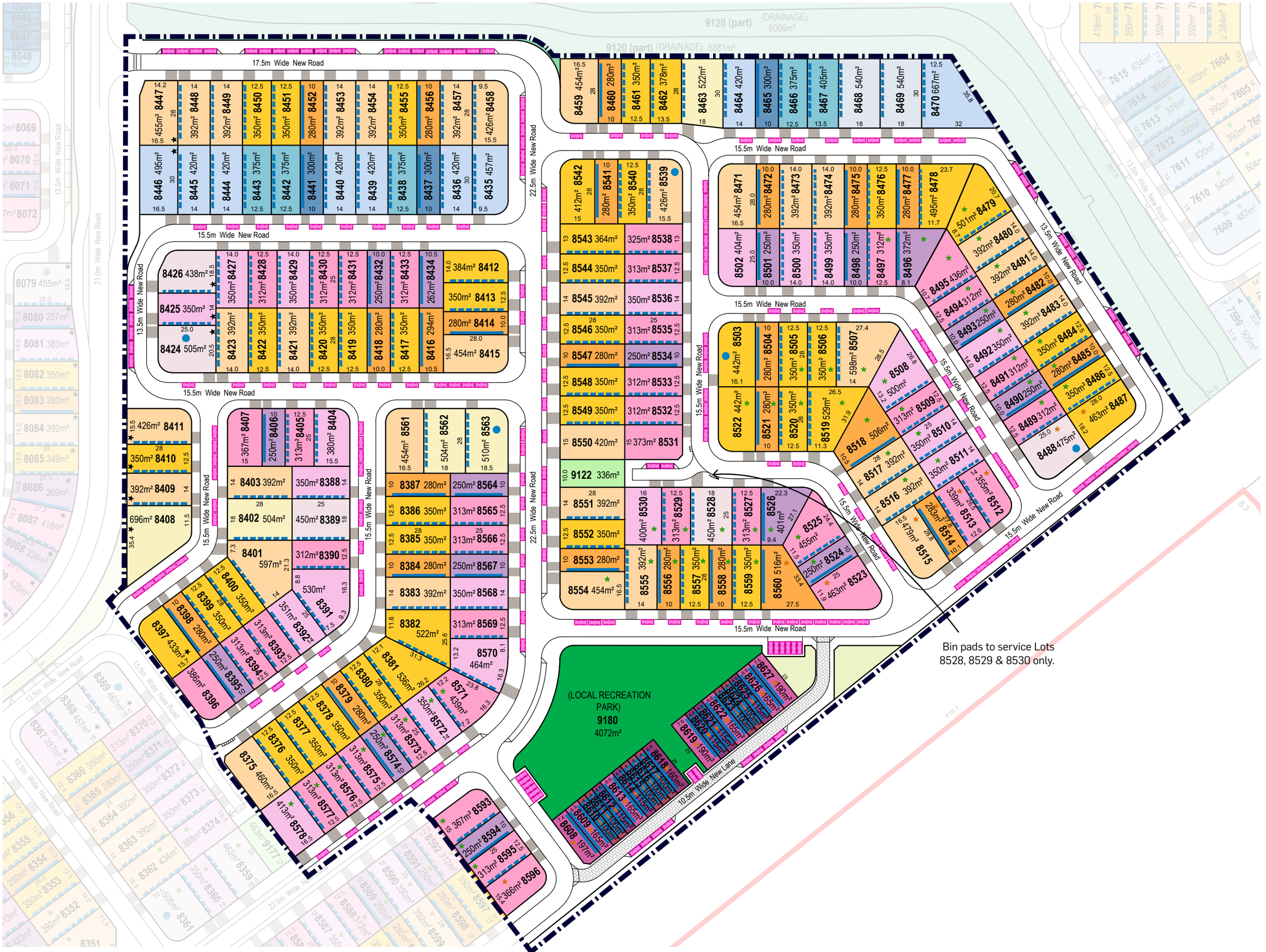
# AURA - Precinct 11, 12 & 14 (Parts)

Plan of Development - Neighbourhood 7.7

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-14




REFERENCE PLAN

## LEGEND

### GENERAL
- Neighbourhood Boundary

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

### RESIDENTIAL

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

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

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

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

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

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

### PARKING

| | |
|---|---|
| Total Visitor Parking Spaces | 224 |
| Total Lots | 228 |

URBIS

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

Plan of Development - Neighbourhood 7.8

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-15

Bin pads to service Lots
8304, 8330 & 8331 only.

Bin pads to service Lots
8373, 8374 & 8375 only.

15.5m Wide New Road

13.5m Wide New Road

22.5m Wide New Road

21.0m Wide New Road

14.25m Wide New Road

(LOCAL RECREATION PARK)
9180
4072m²

(DISTRICT RECREATION PARK)
2.5 ha
9123

870
4.92 ha

## LEGEND

**GENERAL**
- Neighbourhood Boundary

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

**RESIDENTIAL**

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

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

REFERENCE PLAN

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

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

## DEVELOPMENT CONTROLS

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

## PARKING

| | |
|---|---|
| Total Visitor Parking Spaces | 118 |
| Total Lots | 109 |

URBIS

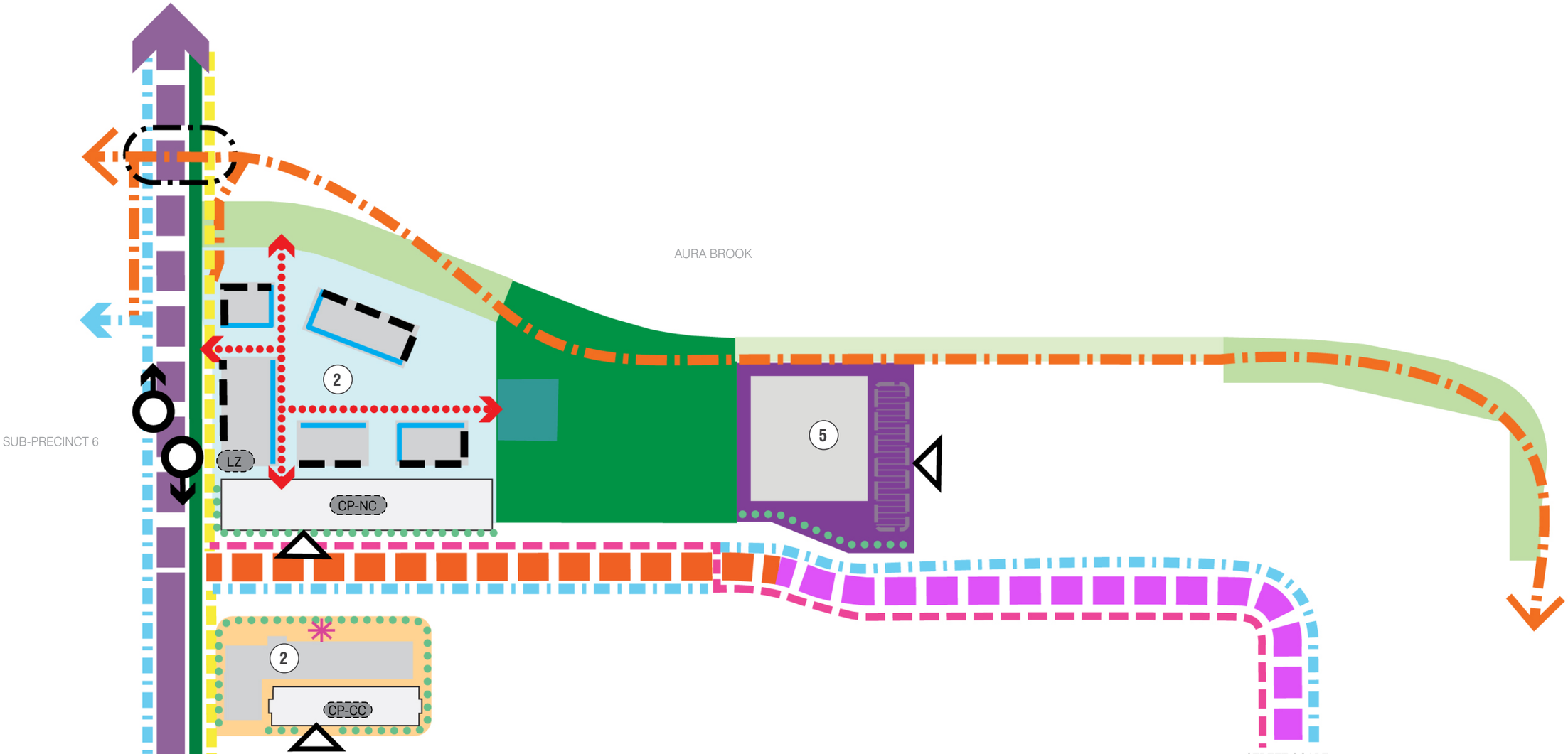
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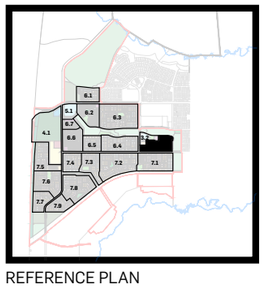
Plan of Development - Neighbourhood 7.9

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-16



REFERENCE PLAN

**LEGEND**

LAND USES

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

BUILDING HEIGHTS

- (#) Maximum number of storeys

INTERNAL LANDUSE OUTCOMES

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

INTERFACES

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

STREET SCAPE

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

ROAD NETWORK HIERARCHY

- Trunk Connector B1 (22.5m wide)
- Trunk Connector B2 (20.0m wide)
- Neighbourhood Connector B (22.5m wide)
- Neighbourhood Connector D (25m wide)
- Neighbourhood Connector E (24m wide)

PUBLIC TRANSPORT

- Indicative Public Bus Stop

URBIS

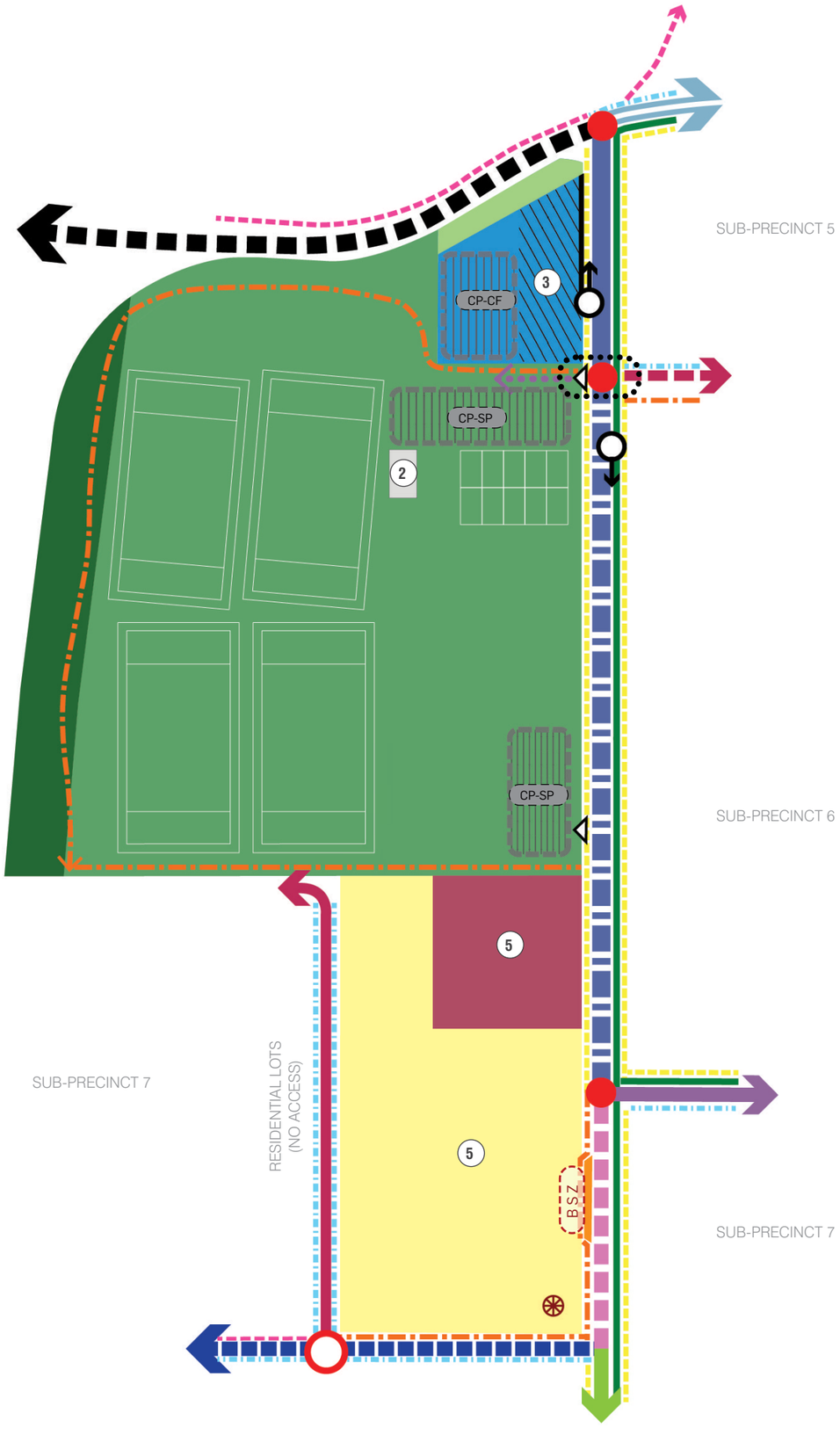
# AURA - Precinct 11, 12 & 14 (Parts)

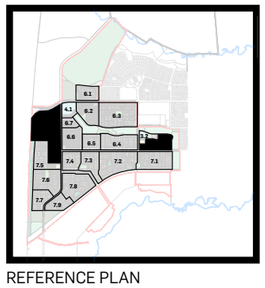
Plan of Development - Neighbourhood 3.2

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-19



REFERENCE PLAN

**LEGEND**

LAND USES

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

BUILDING HEIGHTS

- (#) Maximum number of storeys

INTERFACES

- Required building frontage
- Indicative primary access location
- Key corner site

INTERNAL LANDUSE OUTCOMES

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

ROAD NETWORK HIERARCHY

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

INTERSECTIONS

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

PUBLIC TRANSPORT

- Indicative Public Bus Stop

STREET SCAPE

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

URBIS

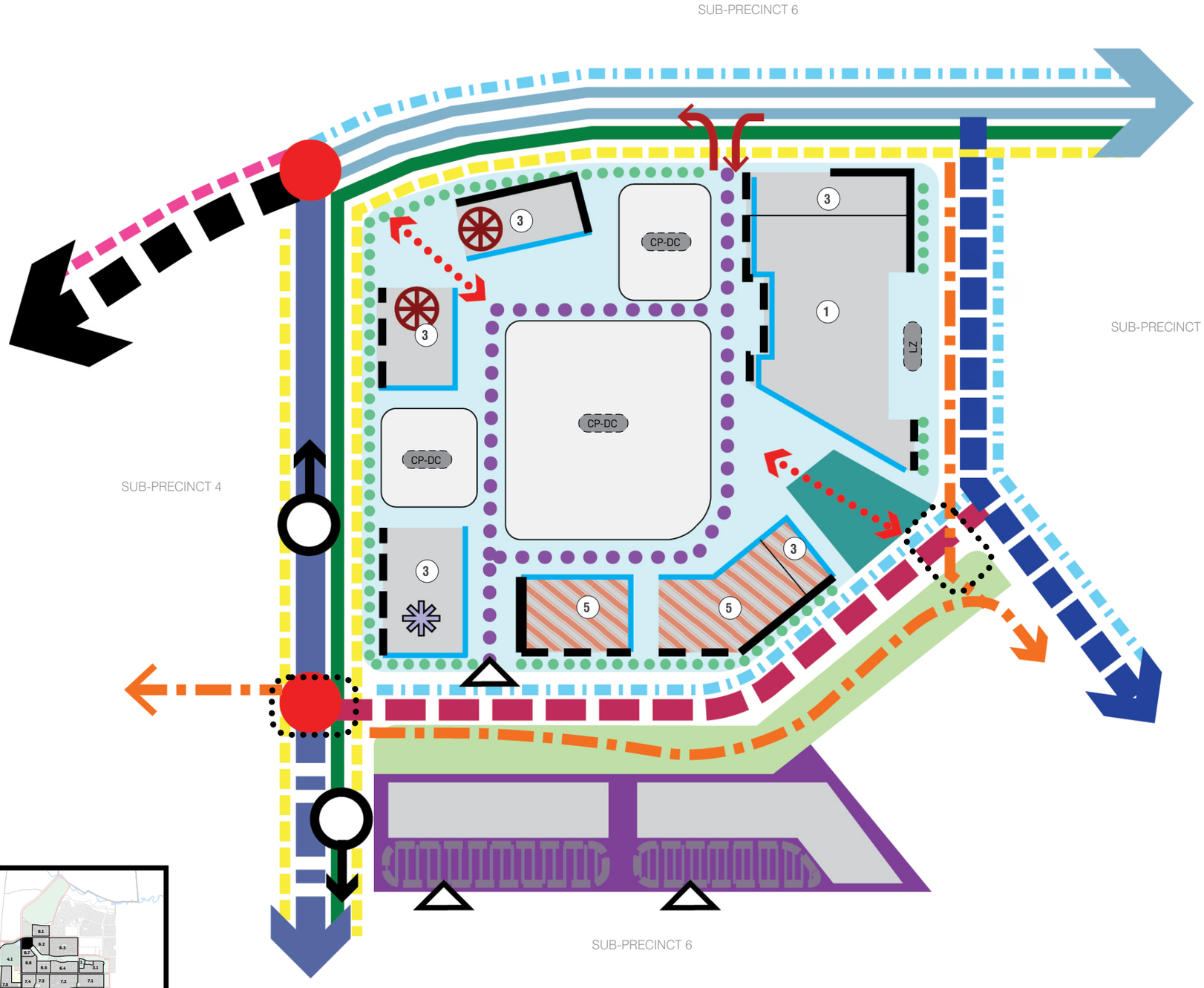
# AURA - Precinct 11, 12 & 14 (Parts)

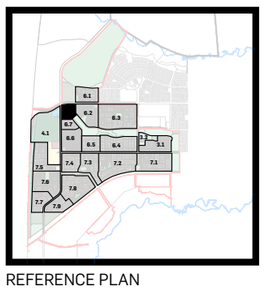
Plan of Development - Neighbourhood 4.1

1:3500 @ A3

0 20 40 60 80 100 120

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-20



REFERENCE PLAN

**LEGEND**

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

BUILDING HEIGHTS
- (#) Maximum number of storeys

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

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

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

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

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

PUBLIC TRANSPORT
- Indicative Public Bus Stop

URBIS

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

Plan of Development - Neighbourhood 5.1

1:1500 @ A3

0 20 40 60 80

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** POD-21

# APPENDIX F
# CAR/BICYCLE PARKING RATES

***TABLE 2:*** USE DEFINITIONS — CAR PARKING RATES

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

**REFERENCE:**

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

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

**NOTES:**

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

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

*TABLE 3:* USE DEFINITIONS — BICYCLE PARKING RATES

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

*TABLE 4:* BICYCLE END OF TRIP FACILITIES

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

*TABLE 5:* MINIMUM SERVICE VEHICLE PARKING REQUIREMENTS FOR SHOP

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

Notes—

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

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

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

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

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

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

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

# APPENDIX G
# RESIDENTIAL DEVELOPMENT CONTROLS

# 1.1.1 HOUSE & MULTIPLE RESIDENTIAL ALLOTMENTS

## Development Controls

### General

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

### Setbacks

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

### Site Cover and Amenity

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

### Privacy and Overlooking

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

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

### Fencing

For detached lots:

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

### Parking and Driveways

For all allotments the following applies:

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

### Rainwater Tanks

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

## Definitions

### Site Cover

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.

## PLAN OF DEVELOPMENT TABLE

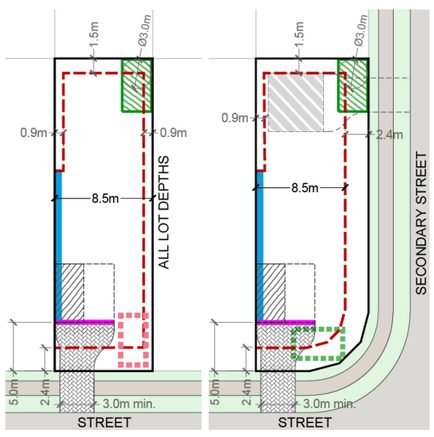
| | | URBAN VILLA ALLOTMENTS | | VILLA ALLOTMENTS | | PREMIUM VILLA ALLOTMENTS | | COURTYARD ALLOTMENTS | | PREMIUM TRADITIONAL ALLOTMENTS | | MULTIPLE RESIDENTIAL ALLOTMENTS (DUPLEX) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 8.5m–9.99m Wide | | 10m–12.49m Wide | | 12.5m–13.99m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

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

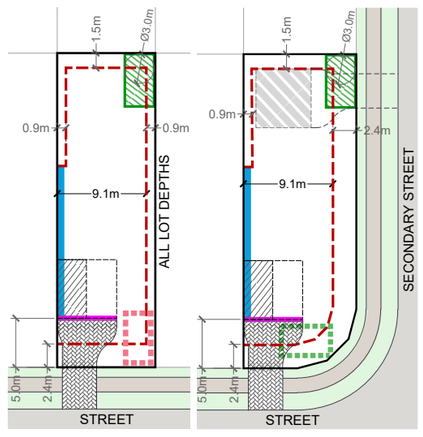
[2] Where a lot adjoins the CAMCOS Corridor and the private open space area is proposed to be at the front or side of the property, the rear setback may be reduced down to 1.5m at ground floor and 3.0m at first floor (see diagram on adjoining page).

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

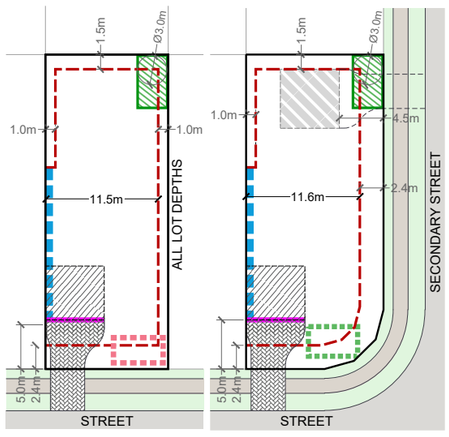
### URBAN VILLA - HOUSE ON 8.5m WIDE LOT



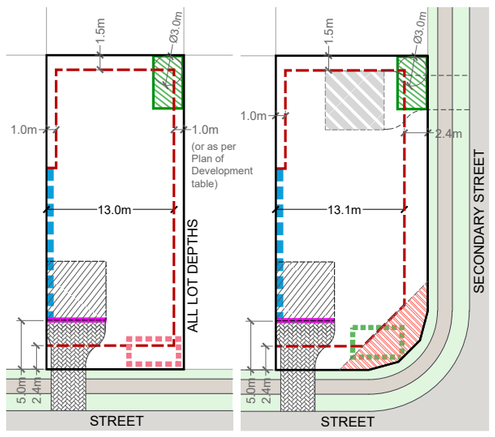

### VILLA - HOUSE ON 10m WIDE LOT



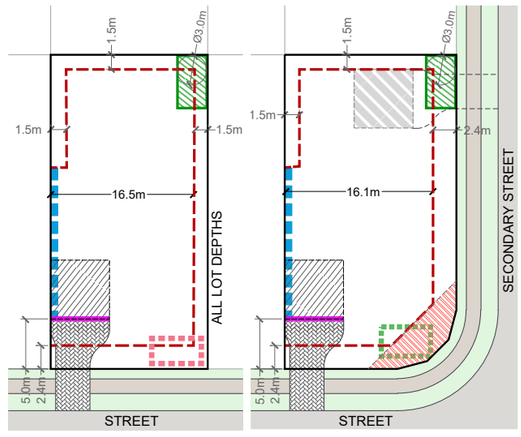

### PREMIUM VILLA - HOUSE ON 12.5m WIDE LOT



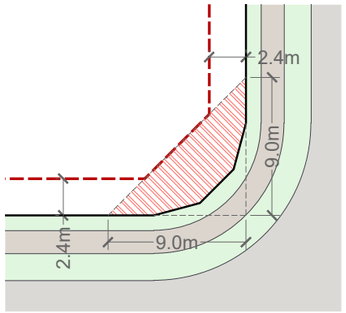

### COURTYARD - HOUSE ON 14m WIDE LOT




### PREMIUM TRADITIONAL - HOUSE ON 18m WIDE LOT



## TYPICAL CORNER TRUNCATION



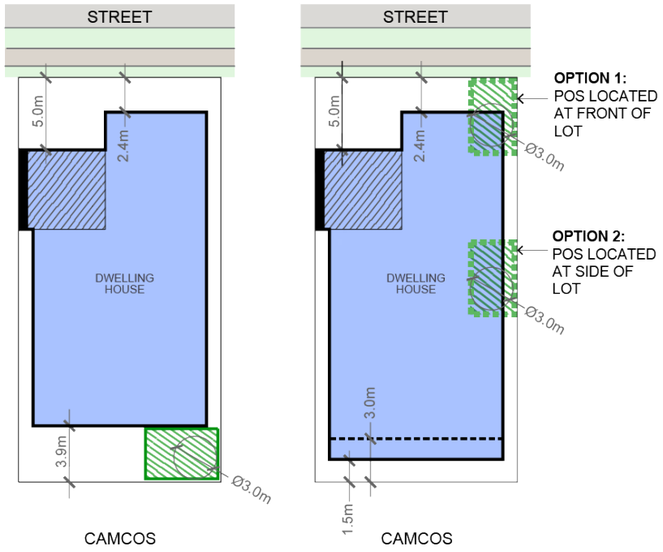

## REAR SETBACK & POS LOCATIONS FOR LOTS ADJOINING CAMCOS

REAR SETBACK AS PER POD TABLE

*(POS LOCATED AT REAR OF LOT)*

REDUCED REAR SETBACK AS PER NOTE 2 OF THE POD TABLE

*(POS LOCATED AT SIDE OR FRONT OF LOT)*




**LEGEND**

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

**LEGEND**

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

# 1.1.2 TRIPLEX

## Development Controls

### *General*

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

### *Setbacks*

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

### *Site Cover and Amenity*

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

### *Privacy and Overlooking*

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

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

### *Fencing*

17. For Multiple Residential (Triplex lots):

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

### *Parking and Driveways*

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

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

### *Rainwater Tanks*

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

## Definitions

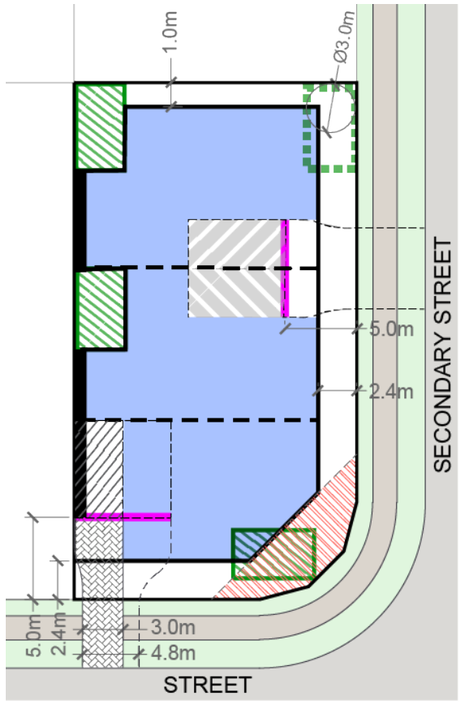
### *Site Cover*

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.

## POS & DRIVEWAY LOCATIONS FOR TRIPLEX ALLOTMENTS

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




**LEGEND**

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

## PLAN OF DEVELOPMENT TABLE

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

# 1.1.3 FRONT LOADED TERRACE ALLOTMENTS - 21M DEEP

## Development Controls

### *General*

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

### *Setbacks*

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

### *Site Cover and Amenity*

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

### *Privacy & Overlooking*

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

### *Fencing*

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

### *Parking and Driveways*

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

### *Rainwater Tanks*

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

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

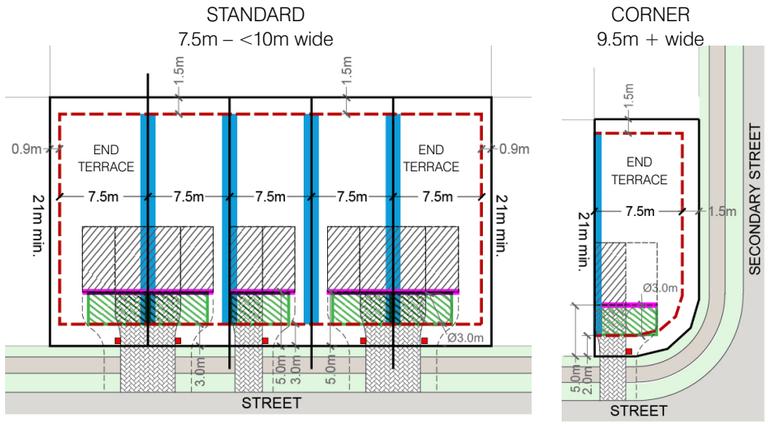
## Definitions

### *Site Cover*

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.

## TYPICAL TERRACE ALLOTMENTS (FRONT LOADED)




### LEGEND

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

## SETBACKS

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

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

# 1.1.4 URBAN ALLOTMENTS - TYPE E & F

## Development Controls

### *General*

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

### *Setbacks*

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

### *Privacy & Overlooking*

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

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

### *Parking and Driveways*

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

### *Site Cover and Amenity*

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

### *Site Services & Bin Storage*

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

### *Fencing*

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

### *Rainwater Tanks*

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

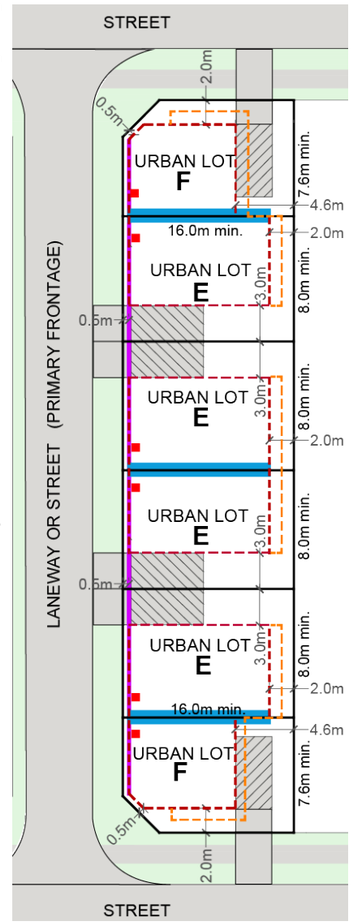
## Definitions

### *Site Cover*

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.

## URBAN ALLOTMENTS - TYPE E & F




### LEGEND

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

## SETBACKS

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

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

# 1.1.5 LANEWAY TERRACE ALLOTMENTS (INCLUDING SINGLE STOREY TERRACE ALLOTMENTS)

## Development Controls

### General

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

### Setbacks

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

### Privacy & Overlooking:

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

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

### Site Cover and Amenity

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

### Fencing, Letterboxes, Parking and Driveways

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

### Site Services and Bin Storage

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

### Rainwater Tanks

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

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

### Facade Treatment, Passive Ventilation and Natural Light Provisions

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

### Secondary Dwelling Above Garage

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

## Definitions

### Site Cover

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:

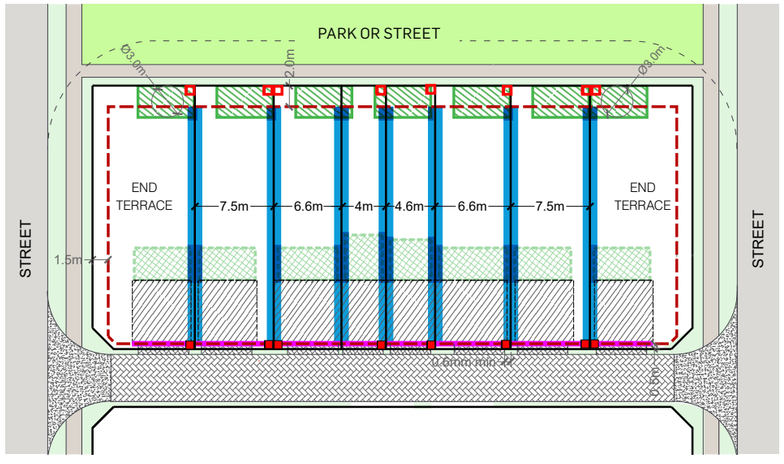
- in a landscaped or open space area, including, for example, a gazebo or shade structure
- a basement that is completely below ground level and used for car parking
- the eaves of a building
- a sun shade.

## PLAN OF DEVELOPMENT TABLE

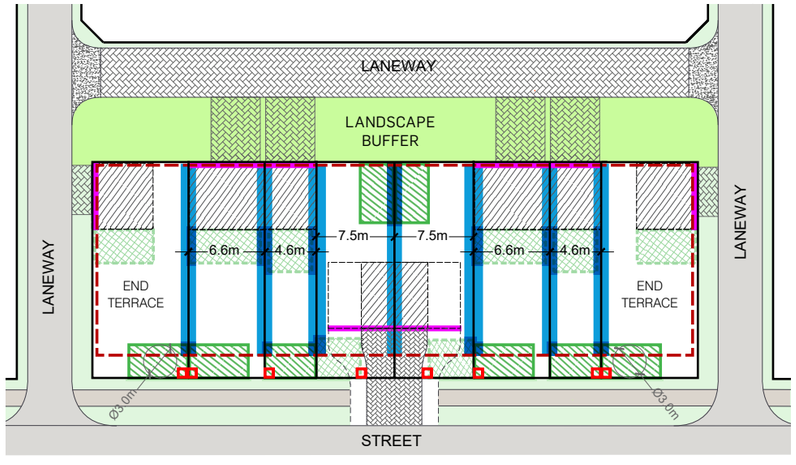
| | LANEWAY TERRACE ALLOTMENTS 4M–<14M WIDE (REAR LOADED) | |
|---|---|---|
| | Ground Floor | First Floor |
| **Front & Rear (metres)** | | |
| Front / Primary Frontage | 2.0 | 2.0 |
| Garage | 0.5 | n/a |
| Rear | 0.5 | 0.0 |
| **Side (metres)** | | |
| Built to Boundary | 0.0 | 0.0 |
| Non Built to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

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

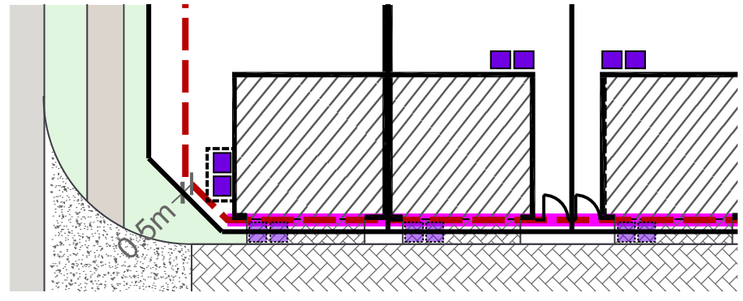
## TYPICAL TERRACE FRONTING PARK OR STREET (REAR LOADED)




## FRONT & REAR LOADED TERRACE MIX




## TYPICAL LANEWAY INTERFACE



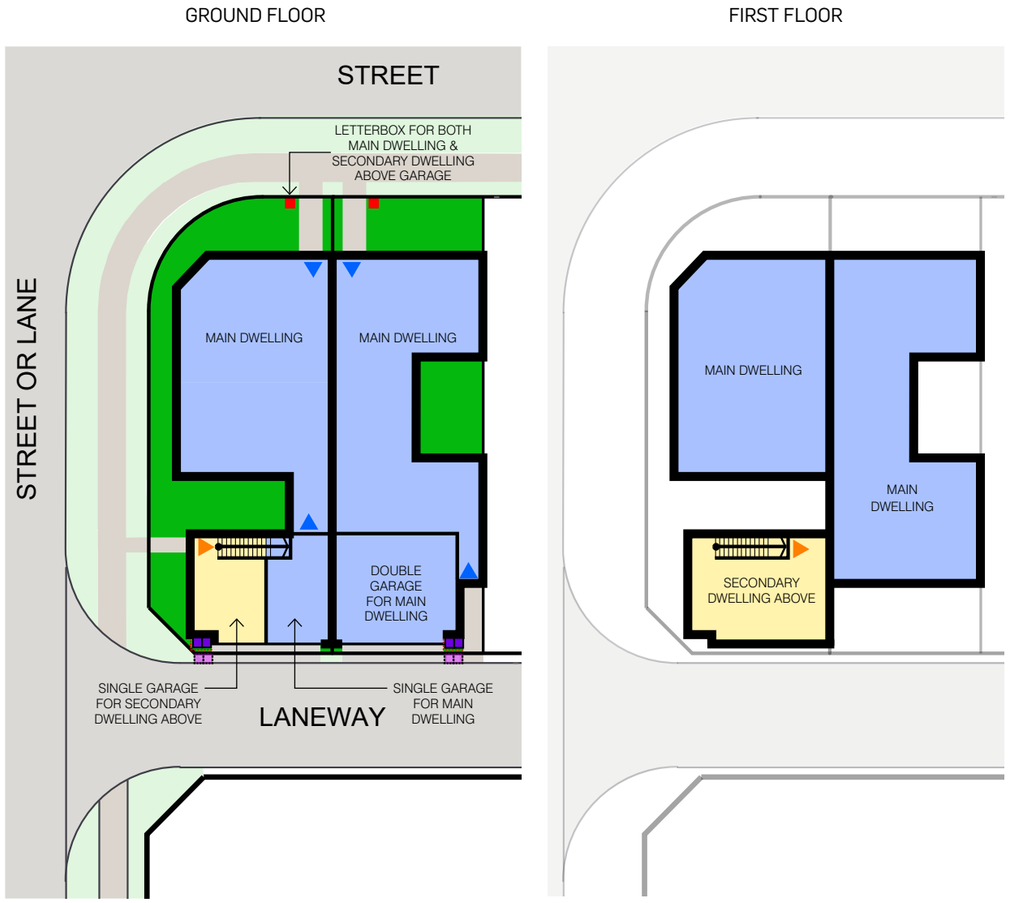

### LEGEND

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

### LEGEND

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

## TYPICAL PRODUCT SECONDARY DWELLING ABOVE GARAGE




### LEGEND

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

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

# 1.1.6 FRONT LOADED TERRACE ALLOTMENTS - 7.5M WIDE

## Development Controls

### *General*

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

### *Setbacks*

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

### *Site Cover and Amenity*

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

### *Privacy & Overlooking*

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

### *Fencing*

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

### *Parking and Driveways*

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

### *Rainwater Tanks*

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

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

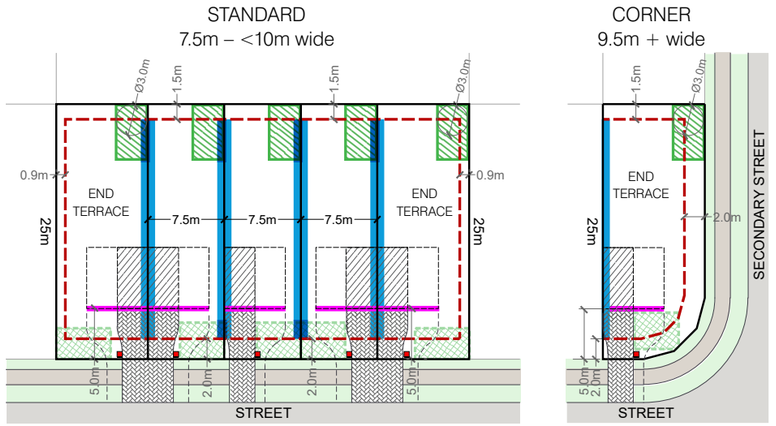
## Definitions

### *Site Cover*

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.

## TYPICAL TERRACE ALLOTMENTS (FRONT LOADED)




### LEGEND

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

## SETBACKS

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

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

# 1.1.7 URBAN ALLOTMENTS

## Development Controls

### *General*

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

### *Setbacks*

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

### *Privacy & Overlooking*

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

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

### *Parking and Driveways*

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

### *Site Cover and Amenity*

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

    Type A: 6m$^2$ at ground level

    Type B: 9m$^2$ at ground level

    Type C: 12m$^2$ at ground level

### *Fencing*

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

### *Rainwater Tanks*

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

## Definitions

### *Site Cover*

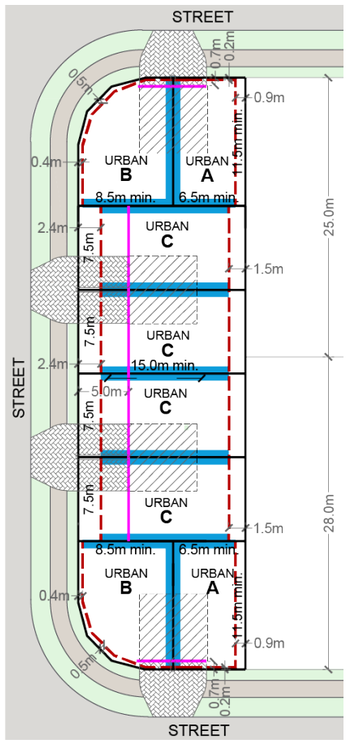
Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is:

- 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.

## SETBACKS

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

## URBAN ALLOTMENTS




## LEGEND

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

# 1.1.8 TERRACE ALLOTMENTS (ATTACHED) - 6.2M WIDE

## Development Controls

### *General*

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

### *Setbacks*

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

### *Site Cover and Amenity*

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

### *Privacy & Overlooking*

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

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

### *Fencing*

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

### *Parking and Driveways*

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

### *Façade Treatment and Passive Ventilation*

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

### *Rainwater Tanks*

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

## Definitions

### *Site Cover*

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.

## SETBACKS

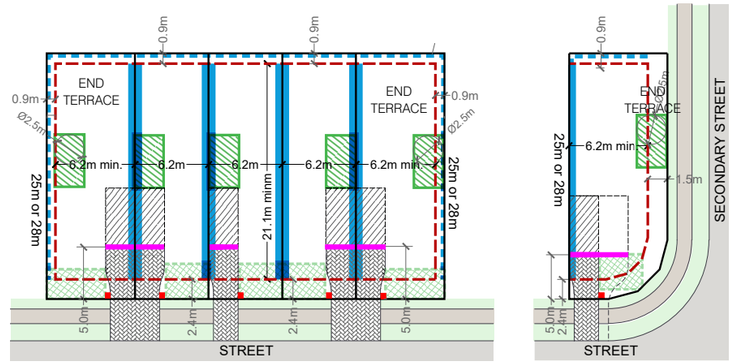
| PLAN OF DEVELOPMENT TABLE | TERRACE ALLOTMENTS 6.2M–<7.5M WIDE | |
|---|---|---|
| | Ground Floor | First Floor |
| **Front and Rear (metres)** | | |
| Front / Primary Frontage | 2.4 | 2.4 |
| Garage | 5.0m for single, tandem or double garages | n/a |
| **Rear (metres)** | | |
| Built to Boundary |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

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

## TYPICAL 6.2m TERRACE (FRONT LOADED)

STANDARD
6.2m – <7.5m wide

CORNER
7.7m -<11.5m Wide




## LEGEND

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

# 1.1.9 URBAN LOFTS - A, B & C

## Development Controls

### General

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

### Setbacks

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

### Privacy & Overlooking

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

### Parking and Driveways

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

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

### Site Cover and Amenity

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

### Fencing

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

### Façade Treatment and Passive Ventilation

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

### Rainwater Tanks

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

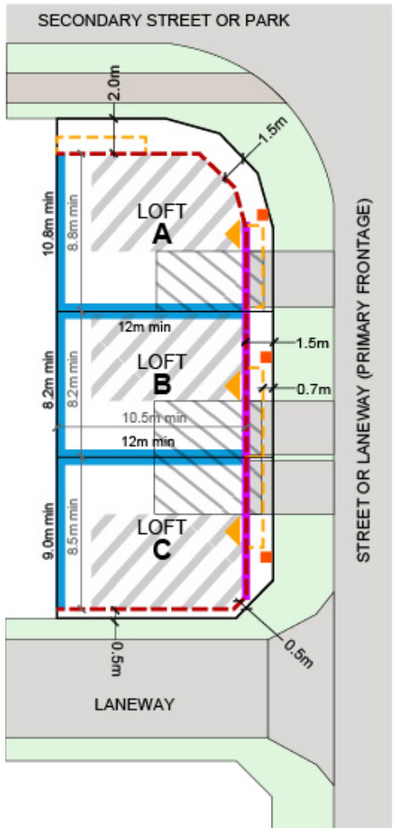
## Definitions

### Site Cover

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.

## URBAN LOFT ALLOTMENTS




## SETBACKS

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

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

## LEGEND

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

# 1.1.10 URBAN WAREHOUSE ALLOTMENTS

## Development Controls

### General

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

### Setbacks

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

### Privacy & Overlooking

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

### Parking and Driveways

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

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

### Site Cover and Amenity

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

### Fencing

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

### Façade Treatment and Passive Ventilation

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

### Rainwater Tanks

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

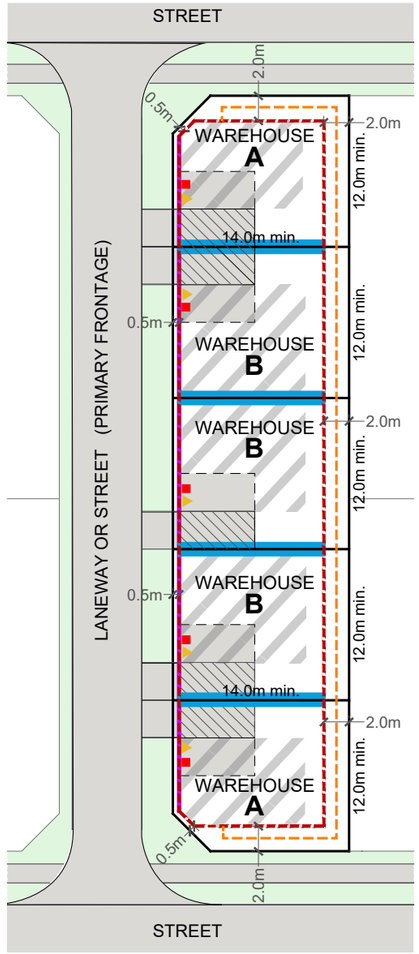
## Definitions

### Site Cover

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.

## URBAN WAREHOUSE ALLOTMENTS




## SETBACKS

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

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

## LEGEND

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

# 1.1.11 URBAN TERRACE ALLOTMENTS

## Development Controls

### *General*

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

### *Setbacks*

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

### *Site Cover and Amenity*

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

### *Privacy & Overlooking*

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

### *Fencing*

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

### *Parking and Driveways*

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

## Definitions

### *Site Cover*

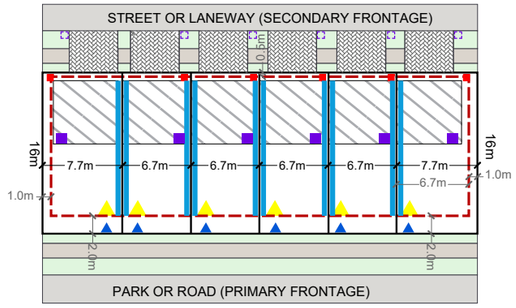
Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is:

- 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.

## SETBACKS

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

## TYPICAL URBAN TERRACE




**LEGEND**

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

# 1.1.12 SOHO ALLOTMENTS

## Development Controls

### *General*

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

### *Site Cover and Amenity*

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

### *Privacy & Overlooking*

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

### *Fencing*

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

### *Parking and Driveways*

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

## Definitions

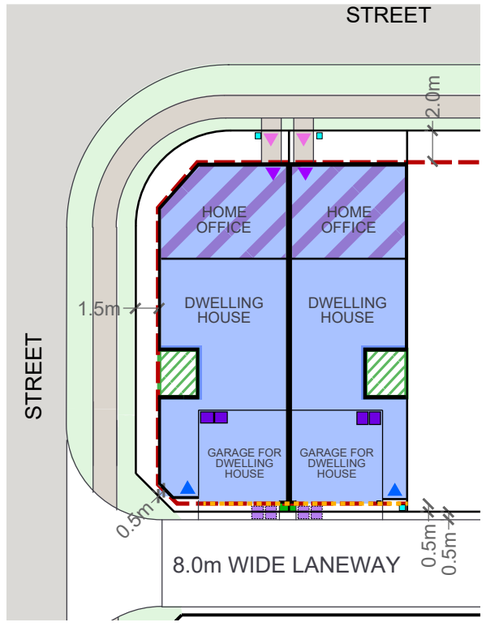
### *Site Cover*

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.

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

## SOHO ALLOTMENTS




**LEGEND**

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

# 1.1.13 URBAN LOFTS - D & E

## Development Controls

### General

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

### Setbacks

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

### Privacy & Overlooking

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

### Parking and Driveways

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

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

### Site Cover and Amenity

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

### Fencing

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

### Bin Storage and Services

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

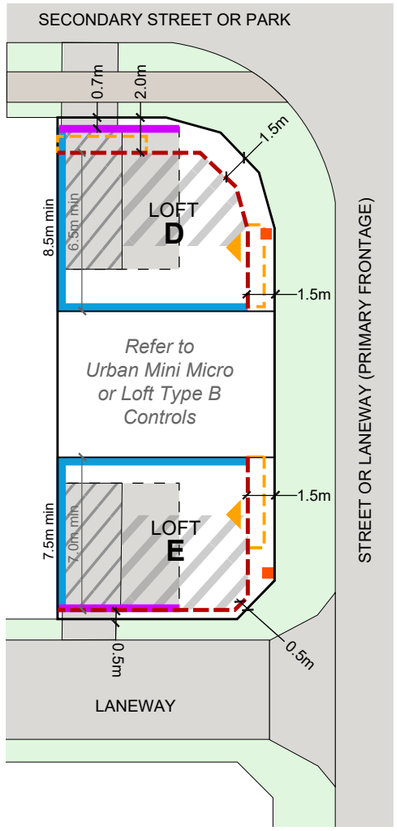
### Façade Treatment and Passive Ventilation

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

### Rainwater Tanks

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

## URBAN LOFT ALLOTMENTS




## PLAN OF DEVELOPMENT TABLE

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

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

## Definitions

### 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.

## LEGEND

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

# 1.1.14 SQUAT LOTS - A & B

## Development Controls

### General

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

### Setbacks

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

### Privacy & Overlooking

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

### Parking and Driveways

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

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

### Site Cover and Amenity

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

### Fencing

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

### Bin Storage and Services

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

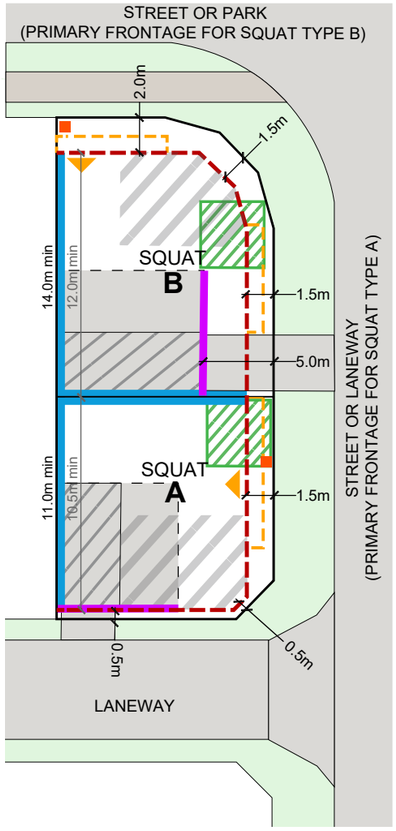
### Façade Treatment and Passive Ventilation

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

### Rainwater Tanks

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

## SQUAT ALLOTMENTS




## PLAN OF DEVELOPMENT TABLE

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

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

## Definitions

### 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.

## LEGEND

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

MAKING COMPLEX EASY

# 1.1.15 URBAN LOFT ALLOTMENTS - TYPE G & H

## Development Controls

### *General*

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

### *Setbacks*

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

### *Privacy & Overlooking*

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

### *Parking and Driveways*

8. Doubles garages are permitted only on Lot Type H.
9. A maximum of one driveway is permitted per lot.
10. Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m or the minimum width required to facilitate vehicle access.

    Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
11. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
12. Parking spaces on driveways do not have to comply with gradients in AS2890.
13. 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 relevent Australian Standards.
14. 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*

15. Site cover for each lot is not to exceed that shown in the Plan of Development table.
16. 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.

### *Site Services and Bin Storage*

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

### *Fencing*

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

### *Façade Treatment and Passive Ventilation*

19. 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.
20. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
21. 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*

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

## Definitions

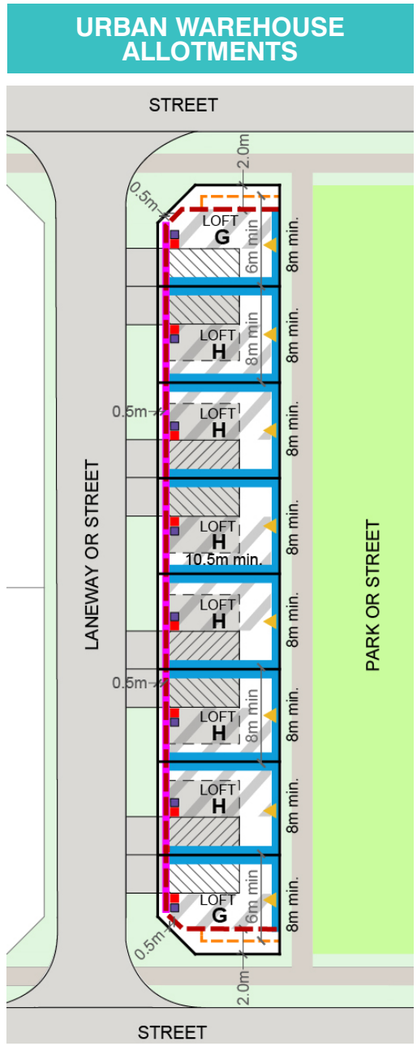
### *Site Cover*

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.

| PLAN OF DEVELOPMENT TABLE | URBAN LOFT ALLOTMENTS | | | |
|---|---|---|---|---|
| | Type G | | Type H | |
| | Ground Floor | Upper Floors | Ground Floor | Upper Floors |
| **Front / Primary Street Frontage** | | | | |
| Front | 0.0 | 0.0 | 0.5 | 0.5 |
| Garage | 0.5 (mandatory) | n/a (mandatory) | 0.5 (mandatory) | n/a (mandatory) |
| Rear | 1.0 | 0.5 [1] | 1.0 | 0.5 [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 not permitted. Garages are to be located along the built to boundary wall. | | 1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall. | |
| Site Cover (maximum) | 90% | | 95% | |

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




**LEGEND**

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

# 1.1.16 LANEWAY TERRACE ALLOTMENTS - 16.5M, 20M & 21M DEEP

## Development Controls

### General

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

### Setbacks

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

### Privacy & Overlooking:

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

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

### Site Cover and Amenity

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

### Fencing, Letterboxes, Parking and Driveways

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

### Site Services and Bin Storage

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

### Rainwater Tanks

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

### Facade Treatment, Passive Ventilation and Natural Light Provisions

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

## Definitions

### Site Cover

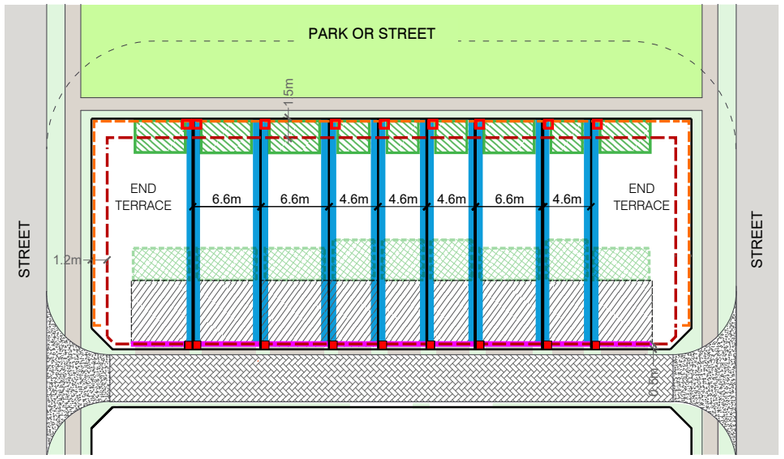
Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is:
- in a landscaped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

## PLAN OF DEVELOPMENT TABLE

| | LANEWAY TERRACE ALLOTMENTS 16.5m, 20m & 21m DEEP | | | |
|---|---|---|---|---|
| | 4.6m Wide | | 6.6m Wide + | |
| | Ground Floor | Upper Floors | Ground Floor | Upper Floors |
| **Front / Primary Street Frontage** | | | | |
| Primary Frontage | 1.5 [1] | 1.0 [1] | 1.5 [1] | 1.0 [1] |
| Garage | 0.5 | n/a | 0.5 | n/a |
| Rear | 0.5 | 0.0 | 0.5 | 0.0 |
| **Side** | | | | |
| Built to Boundary | 0.0 | 0.0 | 0.0 | 0.0 |
| Non Built to Boundary | 0.9 | 0.9 | 0.9 | 0.9 |
| Corner Lots - Secondary Frontage | n/a | n/a | 1.2 [1] | 1.2 [1] |
| **Garage and On-site Car Parking** | | | | |
| On site parking requirements (minimum) | 1 space to be covered and enclosed. Single garage acceptable. Double garages are not permitted. Garages are to be located along the built to boundary wall. | | 1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall. | |
| Site Cover (maximum) | 95% | | 90% | |

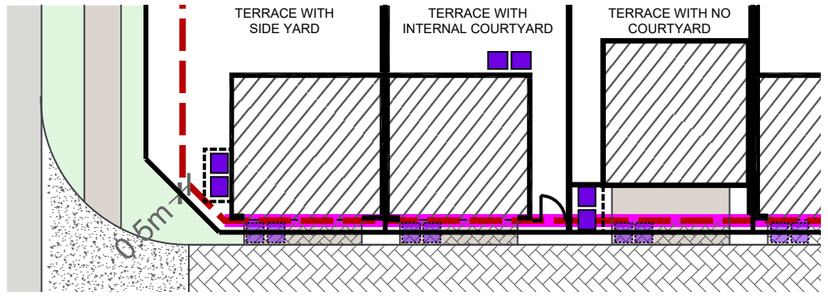
[1] 0.0m to balconies and verandahs

## TYPICAL TERRACE FRONTING PARK OR STREET (REAR LOADED)




**LEGEND**
- Lot boundary
- Maximum building envelope (ground floor)
- Protrusions for verandah / balconies
- 1.0m Building setback dimensions
- Mandatory built to boundary wall
- Garage setback from front boundary
- Preferred private open space location
- Alternate location for private open space (20/21m deep terraces only)
- Garage location
- Letterbox location (if primary frontage is park)
- Letterbox location (if primary frontage is a street)

## TYPICAL LANEWAY INTERFACE




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

MAKING COMPLEX EASY

# 1.1.17 LANEWAY TERRACE (FONZIE FRONT)

## Development Controls

### General

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

### Setbacks

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

### Privacy & Overlooking:

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

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

### Site Cover and Amenity

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

### Fencing, Letterboxes, Parking and Driveways

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

### Site Services and Bin Storage

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

### Rainwater Tanks

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

### Facade Treatment, Passive Ventilation and Natural Light Provisions

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

### Secondary Dwelling Above Garage

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

## Definitions

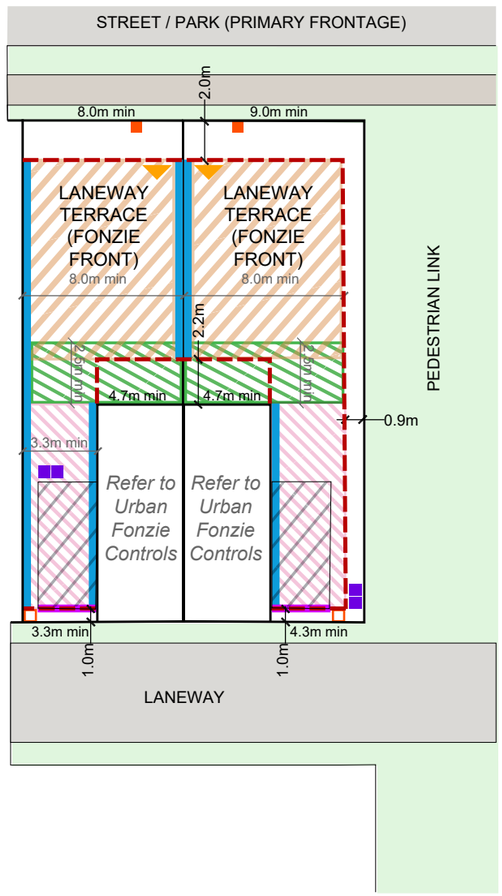
### Site Cover

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.

## PLAN OF DEVELOPMENT TABLE

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

## TERRACE (FONZIE FRONT) LOTS




### LEGEND

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

MAKING COMPLEX EASY

# 1.1.18 URBAN FONZIE

## Development Controls

### General

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

### Setbacks

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

### Privacy & Overlooking

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

### Parking and Driveways

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

### Site Cover and Amenity

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

### Fencing

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

### Bin Storage and Services

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

### Façade Treatment and Passive Ventilation

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

### Rainwater Tanks

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

## Definitions

### Site Cover

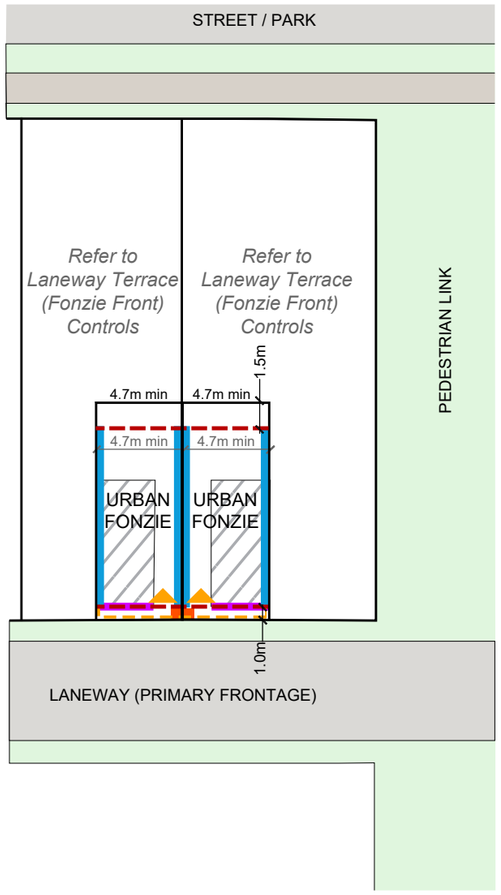
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- in a landscaped or open space area, including, for example, a gazebo or shade structure;
- a basement that is completely below ground level and used for car parking;
- the eaves of a building;
- a sun shade.

## PLAN OF DEVELOPMENT TABLE

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

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

## URBAN FONZIE ALLOTMENTS




## LEGEND

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

# 1.1.19 URBAN MINI MICRO

## Development Controls

### General

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

### Setbacks

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

### Privacy & Overlooking

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

### Parking and Driveways

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

### Site Cover and Amenity

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

### Fencing

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

### Bin Storage, Services and On Site Storage

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

### Façade Treatment and Passive Ventilation

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

### Rainwater Tanks

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

## Definitions

### Site Cover

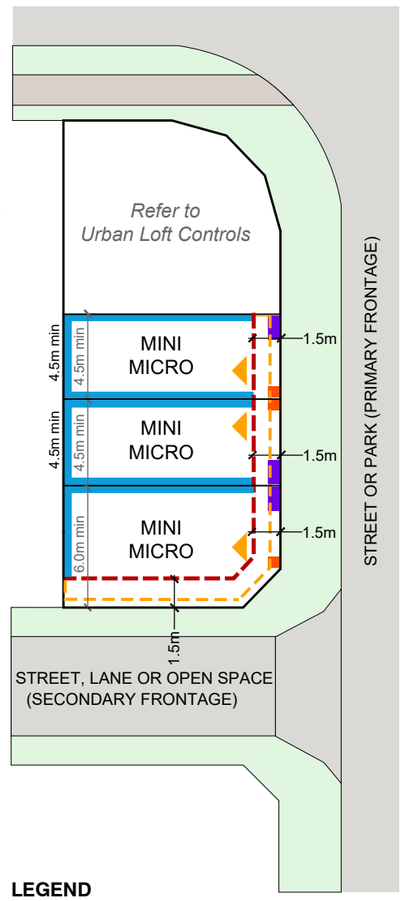
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- in a landscaped or open space area, including, for example, a gazebo or shade structure;
- a basement that is completely below ground level and used for car parking;
- the eaves of a building;
- a sun shade.

## PLAN OF DEVELOPMENT TABLE

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

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

## MINI MICRO ALLOTMENTS




## LEGEND

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

MAKING COMPLEX EASY

# 1.1.20 MULTIPLE RESIDENTIAL - MANSION HOMES

## Development Controls

### *General*

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

### *Setbacks*

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

### *Dwelling Entries:*

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

### *Privacy & Overlooking:*

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

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

### *Site Cover and Amenity*

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

### *Fencing, Letterboxes, Parking and Driveways*

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

### *Site Services and Bin Storage*

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

### *Rainwater Tanks*

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

### *Facade Treatment, Passive Ventilation and Natural Light Provisions*

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

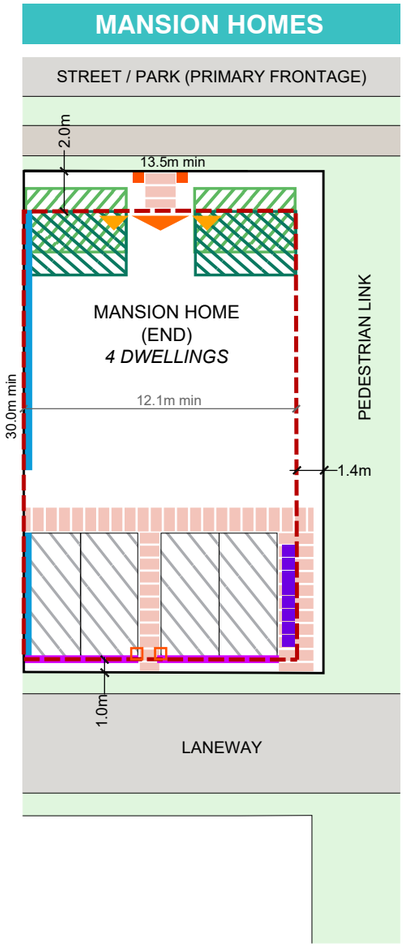
## PLAN OF DEVELOPMENT TABLE

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

## Definitions

### *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.




**LEGEND**

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

MAKING COMPLEX EASY

# 1.1.21 LANEWAY TERRACE DUPLEX ALLOTMENTS

## Development Controls

### *General*

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

### *Setbacks*

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

### *Privacy & Overlooking:*

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

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

### *Site Cover and Amenity*

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

### *Fencing, Letterboxes, Parking and Driveways*

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

### *Site Services and Bin Storage*

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

### *Rainwater Tanks*

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

### *Facade Treatment, Passive Ventilation and Natural Light Provisions*

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

## Definitions

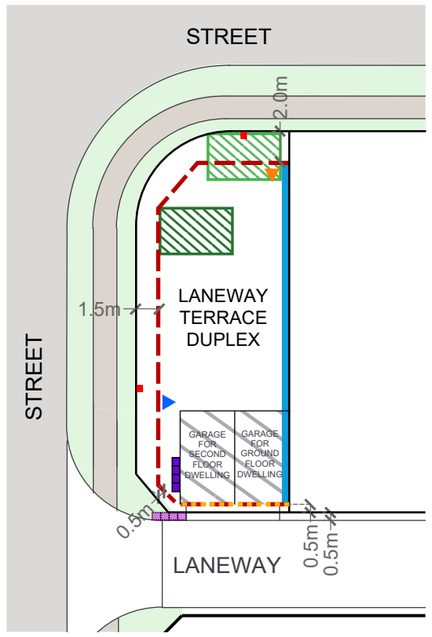
### *Site Cover*

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.

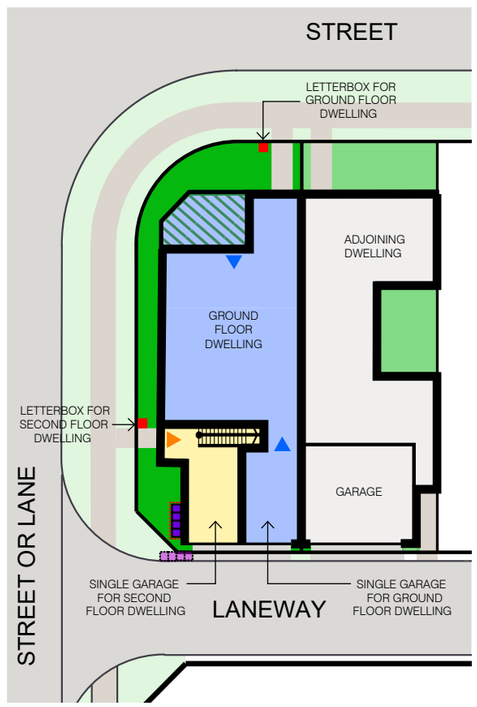
## PLAN OF DEVELOPMENT TABLE

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

## LANEWAY TERRACE DUPLEX




## TYPICAL DWELLING ARRANGEMENT - LANEWAY TERRACE DUPLEX







### LEGEND (LEFT)

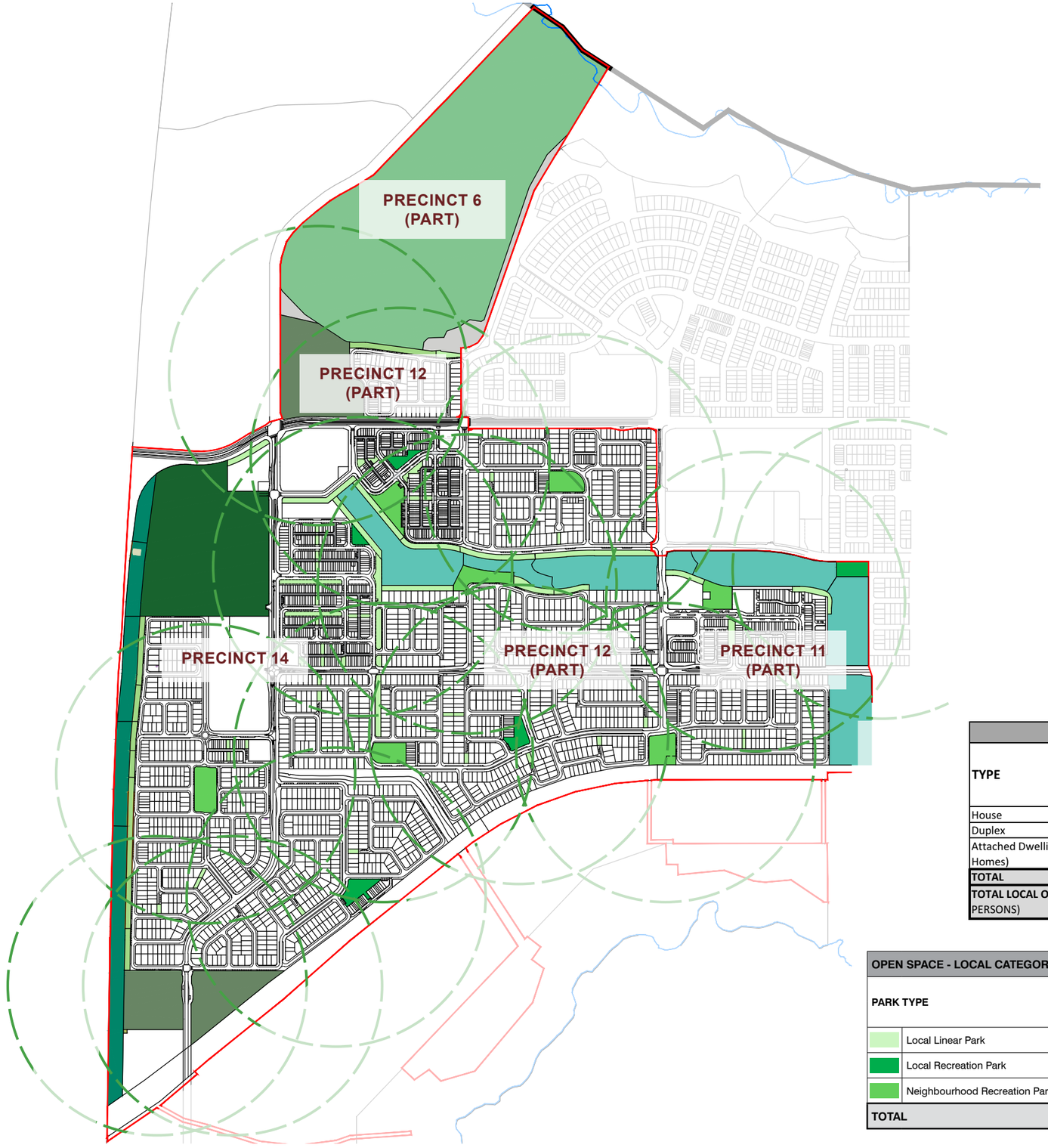
- Lot Boundary
- Maximum Building Envelope
- Built to Boundary Wall
- 1.0m Building Setback Dimensions
- Garage Location
- Garage Setback
- Preferred Private Open Space Location (Ground Floor Dwelling)
- Preferred Private Open Space Location (Second Floor Dwelling)
- Preferred Letterbox Locations
- Preferred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

### LEGEND (ABOVE)

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

MAKING COMPLEX EASY

# APPENDIX H
# OPEN SPACE NETWORK PLAN




**LOCAL PARK ALLOCATION NOTES:**

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

**LEGEND:**

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

**OPEN SPACE - LOCAL CATEGORY PARK AREA REQUIREMENTS**

| TYPE | POPULATION RATE (average people per household) | PRECINCT 11 | | PRECINCT 12 | | PRECINCT 14 | | TOTAL POPULATION |
|---|---|---|---|---|---|---|---|---|
| House | 2.6 | 386 dw | 1,004 ppl | 822 dw | 2,137 ppl | 1,613 dw | 4,194 ppl | **7,335 ppl** |
| Duplex | 2.2 | 8 dw | 18 ppl | 26 dw | 57 ppl | 52 dw | 114 ppl | **189 ppl** |
| Attached Dwelling (inc. Triplex & Mansion Homes) | 1.8 | 35 dw | 63 ppl | - | - | 234 dw | 421 ppl | **484 ppl** |
| **TOTAL** | | **429 dw** | **1,084 ppl** | **848 dw** | **2,194 ppl** | **1,899 dw** | **4,729 ppl** | **8,008 ppl** |
| **TOTAL LOCAL OPEN SPACE REQUIREMENT** (@ 1.3ha PER 1,000 PERSONS) | | | **1.409 ha** | | **2.853 ha** | | **6.148 ha** | **10.410 ha** |

**OPEN SPACE - LOCAL CATEGORY PARK AREAS PROVISION**

| PARK TYPE | PRECINCT 11 | PRECINCT 12 | PRECINCT 14 | TOTAL PARK |
|---|---|---|---|---|
| Local Linear Park | 0.57 ha | 1.54 ha | 3.60 ha | **5.71 ha** |
| Local Recreation Park | 0.35 ha | 0.33 ha | 0.74 ha | **1.42 ha** |
| Neighbourhood Recreation Park | 0.50 ha | 1.72 ha | 1.85 ha | **4.07 ha** |
| **TOTAL** | **1.42 ha** | **3.59 ha** | **6.19 ha** | **11.20 ha** |

**OPEN SPACE - MAJOR AND DISTRICT CATEGORY PARK AREAS PROVISION**

| PARK TYPE | PRECINCT 6 | PRECINCT 11 | PRECINCT 12 | PRECINCT 14 | TOTAL |
|---|---|---|---|---|---|
| District Linear Park | | | 0.35 ha | 1.43 ha | **1.78 ha** |
| District Recreation Park | | | 5.00 ha | 5.00 ha | **10.00 ha** |
| Major Sports Park | | | | 12.52 ha | **12.52 ha** |
| Highway Buffer | | | | 6.61 ha | **6.61 ha** |
| Conservation | 38.15 ha | | | | **38.15 ha** |
| **TOTAL** | **38.15 ha** | | **5.35 ha** | **25.56 ha** | **69.06 ha** |

URBIS

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

Open Space Network

Scale: 1:10,000 @ A3

NORTH

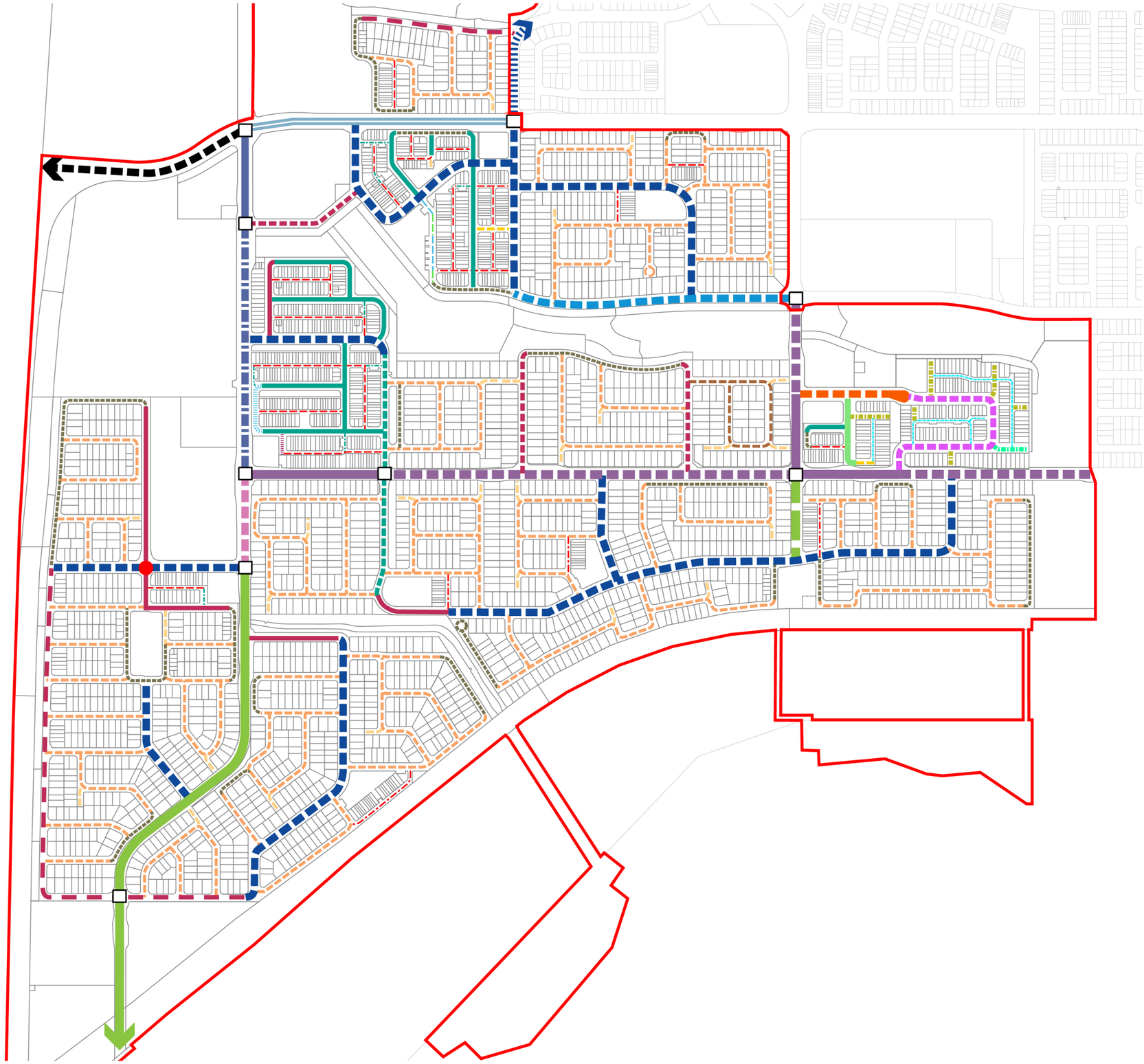
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**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** RN01
**REV:** 10

# APPENDIX I
# ROAD HIERARCHY

**LEGEND:**

| | |
|---|---|
| APPLICATION BOUNDARY | |
| SUB-ARTERIAL 2 | 32.5m minimum |
| SUB-ARTERIAL 2B | 30.4m |
| SUB-ARTERIAL 5 | 28.5m |
| SUB-ARTERIAL 5B | 27.9m |
| TRUNK CONNECTOR B1 | 22.5m |
| TRUNK CONNECTOR B2 | 20.0m |
| TRUNK CONNECTOR C | 21.0m |
| TRUNK CONNECTOR D | 22.5m |
| TRUNK CONNECTOR E | 25.0m |
| NEIGHBOURHOOD CONNECTOR A | 20.0m |
| NEIGHBOURHOOD CONNECTOR B | 22.5m |
| NEIGHBOURHOOD CONNECTOR C | 18.0m |
| NEIGHBOURHOOD CONNECTOR D | 26.5m |
| NEIGHBOURHOOD CONNECTOR E | 24.0m |
| ACCESS STREET A | 17.5m |
| ACCESS STREET B | 17.5m |
| ACCESS STREET C | 14.25m |
| ACCESS STREET D | 18.65m |
| ACCESS STREET H | 14.8m |
| ACCESS STREET I | 24.5m |
| ACCESS STREET J | 19.3m |
| ACCESS STREET - URBAN A | 17.5m |
| ACCESS STREET - URBAN B | 16.0m |
| ACCESS STREET - STANDARD | 16.0m |
| ACCESS STREET - STANDARD | 15.5m |
| ACCESS STREET - ESPLANADE | 13.5m |
| ACCESS STREET - URBAN ESPLANADE | 14.3m |
| ACCESS STREET - URBAN ESPLANADE B | 14.0m |
| ACCESS STREET - URBAN ESPLANADE C | 21.6m |
| ACCESS STREET - URBAN ESPLANADE D | 14.55m |
| LANEWAY LINK | 14.8m |
| LANEWAY LINK B | 13.0m |
| LANEWAY LINK C | 20.0m |
| LANEWAY LINK D | 15.3m |
| SHARED VEHICULAR / PEDESTRIAN ACCESS | 12.0m |
| LANEWAY | 10.5m |
| LANEWAY | 8.0m |
| LANEWAY | 8.5m |
| SIGNALISED INTERSECTION | |
| ROUNDABOUT INTERSECTION | |



URBIS

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

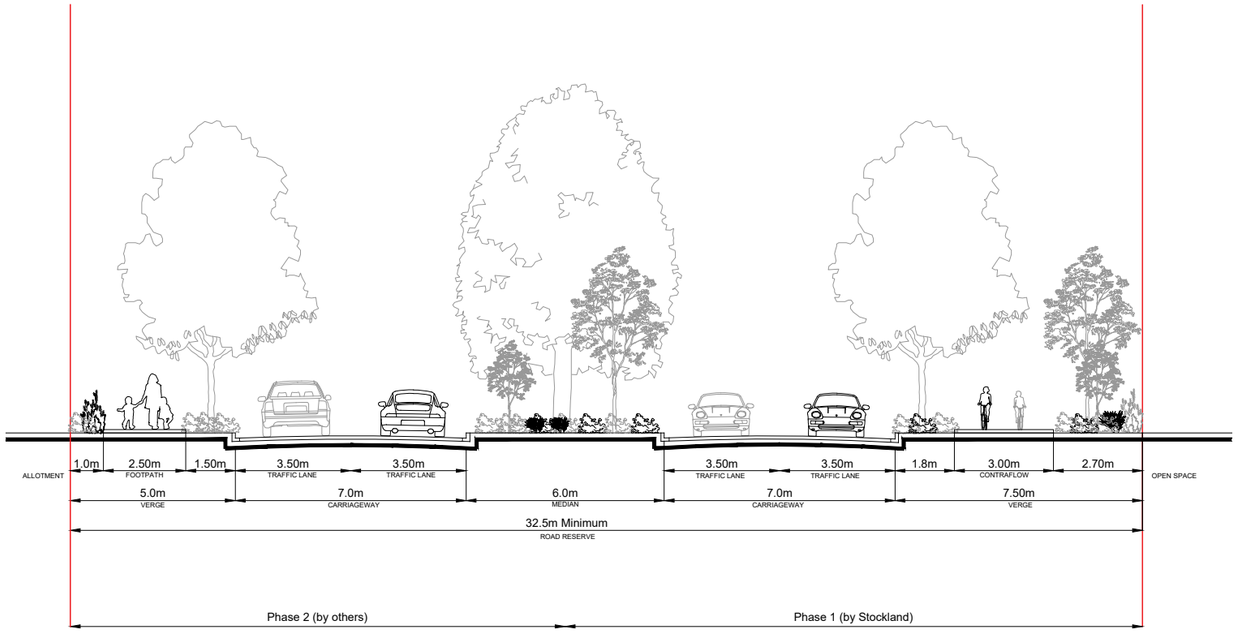
Road Network Hierarchy

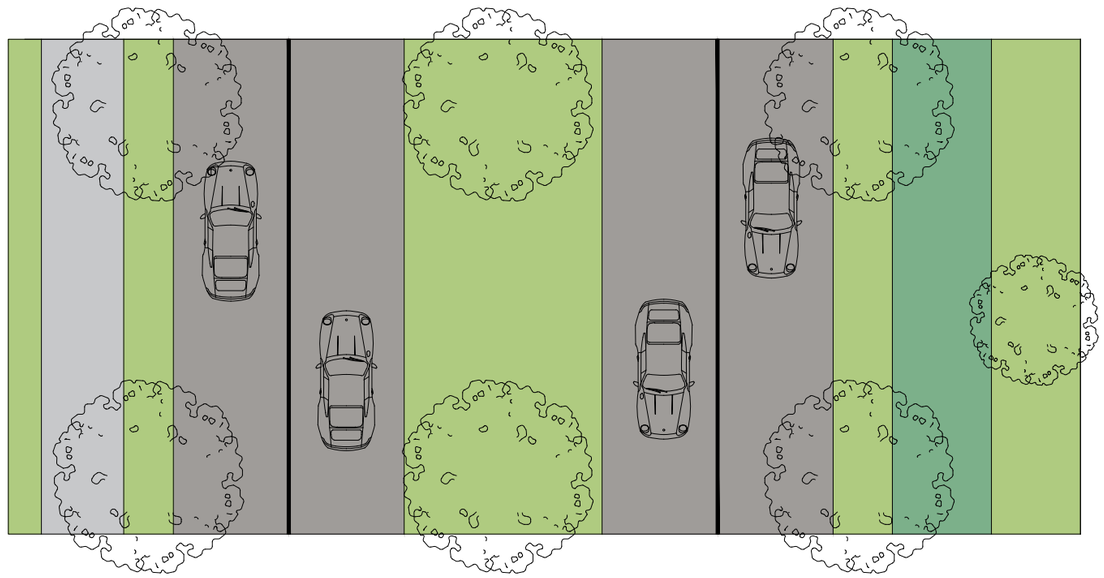
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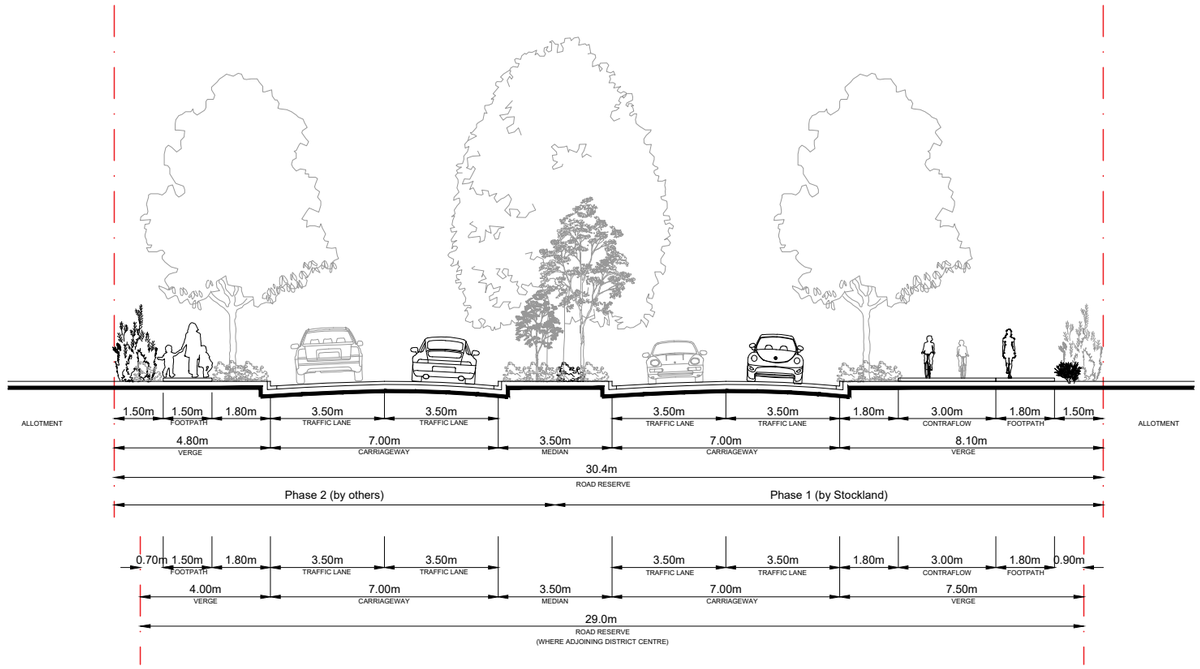
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**REV:** 13

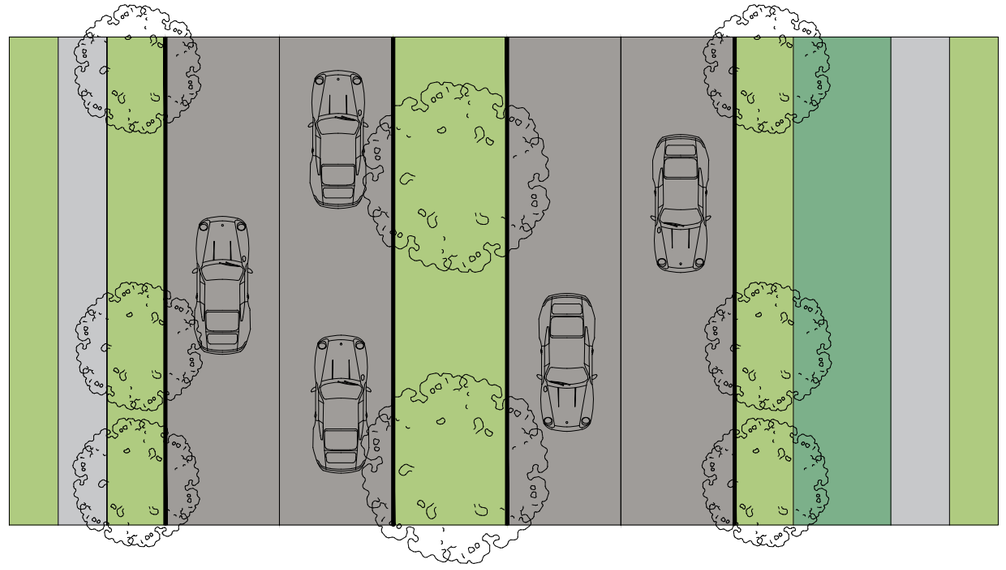
# SUB-ARTERIAL 2
# 32.5M



# SUB-ARTERIAL 2B
# 30.4M



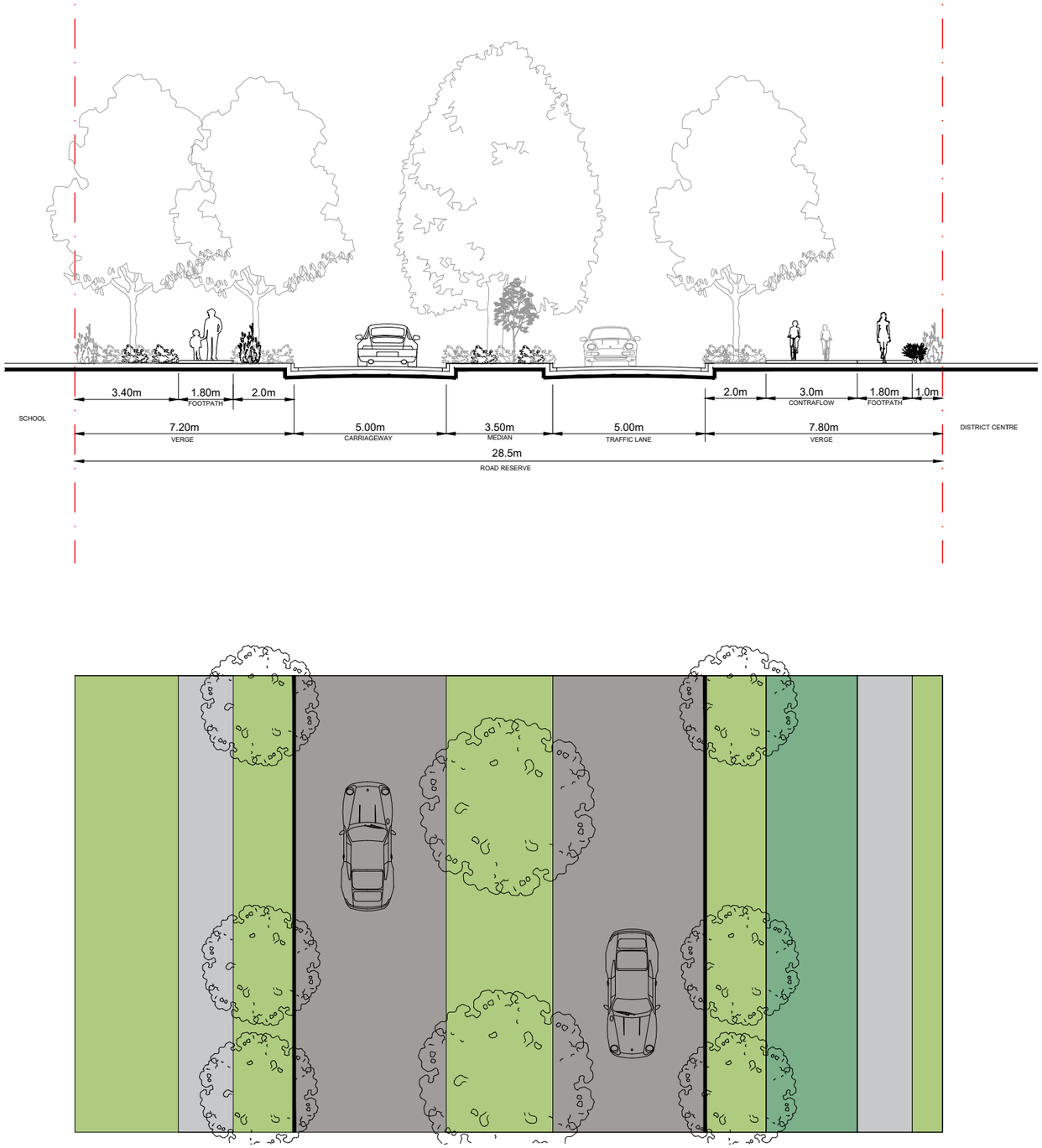



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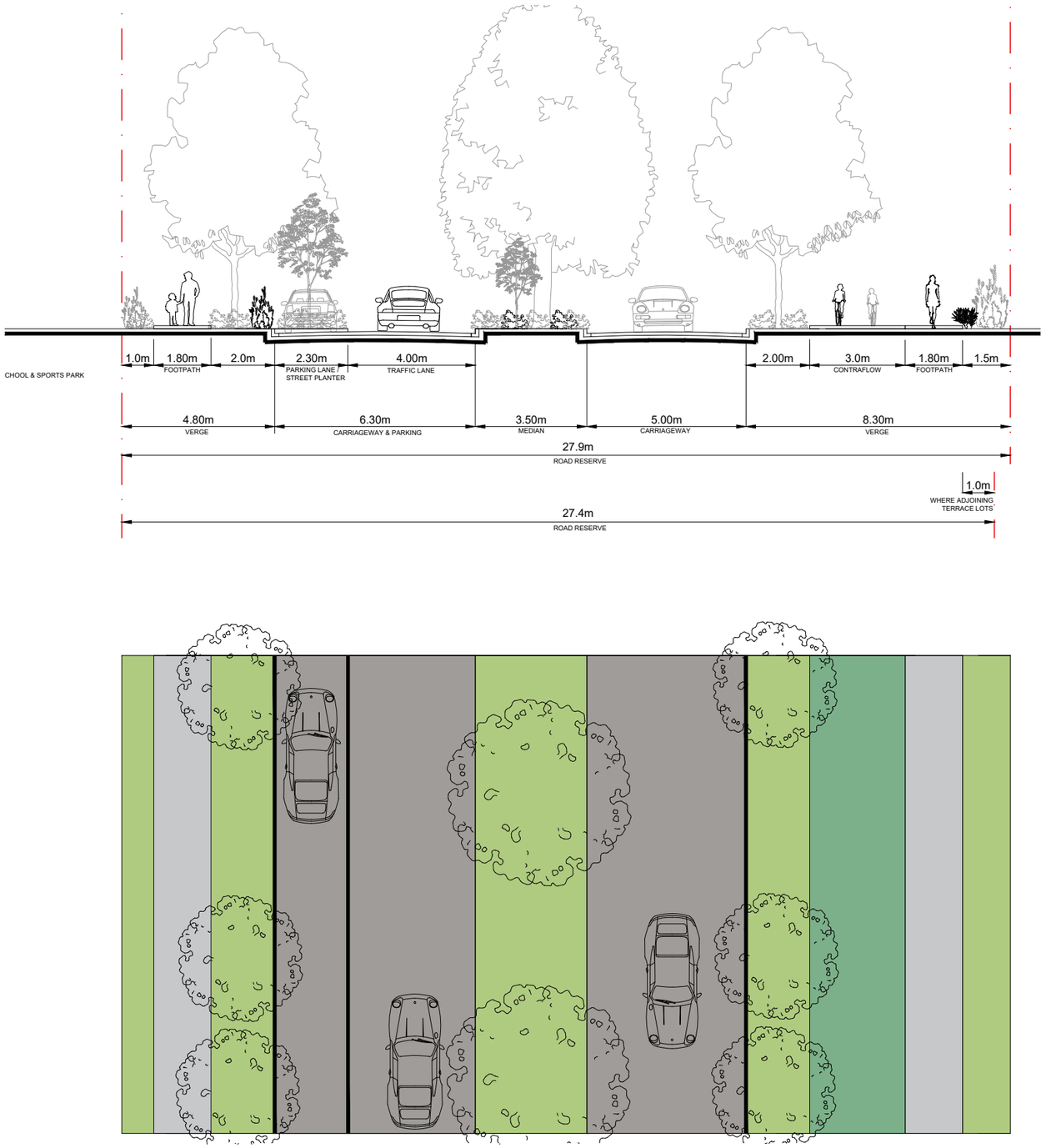
**AURA - Precinct 11, 12 & 14 (Parts)**
SECTIONS

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** SEC-01

# SUB-ARTERIAL 5
# 28.5M




# SUB-ARTERIAL 5B
# 27.9M

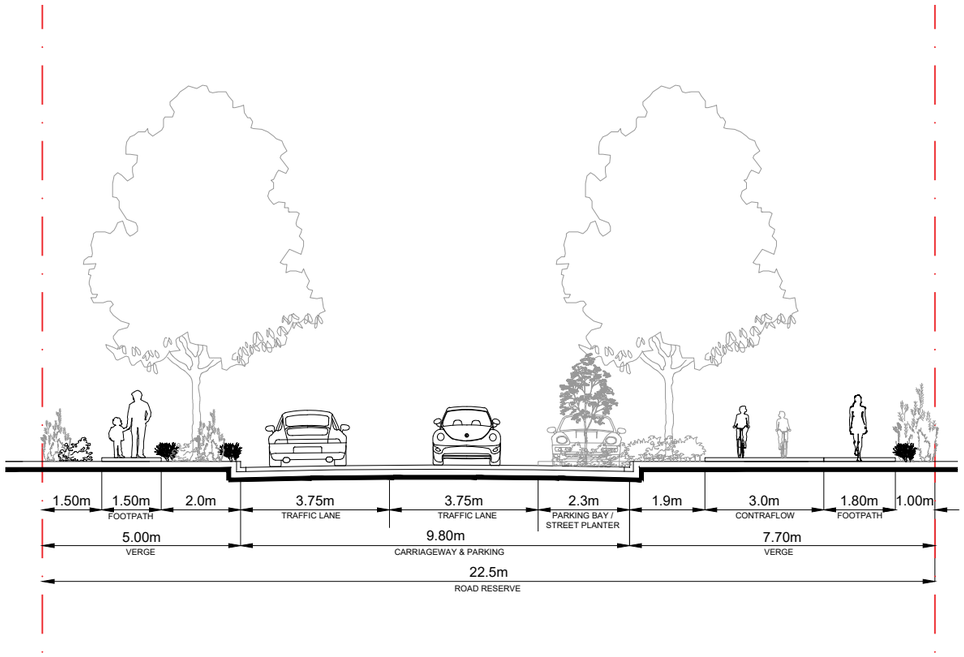


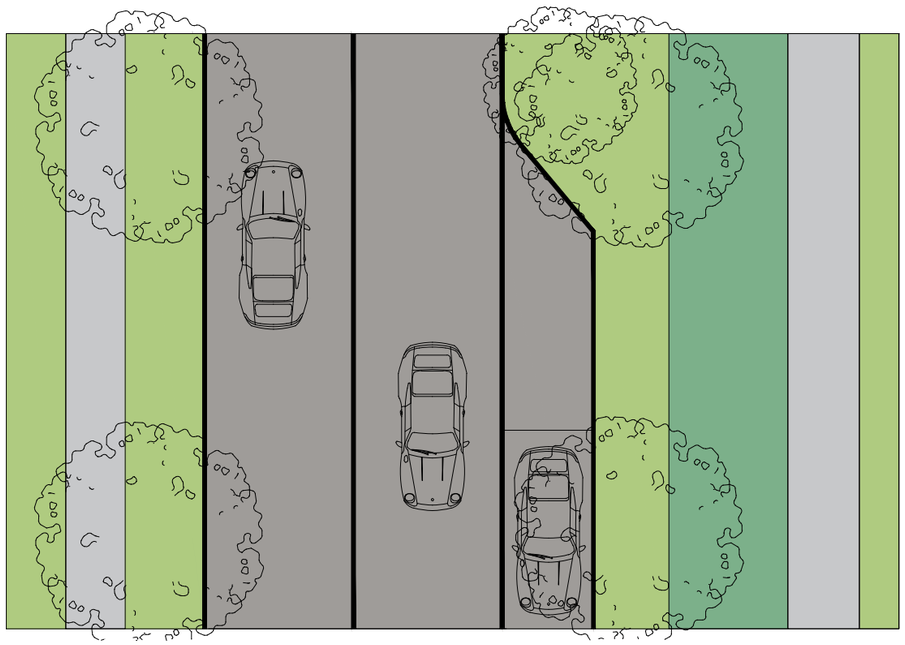

URBIS

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

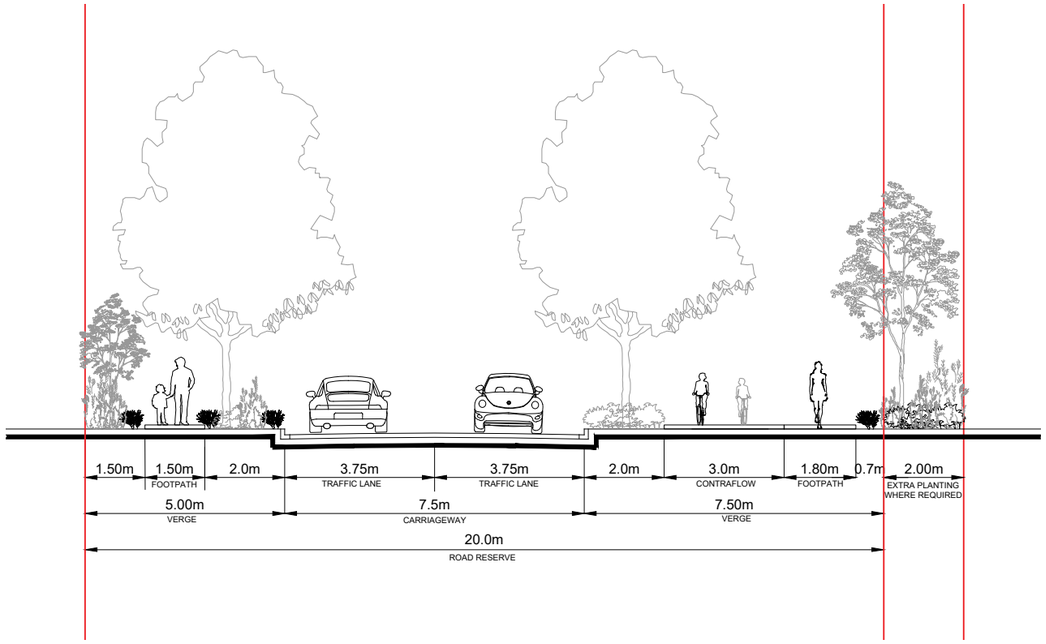
**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** SEC-02

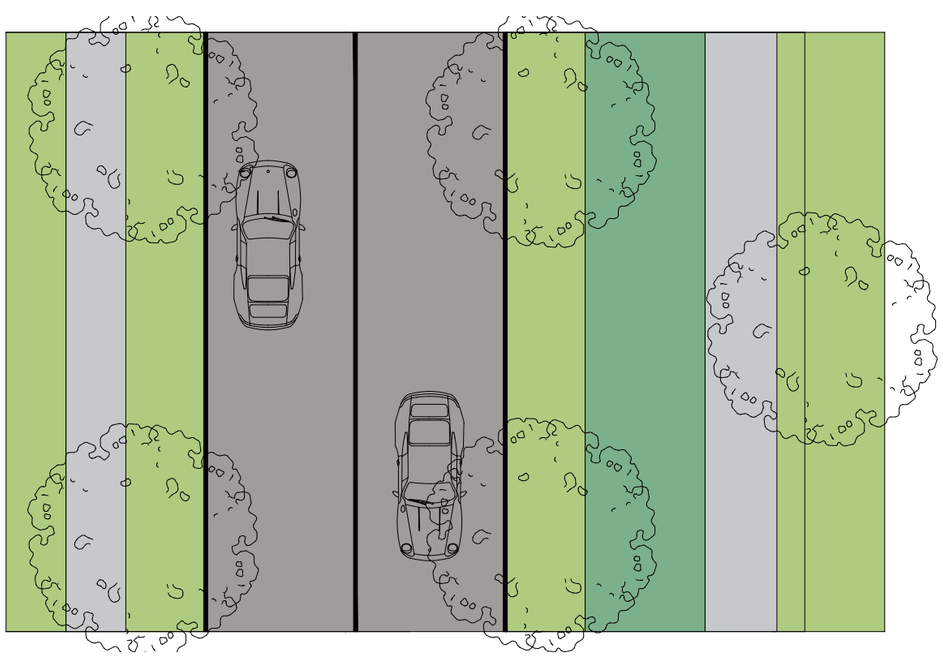
# TRUNK CONNECTOR B1
# 22.5M



# TRUNK CONNECTOR B2
# 20.0M



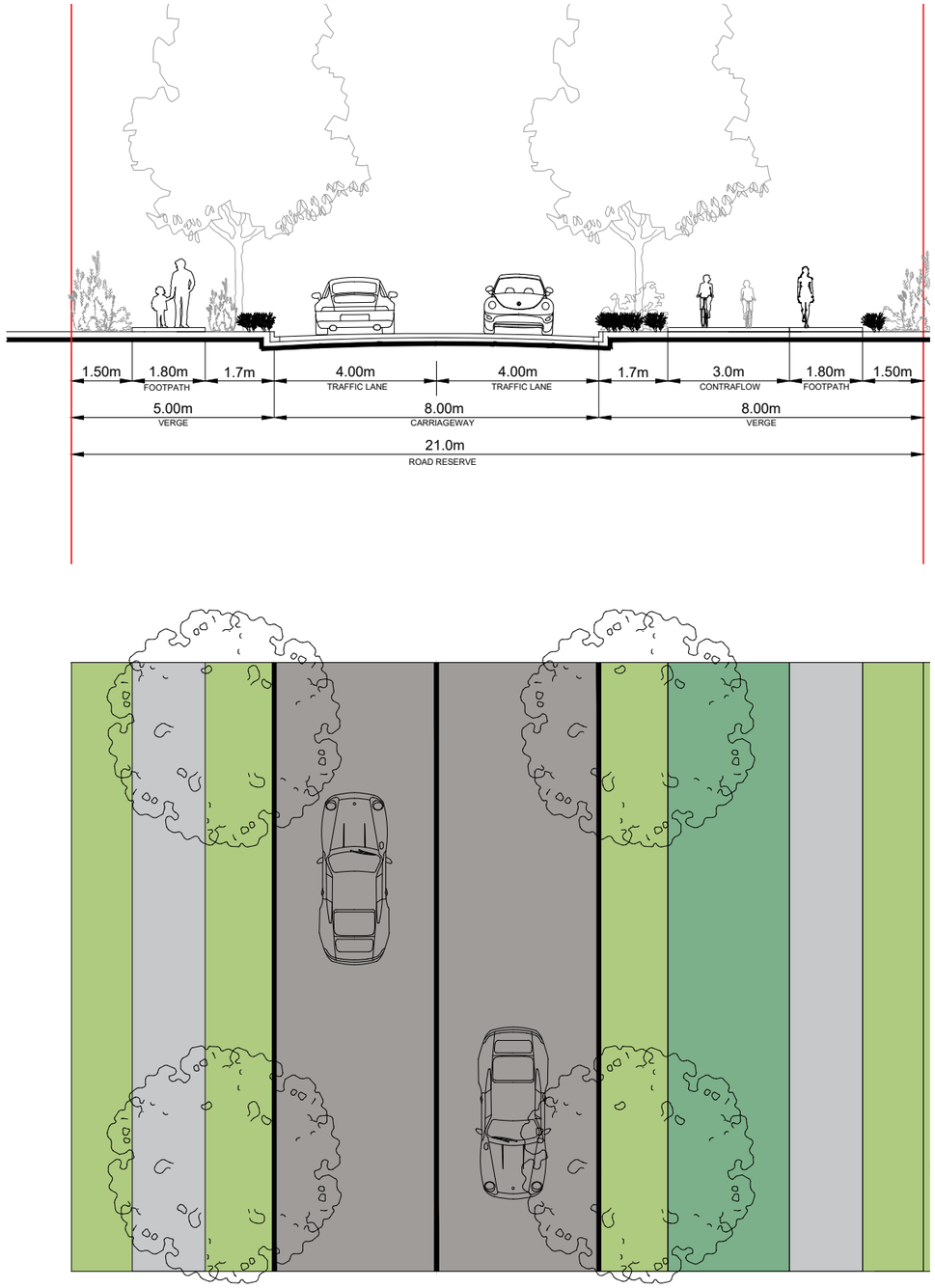



URBIS

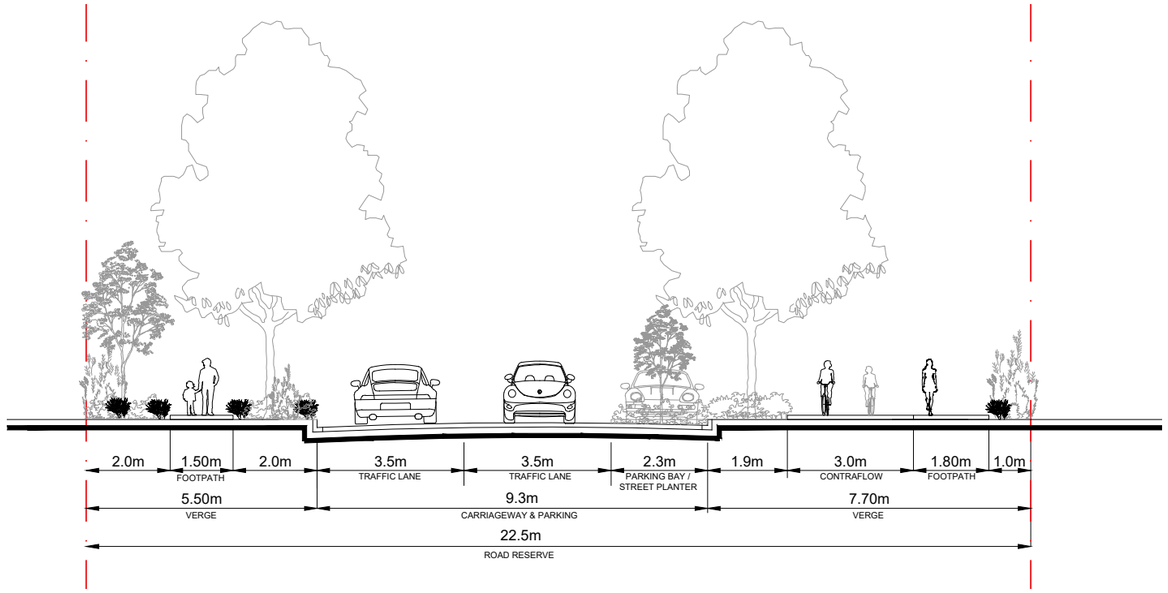
**AURA - Precinct 11, 12 & 14 (Parts)**
SECTIONS

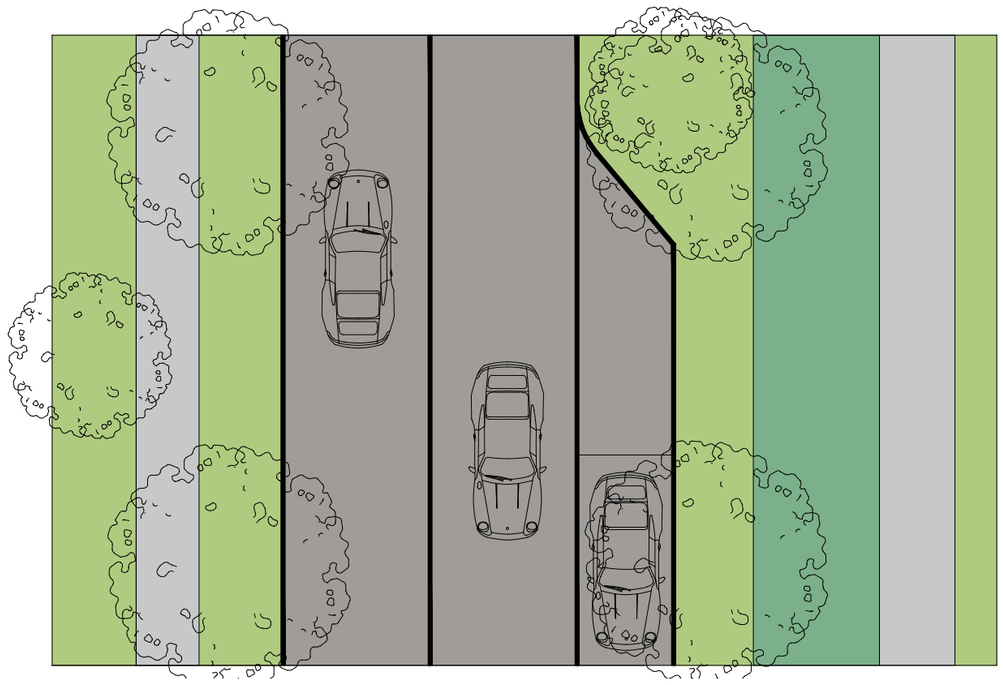
**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** SEC-03

# TRUNK CONNECTOR C
# 21.0M




# TRUNK CONNECTOR D
# 22.5M



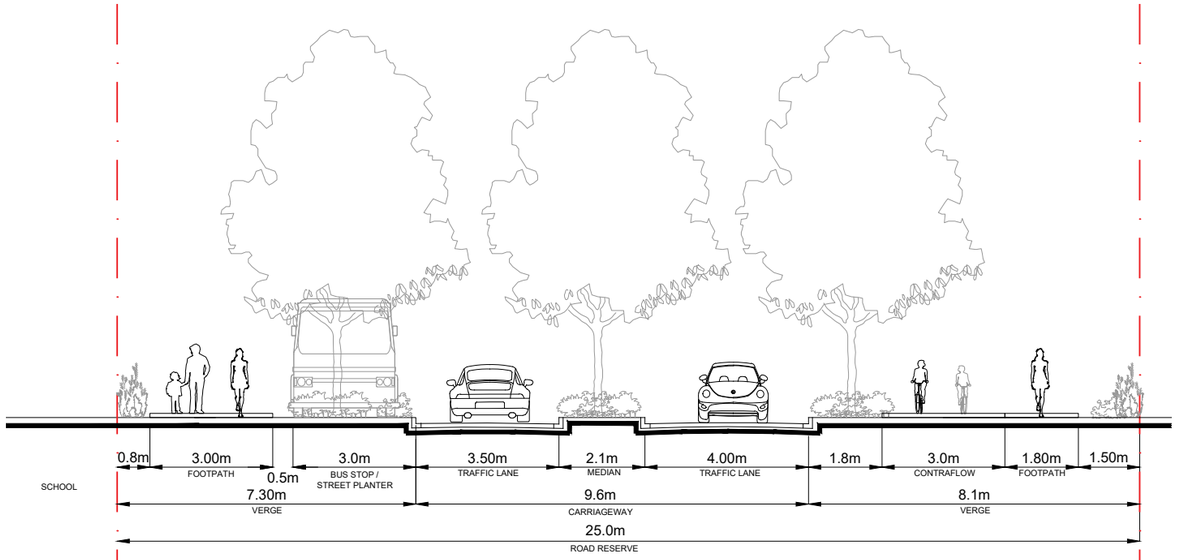



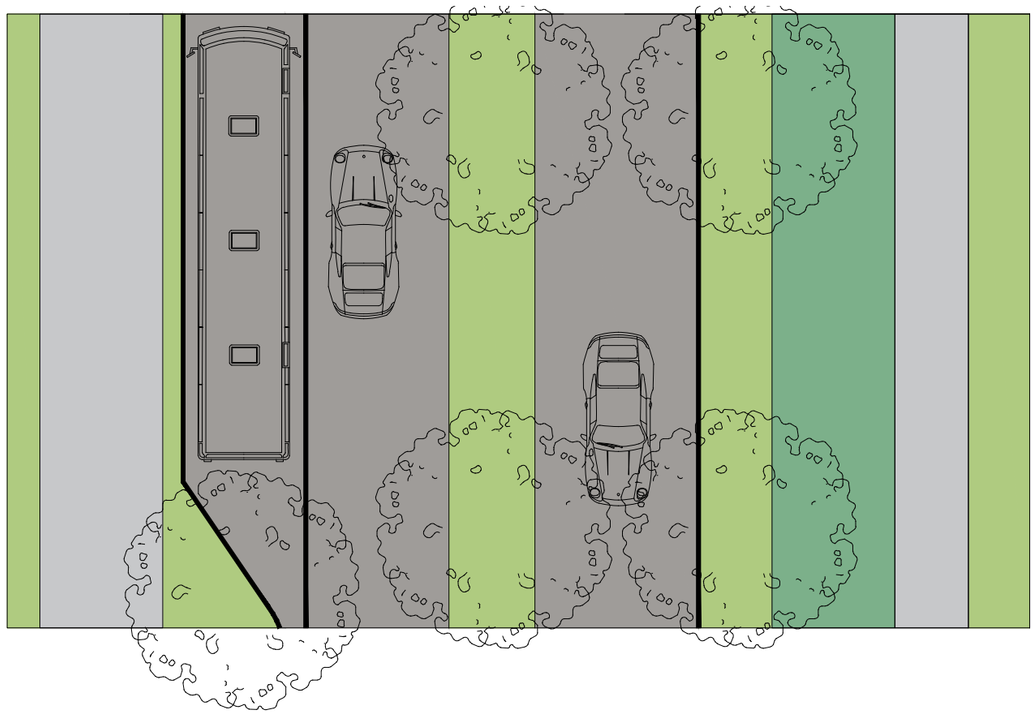
URBIS

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

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** SEC-04

# TRUNK CONNECTOR E
# 25.0M



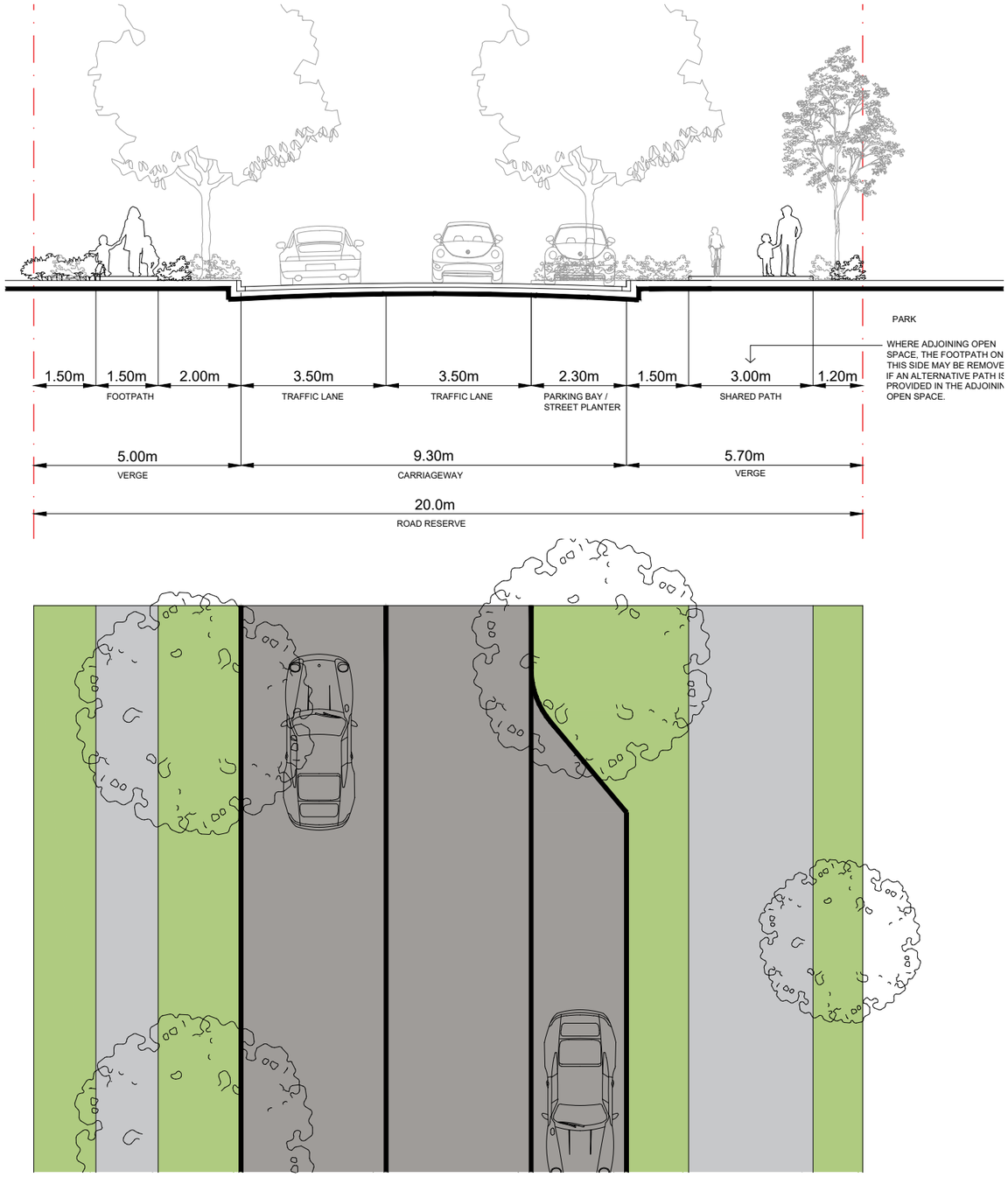



URBIS

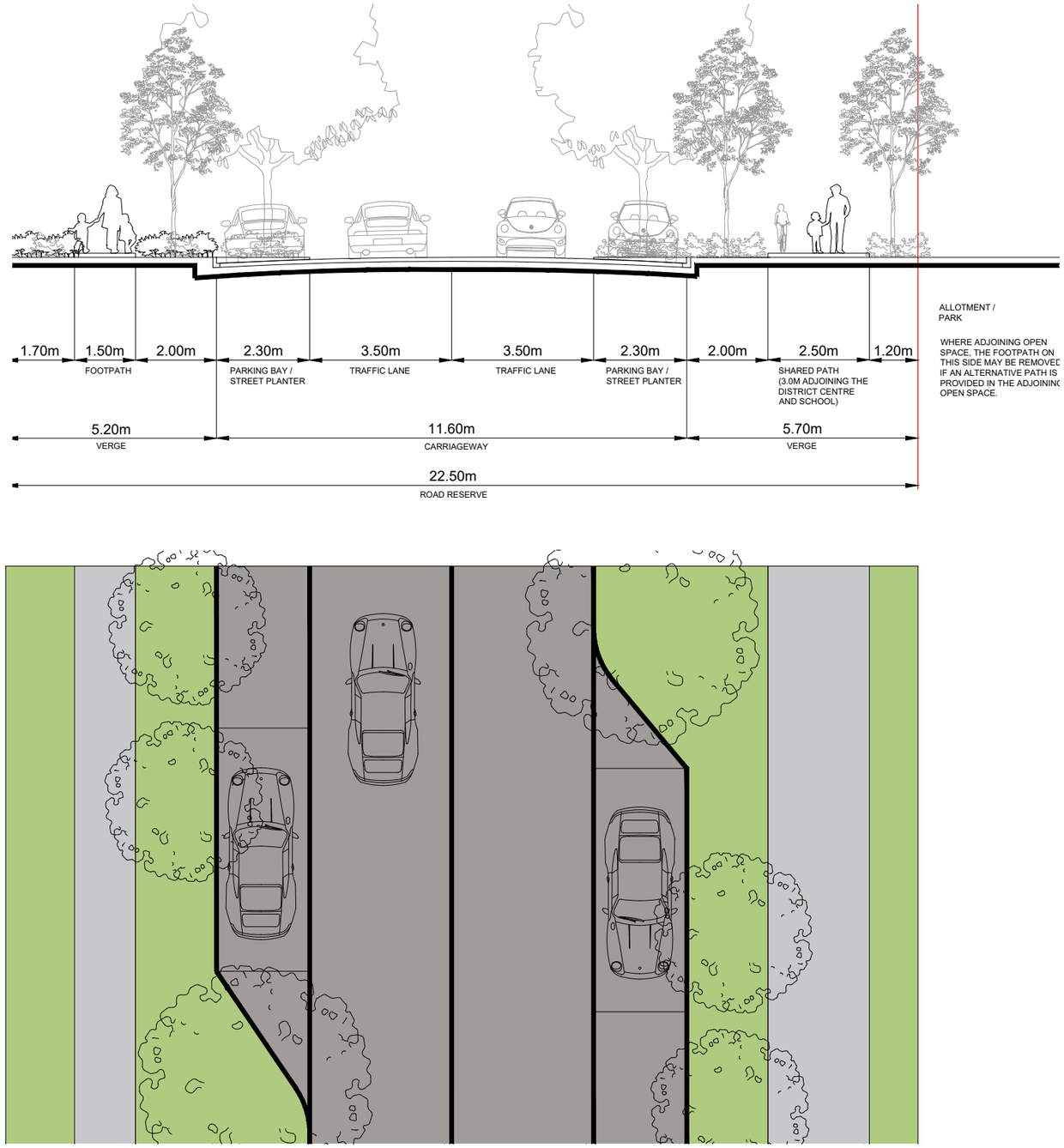
**AURA - Precinct 11, 12 & 14 (Parts)**
SECTIONS

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** SEC-05

# NEIGHBOURHOOD CONNECTOR A
# 20.0M




# NEIGHBOURHOOD CONNECTOR B
# 22.5M

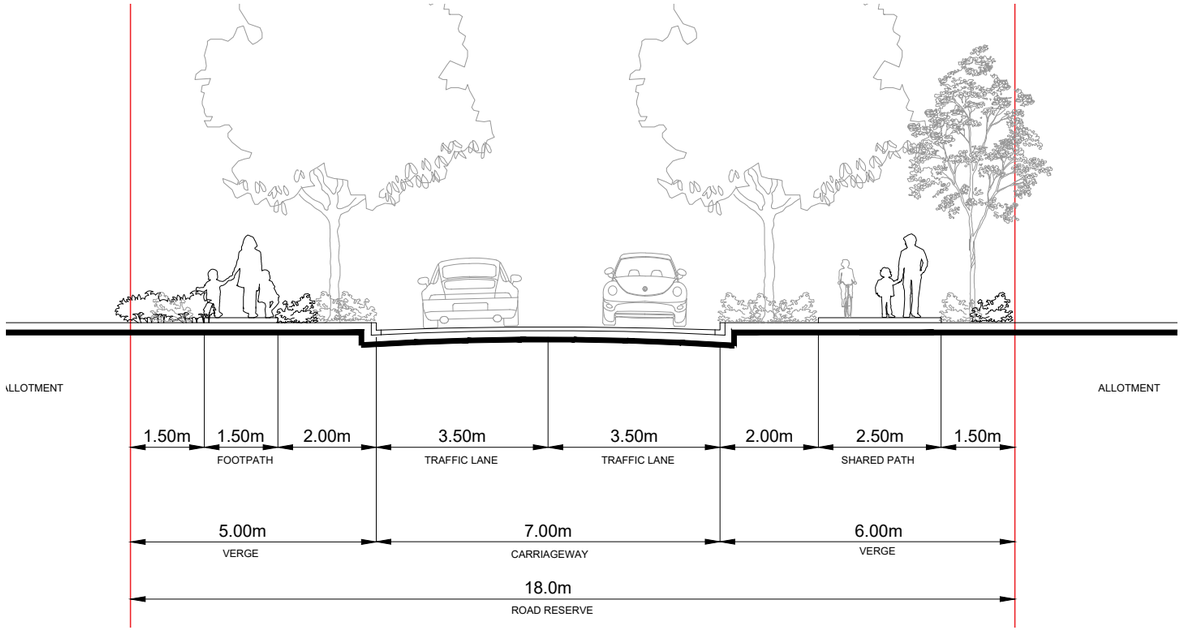


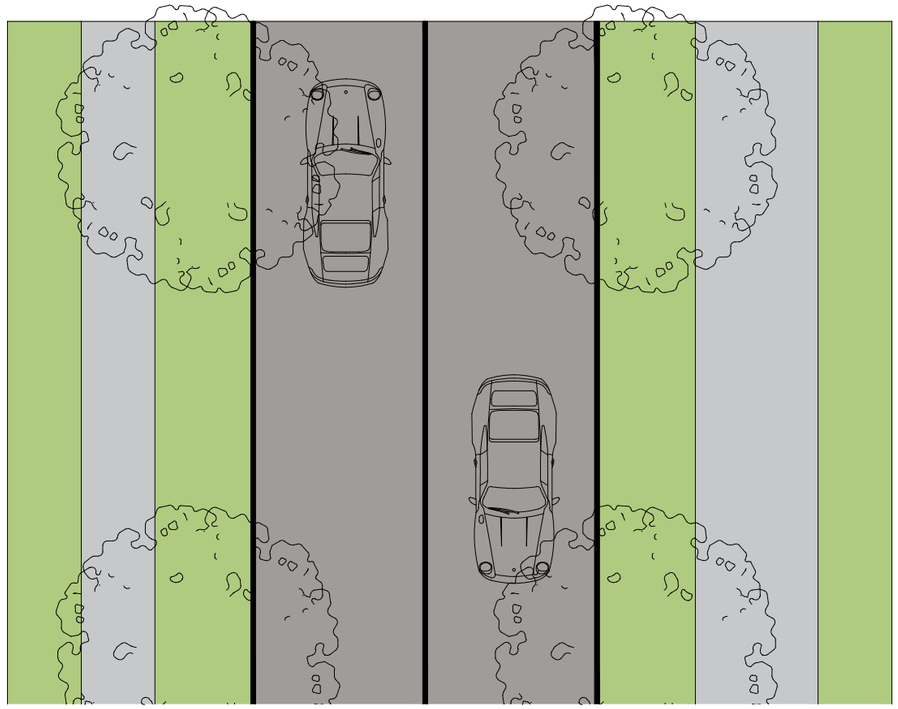

URBIS

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

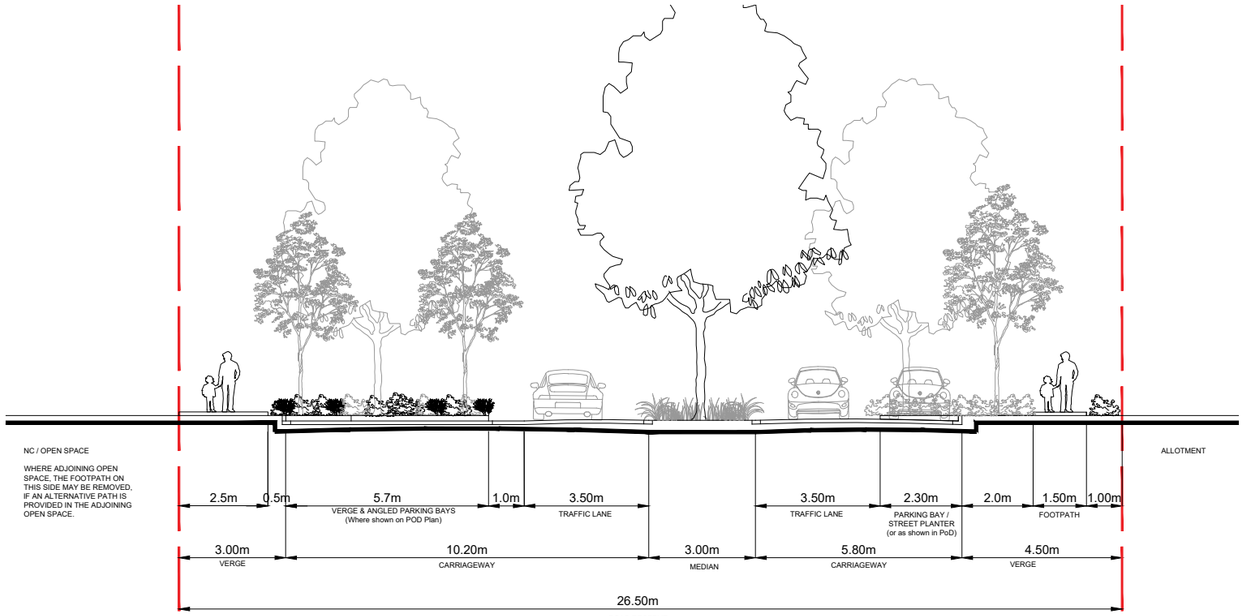
**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** SEC-06

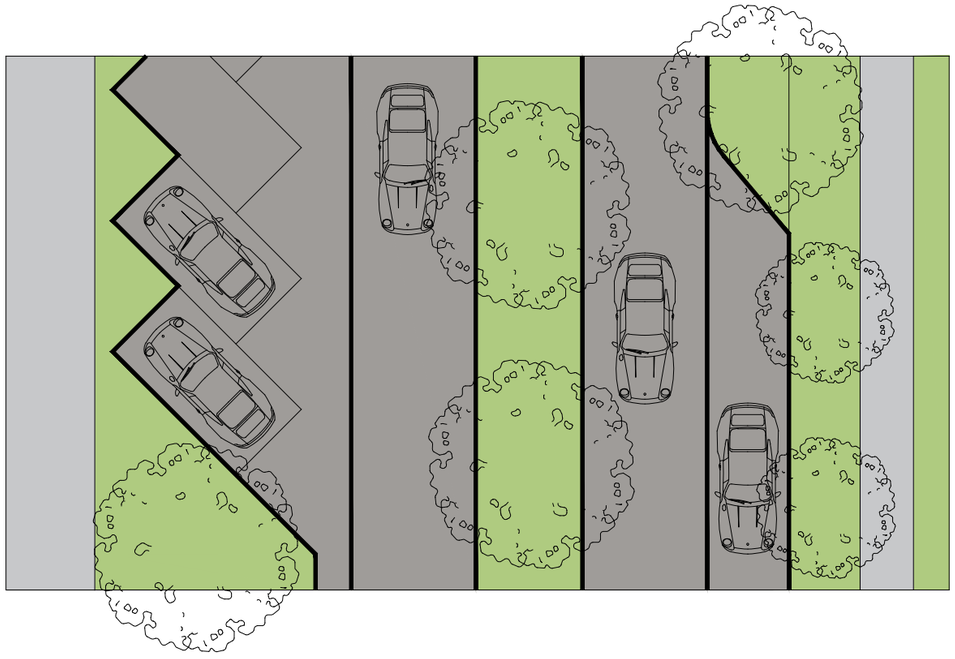
# NEIGHBOURHOOD CONNECTOR C
# 18.0M



# NEIGHBOURHOOD CONNECTOR D
# 26.5M



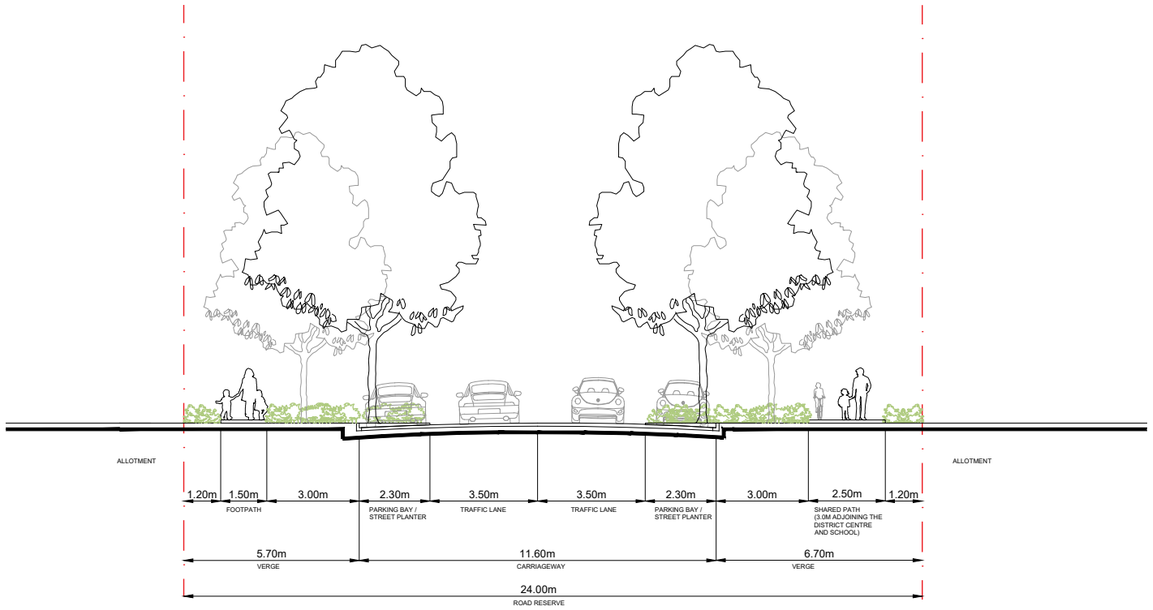



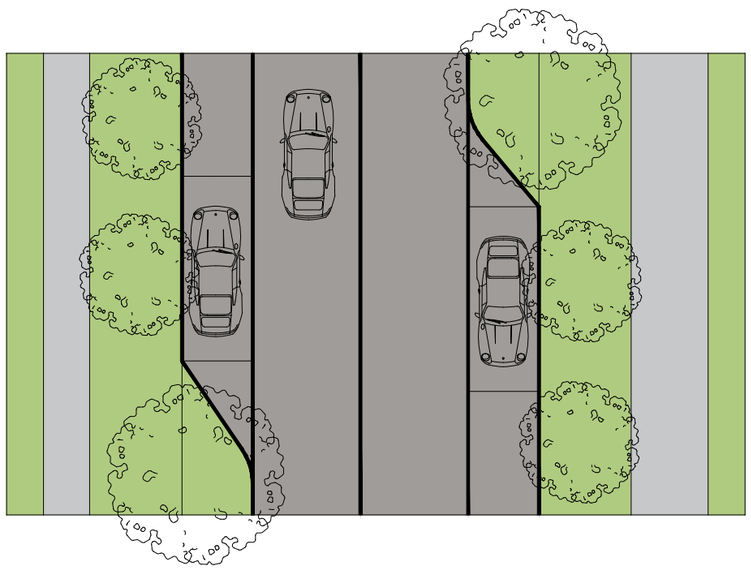
URBIS

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

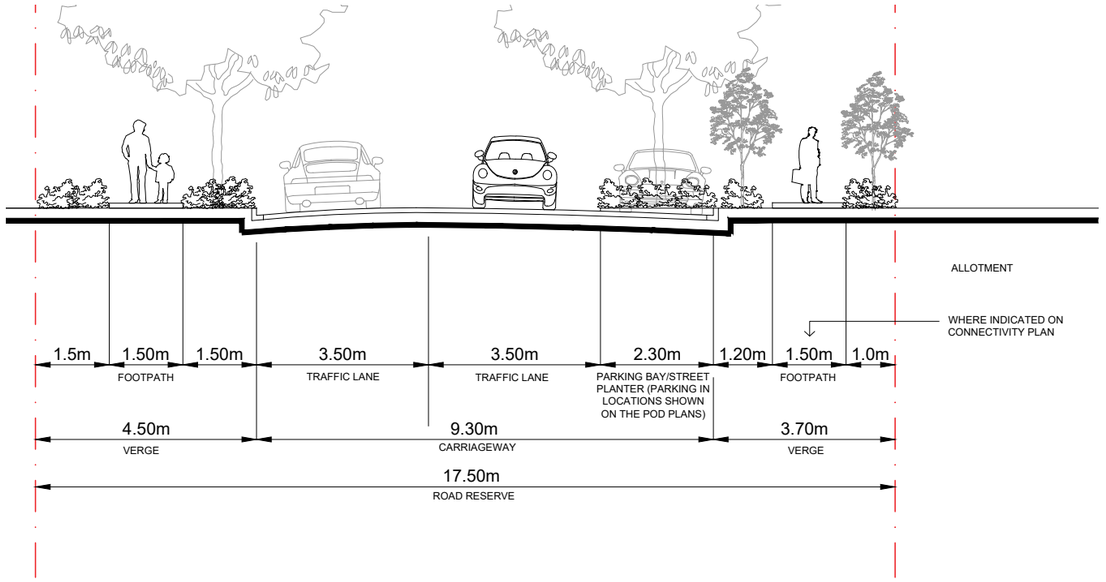
**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** SEC-07

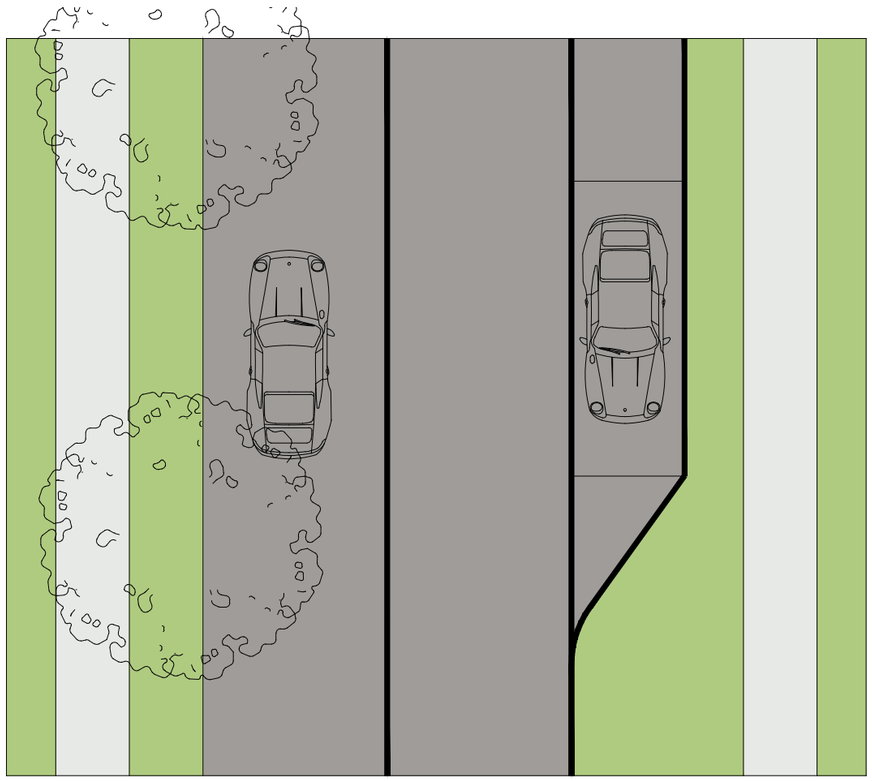
# NEIGHBOURHOOD CONNECTOR E
# 24.0M



# ACCESS STREET A
# 17.5M



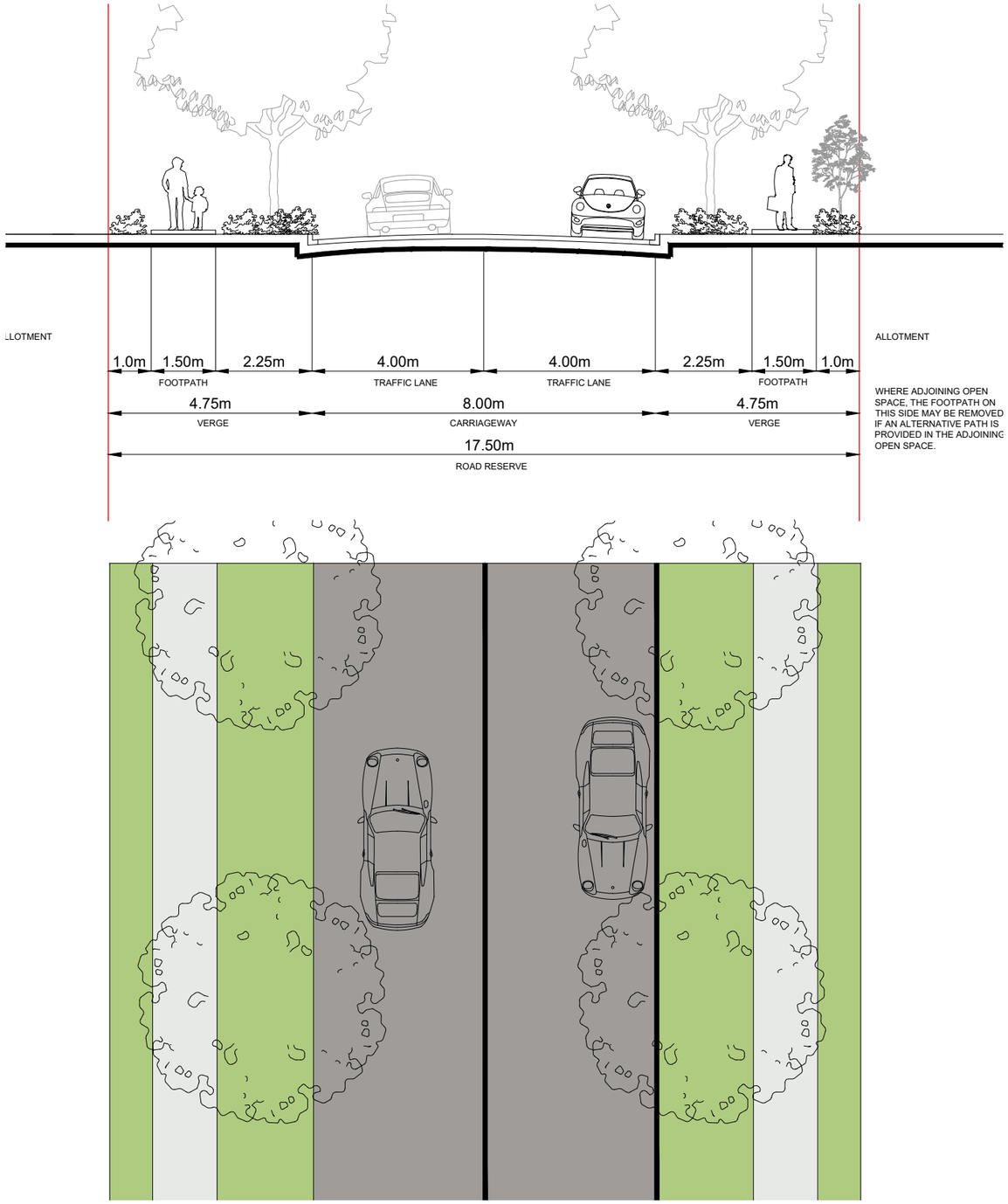



URBIS

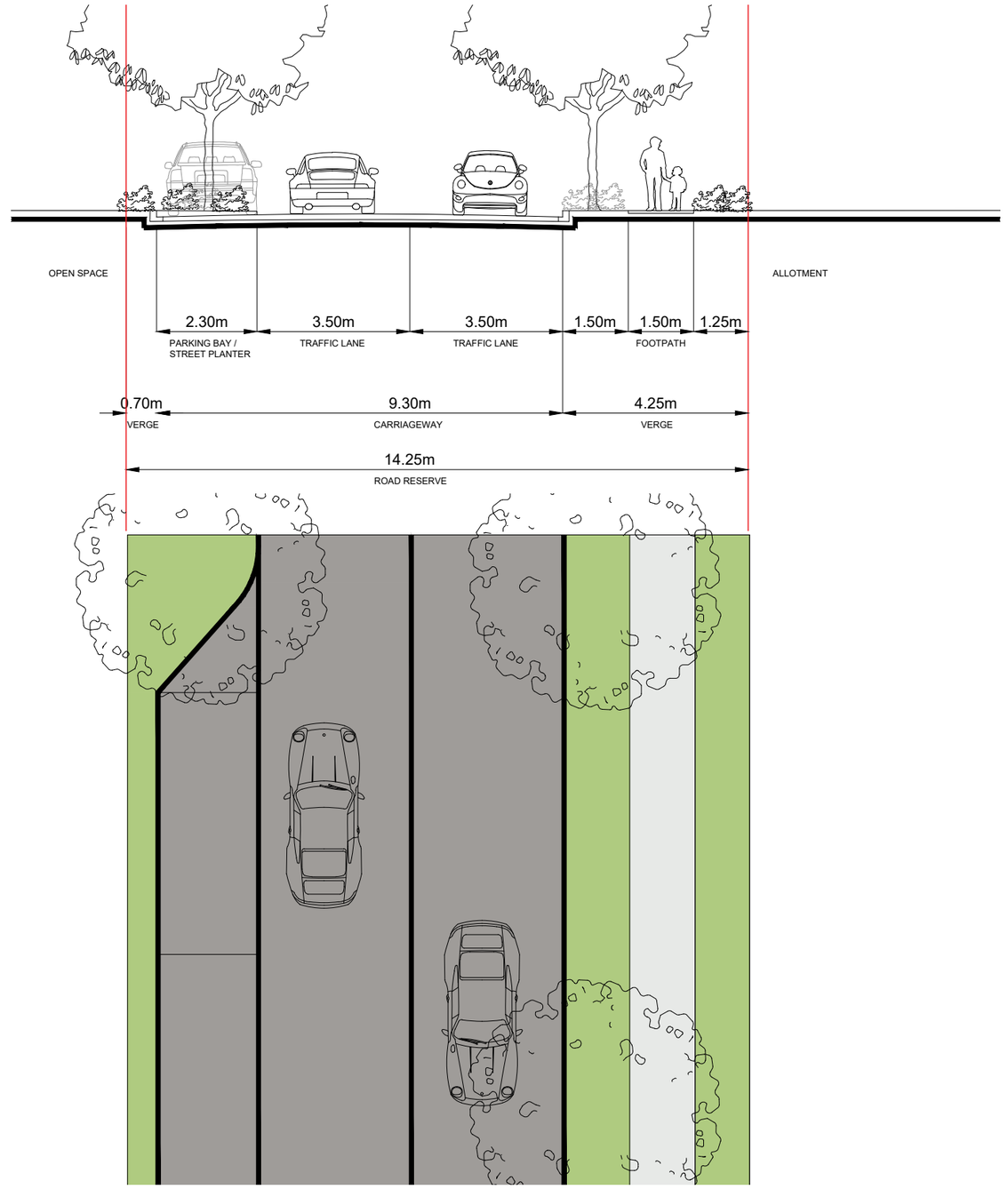
**AURA - Precinct 11, 12 & 14 (Parts)**
SECTIONS

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** SEC-08

# ACCESS STREET B
# 17.5M




# ACCESS STREET C
# 14.25M

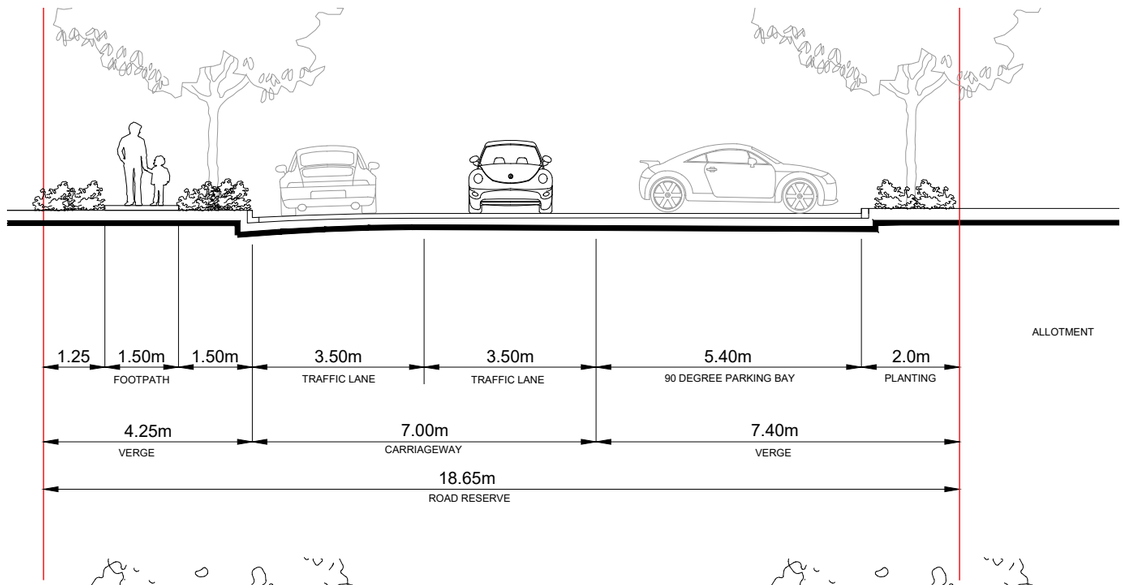


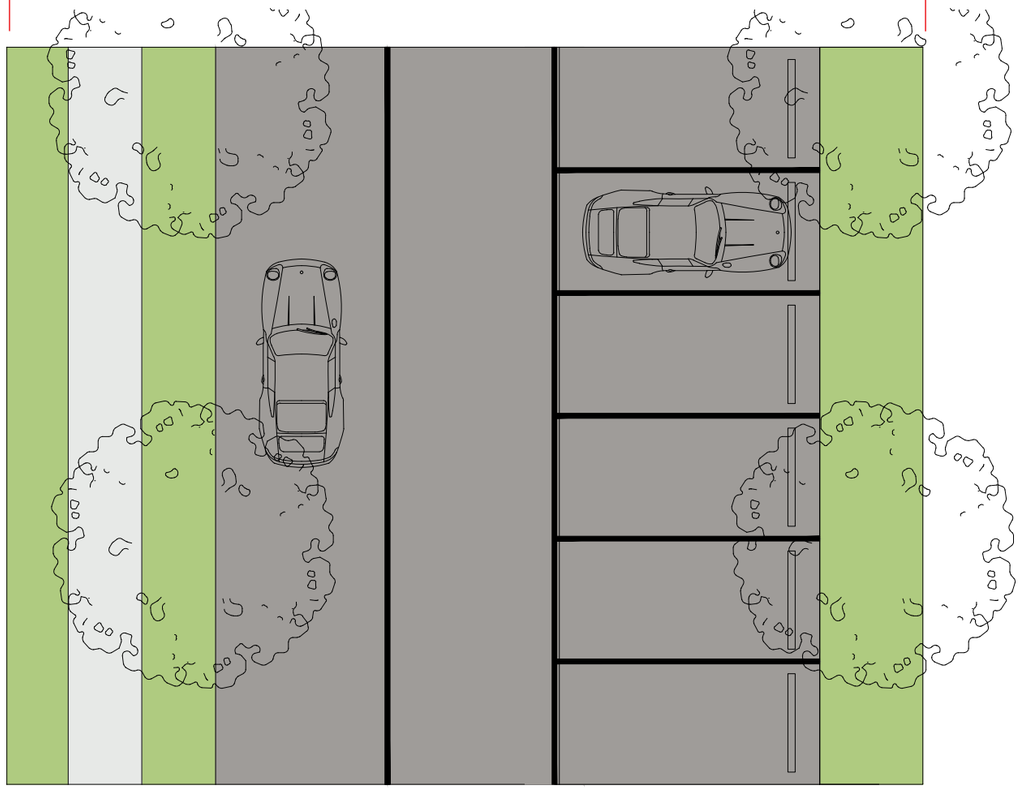

URBIS

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

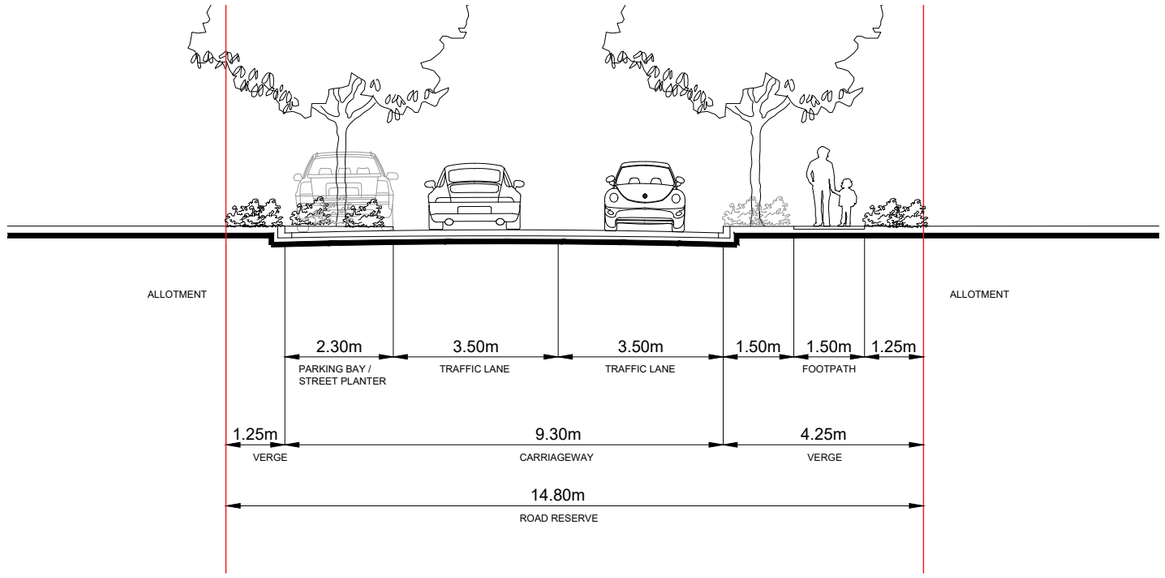
**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** SEC-09

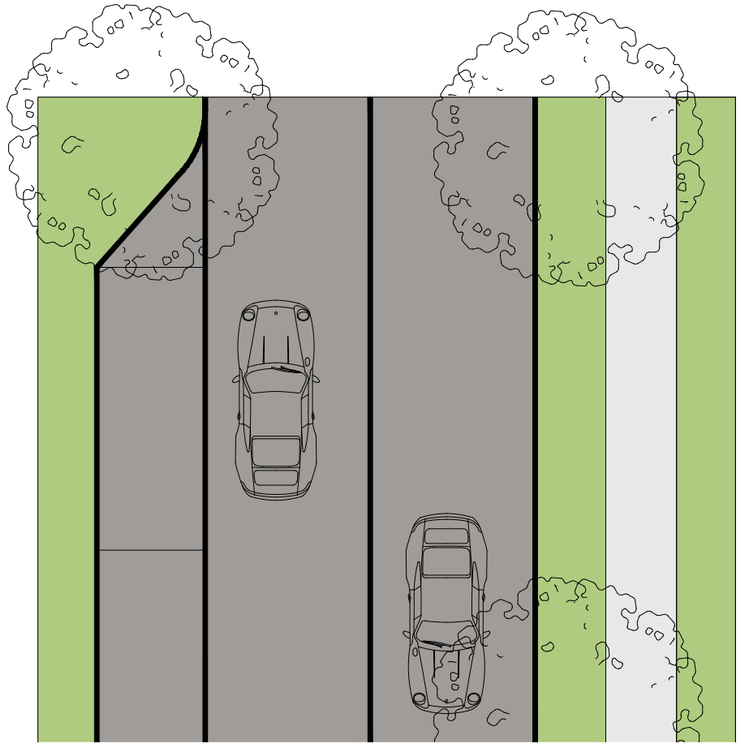
# ACCESS STREET D
# 18.65M



# ACCESS STREET H
# 14.8M



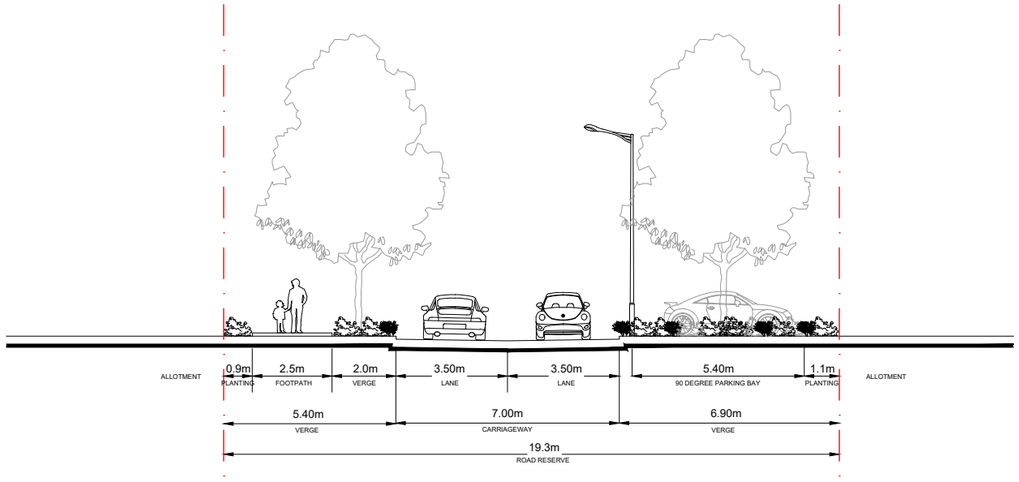



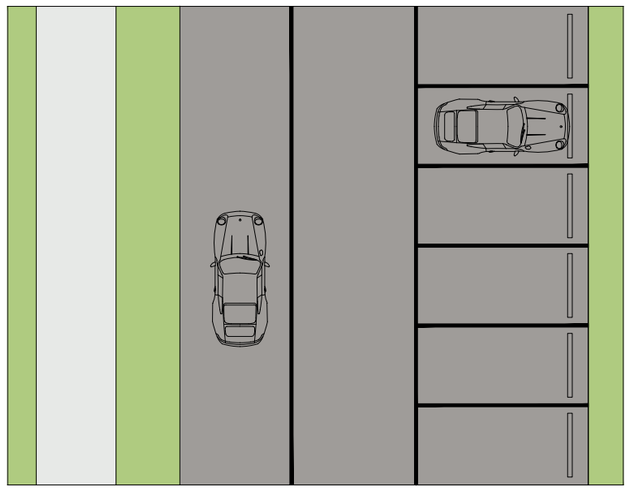
URBIS

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

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** SEC-10

# ACCESS STREET J
# 19.3M



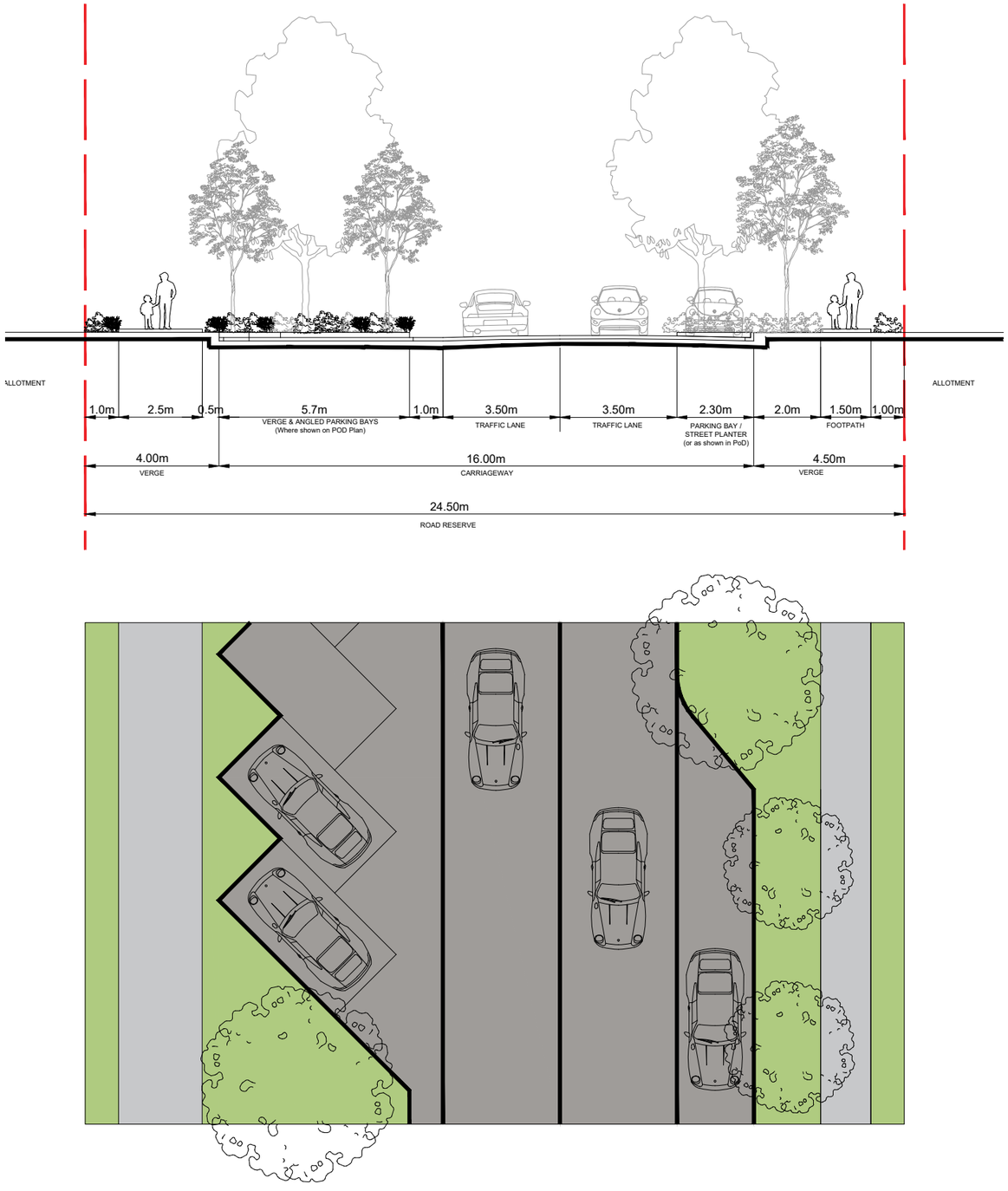



URBIS

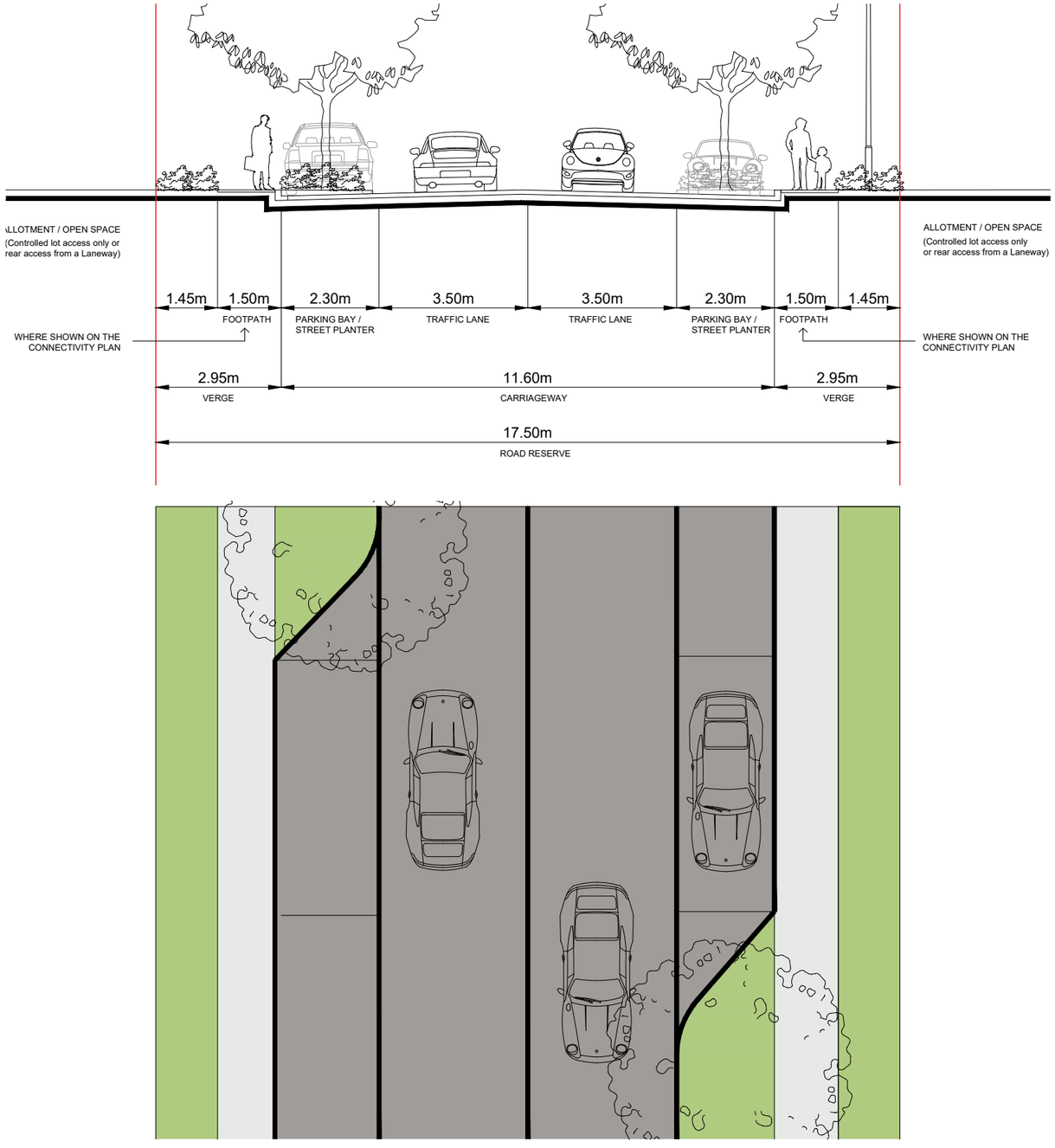
**AURA - Precinct 11, 12 & 14 (Parts)**
SECTIONS

**DATE:** 13.04.26
**JOB NO:** P0004909

# ACCESS STREET I
# 24.5M




# ACCESS STREET - URBAN A
# 17.5M

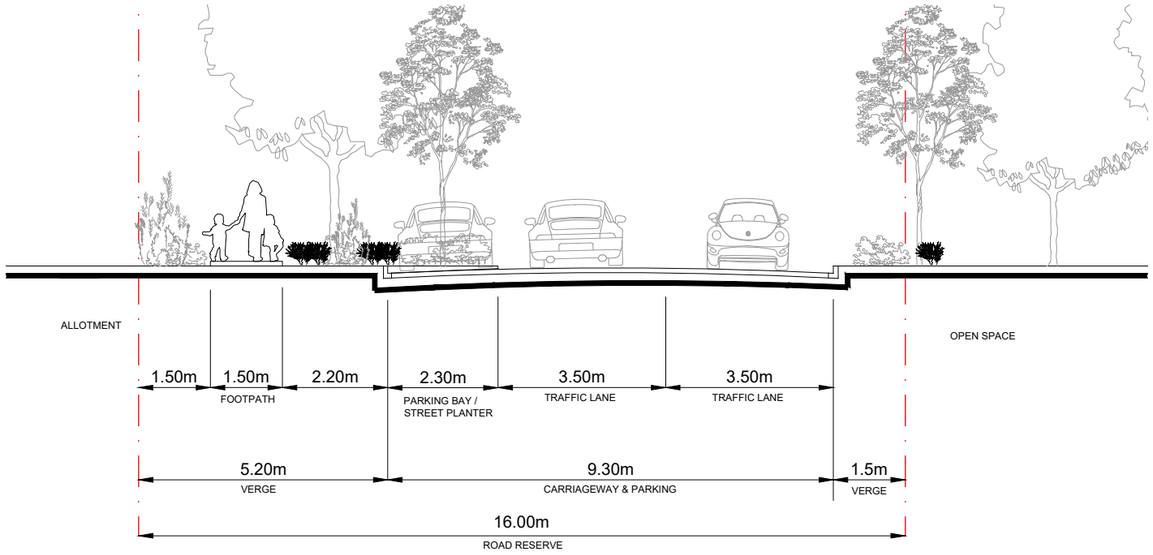


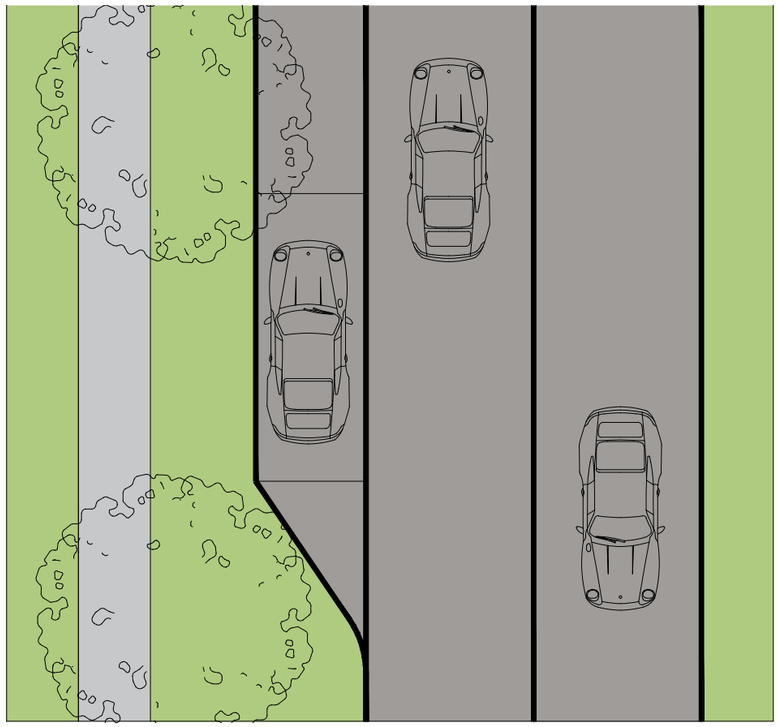

URBIS

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

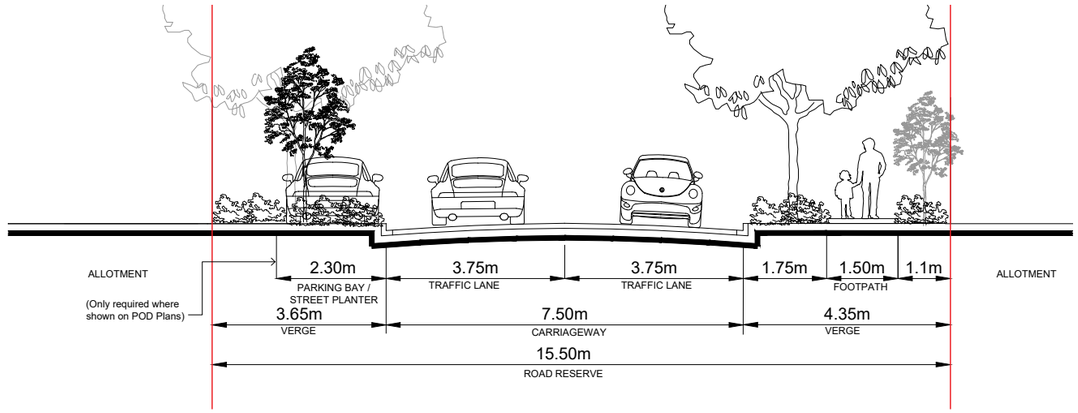
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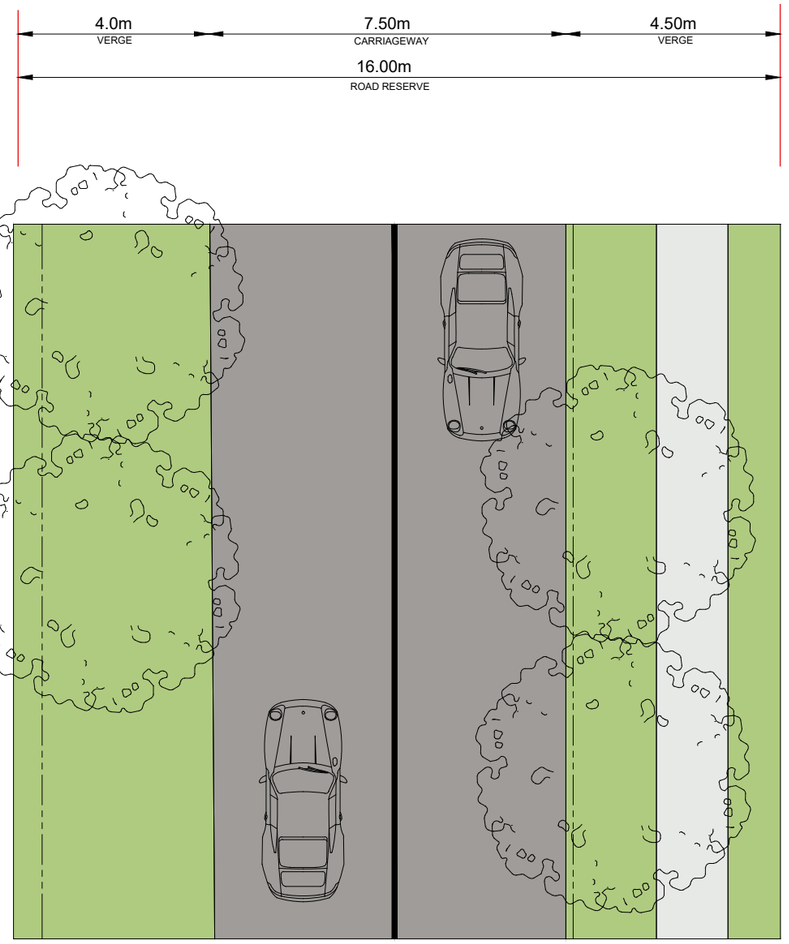
# ACCESS STREET - URBAN B
# 16.0M



# ACCESS STREET- STANDARD
# 16.0M / 15.5M



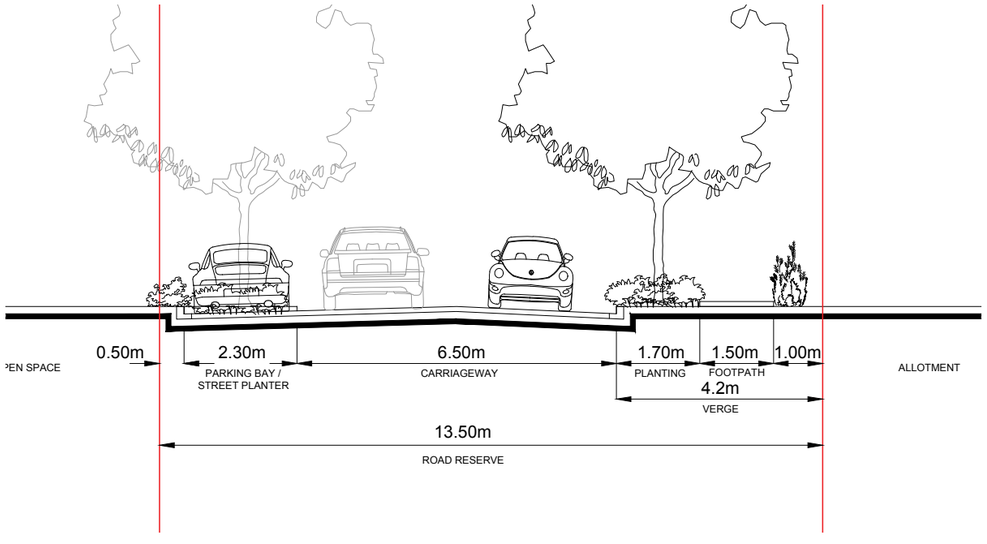



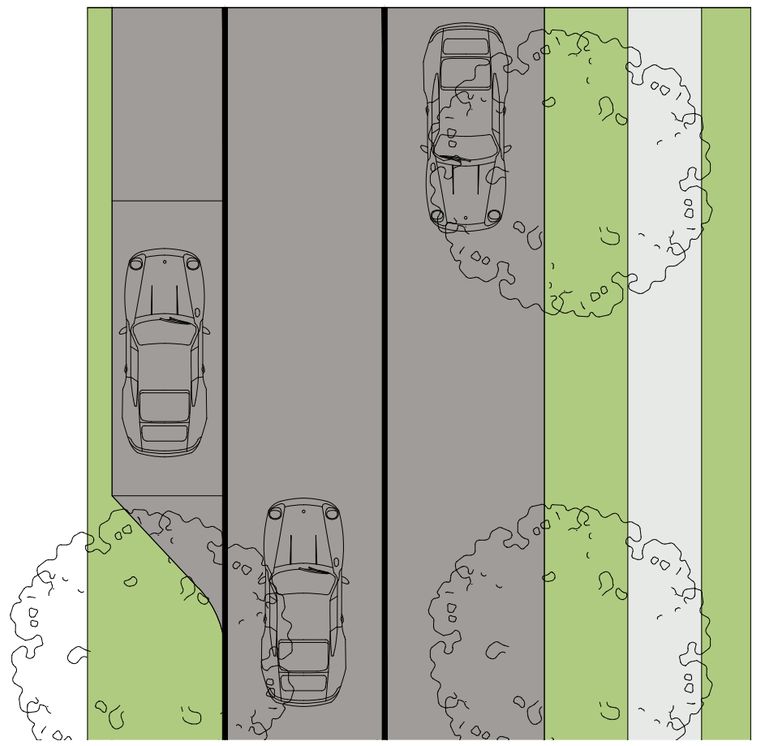

URBIS

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

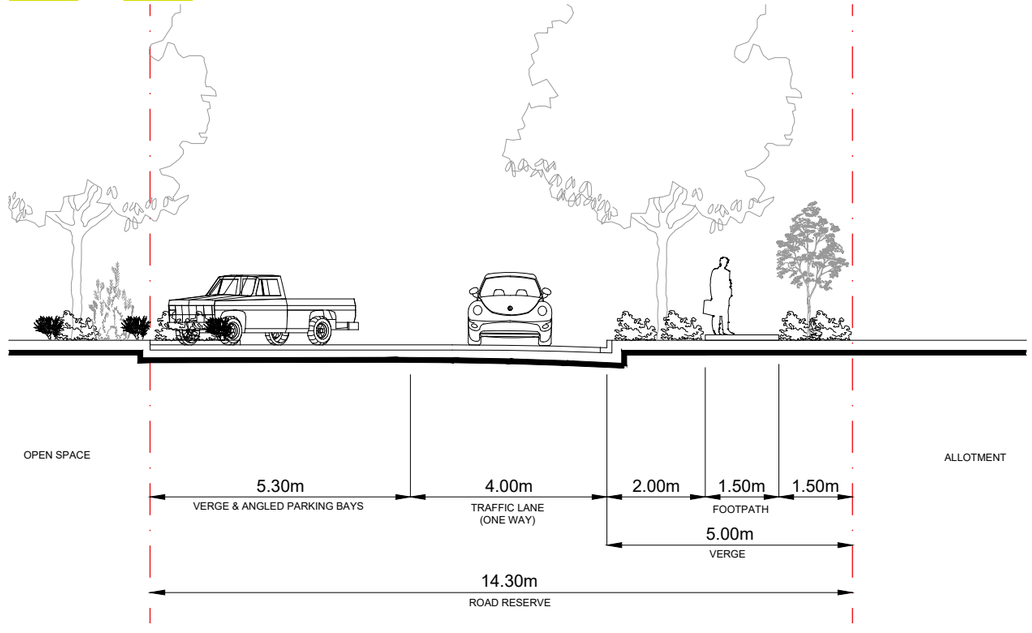
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**DWG NO:** SEC-12

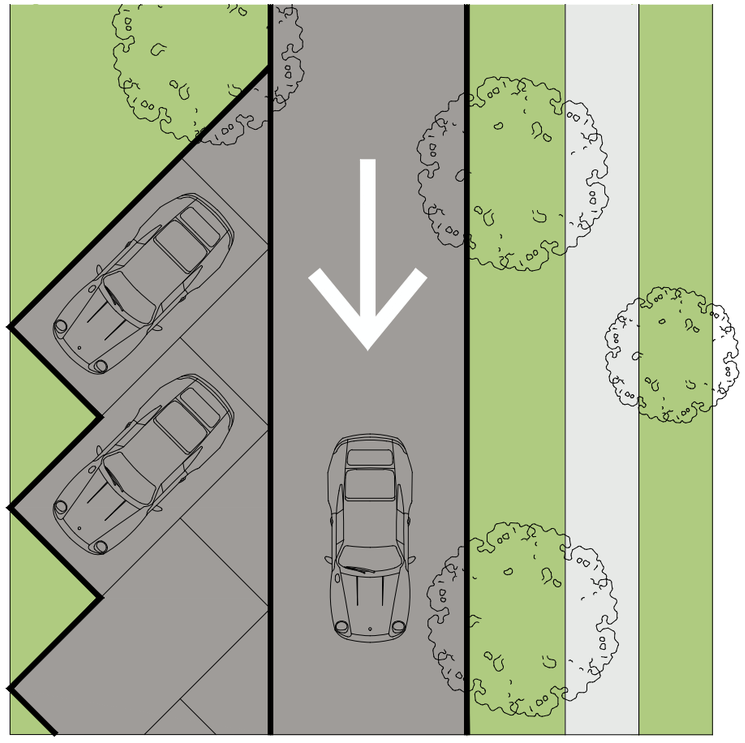
# ACCESS STREET - ESPLANADE 13.5M



# ACCESS STREET - URBAN ESPLANADE 14.3M



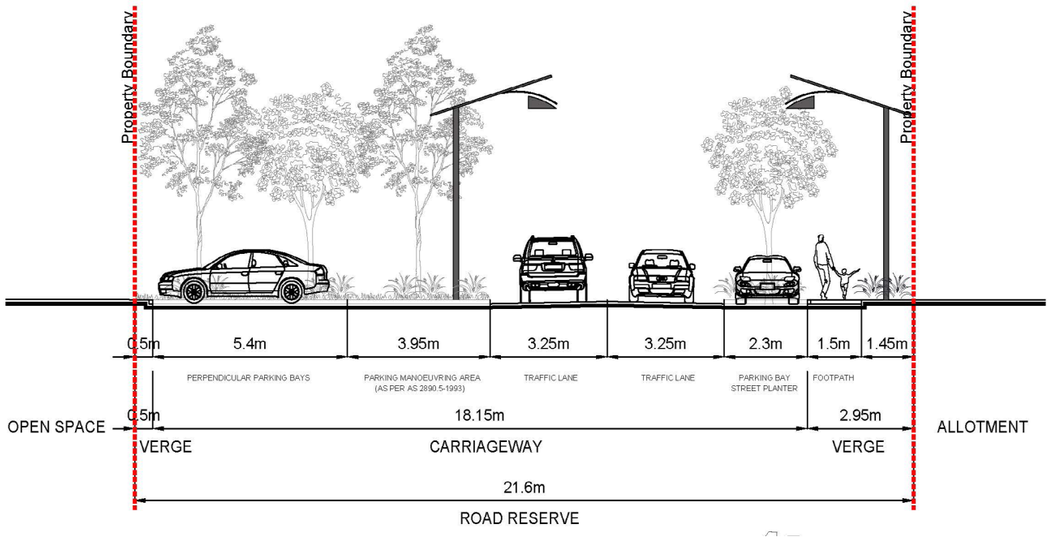
URBIS

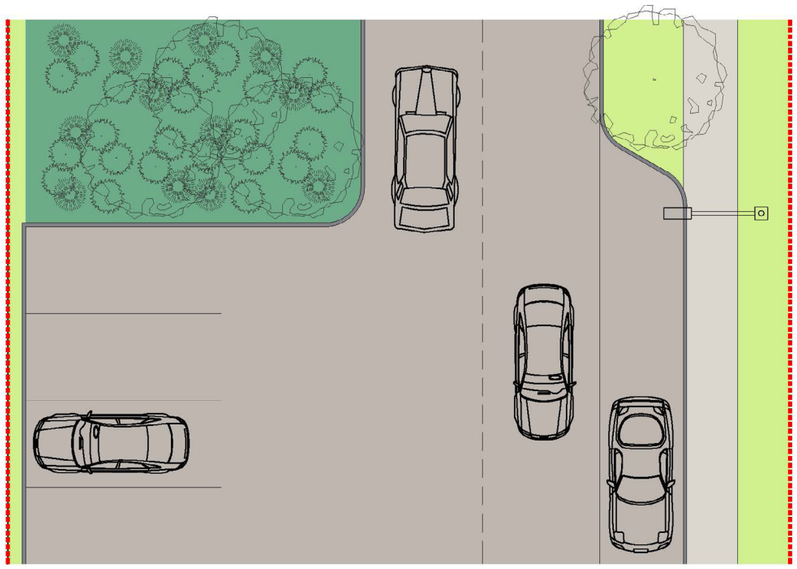
rps MAKING COMPLEX EASY

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

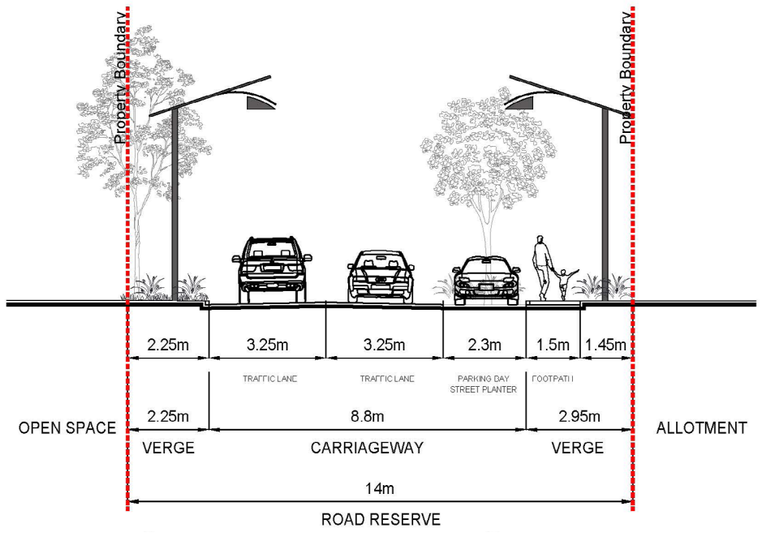
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**JOB NO:** P0004909
**DWG NO:** SEC-13

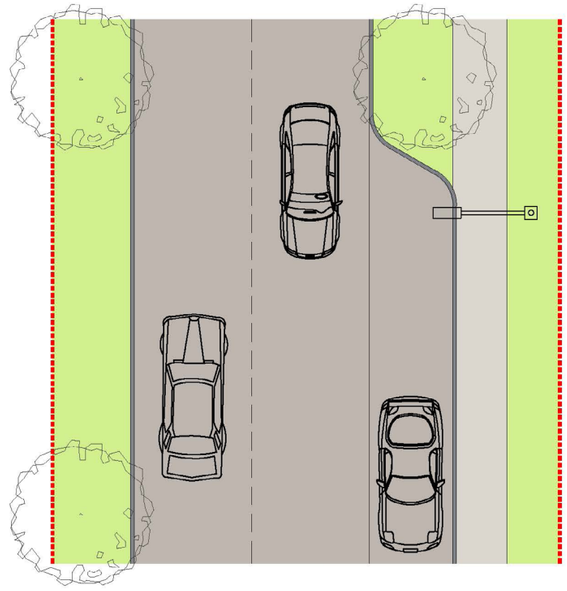
# ACCESS STREET - URBAN ESPLANADE C 21.6M



# ACCESS STREET - URBAN ESPLANADE B 14.0M



Fo

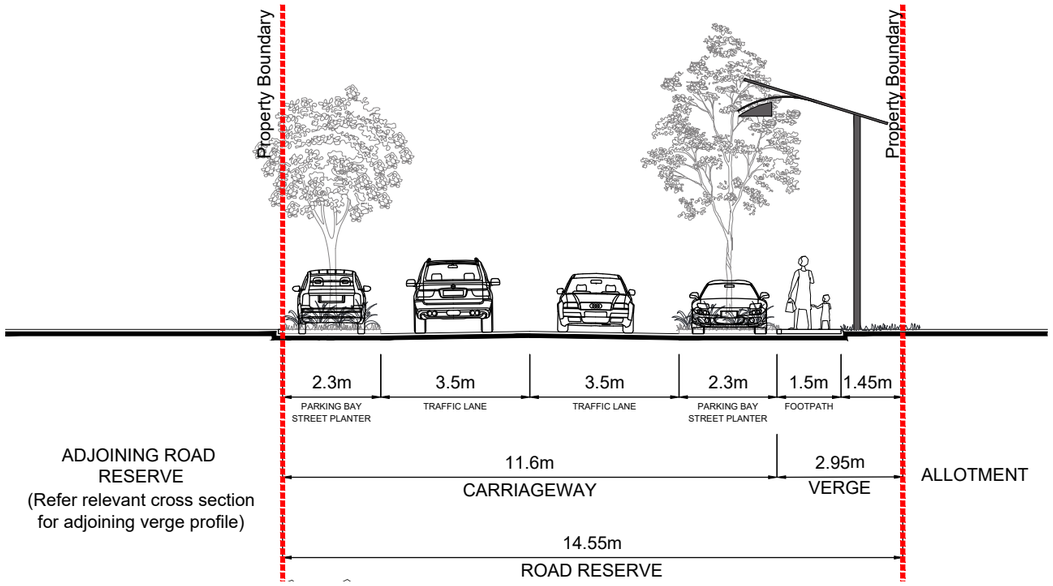
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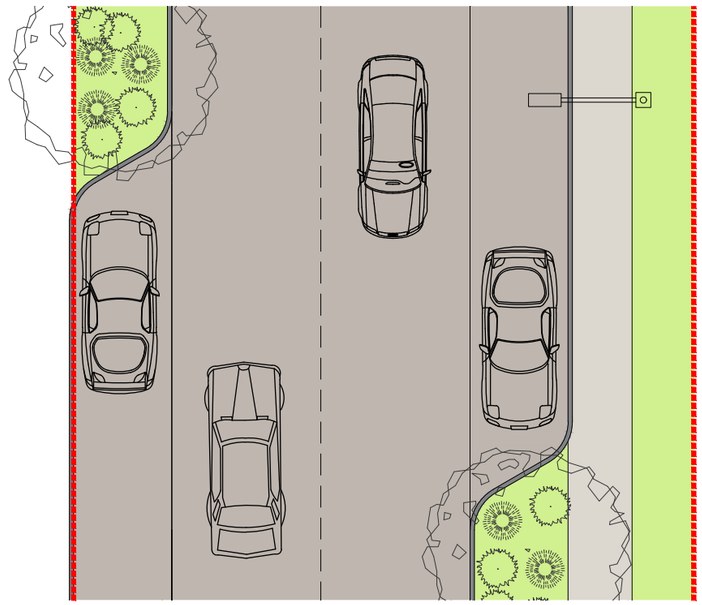
RPS MAKING COMPLEX EASY

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

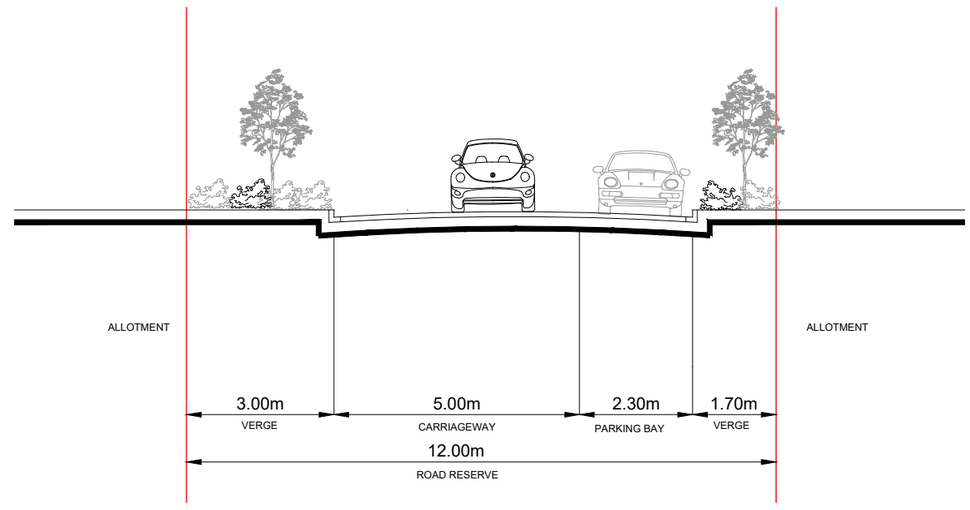
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**JOB NO:** P0004909
**DWG NO:** SEC-14

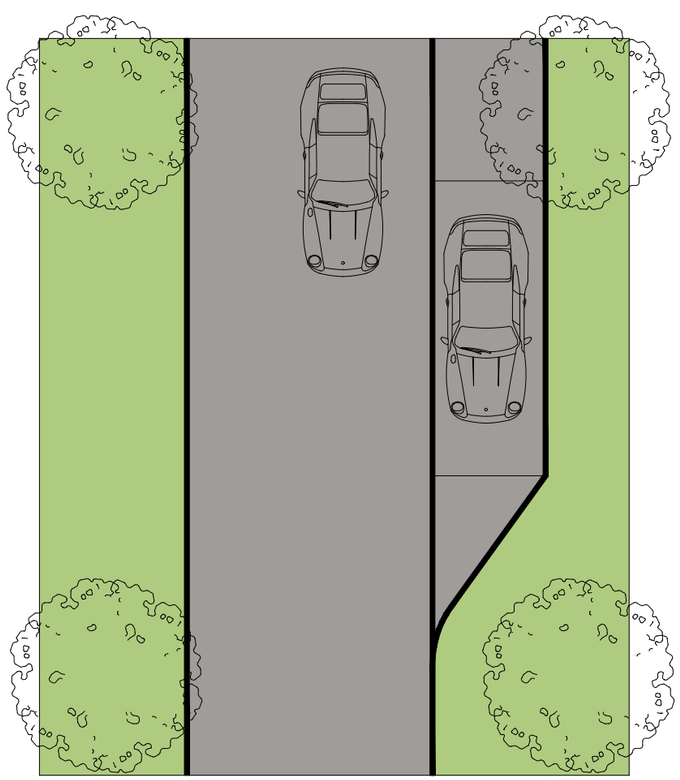
# ACCESS STREET - URBAN ESPLANADE D 14.55M



# SHARED VEHICULAR / PEDESTRIAN ACCESS 12.0M



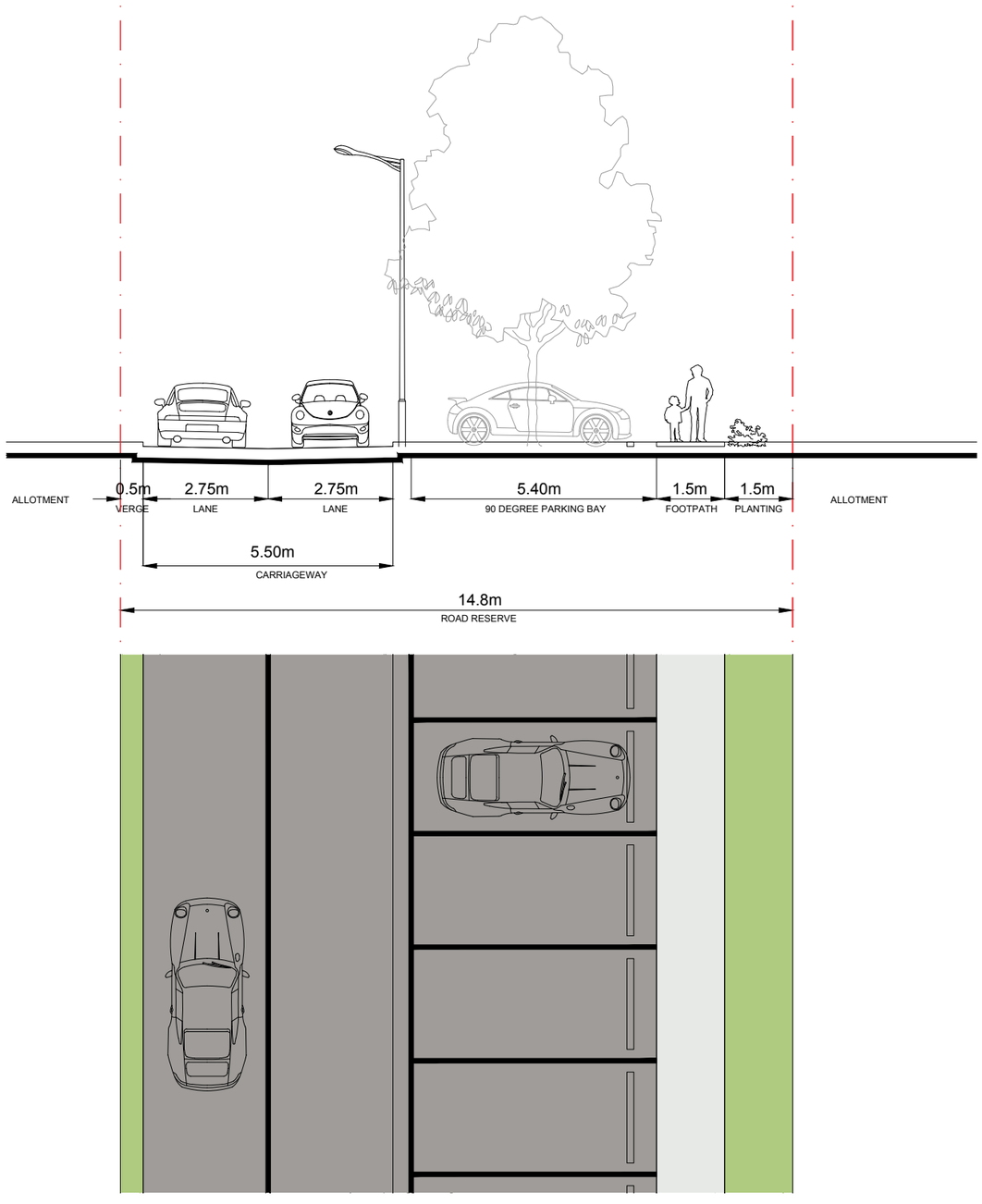
URBIS

RPS MAKING COMPLEX EASY

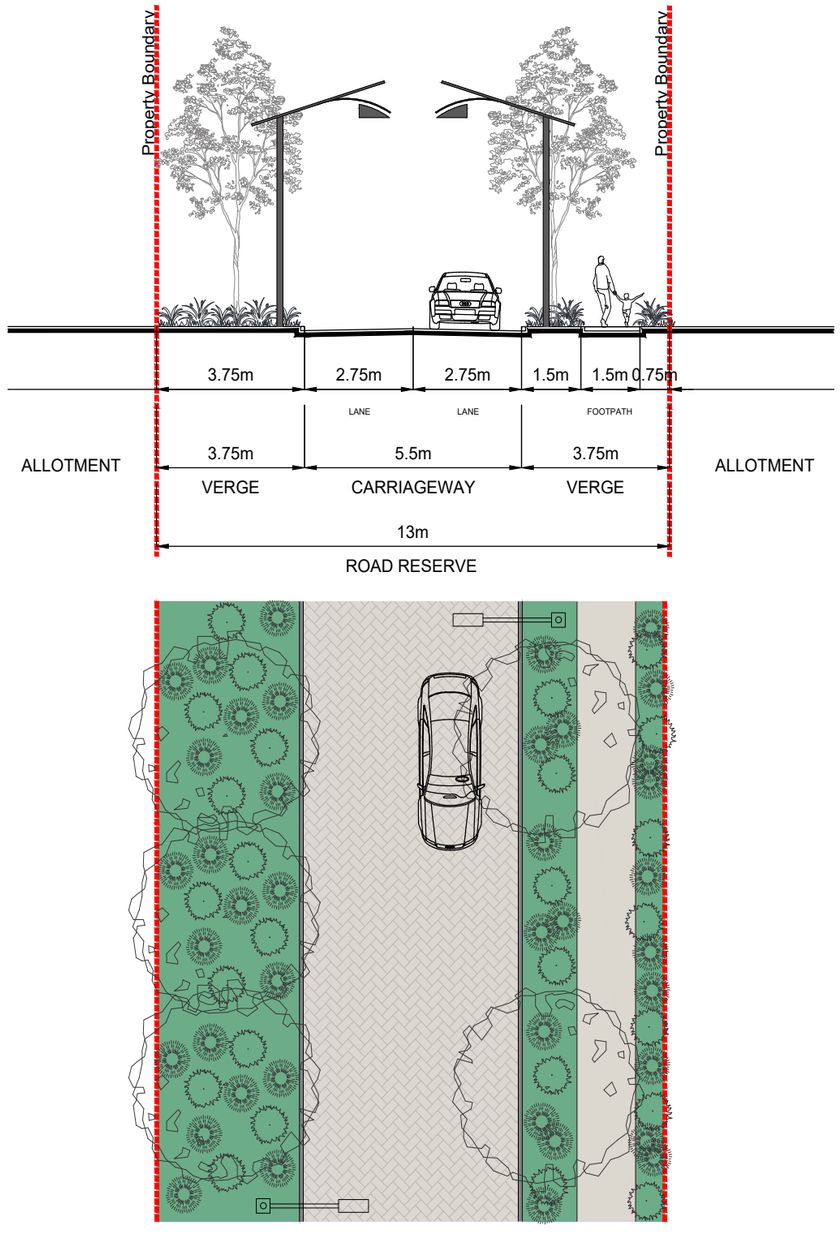
**AURA - Precinct 11, 12 & 14 (Parts)**
SECTIONS

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** SEC-15

# LANEWAY LINK
# 14.8M




# LANEWAY LINK B
# 13.0M



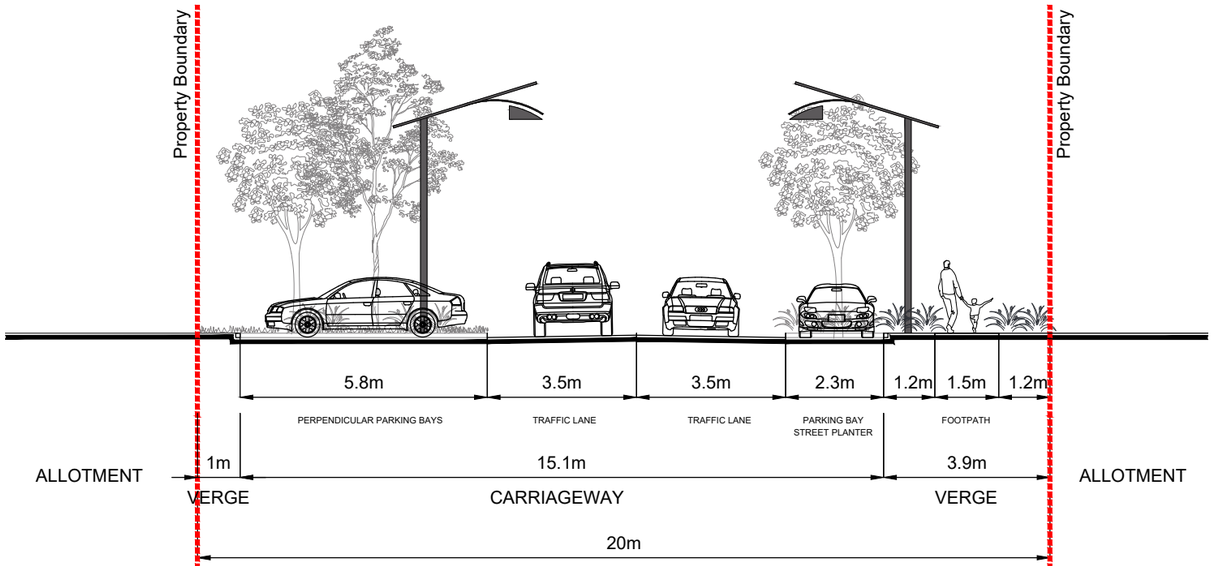

URBIS

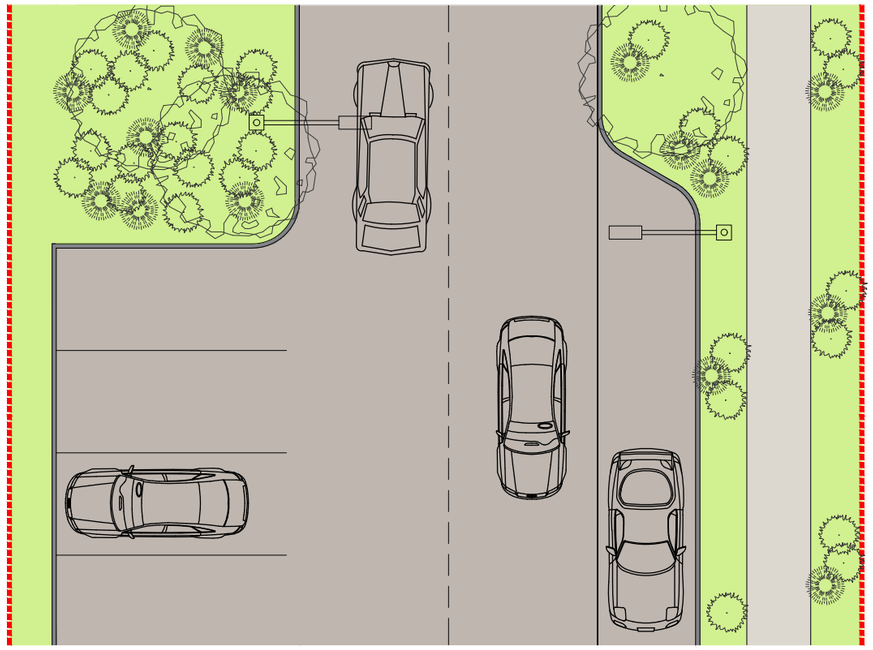
rps MAKING COMPLEX EASY

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

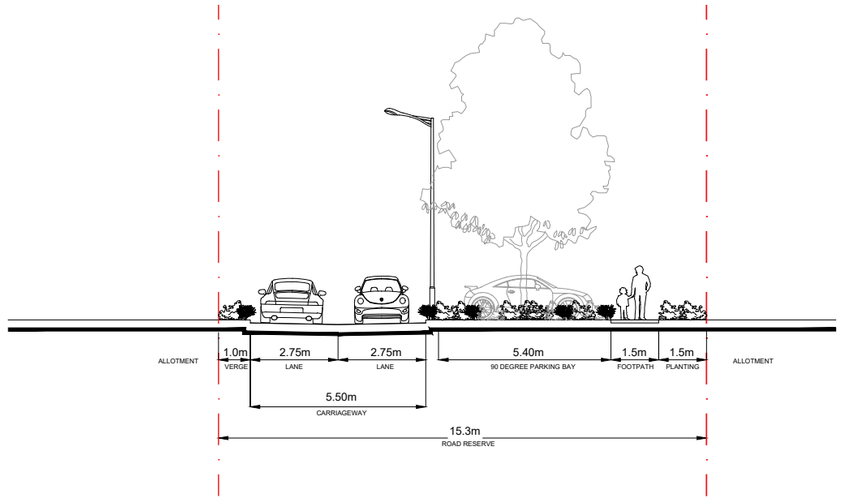
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**JOB NO:** P0004909
**DWG NO:** SEC-16

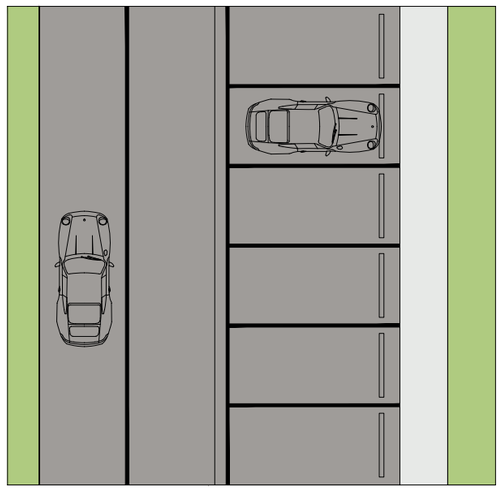
# LANEWAY LINK - C
# 20.0M



# LANEWAY LINK - D
# 15.3M



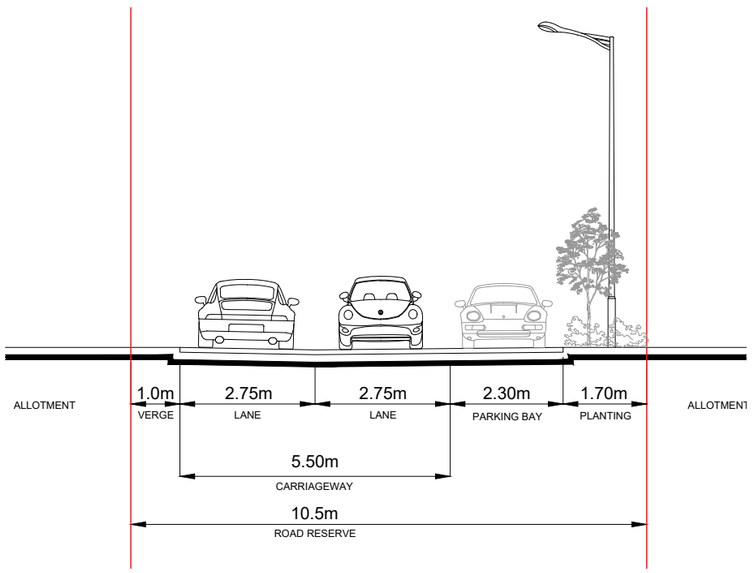



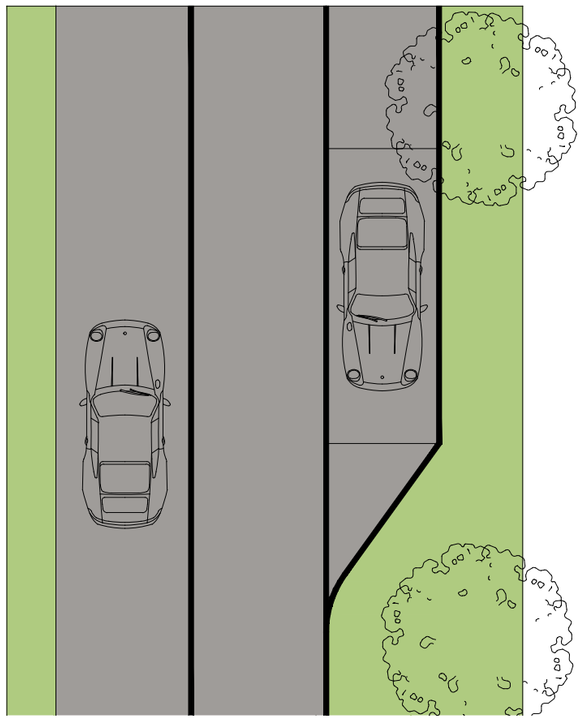
URBIS

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

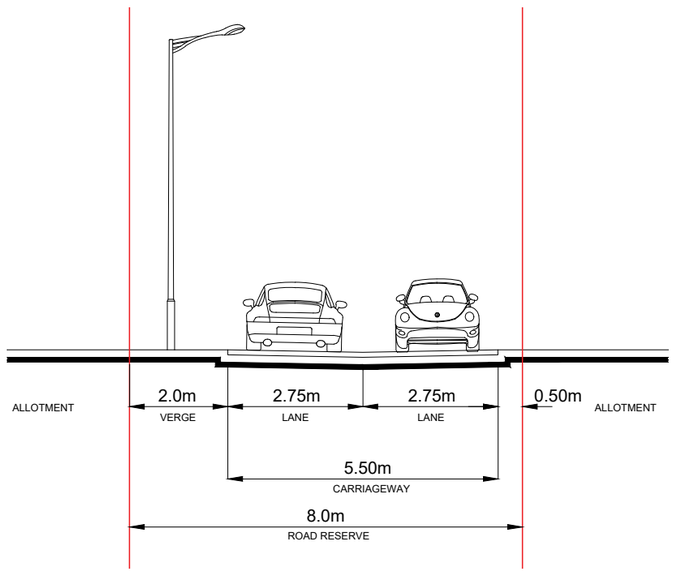
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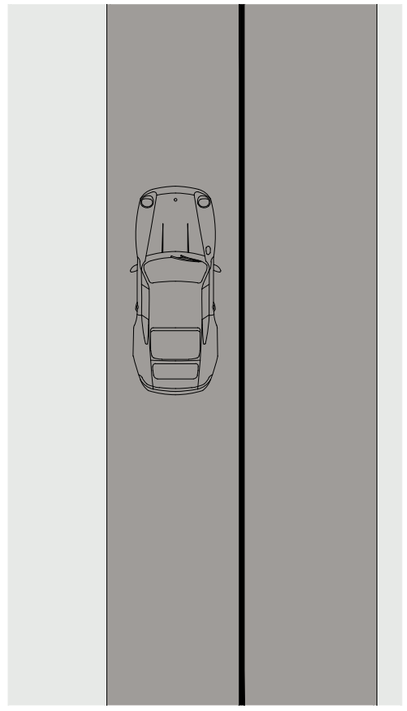
# LANEWAY
# 10.5M



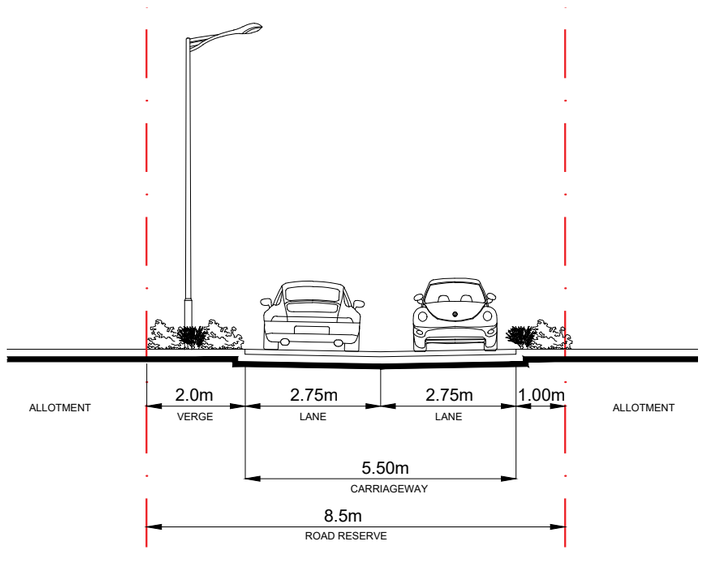



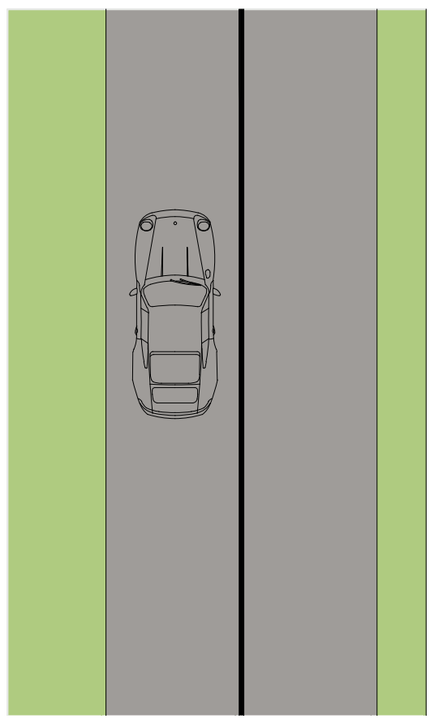
# LANEWAY
# 8.0M



# LANEWAY
# 8.5M



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

**DATE:** 13.04.26
**JOB NO:** P0004909

# APPENDIX J
# CONNECTIVITY AND PUBLIC TRANSPORT PLANS

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

**NOTES:**

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

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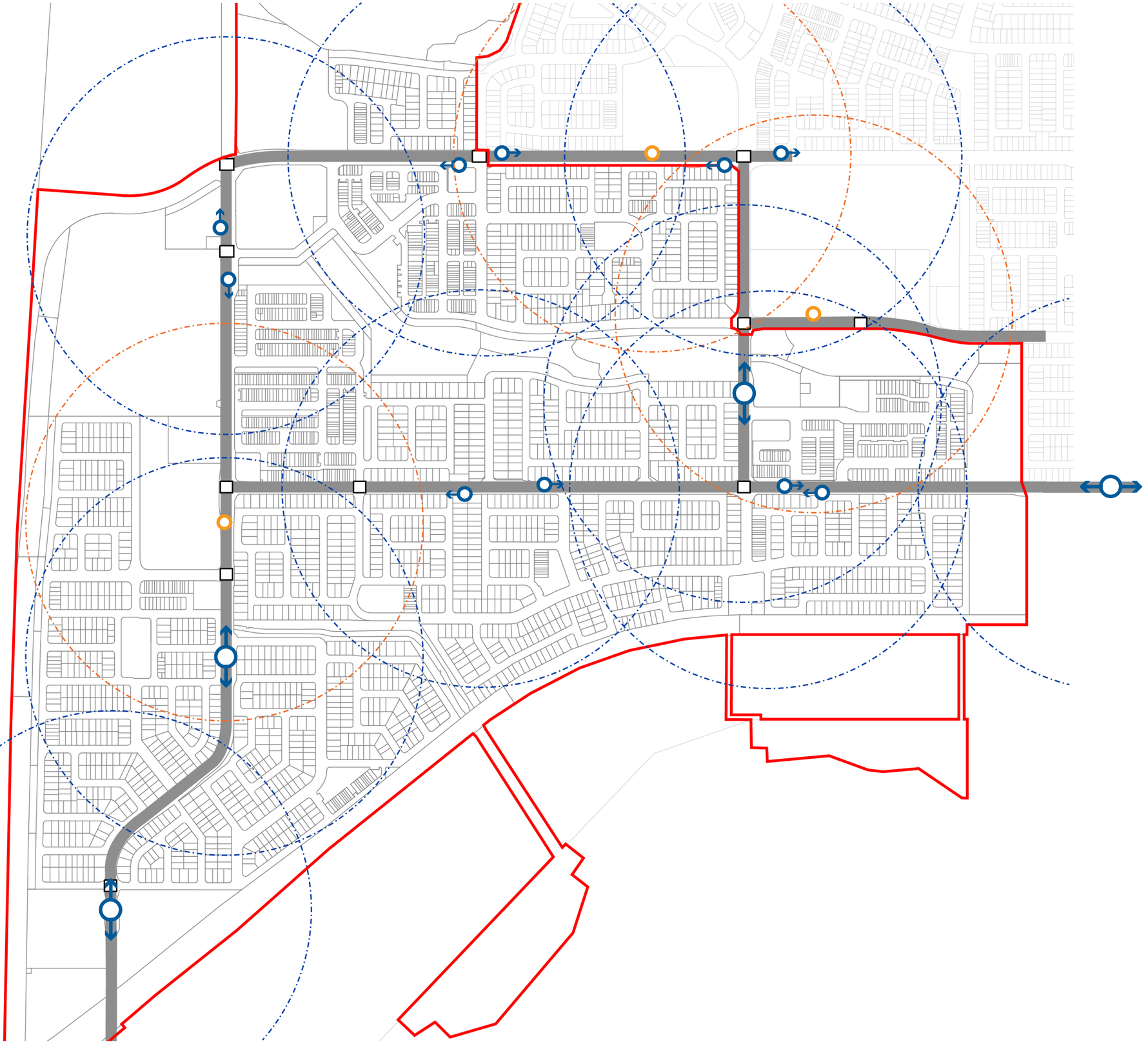
# AURA - Precinct 11, 12 & 14 (Parts)

Connectivity Plan

1:8000 @ A3

0 100 200 300 400

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** CP01
**REV:** 13



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

**NOTES:**

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

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

Public Transport Plan

1:8000 @ A3

0 100 200 300 400

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** CP01
**REV:** 10

# APPENDIX K
# APPROVED TELECOMMUNICATION FACILITY



**Legend**

Application Boundary

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

## Design Criteria

1. The telecommunication facility is:

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

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

Proposed Telecommunication Location

1:8000 @ A3

0 100 200 300 400

**DATE:** 13.04.26
**JOB NO:** P0004909
**DWG NO:** AD01

