

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1585/1

Date: 30 June 2026



AMENDED IN RED

By: Kate Wilson

Date: 19 June 2026



URBIS

AURA PRECINCT 17-19 (PART)

Plan of Development

Prepared for
STOCKLAND
May 2026

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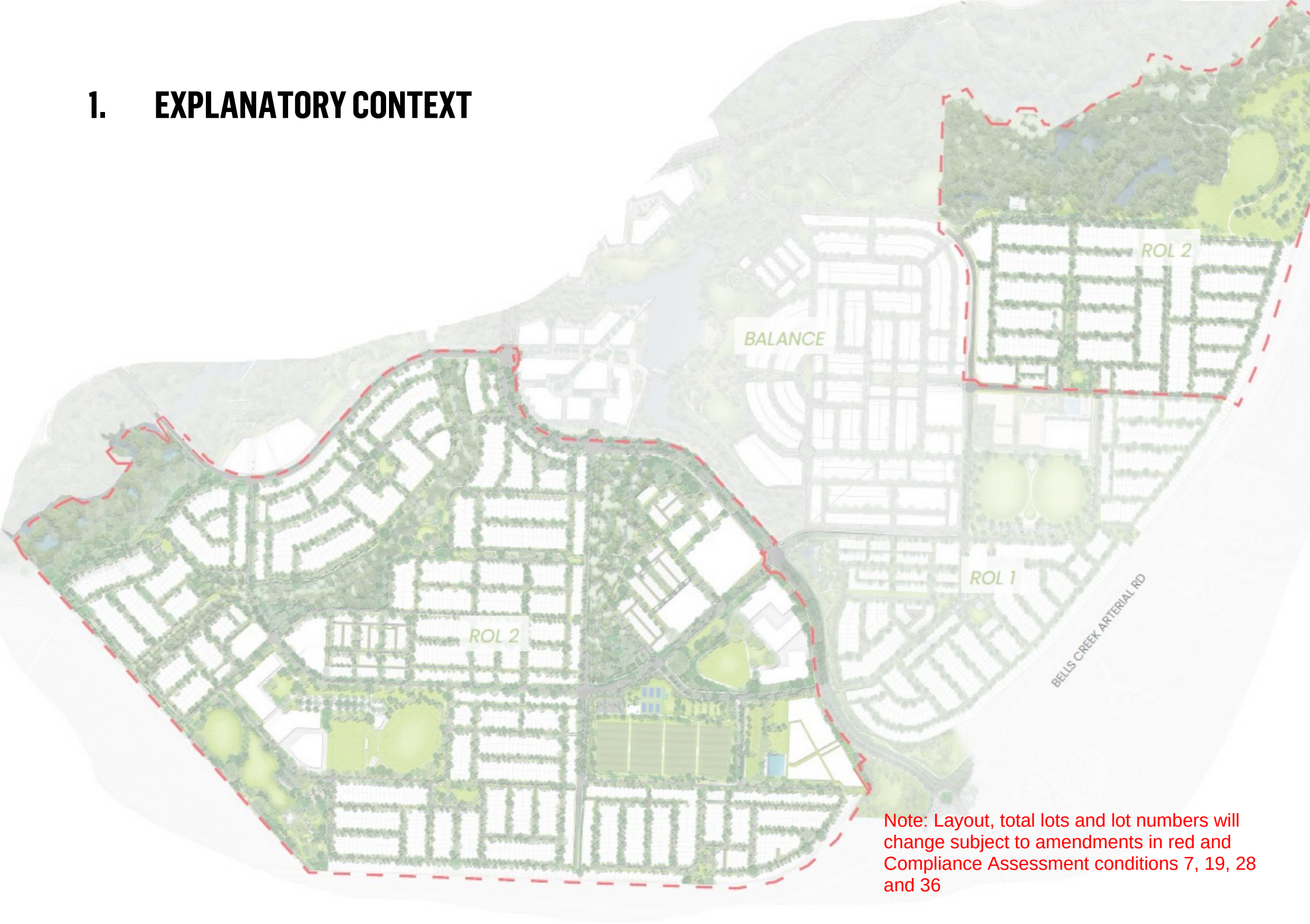
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1. EXPLANATORY CONTEXT



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

1.1. PLAN OF DEVELOPMENT PURPOSE

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

This PoD refines the outcomes approved in the Master Plan.

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

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

This PoD applies to the area described as the Southern Locality – Sub-precinct 17-19 (part) and provides the instrument for the delivery of development that seeks to achieve the Vision and Principles outlined by these two documents. This Vision and the area to which this PoD applies is graphically illustrated above.

1.2. DEFINED TERMS

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

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

- (a) The ED Act; or if there is no definition in the ED Act;
- (b) The Caloundra South UDA Development Scheme; or if there is no definition in the Caloundra South UDA Development Scheme;
- (c) Appendix A of the Caloundra South Master Plan (~~June 2012/amended November 2018~~);
- (d) Any executed infrastructure agreement.

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

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

(as amended from time to time)

(as amended)

1.3. OVERALL OPERATION OF THIS POD AND RELATIONSHIPS TO OTHER APPROVALS

This PoD forms one element of the overall approval framework relevant to the Caloundra South Southern Locality (CSSL) – Precincts 17-19.

The relationship of this PoD to other approvals or statutory obligations is outlined by **Figure 1 - PoD Relationships and Operational Overview**. This figure also provides a summary of the way in which future development can occur over the CSSL – Precincts 17-19 which are:

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

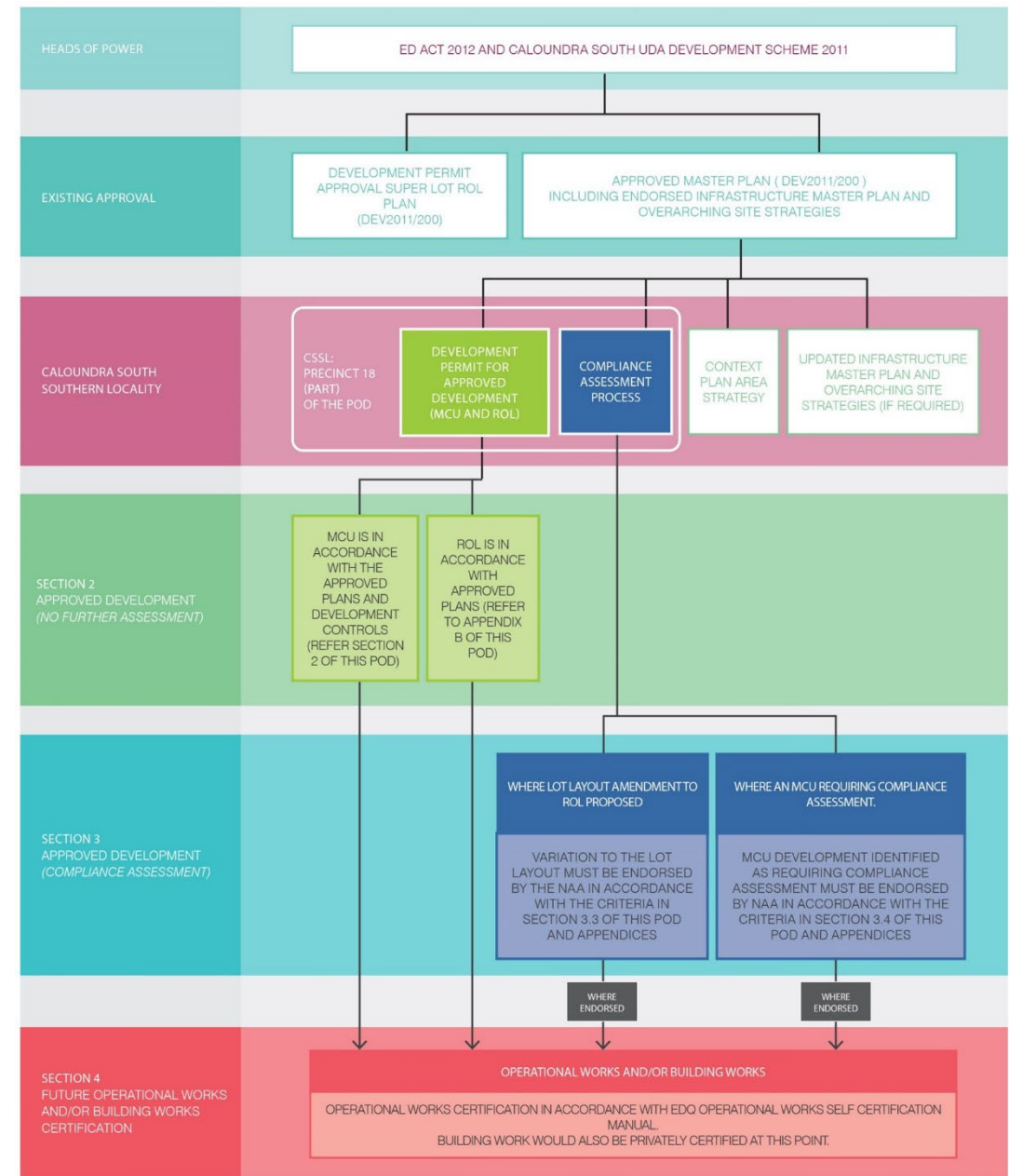


Figure 1 - PoD Relationships and Operational Overview

2. APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

2.1. USES EXEMPT IN ACCORDANCE WITH THIS PLAN OF DEVELOPMENT

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

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

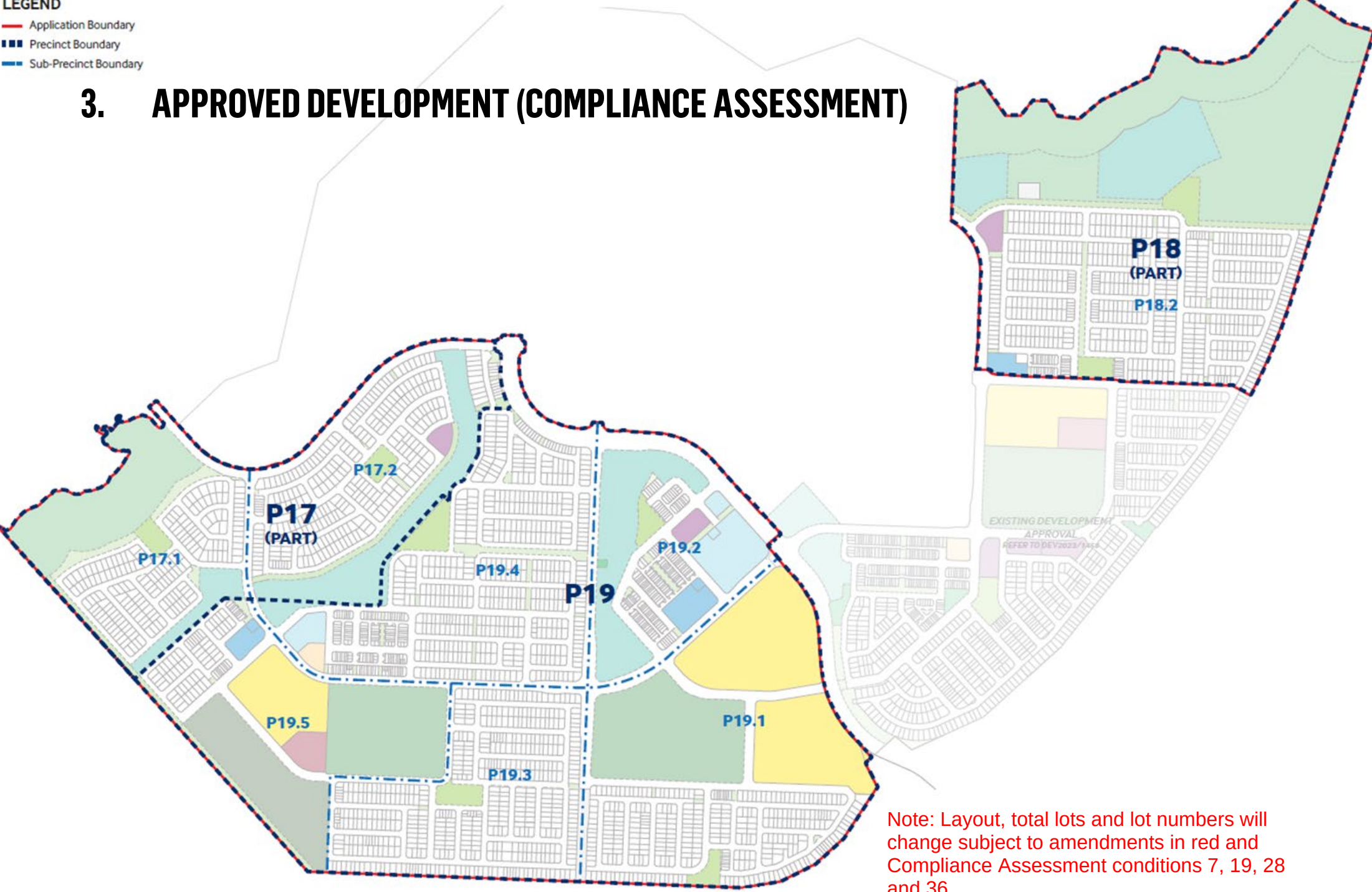
USES	DESIGN STANDARDS
Reconfiguring a Lot	Reconfiguring a Lot plans have been prepared for the Southern Locality – Precincts 17-19 which reflect the proposed lot layout. These plans are included in Appendix A of the PoD for ease of reference. Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and plan sealing in accordance with the process outlined in Section 1.3.
Advertising Devices	Advertising devices in accordance with the controls in Appendix H is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works.
Car Park (where associated with Display Home and/or Sales Office);	A Car Park (where associated with Display Home and/or Sales Office) is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works where: The use is provided in conjunction with a Display Home and/or Sales Office; and Sufficient car parking spaces are provided to accommodate number of vehicles likely to be parked at any one time.
Home Based Business	A Home Based Business is exempt development where the use is in accordance with the provisions of the Home Based Business definition in <i>Caloundra South UDA Development Scheme</i> .
House, Other Residential (where NDIS dwelling) or Display Home	A House, Other Residential (where NDIS dwelling) or Display Home is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works where: The use is generally in accordance with the Approved Plan of Development in Appendix B and Residential Design Controls in Appendix C; and Sufficient car parking spaces are provided to accommodate number of vehicles likely to be parked at any one time.
Secondary Dwellings	Secondary Dwellings are Approved Development (no further assessment) provided they meet all of the criteria and development controls in Table 2 - Secondary Dwelling Development Controls below and achieves compliance with QDC MP4.4 – Buildings in a Transport Noise Corridor.

USES	DESIGN STANDARDS																										
	Table 2 - Secondary Dwelling Development Controls <table> <tr> <th colspan="2" data-bbox="667 268 1003 316">Secondary Dwelling Development Controls</th></tr> <tr> <td data-bbox="667 316 1003 400"><i>Floor Area of Secondary Dwelling</i></td><td data-bbox="1003 316 2085 400">Maximum 45m² GFA (Note: GFA excludes the garage and a 4m² size covered entry porch area only).</td></tr> <tr> <td data-bbox="667 400 1003 520"><i>Design and Siting of buildings and structures</i></td><td data-bbox="1003 400 2085 520">To be in accordance with the relevant Allotment Diagram in Appendix B. Where not on a corner lot, the dwelling/ secondary dwelling must have the design effect of one (1) single residential dwelling from the road/street frontage or within public view.</td></tr> <tr> <td data-bbox="667 520 1003 604"><i>Materials and detailing</i></td><td data-bbox="1003 520 2085 604">Materials, detailing, colours and roof form are consistent with those of the primary house.</td></tr> <tr> <td data-bbox="667 604 1003 689"><i>Outdoor Living Space</i></td><td data-bbox="1003 604 2085 689">Minimum 9m² with a minimum dimension of 3m and directly accessible from a main living area.</td></tr> <tr> <td data-bbox="667 689 1003 774"><i>Car Parking and Garaging</i></td><td data-bbox="1003 689 2085 774">Minimum one space in addition to the primary dwelling requirement – with minimum dimensions of 5m x 3m.</td></tr> <tr> <td data-bbox="667 774 1003 813"><i>Driveway</i></td><td data-bbox="1003 774 2085 813">Shared minimum driveway with the primary house.</td></tr> <tr> <td data-bbox="667 813 1003 898"><i>Front Entry</i></td><td data-bbox="1003 813 2085 898">If the lot is on a corner – dedicated pedestrian entry and door visible from and addressing the secondary street.</td></tr> <tr> <td data-bbox="667 898 1003 1018"><i>Street Surveillance</i></td><td data-bbox="1003 898 2085 1018">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.</td></tr> <tr> <td data-bbox="667 1018 1003 1086"><i>Letterboxes</i></td><td data-bbox="1003 1018 2085 1086">Any Secondary Dwelling is not permitted its own letterbox and must be shared with the primary dwelling.</td></tr> <tr> <td data-bbox="667 1086 1003 1142"><i>Titling</i></td><td data-bbox="1003 1086 2085 1142">Any Secondary Dwelling is unable to be separately titled to the primary dwelling.</td></tr> <tr> <td data-bbox="667 1142 1003 1227"><i>Rainwater Tank Requirements</i></td><td data-bbox="1003 1142 2085 1227">The requirement of a 5000L rainwater tank is to be applied to the dwelling treated as one (1) combined dwelling.</td></tr> <tr> <td data-bbox="667 1227 1003 1299"><i>Separate Services</i></td><td data-bbox="1003 1227 2085 1299">No separate infrastructure servicing to the secondary dwelling is permitted (ie. water, gas, electricity).</td></tr> </table>	Secondary Dwelling Development Controls		<i>Floor Area of Secondary Dwelling</i>	Maximum 45m ² GFA (Note: GFA excludes the garage and a 4m ² size covered entry porch area only).	<i>Design and Siting of buildings and structures</i>	To be in accordance with the relevant Allotment Diagram in Appendix B . Where not on a corner lot, the dwelling/ secondary dwelling must have the design effect of one (1) single residential dwelling from the road/street frontage or within public view.	<i>Materials and detailing</i>	Materials, detailing, colours and roof form are consistent with those of the primary house.	<i>Outdoor Living Space</i>	Minimum 9m ² with a minimum dimension of 3m and directly accessible from a main living area.	<i>Car Parking and Garaging</i>	Minimum one space in addition to the primary dwelling requirement – with minimum dimensions of 5m x 3m.	<i>Driveway</i>	Shared minimum driveway with the primary house.	<i>Front Entry</i>	If the lot is on a corner – dedicated pedestrian entry and door visible from and addressing the secondary street.	<i>Street Surveillance</i>	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.	<i>Letterboxes</i>	Any Secondary Dwelling is not permitted its own letterbox and must be shared with the primary dwelling.	<i>Titling</i>	Any Secondary Dwelling is unable to be separately titled to the primary dwelling.	<i>Rainwater Tank Requirements</i>	The requirement of a 5000L rainwater tank is to be applied to the dwelling treated as one (1) combined dwelling.	<i>Separate Services</i>	No separate infrastructure servicing to the secondary dwelling is permitted (ie. water, gas, electricity).
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<i>Rainwater Tank Requirements</i>	The requirement of a 5000L rainwater tank is to be applied to the dwelling treated as one (1) combined dwelling.																										
<i>Separate Services</i>	No separate infrastructure servicing to the secondary dwelling is permitted (ie. water, gas, electricity).																										
Multiple Residential (Duplex)	Multiple Residential (duplex) is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works, where:																										

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

- LEGEND**
- Application Boundary
 - Precinct Boundary
 - Sub-Precinct Boundary

3. APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

3.1. INTRODUCTION

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

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

3.2. USES SUBJECT TO COMPLIANCE ASSESSMENT

Uses listed in **Table 4 - Uses Subject to Compliance Assessment** and complying with the relevant design standards outlined in this section (and related appendices) are approved subject to Compliance Assessment in accordance with the process outlined in **Figure 1 - PoD Relationships and Operational Overview**.

Table 4 - Uses Subject to Compliance Assessment

Precinct	Approved Uses	Total Residential Lots (minimum +/- 15%)	Total Duplex Dwellings (minimum +/- 15%)	Total Multiple Residential Dwellings (minimum +/- 15%)	Max Retail Use GFA	Max Commercial Use GFA	Education and Community Facility Provision	Total Park Area
Precinct 17 (Part)	Where on Lot 8025: Multiple Residential (other than Duplex)	533	4	32	N/A	N/A	N/A	Local Linear Park: 1.436ha Neighbourhood Recreation Park: 1.031ha District Linear Park: 1.681ha Conservation: 8.627ha
Precinct 18 (Part)	Where on Lots 8012 or 8013: • Community Facility	614	10	45	N/A	N/A	750m ² land dedication for a Neighbourhood Meeting Room Lot	Local Linear Park: 0.767ha

Precinct	Approved Uses	Total Residential Lots (minimum +/- 15%)	Total Duplex Dwellings (minimum +/- 15%)	Total Multiple Residential Dwellings (minimum +/- 15%)	Max Retail Use GFA	Max Commercial Use GFA	Education and Community Facility Provision	Total Park Area
	Where on Lot 8011: Multiple Residential (other than Duplex)						4,945m ² land dedication for a Local Community Centre	Neighbourhood Recreation Park: 1.345ha District Linear Park: 1.303ha Conservation: 29.118ha
Precinct 19	Where on Lot 8020 and 8023: - Business - Community Facility - Fast Food Premises - Food Premises - Health Care Services - Indoor Entertainment (Tavern) - Market - Service Industry - a maximum of 250m² GFA - Shop - Shopping Centre Where on Lot 8022: Multiple Residential (other than Duplex)	1,598	18	45	5,000m ²	2,000m ²	1,500m ² land dedication for 2 x Neighbourhood Meeting Room Lots 5,000m ² land dedication for a Local Community Centre 1.0ha land dedication for a District Community Centre 4ha State Primary School 0.955ha Emerging Community Lot 5.9ha Private School 8ha State High School	Local Linear Park: 2.326ha Neighbourhood Recreation Park: 2.744ha District Linear Park: 1.020ha District Recreation Park: 6.503ha District Sports Park: 16.504ha

maximum 2 fast food premises with drive-thru

Precinct	Approved Uses	Total Residential Lots (minimum +/- 15%)	Total Duplex Dwellings (minimum +/- 15%)	Total Multiple Residential Dwellings (minimum +/- 15%)	Max Retail Use GFA	Max Commercial Use GFA	Education and Community Facility Provision	Total Park Area
	Where on Lot 9056 and 9106: - Outdoor Sport and Recreation Where on Lot 8026: - Business - Food Premises - Health Care Services - Market - Service Industry - A maximum of 250m² GFA - Shop - Shopping Centre Where on Lot 8029: - Childcare Centre Where on Lots 8017, 8019, 8027, 8028: - Community Facility Where on Lot 8030 and 8031: - Educational Establishment - Health Care Services (where ancillary to the							

Precinct	Approved Uses	Total Residential Lots (minimum +/- 15%)	Total Duplex Dwellings (minimum +/- 15%)	Total Multiple Residential Dwellings (minimum +/- 15%)	Max Retail Use GFA	Max Commercial Use GFA	Education and Community Facility Provision	Total Park Area
	Educational Establishment) • Child Care Centre (where ancillary to the Educational Establishment) • Community Facility (where ancillary to the Educational Establishment) Where on lots 8014 and 8016 • Educational Establishment • Community Facility (where ancillary to the Educational Establishment)							

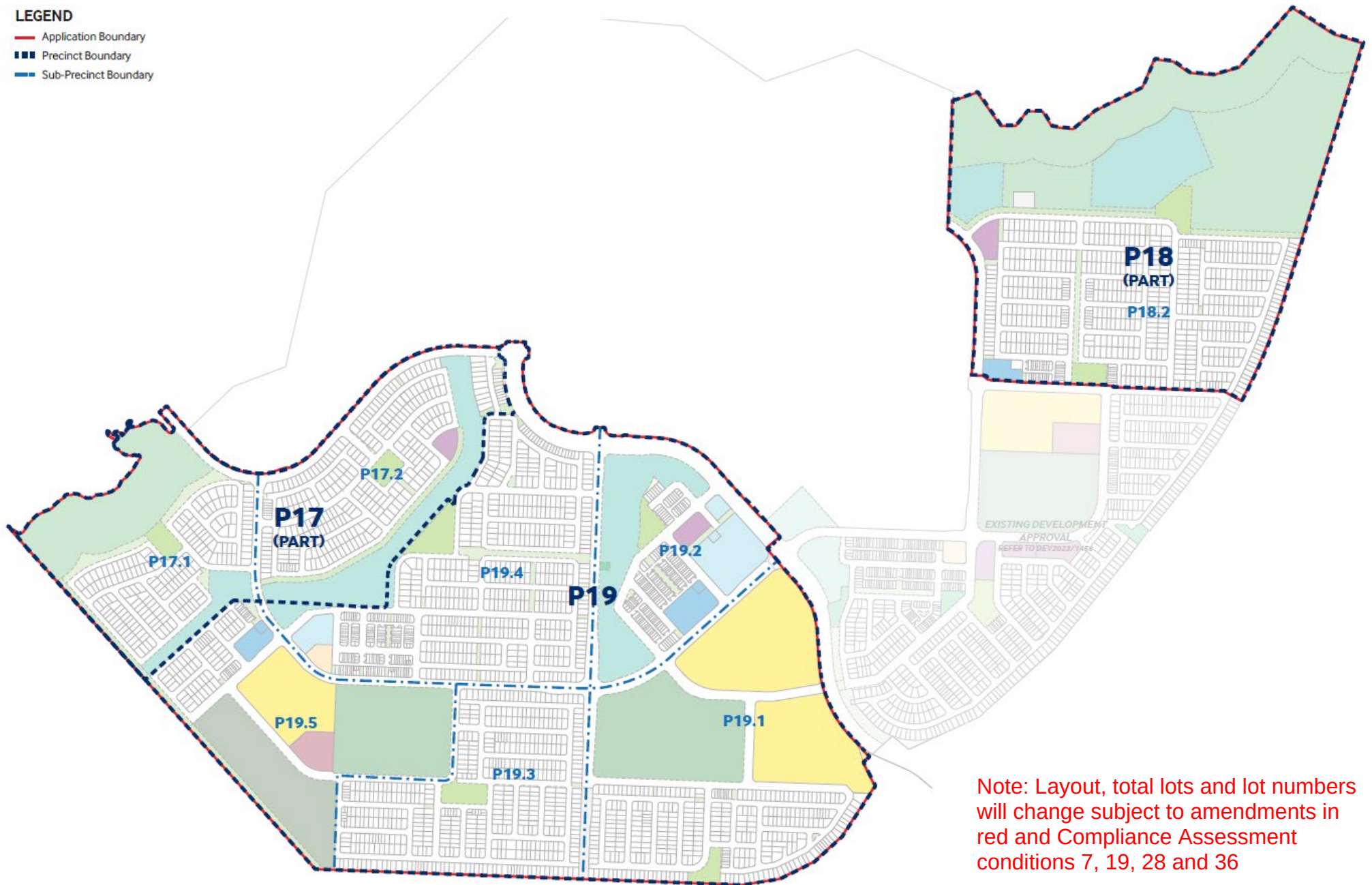
Table 5 - Total Dwellings – Comparison with Master Plan

Precinct	Total Dwelling Yield – Current Application (Parts of Precincts 17 & 18)	Total Dwelling Yield – Approved (In Previous Application)	Total Current and Approved Dwelling Yield	Total Yield Target (+/- 15%) (Master Plan)
17 (Part)	569	N/A	569	2,000
18 (Part)	669	918	1,587	2,350
19	1,661	N/A	1,661	1,650
Total Yield	2,899	918	3,817	6,000

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

LEGEND

- Application Boundary
- Precinct Boundary
- Sub-Precinct Boundary



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

3.3. SUB-PRECINCT P17.2

3.3.1. Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for Sub-precinct P17.2 are outlined in **Table 6 - Uses Subject to Compliance Assessment** below.

Table 6 - Uses Subject to Compliance Assessment

USES SUBJECT TO COMPLIANCE ASSESSMENT
Where on Lot 8025
Multiple Residential (other than Duplex)

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

3.3.2. Specific Design Standards – Multiple Residential (other than Duplex)

Applications for compliance assessment for Multiple Residential (other than Duplex) on Lot 8025 in Sub-precinct P17.2 is required to be assessed against and fulfil all the Design Standards identified in **Table 7 - Multiple Residential (Other than Duplex) Design Standards** below.

Table 7 - Multiple Residential (Other than Duplex) Design Standards

ELEMENT	DESIGN STANDARDS
Use	DS1.1 – Land uses comprise the uses specified for the Sub-precinct in Table 6 - Uses Subject to Compliance Assessment .
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lot 8025 as shown on Figure 2 - Sub-precinct P17.2 Plan of Development .
Built form	DS2.1 – The number of dwellings is in accordance with Table 4 - Uses Subject to Compliance Assessment .
	DS2.2 – Building height is consistent with that identified on Figure 2 - Sub-precinct P17.2 Plan of Development .
	DS2.3 - The site cover for Multiple Residential buildings does not exceed 60%.

ELEMENT	DESIGN STANDARDS																						
	DS2.4 – Building setbacks comply with those prescribed below: <table> <tr> <td></td><td>Medium rise (up to 3 storeys)</td></tr> <tr> <td></td><td>Residential elements</td></tr> <tr> <td>Maximum podium height</td><td>2 storeys</td></tr> <tr> <td colspan="2">Front setbacks (minimum)</td></tr> <tr> <td>Ground floor</td><td></td></tr> <tr> <td>Active frontage</td><td>0.0m</td></tr> <tr> <td>Non-active frontage</td><td>2m</td></tr> <tr> <td colspan="2">Side setbacks (minimum)</td></tr> <tr> <td>Levels 1-3</td><td>0.0m.</td></tr> <tr> <td colspan="2">Rear setbacks (minimum)</td></tr> <tr> <td>Levels 1-3</td><td>0.0m.</td></tr> </table> DS2.5 – The building is sited and designed such that: The main pedestrian entrance to the building (or group of buildings) is located on the higher order street;		Medium rise (up to 3 storeys)		Residential elements	Maximum podium height	2 storeys	Front setbacks (minimum)		Ground floor		Active frontage	0.0m	Non-active frontage	2m	Side setbacks (minimum)		Levels 1-3	0.0m.	Rear setbacks (minimum)		Levels 1-3	0.0m.
	Medium rise (up to 3 storeys)																						
	Residential elements																						
Maximum podium height	2 storeys																						
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Active frontage	0.0m																						
Non-active frontage	2m																						
Side setbacks (minimum)																							
Levels 1-3	0.0m.																						
Rear setbacks (minimum)																							
Levels 1-3	0.0m.																						

ELEMENT	DESIGN STANDARDS
	- Access from the street to the entrance of the building(s) or individual dwellings is easily discerned; - Vehicular access to the site is separate from the pedestrian access; - Street and parkland frontages comprise 'semi-active uses/spaces' such as habitable rooms of dwellings or rooming units, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; - Indicative Landscape Screening to provide a soft landscaped strip of at least 2m wide along the boundary; - The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised; and - Provides a dedicated car wash bay per Lot. DS2.6 – Non-habitable rooms of one dwelling are not located opposite windows of another dwelling unless views are controlled by screening devices, distance, landscaping or design of the opening. DS2.7 – Where habitable room windows look directly at habitable room windows and adjacent dwelling within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by:

ELEMENT	DESIGN STANDARDS
	a. Window sill heights being a minimum of 1.5 metres above floor level; or b. Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or c. Fixed external screens; or d. If at ground level screen fencing to a maximum height of 1.8 metres.
	DS2.8 – The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.
	DS2.9 – Front fences and walls: a. Have a maximum height of not more than: b. 1.8 metres if 50% transparent; or c. 1.2 metres if solid.
	DS2.10 – Building bulk is reduced by incorporating a combination of the following elements in building design: a. Variations in plan shape, such as curves, steps, recesses, projections or splays; b. Variations in vertical profile, with steps or slopes at different levels; c. Variations in the treatment and patterning of windows, sun protection and shading devices,

ELEMENT	DESIGN STANDARDS
	- or other elements of a façade treatment at a finer scale than the overall building structure; d. Balconies, verandas or terraces; and e. Planting, particularly on podiums, terraces and low level roof decks.
	DS2.11 – Entry areas for the residents and visitors provide: a. For safe entry from streets, car parking areas and servicing areas; b. Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for servicing; and c. Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors.

ELEMENT	DESIGN STANDARDS
	DS2.12 - Where development is located on a 'Desired Building Frontage' identified on Figure 2 - Sub-precinct P17.2 Plan of Development. a. A building must: • Present a minimum of 70% of the building as active frontage; • Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct; • Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided; • Address the street frontage or frontages by: i. Providing clear, legible entry points for both pedestrians and vehicles; ii. Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; b. A car park is generally located in accordance with Figure 2 - Sub-precinct P17.2 Plan of Development and reduce visual dominance from the public realm by providing: • A soft landscaped strip of at least 2m wide along the boundary; and • 1 shade tree per 6 car parking spaces for open air car parks.

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

ELEMENT	DESIGN STANDARDS
	DS2.13 – Building design must ensure privacy for habitable spaces in dwellings. Acceptable treatments include: • Providing a minimum separation distance of: ○ 12m between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, or ○ For a wall containing windows or balconies, 6m to a side or rear boundary where there is no existing or approve development and the future privacy and development potential of the adjoining site should be protected. • Window sill heights a minimum of 1.5m above floor level • Fixed opaque glazing in any part of a window below 1.5m above floor level • Fixed external screens to balconies or windows (or intermediate fencing at ground level). External screens or fences provided to ensure privacy should be either solid, of translucent material or present an appearance of no more than 25% openings when viewed from the nearby balcony or window.
Building Design	DS3.1 – Building design is climatically responsive. Buildings include the following: • Buildings have cross ventilation through habitable rooms

ELEMENT	DESIGN STANDARDS
	- Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas - Large building facades incorporate architectural wall shading to reduce solar heat gain - External windows have sun shading
	DS3.2 – Mechanical plant, equipment and storage areas equipment are: - If on the roof: - Screened and designed as an architectural feature of buildings; and - Incorporated into the roof form. - Effectively screened from view from adjoining streets so as to provide an attractive address to streets and adjoining properties.
	DS3.3 – External facade materials include a mix of two or more of the following: - Glazing clear tinted or colour backed; - Brickwork; - Timber; - Coloured rendered/bagged finish or split face concrete block work; - Precast concrete panels; - Economical panel systems including prefinished metal panels, tiles, stones; or - Recycled materials (e.g. timber).

ELEMENT	DESIGN STANDARDS
	DS3.4 – The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m.
Boundary Interface Treatment	DS4.1 – Provide the following: - A 2 metre wide landscaped buffer strip is provided along the full frontage (non-active frontage only) of the site; - A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary except where adjoining open space, which requires fencing to be 25% transparent, or 1.5m high and solid.
Communal Open Space	DS5.1 – In addition to private open space areas, where more than 6 dwellings, 10% of the site area is provided as communal open space exclusive required buffer strips and clothes drying areas. DS5.2 – Communal open space areas have minimum dimensions of 4.0 metres. DS5.3 – The development provides social and recreational facilities in the form of: - Communal dining room; - Communal indoor social/recreation space; and - A diversity of informal indoor and outdoor social spaces. DS5.4 – Communal buildings are easily accessible and centrally located, and residents are able to easily

ELEMENT	DESIGN STANDARDS
	navigate the site on foot or with the assistance of mobility aids. DS5.5 – Communal open space areas are designed and located for informal surveillance from dwellings on the site and are separated from private areas by a fence or landscaping.
Private Open Space	DS6.1 – For all dwellings uses involving more than two units: - Each ground floor dwelling has a courtyard or similar private open space of not less than 15m² with a minimum dimension of 3m directly accessible from the main living area; - Each dwelling above ground level has a balcony or similar private open space area of not less than 9m² for a 1 bedroom unit, and 16m² for 2+ bedroom units (with a minimum dimension of 3m) directly accessible from the living area of the dwelling or rooming unit.
Parking and access	DS7.1 – On site car parking is provided at the following rate: 1 space / dwelling + 1 visitor space / 4 dwellings DS7.2 – Service vehicle space is provided in accordance with the following: - Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN - Where > 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV

ELEMENT	DESIGN STANDARDS
	- All vehicles to enter and leave in a forward motion. DS7.3 - Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads. DS7.4 - Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in: - AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and - AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities. DS7.5 – Access to the site provides separation of a minimum 10m to an intersecting street where the driveway is on the same side of the street. DS7.6 – Bicycle parking spaces are provided in accordance with the following rate: Employee ^{Resident} parking spaces - 1 per dwelling - Visitor parking spaces – 1 per 4 dwellings - Motorcycle parking spaces – 1 per 10 dwellings DS7.7 – Engineering design of all parking and manoeuvring areas is in accordance with Councils adopted standards. DS7.8 – Any car parking area or other associated structures are integrated into the design of the development such that:

ELEMENT	DESIGN STANDARDS
	a. They are screened from view from frontages to streets, parks and adjoining land; and b. They are not located between the building and the street unless contemplated by the Plan of Development.
Environment	DS8.1 – Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.
	DS8.2 – Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.
	DS8.3 – Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.
	DS8.4 – Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, as amended. Where car park lighting is proposed, this is provided in accordance with Australian Standard AS1158.3.
	DS8.5 – Any reflective glass material has: a. A level of light reflectivity of not greater than 20%; and b. A level of heat transmission of not less than 20%.

ELEMENT	DESIGN STANDARDS
	DS8.6 – Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.
	DS8.7 - All rainwater tanks are designed to ensure 75% roof capture and reuse, with collected water used within the property.
	DS8.8 – All onsite landscaping adjacent to accessway and car parking area to allow for passive irrigation. Site specific stormwater quality treatment is not required.
	DS8.9 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.
	DS8.10 - tanks must be connected to and supply water to all for the following: • Toilets (all toilets); • Urinals (all urinals); • Laundry (all cold taps in laundry); and • Outdoor taps (all out door taps).
Infrastructure	DS9.1 - All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.
	DS9.2 - Include electric vehicle readiness in the development as follows:

ELEMENT	DESIGN STANDARDS
	• Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of all parking bays, including visitor spaces. • Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to all unit parking bays (during construction) to enable future Basic (slow) EVSE installation. • Electric vehicle charging shall be capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile and designed with regard to fire retardance and ventilation.

LEGEND

LAND USES

- Medium Density
- Drainage
- District Linear Park

BUILDING HEIGHTS

- Maximum Number of Storeys

INTERNAL LAND USE OUTCOMES & INTERFACES

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

STREETSCAPE

- 3.0m Wide Shared Path
- 1.5m Wide Off-Road Pedestrian Path

ROAD NETWORK HIERARCHY

- Access Street P - 15.5m
- Access Street Esplanade - 13.5m

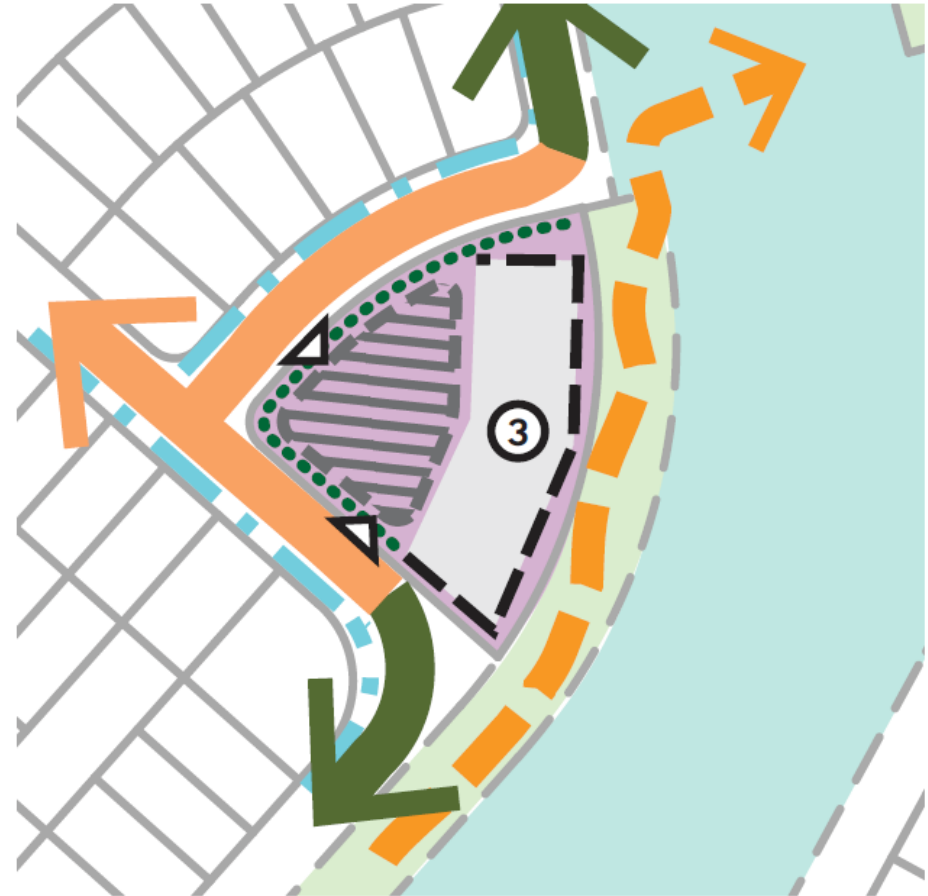
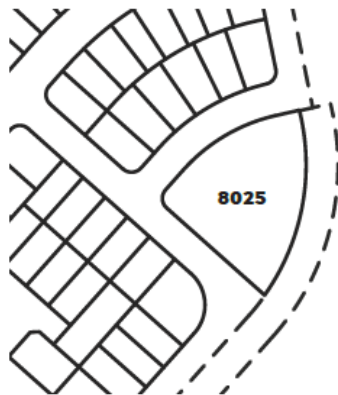


Figure 2 - Sub-precinct P17.2 Plan of Development



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

SUB-PRECINCT 18.2

3.3.3. Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for Sub-precinct P18.2 are outlined in **Table 8 - Uses Subject to Compliance Assessment** below.

Table 8 - Uses Subject to Compliance Assessment

USES SUBJECT TO COMPLIANCE ASSESSMENT	
Where on Lots 8012 or 8013	
Community Facility	
Where on Lot 8011	
Multiple Residential (other than Duplex)	

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

3.3.4. Specific Design Standards – Community Facility

Applications for compliance assessment for Community Facility on Lots 8012 and 8013 in Sub-precinct P18.2 is required to be assessed against and fulfil all the Design Standards identified in **Table 9 - Community Facility Design Standards** below.

Table 9 - Community Facility Design Standards

ELEMENT	DESIGN STANDARD
General	
Use	DS1.1 – Land uses comprise the uses specified for the Sub-Precinct in Table 8 - Uses Subject to Compliance Assessment .
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lot 8012 and 8013 as shown on Figure 3 - Sub-precinct 18.2 Plan of Development (Lots 8012 & 8013) .
Built form	DS2.1 – Building height is consistent with that identified on Figure 3 - Sub-precinct 18.2 Plan of Development (Lots 8012 & 8013) .
	DS2.2 - Development on a 'Key Corner Site' in Figure 3 provides a landscape or built form statement to this site which: a. Ensure that blank walls of buildings or back of house areas are not located on external corner frontages; b. Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses; and

ELEMENT	DESIGN STANDARD
	c. Building treatments are designed to respond to the primacy of the corner through a combination of architectural treatments, additional building height and responsive roof articulation.
Public realm	DS3.2 – Development ensures that ‘Pedestrian and Cycle Links’ are provided in the general location as identified in Figure 3 - Sub-precinct 18.2 Plan of Development (Lots 8012 & 8013) .
	DS3.3 – A car park must: • Provide a soft landscaped strip of at least 2m wide along the boundary; and • Provide 1 shade tree per 6 car parking spaces for open air car parks.
Parking & Access	DS4.1 - Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.
	DS4.2 - Access arrangements are to be located and arranged in accordance with Figure 3 - Sub-precinct 18.2 Plan of Development (Lots 8012 & 8013) .
Environment	DS5.1 – 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.
	DS6.1 - Rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be

ELEMENT	DESIGN STANDARD
Rainwater tanks	sized as 1KL per toilet or urinal (with a minimum size of 5KL).
	DS6.2 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks
	DS6.3 – Tanks must be connected to and supply water to all of the following: • Toilets (all toilets); • Urinals (all urinals); • Laundry (all cold taps in laundry); and • Outdoor taps (all out door taps).

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

LEGEND

LAND USES

- Local Community Centre and Neighbourhood Meeting Room
- Education
- Local Linear Park

BUILDING HEIGHTS

- ⊙ Maximum Number of Storeys

INTERNAL LAND USE OUTCOMES & INTERFACES

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

STREETSCAPE

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

ROAD NETWORK HIERARCHY

- Signalised Intersection
- Trunk Connector G - 25.9m
- Urban Access A2 - 18.0m
- Access Street P - 15.5m
- Laneway Link - 14.8m
- Laneway - 8.0m

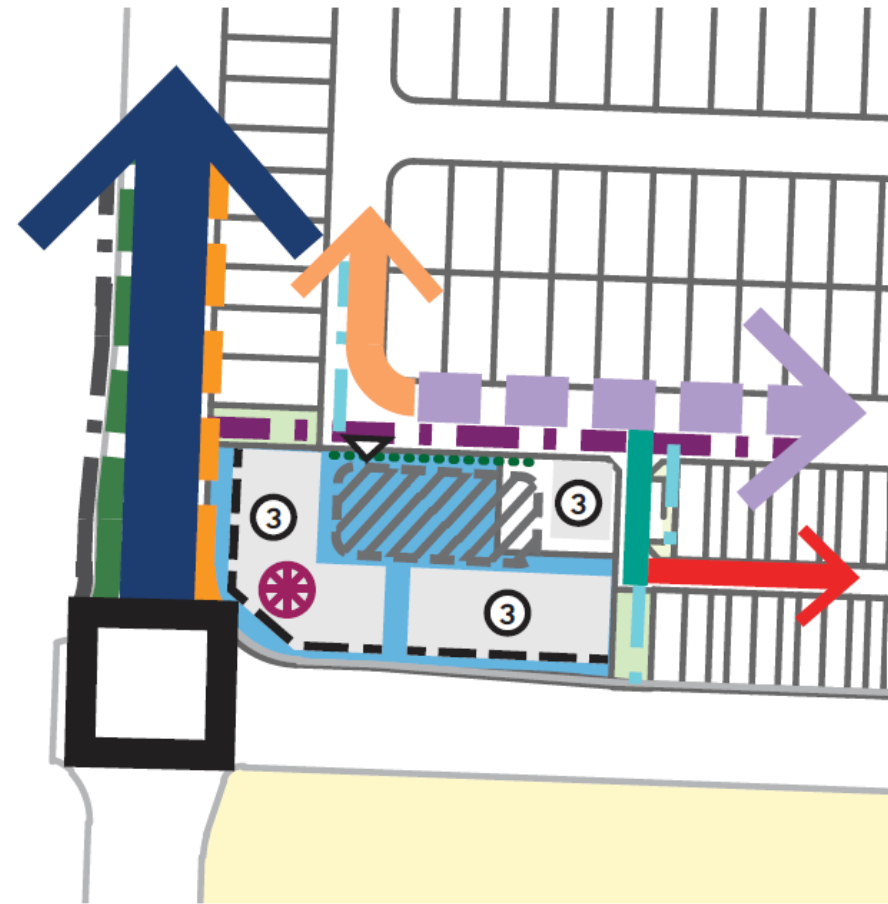
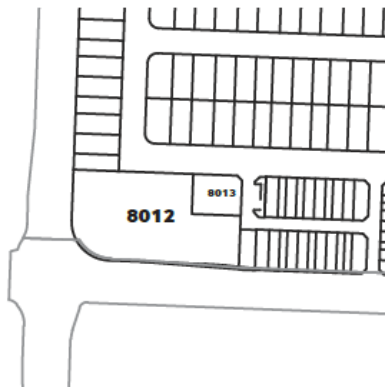


Figure 3 - Sub-precinct 18.2 Plan of Development (Lots 8012 & 8013)



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

3.3.5. Specific Design Standards – Multiple Residential (other than Duplex)

Applications for compliance assessment for Multiple Residential on Lot 8011 in Sub-precinct 18.2 is required to be assessed against and fulfil all the Design Standards identified in **Table 10 - Multiple Residential (Other than Duplex) Design Standards** below.

Table 10 - Multiple Residential (Other than Duplex) Design Standards

ELEMENT	DESIGN STANDARDS
Use	DS1.1 – Land uses comprise the uses specified for the Neighbourhood in Table 8 - Uses Subject to Compliance Assessment .
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lot 8011 as shown on Figure 4 – Sub-precinct 18.2 Plan of Development (Lot 8011) .
Built form	DS2.1 – The number of dwellings is in accordance with Table 4 - Uses Subject to Compliance Assessment .
	DS2.2 – Building height is consistent with that identified on Figure 4 – Sub-precinct 18.2 Plan of Development (Lot 8011) .
	DS2.3 - The site cover for Multiple Residential buildings does not exceed 60%.

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

ELEMENT	DESIGN STANDARDS				
	DS2.4 – Building setbacks comply with those prescribed below:				
	<table><tr><td></td><td>Medium rise (up to 3 storeys)</td></tr><tr><td></td><td>Residential elements</td></tr></table>		Medium rise (up to 3 storeys)		Residential elements
		Medium rise (up to 3 storeys)			
		Residential elements			
	Maximum podium height	2 storeys			
	Front setbacks (minimum)				
	Ground floor				
	Active frontage	0.0m			
	Non-active frontage	2m			
	Side setbacks (minimum)				
	Levels 1-3	0.0m.			
	Rear setbacks (minimum)				
	Levels 1-3	0.0m.			
	DS2.5 – The building is sited and designed such that:				
• The main pedestrian entrance to the building (or group of buildings) is located on the higher order street;					

ELEMENT	DESIGN STANDARDS
	- Access from the street to the entrance of the building(s) or individual dwellings is easily discerned; - Vehicular access to the site is separate from the pedestrian access; - Street and parkland frontages comprise 'semi-active uses/spaces' such as habitable rooms of dwellings or rooming units, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; - Indicative Landscape Screening to provide a soft landscaped strip of at least 2m wide along the boundary; - The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised; and - Provides a dedicated car wash bay per Lot.
	DS2.6 – Non-habitable rooms of one dwelling are not located opposite windows of another dwelling unless views are controlled by screening devices, distance, landscaping or design of the opening.
	DS2.7 – Where habitable room windows look directly at habitable room windows and adjacent dwelling within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by:

ELEMENT	DESIGN STANDARDS
	a. Window sill heights being a minimum of 1.5 metres above floor level; or b. Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or c. Fixed external screens; or d. If at ground level screen fencing to a maximum height of 1.8 metres.
	DS2.8 – The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.
	DS2.9 – Front fences and walls: a. Have a maximum height of not more than: b. 1.8 metres if 50% transparent; or c. 1.2 metres if solid.
	DS2.10 – Building bulk is reduced by incorporating a combination of the following elements in building design: a. Variations in plan shape, such as curves, steps, recesses, projections or splays; b. Variations in vertical profile, with steps or slopes at different levels; c. Variations in the treatment and patterning of windows, sun protection and shading devices,

ELEMENT	DESIGN STANDARDS
	or other elements of a façade treatment at a finer scale than the overall building structure; d. Balconies, verandas or terraces; and e. Planting, particularly on podiums, terraces and low level roof decks.
	DS2.11 – Entry areas for the residents and visitors provide: a. For safe entry from streets, car parking areas and servicing areas; b. Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for servicing; and c. Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors.

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

ELEMENT	DESIGN STANDARDS
	DS2.12 - Where development is located on a 'Desired Building Frontage' identified on Figure 4 – Sub-precinct 18.2 Plan of Development (Lot 8011). a. A building must: • Present a minimum of 70% of the building as active frontage; • Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct; • Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided; • Address the street frontage or frontages by: i. Providing clear, legible entry points for both pedestrians and vehicles; ii. Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; b. A car park is generally located in accordance with Figure 4 – Sub-precinct 18.2 Plan of Development (Lot 8011) and reduce visual dominance from the public realm by providing: • A soft landscaped strip of at least 2m wide along the boundary; and • 1 shade tree per 6 car parking spaces for open air car parks.

ELEMENT	DESIGN STANDARDS
	DS2.13 – Building design must ensure privacy for habitable spaces in dwellings. Acceptable treatments include: • Providing a minimum separation distance of: ○ 12m between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, or ○ For a wall containing windows or balconies, 6m to a side or rear boundary where there is no existing or approve development and the future privacy and development potential of the adjoining site should be protected. • Window sill heights a minimum of 1.5m above floor level • Fixed opaque glazing in any part of a window below 1.5m above floor level • Fixed external screens to balconies or windows (or intermediate fencing at ground level). External screens or fences provided to ensure privacy should be either solid, of translucent material or present an appearance of no more than 25% openings when viewed from the nearby balcony or window.

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

ELEMENT	DESIGN STANDARDS
	DS2.14 - Development on a 'Key Corner Site' in Figure 4 – Sub-precinct 18.2 Plan of Development (Lot 8011) provides a landscape or built form statement to this site which: a. Ensure that blank walls of buildings or back of house areas are not located on external corner frontages; b. Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses; and c. Building treatments are designed to respond to the primacy of the corner through a combination of architectural treatments, additional building height and responsive roof articulation.
Building Design	DS3.1 – Building design is climatically responsive. Buildings include the following: • Buildings have cross ventilation through habitable rooms • Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas • Large building facades incorporate architectural wall shading to reduce solar heat gain • External windows have sun shading DS3.2 – Mechanical plant, equipment and storage areas equipment are: • If on the roof:

ELEMENT	DESIGN STANDARDS
	- Screened and designed as an architectural feature of buildings; and - Incorporated into the roof form. • Effectively screened from view from adjoining streets so as to provide an attractive address to streets and adjoining properties. DS3.3 – External facade materials include a mix of two or more of the following: - Glazing clear tinted or colour backed; - Brickwork; - Timber; - Coloured rendered/bagged finish or split face concrete block work; - Precast concrete panels; - Economical panel systems including prefinished metal panels, tiles, stones; or - Recycled materials (e.g. timber). DS3.4 – The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m.
Boundary Interface Treatment	DS4.1 – Provide the following: • A 2 metre wide landscaped buffer strip is provided along the full frontage (non-active frontage only) of the site; • A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary except where adjoining open

ELEMENT	DESIGN STANDARDS
	space, which requires fencing to be 25% transparent, or 1.5m high and solid.
Communal Open Space	DS5.1 – In addition to private open space areas, where more than 6 dwellings, 10% of the site area is provided as communal open space exclusive required buffer strips and clothes drying areas. DS5.2 – Communal open space areas have minimum dimensions of 4.0 metres. DS5.3 – The development provides social and recreational facilities in the form of: - Communal dining room; - Communal indoor social/recreation space; and - A diversity of informal indoor and outdoor social spaces. DS5.4 – Communal buildings are easily accessible and centrally located, and residents are able to easily navigate the site on foot or with the assistance of mobility aids. DS5.5 – Communal open space areas are designed and located for informal surveillance from dwellings on the site and are separated from private areas by a fence or landscaping.
Private Open Space	DS6.1 – For all dwellings uses involving more than two units: Each ground floor dwelling has a courtyard or similar private open space of not less than 15m²

ELEMENT	DESIGN STANDARDS
	with a minimum dimension of 3m directly accessible from the main living area; b. Each dwelling above ground level has a balcony or similar private open space area of not less than 9m² for a 1 bedroom unit, and 16m² for 2+ bedroom units (with a minimum dimension of 3m) directly accessible from the living area of the dwelling or rooming unit.
Parking and access	DS7.1 – On site car parking is provided at the following rate: 1 space / dwelling + 1 visitor space / 4 dwellings
	DS7.2 – Service vehicle space is provided in accordance with the following: - Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN - Where > 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV - All vehicles to enter and leave in a forward motion.
	DS7.3 - Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.
	DS7.4 - Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in: AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and

ELEMENT	DESIGN STANDARDS
	AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities.
	DS7.5 – Access to the site provides separation of a minimum 10m to an intersecting street where the driveway is on the same side of the street.
	DS7.6 – Bicycle parking spaces are provided in accordance with the following rate: - Employee parking spaces - 1 per dwelling - Visitor parking spaces – 1 per 4 dwellings - Motorcycle parking spaces – 1 per 10 dwellings
	DS7.7 – Engineering design of all parking and manoeuvring areas is in accordance with Councils adopted standards.
	DS7.8 – Any car parking area or other associated structures are integrated into the design of the development such that: c. They are screened from view from frontages to streets, parks and adjoining land; and d. They are not located between the building and the street unless contemplated by the Plan of Development.
Environment	DS8.1 – Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.

ELEMENT	DESIGN STANDARDS
	DS8.2 – Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.
	DS8.3 – Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.
	DS8.4 – Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, as amended. Where car park lighting is proposed, this is provided in accordance with Australian Standard AS1158.3.
	DS8.5 – Any reflective glass material has: a. A level of light reflectivity of not greater than 20%; and b. A level of heat transmission of not less than 20%.
	DS8.6 – Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.
	DS8.7 - All rainwater tanks are designed to ensure 75% roof capture and reuse, with collected water used within the property.
	DS8.8 – All onsite landscaping adjacent to accessway and car parking area to allow for passive irrigation. Site specific stormwater quality treatment is not required.

ELEMENT	DESIGN STANDARDS
	DS8.9 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.
	DS8.10 - tanks must be connected to and supply water to all for the following: • Toilets (all toilets); • Urinals (all urinals); • Laundry (all cold taps in laundry); and • Outdoor taps (all out door taps).
Infrastructure	DS9.1 - All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply. DS9.2 - Include electric vehicle readiness in the development as follows: • Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of all parking bays, including visitor spaces. • Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to all unit parking bays (during construction) to enable future Basic (slow) EVSE installation. • Electric vehicle charging shall be capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile and designed with regard to fire retardance and ventilation.

LEGEND

LAND USES

- Medium Density
- Drainage
- District Linear Park
- Local Linear Park

BUILDING HEIGHTS

- Maximum Number of Storeys

INTERNAL LAND USE OUTCOMES & INTERFACES

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

STREETSCAPE

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

ROAD NETWORK HIERARCHY

- Trunk Connector G - 25.9m
- Neighbourhood Connector L - 19.0m
- Access Street P - 15.5m

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

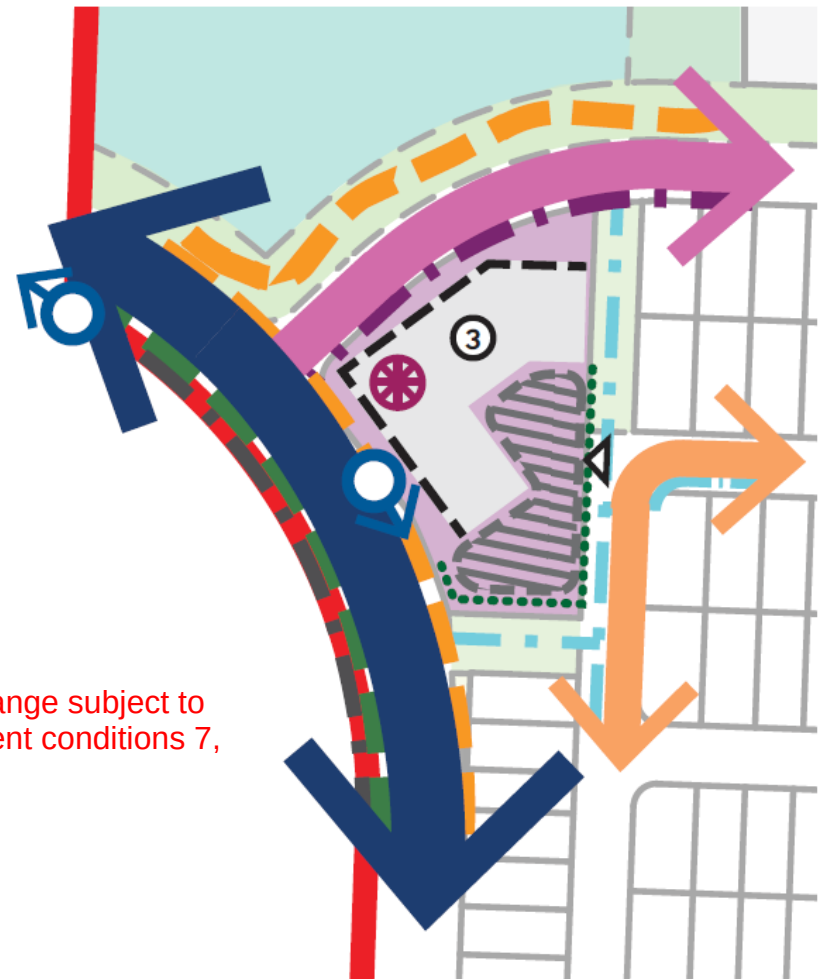
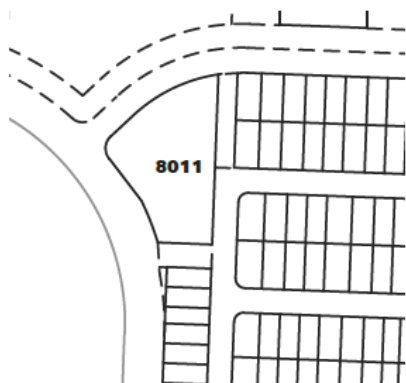


Figure 4 – Sub-precinct 18.2 Plan of Development (Lot 8011)

3.4. SUB-PRECINCT P19.1

3.4.1. Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for Sub-precinct P19.1 are outlined in **Table 11 - Uses Subject to Compliance Assessment** below.

Table 11 - Uses Subject to Compliance Assessment

USES SUBJECT TO COMPLIANCE ASSESSMENT
Where on lots 8014 and 8016 • Educational Establishment • Community Facility (where ancillary to the Educational Establishment)
Where on Lot 9056 • Outdoor Sport and Recreation

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

3.4.2. Specific Design Standards – Educational Establishment and Outdoor Sport and Recreation

Applications for compliance assessment for Educational Establishment on Lots 8014 and 8016 and Outdoor Sport and Recreation on Lot 9056 in Sub-precinct P19.1 is required to be assessed against and fulfil all the Design Standards identified in **Table 12 - Educational Establishment and Outdoor Sport and Recreation** below.

Table 12 - Educational Establishment and Outdoor Sport and Recreation

ELEMENT	DESIGN STANDARD
General	
Use	DS1.1 – Land uses comprise the uses specified for the Sub-Precinct in Table 11 - Uses Subject to Compliance Assessment .
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lot 8014, 8016 and 9056 as shown on Figure 5 – Sub-precinct 19.1 Plan of Development .
Built form	DS2.1 – Building height is consistent with that identified on Figure 5 .
	DS2.2 - Development on a 'Key Corner Site' in Figure 5 – Sub-precinct 19.1 Plan of Development provides a landscape or built form statement to this site which: a. Ensure that blank walls of buildings or back of house areas are not located on external corner frontages; b. Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses; and c. Building treatments are designed to respond to the primacy of the corner through a combination of

ELEMENT	DESIGN STANDARD
	architectural treatments, additional building height and responsive roof articulation.
	DS2.3 – Development for an Educational Establishment must be setback further than the 10kE/m2 HF isoline, as identified the Bushfire Management Plan required to be submitted for compliance assessment.
Public realm	DS3.1 – Development ensures that the built form for the State High School and Private School Site does not compromise the function of the District Sports Park.
	DS3.2 – Development ensures that ‘Pedestrian and Cycle Links’ are provided in the general location as identified in Figure 5 – Sub-precinct 19.1 Plan of Development.
	DS3.3 – A car park must: • Provide a soft landscaped strip of at least 2m wide along the boundary; and • Provide 1 shade tree per 6 car parking spaces for open air car parks.
Parking & Access Parking & Access (Cont.)	DS4.1 - Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.
	DS4.2 - School drop off areas and School Bus Stop Zones are indicatively shown in Figure 5 – Sub-precinct 19.1 Plan of Development.
	DS4.3 – Access arrangements are to be located and arranged in accordance with Figure 5 – Sub-precinct 19.1 Plan of Development.

ELEMENT	DESIGN STANDARD
	DS4.4 – Development of the State High School is to have due regard to the ‘Planning for Safe Transport Infrastructure at Schools’ document.
Environment	DS5.1 – Gross Pollutant Management (litter and coarse sediment) is to be provided on all lots for ground level runoff. Management is to be provided in a range of forms to ensure the lot design including underground GPTs or stormwater pit basket inserts to all ground level pits.
	DS5.2 – Development of the State High School is to have due regard to the ‘Development Affected by Environmental Emissions from Transport Policy 2017’ document.
Rainwater tanks	DS6.1 - Rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL).
	DS6.2 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks
	DS6.3 – Tanks must be connected to and supply water to all of the following: • Toilets (all toilets) • Urinals (all urinals) • Laundry (all cold taps in laundry) • Outdoor taps (all out door taps)

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

LEGEND

LAND USES

- Education
- District Centre
- Community
- Medium Density
- District Sports Park
- Drainage
- Local Linear Park
- Local Recreation Park
- Neighbourhood Recreation Park

BUILDING HEIGHTS

- Maximum Number of Storeys

INTERNAL LAND USE OUTCOMES & INTERFACES

- Indicative Bus Stop Location
- Indicative School BUZ Stop Location
- Indicative Built Form Footprint
- Indicative Carparking and Servicing Areas
- Primary Access Location
- Desired Building Frontage / Setback with Building Articulation
- Key Corner Site
- Bus Drop Off
- School Bus Stop Zone
- Entry Fencing
- Indicative Sports Fields

STREETSCAPE

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

ROAD NETWORK HIERARCHY

- Signalised Intersection
- Trunk Connector C2 (North-South Variant) - 26.0m
- Trunk Connector C2 - 25.0m
- Trunk Connector C2 (No Parking Variant) - 22.7m
- Neighbourhood Connector N1 - 24.0m
- Neighbourhood Connector N2 - 25.0m
- Neighbourhood Connector N3 - 22.0m
- Neighbourhood Connector L - 19.0m

Location of proposed signalised pedestrian crossing. Subject to Compliance Assessment condition



Figure 5 – Sub-precinct 19.1 Plan of Development

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36



Location of bus stop and all crossovers are not approved. Subject to Compliance Assessment condition

3.5. SUB-PRECINCT P19.2

3.5.1. Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for Sub-precinct P19.2 are outlined in **Table 13 - Uses Subject to Compliance Assessment** below.

Table 13 - Uses Subject to Compliance Assessment

USES SUBJECT TO COMPLIANCE ASSESSMENT
Where on Lot 8020 and 8023 (District Centre): • Business • Community Facility • Fast Food Premises • Food Premises • Health Care Services • Indoor Entertainment (Tavern) • Market • Service Industry - a maximum of 250m² GFA • Shop • Shopping Centre
Where on Lots 8017 and 8019 • Community Facility
Where on Lot 8022 • Multiple Residential (other than Duplex)

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

3.5.2. Specific Design Standards – District Centre

Applications for compliance assessment for the District Centre on Lot 8020 and 8023 in Sub-precinct P19.2 is required to be assessed against and fulfil all the Design Standards identified in **Table 14 - District Centre Design Standards** below.

Table 14 - District Centre Design Standards

ELEMENT	DESIGN STANDARDS
Use	DS1.1 – Land uses comprise the uses specified for the Neighbourhood in Table 13 - Uses Subject to Compliance Assessment .
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lot 8020 and 8023 as shown on Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023) .
Built form	DS2.1 – The GFA of uses and residential yield is in accordance with Table 4 - Uses Subject to Compliance Assessment .
	DS2.2 – Building height is consistent with that identified on Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023) .
	DS2.3 - Development on a 'Key Corner Site' in Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023) provides a landscape or built form statement to this site which: - Ensure that blank walls of buildings or back of house areas are not located on external corner frontages; - Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses;

ELEMENT	DESIGN STANDARDS
	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 d. Fast food premises that include a drive-through facility are not permitted on a 'Key Corner Site'. DS2.4 - Where development is located on a 'Desired Building Frontage' or 'Required Building Frontage' identified on Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023), a building must: • Present a minimum of 70% of the building as active frontage; • Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct; • Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided; • Address the street frontage or frontages by: i. Providing clear, legible entry points for both pedestrians and vehicles; ii. Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; 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

ELEMENT	DESIGN STANDARDS
	may include cut-outs to allow for street tree growth. 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. b. A car park is generally located in accordance with Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023) and reduce visual dominance from the public realm by providing: • A soft landscaped strip of at least 2m wide along the boundary in accordance with Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023). • 1 shade tree per 6 car parking spaces for open air car parks. DS2.5 - 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 Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023). DS2.6 - 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.
Public Realm	DS3.1 - Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in Appendix F .

ELEMENT	DESIGN STANDARDS
	DS3.2 - A 'Contraflow/Dedicated Cycle Path' is provided in accordance with Appendix F. DS3.3 - 'Public thoroughfare (key pedestrian links)' are required to be provided as shown in Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023) to ensure pedestrian connectivity between retail/commercial uses and the District Centre, facilitating both east-west and north-south movement. DS3.4 - The District Centre provides an area suitable to accommodate a public event which caters to a variety of audiences. 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. The Town Square is to be delivered in accordance with the requirements of the LGIA. 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. DS3.7 - Where a retail frontage is identified on Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023), shop fronts and facades are built to the front boundary and provide the following; 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;

ELEMENT	DESIGN STANDARDS
	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. 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 Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023).
Parking and Access	DS4.1 - On-site parking and service vehicle requirements are provided in accordance with Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023). DS4.2 - On-site car parking areas are generally located in accordance with Appendix B and designed to reduce visual dominance from the public realm through a combination of built form and planted buffers. DS4.3 - Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. DS4.4 - Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads. DS4.5 - 'Internal Road Access' is indicatively shown in Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023), and aims to provide convenient vehicular access which supports built-form to directly front the linear park to the south.

ELEMENT	DESIGN STANDARDS
	DS4.6 – Parking spaces should be provided in accordance with the applicable parking rates designated in the Sunshine Coast Planning Scheme 2014.
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 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). DS6.2 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.

ELEMENT	DESIGN STANDARDS
	DS6.3 - Tanks must be connected to and supply water to all of the following: • Toilets (all toilets); • Urinals (all urinals); • Laundry (all cold taps in laundry); and • Outdoor taps (all outdoor taps).
Infrastructure	DS7.1 - All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.

3.5.3. Specific Design Standards – Community Facility

Applications for compliance assessment for Community Facility on Lots 8017 and 8019 in Sub-precinct P19.2 is required to be assessed against and fulfil all the Design Standards identified in **Table 15 - Community Facility Design Standards** below.

Table 15 - Community Facility Design Standards

ELEMENT	DESIGN STANDARD
General	
Use	DS1.1 – Land uses comprise the uses specified for the Sub-Precinct in Table 13 - Uses Subject to Compliance Assessment .
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lots 8017 and 8019 as shown on Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023) .
Built form	DS2.1 – Building height is consistent with that identified on Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023) .
Public realm	DS3.2 – Development ensures that ‘Pedestrian and Cycle Links’ are provided in the general location as identified in Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023) .

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

ELEMENT	DESIGN STANDARD
	DS3.3 – A car park must: - Provide a soft landscaped strip of at least 2m wide along the boundary; and - Provide 1 shade tree per 6 car parking spaces for open air car parks.
Parking & Access	DS4.1 - Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.
	DS4.2 - Access arrangements are to be located and arranged in accordance with Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023)
Environment	DS5.1 – 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 - Rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL).
	DS6.2 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks
	DS6.3 – Tanks must be connected to and supply water to all of the following:

ELEMENT	DESIGN STANDARD
	• Toilets (all toilets); • Urinals (all urinals); • Laundry (all cold taps in laundry); and • Outdoor taps (all out door taps).

LEGEND

LAND USES

- District Centre
- District Community Centre and Neighbourhood Meeting Room
- Medium Density
- Education
- Local Linear Park
- Drainage
- Neighbourhood Recreation Park

BUILDING HEIGHTS

- ⊙ Maximum Number of Storeys

INTERNAL LAND USE OUTCOMES & INTERFACES

- ◀◀ Indicative Bus Stop
- ⊗ Key Corner Site
- Indicative Built Form Footprint
- Town Square (Indicative location)
- Required Building Frontage
- Desired Building Frontage / Setback with Building Articulation and Screen Planting
- Retail Frontage
- Indicative Landscape Screening
- ▨ Indicative Carparking and Servicing Areas
- ⊞ Loading Zone
- Internal Road Access (Indicative)
- △ Primary Access Location
- ↱ Left In Left Out Access

STREETSCAPE

- ▬ 4.0m Wide Contraflow / Dedicated Cycle Path
- ▬ 3.0m Wide Contraflow / Dedicated Cycle Path
- ▬ 3.0m Wide Shared Path
- ▬ 2.0m Wide Off-Road Pedestrian Path
- ▬ 1.8m Wide Off-Road Pedestrian Path
- ▬ 1.5m Wide Off-Road Pedestrian Path

ROAD NETWORK HIERARCHY

- Signalised Intersection
- ▬ Sub-Arterial 3A - 42.3m
- ▬ Trunk Connector C2 - 25.0m
- ▬ Neighbourhood Connector N1 - 24.0m
- ▬ Urban Access A1 - 19.5m
- ▬ Urban Access A3 - 20.0m
- ▬ Laneway Link - 14.8m
- ▬ Laneway - 8.0m

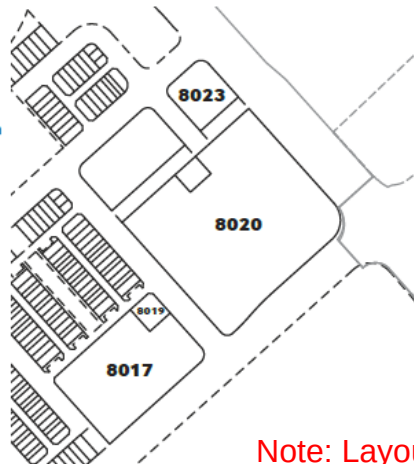


Figure 6 – Sub-precinct 19.2 Plan of Development (Lots 8017, 8019, 8020 & 8023)

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

3.5.4. Specific Design Standards – Multiple Residential (other than Duplex)

Applications for compliance assessment for Multiple Residential (other than Duplex) on Lot 8022 in Sub-precinct P19.2 is required to be assessed against and fulfil all the Design Standards identified in **Table 16 - Multiple Residential (Other than Duplex) Design Standards** below.

Table 16 - Multiple Residential (Other than Duplex) Design Standards

ELEMENT	DESIGN STANDARDS
Use	DS1.1 – Land uses comprise the uses specified for the Neighbourhood in Table 13 - Uses Subject to Compliance Assessment .
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lots 8022 Figure 7 – Sub-precinct 19.2 Plan of Development (Lot 8022) .
Built form	DS2.1 – The number of dwellings is in accordance with Table 4 - Uses Subject to Compliance Assessment .
	DS2.2 – Building height is consistent with that identified on Figure 7 – Sub-precinct 19.2 Plan of Development (Lot 8022) .
	DS2.3 - The site cover for Multiple Residential buildings does not exceed 60%.

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

ELEMENT	DESIGN STANDARDS				
	DS2.4 – Building setbacks comply with those prescribed below:				
	<table><tr><td></td><td>Medium rise (up to 3 storeys)</td></tr><tr><td></td><td>Residential elements</td></tr></table>		Medium rise (up to 3 storeys)		Residential elements
		Medium rise (up to 3 storeys)			
		Residential elements			
	Maximum podium height	2 storeys			
	Front setbacks (minimum)				
	Ground floor				
	Active frontage	0.0m			
	Non-active frontage	2m			
	Side setbacks (minimum)				
	Levels 1-3	0.0m.			
	Rear setbacks (minimum)				
	Levels 1-3	0.0m.			
	DS2.5 – The building is sited and designed such that:				
• The main pedestrian entrance to the building (or group of buildings) is located on the higher order street;					

ELEMENT	DESIGN STANDARDS
	- Access from the street to the entrance of the building(s) or individual dwellings is easily discerned; - Vehicular access to the site is separate from the pedestrian access; - Street and parkland frontages comprise 'semi-active uses/spaces' such as habitable rooms of dwellings or rooming units, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; - Indicative Landscape Screening to provide a soft landscaped strip of at least 2m wide along the boundary; - The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised; and - Provides a dedicated car wash bay per Lot.
	DS2.6 – Non-habitable rooms of one dwelling are not located opposite windows of another dwelling unless views are controlled by screening devices, distance, landscaping or design of the opening.
	DS2.7 – Where habitable room windows look directly at habitable room windows and adjacent dwelling within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by:

ELEMENT	DESIGN STANDARDS
	a. Window sill heights being a minimum of 1.5 metres above floor level; or b. Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or c. Fixed external screens; or d. If at ground level screen fencing to a maximum height of 1.8 metres.
	DS2.8 – The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.
	DS2.9 – Front fences and walls: a. Have a maximum height of not more than: b. 1.8 metres if 50% transparent; or c. 1.2 metres if solid.
	DS2.10 – Building bulk is reduced by incorporating a combination of the following elements in building design: a. Variations in plan shape, such as curves, steps, recesses, projections or splays; b. Variations in vertical profile, with steps or slopes at different levels; c. Variations in the treatment and patterning of windows, sun protection and shading devices,

ELEMENT	DESIGN STANDARDS
	or other elements of a façade treatment at a finer scale than the overall building structure; d. Balconies, verandas or terraces; and e. Planting, particularly on podiums, terraces and low level roof decks.
	DS2.11 – Entry areas for the residents and visitors provide: a. For safe entry from streets, car parking areas and servicing areas; b. Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for servicing; and c. Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors.

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

ELEMENT	DESIGN STANDARDS
	DS2.12 - Where development is located on a 'Desired Building Frontage' identified on Figure 7 – Sub-precinct 19.2 Plan of Development (Lot 8022). a. A building must: • Present a minimum of 70% of the building as active frontage; • Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct; • Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided; • Address the street frontage or frontages by: i. Providing clear, legible entry points for both pedestrians and vehicles; ii. Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; b. A car park is generally located in accordance with Figure 7 – Sub-precinct 19.2 Plan of Development (Lot 8022) and reduce visual dominance from the public realm by providing: • A soft landscaped strip of at least 2m wide along the boundary; and • 1 shade tree per 6 car parking spaces for open air car parks.

ELEMENT	DESIGN STANDARDS
	DS2.13 – Building design must ensure privacy for habitable spaces in dwellings. Acceptable treatments include: • Providing a minimum separation distance of: ○ 12m between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, or ○ For a wall containing windows or balconies, 6m to a side or rear boundary where there is no existing or approve development and the future privacy and development potential of the adjoining site should be protected. • Window sill heights a minimum of 1.5m above floor level • Fixed opaque glazing in any part of a window below 1.5m above floor level • Fixed external screens to balconies or windows (or intermediate fencing at ground level). External screens or fences provided to ensure privacy should be either solid, of translucent material or present an appearance of no more than 25% openings when viewed from the nearby balcony or window.
Building Design	DS3.1 – Building design is climatically responsive. Buildings include the following: • Buildings have cross ventilation through habitable rooms

ELEMENT	DESIGN STANDARDS
	• Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas • Large building facades incorporate architectural wall shading to reduce solar heat gain • External windows have sun shading DS3.2 – Mechanical plant, equipment and storage areas equipment are: • If on the roof: - Screened and designed as an architectural feature of buildings; and - Incorporated into the roof form. • Effectively screened from view from adjoining streets so as to provide an attractive address to streets and adjoining properties. DS3.3 – External facade materials include a mix of two or more of the following: a. Glazing clear tinted or colour backed; b. Brickwork; c. Timber; d. Coloured rendered/bagged finish or split face concrete block work; e. Precast concrete panels; f. Economical panel systems including prefinished metal panels, tiles, stones; or g. Recycled materials (e.g. timber).

ELEMENT	DESIGN STANDARDS
	DS3.4 – The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m.
Boundary Interface Treatment	DS4.1 – Provide the following: • A 2 metre wide landscaped buffer strip is provided along the full frontage (non-active frontage only) of the site; • A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary except where adjoining open space, which requires fencing to be 25% transparent, or 1.5m high and solid.
Communal Open Space	DS5.1 – In addition to private open space areas, where more than 6 dwellings, 10% of the site area is provided as communal open space exclusive required buffer strips and clothes drying areas.
	DS5.2 – Communal open space areas have minimum dimensions of 4.0 metres.
	DS5.3 – The development provides social and recreational facilities in the form of: d. Communal dining room; e. Communal indoor social/recreation space; and A diversity of informal indoor and outdoor social spaces.
	DS5.4 – Communal buildings are easily accessible and centrally located, and residents are able to easily

ELEMENT	DESIGN STANDARDS
	navigate the site on foot or with the assistance of mobility aids. DS5.5 – Communal open space areas are designed and located for informal surveillance from dwellings on the site and are separated from private areas by a fence or landscaping.
Private Open Space	DS6.1 – For all dwellings uses involving more than two units: a. Each ground floor dwelling has a courtyard or similar private open space of not less than 15m² with a minimum dimension of 3m directly accessible from the main living area; b. Each dwelling above ground level has a balcony or similar private open space area of not less than 9m² for a 1 bedroom unit, and 16m² for 2+ bedroom units (with a minimum dimension of 3m) directly accessible from the living area of the dwelling or rooming unit.
Parking and access	DS7.1 – On site car parking is provided at the following rate: • 1 space / dwelling + 1 visitor space / 4 dwellings DS7.2 – Service vehicle space is provided in accordance with the following: • Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN • Where > 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV

ELEMENT	DESIGN STANDARDS
	All vehicles to enter and leave in a forward motion.
	DS7.3 - Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.
	DS7.4 - Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in: - AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and - AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities.
	DS7.5 – Access to the site provides separation of a minimum 10m to an intersecting street where the driveway is on the same side of the street.
	DS7.6 – Bicycle parking spaces are provided in accordance with the following rate: Employee Resident parking spaces - 1 per dwelling - Visitor parking spaces – 1 per 4 dwellings - Motorcycle parking spaces – 1 per 10 dwellings
	DS7.7 – Engineering design of all parking and manoeuvring areas is in accordance with Councils adopted standards.
	DS7.8 – Any car parking area or other associated structures are integrated into the design of the development such that:

ELEMENT	DESIGN STANDARDS
	e. They are screened from view from frontages to streets, parks and adjoining land; and f. They are not located between the building and the street unless contemplated by the Plan of Development.
Environment	DS8.1 – Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.
	DS8.2 – Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.
	DS8.3 – Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.
	DS8.4 – Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, as amended. Where car park lighting is proposed, this is provided in accordance with Australian Standard AS1158.3.
	DS8.5 – Any reflective glass material has: a. A level of light reflectivity of not greater than 20%; and b. A level of heat transmission of not less than 20%.

ELEMENT	DESIGN STANDARDS
	DS8.6 – Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.
	DS8.7 - All rainwater tanks are designed to ensure 75% roof capture and reuse, with collected water used within the property.
	DS8.8 – All onsite landscaping adjacent to accessway and car parking area to allow for passive irrigation. Site specific stormwater quality treatment is not required.
	DS8.9 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks.
	DS8.10 - tanks must be connected to and supply water to all for the following: • Toilets (all toilets); • Urinals (all urinals); • Laundry (all cold taps in laundry); and • Outdoor taps (all outdoor taps).
Infrastructure	DS9.1 - All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.
	DS9.2- Include electric vehicle readiness in the development as follows:

ELEMENT	DESIGN STANDARDS
	• Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of all parking bays, including visitor spaces. • Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to all unit parking bays (during construction) to enable future Basic (slow) EVSE installation. • Electric vehicle charging shall be capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile and designed with regard to fire retardance and ventilation.

LEGEND

LAND USES

- Medium Density
- District Centre
- Drainage
- Local Linear Park
- Neighbourhood Recreation Park

BUILDING HEIGHTS

- Maximum Number of Storeys

INTERNAL LAND USE OUTCOMES & INTERFACES

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

STREETSCAPE

- 4.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Shared Path
- 2.0m Wide Off-Road Pedestrian Path
- 1.8m Wide Off-Road Pedestrian Path
- 1.5m Wide Off-Road Pedestrian Path

ROAD NETWORK HIERARCHY

- Sub-Arterial 3A - 42.3m
- Neighbourhood Connector N1 - 24.0m
- Urban Access A1 - 19.5m
- Urban Access A3 - 20.0m
- Laneway - 8.0m



Figure 7 – Sub-precinct 19.2 Plan of Development (Lot 8022)

Figure 8 – Sub-precinct 19.2 Plan of Development (Lot 8018)

3.6. SUB-PRECINCT P19.4

3.6.1. Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for Sub-precinct P19.2 are outlined in **Table 17 - Uses Subject to Compliance Assessment** below.

Table 17 - Uses Subject to Compliance Assessment

USES SUBJECT TO COMPLIANCE ASSESSMENT
Where on Lot 8026 (Neighbourhood Centre): • Business • Food Premises • Health Care Services • Market • Service Industry - A maximum of 250m² • Shop • Shopping Centre
Where on Lot 8029 • Childcare Centre

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

3.6.2. Specific Design Standards – Neighbourhood Centre

Applications for compliance assessment for the Neighbourhood Centre on Lot 8026 in Sub-precinct P19.4 is required to be assessed against and fulfil all the Design Standards identified in **Table 18 - Neighbourhood Centre Design Standards** below.

Table 18 - Neighbourhood Centre Design Standards

ELEMENT	DESIGN STANDARDS
Use	DS1.1 – Land uses comprise the uses specified for the Neighbourhood in Table 17 - Uses Subject to Compliance Assessment .
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lot 8026 as shown on Figure 9 – Sub-precinct P19.4 Plan of Development .
Built form	DS2.1 – The GFA of uses and residential yield is in accordance with Table 4 - Uses Subject to Compliance Assessment .
	DS2.2 – Building height is consistent with that identified on Figure 9 – Sub-precinct P19.4 Plan of Development .
	DS2.3 - Where development is located on a 'Desired Building Frontage' identified on Figure 9 – Sub-precinct P19.4 Plan of Development , a building must: • Present a minimum of 70% of the building as active frontage; • Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct;

ELEMENT	DESIGN STANDARDS
	- Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided; - Address the street frontage or frontages by: - Providing clear, legible entry points for both pedestrians and vehicles; - Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; - Provide buildings that are built to frame the street. Windows and apertures face the street and public realm treatments at the ground level celebrate and contribute to the public realm. - A car park is generally located in accordance with Figure 9 – Sub-precinct P19.4 Plan of Development and reduce visual dominance from the public realm by providing: - A soft landscaped strip of at least 2m wide along the boundary. 1 shade tree per 6 car parking spaces for open air car parks. DS2.4 - 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 Figure 9 – Sub-precinct P19.4 Plan of Development. DS2.5 - Where nominated on the Neighbourhood Centre site, 0-0.5m street setbacks are provided along a required

ELEMENT	DESIGN STANDARDS
	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. DS2.6 - Development on a 'Key Corner Site' in Figure 9 – Sub-precinct P19.4 Plan of Development provides a landscape or built form statement to this site which: - Ensure that blank walls of buildings or back of house areas are not located on external corner frontages; - Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses; and - Building treatments are designed to respond to the primacy of the corner through a combination of architectural treatments, additional building height and responsive roof articulation.
Public Realm	DS3.1 - Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in Appendix F. DS3.2 - A 'Contraflow/Dedicated Cycle Path' is provided in accordance with Appendix F. DS3.3 - Where a retail frontage is identified on Figure 9 – Sub-precinct P19.4 Plan of Development, shop fronts and facades are built to the front boundary and provide the following; 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;

ELEMENT	DESIGN STANDARDS
	d. 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. DS3.4 - 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 Figure 9 – Sub-precinct P19.4 Plan of Development.
Parking and Access	DS4.1 - On-site parking and service vehicle requirements are provided in accordance with Appendix B. DS4.2 - On-site car parking areas are generally located in accordance with Figure 9 – Sub-precinct P19.4 Plan of Development and designed to reduce visual dominance from the public realm through a combination of built form and planted buffers. DS4.3 - Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle. DS4.4 - 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.

ELEMENT	DESIGN STANDARDS
	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 cannot occur then an alternative must be approved by Council.
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). DS6.2 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. DS6.3 - Tanks must be connected to and supply water to all of the following: • Toilets (all toilets); • Urinals (all urinals); • Laundry (all cold taps in laundry); and • Outdoor taps (all outdoor taps).
Infrastructure	DS7.1 - All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.

3.6.3. Specific Design Standards – Childcare Centre

Applications for compliance assessment for Childcare Centre on Lot 8029 in Sub-precinct P19.4 is required to be assessed against and fulfil all the Design Standards identified in **Table 19 - Childcare Centre Design Standards** below.

Table 19 - Childcare Centre Design Standards

ELEMENT	DESIGN STANDARDS
Use	DS1.1 – Land uses comprise the uses specified for the Sub-Precinct in Table 17 - Uses Subject to Compliance Assessment .
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lot 8029 as shown on Figure 9 – Sub-precinct P19.4 Plan of Development .
Built form	DS2.1 – Building height is consistent with that identified on Figure 9 – Sub-precinct P19.4 Plan of Development .
	DS2.2 - The Child Care centre has a maximum site cover of 50%.
	DS2.3 – All buildings, structures and outdoor play areas are set back at least 3 metres from all site boundaries adjoining a residential use (or future residential use).
	DS2.4 - Where development is located on a 'Desired Building Frontage' identified on Figure 9 – Sub-precinct P19.4 Plan of Development . a. A building must: • Present a minimum of 70% of the building as active frontage;

ELEMENT	DESIGN STANDARDS
	• Include a combination of design elements such as projections, recesses and openings; • Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided; • 'Indicative Landscape Screening' to provide a soft landscaped strip of at least 2m wide along the boundary; • Address the street and/or carpark frontage or frontages by: i. Providing clear, legible entry points for both pedestrians and vehicles; ii. Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths;
	b. A car park is generally located in accordance with Figure 9 – Sub-precinct P19.4 Plan of Development and reduce visual dominance from the public realm by providing: • A soft landscaped strip of at least 2m wide along the boundary; and • 1 shade tree per 6 car parking spaces for open air car parks.
	DS2.5 - Child care centres are to be located on a site having: a. A slope of not more than 10%; b. A regular shape; and c. A minimum area of 1,500m²

ELEMENT	DESIGN STANDARDS
	DS2.6 – Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross across driveways. DS2.7 – Development provides loading, servicing and back of house areas generally in accordance with the locations shown in Figure 9 – Sub-precinct P19.4 Plan of Development.
Building Design	DS3.1 – Building design is climatically responsive. Buildings include the following: • Buildings have cross ventilation through habitable rooms • Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas • Large building facades incorporate architectural wall shading to reduce solar heat gain • External windows have sun shading DS3.2 – Mechanical plant, equipment and storage areas equipment are: • If on the roof: - Screened and designed as an architectural feature of buildings; and - Incorporated into the roof form. • Effectively screened from view from adjoining streets so as to provide an attractive address to streets and adjoining properties. DS3.3 – External facade materials include a mix of two or more of the following: a. Glazing clear tinted or colour backed; b. Brickwork;

ELEMENT	DESIGN STANDARDS
	c. Timber; d. Coloured rendered/bagged finish or split face concrete block work; e. Precast concrete panels; f. Economical panel systems including prefinished metal panels, tiles, stones; or g. Recycled materials (e.g. timber). DS3.4 – The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m.
Public realm	DS4.1 – A minimum of 10% of the site is comprised of planted landscapes. DS4.2 – Street frontages are unfenced or where street frontage fencing is required for security and CPTED purposes, it should be transparent (minimum 70% open).
Parking	DS5.1 – On site car parking is provided at the following rate: • 1 employee space / employee + 1 customer space / 5 children DS5.2 – Bicycle parking spaces are provided in accordance with the following rate: • Employee parking spaces - 1 per 190m2 GFA • Visitor/customer parking spaces – 1 per 700m2 GFA • Motorcycle parking spaces – 1 per 100m2 GFA

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

LEGEND

LAND USES

- Neighbourhood Centre
- Local Community Centre and Neighbourhood Meeting Room
- Child Care
- Education
- Local Linear Park
- Local Recreation Park
- Drainage

BUILDING HEIGHTS

- Maximum Number of Storeys

INTERNAL LAND USE OUTCOMES & INTERFACES

- Indicative Bus Stop
- Indicative School BUZ Stop Location
- Key Corner Site
- Indicative Built Form Footprint
- Desired Building Frontage / Setback with Building Articulation and Screen Planting
- Retail Frontage
- Indicative Landscape Screening
- Indicative Location - Outdoor Playscape
- Indicative Carparking and Servicing Areas
- Primary Access Location

STREETSCAPE

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

ROAD NETWORK HIERARCHY

- Signalised Intersection
- Trunk Connector C2 - 25.0m
- Neighbourhood Connector N1 - 24.0m
- Neighbourhood Connector N2 - 25.0m
- Neighbourhood Connector L - 19.0m
- Urban Access A1 - 19.5m
- Laneway - 8.0m

and back of house/loading areas

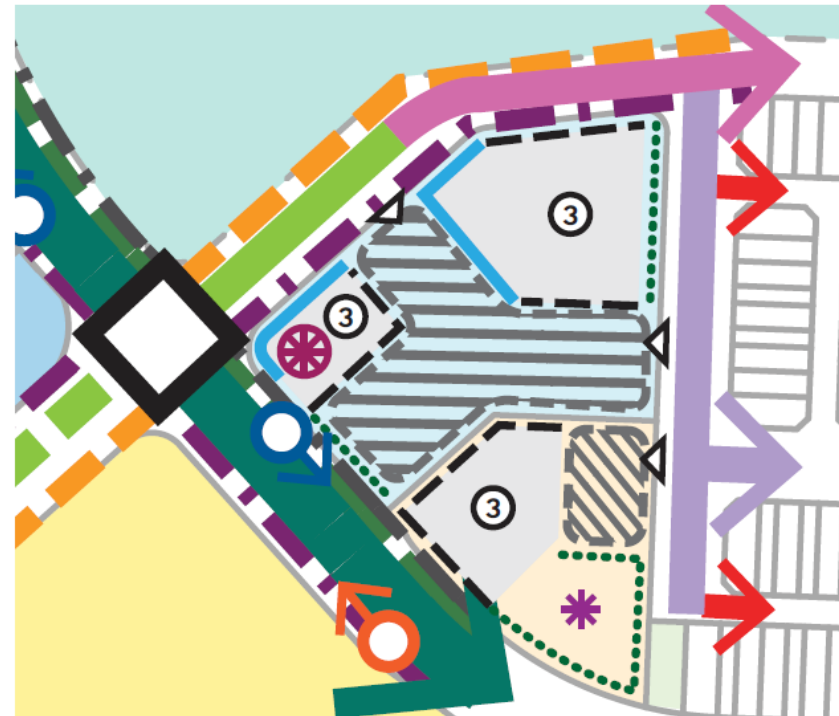


Figure 9 – Sub-precinct P19.4 Plan of Development



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

3.7. SUB-PRECINCT P19.5

3.7.1. Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for Sub-precinct P19.5 are outlined in **Table 20 - Uses Subject to Compliance Assessment** below.

Table 20 - Uses Subject to Compliance Assessment

USES SUBJECT TO COMPLIANCE ASSESSMENT
Where on Lots 8030 and 8031 - Educational Establishment - Health Care Services (where ancillary to the Educational Establishment) - Child Care Centre (where ancillary to the Educational Establishment) - Community Facility (where ancillary to the Educational Establishment)
Where on Lot 9106 Outdoor Sport and Recreation
Where on Lots 8027 and 8028 Community Facility

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

3.7.2. Specific Design Standards – Educational Establishment and Emerging Community Lot

Applications for compliance assessment for Educational Establishment on Lot 8030 and 8031 in Sub-precinct P19.5 is required to be assessed against and fulfil all the Design Standards identified in **Table 21 - Educational Establishment and Community Facility** below.

Table 21 - Educational Establishment and Community Facility

ELEMENT	DESIGN STANDARD
General	
Use	DS1.1 – Land uses comprise the uses specified for the Sub-Precinct in Table 20 - Uses Subject to Compliance Assessment .
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lot 8030 and 8031 as shown on Figure 10 - Sub-precinct 19.5 Plan of Development (Lots 8030, 8031 & 9106) .
Built form	DS2.1 – Building height is consistent with that identified on Figure 10 - Sub-precinct 19.5 Plan of Development (Lots 8030, 8031 & 9106) .
	DS2.2 - Development on a 'Key Corner Site' in Figure 10 - Sub-precinct 19.5 Plan of Development (Lots 8030, 8031 & 9106) provides a landscape or built form statement to this site which: a. Ensure that blank walls of buildings or back of house areas are not located on external corner frontages;

ELEMENT	DESIGN STANDARD
	b. Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses; and c. Building treatments are designed to respond to the primacy of the corner through a combination of architectural treatments, additional building height and responsive roof articulation.
	DS2.3 – Development for an Educational Establishment must be setback further than the 10kE/m2 HF isoline, as identified in the approved Bushfire Management Plan.
Public realm	DS3.1 – Development ensures that the built form for the State Primary School and Emerging Community Site does not compromise the function of the Neighbourhood Sports Park.
	DS3.2 – Development ensures that ‘Pedestrian and Cycle Links’ are provided in the general location as identified in Figure 10 - Sub-precinct 19.5 Plan of Development (Lots 8030, 8031 & 9106).
	DS3.3 – A car park must: • Provide a soft landscaped strip of at least 2m wide along the boundary. • Provide 1 shade tree per 6 car parking spaces for open air car parks.

required to be submitted for Compliance Assessment

ELEMENT	DESIGN STANDARD
	DS3.4 – The boundary between the District Sports Park and the school is to ensure the transition between the two uses ensures pedestrian accessibility, safety and amenity are prioritised.
Parking & Access	DS4.1 - Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.
	DS4.2 - State Primary School drop off area and School Bus Stop Zone are indicatively shown in Figure 10 - Sub-precinct 19.5 Plan of Development (Lots 8030, 8031 & 9106).
	DS4.3 – Access arrangements are to be located and arranged in accordance with Figure 10 - Sub-precinct 19.5 Plan of Development (Lots 8030, 8031 & 9106).
	DS4.4 – Development of the school is to have due regard to the ‘Planning for Safe Transport Infrastructure at Schools’ document.
Environment	DS5.1 – Gross Pollutant Management (litter and coarse sediment) is to be provided on all lots for ground level runoff. Management is to be provided in a range of forms to ensure the lot design including underground GPTs or stormwater pit basket inserts to all ground level pits.
	DS5.2 – Development of the school is to have due regard to the ‘Development Affected by Environmental Emissions from Transport Policy 2017’ document.

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

ELEMENT	DESIGN STANDARD
Rainwater tanks	DS6.1 - Rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL).
	DS6.2 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks
	DS6.3 – Tanks must be connected to and supply water to all of the following: • Toilets (all toilets); • Urinals (all urinals); • Laundry (all cold taps in laundry); and • Outdoor taps (all out door taps).

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

3.7.3. Specific Design Standards – Outdoor Sport and Recreation

Applications for compliance assessment for Outdoor Sport and Recreation on Lot 9106 in Sub-precinct P19.5 is required to be assessed against and fulfil all the Design Standards identified in **Table 22 - Outdoor Sport and Recreation** below.

Table 22 - Outdoor Sport and Recreation

ELEMENT	DESIGN STANDARD
General	
Use	DS1.1 – Land uses comprise the uses specified for the Sub-Precinct in Table 20 - Uses Subject to Compliance Assessment .
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lot 9106 as shown on Figure 10 - Sub-precinct 19.5 Plan of Development (Lots 8030, 8031 & 9106) .
Built form	DS2.1 – Building height is consistent with that identified on Figure 10 - Sub-precinct 19.5 Plan of Development (Lots 8030, 8031 & 9106) .
Public Realm	DS3.2 – Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in Figure 10 - Sub-precinct 19.5 Plan of Development (Lots 8030, 8031 & 9106) .
	DS3.3 – A car park must: • Provide 1 shade tree per 6 car parking spaces for open air car parks.
	DS3.4 – The boundary between the District Sports Park and the school is to ensure the transition between the two

ELEMENT	DESIGN STANDARD
	uses ensures pedestrian accessibility, safety and amenity are prioritised.
Parking & Access	DS4.1 - Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.
	DS4.2 - Access arrangements are to be located and arranged in accordance with Figure 10 - Sub-precinct 19.5 Plan of Development (Lots 8030, 8031 & 9106) .
Environment	DS5.1 – 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 - Rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL).
	DS6.2 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks
	DS6.3 – Tanks must be connected to and supply water to all of the following: • Toilets (all toilets) • Urinals (all urinals) • Laundry (all cold taps in laundry) • Outdoor taps (all out door taps)

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

LEGEND

LAND USES

- Education
- Emerging Community
- Community
- Child Care
- District Sports Park
- Regional Recreation Park
- Local Linear Park
- Neighbourhood Recreation Park

BUILDING HEIGHTS

- Maximum Number of Storeys

INTERNAL LAND USE OUTCOMES & INTERFACES

- Indicative Bus Stop Location
- Indicative School BUZ Stop Location
- Indicative Built Form Footprint
- Indicative Carparking and Servicing Areas
- Primary Access Location
- Desired Building Frontage / Setback with Building Articulation and Screen Planting
- Key Corner Site
- Bus Drop Off
- School Bus Stop Zone
- Indicative Sports Fields

STREETSCAPE

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

ROAD NETWORK HIERARCHY

- Signalised Intersection
- Trunk Connector C2 - 25.0m
- Trunk Connector C2 (No Parking Variant) - 22.7m
- Neighbourhood Connector N1 - 24.0m
- Neighbourhood Connector N2 - 25.0m
- Neighbourhood Connector L - 19.0m
- Urban Access A1 - 19.5m
- Access Street P - 15.5m

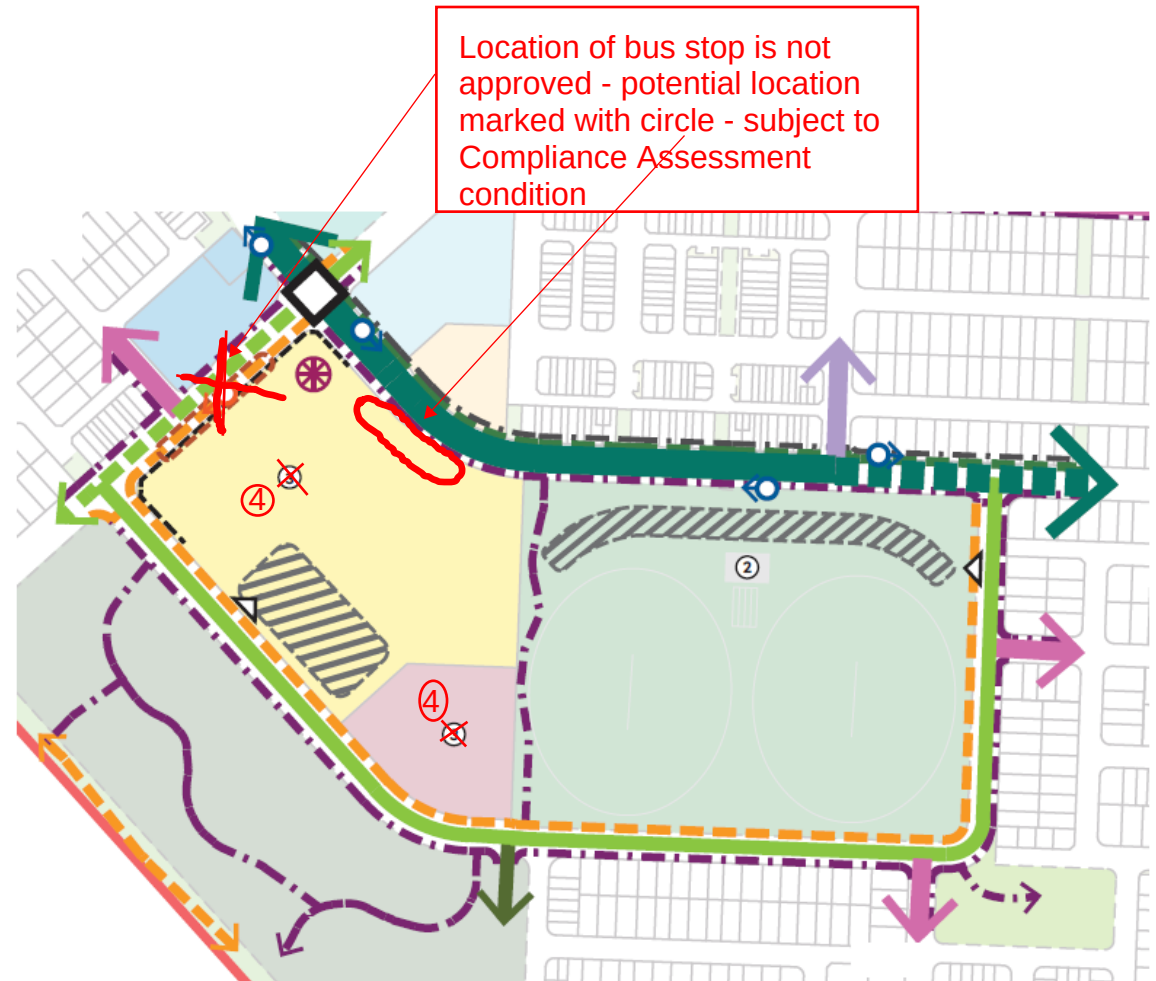
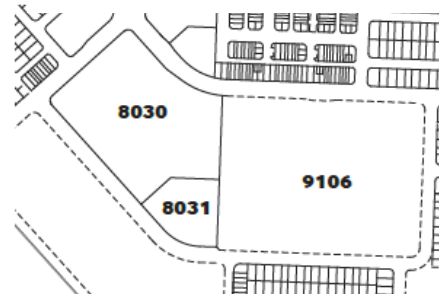


Figure 10 - Sub-precinct 19.5 Plan of Development (Lots 8030, 8031 & 9106)



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

3.7.4. Specific Design Standards – Community Facility

P19.5

Applications for compliance assessment for Community Facility on Lots 8027 and 8028 in Sub-precinct P19.5 are required to be assessed against and fulfil all the Design Standards identified in **Table 9 - Community Facility Design Standards** below.

Table 23 - Community Facility Design Standards

ELEMENT	DESIGN STANDARD
General	
Use	DS1.1 – Land uses comprise the uses specified for the Sub-Precinct in Table 20 - Uses Subject to Compliance Assessment .
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development for Lot 8027 and 8028 as shown on Figure 11 – Sub-precinct 19.5 Plan of Development (Lots 8027 & 8028) .
Built form	DS2.1 – Building height is consistent with that identified on Figure 11 – Sub-precinct 19.5 Plan of Development (Lots 8027 & 8028) .
	DS2.2 - Development on a 'Key Corner Site' in Figure 11 provides a landscape or built form statement to this site which: d. Ensure that blank walls of buildings or back of house areas are not located on external corner frontages; e. Built form is provided to this external frontage and is articulated through the use of glass, openings and recesses; and

ELEMENT	DESIGN STANDARD
	f. Building treatments are designed to respond to the primacy of the corner through a combination of architectural treatments, additional building height and responsive roof articulation.
Public realm	DS3.2 – Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in Figure 11 – Sub-precinct 19.5 Plan of Development (Lots 8027 & 8028) .
	DS3.3 – A car park must: • Provide a soft landscaped strip of at least 2m wide along the boundary; and • Provide 1 shade tree per 6 car parking spaces for open air car parks.
Parking & Access	DS4.1 - Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.
	DS4.2 - Access arrangements are to be located and arranged in accordance with Figure 11 – Sub-precinct 19.5 Plan of Development (Lots 8027 & 8028) .
Environment	DS5.1 – 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.
	DS6.1 - Rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be

ELEMENT	DESIGN STANDARD
Rainwater tanks	sized as 1KL per toilet or urinal (with a minimum size of 5KL).
	DS6.2 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks
	DS6.3 – Tanks must be connected to and supply water to all of the following: • Toilets (all toilets); • Urinals (all urinals); • Laundry (all cold taps in laundry); and • Outdoor taps (all out door taps).

LEGEND

LAND USES

- Neighbourhood Centre
- Local Community Centre and Neighbourhood Meeting Room
- Child Care
- Education
- Local Linear Park
- Local Recreation Park
- Drainage

BUILDING HEIGHTS

- Maximum Number of Storeys

INTERNAL LAND USE OUTCOMES & INTERFACES

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

STREETSCAPE

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

ROAD NETWORK HIERARCHY

- Signalised Intersection
- Trunk Connector C2 - 25.0m
- Neighbourhood Connector N1 - 24.0m
- Neighbourhood Connector N2 - 25.0m
- Neighbourhood Connector L - 19.0m
- Access Street P - 15.5m
- Laneway - 10.5m



Figure 11 – Sub-precinct 19.5 Plan of Development (Lots 8027 & 8028)



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

4. APPENDICES

APPENDIX A

APPROVED RECONFIGURING A LOT PLANS

Legend

Application Boundary

Adjoining Approval - DEV2023/1458

Lifestyle Buffer

Access Easement

Land Uses

Town Square / Civic Park

District Centre

Neighbourhood Centre

Neighbourhood Meeting Room

District Community Centre

Local Community Centre

State High School

State Primary School

Emerging Community

Private School

Child Care

Medium Density

Conservation Open Space

Drainage Open Space

District Sports Park

District Recreation Park

District Linear Park

Neighbourhood Recreation Park

Local Recreation Park

Local Linear Park

Embellishment (Road Reserve)

Sewer Pump Station

Balance Allotment

Lot Type

Other

Urban Warehouse - 12m x 14m

Fonzie Front - 8m x 25m

Fonzie Back (Micro Unit) - 4.7m x 11.5m

Urban Loft Type A - 8.5m x 12m

Urban Loft Type B - 8.2m x 12m

Urban Loft Type C - 8.3m x 12m

Bower Type A - 6.5m x 15m

Bower Type B - 8.5m x 15m

Bower Type C - 6.5m x 15m

21m Deep

Rear Loaded Laneway Terrace - 4.6m Wide

Rear Loaded Laneway Terrace - 6.6m Wide

Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

Front Loaded Terrace - 7.5m Wide

Front Loaded Terrace - 9m+ Wide (Ends)

25m Deep

Rear Loaded Laneway Terrace - 4.6m Wide

Rear Loaded Laneway Terrace - 6.6m Wide

Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

Front Loaded Terrace - 7.5m Wide

Front Loaded Terrace - 9m+ Wide (Ends)

Villa - 10m Wide

Premium Villa - 12.5m Wide

Courtyard - 14m Wide

Traditional - 16m Wide

Premium Traditional - 18m Wide

28m Deep

Rear Loaded Laneway Terrace - 4.6m Wide

Rear Loaded Laneway Terrace - 6.6m Wide

Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

Front Loaded Terrace - 7.5m Wide

Front Loaded Terrace - 9m+ Wide (Ends)

Villa - 10m Wide

Villa Type 2 - 10.5m Wide

Premium Villa - 12.5m Wide

Courtyard - 14m Wide

Traditional - 16m Wide

Premium Traditional - 18m Wide

30m Deep

Front Loaded Terrace - 7.5m Wide

Front Loaded Terrace - 9m+ Wide (Ends)

Villa - 10m Wide

Villa Type 2 - 10.5m Wide

Premium Villa - 12.5m Wide

Courtyard - 14m Wide

Traditional - 16m Wide

Premium Traditional - 18m Wide

All lots along the BCA are to have a minimum width of 12.5m. Any lot with a width less than 12.5m is to be removed/modified

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 53

Rev No: E

DATE: 18 MAY 2026

SHEET: 1 OF 15

DRAWN BY: JC

CHECKED BY: PHE

090180270360450

1 : 9,000 @ A3

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19

All lots along the BCA are to have a minimum width of 12.5m. Any lot with a width less than 12.5m is to be removed/modified

All lots along the BCA are to have a minimum width of 12.5m. Any lot with a width less than 12.5m is to be removed/modified

Stockland

AURA

URBAN DESIGN

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Legend

- Application Boundary
- DA1 Layout

Land Uses

- State High School
- Private School
- District Sports Park

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

Areas have been rounded down to the nearest 5m².

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

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

Legend

Application Boundary

Lot Type

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

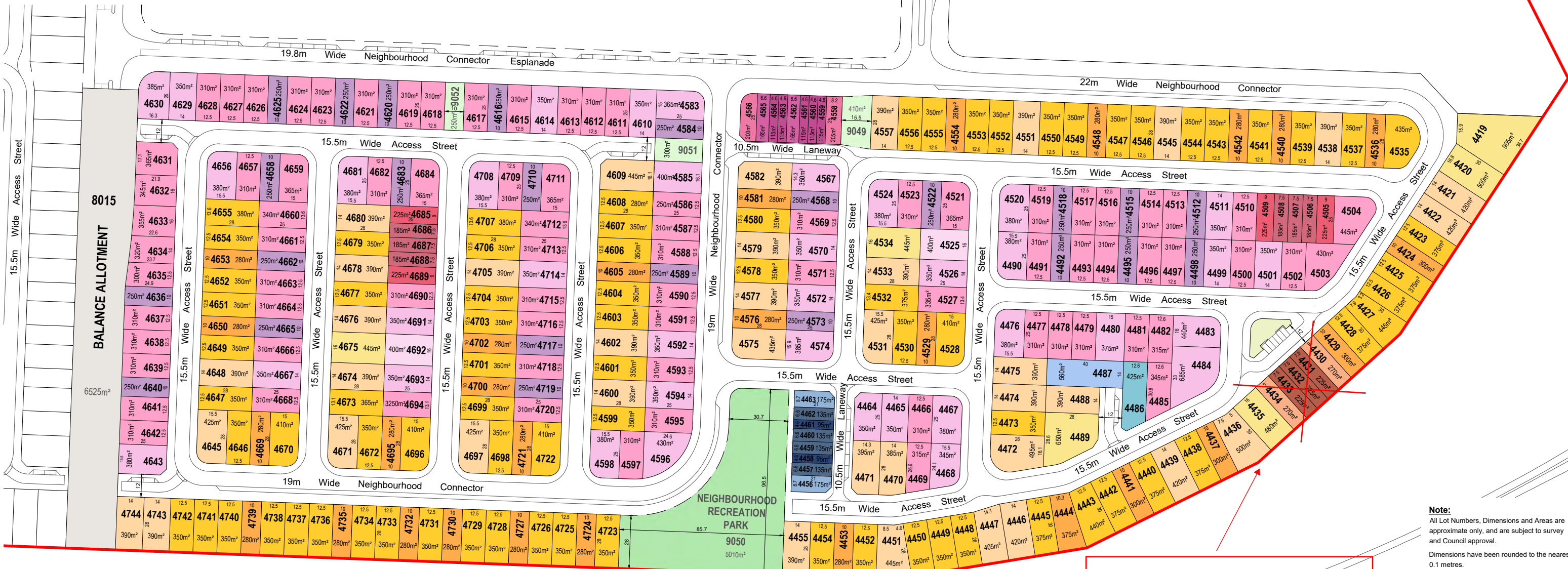
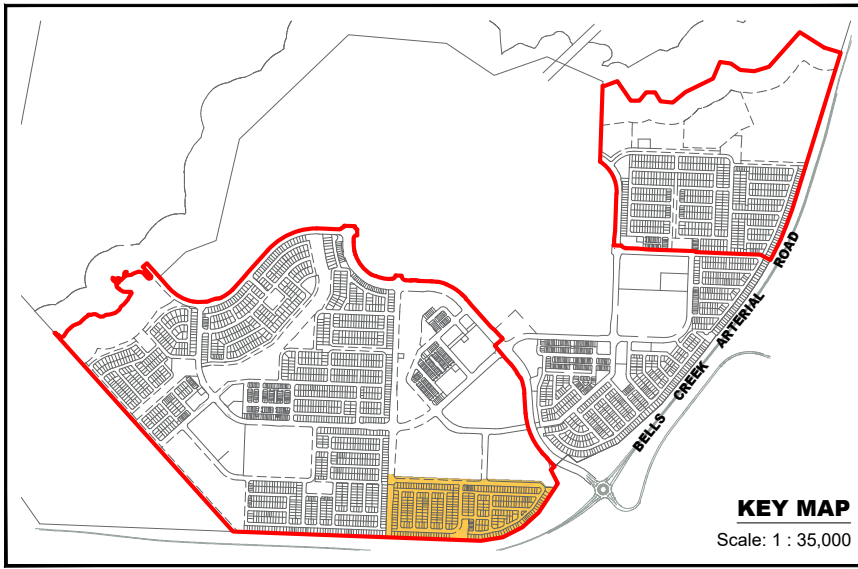
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

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

Land Uses

- Neighbourhood Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)
- Balance Allotment



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

All lots along the BCA are to have a minimum width of 12.5m. Any lot with a width less than 12.5m is to be removed/modified

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: **AU12885 – 56**
Rev No: **E**
DATE: 18 MAY 2026
SHEET: 4 OF 15
DRAWN BY: JC
CHECKED BY: PHE

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

**AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY EAST**



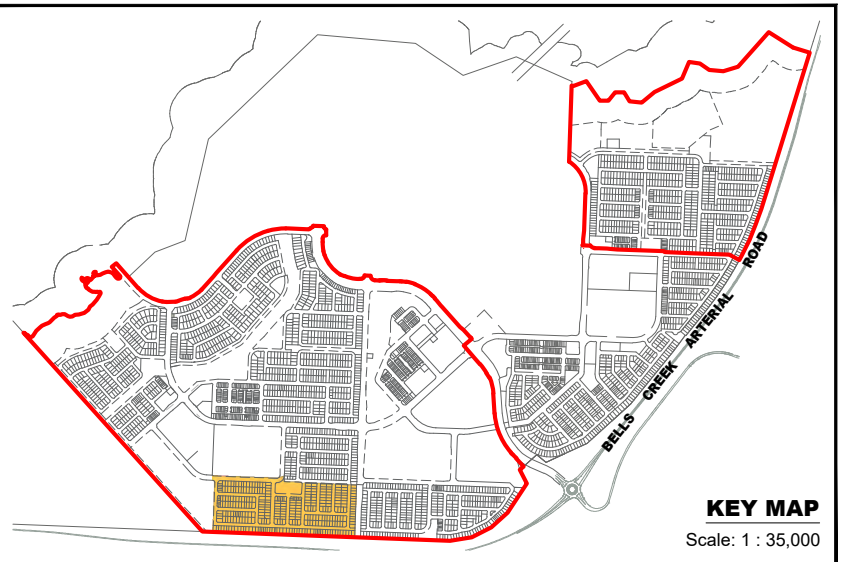
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Legend

- Application Boundary
- Land Uses
- Neighbourhood Recreation Park
 - Local Linear Park
 - Embellishment (Road Reserve)
- Lot Type
- Other
- Bower Type A - 6.5m x 15m
 - Bower Type B - 8.5m x 15m
 - Bower Type C - 6.5m x 15m

- 21m Deep
- Front Loaded Terrace - 7.5m Wide
 - Front Loaded Terrace - 9m+ Wide (Ends)
- 25m Deep
- Rear Loaded Laneway Terrace - 4.6m Wide
 - Rear Loaded Laneway Terrace - 6.6m Wide
 - Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
 - Front Loaded Terrace - 7.5m Wide
 - Front Loaded Terrace - 9m+ Wide (Ends)
 - Villa - 10m Wide
 - Premium Villa - 12.5m Wide
 - Courtyard - 14m Wide
 - Traditional - 16m Wide
- 28m Deep
- Villa - 10m Wide
 - Premium Villa - 12.5m Wide
 - Courtyard - 14m Wide
 - Traditional - 16m Wide
- 30m Deep
- Front Loaded Terrace - 7.5m Wide
 - Front Loaded Terrace - 9m+ Wide (Ends)
 - Villa - 10m Wide
 - Premium Villa - 12.5m Wide
 - Courtyard - 14m Wide
 - Traditional - 16m Wide



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

All lots along the BCA are to have a minimum width of 12.5m. Any lot with a width less than 12.5m is to be removed/modified

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 57
Rev No: E
DATE: 18 MAY 2026
SHEET: 5 OF 15
DRAWN BY: JC
CHECKED BY: PHE

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

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY WEST



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Legend

Application Boundary

Land Uses

- District Sports Park
- Local Linear Park
- Embellishment (Road Reserve)

Lot Type

Other

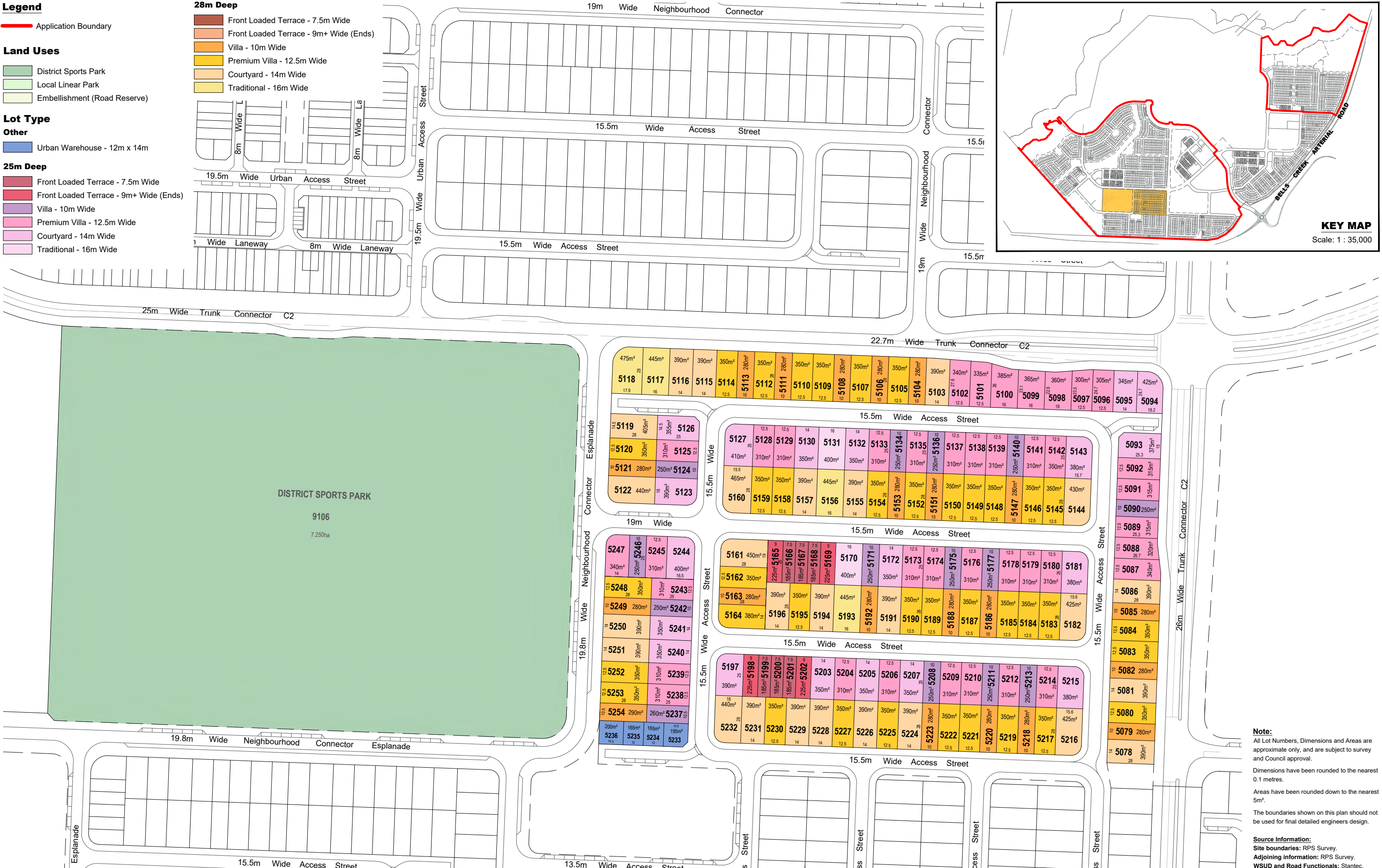
- Urban Warehouse - 12m x 14m

25m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide



KEY MAP

Scale: 1 : 35,000

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

Site boundaries: RPS Survey.

Adjoining information: RPS Survey.

WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 58

Rev No: E

DATE: 18 MAY 2026

SHEET: 6 OF 15

DRAWN BY: JC

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

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY CENTRAL



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Legend

Application Boundary

Land Uses

- District Community Centre
- Neighbourhood Meeting Room
- Medium Density
- Local Linear Park
- Embellishment (Road Reserve)

Lot Type

21m Deep

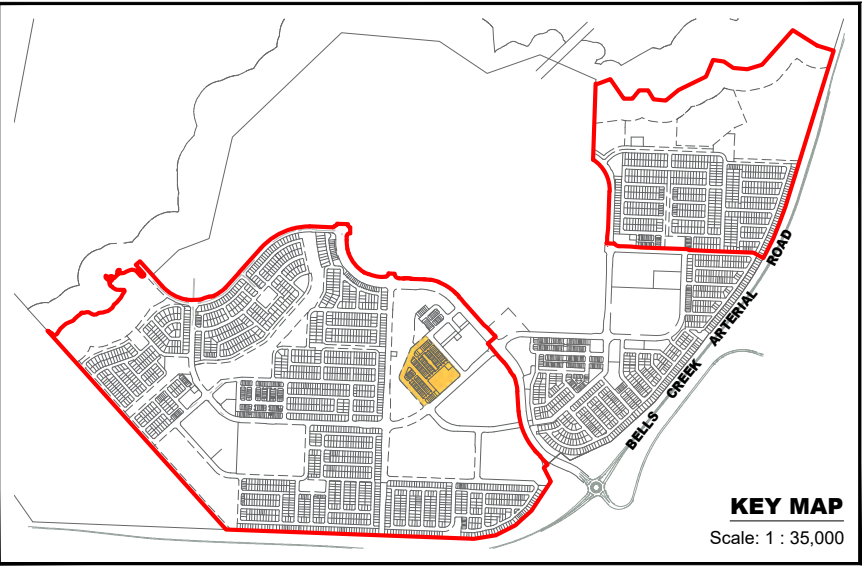
- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

Other

- Urban Loft Type A - 8.5m x 12m
- Urban Loft Type B - 8.2m x 12m
- Urban Loft Type C - 8.3m x 12m



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

AURA LAKES
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URBAN VILLAGE 1 - SOUTH



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

Legend

Application Boundary

Land Uses

- District Centre
- Medium Density
- Town Square
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)

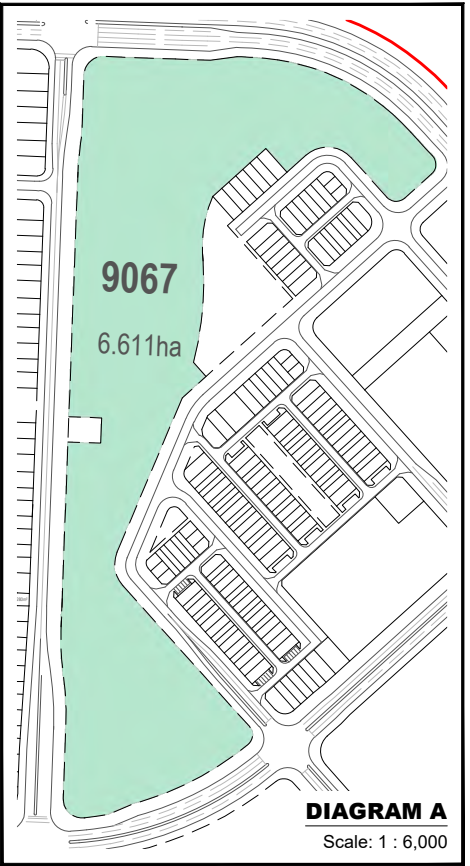
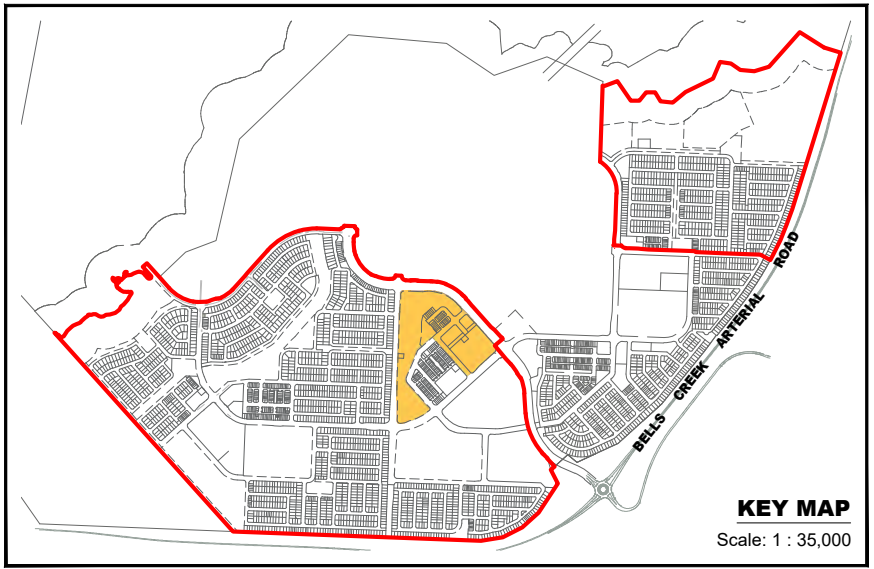
Lot Type

Other

- Urban Loft Type A - 8.5m x 12m
- Urban Loft Type B - 8.2m x 12m
- Urban Loft Type C - 8.3m x 12m

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)



Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 60

Rev No: E
DATE: 18 MAY 2026
SHEET: 8 OF 15
DRAWN BY: JC
CHECKED BY: PHE



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

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
URBAN VILLAGE 1 - NORTH



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Legend

Application Boundary

Land Uses

Local Linear Park

Lot Type

Other

Urban Warehouse - 12m x 14m

Bower Type A - 6.5m x 15m

Bower Type B - 8.5m x 15m

Bower Type C - 6.5m x 15m

25m Deep

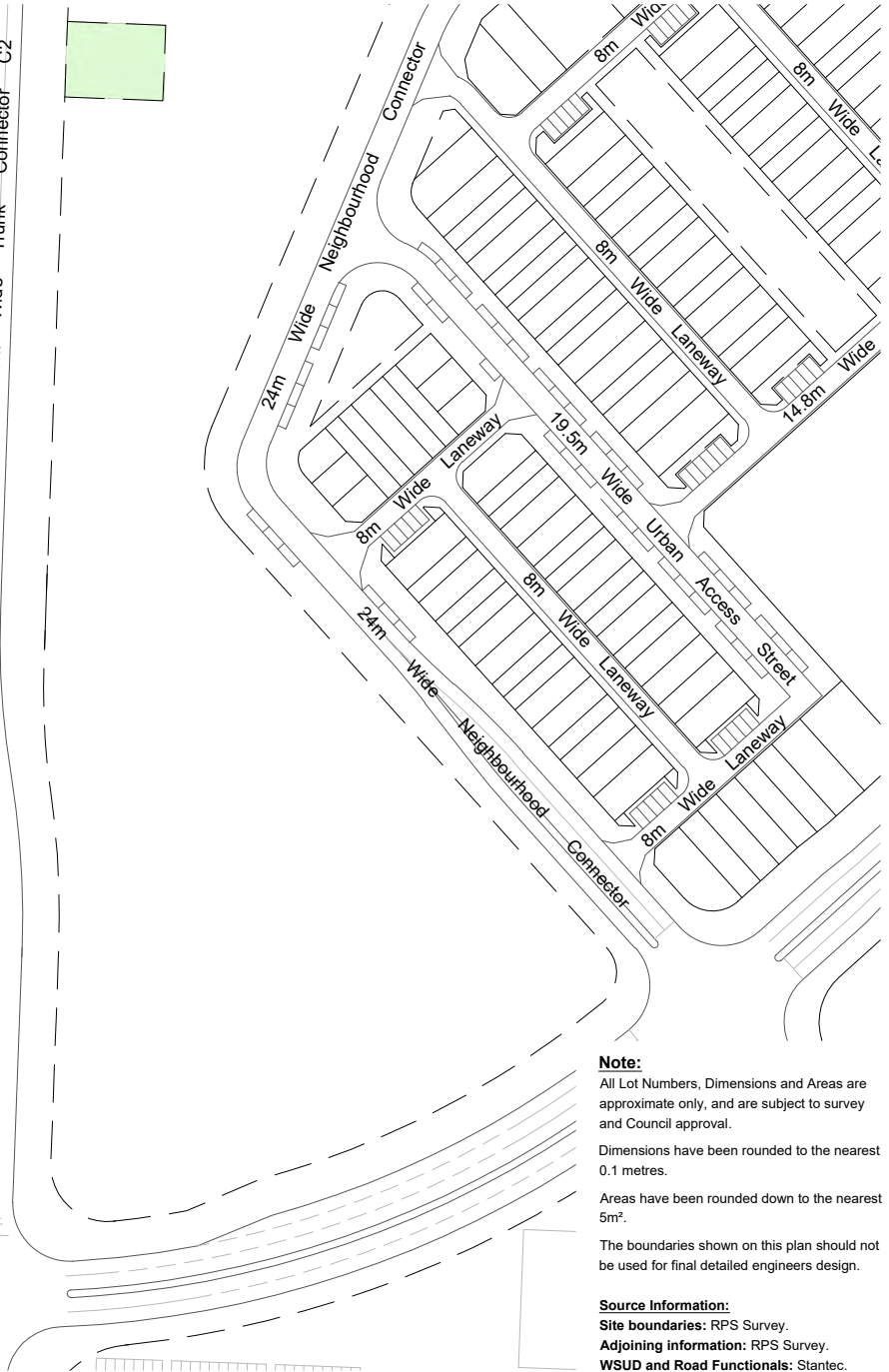
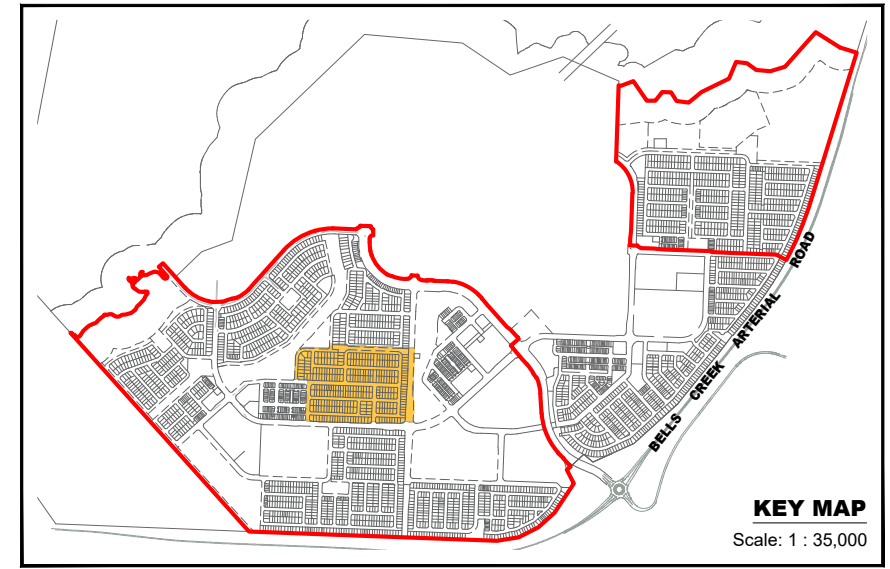
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide



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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 61

Rev No: E
DATE: 18 MAY 2026
SHEET: 9 OF 15
DRAWN BY: JC
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0 20 40 60 80 100 1 : 2,000 @ A3

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY PLUS CENTRAL & LIFESTYLE CENTRAL (PART)



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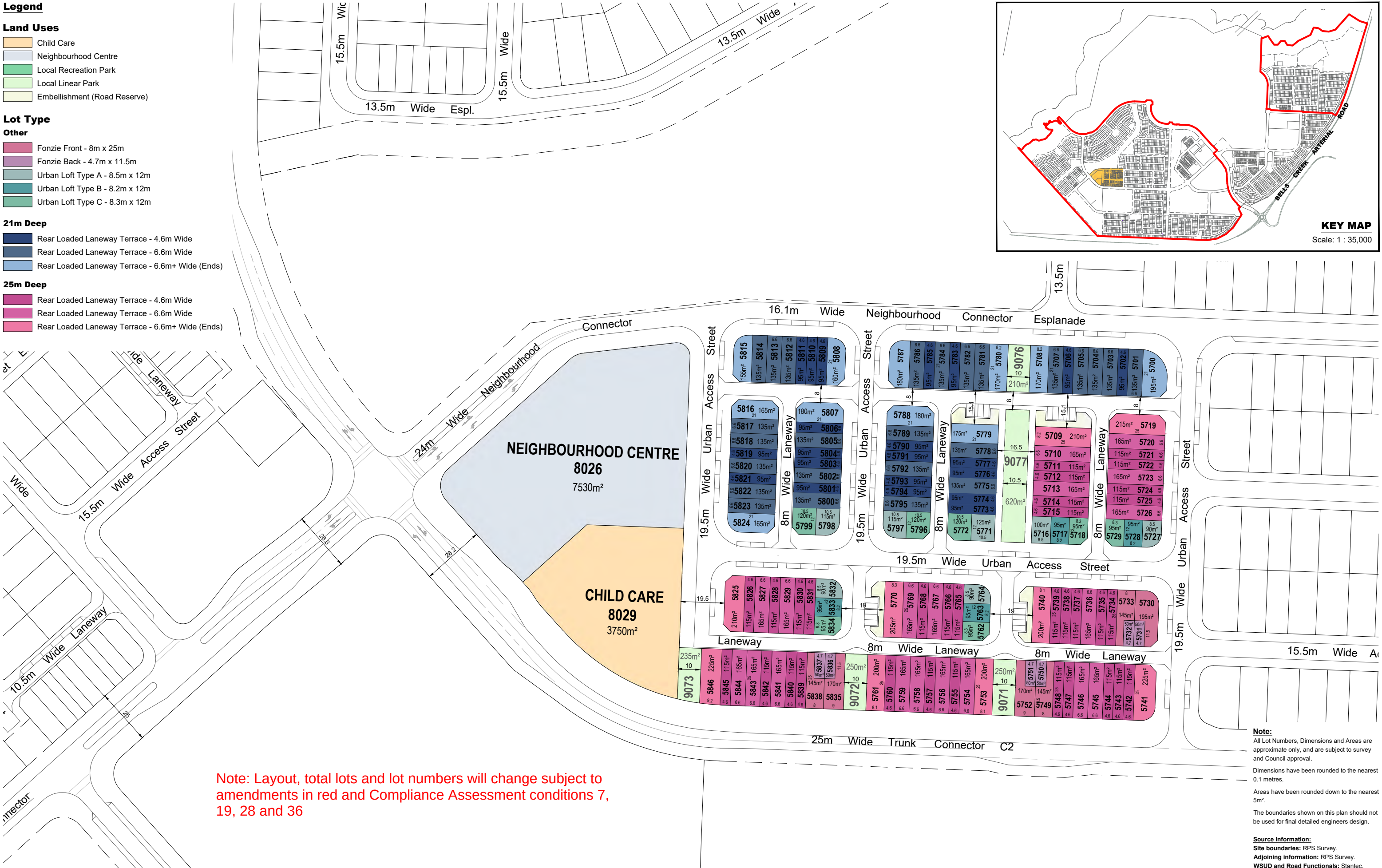


- Legend**
- Land Uses**
- Child Care
 - Neighbourhood Centre
 - Local Recreation Park
 - Local Linear Park
 - Embellishment (Road Reserve)

- Lot Type**
- Other**
- Fonzie Front - 8m x 25m
 - Fonzie Back - 4.7m x 11.5m
 - Urban Loft Type A - 8.5m x 12m
 - Urban Loft Type B - 8.2m x 12m
 - Urban Loft Type C - 8.3m x 12m

- 21m Deep**
- Rear Loaded Laneway Terrace - 4.6m Wide
 - Rear Loaded Laneway Terrace - 6.6m Wide
 - Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

- 25m Deep**
- Rear Loaded Laneway Terrace - 4.6m Wide
 - Rear Loaded Laneway Terrace - 6.6m Wide
 - Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: **AU12885 – 62**
Rev No: **E**
DATE: 18 MAY 2026
SHEET: 10 OF 15
DRAWN BY: JC
CHECKED BY: PHE

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

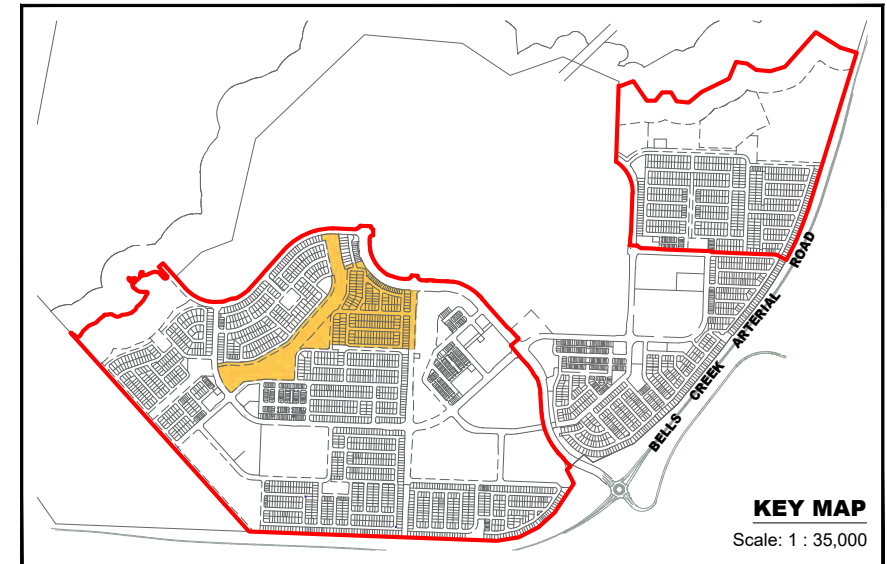
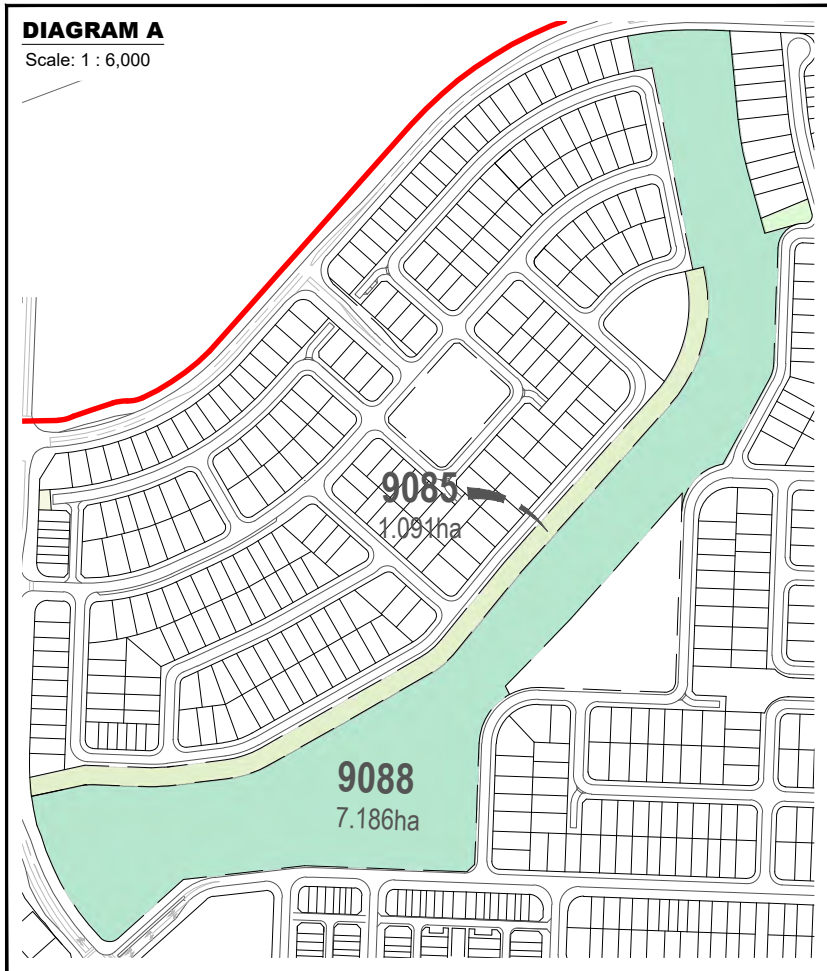
**AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
URBAN VILLAGE 2**

Stockland
AURA

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Legend

Application Boundary

Land Uses

- Neighbourhood Recreation Park
- District Linear Park
- Local Linear Park
- Embellishment (Road Reserve)
- Drainage Open Space

Lot Types

21m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

28m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.



PLAN REF: **AU12885 – 63**

Rev No: **E**
DATE: 18 MAY 2026
SHEET: 11 OF 15
DRAWN BY: JC
CHECKED BY: PHE



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

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

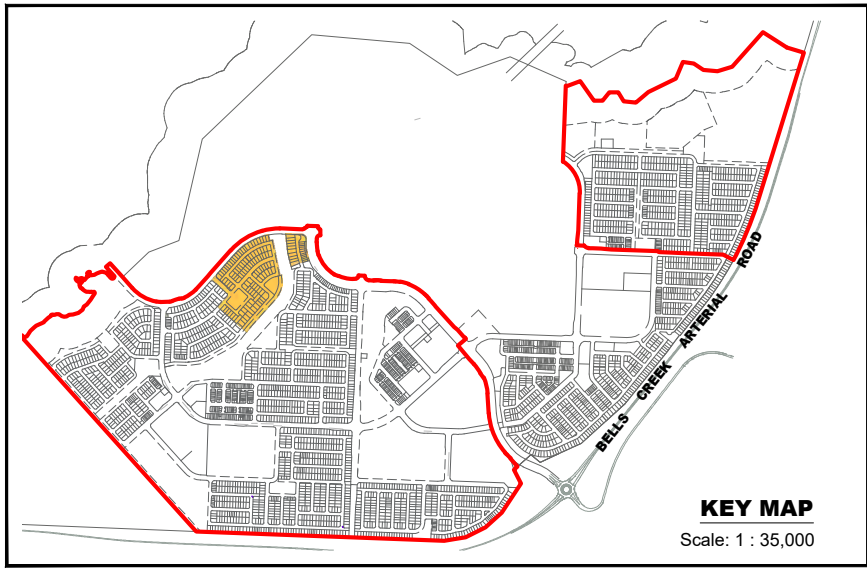
**AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE CENTRAL (PART)**



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Legend

Application Boundary

Land Uses

- Neighbourhood Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)
- Medium Density

Lot Types

25m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

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



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

AURA LAKES PROPOSAL PLAN PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19 LIFESTYLE NORTH-WEST (PART) & LIFESTYLE CENTRAL (PART)

PLAN REF: AU12885 – 64

Rev No: E
DATE: 18 MAY 2026
SHEET: 12 OF 15
DRAWN BY: JC
CHECKED BY: PHE



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Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

Legend

Application Boundary

Land Uses

Local Linear Park

Lot Types

21m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

25m Deep

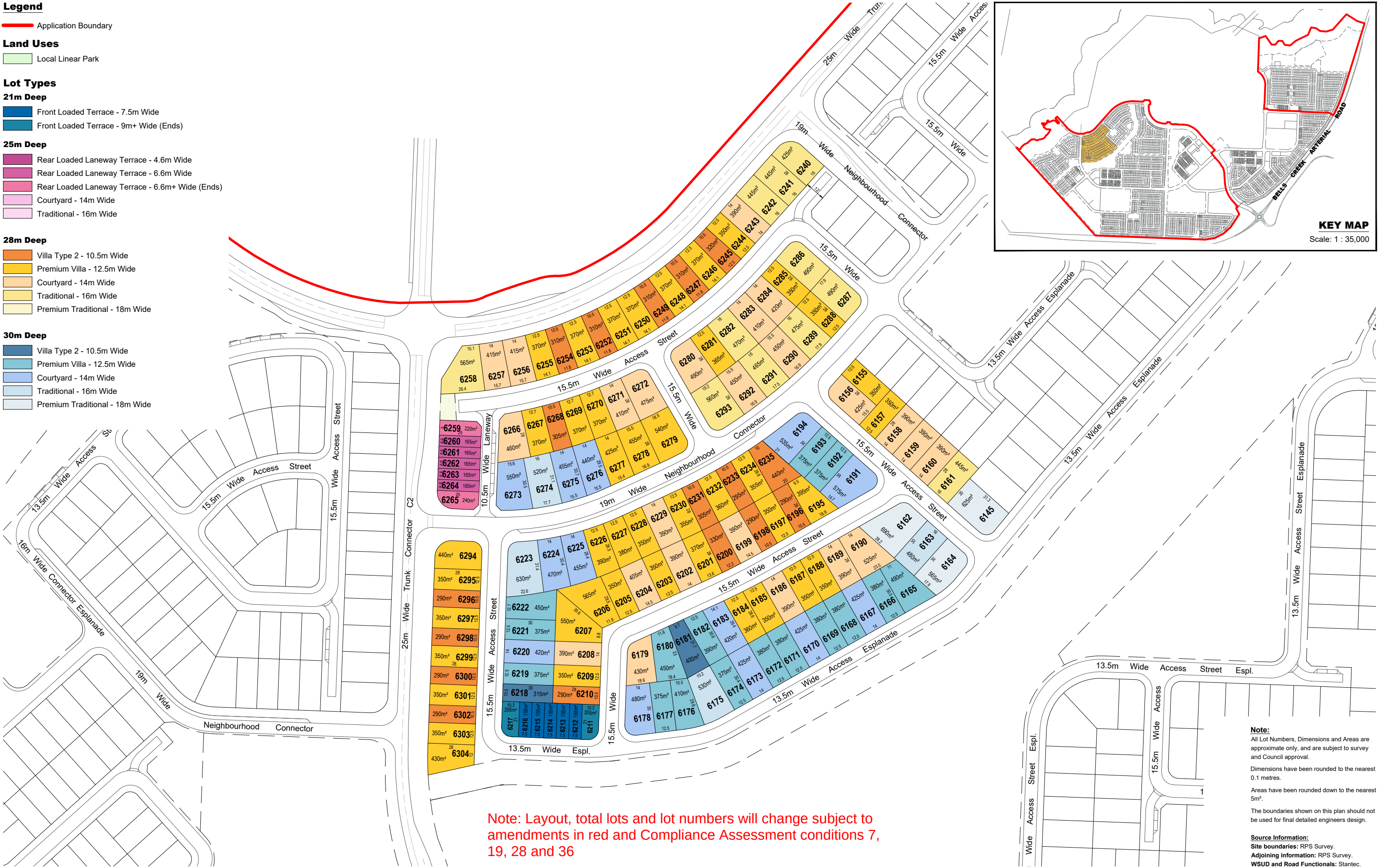
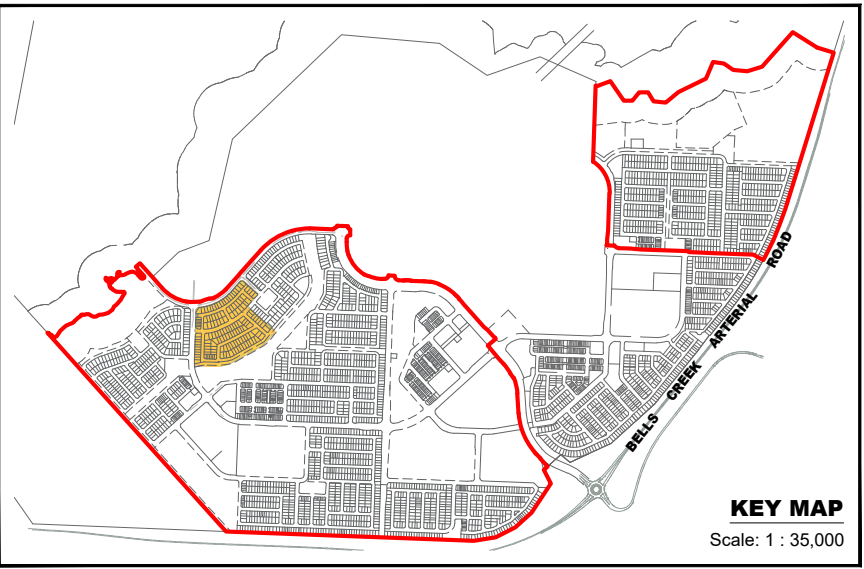
- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Note:
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE NORTH-WEST



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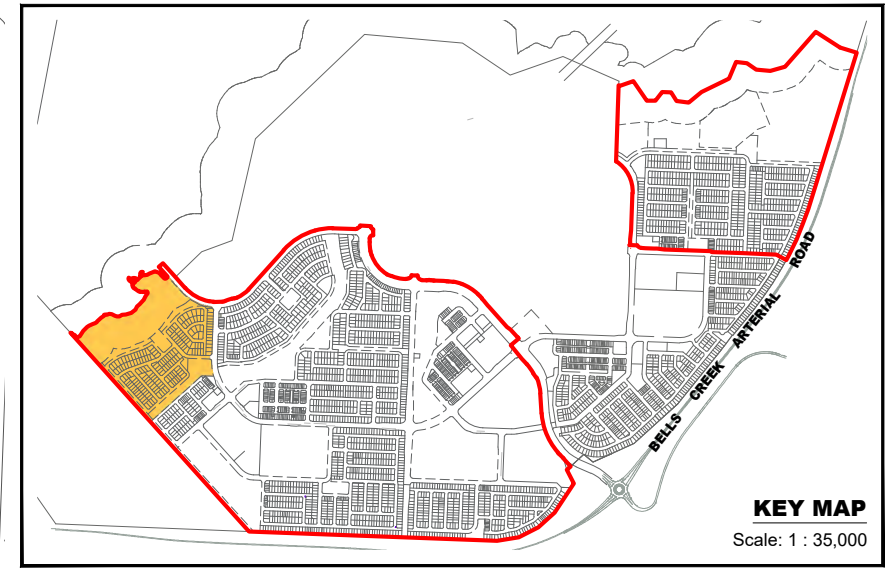
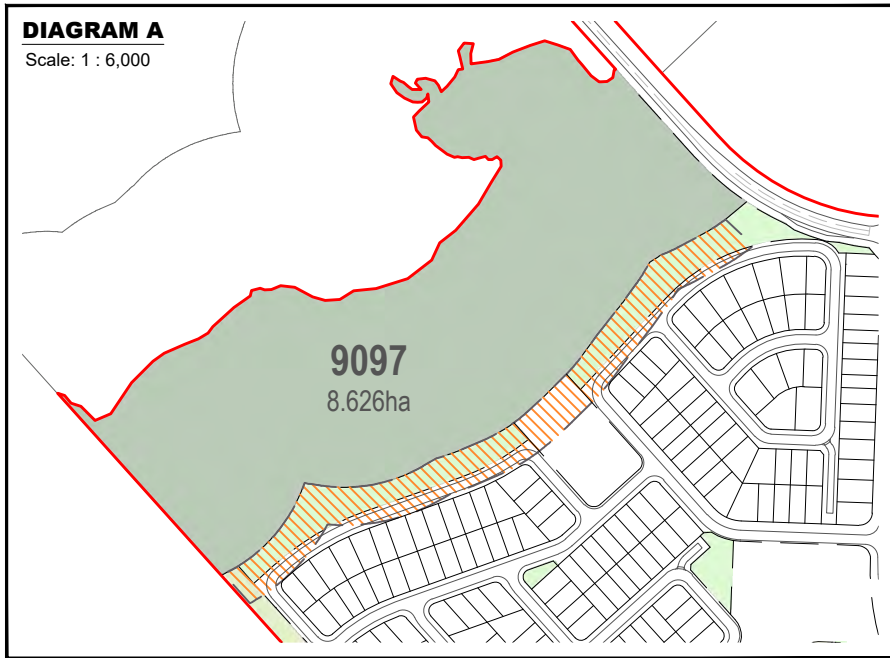
PLAN REF: AU12885 – 65

Rev No: E
DATE: 18 MAY 2026
SHEET: 13 OF 15
DRAWN BY: JC
CHECKED BY: PHE



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

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Legend

- Application Boundary
- Lifestyle Buffer

Land Uses

- Conservation Open Space
- District Linear Park
- Drainage Open Space
- Neighbourhood Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)

Lot Types

28m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

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Source Information:
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Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

**AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE WEST (PART)**



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

Legend

Application Boundary

Land Uses

- State Primary School
- Local Community Centre
- Emerging Community
- Neighbourhood Meeting Room
- District Linear Park
- Local Linear Park
- Embellishment (Road Reserve)
- District Recreation Park

Lot Types

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

25m Deep

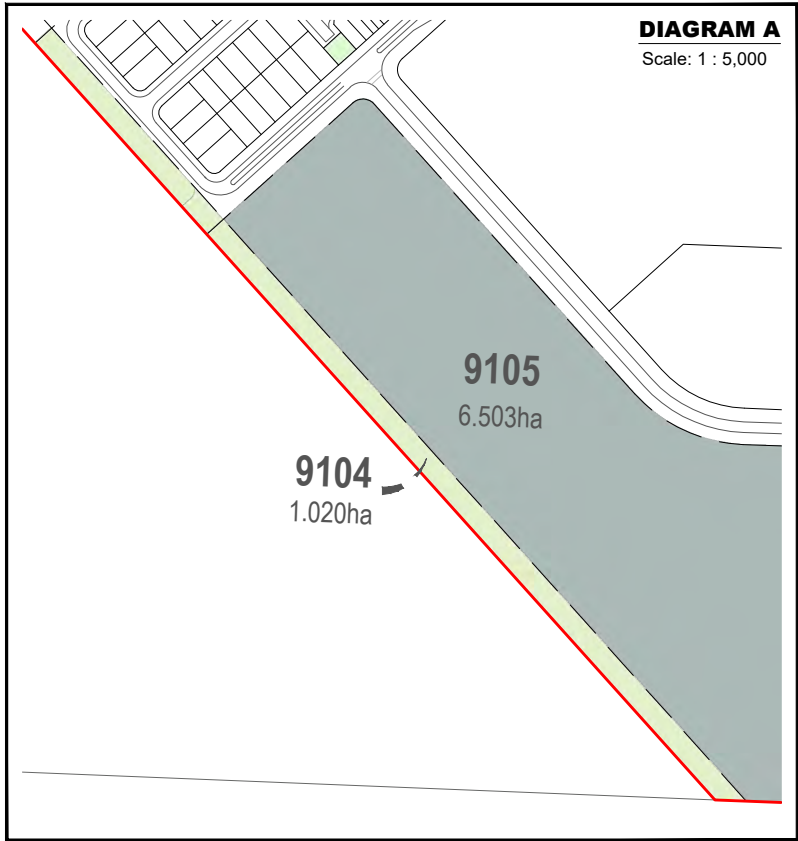
- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

28m Deep

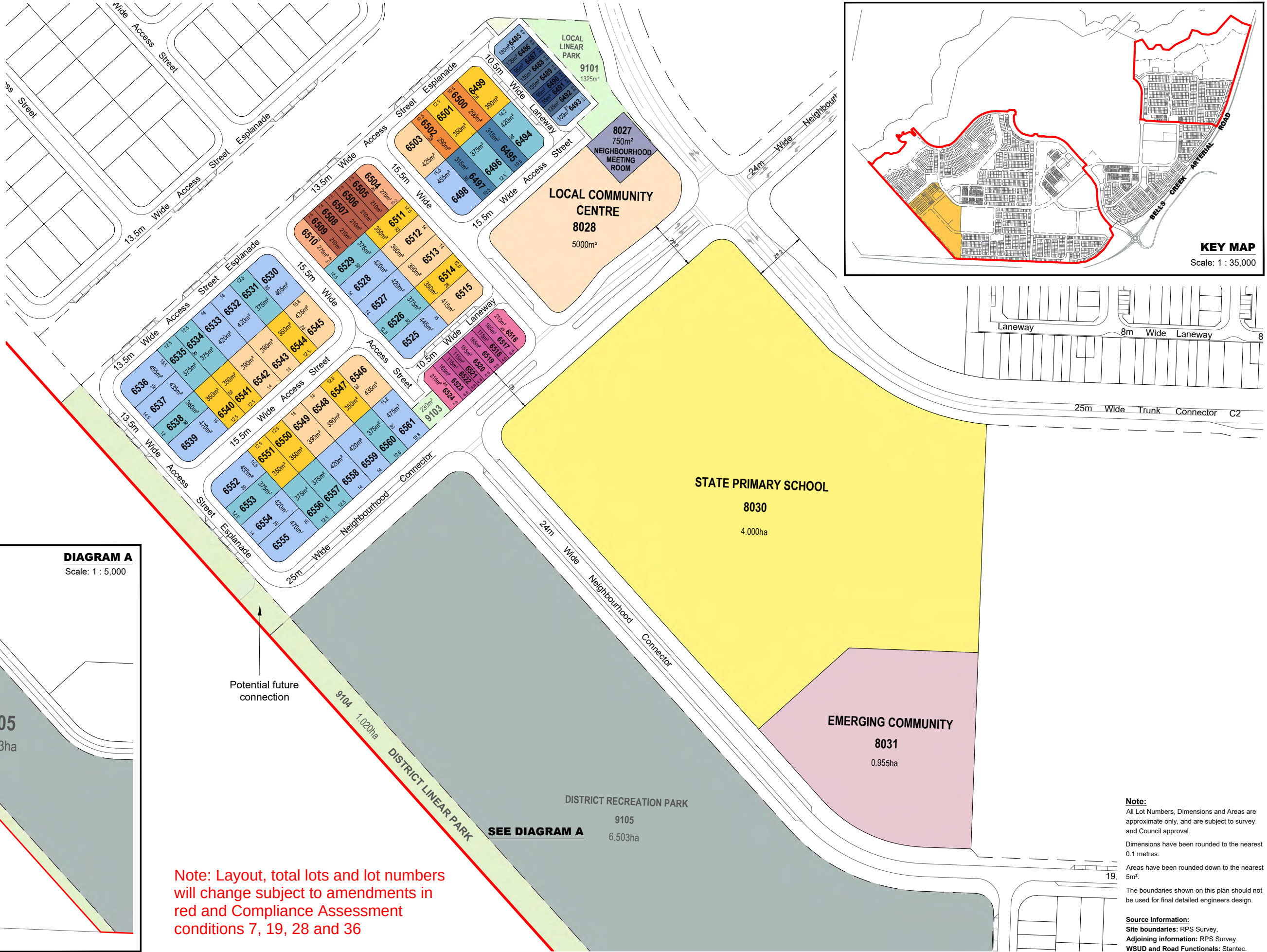
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide

30m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36



Note:
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Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
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Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

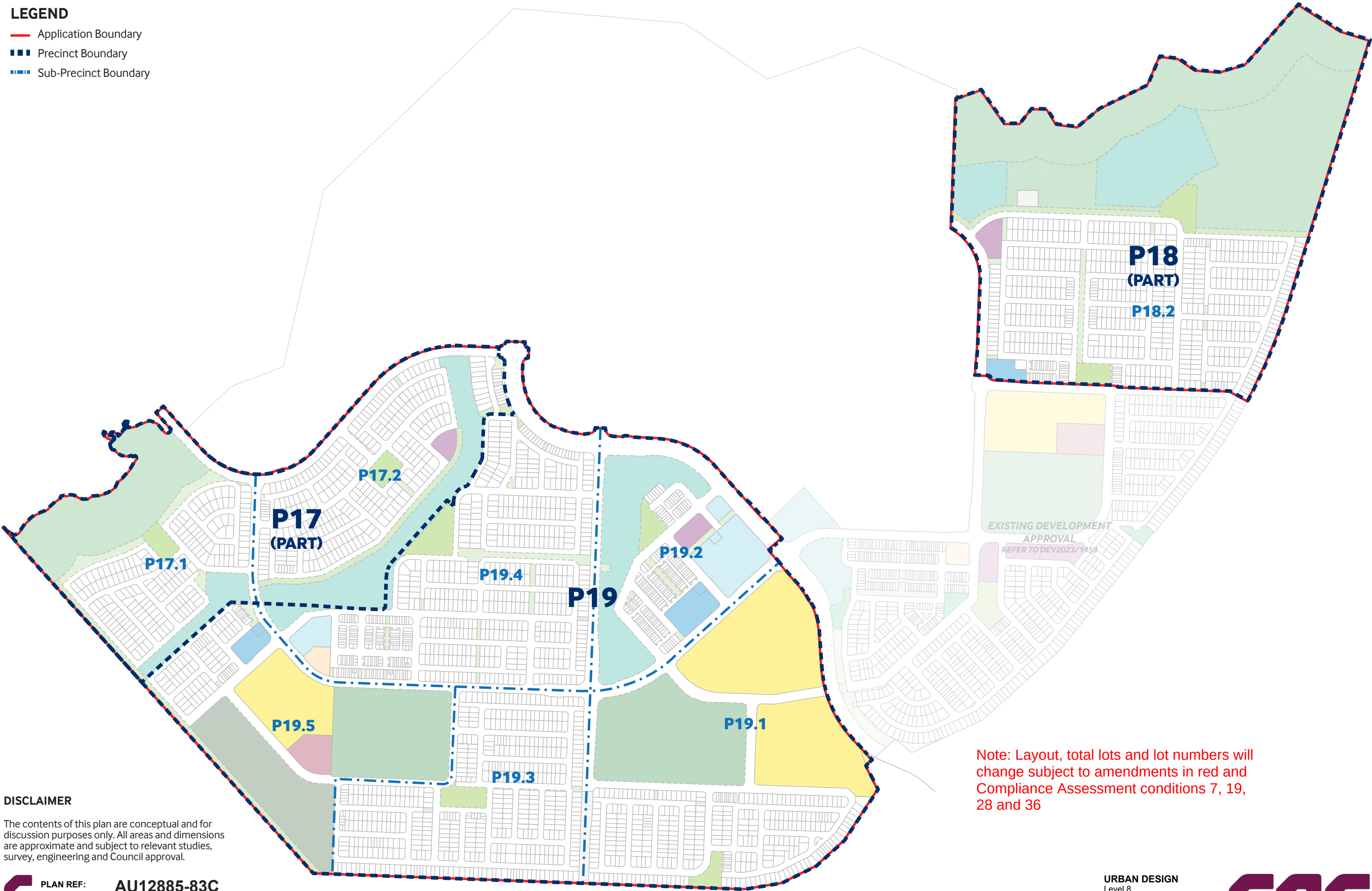
AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE WEST (PART)



APPENDIX B

APPROVED PLAN OF DEVELOPMENT PLANS

- LEGEND**
- Application Boundary
 - Precinct Boundary
 - Sub-Precinct Boundary



DISCLAIMER

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

PLAN REF:

AU12885-83C

DATE:

18 MAY 2026

CLIENT:

STOCKLAND

DRAWN BY:

JC

CHECKED BY:

PHE

0100200300400500

1 : 9,000 @ A3

AURA LAKES - PRECINCT 17 (PART), 18 (PART) & 19
SUB-PRECINCTS

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Legend

Application Boundary

Adjoining Approval - DEV2023/1458

Lifestyle Buffer

Development Controls

Mandatory Built to Boundary Wall

Optional Built to Boundary Wall

Preferred Driveway Location

Bin Pads

Multiple Dwelling Allotment (Duplex Lot)

Lots Potentially Impacted By Road Traffic Noise

Alternate Location for Private Open Space (For Lots Adjoining BCA Acoustic Fence)

On-Street Carparking

On-Street Car parking for Neighbourhood Park

Lot Type

Other

Urban Warehouse - 12m x 14m

Fonzie Front - 8m x 25m

Urban Loft Type A - 8.5m x 12m

Urban Loft Type B - 8.2m x 12m

Urban Loft Type C - 8.3m x 12m

Bower Type A - 6.5m x 15m

Bower Type B - 8.5m x 15m

Bower Type C - 6.5m x 15m

21m Deep

Rear Loaded Laneway Terrace - 4.6m Wide

Rear Loaded Laneway Terrace - 6.6m Wide

Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

Front Loaded Terrace - 7.5m Wide

Front Loaded Terrace - 9m+ Wide (Ends)

25m Deep

Rear Loaded Laneway Terrace - 4.6m Wide

Rear Loaded Laneway Terrace - 6.6m Wide

Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

Front Loaded Terrace - 7.5m Wide

Front Loaded Terrace - 9m+ Wide (Ends)

Villa - 10m Wide

Premium Villa - 12.5m Wide

Courtyard - 14m Wide

Traditional - 16m Wide

Premium Traditional - 18m Wide

28m Deep

Rear Loaded Laneway Terrace - 4.6m Wide

Rear Loaded Laneway Terrace - 6.6m Wide

Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

Front Loaded Terrace - 7.5m Wide

Front Loaded Terrace - 9m+ Wide (Ends)

Villa - 10m Wide

Villa Type 2 - 10.5m Wide

Premium Villa - 12.5m Wide

Courtyard - 14m Wide

Traditional - 16m Wide

Premium Traditional - 18m Wide

30m Deep

Front Loaded Terrace - 7.5m Wide

Front Loaded Terrace - 9m+ Wide (Ends)

Villa - 10m Wide

Villa Type 2 - 10.5m Wide

Premium Villa - 12.5m Wide

Courtyard - 14m Wide

Traditional - 16m Wide

Premium Traditional - 18m Wide

Land Uses

Conservation Open Space

Drainage Open Space

District Sports Park

District Recreation Park

District Linear Park

Neighbourhood Recreation Park

Local Recreation Park

Local Linear Park

Embellishment (Road Reserve)

All lots along the BCA are to have a minimum width of 12.5m. Any lot with a width less than 12.5m is to be removed/modified

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

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

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Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 68

Rev No: E

DATE: 18 MAY 2026

SHEET: 1 OF 14

DRAWN BY: JC

CHECKED BY: PHE

090180270360450

1 : 9,000 @ A3

AURA LAKES

PLAN OF DEVELOPMENT

PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19

Stockland

AURA

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Level 8

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Legend

- Application Boundary
- Adjoining Approval - DEV2023/1458
- Lifestyle Buffer

Development Controls

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

Parking Breakdown

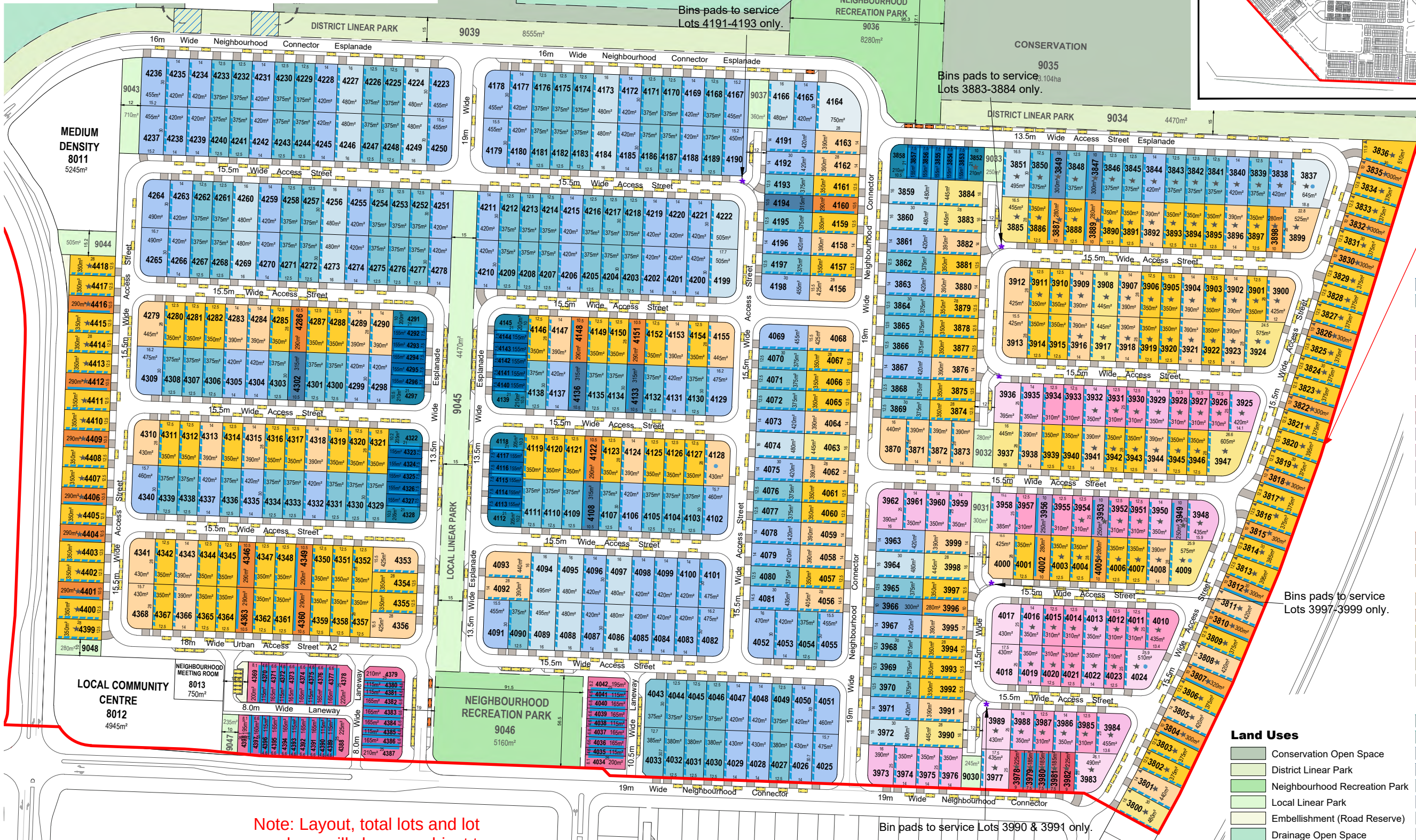
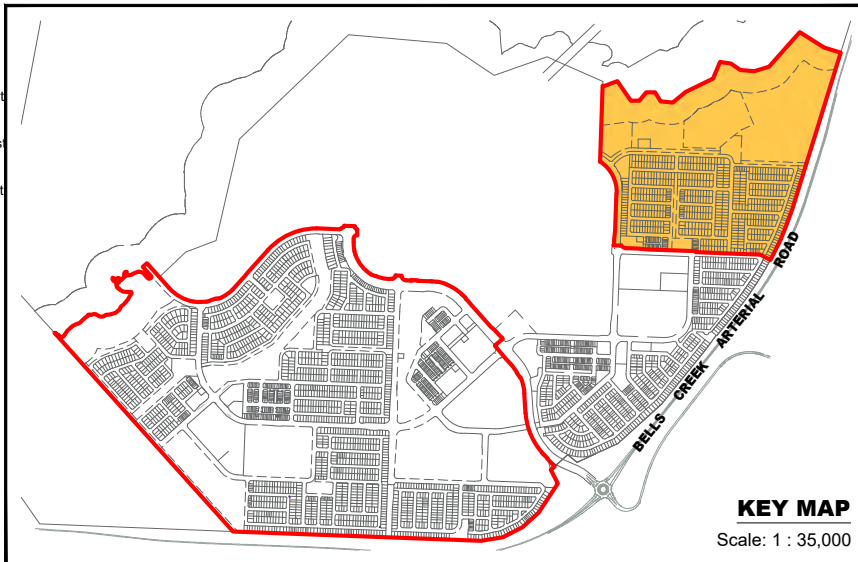
Total On-Street Visitor Parking Spaces Provided 496
Total Residential Dwellings 619
Total On-Street Visitor Parking Spaces Required 465 (based on 0.75 per dwelling)
Parking Ratio Achieved 0.80

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
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Areas have been rounded down to the nearest 5m².
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Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.



All lots along the BCA are to have a minimum width of 12.5m. Any lot with a width less than 12.5m is to be removed/modified

Lot Type

- 21m Deep
 - Front Loaded Terrace - 7.5m Wide
 - Front Loaded Terrace - 9m+ Wide (Ends)
- 25m Deep
 - Rear Loaded Laneway Terrace - 4.6m Wide
 - Rear Loaded Laneway Terrace - 6.6m Wide
 - Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
 - Front Loaded Terrace - 7.5m Wide
 - Front Loaded Terrace - 9m+ Wide (Ends)
 - Villa - 10m Wide
 - Premium Villa - 12.5m Wide
 - Courtyard - 14m Wide
 - Traditional - 16m Wide
 - Premium Traditional - 18m Wide
- 28m Deep
 - Rear Loaded Laneway Terrace - 4.6m Wide
 - Rear Loaded Laneway Terrace - 6.6m Wide
 - Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
 - Villa - 10m Wide
 - Villa Type 2 - 10.5m Wide
 - Premium Villa - 12.5m Wide
 - Courtyard - 14m Wide
 - Traditional - 16m Wide
 - Premium Traditional - 18m Wide
- 30m Deep
 - Front Loaded Terrace - 7.5m Wide
 - Front Loaded Terrace - 9m+ Wide (Ends)
 - Villa - 10m Wide
 - Villa Type 2 - 10.5m Wide
 - Premium Villa - 12.5m Wide
 - Courtyard - 14m Wide
 - Traditional - 16m Wide
 - Premium Traditional - 18m Wide

Land Uses

- Conservation Open Space
- District Linear Park
- Neighbourhood Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)
- Drainage Open Space

PLAN REF: AU12885 - 69
Rev No: E
DATE: 18 MAY 2026
SHEET: 2 OF 14
DRAWN BY: JC
CHECKED BY: PHE



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE NORTH-EAST & GATEWAY PLUS NORTH-EAST



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 Application Boundary

21m Deep

25m Deep

	Rear Loaded Laneway Terrace - 4.6m Wide
	Rear Loaded Laneway Terrace - 6.6m Wide
	Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
	Front Loaded Terrace - 7.5m Wide
	Front Loaded Terrace - 9m+ Wide (Ends)
	Villa - 10m Wide
	Premium Villa - 12.5m Wide
	Courtyard - 14m Wide
	Traditional - 16m Wide

28m Deep

	Villa - 10m Wide
	Premium Villa - 12.5m Wide
	Courtyard - 14m Wide
	Traditional - 16m Wide
	Premium Traditional - 18m Wide

30m Deep

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

 Mandatory Built to Boundary Wall

Optional Built to Boundary Wall

■ Preferred Driveway Location

- Bin Pads

- Multiple Dwelling Allotment (Duplex Lot)

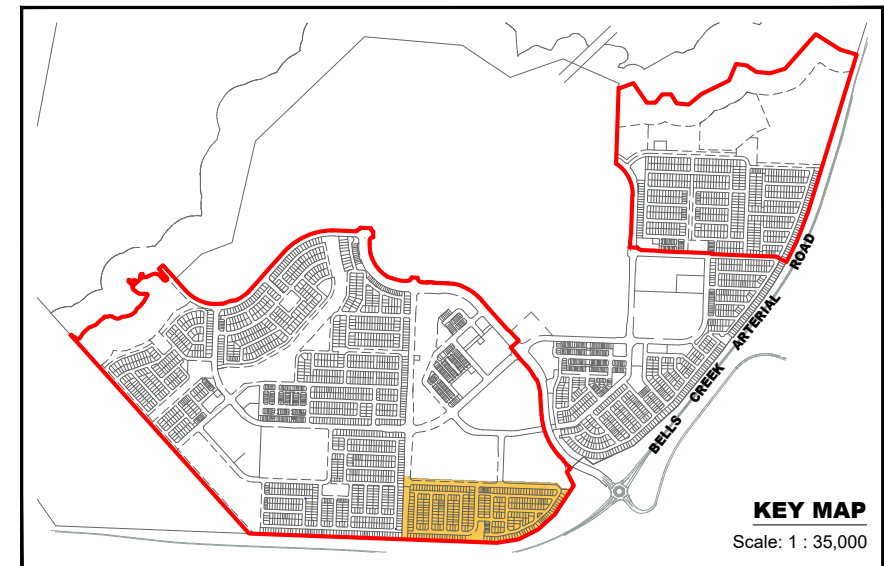
★ Lots Potentially Impacted By Road Traffic Noise

▲ Alternate Location for Private Open Space
(For Lots Adjoining BCA Acoustic Fence)

 On-Street Carparking

 On-Street Carparking Neighbourhood Recreation Park

Total On-Street Visitor Parking Spaces Provided	245
Total Residential Dwellings	325
Total On-Street Visitor Parking Spaces Required	244
(based on 0.75 per dwelling)	
Parking Ratio Achieved	0.75



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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: **AU12885 - 70**
Rev No: **E**
DATE: 18 MAY 2026
SHEET: 3 OF 14
DRAWN BY: JC
CHECKED BY: PHE



**AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY EAST**



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Legend

Application Boundary

Lot Type

Other

- Bower Type A - 6.5m x 15m
- Bower Type B - 8.5m x 15m
- Bower Type C - 6.5m x 15m

21m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

30m Deep

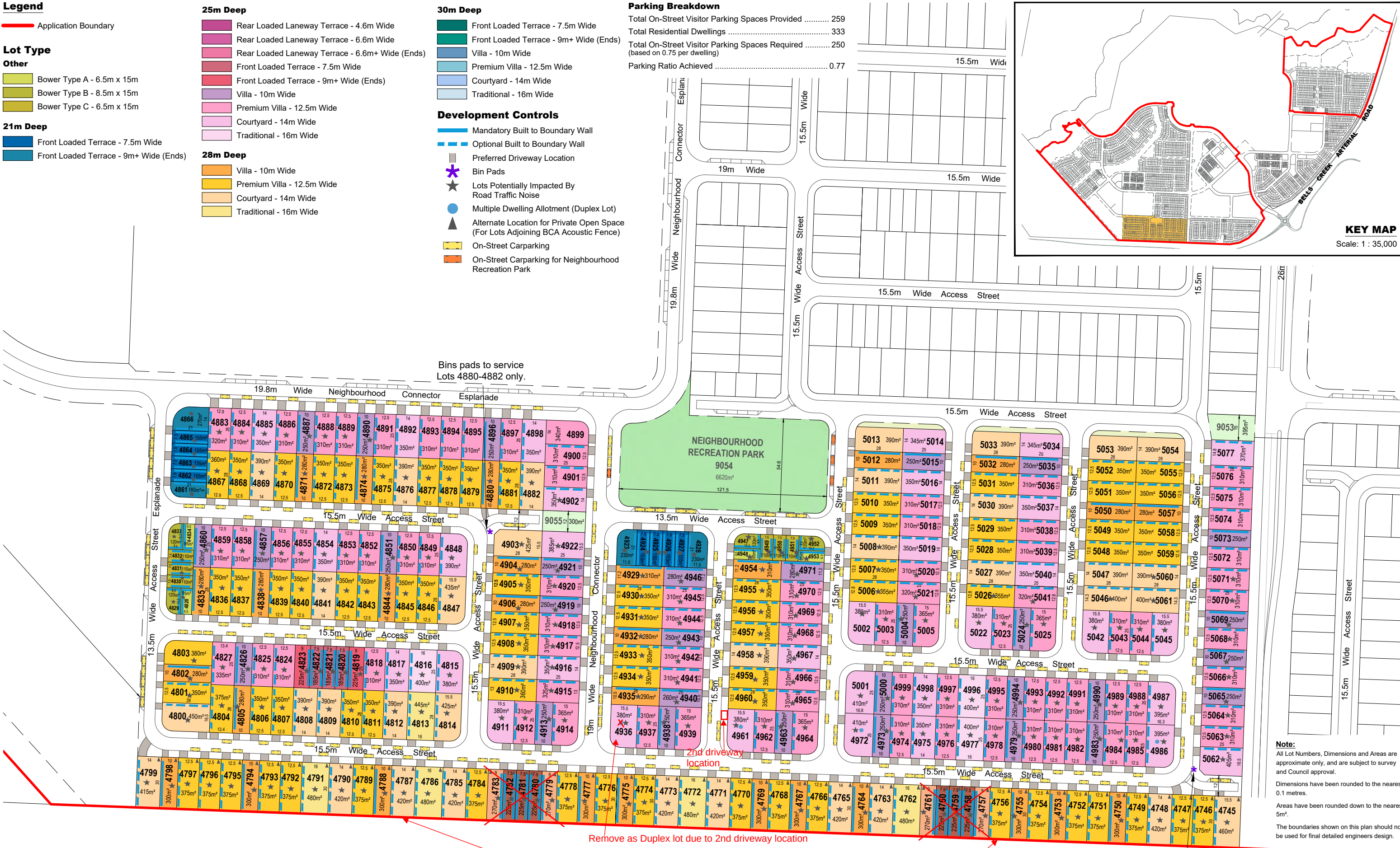
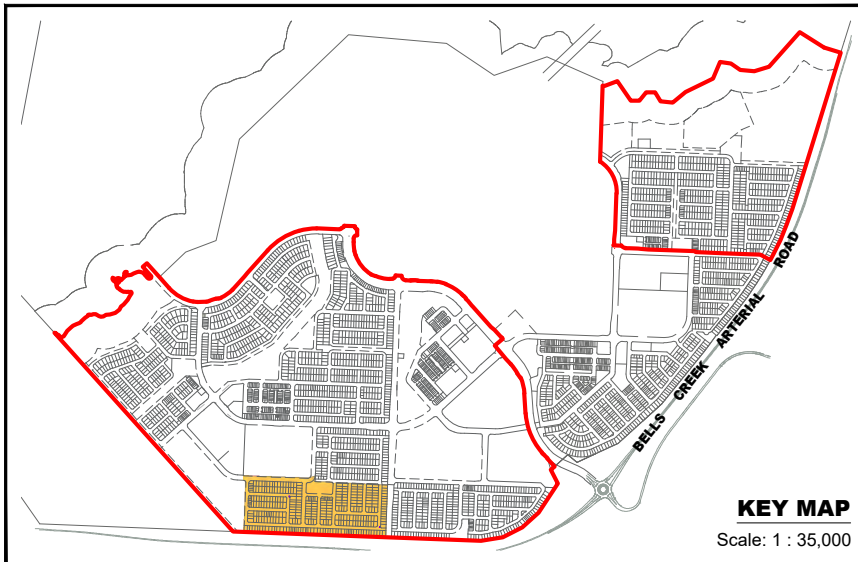
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

Development Controls

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

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 259
Total Residential Dwellings 333
Total On-Street Visitor Parking Spaces Required 250
(based on 0.75 per dwelling)
Parking Ratio Achieved 0.77



Note:
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Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 - 71
Rev No: E
DATE: 18 MAY 2026
SHEET: 4 OF 14
DRAWN BY: JC
CHECKED BY: PHE

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

All lots along the BCA are to have a minimum width of 12.5m. Any lot with a width less than 12.5m is to be removed/modified

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY WEST



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Legend

- Application Boundary
- Land Uses
- District Sports Park
 - Local Linear Park
 - Embellishment (Road Reserve)

Lot Type

- Other
- Urban Warehouse - 12m x 14m

25m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Bin Pads
- Lots Potentially Impacted By Road Traffic Noise
- On-Street Carparking

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 136
Total Residential Dwellings 177
Total On-Street Visitor Parking Spaces Required 133
(based on 0.75 per dwelling)
Parking Ratio Achieved 0.76

Wide Neighbourhood Connector

15.5m Wide Access Street

15.5m Wide Access Street

Bins pads to service
Lots 5116 & 5117 only.

Bins pads to service
Lots 5114 & 5115 only.

Bins pads to service
Lots 5094 & 5095 only.

19m Wide

22.7m Wide Trunk Connector C2

15.5m Wide Access Street

15.5m Wide Access Street

15.5m Wide Access Street

15.5m Wide Access Street

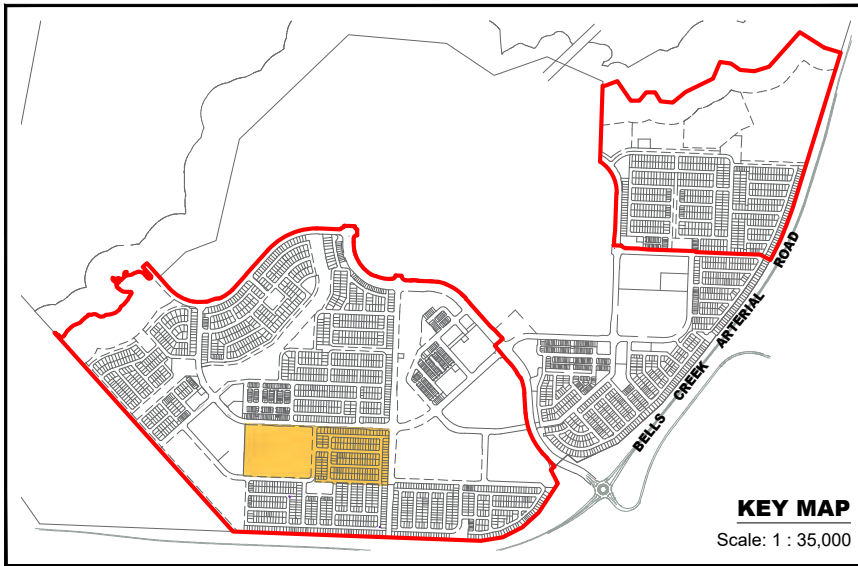
Bins pads to service
Lots ~~5230-5233~~ only.
5233-5236

19.8m Wide Neighbourhood Connector Esplanade

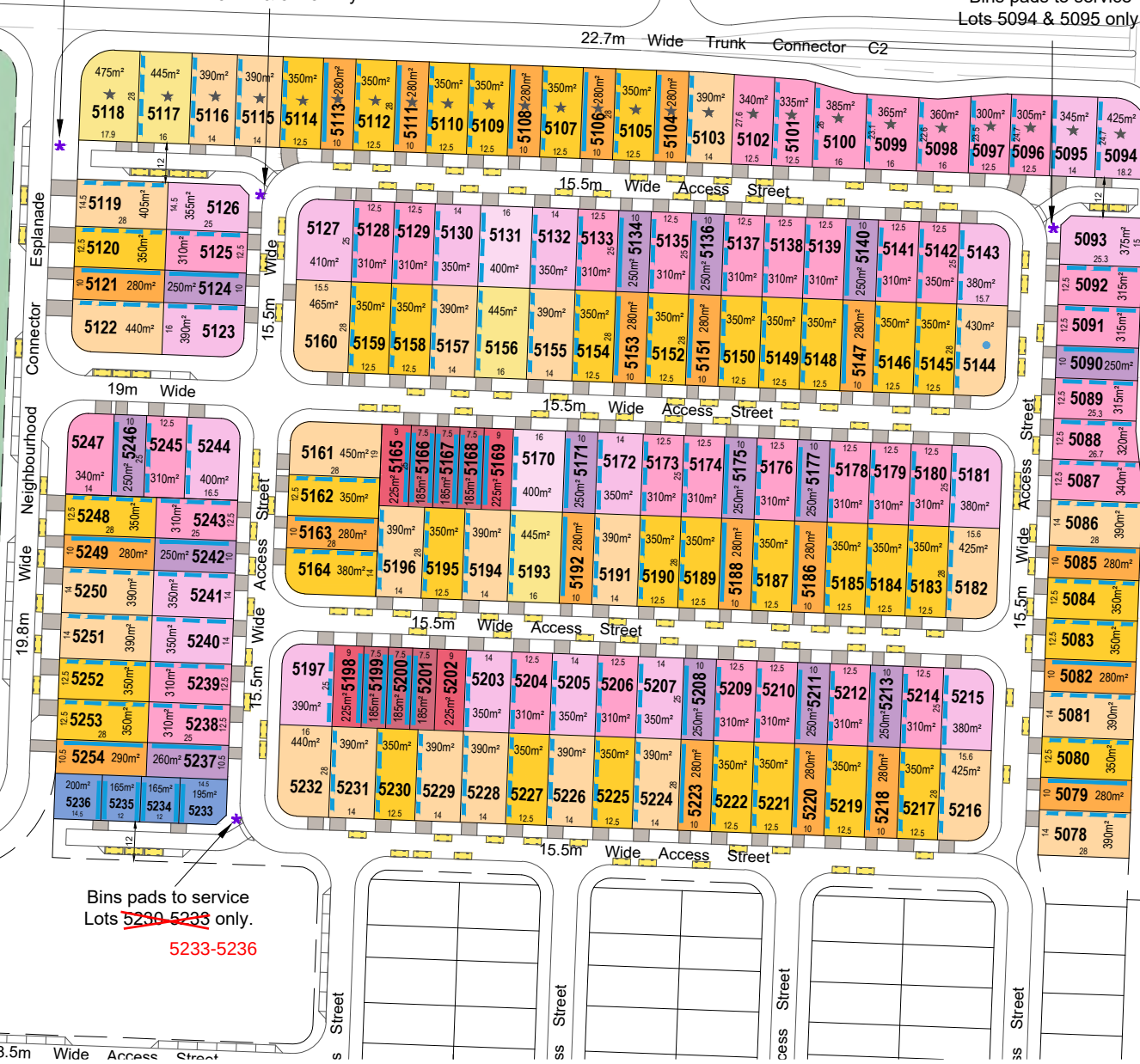
15.5m Wide Access Street

13.5m Wide Access Street

26m Wide Trunk Connector C2



KEY MAP
Scale: 1 : 35,000



Note:
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Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 72
Rev No: E
DATE: 18 MAY 2026
SHEET: 5 OF 14
DRAWN BY: JC
CHECKED BY: PHE



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY CENTRAL



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Legend

Application Boundary

Land Uses

- Local Linear Park
- Embellishment (Road Reserve)

Lot Type

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

Other

- Urban Loft Type A - 8.5m x 12m
- Urban Loft Type B - 8.2m x 12m
- Urban Loft Type C - 8.3m x 12m

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Lots Potentially Impacted By Road Traffic Noise
- On-Street Carparking

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 112
Total Residential Dwellings 118
Total On-Street Visitor Parking Spaces Required 89
(based on 0.75 per dwelling)
Parking Ratio Achieved 0.94



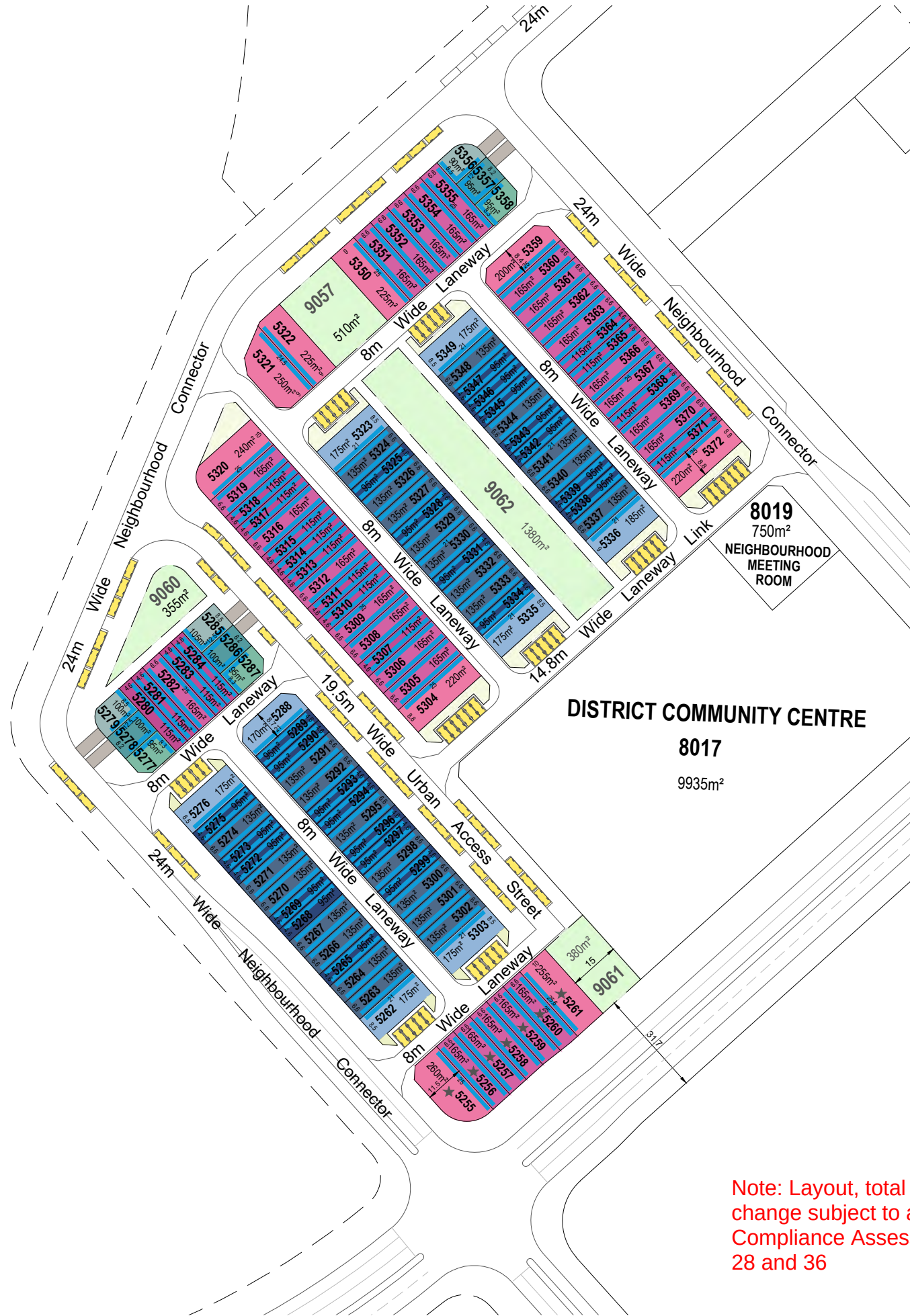
PLAN REF: AU12885 – 73

Rev No: E
DATE: 18 MAY 2026
SHEET: 6 OF 14
DRAWN BY: JC
CHECKED BY: PHE

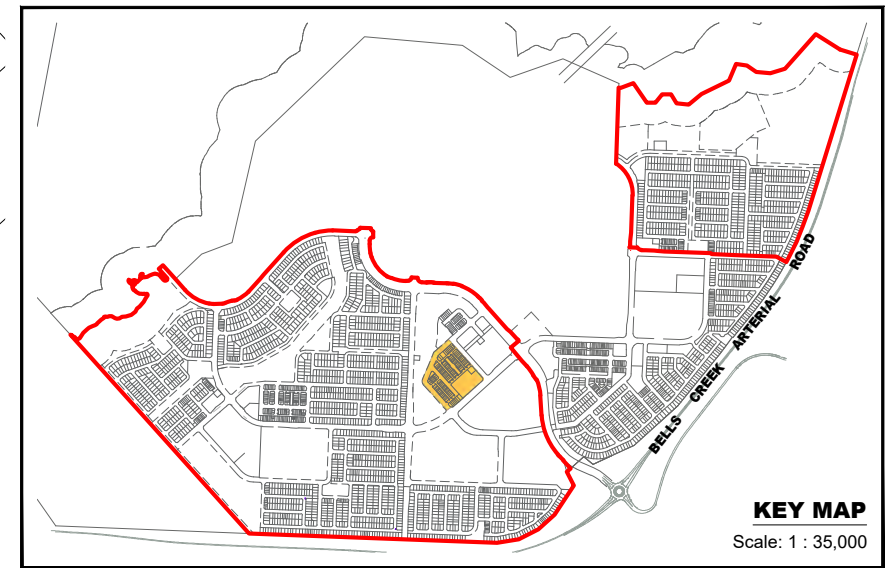


0 20 40 60 80 100 1 : 1,500 @ A3

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
URBAN VILLAGE 1 - SOUTH



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36



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

Areas have been rounded down to the nearest 5m².

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

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

Legend

Application Boundary

Land Uses

- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Park
- Drainage Open Space
- Embellishment (Road Reserve)

Lot Type

Other

- Urban Loft Type A - 8.5m x 12m
- Urban Loft Type B - 8.2m x 12m
- Urban Loft Type C - 8.3m x 12m

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

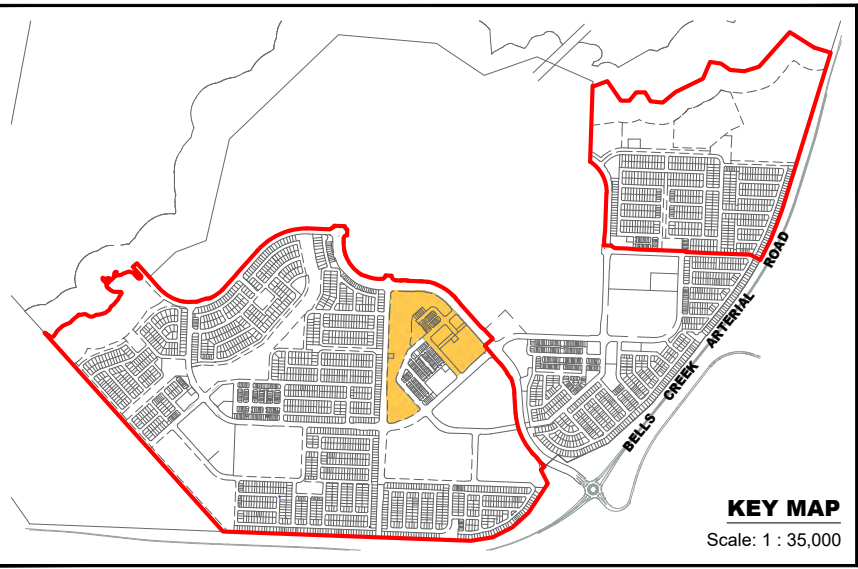
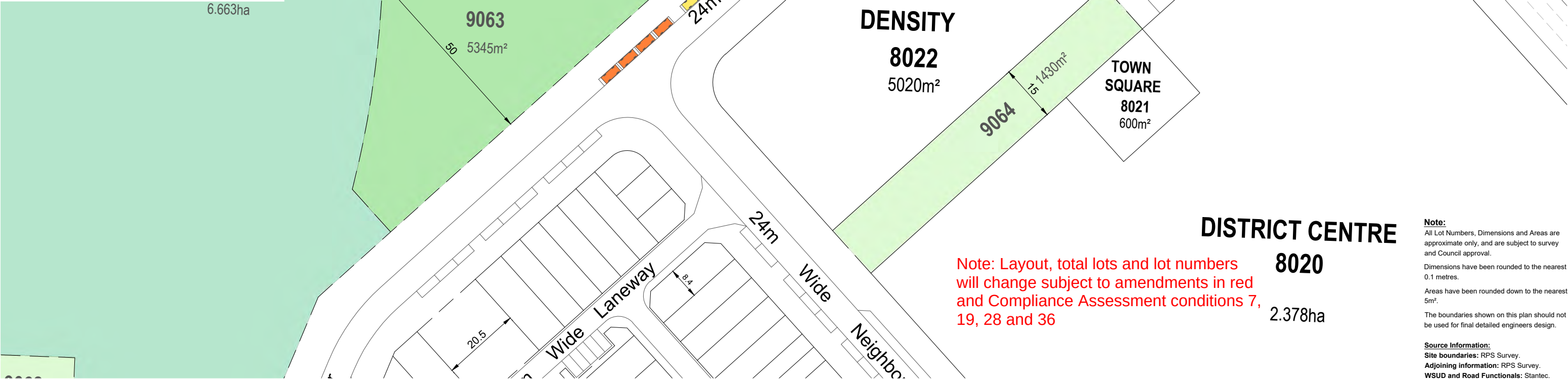
Development Controls

- Mandatory Built to Boundary Wall
- Preferred Driveway Location
- On-Street Carparking
- On-Street Carparking for Neighbourhood Recreation Park

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 29
Total Residential Dwellings 32
Total On-Street Visitor Parking Spaces Required 24
(based on 0.75 per dwelling)
Parking Ratio Achieved 0.90

6.663ha



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

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

Areas have been rounded down to the nearest 5m².

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

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: **AU12885 – 74**
Rev No: **E**
DATE: 18 MAY 2026
SHEET: 7 OF 14
DRAWN BY: JC
CHECKED BY: PHE

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

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
URBAN VILLAGE 1 - NORTH



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Legend

- Application Boundary
- Development Controls**
- Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Driveway Location
 - Bin Pads
 - Multiple Dwelling Allotment (Duplex Lot)
 - Lots Potentially Impacted By Road Traffic Noise
 - On-Street Carparking

Land Uses

Local Linear Park

Lot Type

Other

- Urban Warehouse - 12m x 14m
- Bower Type A - 6.5m x 15m
- Bower Type B - 8.5m x 15m
- Bower Type C - 6.5m x 15m

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

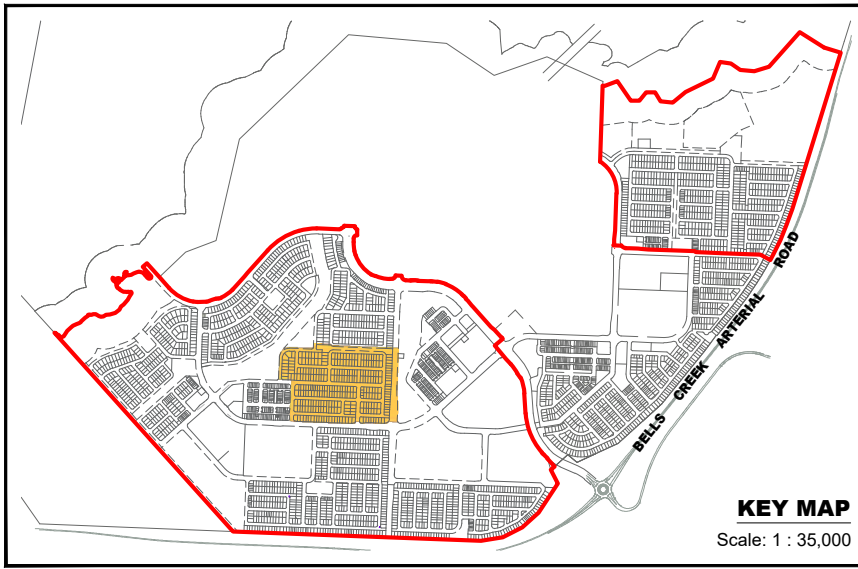
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 233
Total Residential Dwellings 295
Total On-Street Visitor Parking Spaces Required 222
(based on 0.75 per dwelling)
Parking Ratio Achieved 0.78



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY PLUS CENTRAL & LIFESTYLE CENTRAL (PART)



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PLAN REF: AU12885 – 75
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DATE: 18 MAY 2026
SHEET: 8 OF 14
DRAWN BY: JC
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Legend

Land Uses

- Local Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)

Lot Type

Other

- Fonzie Front - 8m x 25m
- Fonzie Back - 4.7m x 11.5m
- Urban Loft Type A - 8.5m x 12m
- Urban Loft Type B - 8.2m x 12m
- Urban Loft Type C - 8.3m x 12m

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

25m Deep

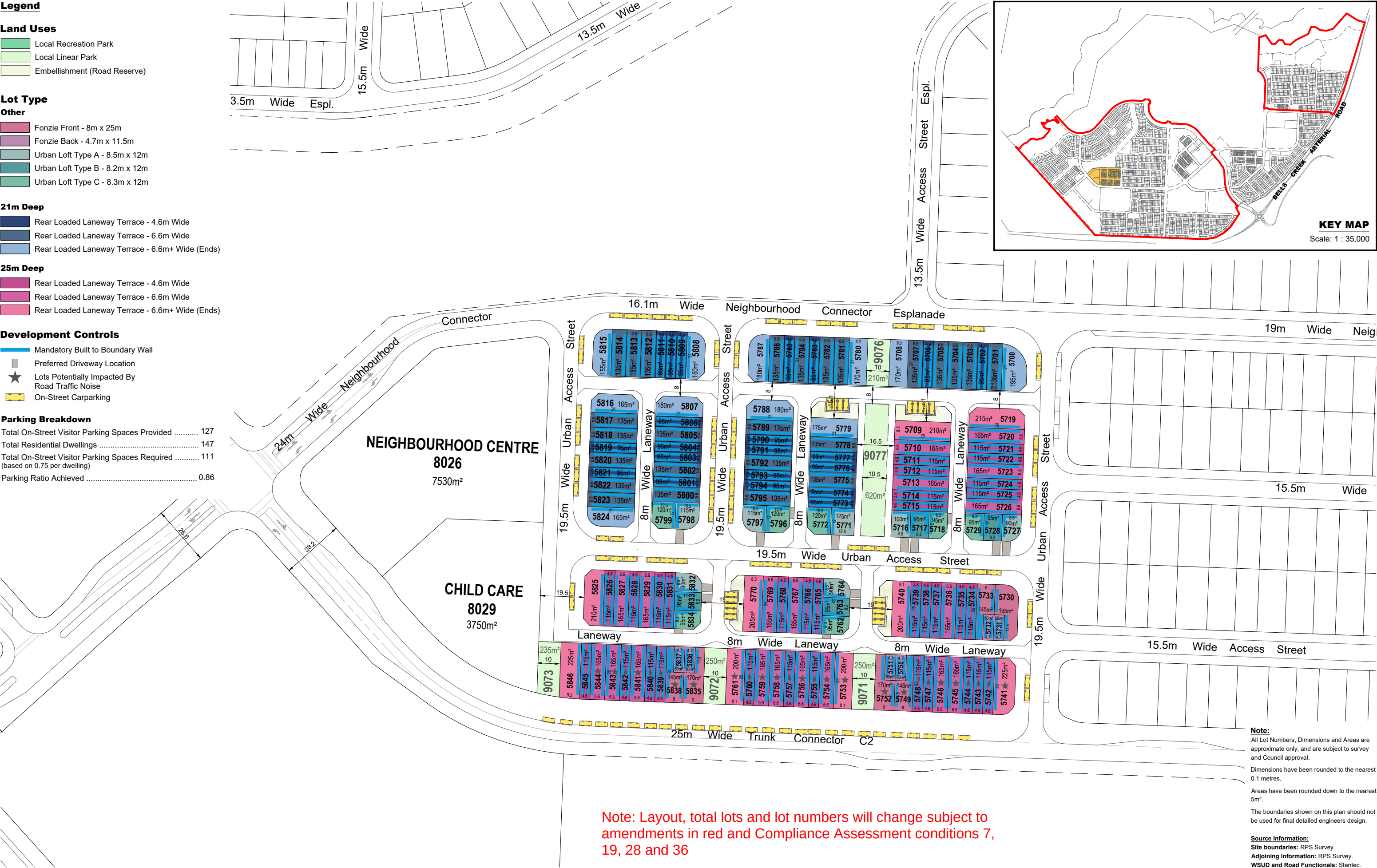
- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

Development Controls

- Mandatory Built to Boundary Wall
- Preferred Driveway Location
- Lots Potentially Impacted By Road Traffic Noise
- On-Street Carparking

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 127
Total Residential Dwellings 147
Total On-Street Visitor Parking Spaces Required 111
(based on 0.75 per dwelling)
Parking Ratio Achieved 0.86



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
URBAN VILLAGE 2

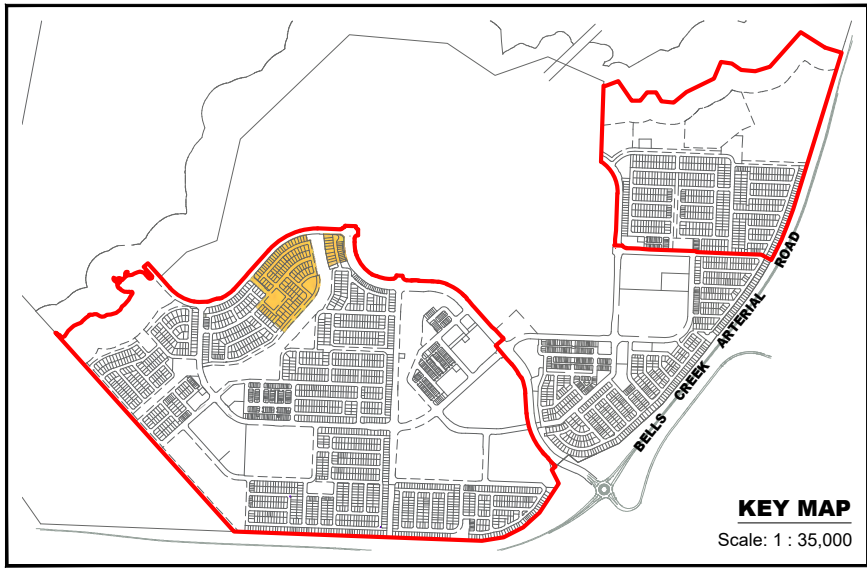


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PLAN REF: AU12885 – 76
Rev No: E
DATE: 18 MAY 2026
SHEET: 9 OF 14
DRAWN BY: JC
CHECKED BY: PHE

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



- Legend**
- Application Boundary
- Development Controls**
- Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Driveway Location
 - Bin Pads
 - Multiple Dwelling Allotment (Duplex Lot)
 - Lots Potentially Impacted By Road Traffic Noise
 - On-Street Carparking
 - On-Street Carparking for Neighbourhood Recreation Park
- Land Uses**
- Neighbourhood Recreation Park
 - Local Linear Park
 - Embellishment (Road Reserve)
- Lot Types**
- 25m Deep**
- Front Loaded Terrace - 7.5m Wide
 - Front Loaded Terrace - 9m+ Wide (Ends)
 - Premium Villa - 12.5m Wide
 - Courtyard - 14m Wide
 - Traditional - 16m Wide
- 28m Deep**
- Villa Type 2 - 10.5m Wide
 - Premium Villa - 12.5m Wide
 - Courtyard - 14m Wide
 - Traditional - 16m Wide
 - Premium Traditional - 18m Wide
- 30m Deep**
- Premium Villa - 12.5m Wide
 - Courtyard - 14m Wide
 - Traditional - 16m Wide
 - Premium Traditional - 18m Wide
- Parking Breakdown**
- | | |
|--|------|
| Total On-Street Visitor Parking Spaces Provided | 108 |
| Total Residential Dwellings | 131 |
| Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling) | 99 |
| Parking Ratio Achieved | 0.82 |



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE NORTH-WEST (PART) & LIFESTYLE CENTRAL (PART)



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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 78
Rev No: E
DATE: 18 MAY 2026
SHEET: 11 OF 14
DRAWN BY: JC
CHECKED BY: PHE

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

Legend

 Application Boundary

Land Uses

 Local Linear Park

Lot Types

25m Deep

-  Rear Loaded Laneway Terrace - 4.6m Wide
-  Rear Loaded Laneway Terrace - 6.6m Wide
-  Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
-  Courtyard - 14m Wide
-  Traditional - 16m Wide

28m Deep

	Villa Type 2 - 10.5m Wide
	Premium Villa - 12.5m Wide
	Courtyard - 14m Wide
	Traditional - 16m Wide
	Premium Traditional - 18m Wide

30m Deep

	Villa Type 2 - 10.5m Wide
	Premium Villa - 12.5m Wide
	Courtyard - 14m Wide
	Traditional - 16m Wide
	Premium Traditional - 18m Wide

Development Controls

-  Mandatory Built to Boundary Wall
-  Optional Built to Boundary Wall
-  Preferred Driveway Location
-  Bin Pads
-  Multiple Dwelling Allotment (Duplex Lot)
-  Lots Potentially Impacted By Road Traffic Noise
-  On-Street Carparking

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	115
Total Residential Dwellings	147
Total On-Street Visitor Parking Spaces Required	111
(based on 0.75 per dwelling)	
Parking Ratio Achieved	0.78



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

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Areas have been rounded down to the nearest 5m².

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Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

TETRA TECH COMPANY

URBAN DESIGN
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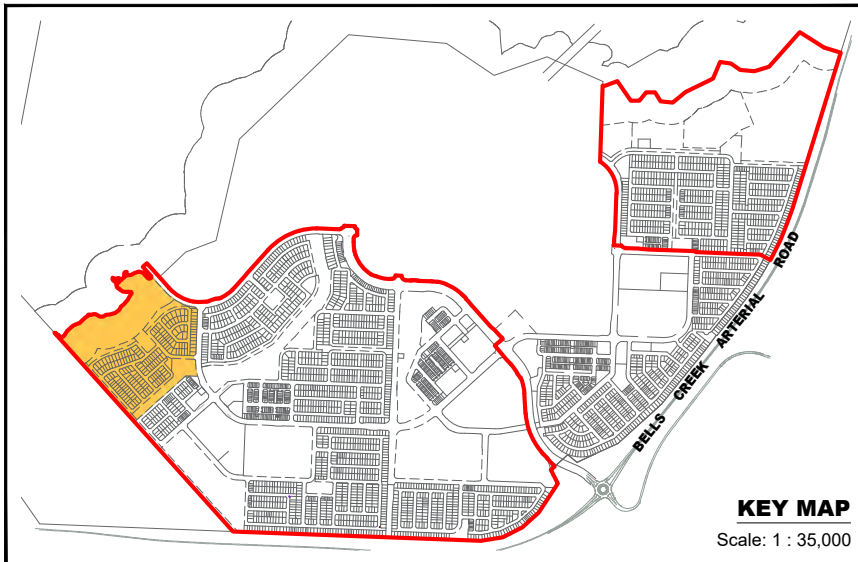
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DATE: 18 MAY 2026
SHEET: 12 OF 14
DRAWN BY: JC
CHECKED BY: PHE



**AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE NORTH-WEST**



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



- Legend**
- Application Boundary
 - Lifestyle Buffer
- Land Uses**
- Conservation Open Space
 - Drainage Open Space
 - Neighbourhood Recreation Park
 - Local Linear Park
 - Embellishment (Road Reserve)
- Lot Types**
- 28m Deep**
- Villa Type 2 - 10.5m Wide
 - Premium Villa - 12.5m Wide
 - Courtyard - 14m Wide
 - Traditional - 16m Wide
 - Premium Traditional - 18m Wide
- 30m Deep**
- Villa Type 2 - 10.5m Wide
 - Premium Villa - 12.5m Wide
 - Courtyard - 14m Wide
 - Traditional - 16m Wide
 - Premium Traditional - 18m Wide
- Development Controls**
- Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Driveway Location
 - Bin Pads
 - Multiple Dwelling Allotment (Duplex Lot)
 - Lots Potentially Impacted By Road Traffic Noise
 - On-Street Carparking
 - On-Street Carparking for Neighbourhood Recreation Park

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	143
Total Residential Dwellings	180
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	135
Parking Ratio Achieved	0.79

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Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: **AU12885 – 80**
Rev No: **E**
DATE: 18 MAY 2026
SHEET: 13 OF 14
DRAWN BY: JC
CHECKED BY: PHE

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

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

AURA LAKES

PLAN OF DEVELOPMENT

PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19

LIFESTYLE WEST (PART)

Stockland
AURA

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RPS
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Legend

Application Boundary

Land Uses

- Local Linear Park
- Embellishment (Road Reserve)
- District Recreation Park

Lot Types

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

28m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide

30m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- On-Street Carparking

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 58
Total Residential Dwellings 77
Total On-Street Visitor Parking Spaces Required 58
(based on 0.75 per dwelling)
Parking Ratio Achieved 0.75

PLAN REF: AU12885 – 81

Rev No: E
DATE: 18 MAY 2026
SHEET: 14 OF 14
DRAWN BY: JC
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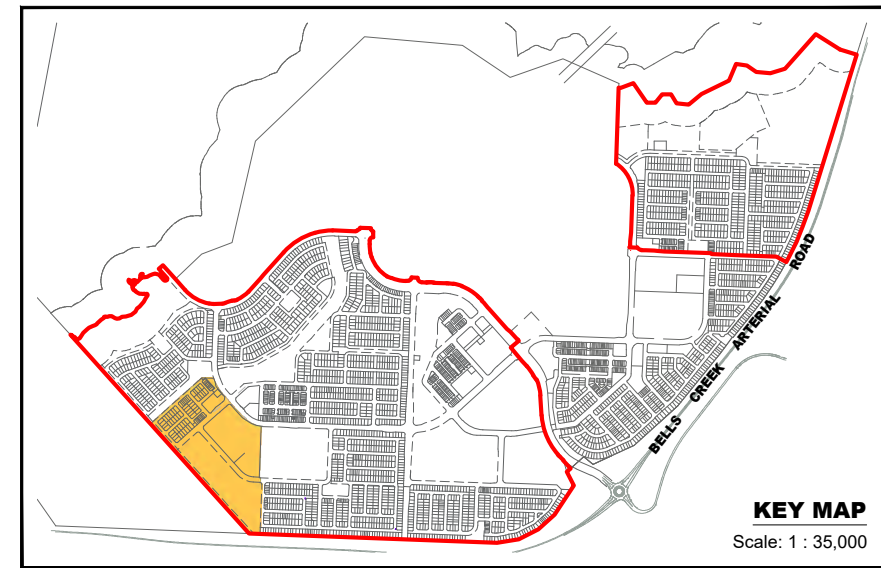
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AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE WEST (PART)



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STATE PRIMARY SCHOOL

8030

4.000ha

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Areas have been rounded down to the nearest 5m².

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Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

Yield Breakdown

Precinct	Gateway Plus North - East	Gateway East	Gateway West	Gateway Central	Gateway Plus Central	Lifestyle North-East	Lifestyle Central	Lifestyle North-West	Lifestyle West	Urban Village 1	Urban Village 2	Overall	
Lot Type	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
Other													
Urban Warehouse - 12m x 14m	—	—	—	4	4	—	—	—	—	—	—	8	0.3%
Fonzie Front - 8m x 25m	—	—	—	—	—	—	—	—	—	—	6	6	0.2%
Fonzie Back - 4.7m x 11.5m	—	—	—	—	—	—	—	—	—	—	6	6	0.2%
Urban Mini Micro - 4.5m x 12m	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Urban Loft Type A - 8.5m x 12m	—	—	4	—	—	—	—	—	—	4	7	15	0.5%
Urban Loft Type B - 8.2m x 12m	—	—	4	—	—	—	—	—	—	4	4	12	0.4%
Urban Loft Type C - 8.3m x 12m	—	—	6	—	—	—	—	—	—	4	7	17	0.6%
Urban Loft Type D - 7.5m x 12m	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Urban Loft Type E - 8.5m x 12m	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Bower Type A - 6.5m x 15m	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Bower Type B - 8.5m x 15m	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Bower Type C - 7.5m x 15m	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Sub-total	—	—	14	4	4	—	—	—	—	12	30	64	2.3%
21m Deep													
Rear Loaded Laneway Terrace - 4.6m x 21m	—	2	—	—	—	—	—	—	3	24	21	50	1.8%
Rear Loaded Laneway Terrace - 6.6m x 21m	—	4	—	—	—	—	—	—	4	26	25	59	2.1%
Rear Loaded Laneway Terrace - 6.6m+ x 21m (Ends)	—	2	—	—	—	—	—	—	2	8	11	23	0.8%
Front Loaded Terrace - 7.5m x 21m	5	—	8	—	—	20	11	5	—	—	—	49	1.8%
Front Loaded Terrace - 9m+ x 21m (Ends)	2	—	4	—	—	8	8	2	—	—	—	24	0.9%
Sub-total	7	8	12	—	—	28	19	7	9	58	57	205	7.4%
25m Deep													
Rear Loaded Laneway Terrace - 4.6m x 25m	—	5	—	—	—	13	—	—	3	18	32	71	2.6%
Rear Loaded Laneway Terrace - 6.6m x 25m	—	2	—	—	—	18	—	5	4	41	19	89	3.2%
Rear Loaded Laneway Terrace - 6.6m+ x 25m (Ends)	—	2	—	—	—	8	—	2	2	14	9	37	1.3%
Front Loaded Terrace - 7.5m x 25m	3	6	3	6	3	—	6	—	—	5	—	32	1.2%
Front Loaded Terrace - 9m+ x 25m (Ends)	2	4	2	4	2	—	4	—	—	2	—	20	0.7%
Villa - 10m x 25m	3	24	30	14	13	—	—	—	—	—	—	84	3.0%
Premium Villa - 12.5m x 25m	22	79	84	39	26	—	5	—	—	—	—	255	9.2%
Courtyard - 14m x 25m	22	37	32	19	13	—	4	—	—	—	—	127	4.6%
Traditional - 16m x 25m	7	2	3	2	3	—	1	—	—	—	—	18	0.7%
Premium Traditional - 18m x 25m	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Sub-total	59	161	154	84	60	39	20	7	9	80	60	733	26.5%
28m Deep													
Rear Loaded Laneway Terrace - 4.6m x 28m	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Rear Loaded Laneway Terrace - 6.6m x 28m	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Rear Loaded Laneway Terrace - 6.6m+ x 28m (Ends)	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Front Loaded Terrace - 7.5m x 28m	—	3	6	—	—	—	—	—	5	—	—	14	0.5%
Front Loaded Terrace - 9m+ x 28m (Ends)	—	2	4	—	—	—	—	—	2	—	—	8	0.3%
Villa Type 1 - 10m x 28m	17	28	29	21	31	—	—	—	—	—	—	126	4.6%
Villa Type 2 - 10.5m x 28m	—	—	—	—	—	15	3	24	10	—	—	52	1.9%
Premium Villa - 12.5m x 28m	61	77	74	38	76	67	11	77	58	—	—	539	19.5%
Courtyard - 14m x 28m	33	38	35	26	50	32	26	57	43	—	—	340	12.3%
Traditional - 16m x 28m	12	6	5	4	9	1	3	16	10	—	—	66	2.4%
Premium Traditional - 18m x 28m	—	—	—	—	1	—	2	7	2	—	—	12	0.4%
Sub-total	123	154	153	89	167	115	45	181	130	—	—	1157	41.9%
30m Deep													
Front Loaded Terrace - 7.5m x 30m	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Front Loaded Terrace - 9m+ x 30m (Ends)	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Villa Type 1 - 10m x 30m	3	—	—	—	10	—	—	—	—	—	—	13	0.5%
Villa Type 2 - 10.5m x 30m	—	—	—	—	—	5	9	2	8	—	—	24	0.9%
Premium Villa - 12.5m x 30m	18	1	—	—	27	97	57	22	46	—	—	268	9.7%
Courtyard - 14m x 30m	9	1	—	—	20	89	41	18	46	—	—	224	8.1%
Traditional - 16m x 30m	5	—	—	—	6	20	8	11	6	—	—	56	2.0%
Premium Traditional - 18m x 30m	1	—	—	—	1	1	1	10	3	—	—	17	0.6%
Sub-total	36	2	—	—	64	212	116	63	109	—	—	602	21.8%
Total Residential Allotments	225	325	333	177	295	394	200	258	257	150	147	2761	100.0%

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
DEVELOPMENT STATISTICS

PLAN REF: AU12885 – 83
Rev No: E
DATE: 18 MAY 2026
SHEET: 1 OF 1
DRAWN BY: JC
CHECKED BY: PHE

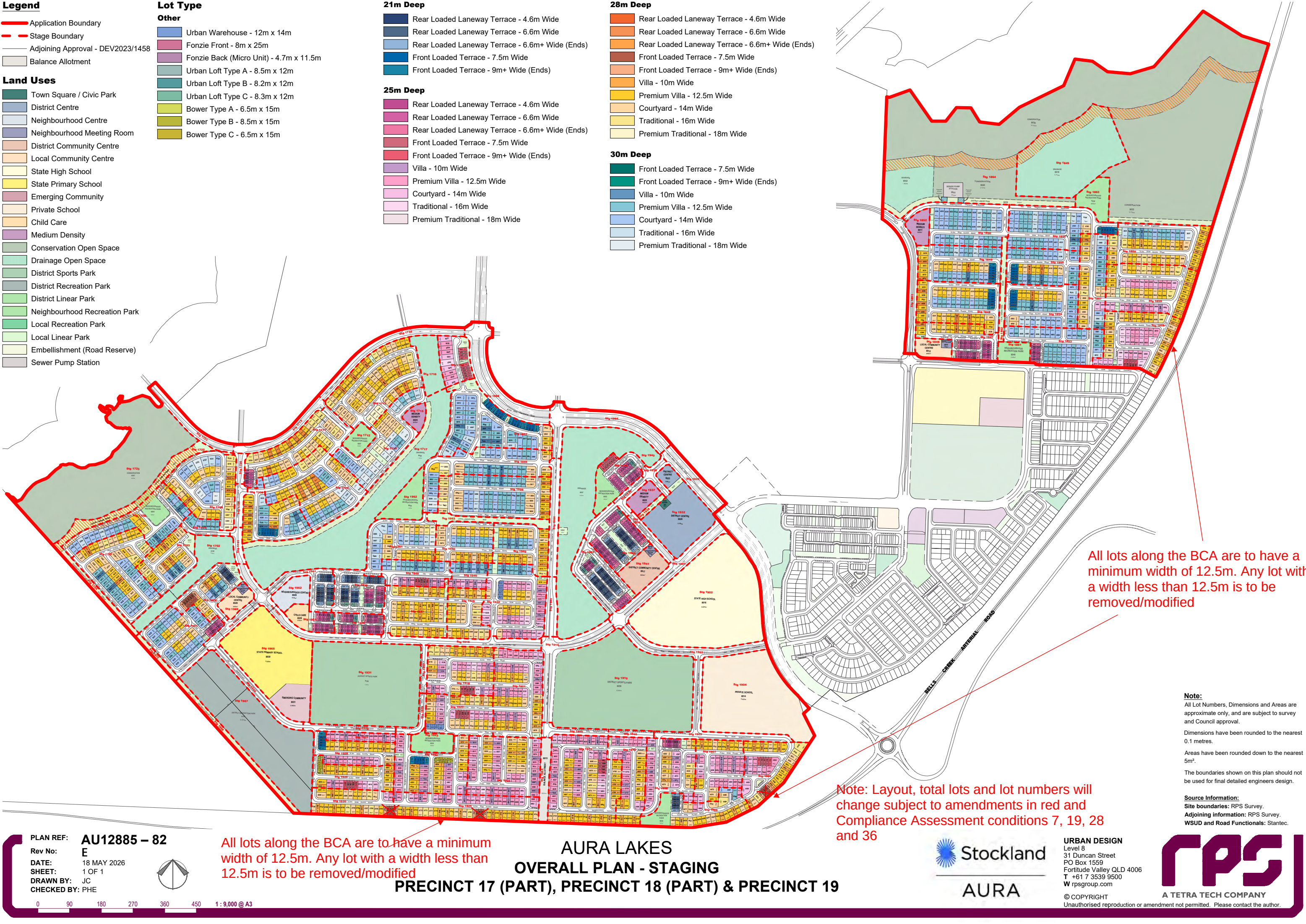


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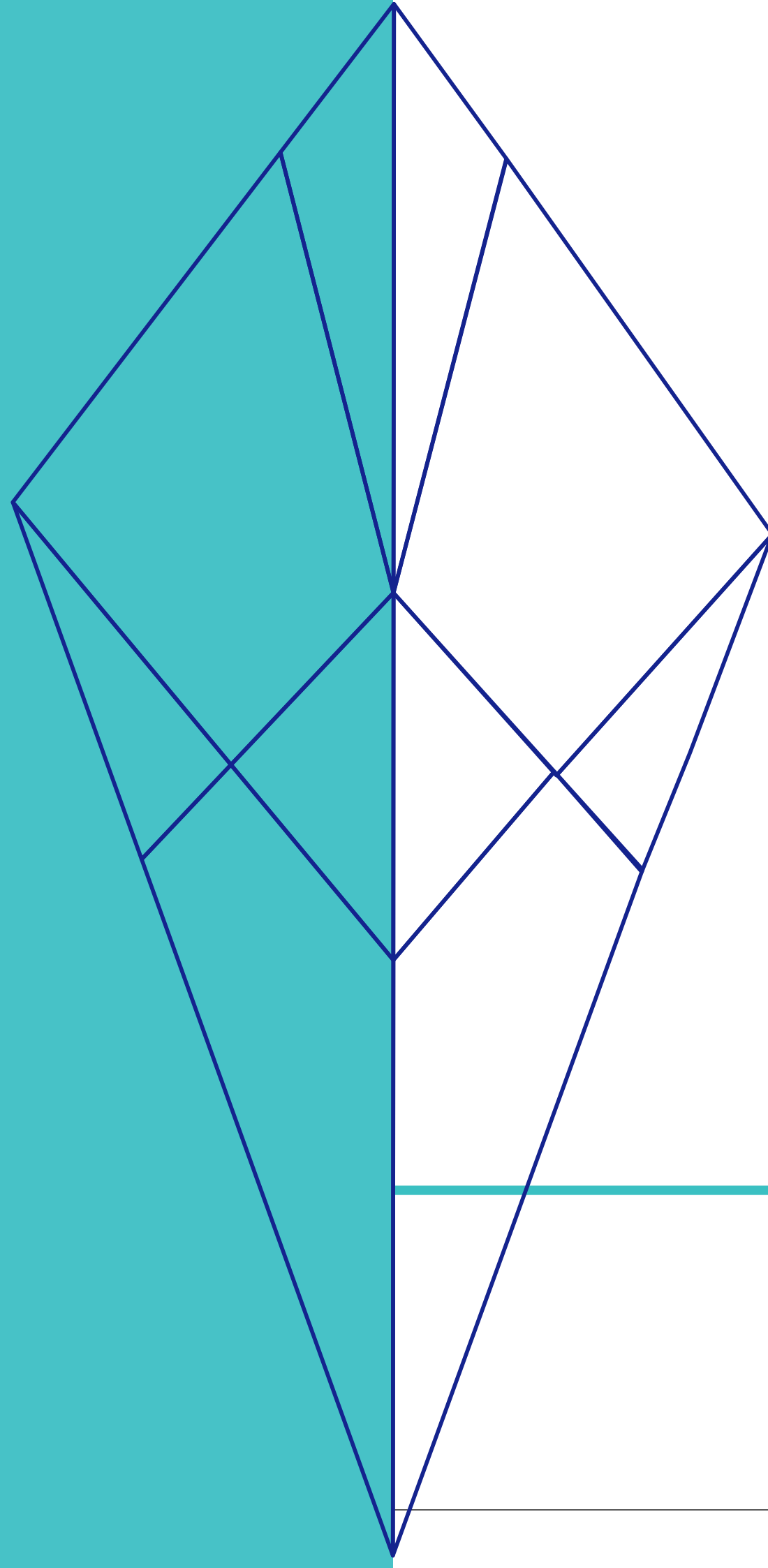


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APPENDIX C

RESIDENTIAL DEVELOPMENT CONTROLS



APPENDIX C RESIDENTIAL DEVELOPMENT CONTROLS

DOCUMENT PREPARED BY BOTH RPS & URBIS



1.1.1 HOUSE & MULTIPLE RESIDENTIAL ALLOTMENTS (DUPLEX)

Development Controls

General

- 1. All development inclusive of Single and Multiple Residential Allotments (Duplex) is to be undertaken in accordance with the Development Approval.
- 2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- 3. Maximum building height is 2 storeys (9m) for all dwellings or 3 storeys where identified on a Fixed Elements Plan or Plan of Development. Rooftop terraces are defined as a 'storey'.
- 4. Noise affected allotments are to be constructed as recommended in the 'Aura Development – Precinct 18 Area Local Road Traffic Noise Assessments', documented by Trinity Consultants – 10/02/2026.
- 5. Where nominated as a duplex lot, the two (2) dwelling units must be attached.

Setbacks

- 6. Setbacks are as per the Plan of Development Table unless otherwise specified. In the case of Courtyard and Traditional Corner Lots, an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. The setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
- 7. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (connector, access street or access place). This excludes those lots that abut a shared access driveway, a laneway or a pedestrian link / landscape buffer and therefore in these cases a secondary street setback does not apply.
- 8. Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (no rear boundary setback applies).
- 9. Built to Boundary walls are recommended where road frontage widths are less than 12.49m. Built to Boundary walls are optional for lots with road frontage widths equal to, or in excess of 12.5m. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- 10. Built to Boundary walls are to have a maximum length of 15m or 50% of the length of the lot depth (whichever is greater) and a maximum height of 3.5m.
- 11. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
 - a) The Primary Street Frontage where eaves should not be closer than 1950mm (1.95m);
 - b) Walls that are Built to Boundary.
- 12. First floor setbacks must not exceed the minimum ground floor setbacks, as documented in the Plan of Development Table.
- 13. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland development Code, having:
 - a maximum area of 4m²; and
 - not more than 2m wide elevation to the street; and
 - not more than 3m in height.

Site Cover and Amenities

- 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;

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.
- For lot 3800 – 3836, 4419 – 4455, 4723 – 4744 and 4745 – 4799:
 - 19. Fencing along the primary street frontage must be solid screen fence up to a maximum height of 1.5m or 30% transparent where greater than 1.5m high up to a maximum 1.8m high
 - 20. Private open space:
 - a) between the front boundary and the building line will be counted towards meeting the minimum area and dimension requirements;
 - b) is not less than 15m² per dwelling with a minimum dimension of 3.0m; and
 - c) is accessible from a ground floor living area.

Parking and Driveways

For all allotments the following applies:

- 21. Double garages will not be permitted on a single storey dwelling, on a lot less than 10m wide.
- 22. Double garages are permitted:
 - On any Villa Type 2, 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 about 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.
- 23. The maximum width of a driveway at the lot boundary and where crossing the verge:
 - serving a double garage shall be 4.8m; and
 - serving a single garage shall be 3.0m.
- 24. Parking spaces on driveways do not have to comply with gradients in AS2890.
- 25. A maximum of one driveway per dwelling is permitted (2 for Multiple Residential (duplex) allotments).
- 26. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- 27. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
- 28. The minimum distance between driveways on the same Multiple Residential (including duplex) lot shall be 3.0 metres at the boundary.

Rainwater Tanks

- 29. All dwellings (including Duplex dwellings) must have:
 - Lots >300m² = a 5kL rainwater tank
 - Lots 225-300m² = 3kL rainwater tank
 - Lots <225m² = no tank required
- 30. 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, 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 & VILLA TYPE 2 ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD & TRADITIONAL ALLOTMENTS		PREMIUM TRADITIONAL ALLOTMENTS		MULTIPLE RESIDENTIAL ALLOTMENTS (DUPLEX)	
		8.5m–9.99m Wide		10m–12.49m Wide		12.5m–13.99m Wide		14m - 17.99m Wide		18.0m Wide +			
		Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front & Rear (metres) ²													
Front / Primary Frontage		2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4		
Garage	Single	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			
Rear		1.5	3.0	1.5	3.0	1.5	3.0	1.5	3.0	1.5	3.0		
Rear Setback for Lots Adjoining the BCA Acoustic Fence		1.5 ³	3.0 ³	1.5 ³	3.0 ³	1.5 ³	3.0 ³	1.5 ³	3.0 ³	1.5 ³	3.0 ³		
Side (metres) ²													
Built to Boundary		0.0	0.9	0.0	0.9	0.0	1.0	0.0	1.0	0.0	1.5		
Non Built to Boundary		0.9	0.9	0.9	0.9	1.0	1.0	1.0	1.0	1.5	1.5		
Corner Lots — Secondary frontage		2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4		
Garage and On-site Car Parking													
On site parking requirements (minimum)		1 space to be covered and enclosed. Single garages (up to 3.5m in width) or tandem garages are acceptable.		1 space to be covered and enclosed. Single garages (up to 3.5m in width) or tandem garages are acceptable. Double garages (greater than 3.5m in width) are permitted for: - 2 storey dwellings; and - single storey dwellings provided note 22 above is met. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space per dwelling to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space per dwelling to be covered and enclosed. Double garages must be located on any dwelling with 4 bedrooms or greater.	
Garage location		Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.		Garages are to be located along the western or southern boundary where appropriate.		Garages are to be located along the western or southern boundary where appropriate.	
Site Cover (maximum)		65%		60%		60%		60%		60%		75%	

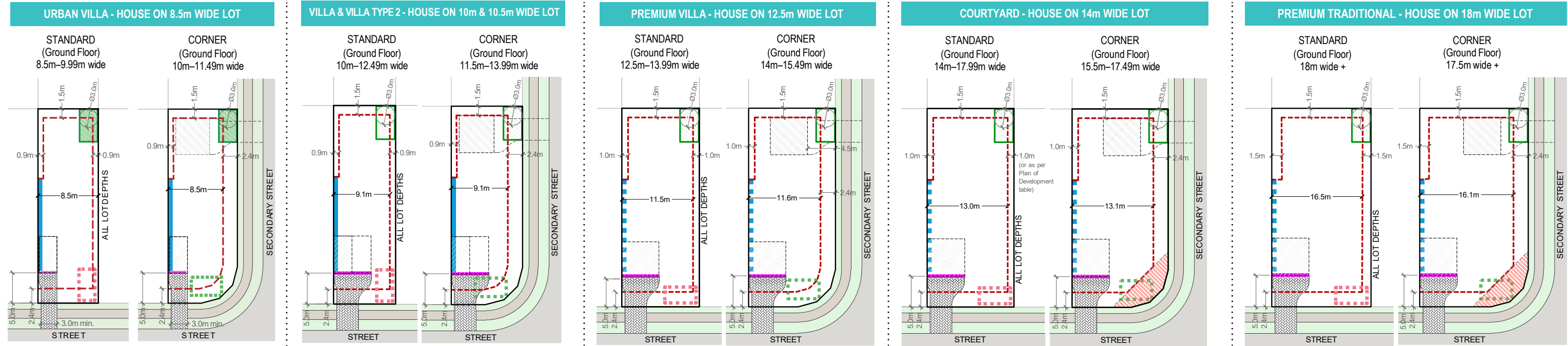
¹ Second side setback as no rear setback applies.

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

³ BCA acoustic fence applies to lots 3800 – 3836, 4419 – 4455, 4723 – 4744 and 4745 – 4799.

LEGEND

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



1.1.2 FRONT LOADED TERRACE ALLOTMENTS - 7.5M WIDE

Development Controls

General

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

Setbacks

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

- a maximum area of 4m²; and
- not more than 2m wide elevation to the street; and
- not more than 3m height.

Site Cover and Amenity

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

Privacy and Overlooking

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

Fencing

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

Parking and Driveways

- For all allotments the following applies:
 - Double garages will not be permitted on a single storey dwelling;
 - Double garages may be permitted where the dwelling is more than one storey in height, and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling;
 - The maximum width of a driveway at the lot boundary & where crossing the verge:
 - serving a double garage shall be 4.8m; and
 - serving a single garage shall be 3.0m.

- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted.
- Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.

Rainwater Tanks

- All dwellings (including Duplex dwellings) must have:

- Lots >300m² = a 5kL rainwater tank
- Lots 225-300m² = 3kL rainwater tank
- Lots <225m² = no tank required

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

Definitions

Site Cover

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 it's outermost projection, after the development is carried out, other than a building or structure, 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

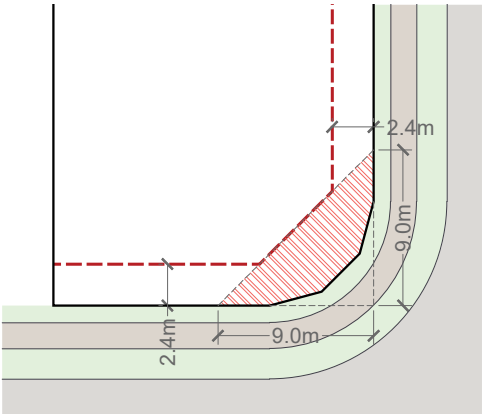
	TERRACE ALLOTMENTS 7.5M-<10M WIDE (FRONT LOADED)	
	Ground Floor	First Floor (includes Loft Dwellings)
Front & Rear (metres)		
Front / Primary Frontage	2.0	2.0
Garage	5.0m for single, tandem and double garages	n/a
Rear	1.5	1.5
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary ¹	0.9	0.9
Corner 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

5. Noise affected allotments are to be constructed as recommended in the endorsed Acoustic Report - Compliance Assessment (Condition 36)

6. All allotments are to be constructed as recommended in the endorsed Bushfire Management Plan - Compliance Assessment (Condition 7)

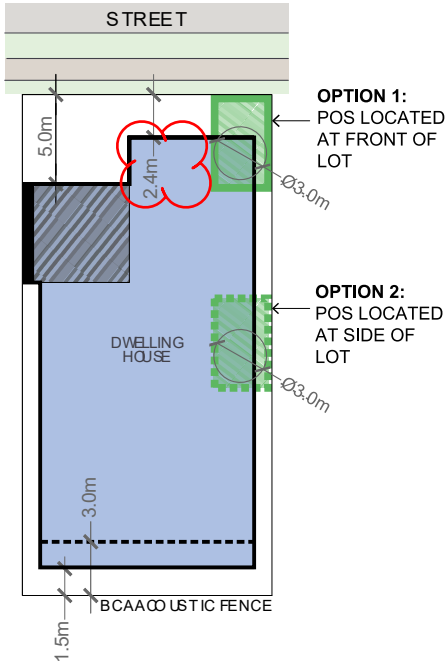
TYPICAL CORNER TRUNCATION



REAR SETBACK & POS LOCATIONS FOR LOTS ADJOINING BCA ACOUSTIC FENCE

REDUCED REAR SETBACK AS PER FOOTNOTE 3 OF THE POD TABLE

(POS LOCATED AT SIDE OR FRONT OF LOT)



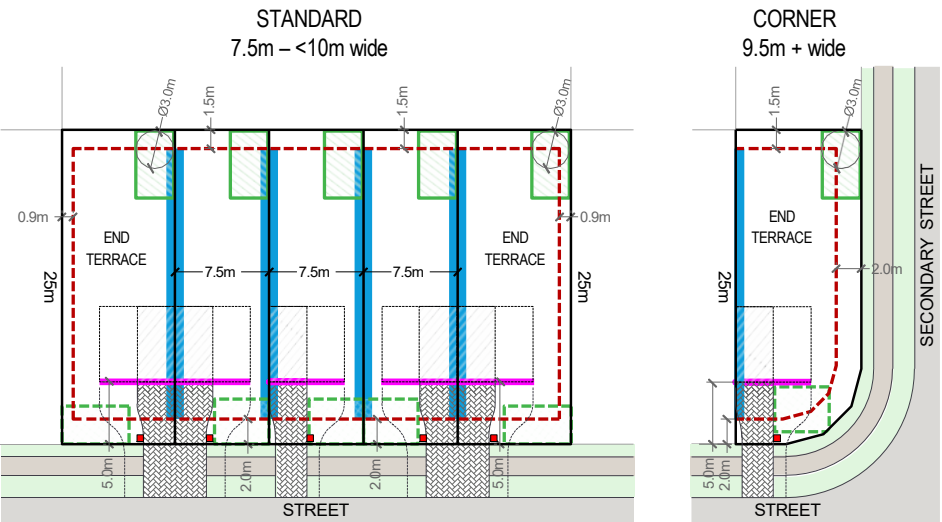
LEGEND

- Lot boundary
- Maximum dwelling house footprint (ground floor)
- Minimum building setback dimensions
- Indicative built to boundary wall
- Garage location
- Mandatory location of private open space at front of lot (min. dimension of 3.0m)
- Optional location of private open space at side of lot (min. dimension of 3.0m)
- Reduced rear setback (where compliant) for first floor



Mandatory location of habitable room window that is visible from the street

TYPICAL TERRACE ALLOTMENTS (FRONT LOADED)



LEGEND

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

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5. Noise affected allotments are to be constructed as recommended in the endorsed Acoustic Report - Compliance Assessment (Condition 36)

6. All allotments are to be constructed as recommended in the endorsed Bushfire Management Plan - Compliance Assessment (Condition 7)

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'.

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.

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.

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.

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.

22. All dwellings on Laneway Terrace 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

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.

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 openable window or door.

27. Secondary Dwellings above Garages are permitted on lots identified in the Plan of Development plans in Appendix B 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.

- 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.

	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%	

GROUND FLOOR

STREET OR LANE

STREET

LETTERBOX FOR BOTH MAIN DWELLING & SECONDARY DWELLING ABOVE GARAGE

MAIN DWELLING

MAIN DWELLING

DOUBLE GARAGE FOR MAIN DWELLING

SINGLE GARAGE FOR SECONDARY DWELLING ABOVE

LANEWAY

SINGLE GARAGE FOR MAIN DWELLING

FIRST FLOOR

MAIN DWELLING

MAIN DWELLING

SECONDARY DWELLING ABOVE

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

Plan view of a building layout. The layout includes a central corridor and two end terraces. The corridor is 2.0m wide. The end terraces are 7.5m wide. The building is situated between a 'PARK OR STREET' (top) and a 'STREET' (bottom). The building footprint is 1.5m wide. The building is surrounded by a 0.6m min. clear zone. The building is situated between a 'PARK OR STREET' (top) and a 'STREET' (bottom). The building footprint is 1.5m wide. The building is surrounded by a 0.6m min. clear zone.

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

[illegible]

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

1.1.4 REAR LOADED LANEWAY TERRACE ALLOTMENTS – 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 lot boundary except in the case of:

- The Primary Street/Park Frontage where eaves can about the property boundary;

- The Secondary Street Frontage where eaves should not be closer than 750mm; and

- Walls that are Built to Boundary.

8. Feature end treatment of the built to boundary wall is required where abutting the site boundary at the primary frontage. Feature end treatment to be in a material consistent with materials used on the primary frontage building facade.

Privacy and Overlooking:

9. Buildings must be sited and designed to provide adequate visual privacy for neighbouring dwellings:

- Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:

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

b) a window has a sill height more than 1.5m above the adjacent floor level, or

c) a window has obscure glazing below 1.5m;

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

Site Cover and Amenity

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

11. Private open space must be provided in accordance with the below. This area may be roofed and take the form of an upper level balcony or rooftop terrace:

- 2 bedroom dwellings - 9m² with a minimum dimension of 2.5m;

- 3+ bedroom dwellings - 12m² with a minimum dimension of 2.5m.

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 activation 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 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.

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 it's outermost projection, after the development is carried out, other than a building or structure, part of a building or structure that is:

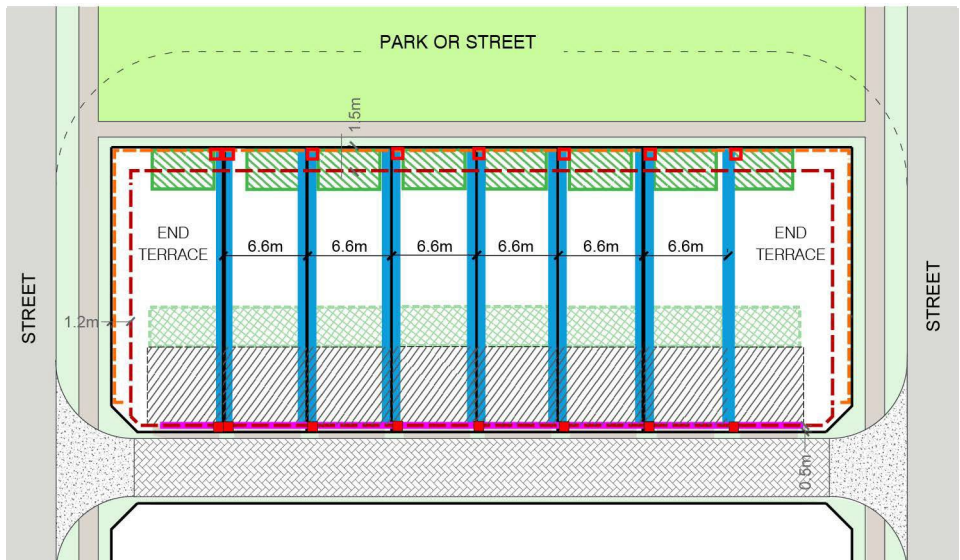
- In a landscaped or open space area, including, for example, a gazebo or shade structure,
- A basement that is completely below ground level and used for car parking,
- The eaves of a building,
- A sun shade.

PLAN OF DEVELOPMENT TABLE

	LANEWAY TERRACE ALLOTMENTS – 16.5M & 21M DEEP	
	6.6m Wide +	
	Ground Floor	Upper Floor
Front / Primary Street Frontage (metres)		
Primary Frontage	1.5 ¹	1.0 ¹
Garage	0.5	n/a
Rear	0.5	0.0
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Corner Lots — Secondary frontage	1.2 ¹	1.2 ¹
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garages acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall	
Site Cover (maximum)	90%	

¹ 0.0m to balconies and verandahs

TYPICAL TERRACE FRONTING PARK OR STREET (REAR LOADED)



LEGEND

- Lot boundary

- - - Maximum building envelope (ground floor)

Protrusions for verandah / balconies

1.0m Building setback dimensions

Mandatory built to boundary wall

Garage setback from front boundary
- Preferred private open space location

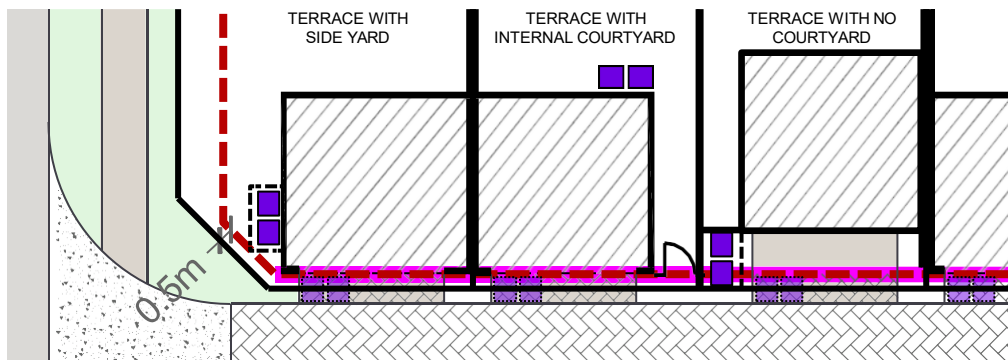
Alternate location for private open space (21m deep terraces only)

Garage location

Letterbox location (if primary frontage is park)

Letterbox location (if primary frontage is a street)

TYPICAL LANEWAY INTERFACE



LEGEND

- Lot boundary

1.0m Building setback dimensions

Indicative driveway location

Preferred location of bin storage

Preferred location of bin collection

Screened bin enclosure

1.1.5 URBAN WAREHOUSE ALLOTMENTS

Development Controls

- General**

 - All development is to be undertaken in accordance with the Development Approval.
 - All building setbacks and built to boundary walls are subject to service easements existing and proposed.
 - Maximum building height is 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'.
- Privacy and Overlooking**

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

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

 - Fencing along the street frontage may be up to 1.2m.
- Façade Treatment and Passive Ventilation**

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

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

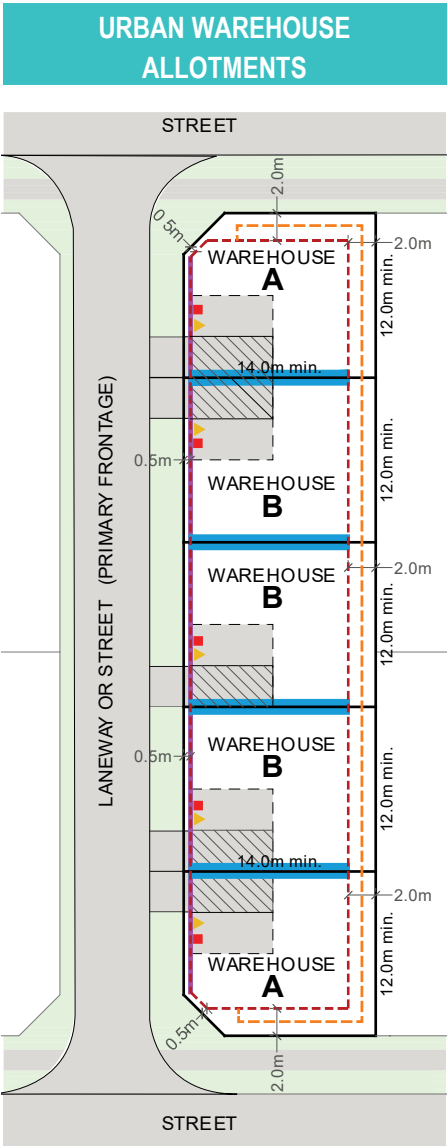
Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to it's outermost projection, after the development is carried out, other than a building or structure, part of a building or structure that is:

 - 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.
- Parking and Driveways**

 - Doubles garages are permitted only on Warehouse Type A and B. A double garage may front the secondary street on Warehouse Type A lots.
 - A maximum of one driveway is permitted per lot.
 - Driveways are to have the following widths:
 - single driveway: maximum 3.0m;
 - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
 - The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
 - Parking spaces on driveways do not have to comply with gradients in AS2890.

4. Noise affected allotments are to be constructed as recommended in the endorsed Acoustic Report - Compliance Assessment (Condition 36)

5. All allotments are to be constructed as recommended in the endorsed Bushfire Management Plan - Compliance Assessment (Condition 7)



PLAN OF DEVELOPMENT TABLE

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

LEGEND

- Lot boundary
- Maximum building envelope
- Protrusion for upper floor balconies and awnings
- Mandatory built to boundary wall
- Indicative garage location
- Permittable double garage location
- Garage setback from front boundary
- Setback dimensions
- Residential entrance
- Indicative letterbox location

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

1.1.6 BOWER ALLOTMENTS

Development Controls

- General**

 - All development is to be undertaken in accordance with the Development Approval.
 - All building setbacks and built to boundary walls are subject to service easements existing and proposed.
 - Maximum building height is 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**

 - 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 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 and up to 1000mm for Type C Urban Lots.
 - Upper floor setbacks must be in accordance with minimum ground floor setbacks.
 - Built to Boundary Walls:
 - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
 - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
 - Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
 - a maximum area of 4m²; and
 - not more than 2m wide elevation to the street; and
 - not more than 3m in height.
- Privacy and Overlooking**

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

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

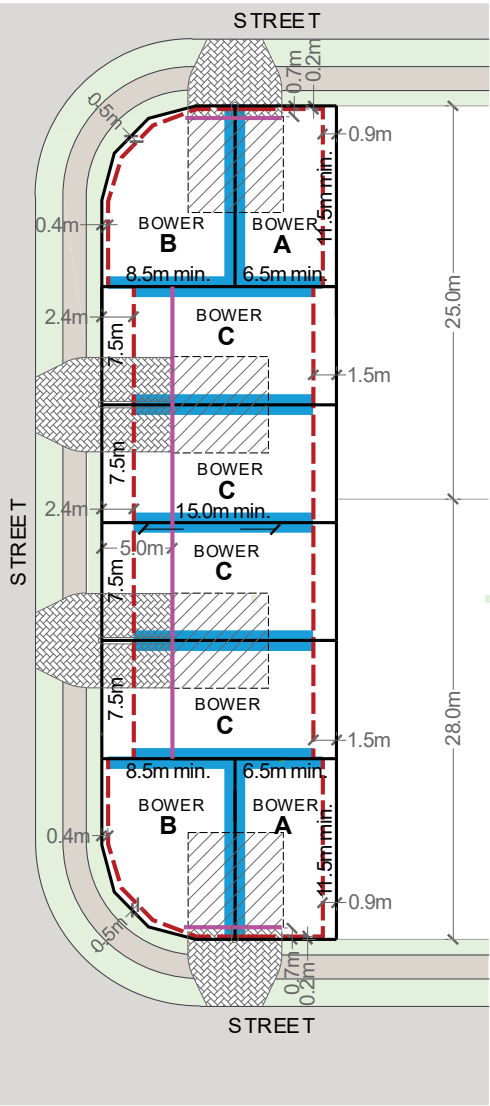
 - Site cover for each lot is not to exceed that shown in the Plan of Development table.
 - Private open space may be roofed and must meet the following requirements:
 - Type A: 6m² at ground level
 - Type B: 9m² at ground level
 - Type C: 12m² at ground level
- Fencing**

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

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

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 it's outermost projection, after the development is carried out, other than a building or structure, 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 ALLOTMENTS			
	Type A & B		Type C	
	Ground Floor	Upper Floor	Ground Floor	Upper Floor
Front / Primary Street Frontage (metres)				
Primary Frontage	0.2	0.2	2.4	2.4
Garage	0.7 (mandatory ¹)	n/a	5.0	n/a
Rear	0.0	0.0	1.5	1.5
Side (metres)				
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	0.9	0.9	0.9	0.9
Corner Lots — Secondary Street	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%	

1.1.7 FONZIE FRONT

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. 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 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.
- 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.

LEGEND

- Lot boundary

--- Maximum building envelope

— Mandatory built to boundary wall

Indicative garage location

Garage setback from front boundary

1.0m Building envelope dimensions

1.0m Setback dimensions
- Residential entrance

Letterbox location (if primary frontage is a street)

Letterbox location (if primary frontage is a park)

Indicative bin storage location

Preferred private open space location

Mandatory single storey construction

Privacy and 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 1.5m:
 - 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 allotments 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, but accessible to, and screened from, the laneway. In the case of Laneway Terrace Fonzie Front allotments, the bin storage area may be accommodated 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.

Façade Treatment, Passive Ventilation and Natural Light Provisions

- 21. The primary 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. 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) must have an open-able window or door.

Rainwater Tanks

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

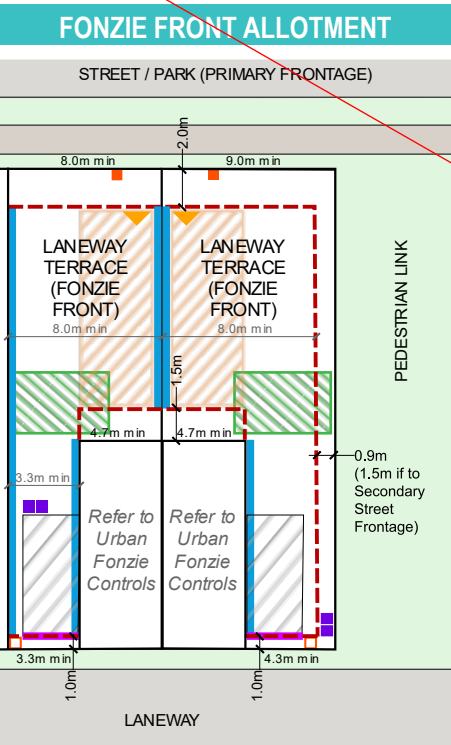
Secondary Dwellings Above Garage

- 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 it's outermost projection, after the development is carried out, other than a building or structure, 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	Upper Floor
Front / Primary Street Frontage & Rear (metres)		
Front / Primary Frontage	2.0	2.0
Garage	1.0 (mandatory ¹)	n/a
Rear (Laneway)	1.0	1.0
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary	n/a	n/a
Corner Lots Where 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 garage acceptable. Garages are to be located along the built to boundary wall.	
Garage Location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%	

¹ Where required to achieve compliant separation from the dwelling sewer connection to a structure, the setback can be extended by a further 0.5m

1.1.8 FONZIE BACK

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 and Overlooking

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

Parking and Driveways

- 8. 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 facade.
- 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 included 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

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 it's outermost projection, after the development is carried out, other than a building or structure, part of a building or structure that is:

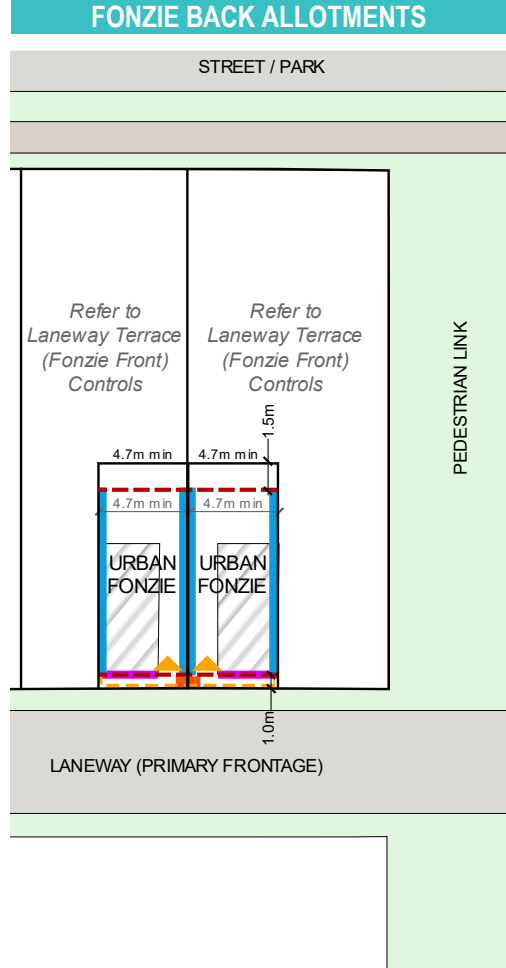
- In a landscaped or open space area, including, for example, a gazebo or shade structure,
- A basement that is completely below ground level and used for car parking,
- The eaves of a building,
- A sun shade.

PLAN OF DEVELOPMENT TABLE

	URBAN FONZIE ALLOTMENT	
	Ground Floor	Upper Floor
Front / Primary Street Frontage (metres)		
Front (Laneway)	1.0	1.2 ¹
Garage	1.0 (mandatory ²)	n/a
Rear	1.5	1.5
Side (metres)		
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

² Where required to achieve compliant separation from the dwelling sewer connection to a structure, the setback can be extended by a further 0.5m



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 and Overlooking

7.

Buildings must be sited and designed to provide adequate visual privacy for neighbours:

- Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:

a)

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

b)

a window has a sill height more than 1.5m above the adjacent floor level, or

c)

a window has obscure glazing below 1.5m;

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

Parking and Driveways

8.

Doubles garages are permitted only on Loft type A and C lots and not on Loft type B. On Loft Type A lots a double garage may only front the secondary street and on Loft type C only the laneway.
9.

A maximum of one driveway is permitted per lot.
10.

Driveways are to have the following widths:

- single driveway: maximum 3.0m;

- double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.

Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
11.

The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
12.

Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

13.

Site cover for each lot is not to exceed that shown in the Plan of Development table.
14.

Private open space must be provided and may be roofed and take the form of an upper floor balcony or rooftop terrace that is not less than 8m² with a minimum dimension of 2.5m and accessible from an upper floor living area.

Fencing

15.

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

Bin Storage and Services

16.

Clothes drying areas must be located behind the main face of the dwelling and minimize 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.

On all terrace lots the main façade (facing the primary street frontage) must comprise as least two different materials and at least one horizontal or vertical step in the façade.
19.

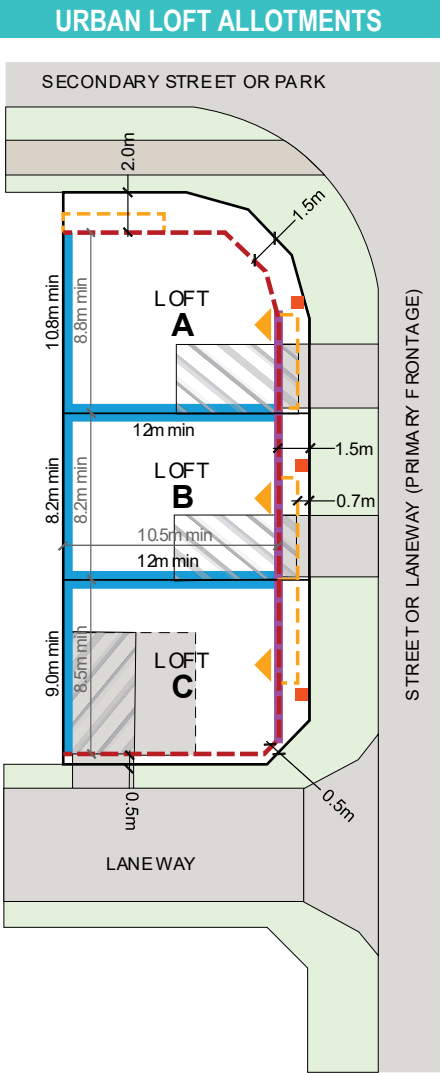
Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
20.

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.



LEGEND

- Lot boundary
- - -

Maximum building envelope
- - -

Protrusion for upper floor balconies and awnings
- Mandatory built to boundary wall
- ▨

Indicative garage location
- ▨

Permittable double garage location
- Garage setback from front boundary
- 1.0m

Building envelope dimensions
- 1.0m

Setback dimensions
- ▲

Residential entrance
- Indicative letterbox location

PLAN OF DEVELOPMENT TABLE

	URBAN LOFT ALLOTMENTS					
	Type A		Type B		Type C	
	Ground Floor	Upper Floor	Ground Floor	Upper Floor	Ground Floor	Upper Floor
Front / Primary Street Frontage (metres)						
Primary Frontage	1.5	1.5 ¹	1.5	1.5 ¹	1.5	1.5 ¹
Garage	0.7 0.0m (mandatory ²)	n/a	0.7 0.0m (mandatory ²)	n/a	0.5 0.0m (mandatory ³)	n/a
Rear	0.0	0.0	0.0	1.5	0.0	0.0
Side (metres)						
Built to Boundary	0.0	0.0	0.0	0.0	0.0	0.0
Non Built to Boundary	n/a	n/a	n/a	n/a	n/a	n/a
Corner Lots — Secondary Street	2.0	2.0 ¹	n/a	n/a	0.5	0.5
Garage and On-site Car Parking						
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted only where fronting the secondary street. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single garage acceptable. Double garages are not permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single garage acceptable. Double garages are permitted only where fronting laneway. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%		95%		95%	

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 it's outermost projection, after the development is carried out, other than a building or structure, 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.

Garage setback to be reduced to 0.0m to avoid parked vehicles overhanging the verge/footpath

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

² Where required to achieve compliant separation from the dwelling sewer connection to a structure, the setback can be extended by a further 0.8m

³ Where required to achieve compliant separation from the dwelling sewer connection to a structure, the setback can be extended by a further 1.0m

APPENDIX D

ROAD HIERARCHY PLAN

LEGEND

Application Boundary

INTERSECTIONS

Signalised Intersection

SUB-ARTERIAL ROADS

Sub-Arterial 3A - 35.5m

TRUNK CONNECTOR

Trunk Connector C2 (North-South Variant) - 26.0m

Trunk Connector C2 - 25.0m

Trunk Connector C2 (No Parking Variant) - 22.7m

Trunk Connector G - 25.9m

NEIGHBOURHOOD CONNECTOR

Neighbourhood Connector N1 - 24.0m

Neighbourhood Connector N2 - 25.0m

Neighbourhood Connector N3 - 22.0m

Neighbourhood Connector L - 19.0m

ACCESS STREETS

Urban Access A1 - 19.5m

Urban Access A2 - 18.0m

Urban Access A3 - 20.0m

Access Street P - 15.5m

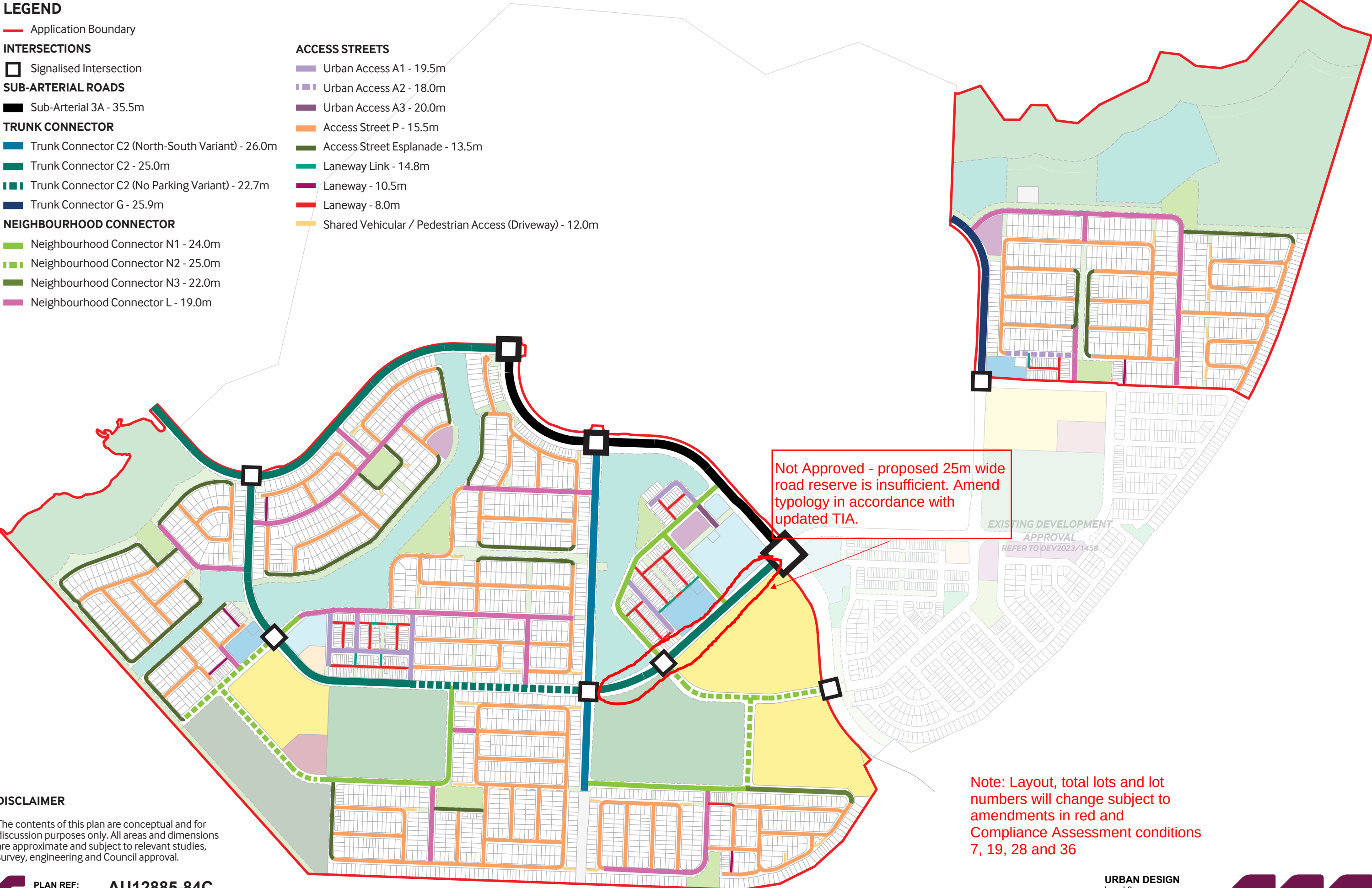
Access Street Esplanade - 13.5m

Laneway Link - 14.8m

Laneway - 10.5m

Laneway - 8.0m

Shared Vehicular / Pedestrian Access (Driveway) - 12.0m



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CLIENT: STOCKLAND
DRAWN BY: JC
CHECKED BY: PHE



AURA LAKES - PRECINCT 17 (PART), 18 (PART) & 19
ROAD HIERARCHY PLAN

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

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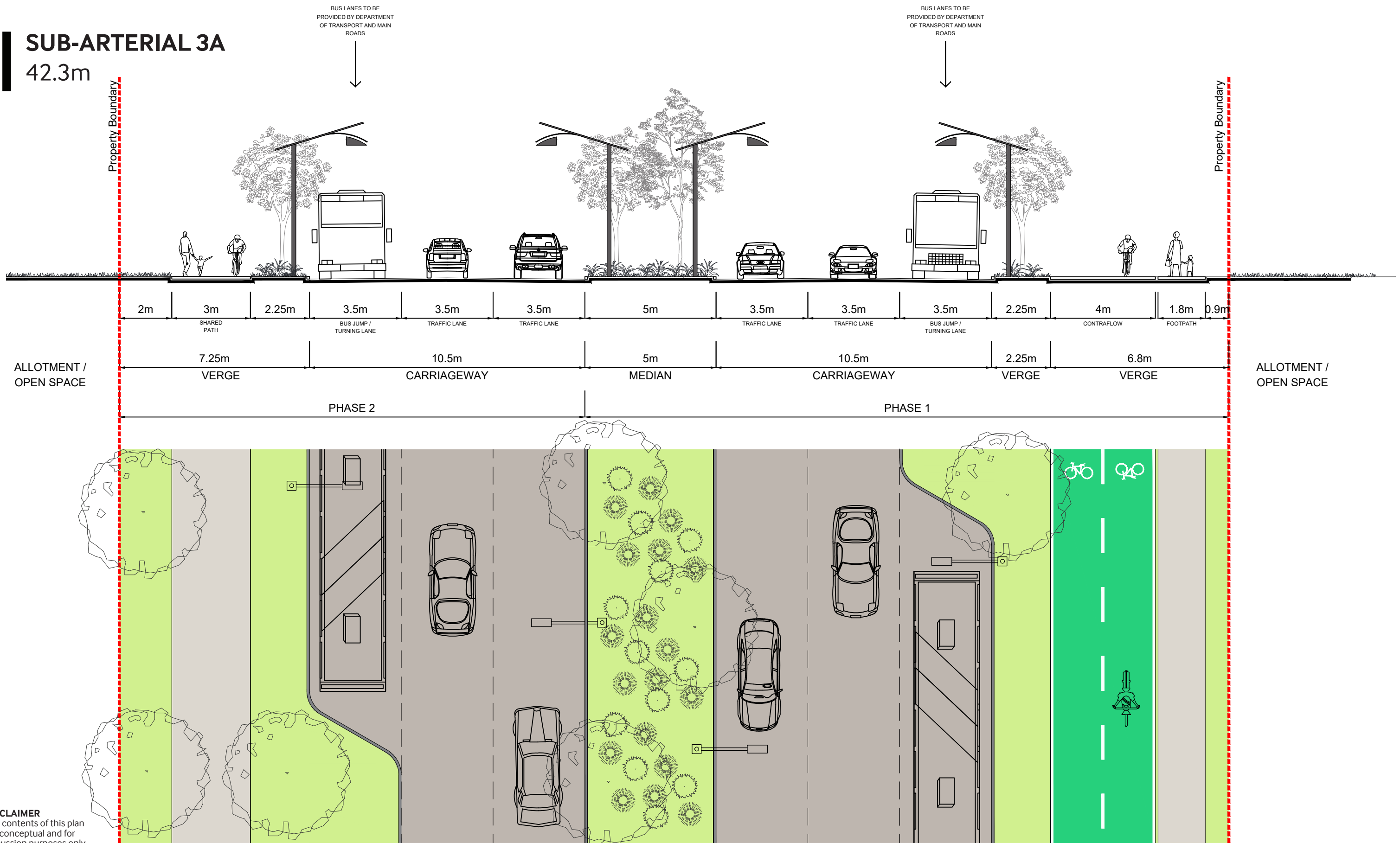
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APPENDIX E

ROAD CROSS SECTIONS

SUB-ARTERIAL 3A

42.3m



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AURA LAKES - DA2 ROAD CROSS SECTIONS

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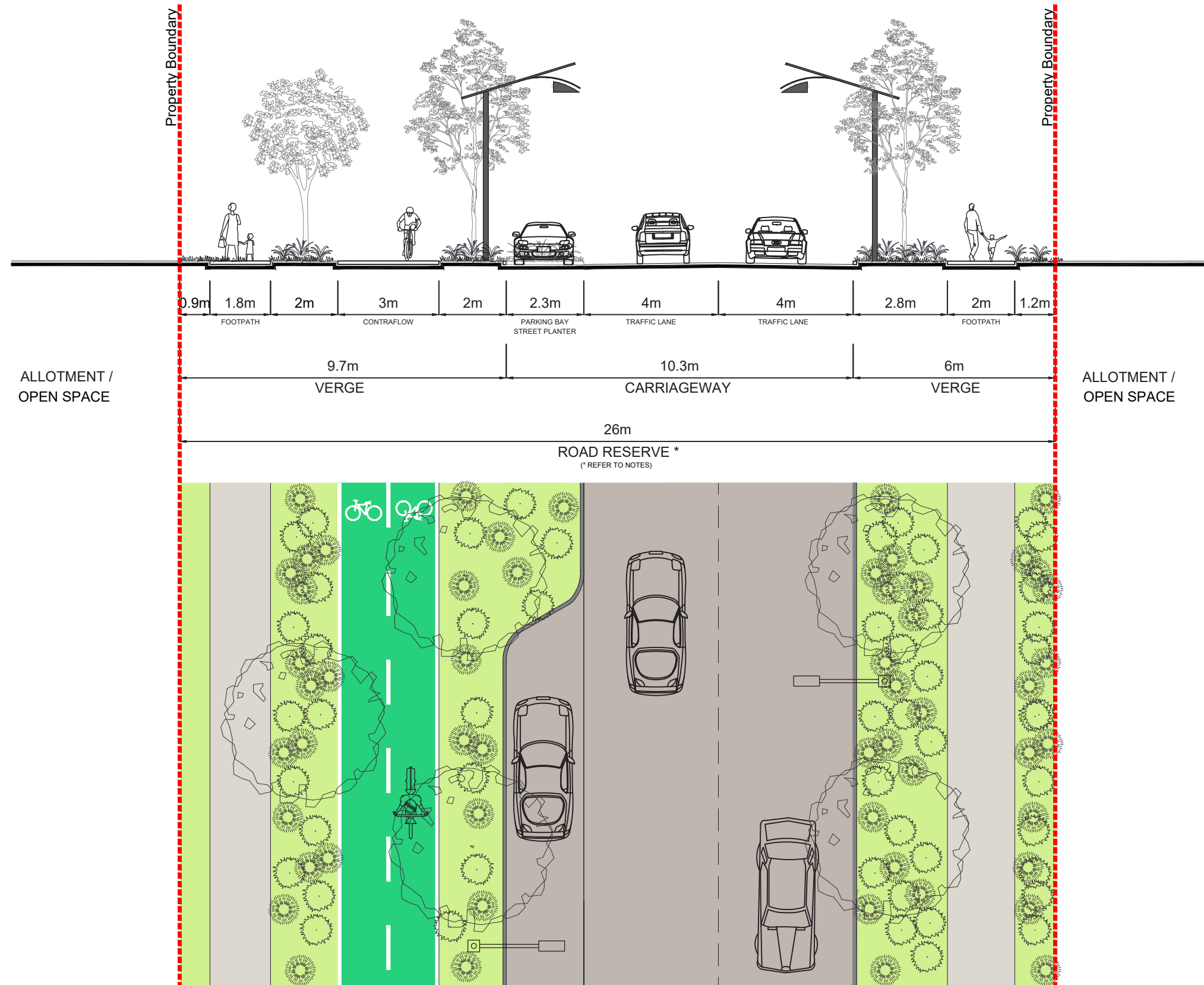
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0 2 4 6 8 10 1 : 150 @ A3

TRUNK CONNECTOR C2 [NORTH-SOUTH VARIANT]

26m



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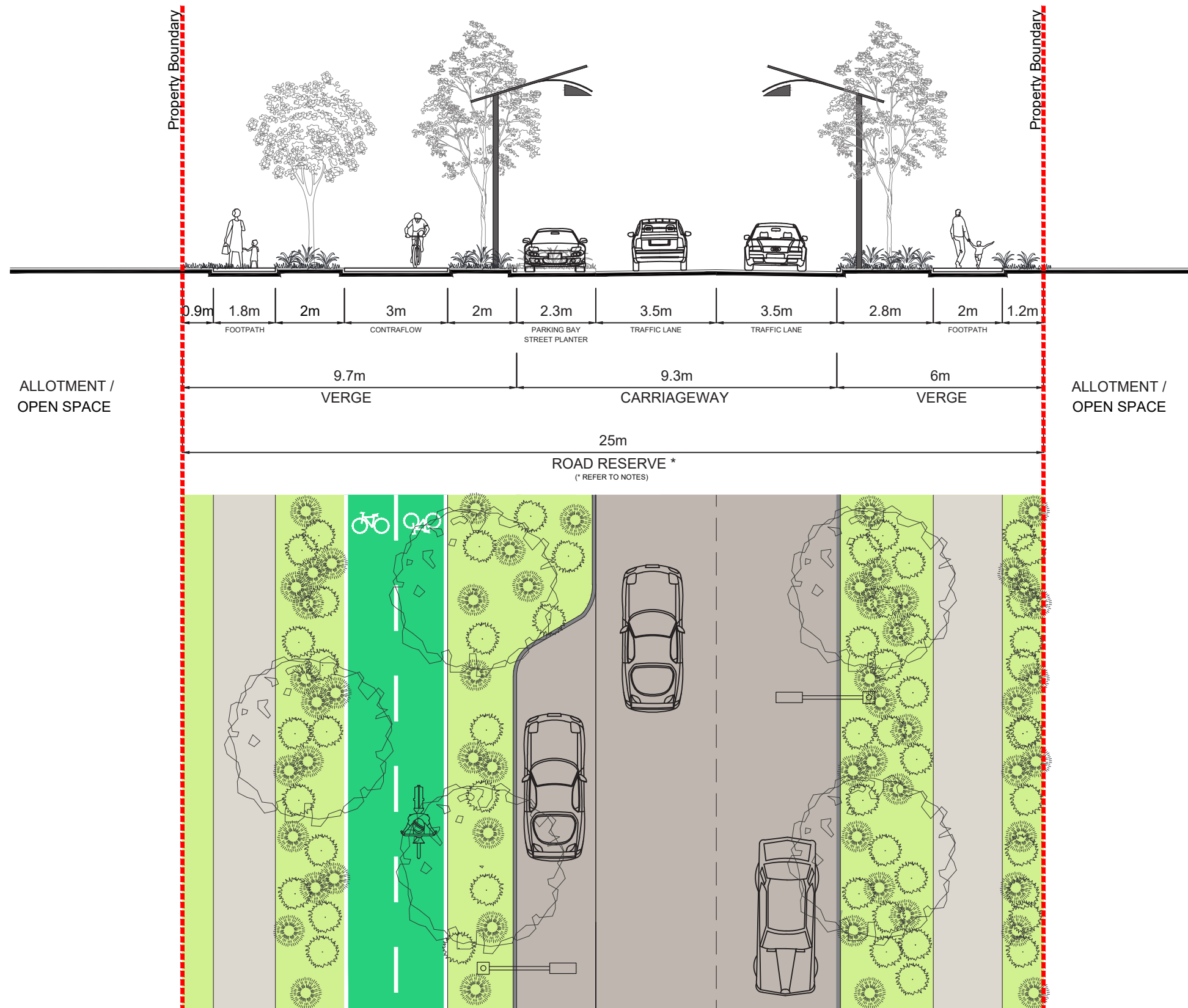
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TRUNK CONNECTOR C2

25m



NOTES

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

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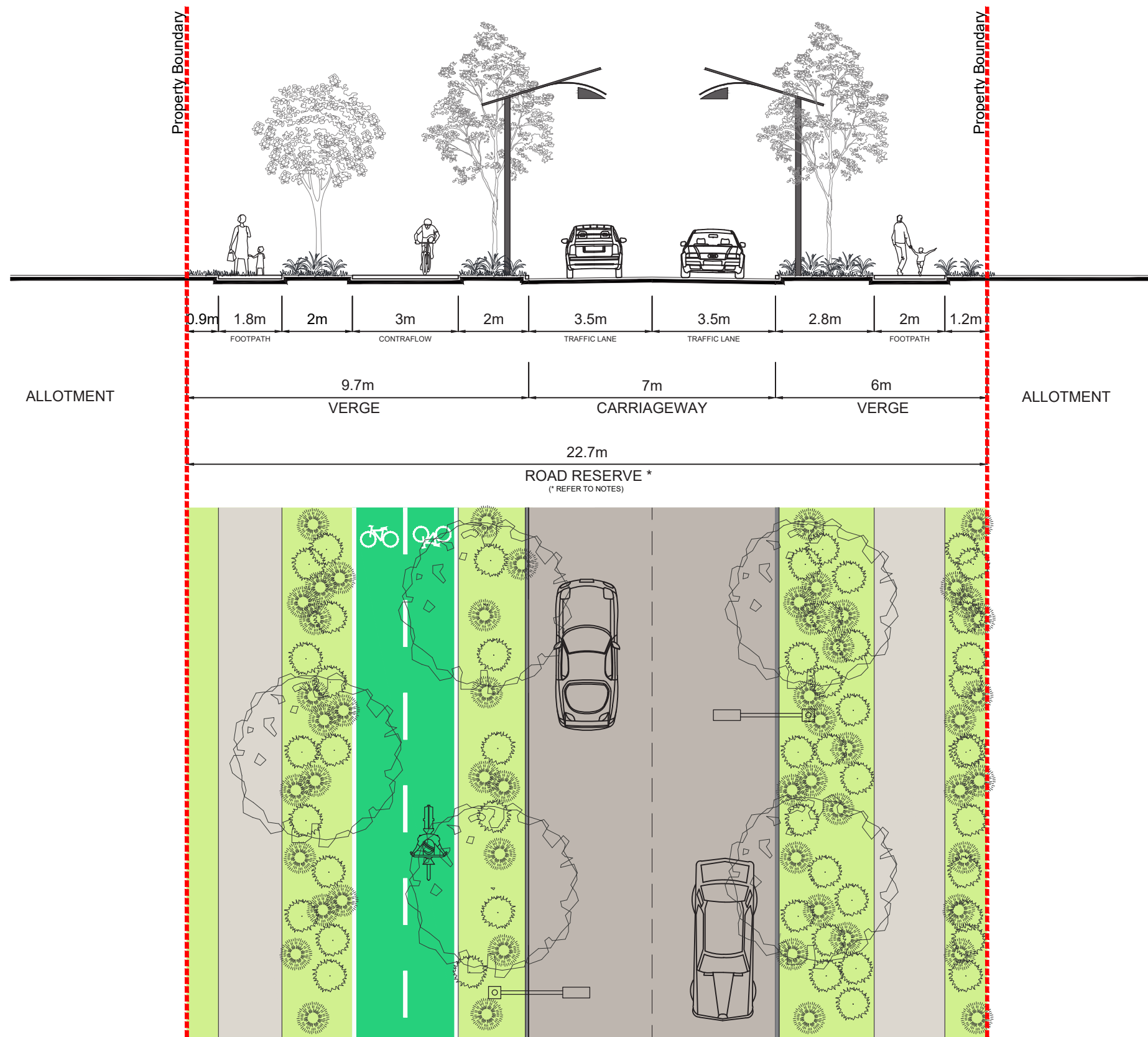
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TRUNK CONNECTOR C2 [NO PARKING VARIANT]

22.7m



NOTES

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

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AURA LAKES - DA2
ROAD CROSS SECTIONS

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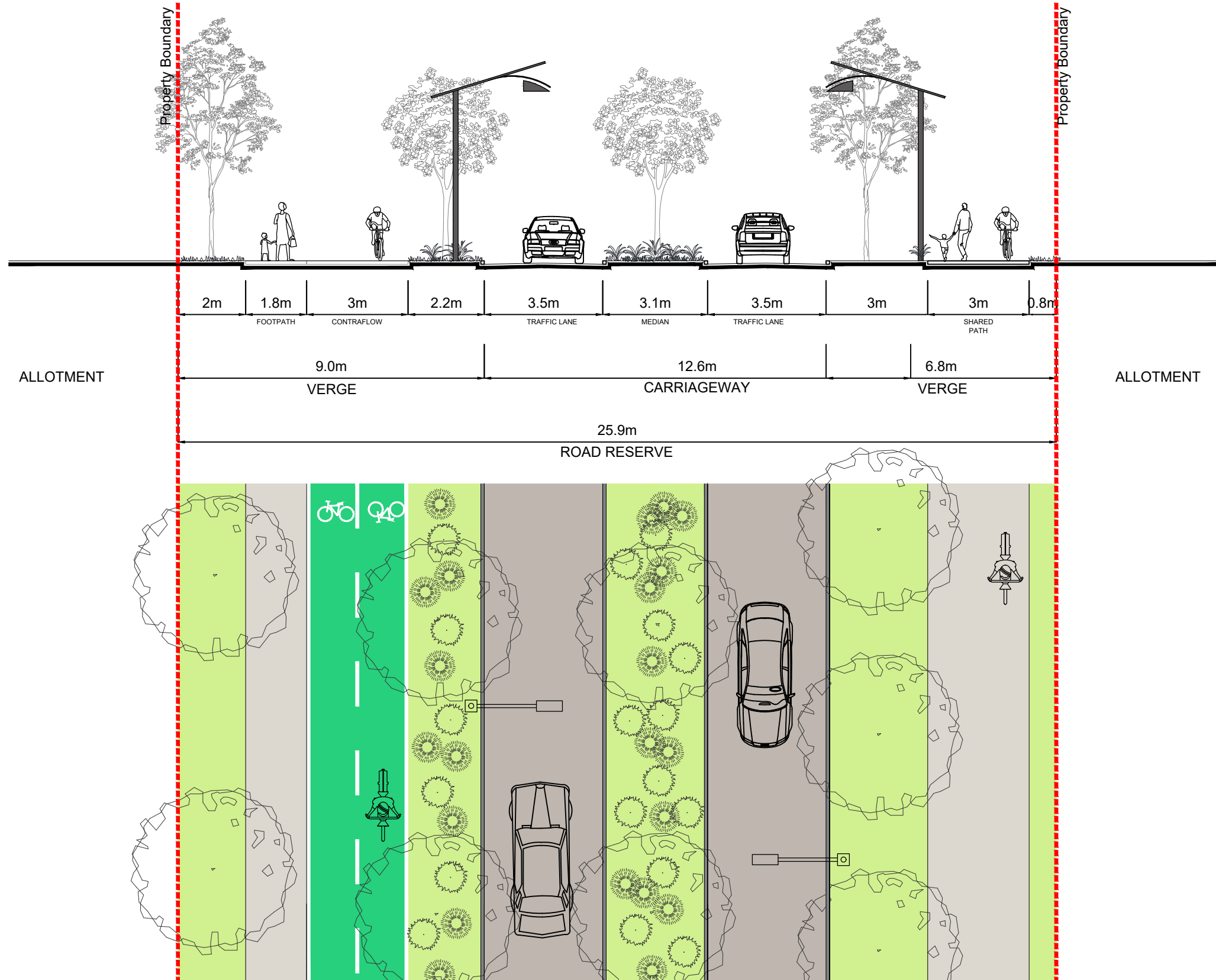
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TRUNK CONNECTOR G

25.9m



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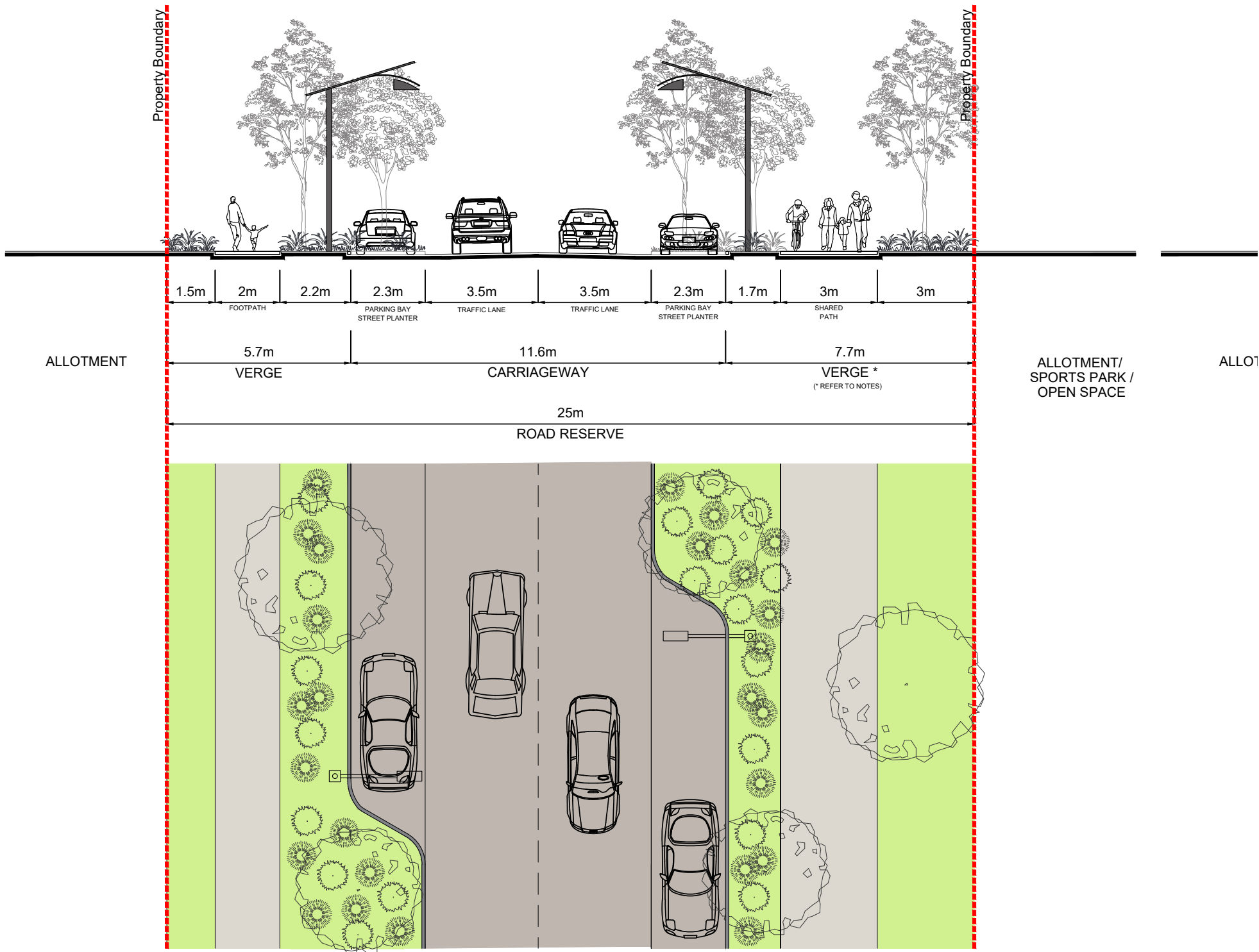
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NEIGHBOURHOOD CONNECTOR N1

25m



NOTES

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

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AURA LAKES - DA2 ROAD CROSS SECTIONS

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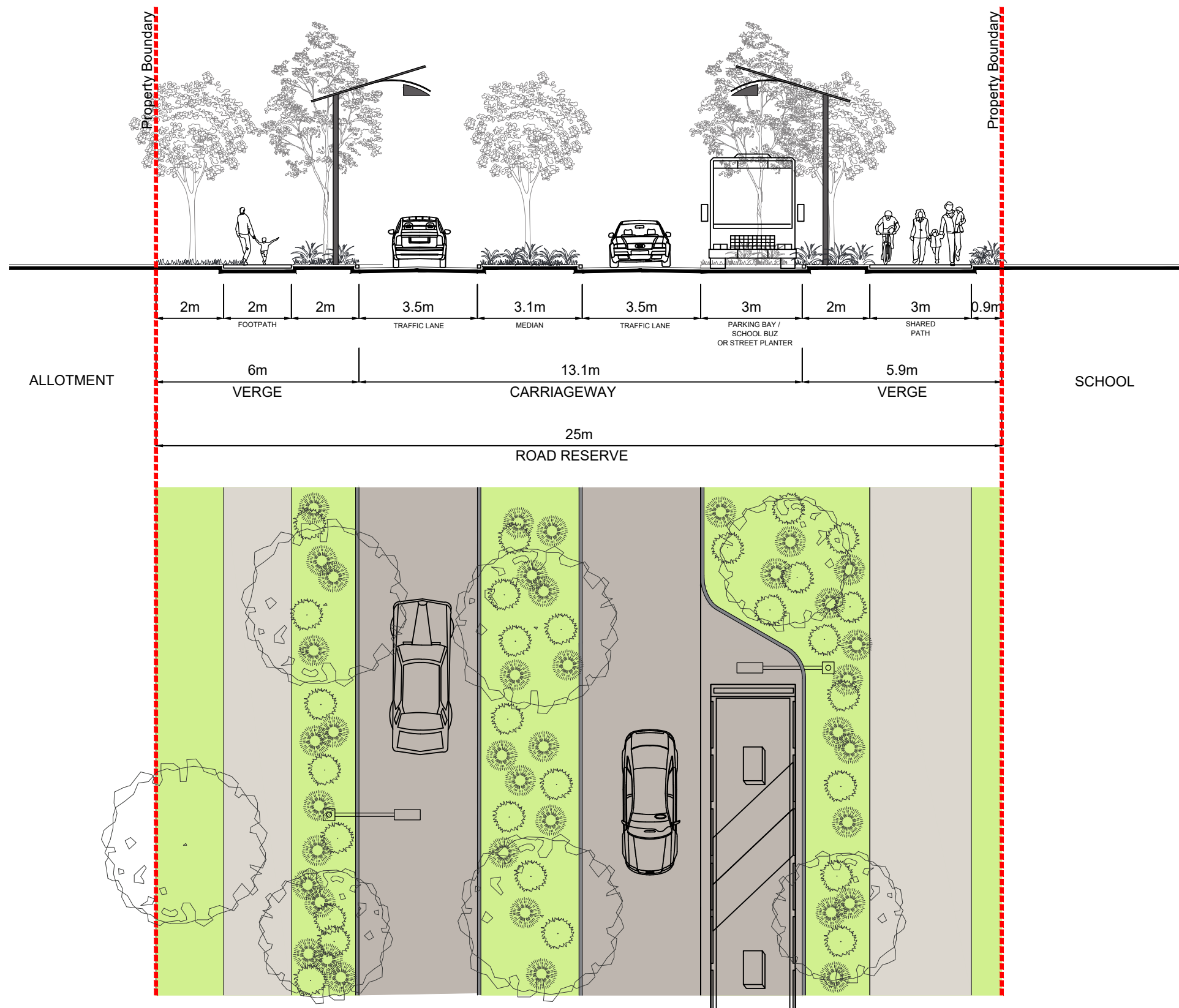
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NEIGHBOURHOOD CONNECTOR N2

25m



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AU12885-41D

18 MAY 2026

STOCKLAND

JC

MD

AURA LAKES - DA2

ROAD CROSS SECTIONS

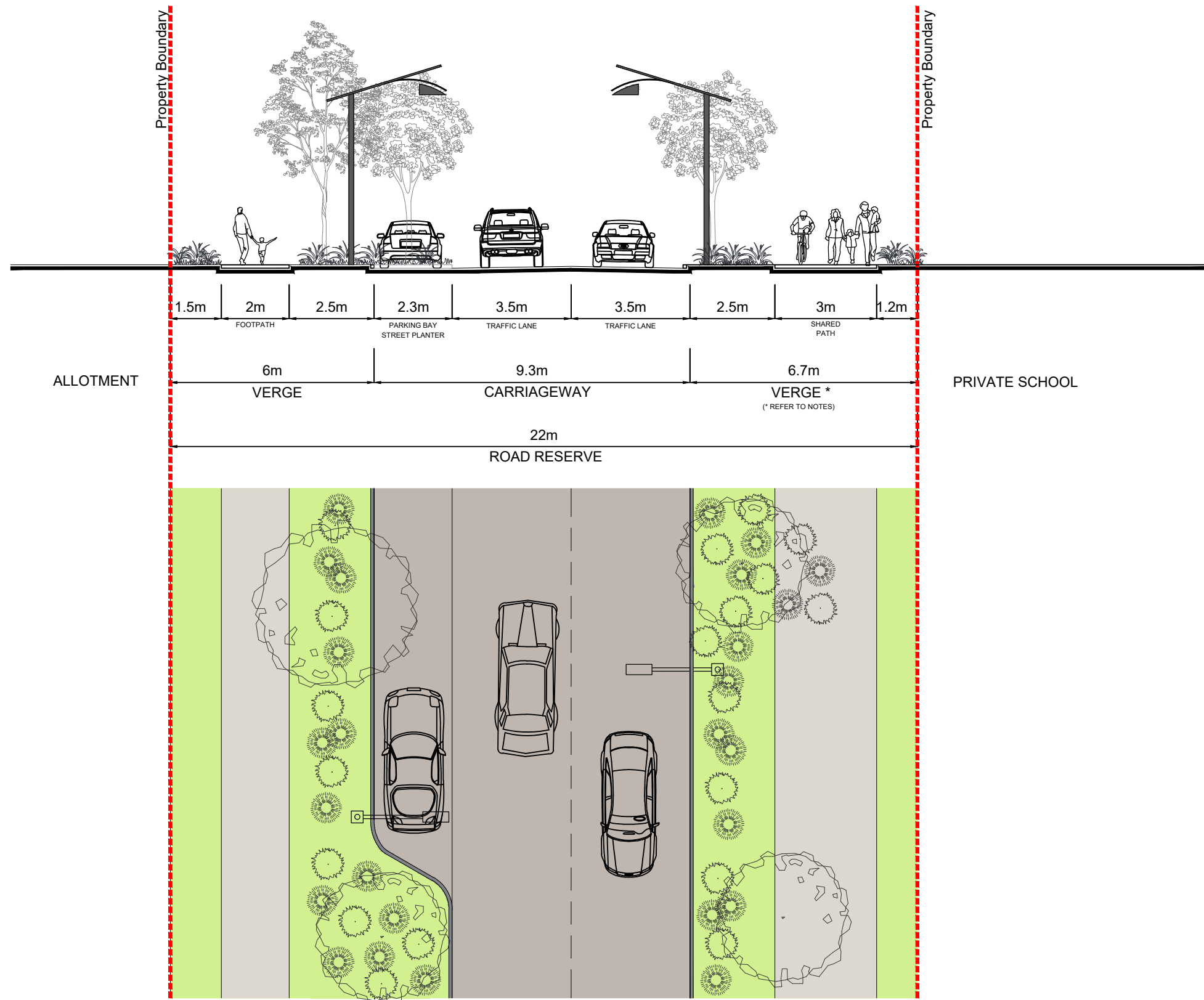
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NEIGHBOURHOOD CONNECTOR N3

22m



NOTES

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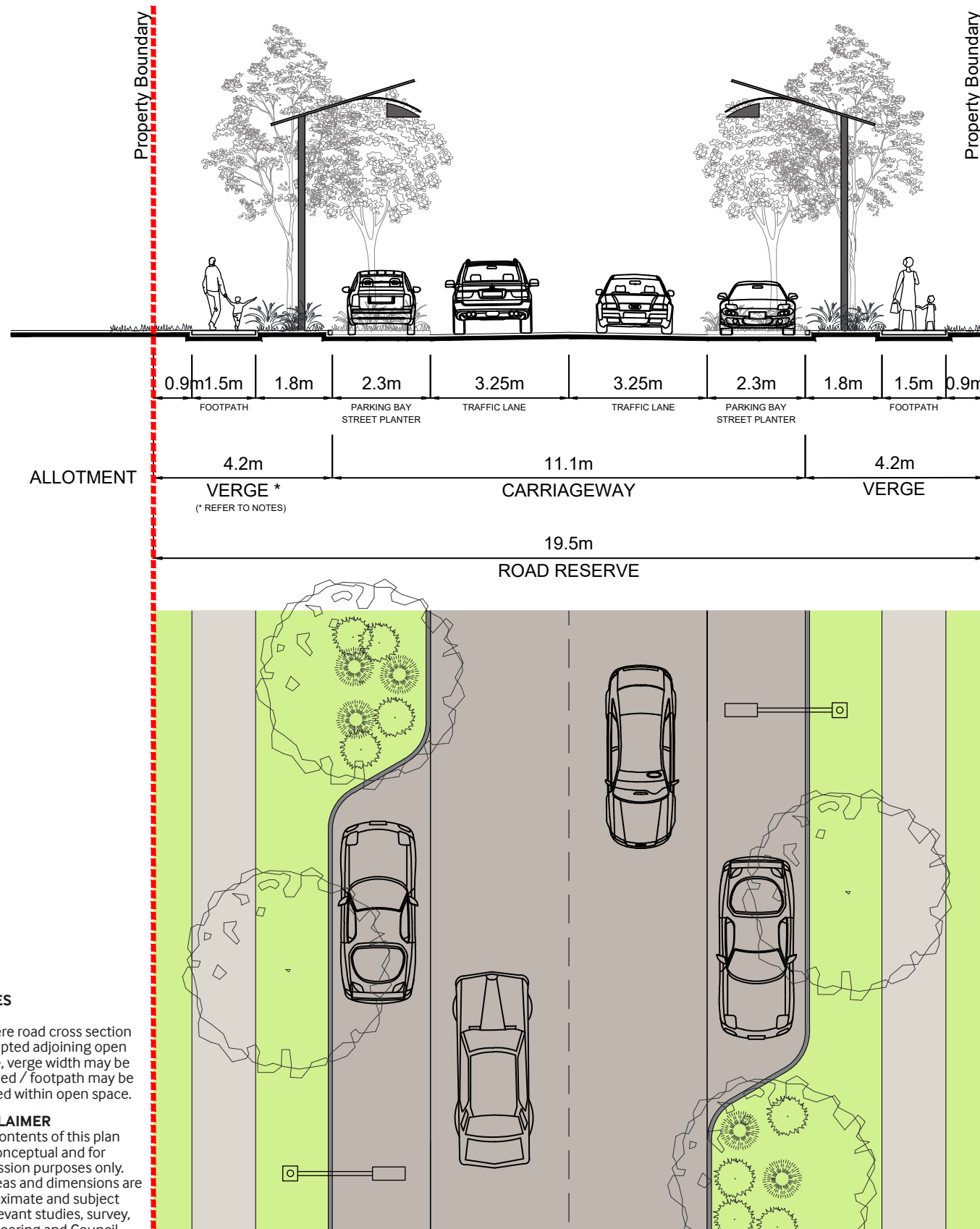
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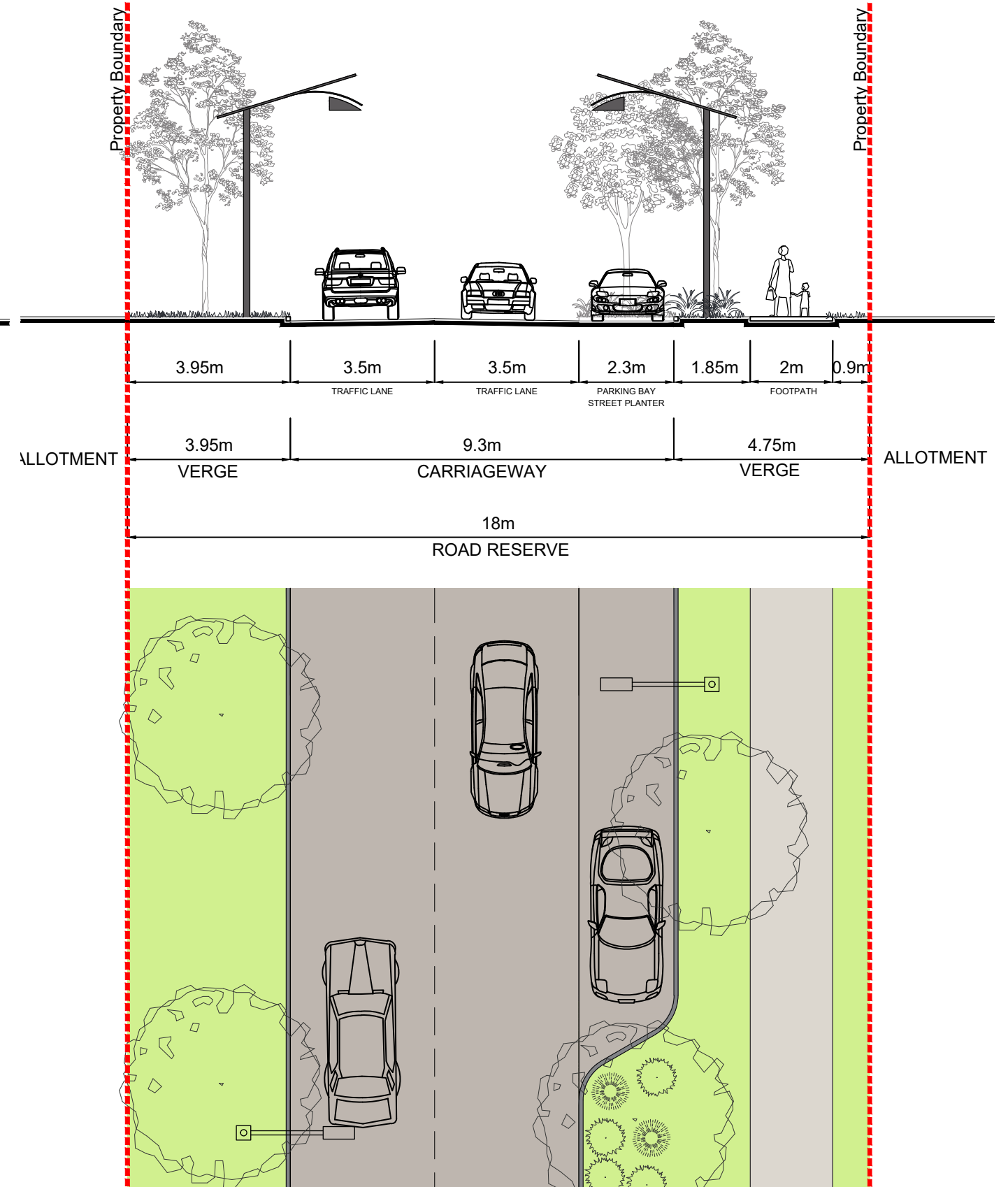
URBAN ACCESS A1

19.5m



URBAN ACCESS A2

18m



NOTES

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

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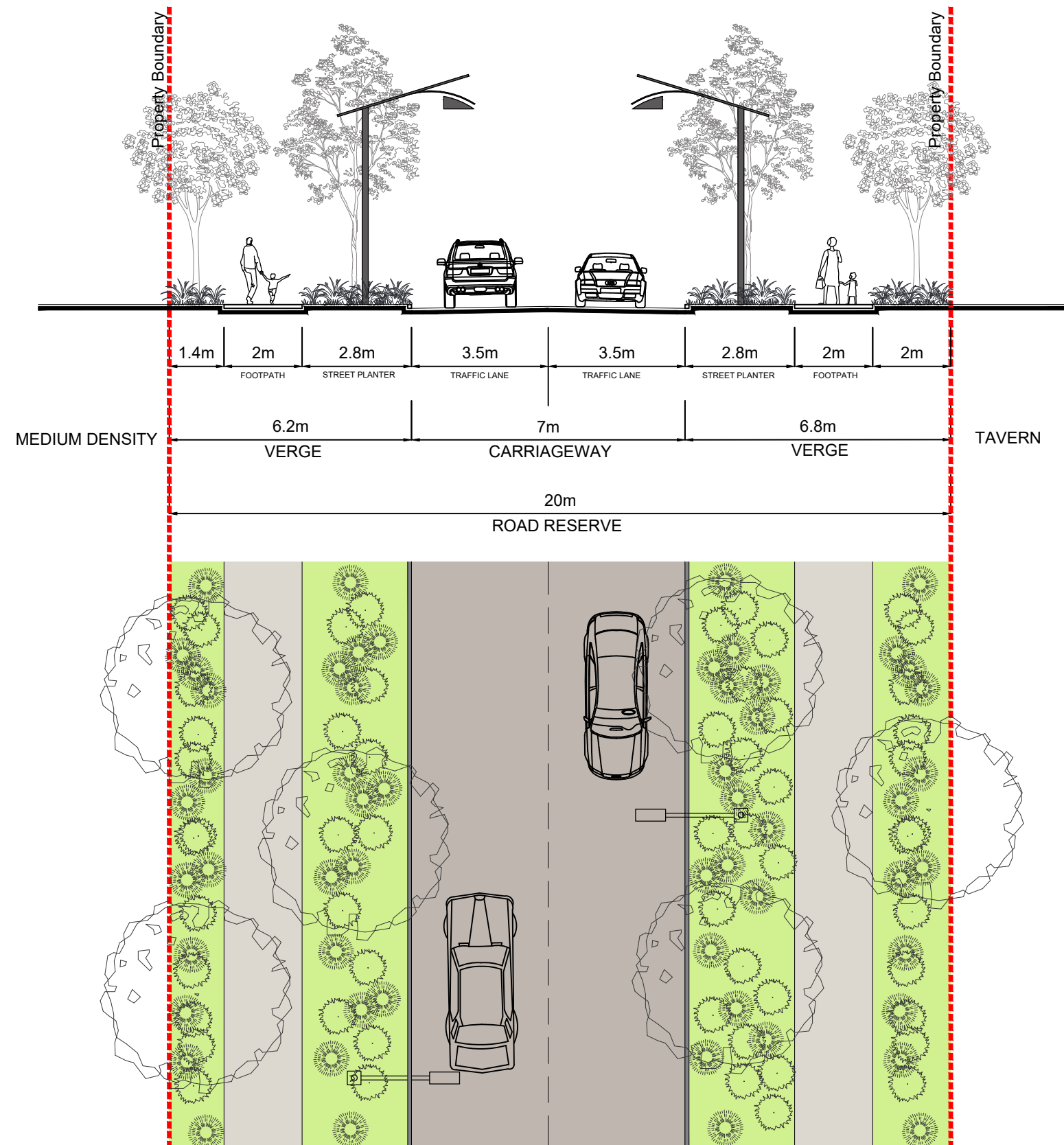
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URBAN ACCESS A3

20m



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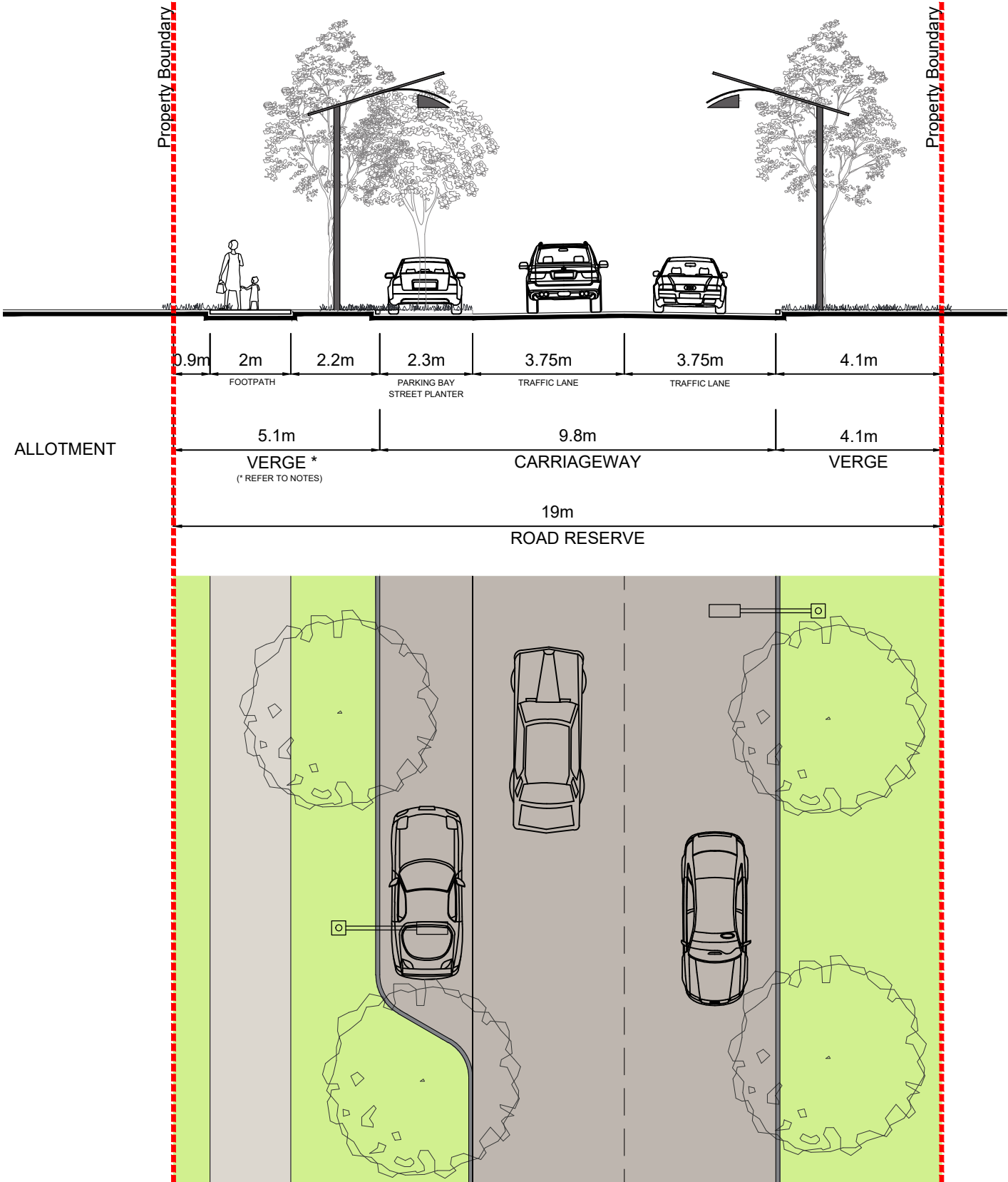
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NEIGHBOURHOOD CONNECTOR L

19m



NOTES

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

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AURA LAKES - DA2 ROAD CROSS SECTIONS

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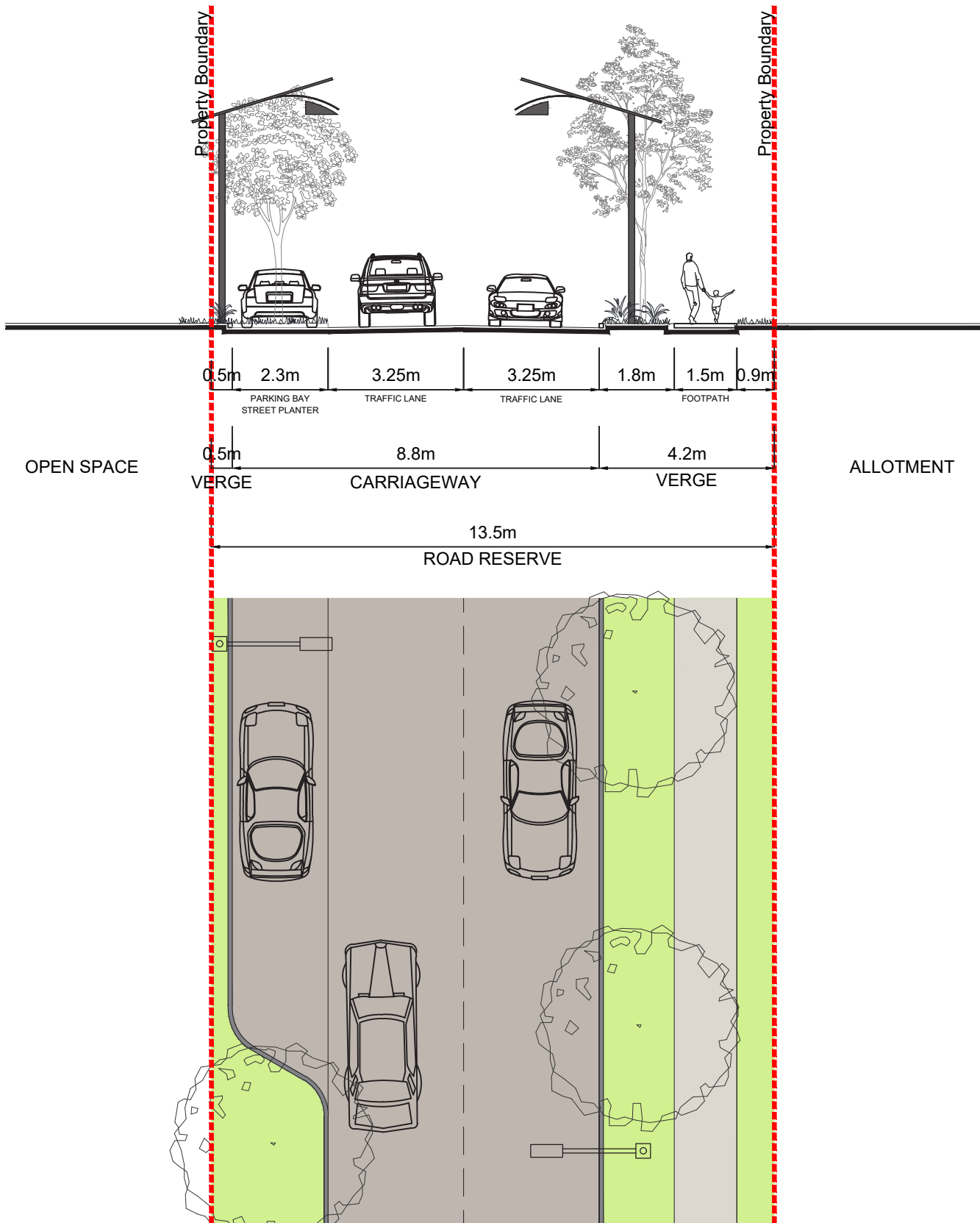
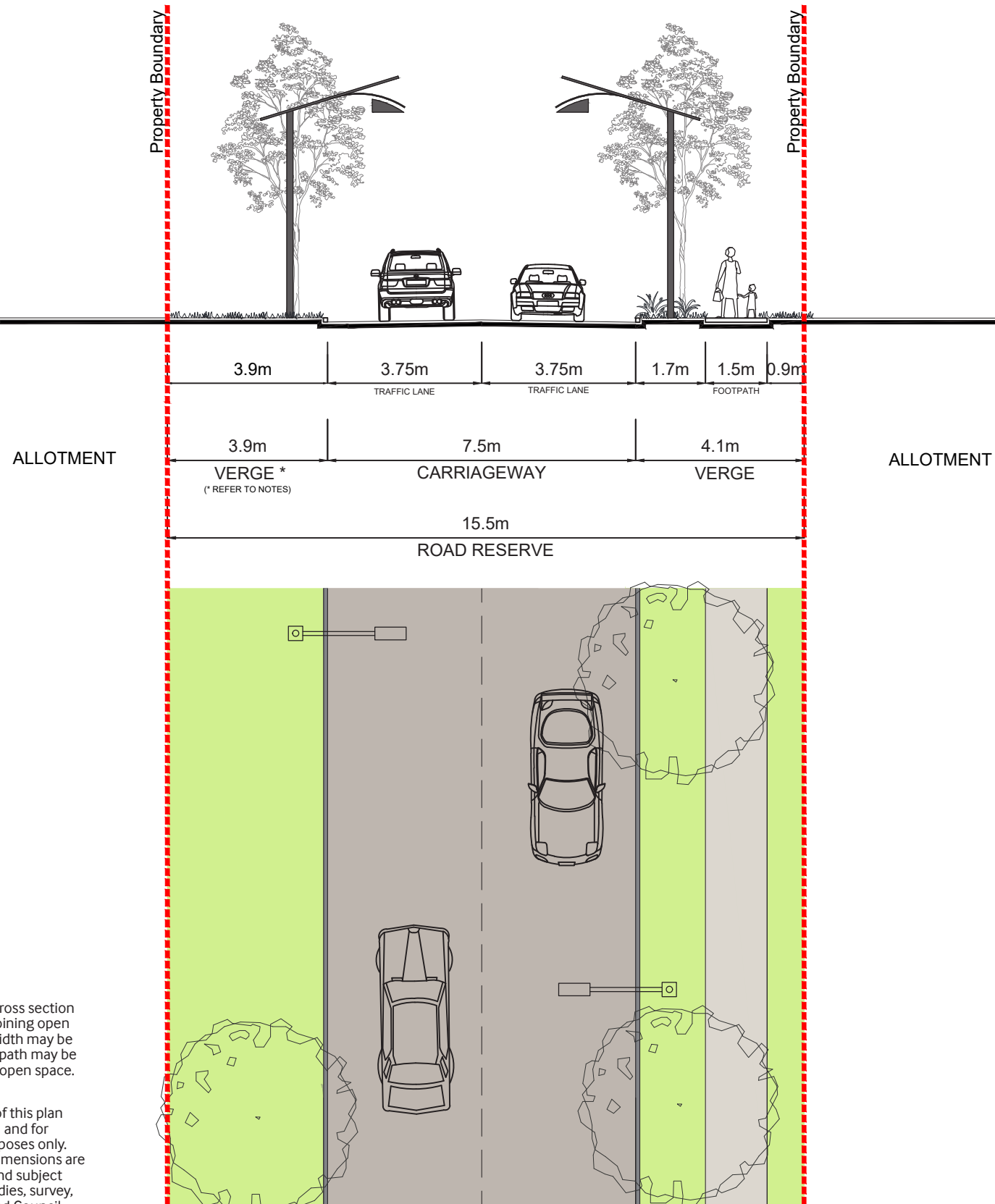
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ACCESS STREET P
15.5m

ACCESS STREET ESPLANADE
13.5m



NOTES

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

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AURA LAKES - DA2
ROAD CROSS SECTIONS

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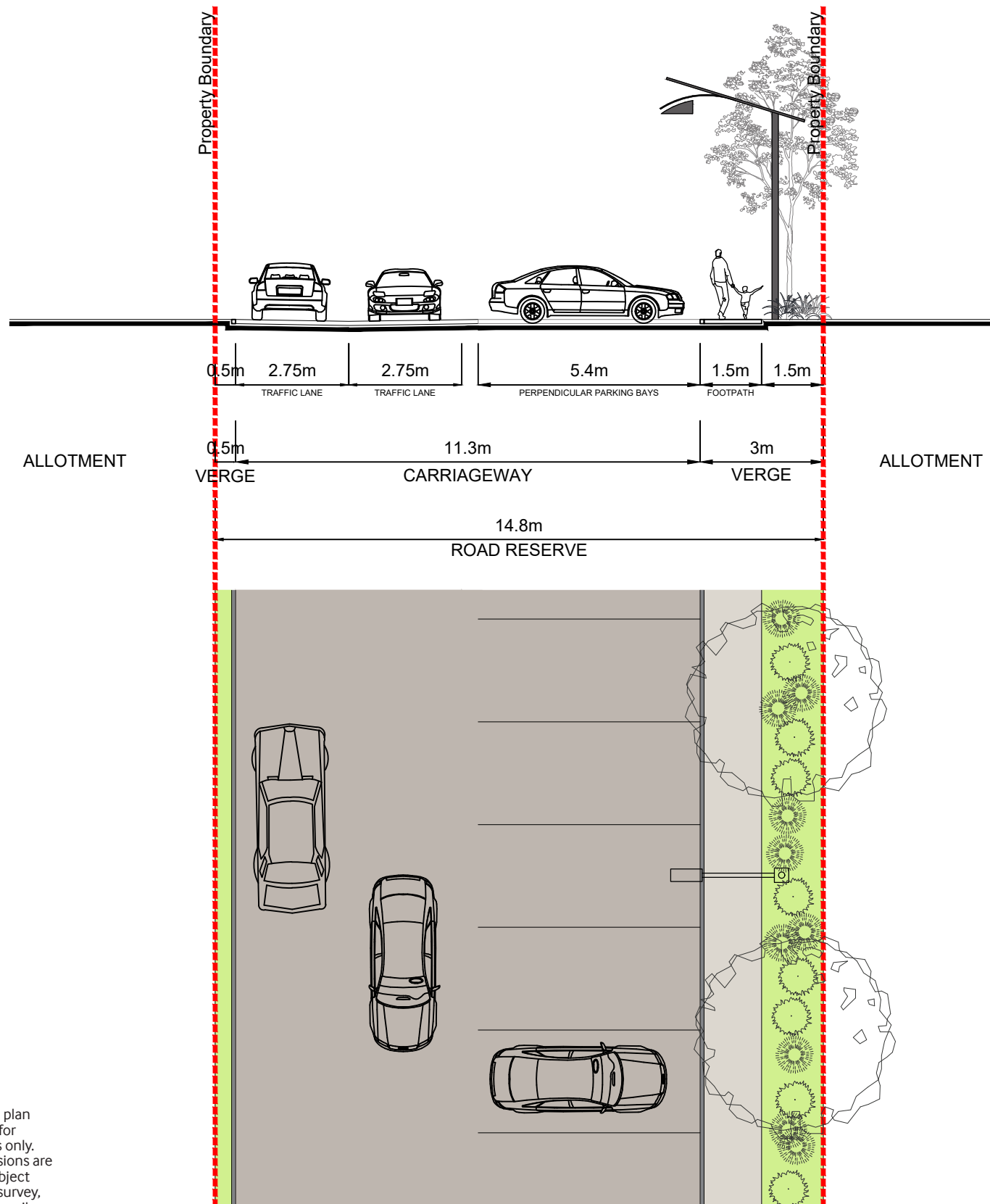
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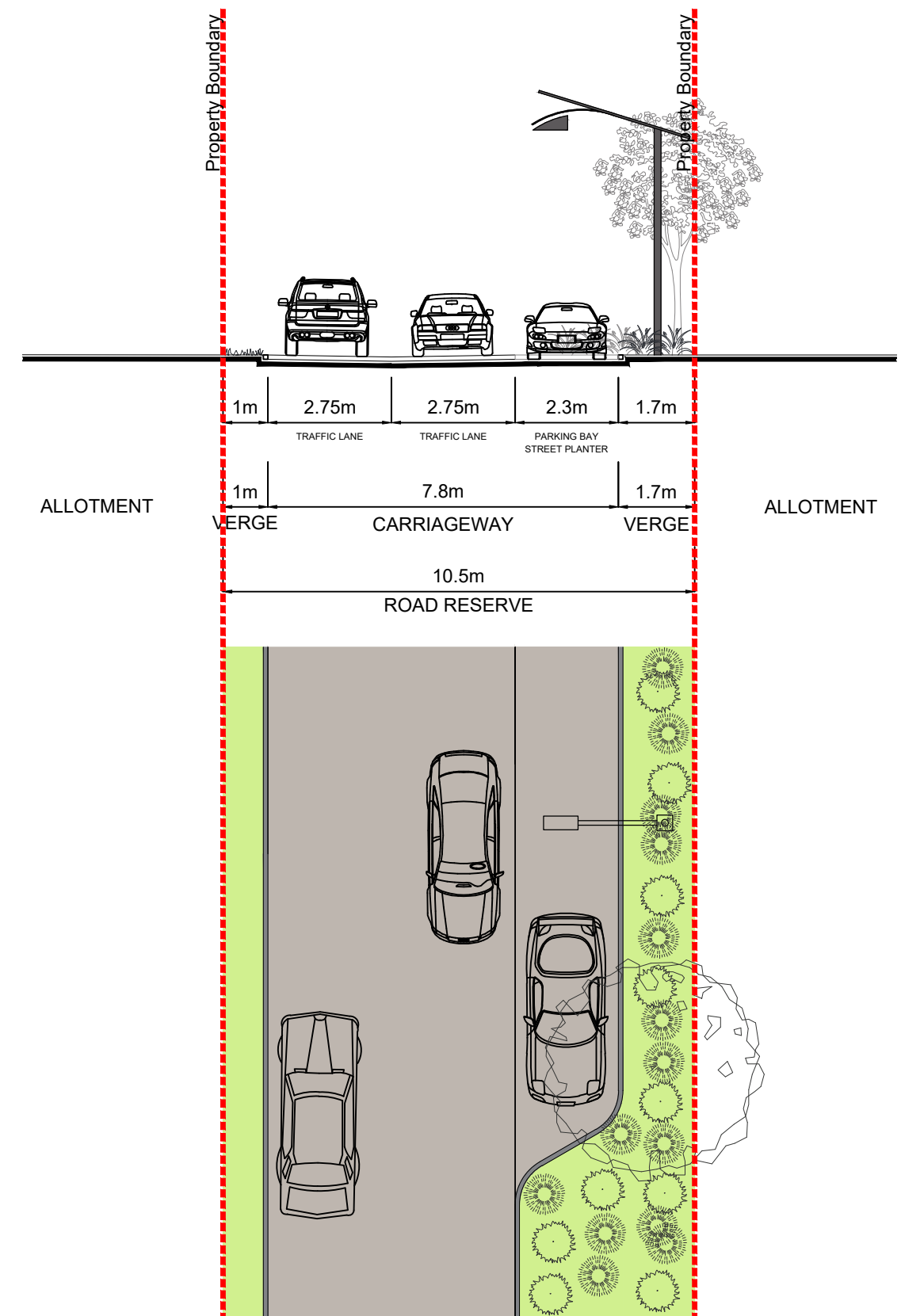
LANEWAY LINK

14.8m



LANEWAY

10.5m



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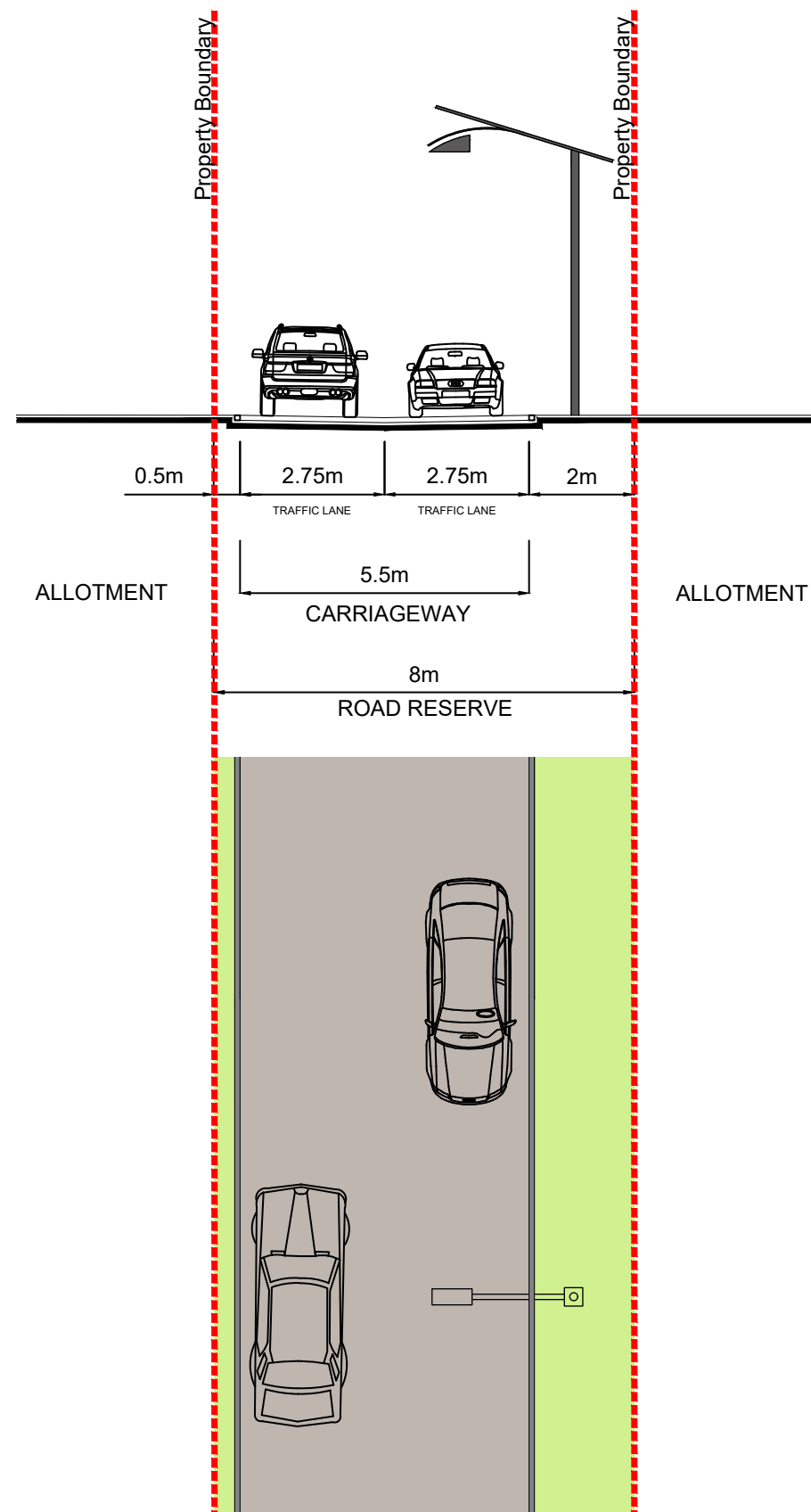
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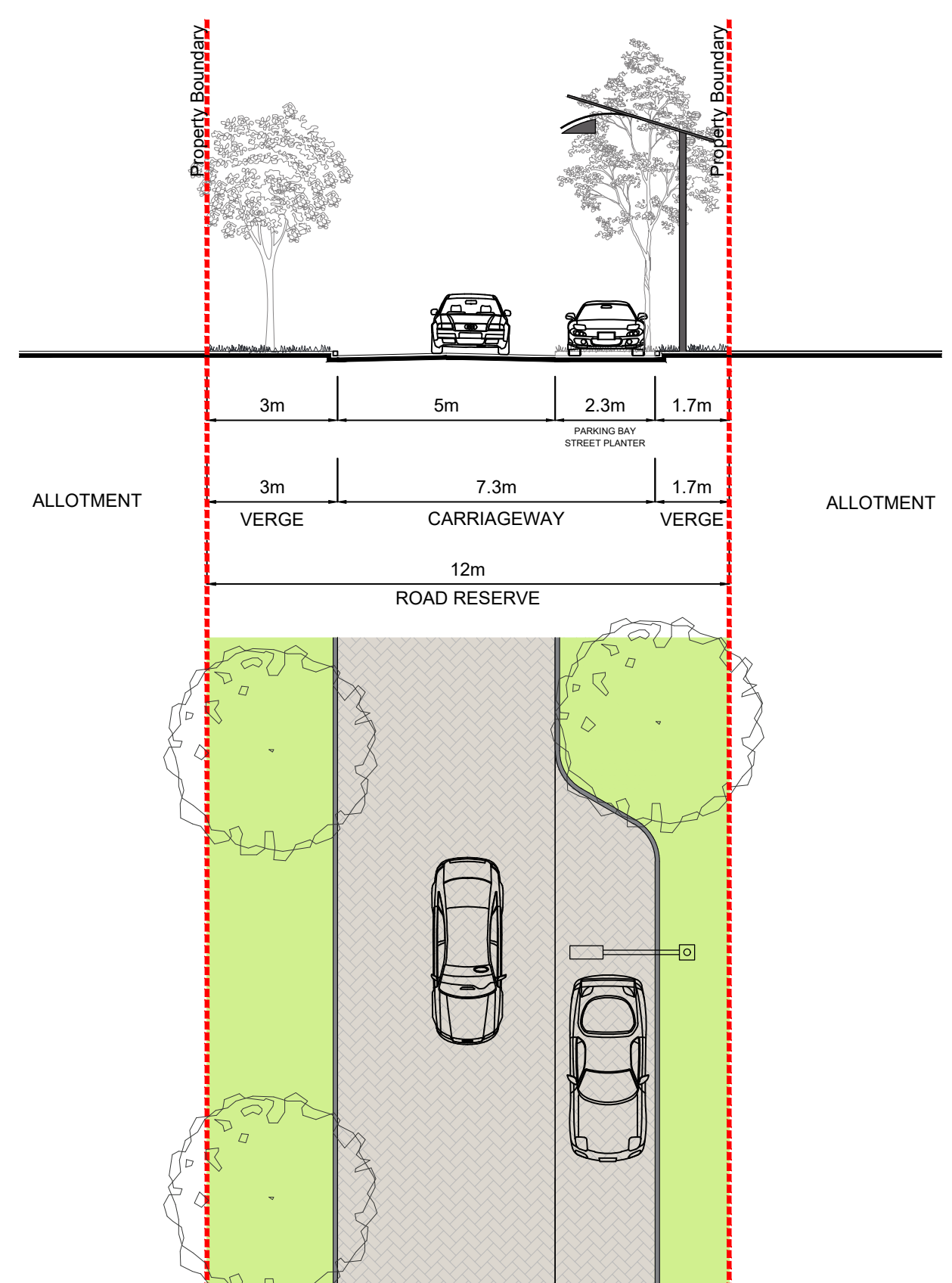
LANEWAY

8m



SHARED VEHICULAR / PEDESTRIAN ACCESS (DRIVEWAY)

12m



DISCLAIMER

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AURA LAKES - DA2 ROAD CROSS SECTIONS

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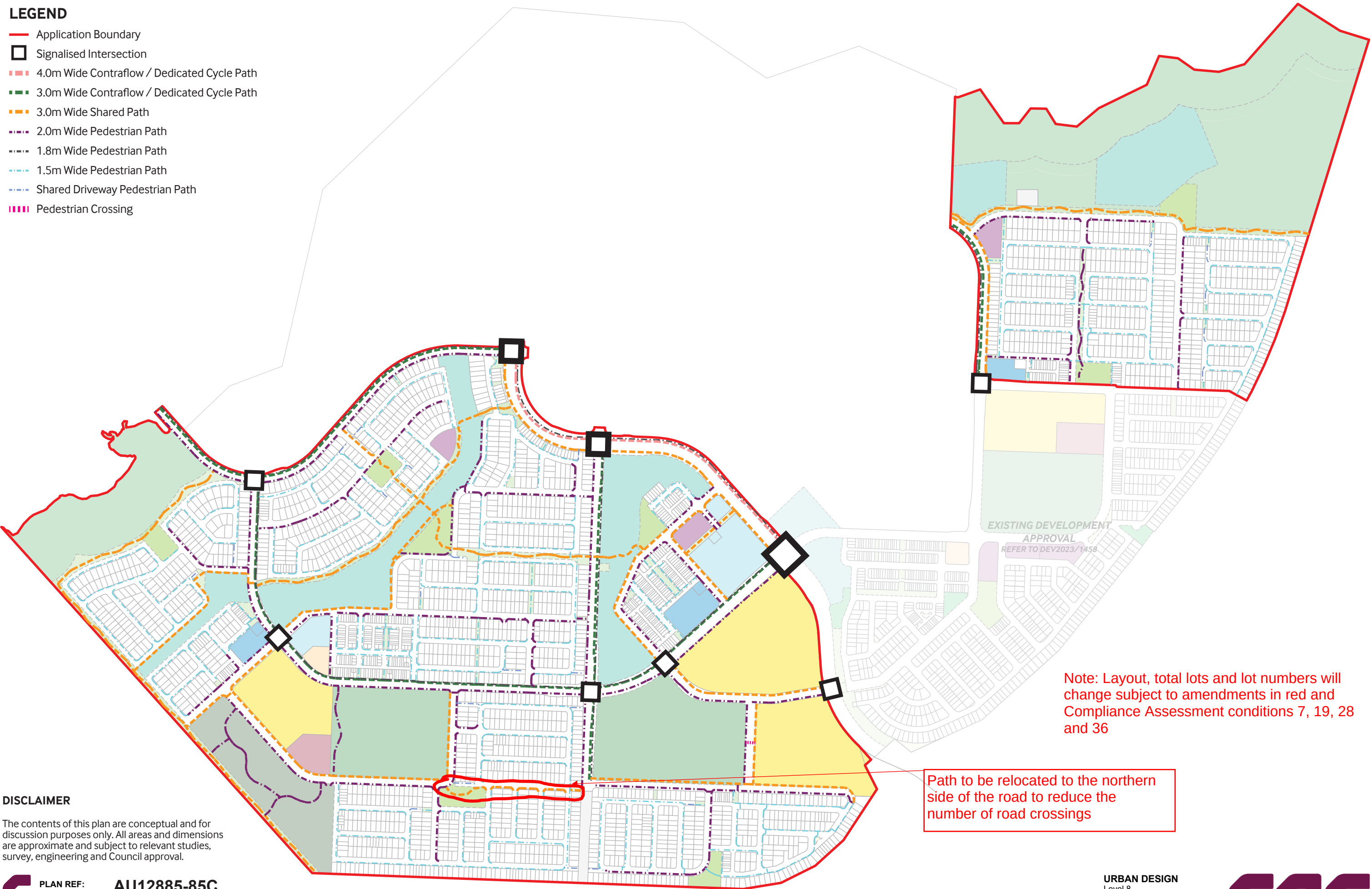
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APPENDIX F

CONNECTIVITY PLAN

LEGEND

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



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Path to be relocated to the northern side of the road to reduce the number of road crossings

DISCLAIMER

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PLAN REF:

DATE:

CLIENT:

DRAWN BY:

CHECKED BY:

AU12885-85C

18 MAY 2026

STOCKLAND

JC

PHE

0100200300400500

1 : 9,000 @ A3

AURA LAKES - PRECINCT 17 (PART), 18 (PART) & 19
CONNECTIVITY PLAN

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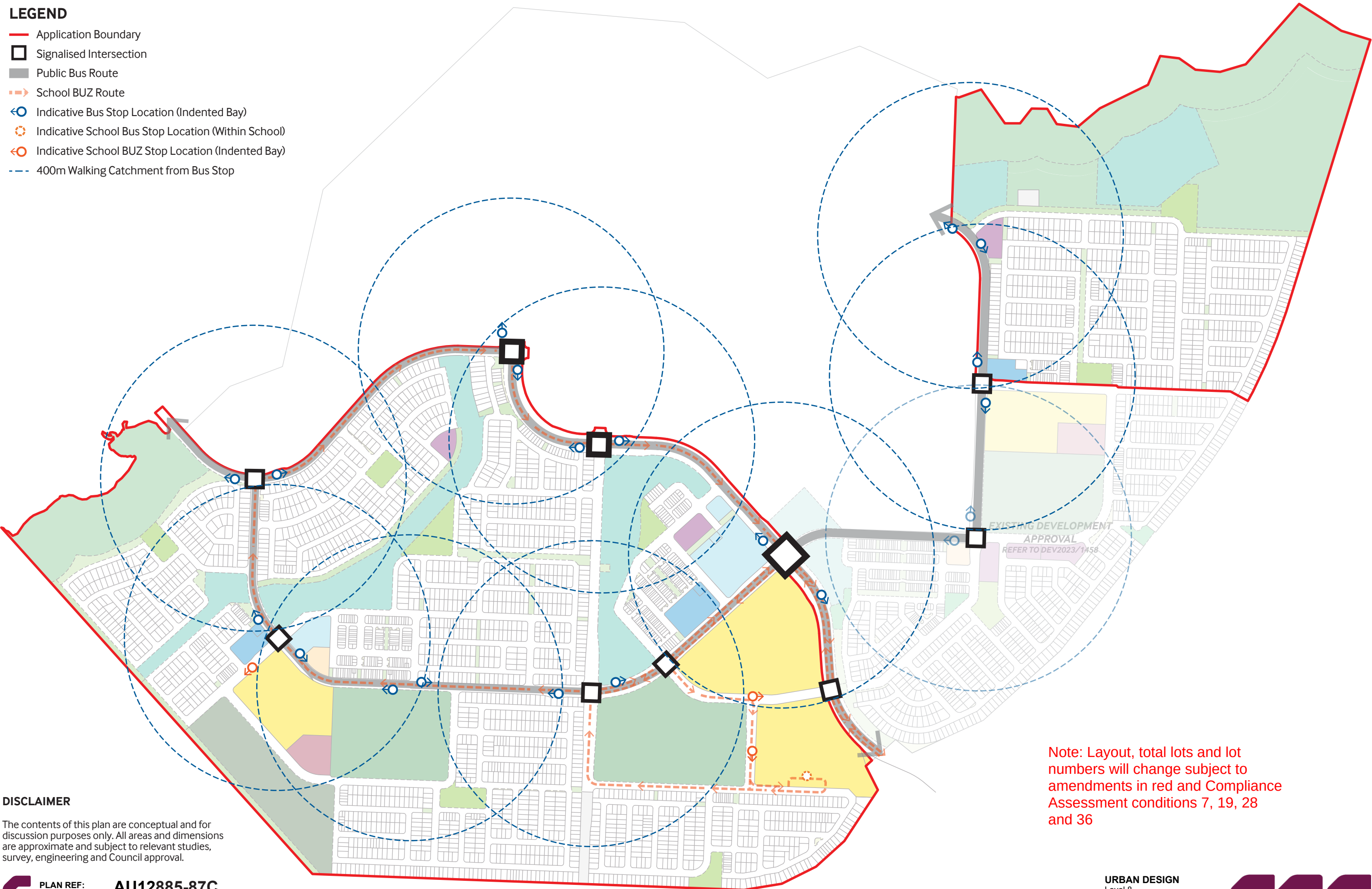
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APPENDIX G

PUBLIC TRANSPORT PLAN

LEGEND

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



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18 MAY 2026

CLIENT:

STOCKLAND

DRAWN BY:

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PUBLIC TRANSPORT PLAN

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APPENDIX H

INDICATIVE ADVERTISING DEVICES PLAN

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 EDQ, the advertising devices nominated on this plan are to be considered temporary only and are not permitted to remain longer than:
 - a. Fifteen (15) years from the date the approval is granted where a Billboard Sign; or
 - b. Ten (10) years from the date the approval is granted or once the last residential lot is sold within the estate, whichever is the earliest, where a Pylon Identification Sign (10 year).After these times, the Advertising Devices must be removed.
- 3. Advertising Devices must be:
 - a. Maintained to not cause disturbance to the occupants of nearby developments; and
 - b. Located and designed to not create a nuisance or potential hazard to pedestrians.
- 4. Construction of Advertising Devices is limited to 6:30am–6:30pm Monday to Saturday, and may not occur outside of these hours, on Sundays or on public holidays.
- 5. Advertising Devices are to be consistent with the scale and design of the existing buildings and other works on the site and in the locality, and complement the local streetscape; and where appropriate, to reflect the character of the area.
- 6. An Estate Entry Sign:
 - a. Is placed at the entrance of an estate;
 - b. Is set at or within 500mm of ground level;
 - c. Is maintained as a freestanding structure in a landscaped environment;
 - d. Does not obstruct pedestrian/cycle access to the estate;
 - e. Signface area does not exceed 50m²;
 - f. Is a maximum height of 6 metres.

- 7. An Entry Statement:
 - a. Is set at or within 500mm of ground level;
 - b. No more than 2.0m high;
 - c. Is mounted as either a free-standing structure or as part of a boundary fence wall in a landscaped environment;
 - d. Does not exceed a maximum sign facing area of 10m².
- 8. A Billboard Sign or Pylon Identification Sign is permitted where complying with the following Criteria:
 - a. Is mounted as freestanding structure in a landscape environment;
 - b. Is designed and treated in such a way that the supporting framework and the back of the signface area blend with the surrounding streetscape or field a view;
 - c. Has a maximum thickness not exceeding 75mm per metre of height above ground level; and
 - d. Is permitted up to a maximum height of 15 metres and a maximum signface area of 43m² per signface;
- 9. A Third Party Sign is permitted to be erected on land owned or under the control of Stockland, and intended to advertise the emerging community of Caloundra South.
- 10. H Frame Advertising Device;
 - a. does not exceed 1200 x 2440mm in size;
 - b. may be single or double sided;
 - c. must consist of ACM face with a powder-coated all fabricated structure finish;
 - d. four (4) H frames located on Neighbourhood Connector N1 in Stage 2 to be removed upon closure of interim access to Aura Boulevard.

LEGEND

- Application Boundary
- Estate Entry Sign
- Entry Statement
- Pylon Identification Sign (10 year duration)
- Permanent Pylon Identification Sign (Centres)
- Temporary Billboard (to be illuminated)
- H-Frames (10 year duration)



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PLAN REF:

AU12885-88C

DATE:

18 MAY 2026

CLIENT:

STOCKLAND

DRAWN BY:

JC

CHECKED BY:

PHE

0100200300400500

1 : 9,000 @ A3

AURA LAKES - PRECINCT 17 (PART), 18 (PART) & 19
INDICATIVE PROPOSED ADVERTISING DEVICES

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APPENDIX I

OPEN SPACE NETWORK PLAN

LOCAL CATEGORY PARK AREA REQUIREMENTS									
TYPE	POPULATION RATE (average people per household)	PRECINCT 17 (PART)		PRECINCT 18 (PART)		PRECINCT 19		TOTAL POPULATION	
House	2.6	533 dw	1,385 ppl	614 dw	1,596 ppl	1,598 dw	4,154 ppl	2,745 dw	7,135 ppl
Duplex	2.2	4 dw	8 ppl	10 dw	22 ppl	18 dw	39 ppl	32 dw	69 ppl
Attached Dwelling	1.8	32 dw	56 ppl	45 dw	81 ppl	45 dw	81 ppl	122 dw	218 ppl
TOTAL		569 dw	1,449 ppl	669 dw	1,699 ppl	1,661 dw	4,274 ppl	2,899 dw	7,422 ppl
TOTAL LOCAL OPEN SPACE REQUIREMENT (1.3ha PER 1,000 PERSONS)		1.884 ha		2.209 ha		5.556 ha		9.649ha	

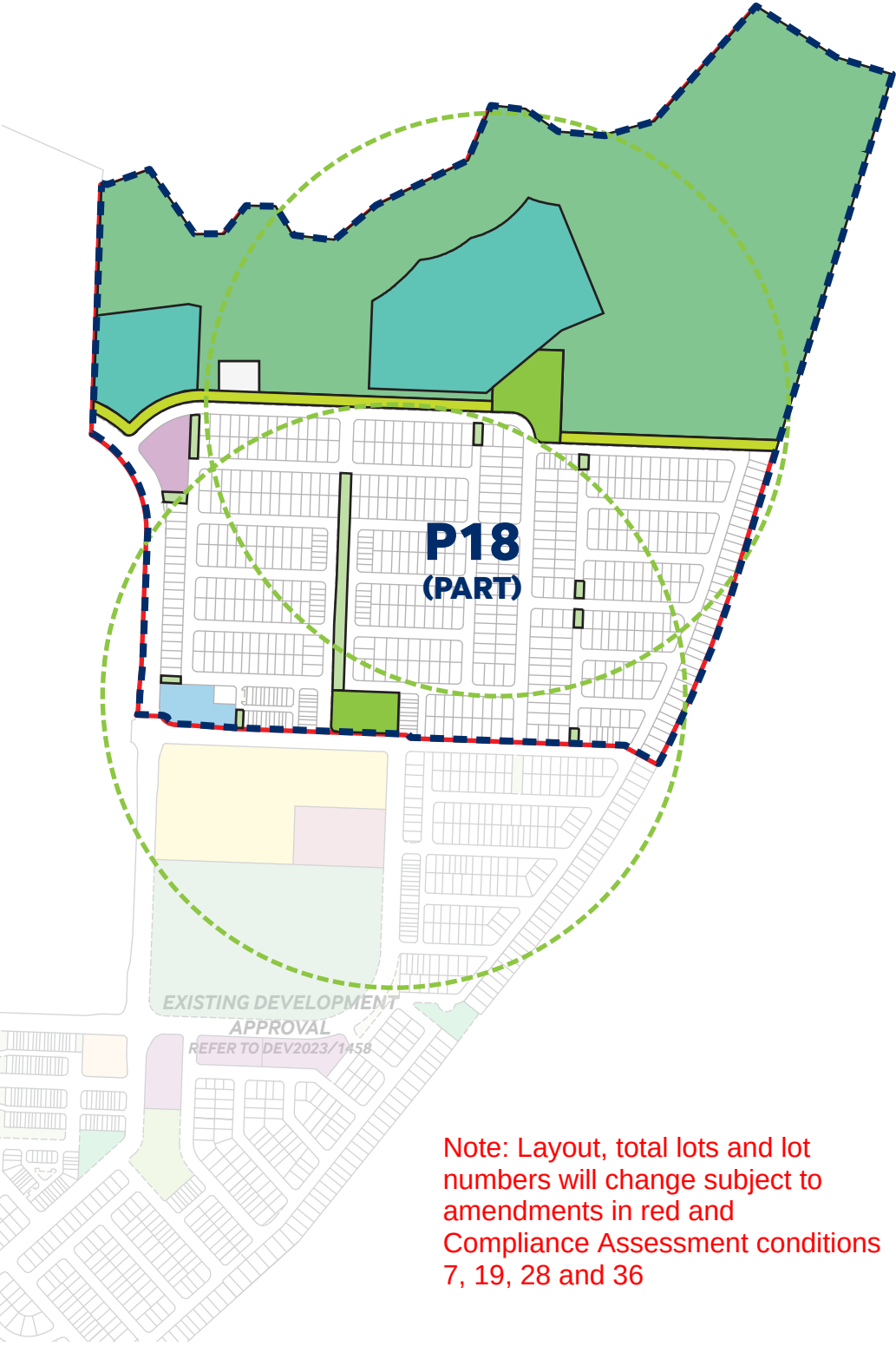
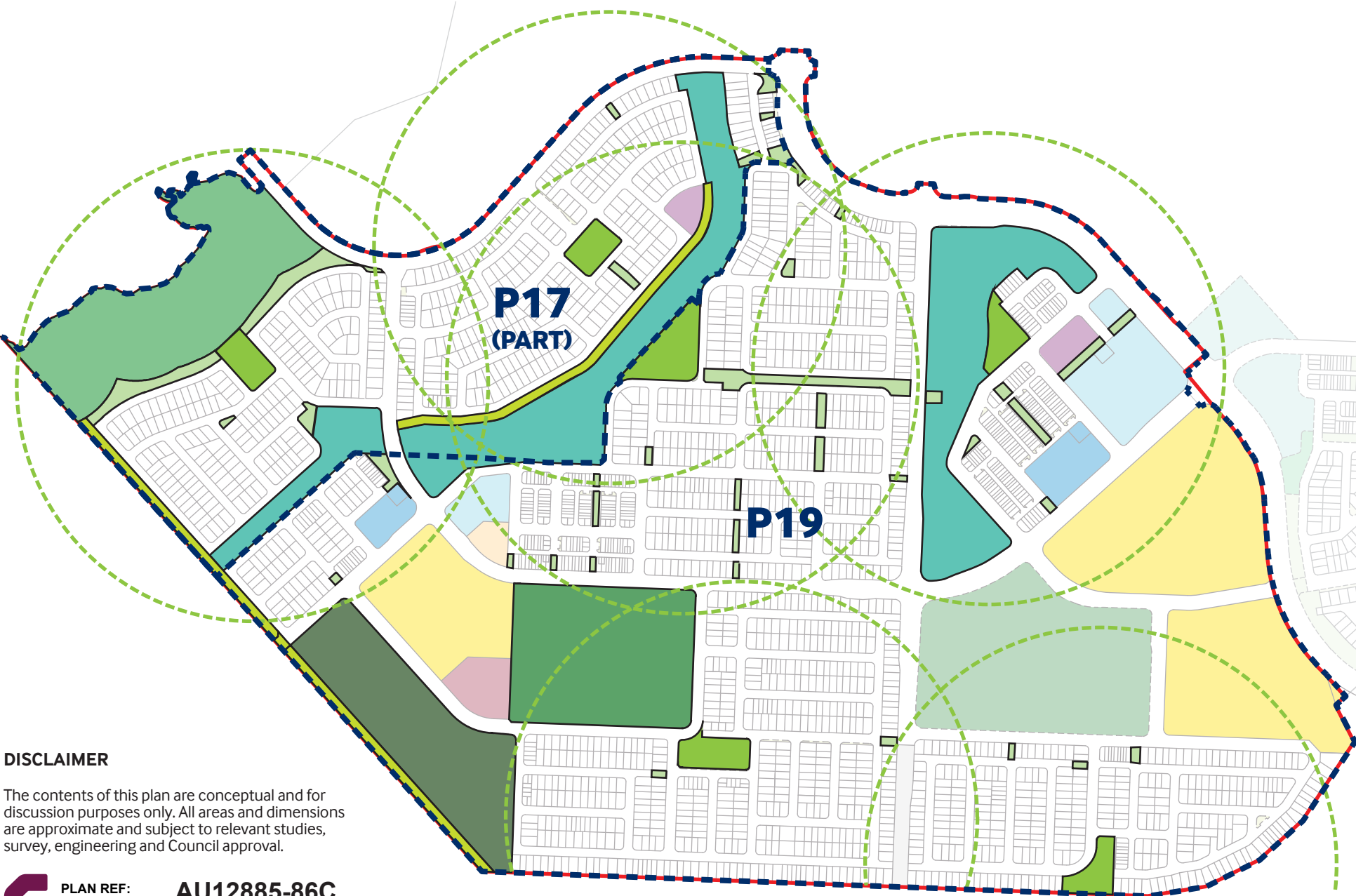
LOCAL CATEGORY PARK AREA PROVISIONS				
PARK TYPE	P17 (PART)	P18 (PART)	P19	TOTAL
Local Linear Park	1.436ha	0.767ha	2.326ha	4.488ha
Local Recreation Park	0.000ha	0.000ha	0.000ha	0.000ha
Neighbourhood Recreation Park	1.031ha	1.345ha	2.744ha	5.120ha
TOTAL	2.467ha	2.112ha	5.070ha	9.649ha

- LEGEND
- Application Boundary

Precinct Boundary

400m Park Catchment

Potential for Further Local Linear Park
(Subject to WSUD Design)



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

OTHER OPEN SPACE AREA PROVISIONS				
PARK TYPE	P17 (PART)	P18 (PART)	P19	TOTAL
District Linear Park	1.618ha	1.303ha	1.020ha	3.941ha
District Recreation Park	0.000ha	0.000ha	6.503ha	6.503ha
District Sports Park	0.000ha	0.000ha	16.504ha	16.504ha
Conservation	8.627ha	29.118ha	0.000ha	37.745ha
TOTAL	10.245ha	30.421ha	24.027ha	64.693ha

DISCLAIMER

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PLAN REF:

AU12885-86C

DATE:

18 MAY 2026

CLIENT:

STOCKLAND

DRAWN BY:

JC

CHECKED BY:

PHE

0

100

200

300

400

500

1 : 9,000 @ A3

AURA LAKES - PRECINCT 17 (PART), 18 (PART) & 19
OPEN SPACE NETWORK

URBAN DESIGN
Level 8
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APPENDIX J

FIXED ELEMENTS PLAN

LEGEND

Application Boundary

LAND USES

- Residential
- Education
- Emerging Community
- Child Care Centre
- Multiple Residential
- Community Facility and Neighbourhood Meeting Rooms
- Retail / Commercial (District Centre, Neighbourhood Centre)
- Local Recreation Park
- Neighbourhood Recreation Park
- Local Linear Park
- District Sports Park
- District Recreation Park
- District Linear Park
- Drainage
- Conservation Open Space
- Indicative WSUD Basin
- Indicative Channel

BUILDING HEIGHTS

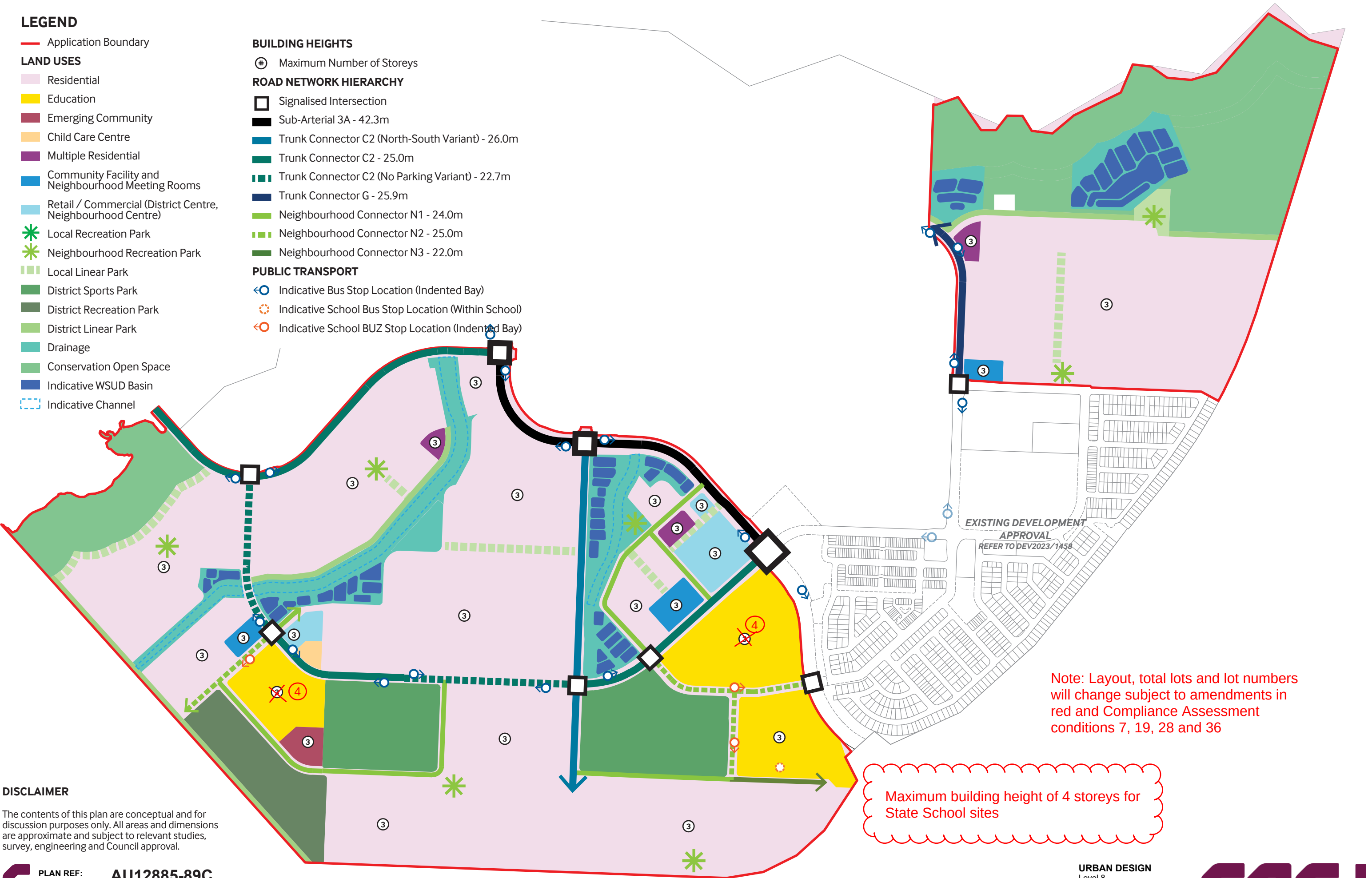
Maximum Number of Storeys

ROAD NETWORK HIERARCHY

- Signalised Intersection
- Sub-Arterial 3A - 42.3m
- Trunk Connector C2 (North-South Variant) - 26.0m
- Trunk Connector C2 - 25.0m
- Trunk Connector C2 (No Parking Variant) - 22.7m
- Trunk Connector G - 25.9m
- Neighbourhood Connector N1 - 24.0m
- Neighbourhood Connector N2 - 25.0m
- Neighbourhood Connector N3 - 22.0m

PUBLIC TRANSPORT

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



DISCLAIMER

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PLAN REF: AU12885-89C
DATE: 16 JUNE 2026
CLIENT: STOCKLAND
DRAWN BY: JC
CHECKED BY: PHE

AURA LAKES - PRECINCT 17 (PART), 18 (PART) & 19
FIXED ELEMENTS PLAN

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