PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-CAS-4515

Date: 7 July 2026

Queensland Government

AMENDED IN RED

By: Kate Wilson

Date: 3 July 2026

Queensland Government

AURA

SOUTHERN LOCALITY

PRECINCT 18

PLAN OF DEVELOPMENT

PREPARED BY URBIS FOR STOCKLAND

FEBRUARY 2026

Stockland

URBIS

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1 EXPLANATORY CONTEXT

1.1 PLAN OF DEVELOPMENT PURPOSE

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

This PoD refines the outcomes approved in the Master Plan.

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

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

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

1.2 DEFINED TERMS

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

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

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

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

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

(d) Any executed infrastructure agreement.

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

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



Figure 1 - AURA Southern Locality - Illustrative Vision Plan

1.3 OVERALL OPERATION OF THIS POD AND RELATIONSHIPS TO OTHER APPROVALS

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

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

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

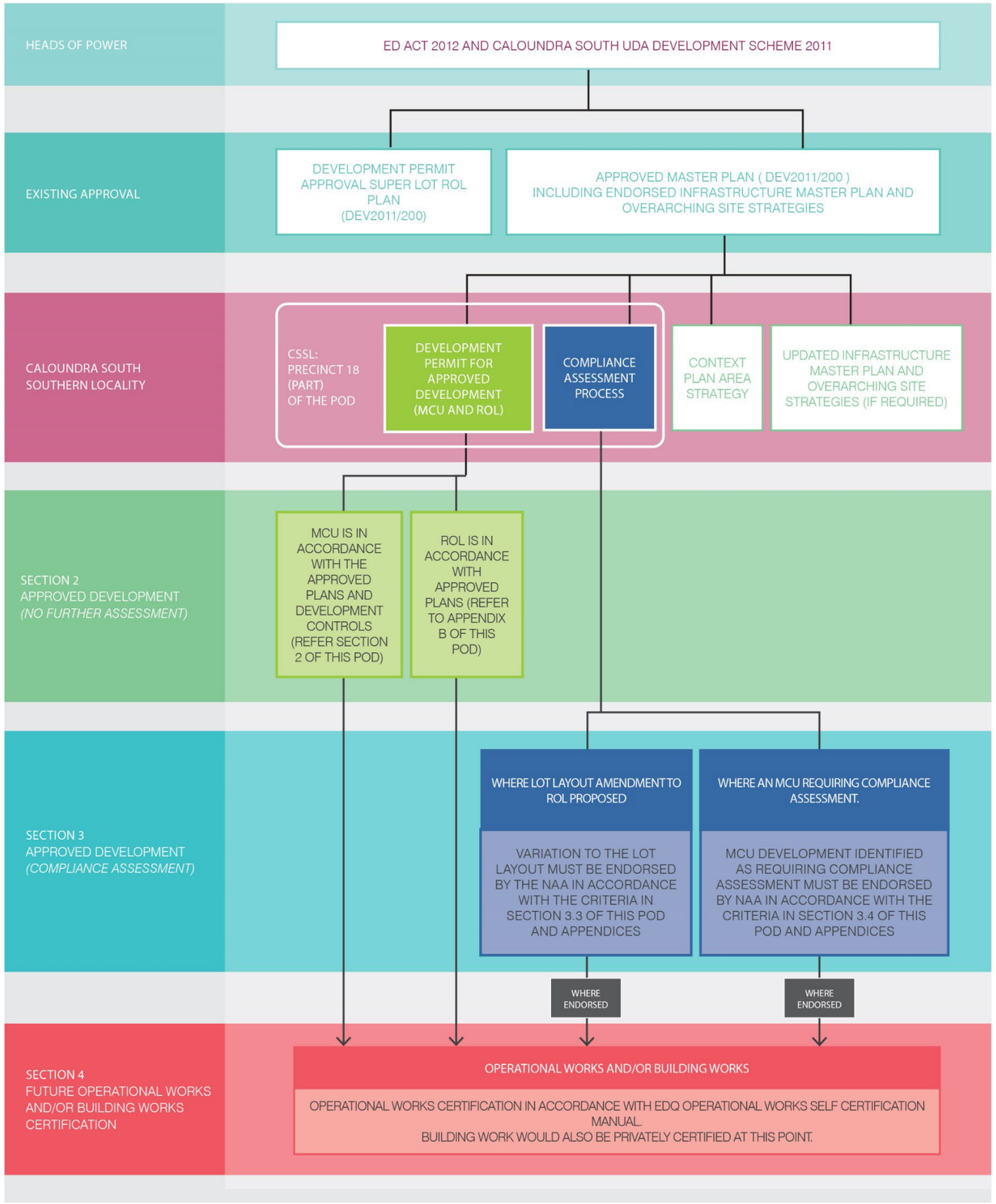


Figure 2 - PoD Relationships and Operational Overview

2 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

2.1 USES EXEMPT IN ACCORDANCE WITH THIS PLAN OF DEVELOPMENT

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

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

<table>
<tr><th>USES</th><th>DESIGN STANDARDS</th></tr>
<tr><td>Reconfiguring a Lot</td><td>Reconfiguring a Lot plans have been prepared for the Southern Locality – Precinct 18 which reflect the proposed lot layout. These plans are included in Appendix A of the PoD for ease of reference. Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and plan sealing in accordance with the process outlined in Section 1.3</td></tr>
<tr><td>Advertising Devices</td><td>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.</td></tr>
<tr><td>Car Park (where associated with Display Home and/or Sales Office);</td><td>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.</td></tr>
<tr><td>Home Based Business</td><td>A Home Based Business is exempt development where the use is in accordance with the provisions of the Home Based Business definition in Caloundra South UDA Development Scheme.</td></tr>
<tr><td>House, Display Home, SOHO or Other Residential (where NDIS dwelling)</td><td>A House, Display Home, SOHO or Other Residential (where NDIS Housing) is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works where:
The use is generally in accordance with the Approved Plan of Development in Appendix B and Residential Design Controls in Appendix C; and
Sufficient car parking spaces are provided to accommodate number of vehicles likely to be parked at any one time.</td></tr>
<tr><td>Secondary Dwellings</td><td>Secondary Dwellings are Approved Development (no further assessment) provided they meet all of the criteria and development controls in Table 2 below and achieves compliance with QDC MP4.4 – Buildings in a Transport Noise Corridor.
Table 2 - Secondary Dwelling Development Controls
<table>
<tr><th colspan="2">Secondary Dwelling Development Controls</th></tr>
<tr><td>Floor Area of Secondary Dwelling</td><td>Maximum 45m² GFA (Note: GFA excludes the garage and a 4m² size covered entry porch area only).</td></tr>
<tr><td>Design and Siting of buildings and structures</td><td>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>Materials and detailing</td><td>Materials, detailing, colours and roof form are consistent with those of the primary house.</td></tr>
<tr><td>Outdoor Living Space</td><td>Minimum 9m² with a minimum dimension of 3m and directly accessible from a main living area.</td></tr>
<tr><td>Car Parking and Garaging</td><td>Minimum one space in addition to the primary dwelling requirement – with minimum dimensions of 5m x 3m.</td></tr>
<tr><td>Driveway</td><td>Shared minimum driveway with the primary house.</td></tr>
<tr><td>Front Entry</td><td>If the lot is on a corner – dedicated pedestrian entry and door visible from and addressing the secondary street.</td></tr>
<tr><td>Street Surveillance</td><td>On a single street frontage the secondary dwelling entry must be hidden from view from the street so as to give the effect that th residential dwelling.</td></tr>
<tr><td>Letterboxes</td><td>Any Secondary Dwelling is not permitted its own letterbox and must be shared with the primary dwelling.</td></tr>
<tr><td>Titling</td><td>Any Secondary Dwelling is unable to be separately titled to the primary dwelling.</td></tr>
<tr><td>Rainwater Tank Requirements</td><td>The requirement of a 5000L rainwater tank is to be applied to the dwelling treated as one (1) combined dwelling.</td></tr>
<tr><td>Separate Services</td><td>No separate infrastructure servicing to the secondary dwelling is permitted (ie. water, gas, electricity).</td></tr>
</table></td></tr>
</table>

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

3 APPROVED DEVELOPMENT
(COMPLIANCE ASSESSMENT)

3.1 INTRODUCTION

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

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

3.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

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

Table 2 – Uses subject to compliance assessment

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

3.3 OVERALL SUB-PRECINCT INTENT & LAND USES

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

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

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

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

Table 3 – Summary of Compliance Assessable Uses and Yields

Sub-precinct	Total residential lots (minimum +/- 15%)	Total multiple residential (other than duplex) (minimum +/- 15%)	Max retail use GFA	Max commercial use GFA	Community facility provision	Total park area
18.1	778 standard residential lots 3 x multiple residential (duplex) allotments (6 dwellings max.) Total of 784 max. dwellings including multiple residential (duplex) dwellings	145 dwellings	N/A	N/A	0.986ha Emerging Community	0.636ha neighbourhood recreation park 0.753ha local recreation parks 6.500ha neighbourhood sports park 1.638ha local linear park

Table 4 - Total dwellings - comparison with Master Plan

Precinct	Current application total dwelling yield (precinct 18.1)	Future application total dwelling yield (precinct 18)	Total yield for precinct 18
18.1	929 dwellings	1,421 dwellings	2,350 dwellings
Total yield	929 dwellings	1,421 dwellings	2,350 dwellings

3.3.1 Lot 8000 (Child Care Centre) – Design Standards

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

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

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

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

ELEMENT	DESIGN STANDARD
Rainwater tanks	**DS8.1** – All rainwater tanks are designed to ensure 75% roof capture and reuse, with collected water within the property.
	DS8.2 - Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks
	DS8.3 – Tanks must be connected to and supply water to all of the following: • Toilets (all toilets) • Urinals (all urinals) • Laundry (all cold taps in laundry) • Outdoor taps (all out door taps).



Figure 3 – Lot 8000 – Plan of Development

3.3.2 Lot 8001 and 8004 (Multiple Residential – Other than Duplex) – Design Standards

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

Table 6 – Lot 8001 and 8004 (Multiple Residential – Other than Duplex) Design Standards

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

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

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

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

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

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

LEGEND

Application Boundary

LAND USES

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

BUILDING HEIGHTS

- (5) Maximum Number of Storeys

INTERNAL LAND USE OUTCOMES & INTERFACES

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

STREETSCAPE

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

ROAD NETWORK HIERARCHY

- Signalised Intersection
- Trunk Connector C2 - 25.0m
- Trunk Connector G - 25.9m
- Neighbourhood Connector N1 - 25.0m
- Neighbourhood Connector N3 - 25.0m
- Neighbourhood Connector L - 19.0m
- Urban Access A - 19.5m
- Access Street P - 15.5m
- Access Street Esplanade - 13.5m
- Laneway - 8.0m

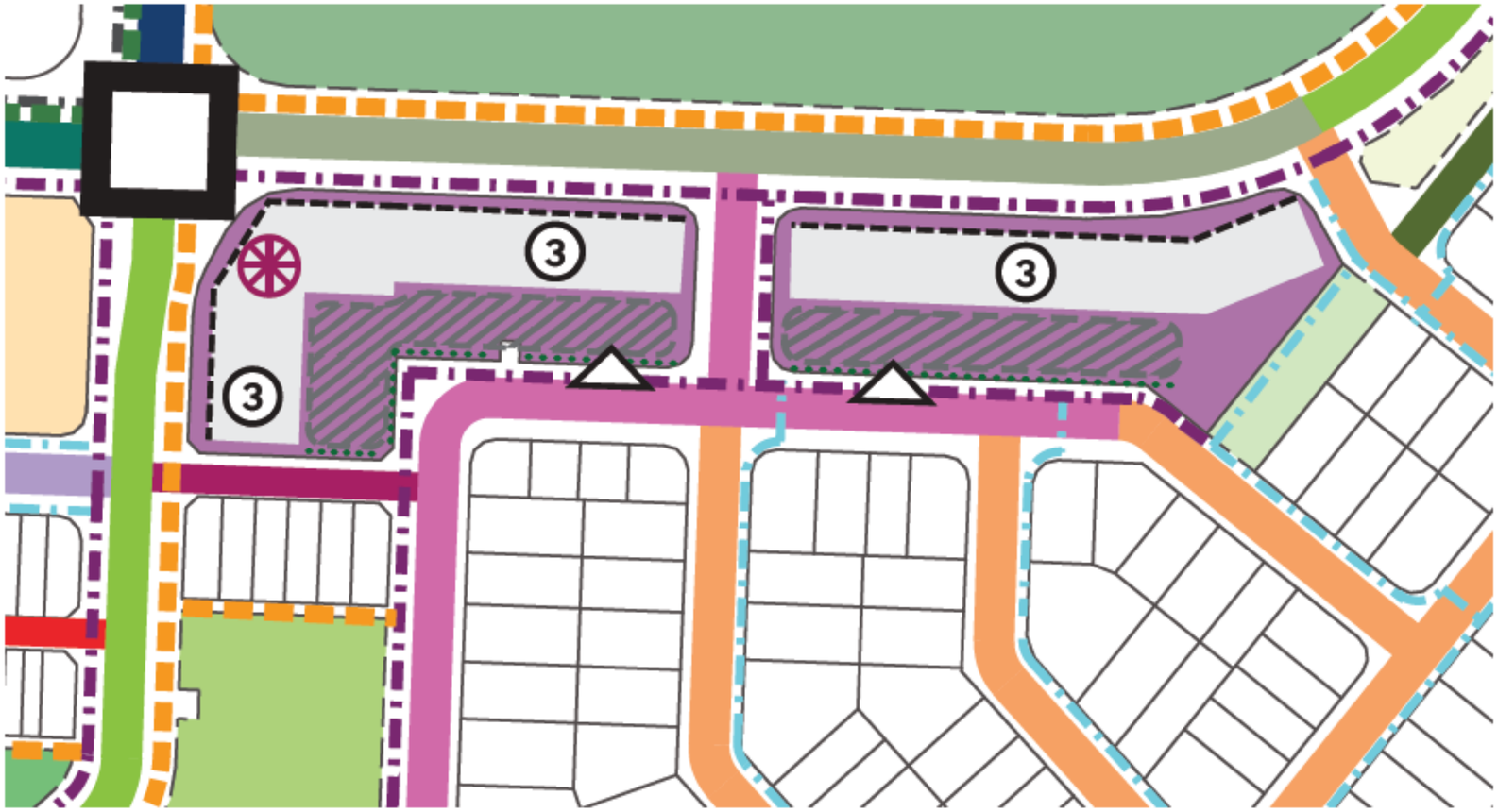


Figure 4 – Lot 8001, 8002 & 8004 - Plan of Development



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

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

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

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

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

LEGEND

- Application Boundary

LAND USES

- State Primary School
- Emerging Community
- Neighbourhood Sports Park
- Child Care Centre
- Medium Density
- Local Linear 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
- 1.5m Wide Off-Road Pedestrian Path

ROAD NETWORK HIERARCHY

- Signalised Intersection
- Trunk Connector C2 - 24.6m
- Trunk Connector G - 25.9m
- Neighbourhood Connector N1 - 25.0m
- Neighbourhood Connector N2 - 25.0m
- Neighbourhood Connector N3 - 25.0m
- Neighbourhood Connector L - 19.0m
- Access Street P - 15.5m
- Access Street Esplanade - 13.5m
- Laneway - 8.0m
- Shared Vehicular / Pedestrian Access (Driveway) - 12.0m

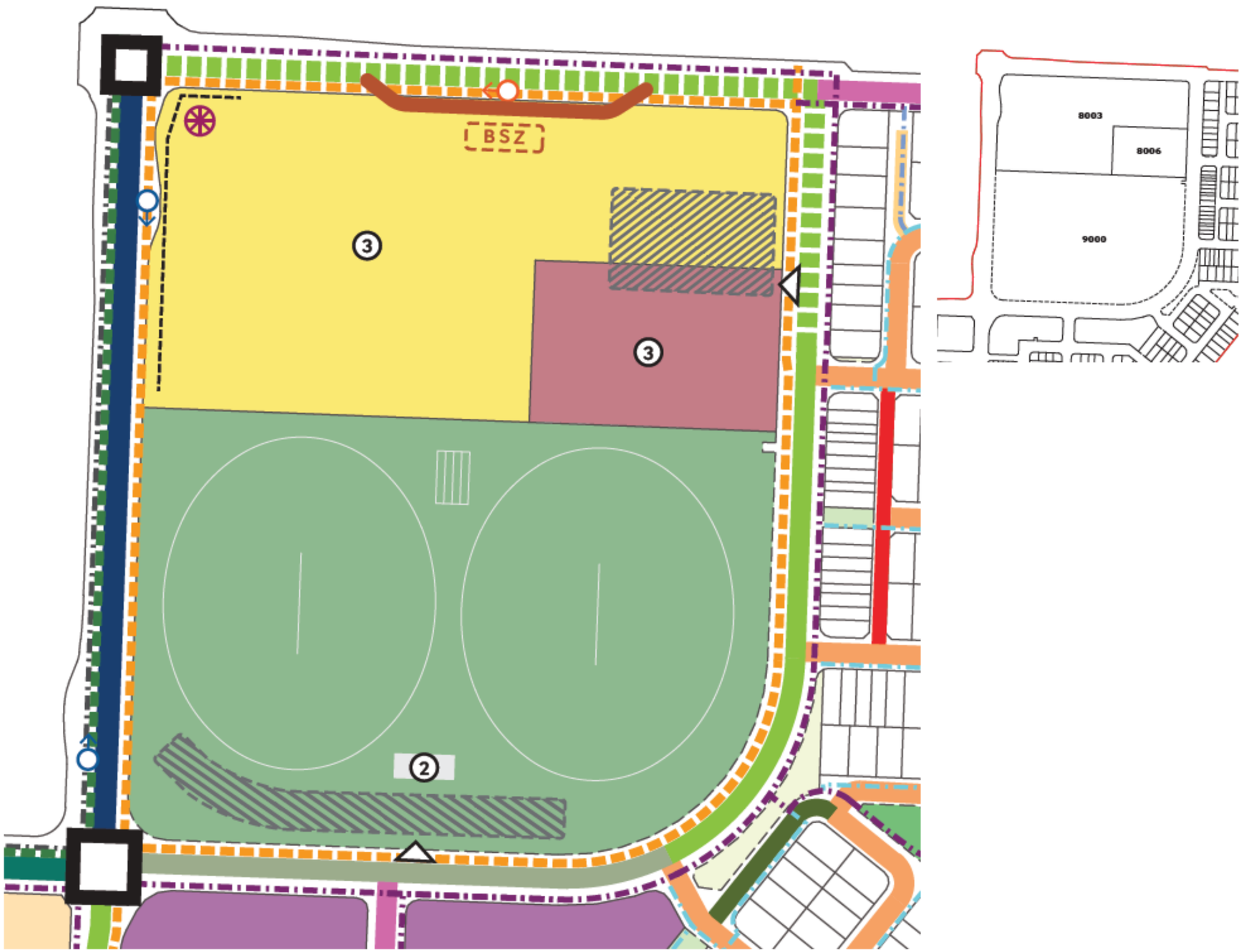


Figure 5 – Lot 8003, 8005 & 9000 – Plan of Development

APPENDICES

APPENDIX A
APPROVED RECONFIGURING A LOT PLANS

AURA LAKES

PLAN OF SUBDIVISION P18 OVERALL

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

PLAN REF:	AU12885 – 24
Rev No:	H
DATE:	02 MARCH 2026
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

INSET
Scale: 1 : 7,500

KEY MAP
Scale: 1 : 20,000



All lots within black outline are to have a minimum width of 12.5m. Any lot with a width less than 12.5m is to be removed/modified

Legend

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

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

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

Residential Allotments

Other
- Urban Warehouse - 12m x 14m

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

21m Deep
- Laneway Terrace - 4.6m x 21m
- Laneway Terrace - 6.6m x 21m
- Laneway Terrace - 6.6m+ x 21m (Ends)
- Front Loaded Terrace - 7.5m x 21m
- Front Loaded Terrace - 7.5m+ x 21m (Ends)

25m Deep
- Laneway Terrace - 4.6m x 25m
- Laneway Terrace - 6.6m x 25m
- Laneway Terrace - 6.6m+ x 25m (Ends)
- Front Loaded Terrace - 7.5m x 25m
- Front Loaded Terrace - 9m+ x 25m (Ends)
- SOHO - 8m x 25m
- Urban Villa - 8.5m x 25m
- Villa - 10m x 25m
- Premium Villa - 12.5m x 25m
- Courtyard - 14m x 25m
- Traditional - 16m x 25m

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

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

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

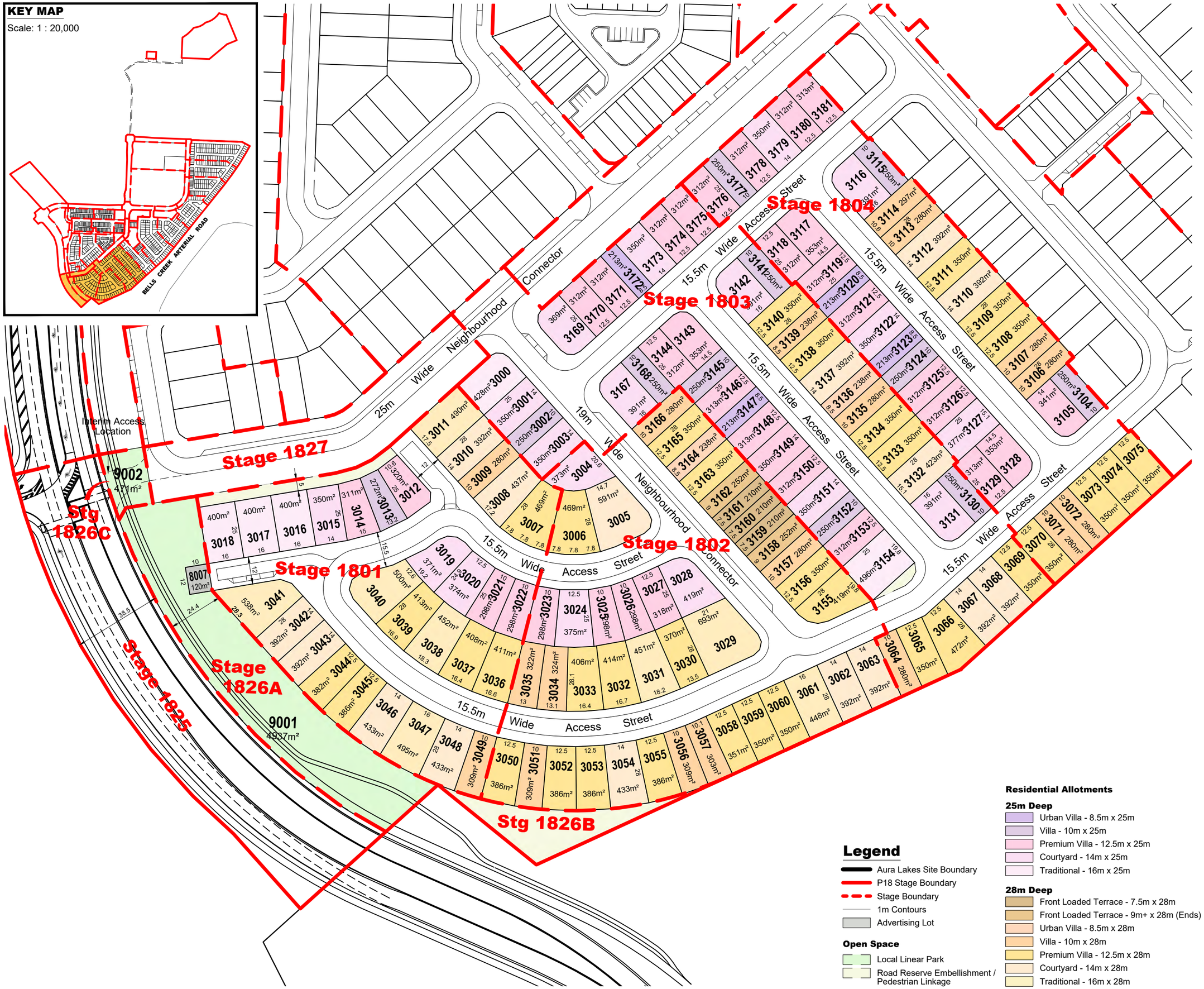
Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
Contours: Stantec.
Environment constraints: RPS Survey.

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

AURA LAKES

PLAN OF SUBDIVISION STAGE 1801 - 1804 & 1825 - 1827

PLAN REF:	**AU12885 – 25**
Rev No:	**H**
DATE:	02 MARCH 2026
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

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

Areas have been rounded down to the nearest 5m².

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

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

Legend

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

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

Residential Allotments

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

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

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AURA LAKES

PLAN OF SUBDIVISION STAGE 1806 - 1815, 1825 - 1834

PLAN REF:	AU12885 – 26
Rev No:	H
DATE:	02 MARCH 2026
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

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

Stage 1832
See Diagram A

Stage 1831B

25.0m Wide Trunk Connector Road

Stage 1831C

Stage 1831A

Stage 1830A
9004
1.202ha

Stage 1815 8.0m Wide Laneway

Stage 1814 8.0m Wide Laneway

Stage 1813
8000
3530m²

9020
2183m²

Stage 1812 19.5m Wide Urban Access Street

Stage 1809

Stg 1810 19.5m Wide

Stg 1830B

15.55m Wide Urban Access Street

8.0m Wide Laneway

19.5m Wide Street

Stage 1833
9010
2972m²

15.55m Wide Urban Access Street (Esplanade)

Stage 1834
9011
2045m²

Stage 1807

Stg 1829
9019
3078m²

Stg 1828
9003
2761m²

Sub-Arterial Road

15.55m Wide Urban Access Street

17.5m Wide Urban Access Street

14.8m Wide Stg 1811 8.0m Wide

Stage 1806

Stage 1808

BELLS CREEK ARTERIAL ROAD

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

Areas have been rounded down to the nearest 5m².

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

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

KEY MAP
Scale: 1 : 20,000

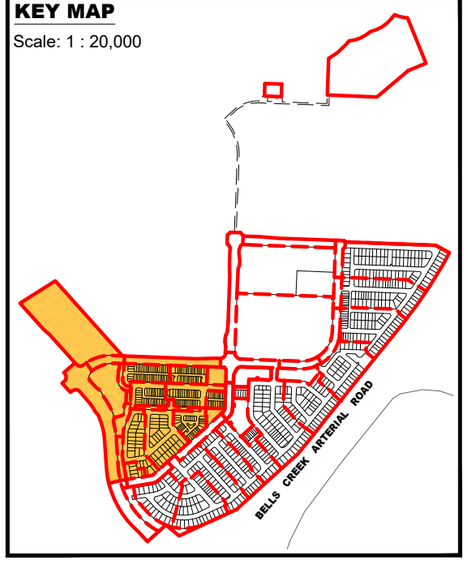
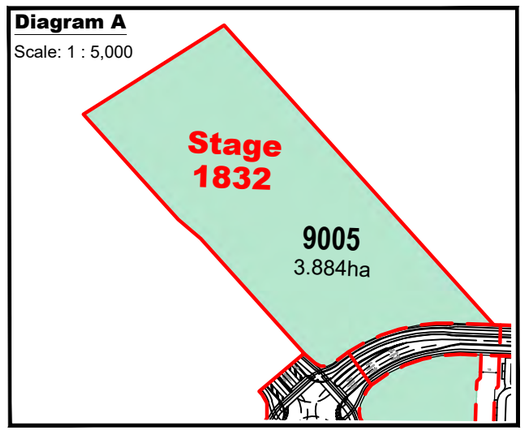


Diagram A
Scale: 1 : 5,000



Legend

- P18 Stage Boundary
- Stage Boundary
- 1m Contours

Super Allotment
- Child Care

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

Residential Allotments

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

21m Deep
- Laneway Terrace - 4.6m x 21m
- Laneway Terrace - 6.6m x 21m
- Laneway Terrace - 6.6m+ x 21m (Ends)
- Front Loaded Terrace - 7.5m x 21m
- Front Loaded Terrace 7.5m x 21m (Ends)

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

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

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

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AURA LAKES

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

PLAN REF:	**AU12885 – 27**
Rev No:	**H**
DATE:	02 MARCH 2026
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

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

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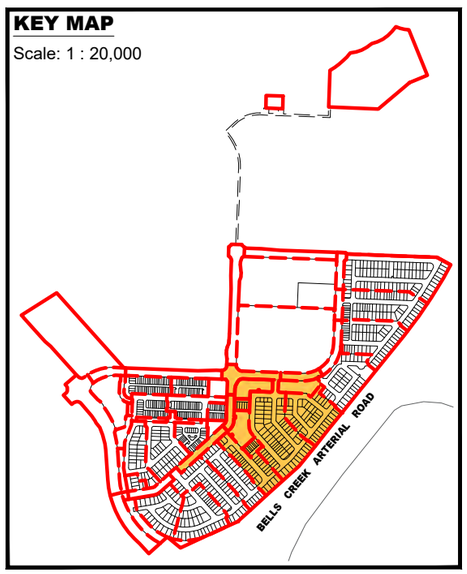
Areas have been rounded down to the nearest 5m².

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

All lots within black outline are to have a minimum width of 12.5m. Any lot with a width less than 12.5m is to be removed/modified

KEY MAP
Scale: 1 : 20,000



Legend

- P18 Stage Boundary
- Stage Boundary
- 1m Contours

Super Allotment
- Medium Density

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

Residential Allotments

Other
- Urban Warehouse - 12m x 14m

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

25m Deep
- Laneway Terrace - 4.6m x 25m
- Laneway Terrace - 6.6m x 25m
- Laneway Terrace - 6.6m+ x 25m (Ends)
- Front Loaded Terrace - 7.5m x 25m
- Front Loaded Terrace - 9m+ x 25m (Ends)
- SOHO - 8m x 25m
- Urban Villa - 8.5m x 25m
- Villa - 10m x 25m
- Premium Villa - 12.5m x 25m
- Courtyard - 14m x 25m

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

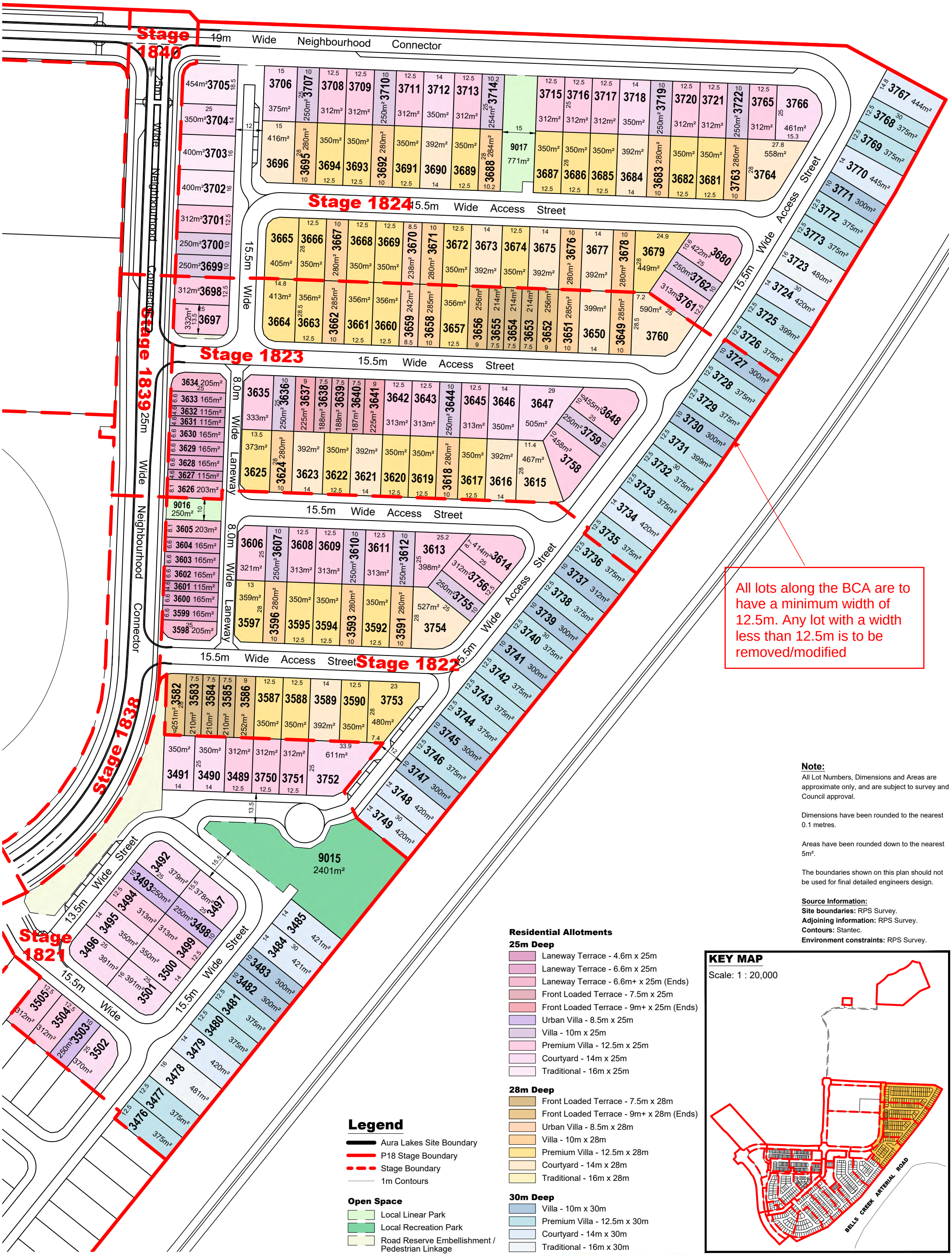
30m Deep
- Villa - 10m x 30m
- Premium Villa - 12.5m x 30m
- Courtyard - 14m x 30m
- Traditional - 16m x 30m

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Note:

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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

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

Residential Allotments

25m Deep

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

28m Deep

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

30m Deep

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

Legend

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

Open Space

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

KEY MAP

Scale: 1 : 20,000

PLAN REF: AU12885 – 28
Rev No: H
DATE: 02 MARCH 2026
CLIENT: STOCKLAND
DRAWN BY: MD / JC
CHECKED BY: MD

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

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

Stockland
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URBAN DESIGN
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Fortitude Valley QLD 4006
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Legend

- P18 Stage Boundary
- Stage Boundary
- 1m Contours

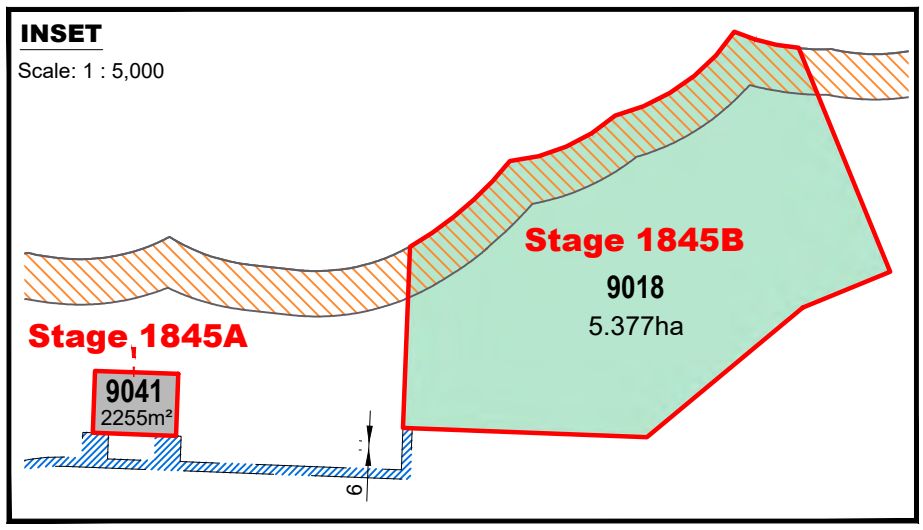
Super Allotment

- State Primary School
- Emerging Community

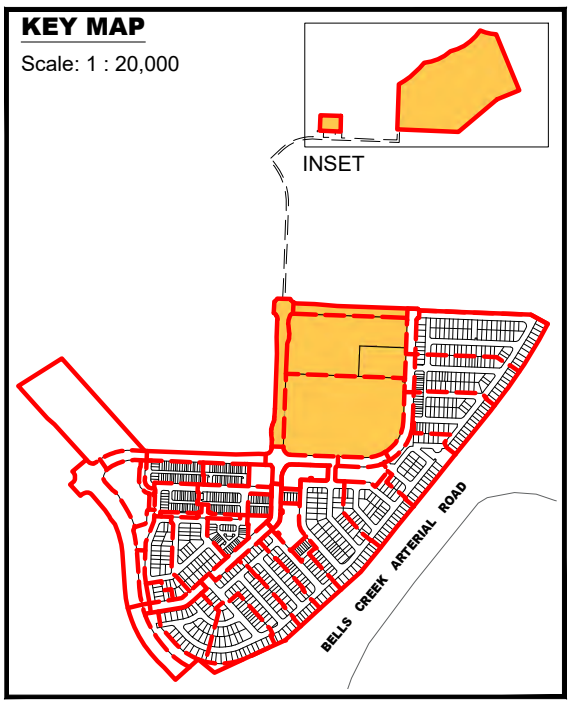
Open Space

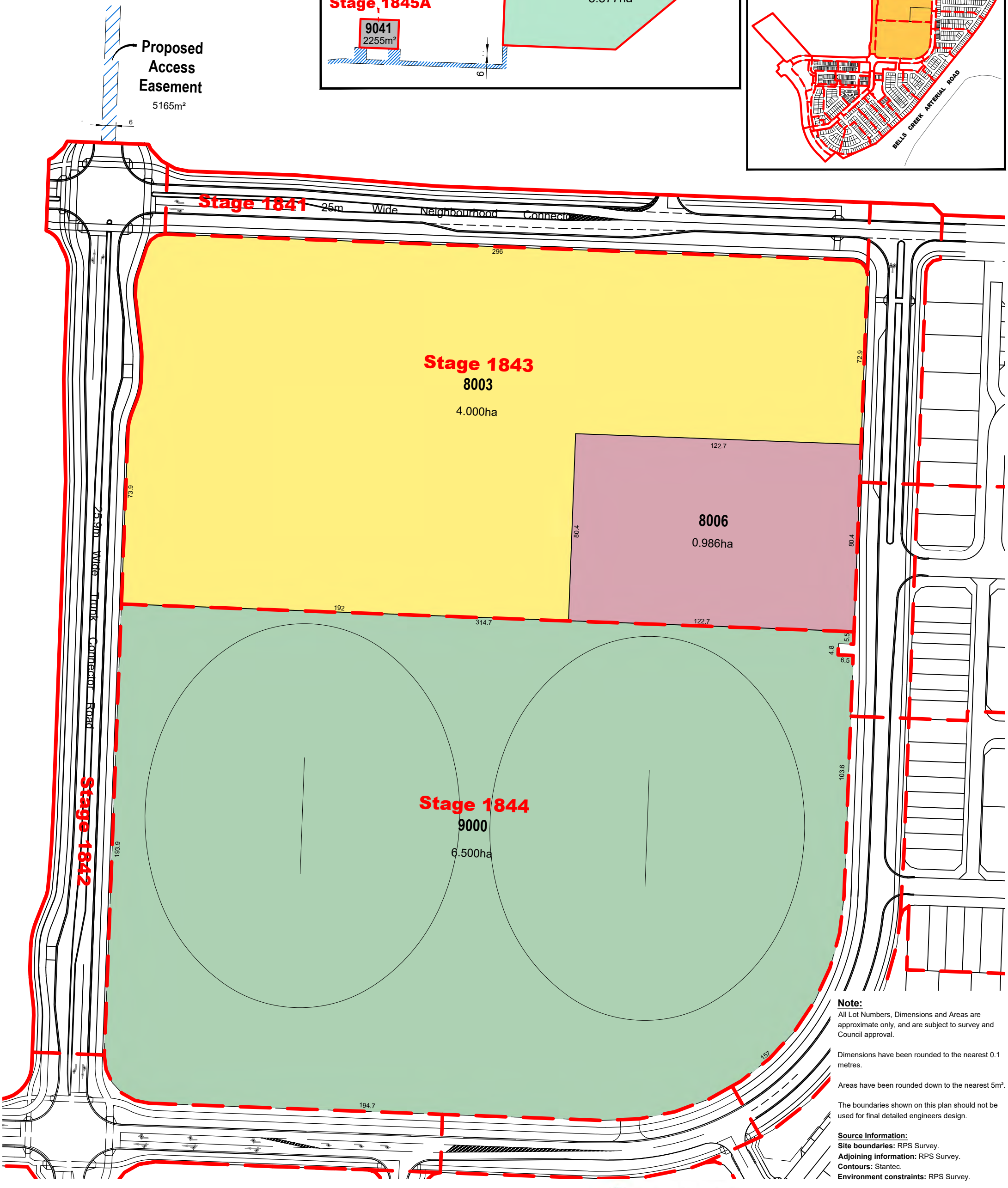
- Neighbourhood Sports Park

INSET
Scale: 1 : 5,000



KEY MAP
Scale: 1 : 20,000





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.
Contours: Stantec.
Environment constraints: RPS Survey.

PLAN REF: AU12885 – 29
Rev No: H
DATE: 02 MARCH 2026
CLIENT: STOCKLAND
DRAWN BY: MD / JC
CHECKED BY: MD

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

AURA LAKES
PLAN OF SUBDIVISION
STAGE 1841 - 1845

Stockland
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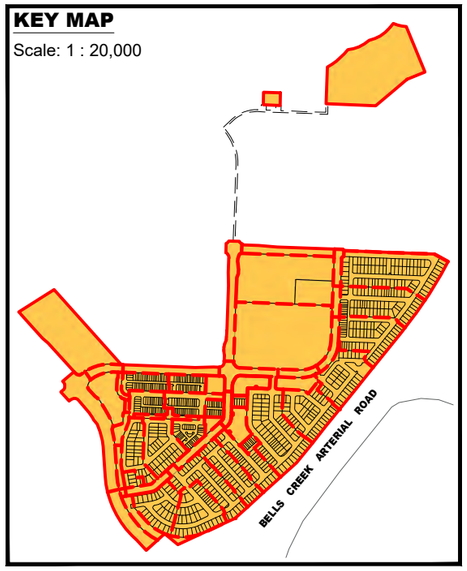
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APPENDIX B
APPROVED PLAN OF DEVELOPMENT PLANS

KEY MAP

Scale: 1 : 20,000



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

AURA LAKES

PLAN OF DEVELOPMENT P18 OVERALL

PLAN REF:	**AU12885 – 30**
Rev No:	**H**
DATE:	02 MARCH 2026
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

All lots within black outline are to have a minimum width of 12.5m. Any lot with a width less than 12.5m is to be removed/modified

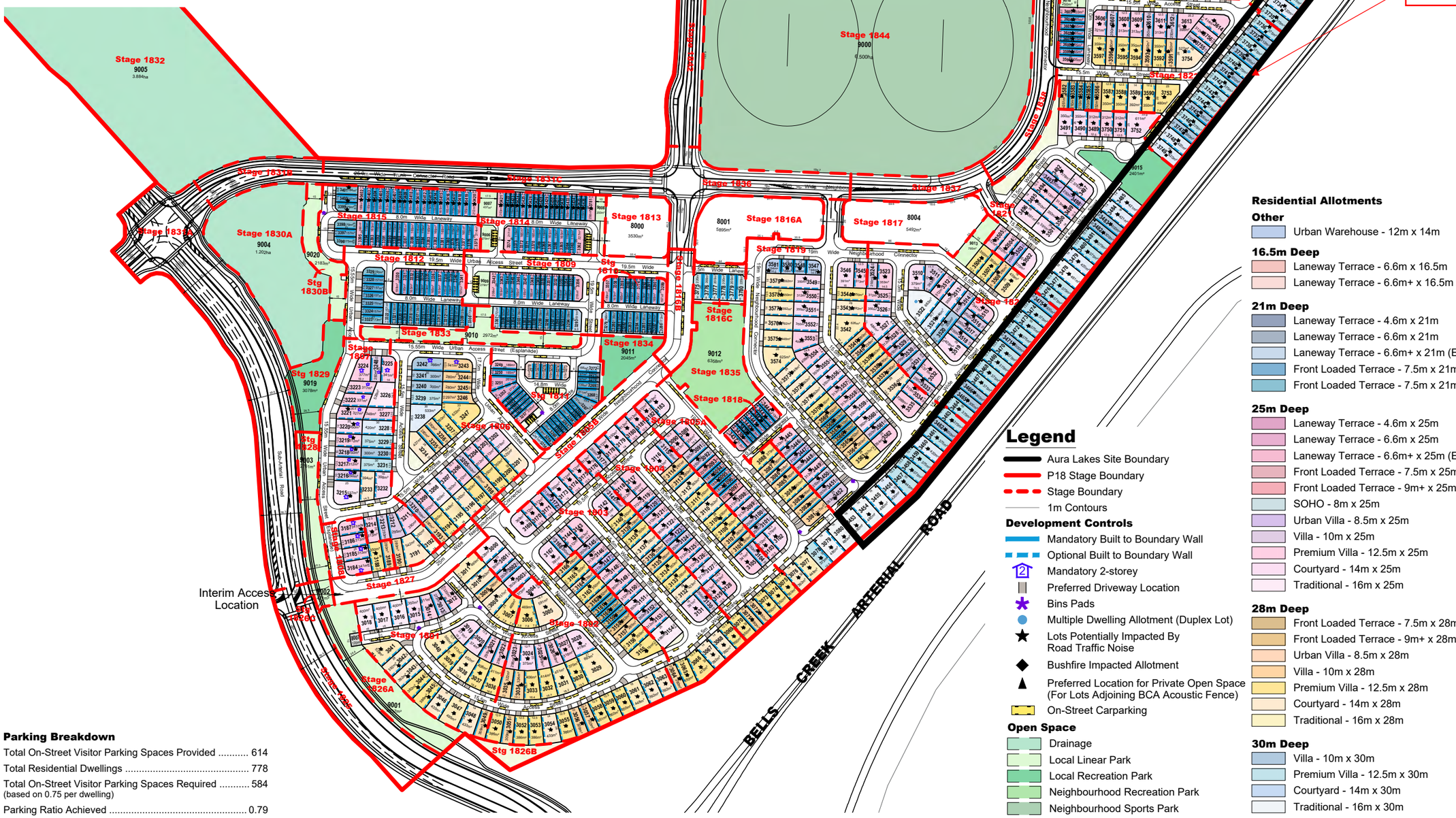
Note:

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

- Dwellings must be designed as recommended in the 'Aura Development - Precinct 18 Aura Lakes: Road Traffic Noise Assessment; document by Trinity Consultants (latest approved report version).

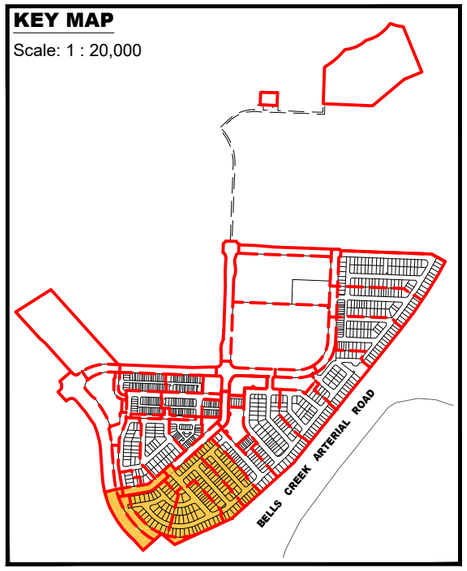
On lots marked on plan as Bushfire Impacted Allotments:

- Dwellings must be designed and constructed in accordance with the recommendations included in the approved Bushfire Report (Covey 2025).


Proposed Access Easement
5165m²
Stage 1831
Stage 1832
9005
3.884ha
Stage 1830A
9004
1.202ha
Stg 1830B
9020
2183m²
Stg 1829
9019
3078m²
Stg 1828
9003
3111m²
Stage 1831A
Stage 1831B
Stage 1831C
Stage 1815
Stage 1814
Stage 1813
8000
3530m²
Stage 1812
Stage 1809
Stg 1810
Stage 1808
Stage 1833
9010
2972m²
Stage 1807
Stage 1806
Stage 1805B
Stage 1805A
Stage 1834
9011
2045m²
Stage 1835
9012
635m²
Stage 1816C
Stage 1816B
Stage 1816A
8001
5895m²
Stage 1819
Stage 1817
8004
5492m²
Stage 1818
Stage 1802
Stage 1803
Stage 1804
Stage 1827
Stage 1826A
Stage 1826B
8002
Interim Access Location
Stage 1836
Stage 1837
Stage 1838
Stage 1843
8003
4.000ha
8006
0.986ha
Stage 1844
9000
6.500ha
Stage 1839
Stage 1840
Stage 1841
Stage 1842
Stage 1824
Stage 1823
Stage 1822
Stage 1821
8015
2401m²
4th Wide Neighbourhood Connector
15.5m Wide Access Street
Stage 1839A
Stage 1840A
Stage 1841A
Stage 1842A
Stage 1843A
Stage 1844A
Stage 1845A
Stage 1846A
Stage 1847A
Stage 1848A
Stage 1849A
Stage 1850A
Stage 1851A
Stage 1852A
Stage 1853A
Stage 1854A
Stage 1855A
Stage 1856A
Stage 1857A
Stage 1858A
Stage

KEY MAP

Scale: 1 : 20,000



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

AURA LAKES

PLAN OF DEVELOPMENT STAGE 1801 - 1804 & 1825 - 1827

PLAN REF:	**AU12885 – 31**
Rev No:	**H**
DATE:	02 MARCH 2026
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

Stage 1827

Stage 1826C

Stage 1826A

Stage 1826B

Stage 1825

Stage 1801

Stage 1802

Stage 1803

Stage 1804

Bin pads to service Lots 3009 - 3011 only.

Bin pads to service Lots 3015 - 3018 only.

Interim Access Location

Neighbourhood Connector 25m Wide

19m Wide Neighbourhood Connector

15.5m Wide Access Street

9001 4937m²

9002 471m²

8007 120m²

Note:

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

- Dwellings must be designed as recommended in the 'Aura Development - Precinct 18 Aura Lakes: Road Traffic Noise Assessment; document by Trinity Consultants (latest approved report version).

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

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

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	116
Total Residential Dwellings	154
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	116
Parking Ratio Achieved	0.75

Legend

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

Open Space

- Local Linear Park
- Road Reserve Embellishment / Pedestrian Linkage

Development Controls

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

Residential Allotments

25m Deep

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

28m Deep

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

Stockland AURA

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AURA LAKES

PLAN OF DEVELOPMENT
STAGE 1806 - 1815 & 1825 - 1834

PLAN REF:	**AU12885 – 32**
Rev No:	**H**
DATE:	02 MARCH 2026
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

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

Stage 1832
Stage 1831B
25.0m Wide Trunk Connector Road
Stage 1831C
Stage 1831A
Stage 1830A
9004
1.202ha
Bin pads to service Lots 3399 - 3401 only.
Stage 1815
8.0m Wide Laneway
Stage 1814
8.0m Wide Laneway
Stage 1813
8000
3530m²
9020
2183m²
Stage 1812
19.5m Wide Urban Access Street
Stage 1809
Stg 1810
19.5m Wide
Stg 1830B
15.55m Wide Urban Access Street
19.5m Wide Street
8.0m Wide Laneway
Stage 1833
9010
2972m²
15.55m Wide Urban Access Street (Esplanade)
Stage 1807
Stage 1834
9011
2045m²
Stg 1829
9019
3078m²
17.5m Wide Urban Access Street
Stage 1806
Stg 181
14.8m Wide
8.0m Wide
Bin pads to service Lots 3258 - 3260 only.
Stg 1828
9003
2761m²
15.55m Wide Urban Access Street
Stage 1808

KEY MAP
Scale: 1 : 20,000
BELLS CREEK ARTERIAL ROAD

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	211
Total Residential Dwellings	255
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	192
Parking Ratio Achieved	0.83

Legend

- P18 Stage Boundary
- Stage Boundary
- 1m Contours

Development Controls

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

Open Space

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

Residential Allotments

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

21m Deep
- Laneway Terrace - 4.6m x 21m
- Laneway Terrace - 6.6m x 21m
- Laneway Terrace - 6.6m+ x 21m (Ends)
- Front Loaded Terrace - 7.5m x 21m
- Front Loaded Terrace - 7.5m x 21m (Ends)

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

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

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

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed as recommended in the 'Aura Development - Precinct 18 Aura Lakes: Road Traffic Noise Assessment; document by Trinity Consultants (latest approved report version).

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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AURA LAKES

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

PLAN REF:	**AU12885 – 33**
Rev No:	**H**
DATE:	02 MARCH 2026
CLIENT:	STOCKLAND
DRAWN BY:	MD / JC
CHECKED BY:	MD

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

Stage 1816A
Stage 1816B
Stage 1816C
Stage 1817
Stage 1818
Stage 1819
Stage 1820
Stage 1835
Stage 1805A
Stage 1805B
8001 5895m²
8004 5492m²
9012 6358m²
9013 795m²
19m Wide Neighbourhood Connector
15.5m Wide Access Street
10.5m Wide Laneway
Bin pads to service Lots 3453 - 3455 only.
Bin pads to service Lots 3078 - 3080 only.
All lots within black outline are to have a minimum width of 12.5m. Any lot with a width less than 12.5m is to be removed/modified

KEY MAP
Scale: 1 : 20,000
BELLS CREEK ARTERIAL ROAD

Legend

- P18 Stage Boundary
- Stage Boundary
- 1m Contours

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

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

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	120
Total Residential Dwellings	151
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	114
Parking Ratio Achieved	0.79

Residential Allotments

Other
- Urban Warehouse - 12m x 14m

25m Deep
- Laneway Terrace - 4.6m x 25m
- Laneway Terrace - 6.6m x 25m
- Laneway Terrace - 6.6m+ x 25m (Ends)
- Front Loaded Terrace - 7.5m x 25m
- Front Loaded Terrace - 9m+ x 25m (Ends)
- SOHO - 8m x 25m
- Urban Villa - 8.5m x 25m
- Villa - 10m x 25m
- Premium Villa - 12.5m x 25m
- Courtyard - 14m x 25m

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

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

Note:
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed as recommended in the 'Aura Development - Precinct 18 Aura Lakes: Road Traffic Noise Assessment; document by Trinity Consultants (latest approved report version).

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.

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Contours: Stantec.
Environment constraints: RPS Survey.

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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

Legend

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

Development Controls

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

Open Space

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

Residential Allotments

25m Deep

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

28m Deep

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

30m Deep

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

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

- Dwellings must be designed as recommended in the 'Aura Development - Precinct 18 Aura Lakes: Road Traffic Noise Assessment; document by Trinity Consultants (latest approved report version).

On lots marked on plan as Bushfire Impacted Allotments:

- Dwellings must be designed and constructed in accordance with the recommendations included in the approved Bushfire Report (Covey 2025).

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	164
Total Residential Dwellings	218
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	164
Parking Ratio Achieved	0.75

KEY MAP
Scale: 1 : 20,000

PLAN REF: AU12885 – 34
Rev No: H
DATE: 02 MARCH 2026
CLIENT: STOCKLAND
DRAWN BY: MD / JC
CHECKED BY: MD

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

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

Stockland
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Yield Breakdown

	Stage 1801	Stage 1802	Stage 1803	Stage 1804	Stage 1805	Stage 1806	Stage 1807	Stage 1808	Stage 1809	Stage 1810	Stage 1811	Stage 1812	Stage 1813	Stage 1814	Stage 1815	Stage 1816	Stage 1817	Stage 1818	Stage 1819	Stage 1820	Stage 1821	Stage 1822	Stage 1823	Stage 1824	Stage 1825	Stage 1826	Stage 1827	Stage 1828	Stage 1829	Stage 1830	Stage 1831	Stage 1832	Stage 1833	Stage 1834	Stage 1835	Stage 1836	Stage 1837	Stage 1838	Stage 1839	Stage 1840	Stage 1841	Stage 1842	Stage 1843	Stage 1844	Stage 1845	Overall	
Lot Type	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**%**
Other																																														
Urban Warehouse - 12m x 14m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**4**	**0.5%**
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**4**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**4**	**0.5%**
16.5m Deep																																														
Laneway Terrace - 6.6m x 16.5m	—	—	—	—	—	—	—	—	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**4**	**0.5%**
Laneway Terrace - 6.6m+ x 16.5m (Ends)	—	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**2**	**0.3%**
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**6**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**6**	**0.8%**
21m Deep																																														
Laneway Terrace - 4.6m x 21m	—	—	—	—	—	—	—	—	9	4	6	7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**26**	**3.3%**
Laneway Terrace - 6.6m x 21m	—	—	—	—	—	—	—	—	4	4	7	6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**21**	**2.7%**
Laneway Terrace - 6.6m+ x 21m (Ends)	—	—	—	—	—	—	—	—	2	2	2	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**8**	**1.0%**
Front Loaded Terrace - 7.5m x 21m	—	—	—	—	—	—	—	—	—	—	—	5	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**7**	**0.9%**
Front Loaded Terrace - 7.5m+ x 21m	—	—	—	—	—	—	—	—	—	—	—	2	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**6**	**0.8%**
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**15**	**10**	**15**	**22**	**—**	**—**	**6**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**68**	**8.7%**
25m Deep																																														
Laneway Terrace - 4.6m x 25m	—	—	—	—	—	—	—	—	7	4	4	6	—	18	17	—	—	2	—	—	—	1	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**62**	**8.0%**
Laneway Terrace - 6.6m x 25m	—	—	—	—	—	—	—	—	6	4	3	4	—	8	19	—	—	4	—	—	—	5	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**57**	**7.3%**
Laneway Terrace - 6.6m+ x 25m (Ends)	—	—	—	—	—	—	—	—	2	2	2	2	—	4	4	—	—	2	—	—	—	2	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**22**	**2.8%**
Front Loaded Terrace - 7.5m x 25m	—	—	—	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**6**	**0.8%**
Front Loaded Terrace - 9m+ x 25m (Ends)	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**4**	**0.5%**
SOHO - 8m x 25m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**6**	**0.8%**
Urban Villa - 8.5m x 25m	—	—	2	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**8**	**1.0%**
Villa - 10m x 25m	1	—	6	4	4	2	5	—	—	—	—	—	—	—	—	—	—	—	6	10	—	4	3	8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**53**	**6.8%**
Premium Villa - 12.5m x 25m	4	4	11	13	6	4	10	4	—	—	—	—	—	—	—	—	—	—	11	6	7	7	8	13	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**108**	**13.9%**
Courtyard - 14m x 25m	3	3	8	4	2	2	2	—	—	—	—	—	—	—	—	—	—	—	8	5	10	—	2	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**54**	**6.9%**
Traditional - 16m x 25m	3	—	2	—	—	1	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**11**	**1.4%**
Sub-total	**11**	**7**	**29**	**23**	**17**	**9**	**19**	**4**	**15**	**10**	**9**	**12**	**—**	**30**	**40**	**6**	**—**	**8**	**26**	**21**	**20**	**19**	**27**	**29**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**391**	**50.3%**
28m Deep																																														
Front Loaded Terrace - 7.5m x 28m	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	—	—	3	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**12**	**1.5%**
Front Loaded Terrace - 9m+ x 28m (Ends)	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	2	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**8**	**1.0%**
Urban Villa - 8.5m x 28m	—	1	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**6**	**0.8%**
Villa - 10m x 28m	2	7	3	6	5	8	1	1	—	—	—	—	—	—	—	—	—	—	4	1	—	3	6	9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**56**	**7.2%**
Premium Villa - 12.5m x 28m	6	15	7	7	2	6	—	1	—	—	—	—	—	—	—	—	—	—	5	2	—	8	10	16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**85**	**10.9%**
Courtyard - 14m x 28m	6	4	4	2	1	3	3	—	—	—	—	—	—	—	—	—	—	—	8	—	—	2	6	7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**46**	**5.9%**
Traditional - 16m x 28m	5	3	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	3	1	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**14**	**1.8%**
Sub-total	**19**	**35**	**15**	**15**	**10**	**18**	**4**	**2**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**26**	**4**	**—**	**18**	**28**	**33**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**227**	**29.2%**
30m Deep																																														
Villa - 10m x 30m	—	—	—	—	—	3	1	—	—	—	—	—	—	—	—	—	—	—	1	5	2	5	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**20**	**2.6%**
Premium Villa - 12.5m x 30m	—	—	—	—	1	1	2	—	—	—	—	—	—	—	—	—	—	—	5	8	4	7	6	6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**40**	**5.1%**
Courtyard - 14m x 30m	—	—	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	2	1	3	2	1	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**14**	**1.8%**
Traditional - 16m x 30m	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	3	1	1	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**8**	**1.0%**
Sub-total	**—**	**—**	**—**	**—**	**3**	**5**	**4**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**11**	**15**	**10**	**14**	**9**	**11**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**82**	**10.5%**
Total Residential Allotments	**30**	**42**	**44**	**38**	**30**	**32**	**27**	**6**	**30**	**20**	**30**	**34**	**—**	**30**	**46**	**6**	**—**	**8**	**67**	**40**	**30**	**51**	**64**	**73**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**778**	**100.0%**

Land Budget

Land Use	Stage 1801	Stage 1802	Stage 1803	Stage 1804	Stage 1805	Stage 1806	Stage 1807	Stage 1808	Stage 1809	Stage 1810	Stage 1811	Stage 1812	Stage 1813	Stage 1814	Stage 1815	Stage 1816	Stage 1817	Stage 1818	Stage 1819	Stage 1820	Stage 1821	Stage 1822	Stage 1823	Stage 1824	Stage 1825	Stage 1826	Stage 1827	Stage 1828	Stage 1829	Stage 1830	Stage 1831	Stage 1832	Stage 1833	Stage 1834	Stage 1835	Stage 1836	Stage 1837	Stage 1838	Stage 1839	Stage 1840	Stage 1841	Stage 1842	Stage 1843	Stage 1844	Stage 1845	Overall	
	Area	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**%**
	1.669 ha	2.089 ha	2.164 ha	1.653 ha	1.952 ha	1.873 ha	1.380 ha	0.278 ha	1.070 ha	0.347 ha	0.826 ha	0.915 ha	0.353 ha	0.700 ha	0.918 ha	1.075 ha	0.549 ha	0.205 ha	3.592 ha	2.130 ha	2.092 ha	2.290 ha	2.552 ha	3.873 ha	0.873 ha	0.671 ha	0.399 ha	0.276 ha	0.308 ha	1.420 ha	3.177 ha	3.884 ha	0.297 ha	0.204 ha	0.636 ha	0.716 ha	0.334 ha	0.471 ha	0.254 ha	0.315 ha	0.777 ha	1.196 ha	4.986 ha	6.500 ha	5.603 ha	**69.842 ha**	**100.0%**
Saleable Area																																														
Residential Allotments	1.180 ha	1.501 ha	1.452 ha	1.200 ha	0.926 ha	1.113 ha	0.955 ha	0.194 ha	0.401 ha	0.278 ha	0.430 ha	0.470 ha	—	0.427 ha	0.692 ha	0.124 ha	—	0.131 ha	2.288 ha	1.380 ha	1.070 ha	1.553 ha	1.949 ha	2.513 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**22.227 ha**	**31.8%**
Child Care	—	—	—	—	—	—	—	—	—	—	—	—	0.353 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.353 ha**	**0.5%**
Medium Density	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.589 ha	0.549 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**1.138 ha**	**1.6%**
State Primary School	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.000 ha	—	—	**4.000 ha**	**5.7%**
Emerging Community	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.986 ha	—	—	**0.986 ha**	**1.4%**
Advertising Lot	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.012 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.012 ha**	**0.0%**
Sewer Pump Station	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.226 ha	**0.226 ha**	**0.3%**
Sub-total	**1.180 ha**	**1.501 ha**	**1.452 ha**	**1.200 ha**	**0.926 ha**	**1.113 ha**	**0.955 ha**	**0.194 ha**	**0.401 ha**	**0.278 ha**	**0.430 ha**	**0.470 ha**	**0.353 ha**	**0.427 ha**	**0.692 ha**	**0.713 ha**	**0.549 ha**	**0.131 ha**	**2.288 ha**	**1.380 ha**	**1.070 ha**	**1.553 ha**	**1.949 ha**	**2.513 ha**	**—**	**0.012 ha**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**4.986 ha**	**—**	**0.226 ha**	**28.942 ha**	**41.4%**
Road Reserve																																														
Sub-Arterial 3A	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.873 ha	—	—	—	—	—	1.993 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**2.866 ha**	**4.1%**
Trunk Connectors	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.184 ha	—	—	—	—	0.247 ha	—	—	—	—	1.196 ha	—	—	—	—	**2.627 ha**	**3.8%**
Neighbourhood Connectors	—	—	0.077 ha	—	0.509 ha	—	—	—	—	—	—	—	—	—	—	0.293 ha	—	—	0.302 ha	—	—	—	—	0.574 ha	—	—	0.399 ha	—	—	—	—	—	—	—	—	0.469 ha	0.334 ha	0.471 ha	0.254 ha	0.315 ha	0.777 ha	—	—	—	—	**4.774 ha**	**6.8%**
Local Streets	0.444 ha	0.588 ha	0.627 ha	0.453 ha	0.517 ha	0.740 ha	0.425 ha	0.084 ha	0.641 ha	0.069 ha	0.365 ha	0.445 ha	—	0.155 ha	0.226 ha	0.069 ha	—	0.074 ha	0.991 ha	0.671 ha	0.655 ha	0.712 ha	0.599 ha	0.709 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**10.259 ha**	**14.7%**
Road Reserve Embellishment / Pedestrian Linkage	0.045 ha	—	0.008 ha	—	—	0.020 ha	—	—	—	—	0.031 ha	—	—	0.021 ha	—	—	—	—	0.011 ha	—	0.127 ha	—	0.004 ha	—	—	0.118 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.385 ha**	**0.6%**
Sub-total	**0.489 ha**	**0.588 ha**	**0.712 ha**	**0.453 ha**	**1.026 ha**	**0.760 ha**	**0.425 ha**	**0.084 ha**	**0.641 ha**	**0.069 ha**	**0.396 ha**	**0.445 ha**	**—**	**0.176 ha**	**0.226 ha**	**0.362 ha**	**—**	**0.074 ha**	**1.304 ha**	**0.671 ha**	**0.782 ha**	**0.712 ha**	**0.603 ha**	**1.283 ha**	**0.873 ha**	**0.118 ha**	**0.399 ha**	**—**	**—**	**—**	**3.177 ha**	**—**	**—**	**—**	**—**	**0.716 ha**	**0.334 ha**	**0.471 ha**	**0.254 ha**	**0.315 ha**	**0.777 ha**	**1.196 ha**	**—**	**—**	**—**	**20.911 ha**	**29.9%**
Open Space																																														
Drainage	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.202 ha	—	3.884 ha	—	—	—	—	—	—	—	—	—	—	—	—	5.377 ha	**10.463 ha**	**15.0%**
Local Linear Park	—	—	—	—	—	—	—	—	0.028 ha	—	—	—	—	0.097 ha	—	—	—	—	—	0.079 ha	—	0.025 ha	—	0.077 ha	—	0.541 ha	—	0.276 ha	—	0.218 ha	—	—	0.297 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	**1.638 ha**	**2.3%**
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.240 ha	—	—	—	—	—	—	—	0.308 ha	—	—	—	—	0.204 ha	—	—	—	—	—	—	—	—	—	—	—	—	**0.752 ha**	**1.1%**
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.636 ha	—	—	—	—	—	—	—	—	—	—	—	**0.636 ha**	**0.9%**
Neighbourhood Sports Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.500 ha	—	**6.500 ha**	**9.3%**
Sub-total	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.028 ha**	**—**	**—**	**—**	**—**	**0.097 ha**	**—**	**—**	**—**	**—**	**—**	**0.079 ha**	**0.240 ha**	**0.025 ha**	**—**	**0.077 ha**	**—**	**0.541 ha**	**—**	**0.276 ha**	**0.308 ha**	**1.420 ha**	**—**	**3.884 ha**	**0.297 ha**	**0.204 ha**	**0.636 ha**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**6.500 ha**	**5.377 ha**	**19.989 ha**	**28.6%**

PLAN REF: **AU12885 – 35**
Rev No: **H**
DATE: 02 MARCH 2026
CLIENT: STOCKLAND
DRAWN BY: MD / JC
CHECKED BY: MD

Not to Scale @ A3

AURA LAKES
DEVELOPMENT STATISTICS

Stockland
AURA

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31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
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A TETRA TECH COMPANY

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 affect allotments are to be constructed as recommended in the 'Aura Development – Precinct 18 Aura Lakes: 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 4m^2 ; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Site Cover and Amenity

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

Privacy and Overlooking

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

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

Fencing

For detached lots:

Fencing is not to extend past the habitable room window to ensure appropriate passive surveillance of the street.

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 3064 – 3080, 3453 – 3485, 3723 – 3749 and 3767 – 3773:

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 is optional and can be
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 15m^2 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 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 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

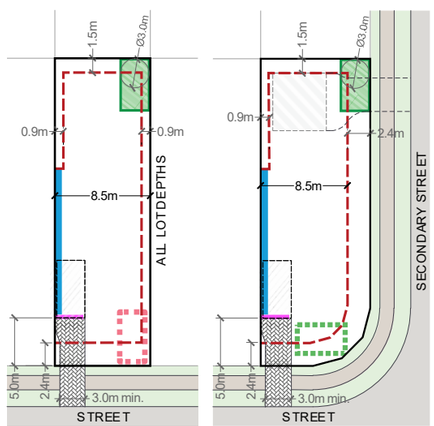
		URBAN VILLA ALLOTMENTS		VILLA ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD & TRADITIONAL ALLOTMENTS		PREMIUM TRADITIONAL ALLOTMENTS		MULTIPLE RESIDENTIAL ALLOTMENTS (DUPLEX)	
		8.5m–9.99m Wide		10m–12.49m Wide		12.5m–13.99m Wide		14m - 17.99m Wide		18.0m Wide +			
		Ground Floor	First Floor	Ground 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	2.4	2.4
Garage	Single	5.0	n/a	5.0	n/a	5.0	n/a	5.0	n/a	5.0	n/a	5.0	n/a
	Double	5.0		5.0		5.0		5.0		5.0		5.0	
Rear		1.5	3.0	1.5	3.0	1.5	3.0	1.5	3.0	1.5	3.0	1.0 [1]	1.0 [1]
Rear Setback for Lots Adjoining the BCA Acoustic Fence		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]	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	0.0	1.0
Non Built to Boundary		0.9	0.9	0.9	0.9	1.0	1.0	1.0	1.0	1.5	1.5	1.0	1.0
Corner Lots — Secondary frontage		2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage and On-site Car Parking													
On site parking requirements (minimum)		1 space to be covered and enclosed. Single garages (up to 3.5m in width) or tandem garages are acceptable.		1 space to be covered and enclosed. Single garages (up to 3.5m in width) or tandem garages are acceptable. Double garages (greater than 3.5m in width) are permitted for: - 2 storey dwellings; and - single storey dwellings provided note 20 above is met. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space per dwelling to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space to be covered and enclosed. Single, tandem or double garage acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.		1 space per dwelling to be covered and enclosed. Double garages must be located on any dwelling with 4 bedrooms or greater.	
Garage location		Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.		Garages are to be located along the western or southern boundary where appropriate.		Garages are to be located along the western or southern boundary where appropriate.	
Site Cover (maximum)		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 3064 - 3080, 3453 – 3485, 3723 – 3749, 3767-3773.

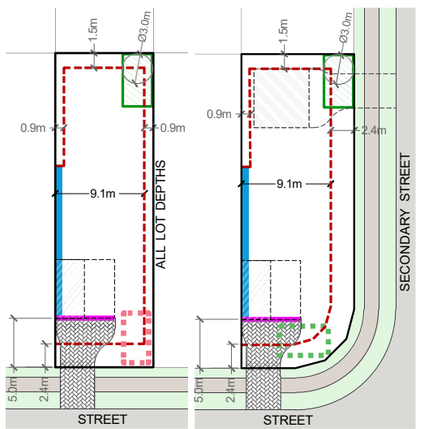
LEGEND

- 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

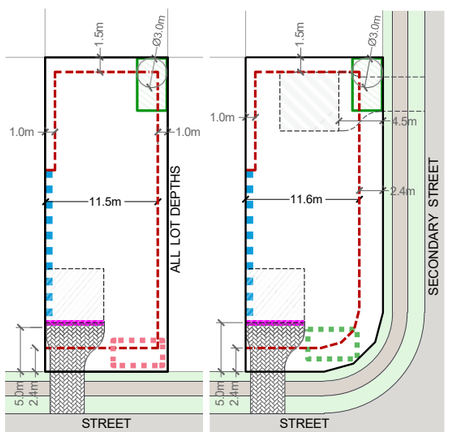
URBAN VILLA - HOUSE ON 8.5m WIDE LOT



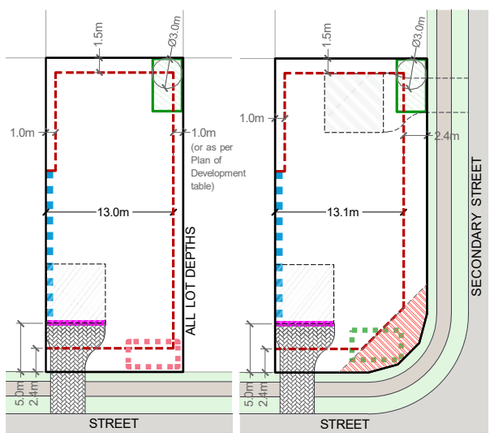
VILLA - HOUSE ON 10m WIDE LOT



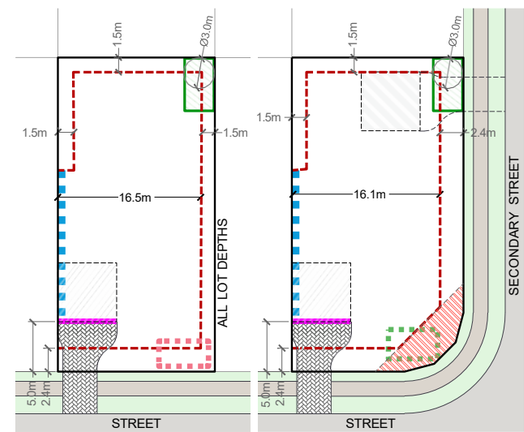
PREMIUM VILLA - HOUSE ON 12.5m WIDE LOT



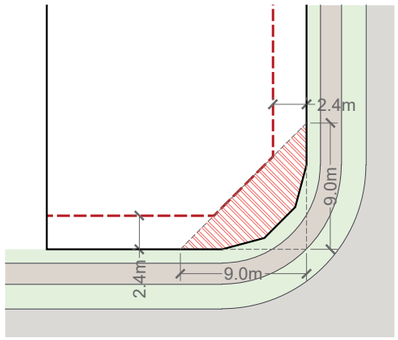
COURTYARD - HOUSE ON 14m WIDE LOT



PREMIUM TRADITIONAL - HOUSE ON 18m WIDE LOT



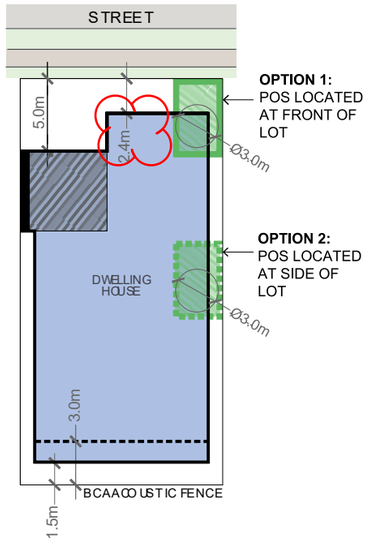
TYPICAL CORNER TRUNCATION



REAR SETBACK & POS LOCATIONS FOR LOTS ADJOINING 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)
- 1.0m 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

1.1.2 FRONT LOADED TERRACE ALLOTMENTS - 7.5M WIDE

Development Controls

General

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

Setbacks

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

Site Cover and Amenity

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

Privacy and Overlooking

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

Fencing

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

Parking and Driveways

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

Rainwater Tanks

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

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

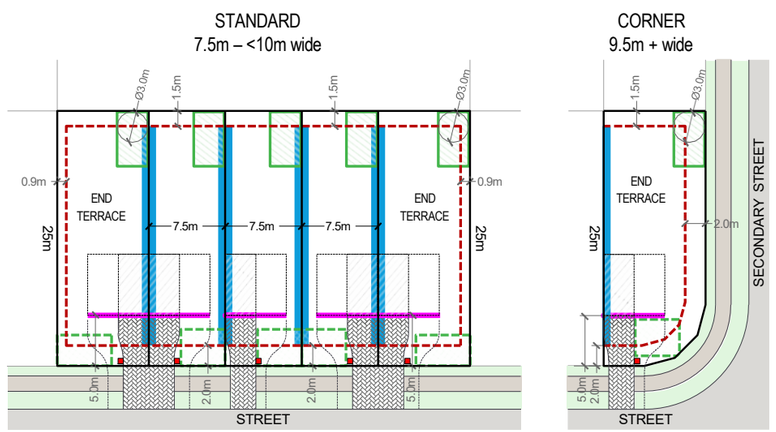
Definitions

Site Cover

Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to 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.

TYPICAL TERRACE ALLOTMENTS (FRONT LOADED)



LEGEND

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

PLAN OF DEVELOPMENT TABLE

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

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

1.1.3 LANEWAY TERRACE ALLOTMENTS - 25m – 28m DEEP (INCLUDING SINGLE STOREY TERRACE ALLOTMENTS)

Development Controls

General

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

Setbacks

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

Privacy and Overlooking:

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

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

Site Cover and Amenity

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

Fencing, Letterboxes, Parking and Driveways

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

Site Services and Bin Storage

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

Rainwater Tanks

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

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

Facade Treatment, Passive Ventilation and Natural Light Provisions

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

Secondary Dwelling Above Garage

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

Definitions

Site Cover

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

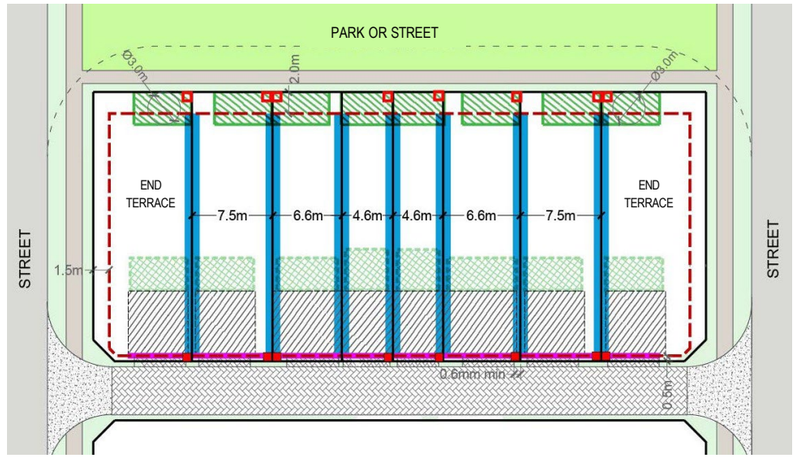
- In a landscaped or open space area, including, for example, a gazebo or shade structure,
- A basement that is completely below ground level and used for car parking,
- The eaves of a building,
- A sun shade.

PLAN OF DEVELOPMENT TABLE

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

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

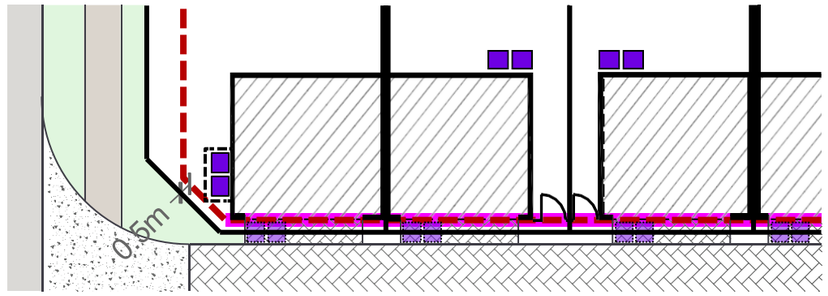
TYPICAL TERRACE FRONTING PARK OR STREET (REAR LOADED)



LEGEND

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

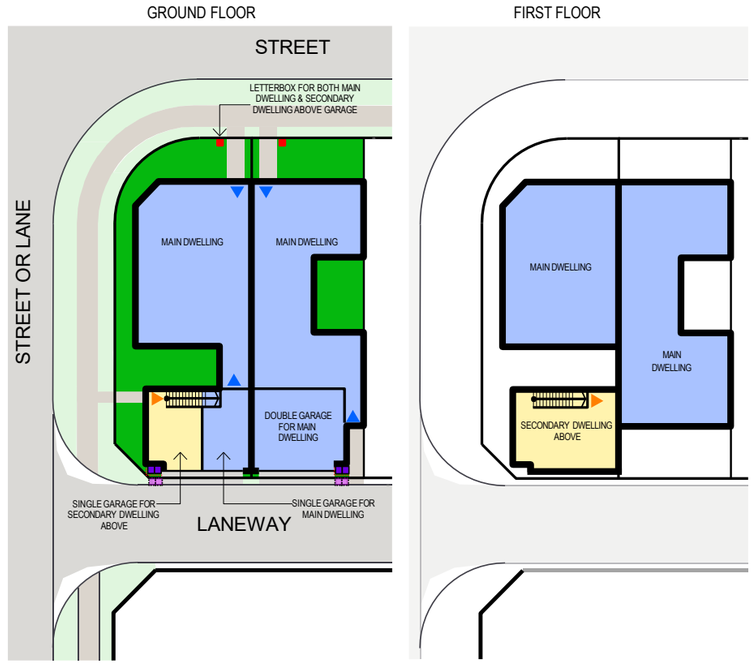
TYPICAL LANEWAY INTERFACE



LEGEND

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

TYPICAL PRODUCT SECONDARY DWELLING ABOVE GARAGE



LEGEND

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

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

1.1.4 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 abut the property boundary;
   - The Secondary Street Frontage where eaves should not be closer than 750mm; and
   - Walls that are Built to Boundary.
8. Feature end treatment of the built to boundary wall is required where abutting the site boundary at the primary frontage. Feature end treatment to be in a material consistent with materials used on the primary frontage building facade.

Privacy and Overlooking:

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

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

Site Cover and Amenity

10. Site cover for each lot is not to exceed that shown in the Plan of Development table.
11. Private open space must be provided in accordance with the below. This area may be roofed and take the form of an upper level balcony or rooftop terrace:
    - 2 bedroom dwellings - 9m^2 with a minimum dimension of 2.5m;
    - 3+ bedroom dwellings - 12m^2 with a minimum dimension of 2.5m.

Fencing, Letterboxes, Parking and Driveways

12. Fencing to Primary Frontages must be in the form of planter boxes and/or privacy screening for residents, in particular where there is a front open space.
13. If provided, privacy screening must either be of solid material (e.g. timber, steel), opaque screens, perforated panels, or trellises that are permanently fixed, and are to have a maximum of 50 per cent openings.
14. Fencing to the lane may be screen fencing to 1.8m high.
15. Fencing to the Secondary Frontage must be either 50% transparent or max. 1.2m high.
16. Letterboxes for dwellings shall be located on the primary street frontage, or if fronting a park within the laneway. Letterboxes must be integrated into the dwelling, and not be standalone.
17. A maximum of one driveway per dwelling is permitted.
18. Driveways should have the minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas for amenity planting.

Site Services and Bin Storage

19. All dwellings are to be designed to ensure the following:
    a) There are no conflicts between services (electricity/ water) and pedestrian access to the front and rear of the lot, or vehicular access to the rear of the lot;
    b) A dedicated area is provided within the lot to accommodate refuse bin storage. This is preferred to be located outside of the garage on the laneway interface. Bin storage must be appropriately screened;
    c) Air-conditioners, hot water systems, clothes lines and other household services must be screened and/or located to minimise the visual impact to the street. Services may be visible from the lane, but must be screened.

Rainwater Tanks

20. For lots <225m^2, no rainwater tank is required.

Facade Treatment, Passive Ventilation and Natural Light Provisions

21. On all terrace lots the main façade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the façade.
22. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
23. Design of corner dwellings must visually 'wrap' around the corner, providing activiation of the corner and passive surveillance of the secondary street through the form of porch / alfresco openings and/or glazing.
24. All dwellings must include a clearly 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

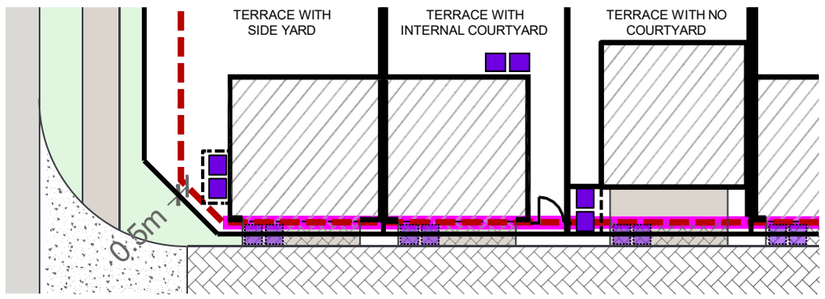
TYPICAL TERRACE FRONTING PARK OR STREET (REAR LOADED)



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

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

Setbacks

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

Privacy and Overlooking

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

Parking and Driveways

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

Site Cover and Amenity

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

Fencing

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

Façade Treatment and Passive Ventilation

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

Rainwater Tanks

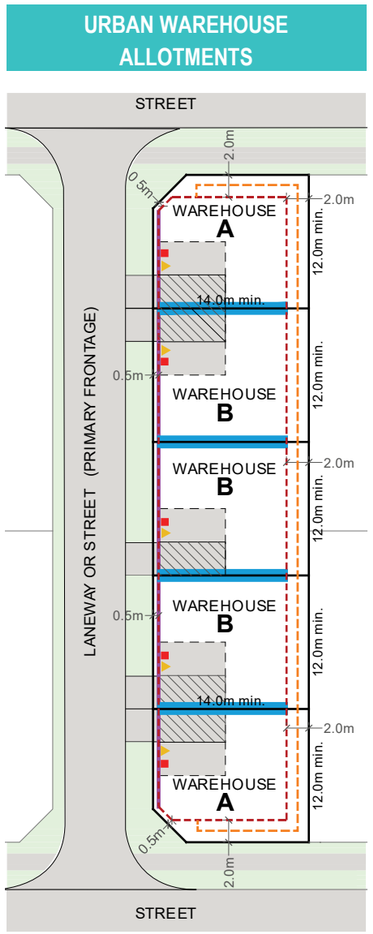
19. For lots <225m², no tank is required.

Definitions

Site Cover

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

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

LEGEND

- Lot boundary
- Maximum building envelope
- Protrusion for upper floor balconies and awnings
- Mandatory built to boundary wall
- Indicative garage location
- Permittable double garage location
- Garage setback from front boundary
- 1.0m Setback dimensions
- Residential entrance
- Indicative letterbox location

1.1.6 SOHO ALLOTMENTS

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.
4. Minimum ground floor level height is 3.0m to allow for commercial tenancy use.
5. Lot 3775 commercial tenancy use must be a Food Premise (café is preferred).
6. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.
7. Commercial tenancies on-site must address the open space. Commercial tenancies must be located on the ground floor.
8. The commercial tenancy component may be operated as either:
   - a Home-Based Business with a maximum GFA for the business use of 50m² subject to parking requirements, or 70m² for corner allotments, subject to parking requirements OR
   - as a Business / Health care service / Sales office / Shop use that can be leased independently of the residential use, in which case the commercial tenancy GFA may not exceed 60m² GFA and the premises must comply with applicable requirements for fire separation.
9. The area shown on the plan for commercial tenancy use is indicative only and may adopt a different shape or extent (may extend further into the lot or extend over the ground and first floors) provided it addresses the commercial tenancy frontage of the lot directly.
10. Commercial tenancy must present a shopfront to open space with:
    - significant glazing to the ground floor (minimum 40% of street frontage must be transparent);
    - a clearly designated customer entry / shop door;
    - a small awning over the customer entry 1.0m deep and minimum 1.0m wide; and
    - signage on the face of the building or awning that is integrated into the design of the building and does not visually dominate.
11. Signage advertising the commercial tenancy is not permitted on the residential entry to the allotment.
12. Signage must be in accordance with the Sunshine Coast Planning Scheme 2014.

Setbacks

13. Setbacks are as per the Plan of Development Table unless otherwise specified.
14. 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.
15. 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 abut the property boundary;
    - The Secondary Street Frontage where eaves should not be closer than 750mm; and
    - Walls that are Built to Boundary.
16. 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:

17. 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.
18. Upper floor balcony must consider privacy of private open space for the residential dwelling. Balustrade to be solid in nature, or provide privacy screening. If adopted, privacy screening must be of a solid material (e.g. timber, steel), opaque screens, perforated panels, or trellises that are permanently fixed, and are the have a maximum of 50 per cent openings.

Site Cover and Amenity

19. Site cover for each lot is not to exceed that shown in the Plan of Development table except where the dwelling is in accordance with the approved house plans and where appropriate building staging and construction techniques have been demonstrated.
20. Private open space must be provided and must comply with the following:
    - may be roofed;
    - is not less than 9m² with a minimum dimension of 2.0m;
    - is directly accessible from a living area of the dwelling;
    - may be in the form of a balcony, verandah or rooftop terrace.

    Ideally, private open space is to be orientated north/east where possible.

Fencing, Letterboxes, Parking and Driveways

21. Fencing to Primary Frontages (open space) must be either 50% transparent or a max. 1.2m high. Fencing may be provided in the form of planter boxes and/or fencing that is integrated with the dwelling.
22. Fencing to the lane may be screen fencing to 1.8m high.
23. Fencing along shared side boundaries must be 1.8m high.
24. Fencing to the Secondary Frontage must be either 50% transparent or max. 1.2m high for the duration of the commercial tenancy use. Remainder of fencing to Secondary Frontage may be screen fencing to 1.8m high.
25. Letterboxes for dwellings shall be located within the laneway. Letterboxes must be integrated into the dwelling, and not be standalone.
26. A maximum of one driveway per dwelling is permitted.
27. Shared driveways are mandatory where shown on plan.
28. 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

29. 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

30. For lots <225m², no rainwater tank is required.

Facade Treatment, Passive Ventilation and Natural Light Provisions

31. 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.
32. 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.
33. All residential dwellings must include a clearly identifiable and addressed front door, independent to the commercial tenancy use entry. Residential front door must be accessed and visible from the open space frontage. 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 utilizing the structure of the first floor.
34. 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.
35. 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:

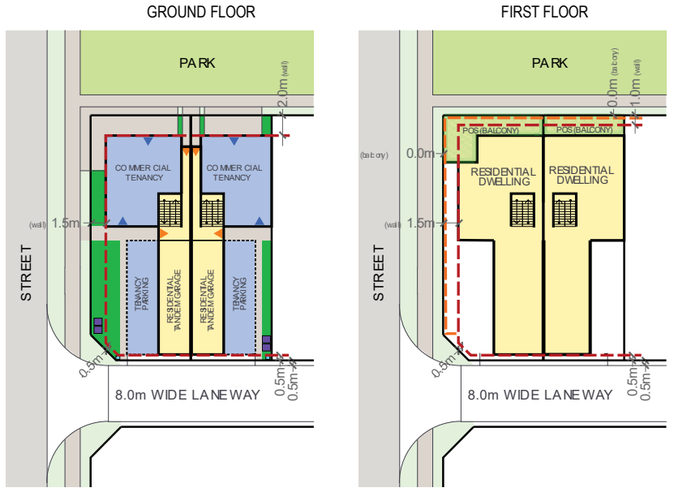
- In a landscaped or open space area, including, for example, a gazebo or shade structure,
- A basement that is completely below ground level and used for car parking,
- The eaves of a building,
- A sun shade.

PLAN OF DEVELOPMENT TABLE

	SOHO ALLOTMENTS	
	8.0m Wide +	
	Ground Floor	Upper Floor
Front / Primary Street Frontage (metres)		
Primary Frontage	2.0 [1]	1.0 [1]
Garage	0.5	n/a
Rear (to laneway)	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	1.5 [1]	1.5 [1]
Garage and On-site Car Parking		
On site parking requirements (minimum)	2 spaces for residential use and 2 spaces for the commercial tenancy use (must be provided in tandem, both may be uncovered) Double garages not permitted.	
Site Cover (maximum)	85%	

[1] 0.0m to awnings, balconies and verandahs

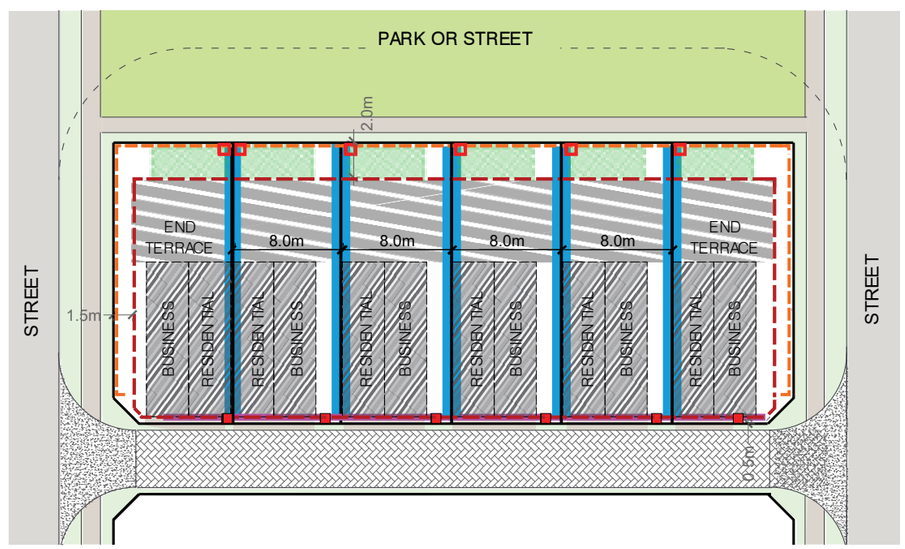
TYPICAL PRODUCT – SOHO ALLOTMENT



LEGEND

- Lot boundary
- Maximum building envelope
- Protrusions for verandah / balconies
- Indicative built form
- Commercial tenancy
- Residential dwelling
- Preferred letterbox location
- Preferred location of bin storage
- Entrance to commercial tenancy
- Entrance to dwelling
- Indicative private open space

TYPICAL SOHO 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
- Residential private open space (located on upper floor)
- Commercial tenancy use
- Garage location (tandem)
- Letterbox location (if primary frontage is park)
- Letterbox location (if primary frontage is a street)

APPENDIX D
ROAD HIERARCHY

LEGEND

- Application Boundary

INTERSECTIONS

- Signalised Intersection

SUB-ARTERIAL ROADS

- Sub-Arterial 3A - 36.5m

TRUNK CONNECTOR

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

NEIGHBOURHOOD CONNECTOR

- Neighbourhood Connector N1 - 25.0m
- Neighbourhood Connector N2 - 25.0m
- Neighbourhood Connector N3 - 25.0m
- Neighbourhood Connector L - 19.0m

ACCESS STREETS

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

INTERIM VEHICULAR ACCESS

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



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PLAN REF:	**AU12885-18H**
DATE:	02 MARCH 2026
CLIENT:	STOCKLAND
DRAWN BY:	JC/MD
CHECKED BY:	MD

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

AURA LAKES - PRECINCT 18 (PART)
ROAD HIERARCHY PLAN

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APPENDIX E
ROAD CROSS SECTIONS

SUB-ARTERIAL 3A
36.5m



NOTES

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

** Typical centre median is 12m wide in Phase 1.

*** Additional lanes to be widened into median with Phase 2 by DTMR, with Phase 1 outside lane to be coverted to bus/turn lane.

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DATE: 02 MARCH 2026
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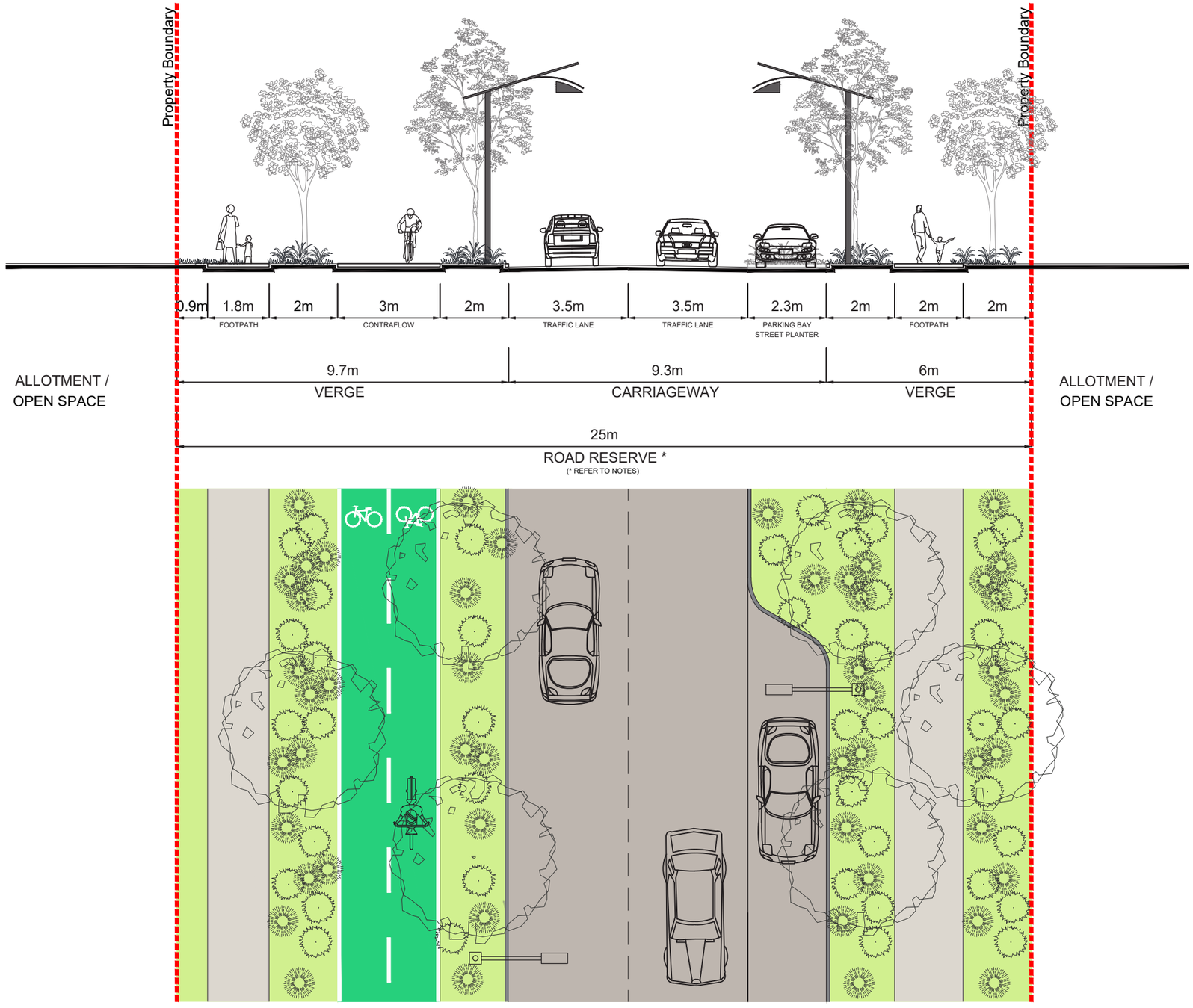
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TRUNK CONNECTOR C2
25m



NOTES

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

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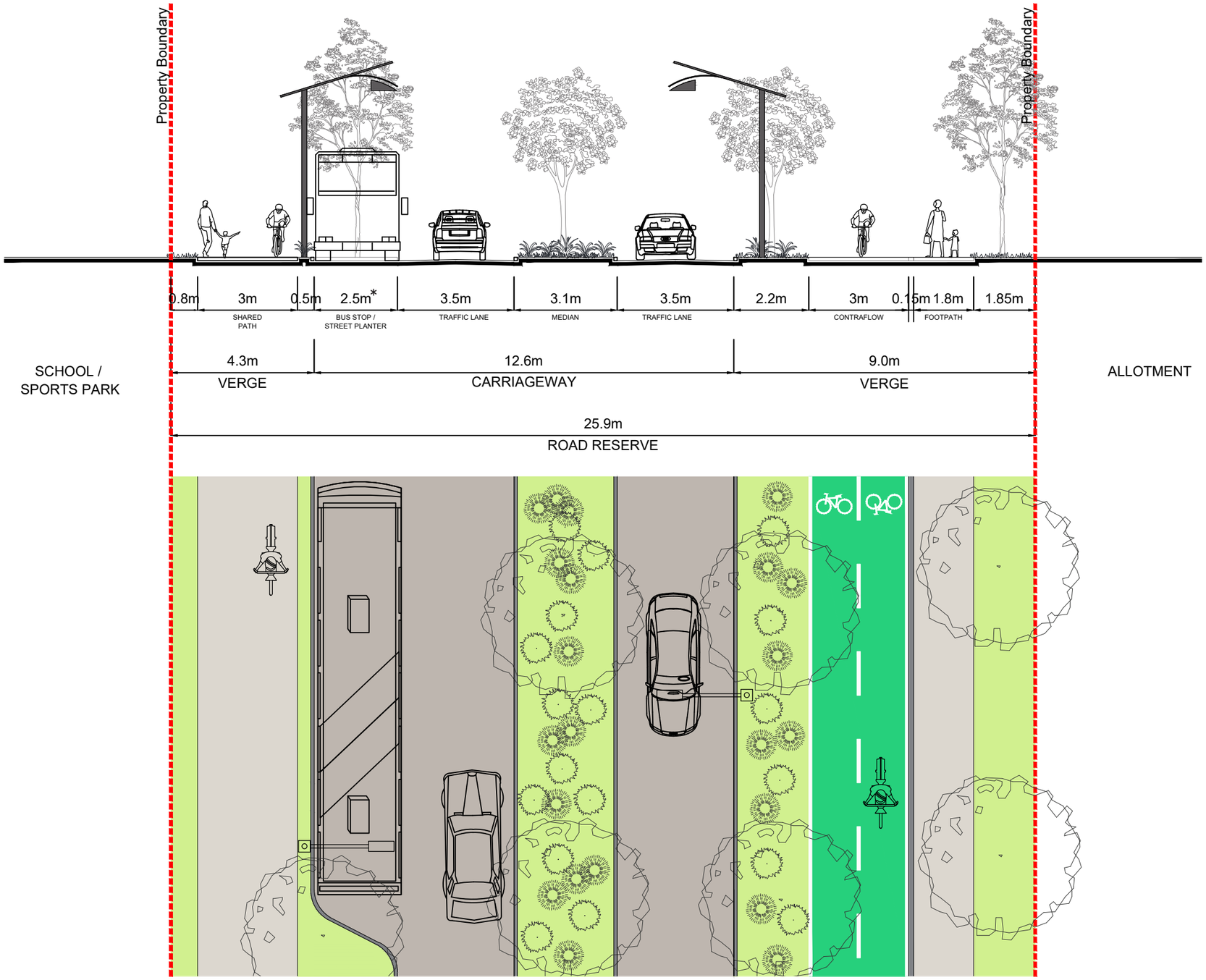
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TRUNK CONNECTOR G
25.9m



NOTES

* Where a bus stop is required, Trunk Connector G's road reserve width will increase to accommodate a 3m wide bus stop.

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ROAD CROSS SECTIONS

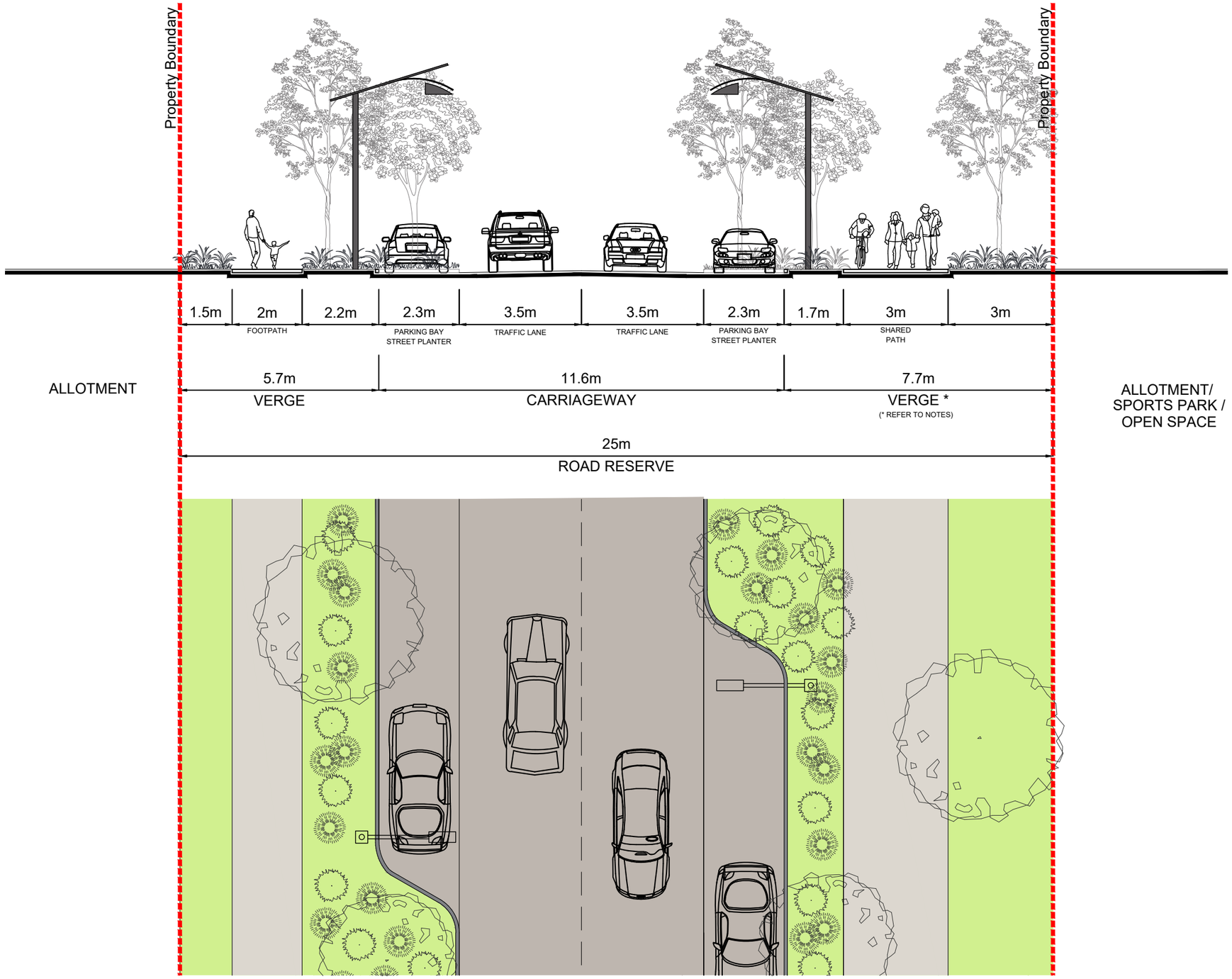
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NEIGHBOURHOOD CONNECTOR N1

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 - PRECINCT 18 (PART)

ROAD CROSS SECTIONS

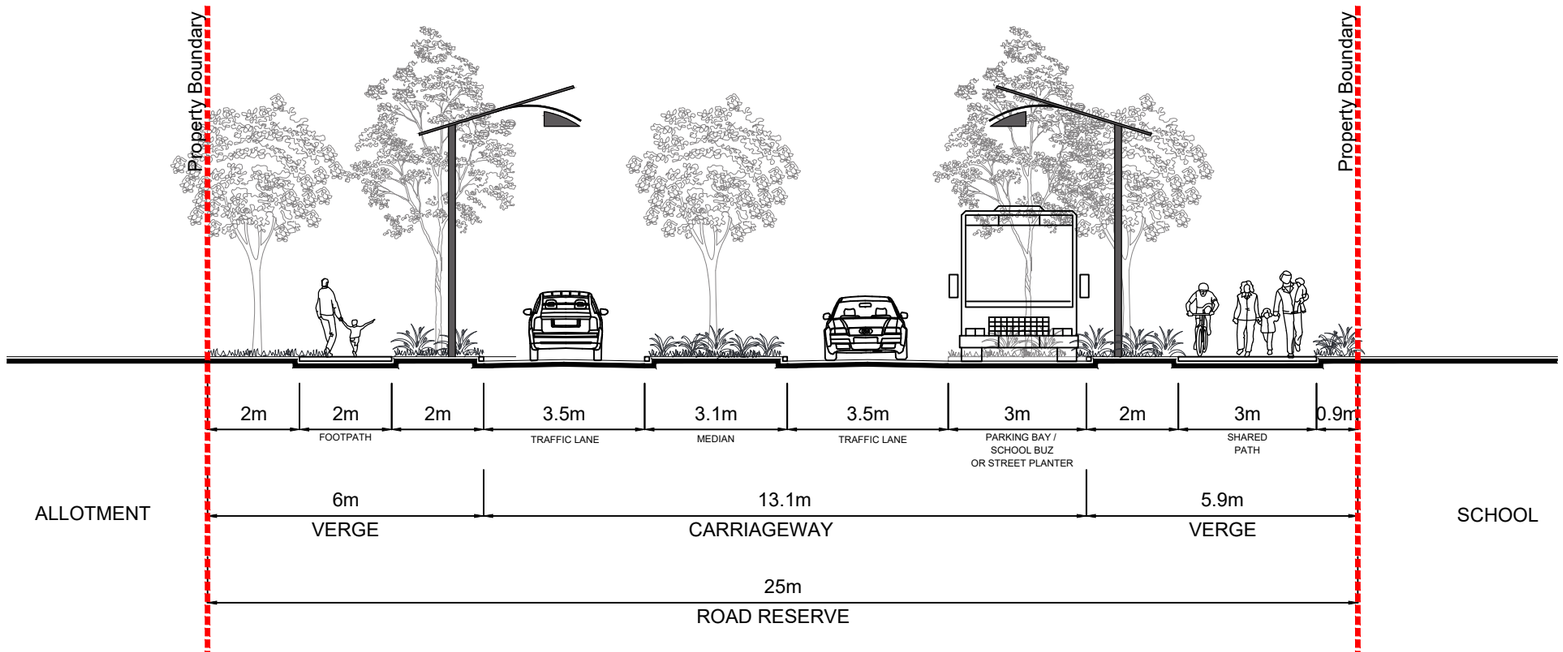
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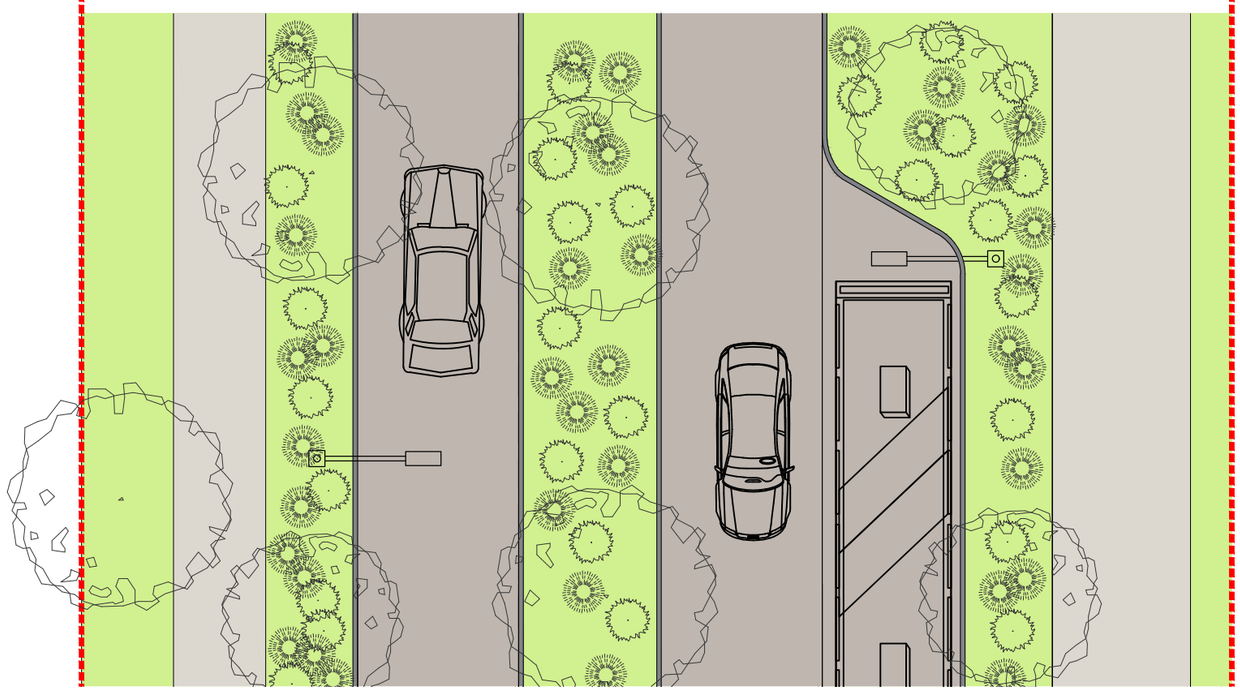
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NEIGHBOURHOOD CONNECTOR N2

25m





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ROAD CROSS SECTIONS

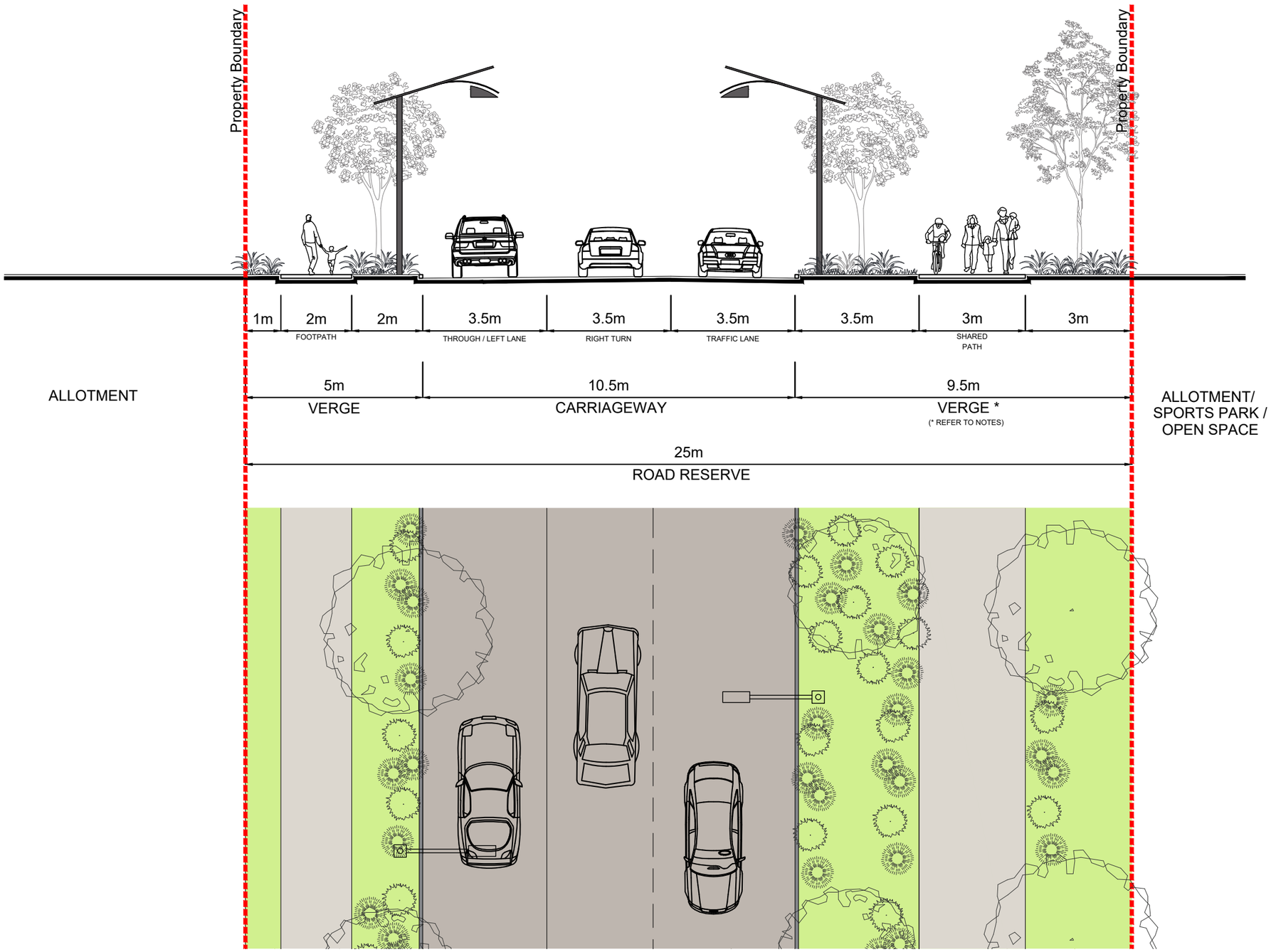
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NEIGHBOURHOOD CONNECTOR N3

25m



NOTES

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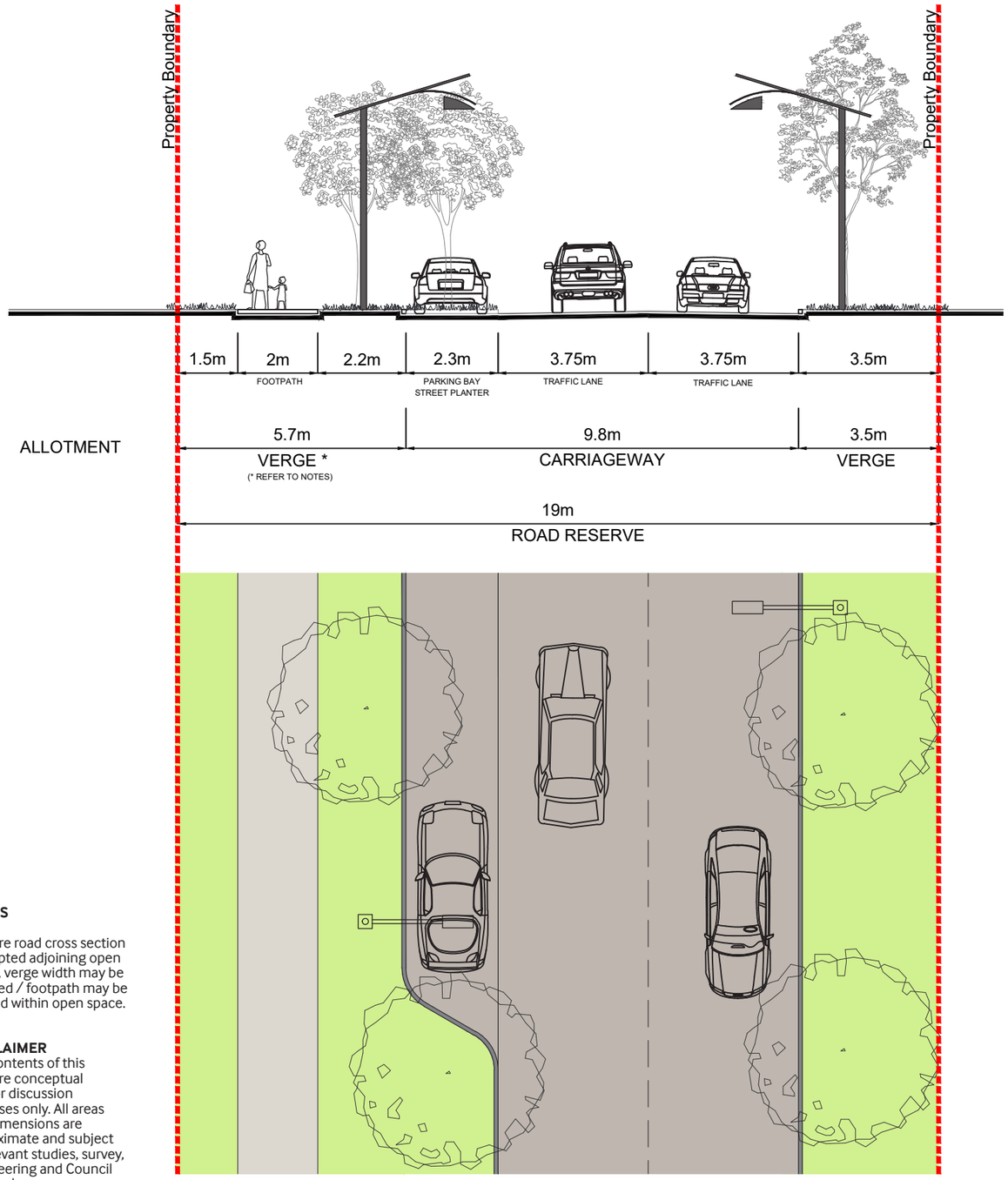
ROAD CROSS SECTIONS

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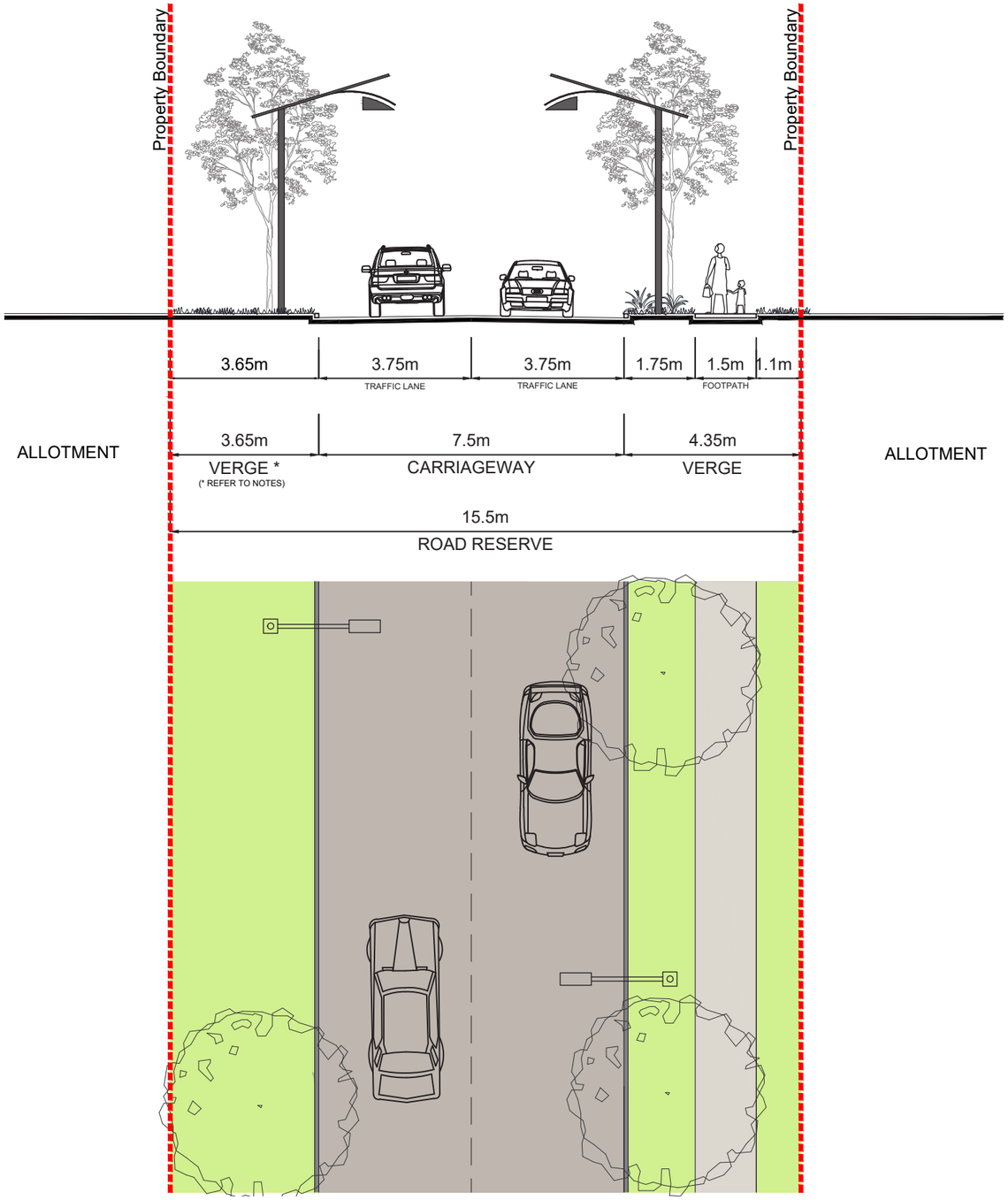
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NEIGHBOURHOOD CONNECTOR L
19m



ACCESS STREET P
15.5m



NOTES

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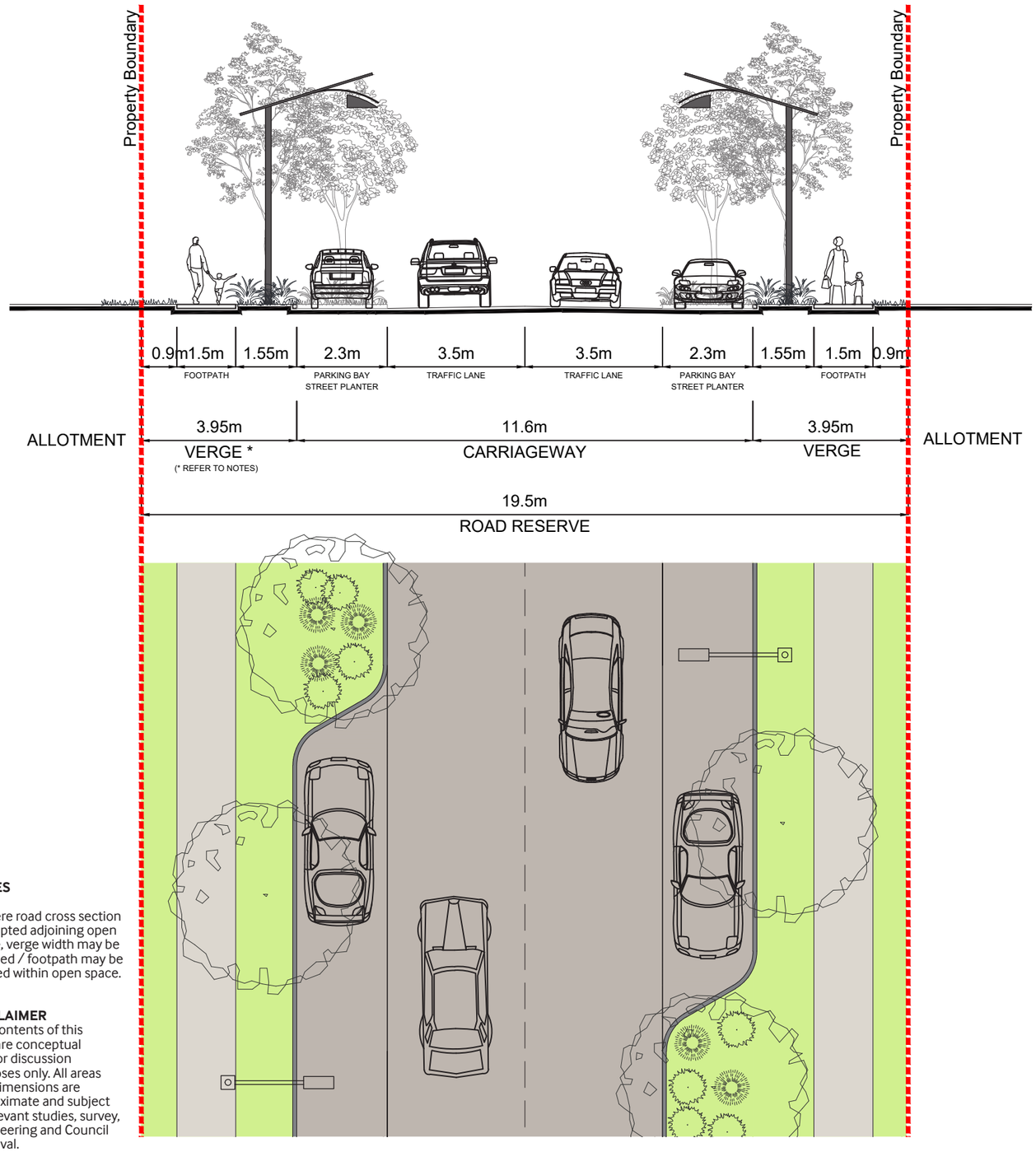
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ROAD CROSS SECTIONS

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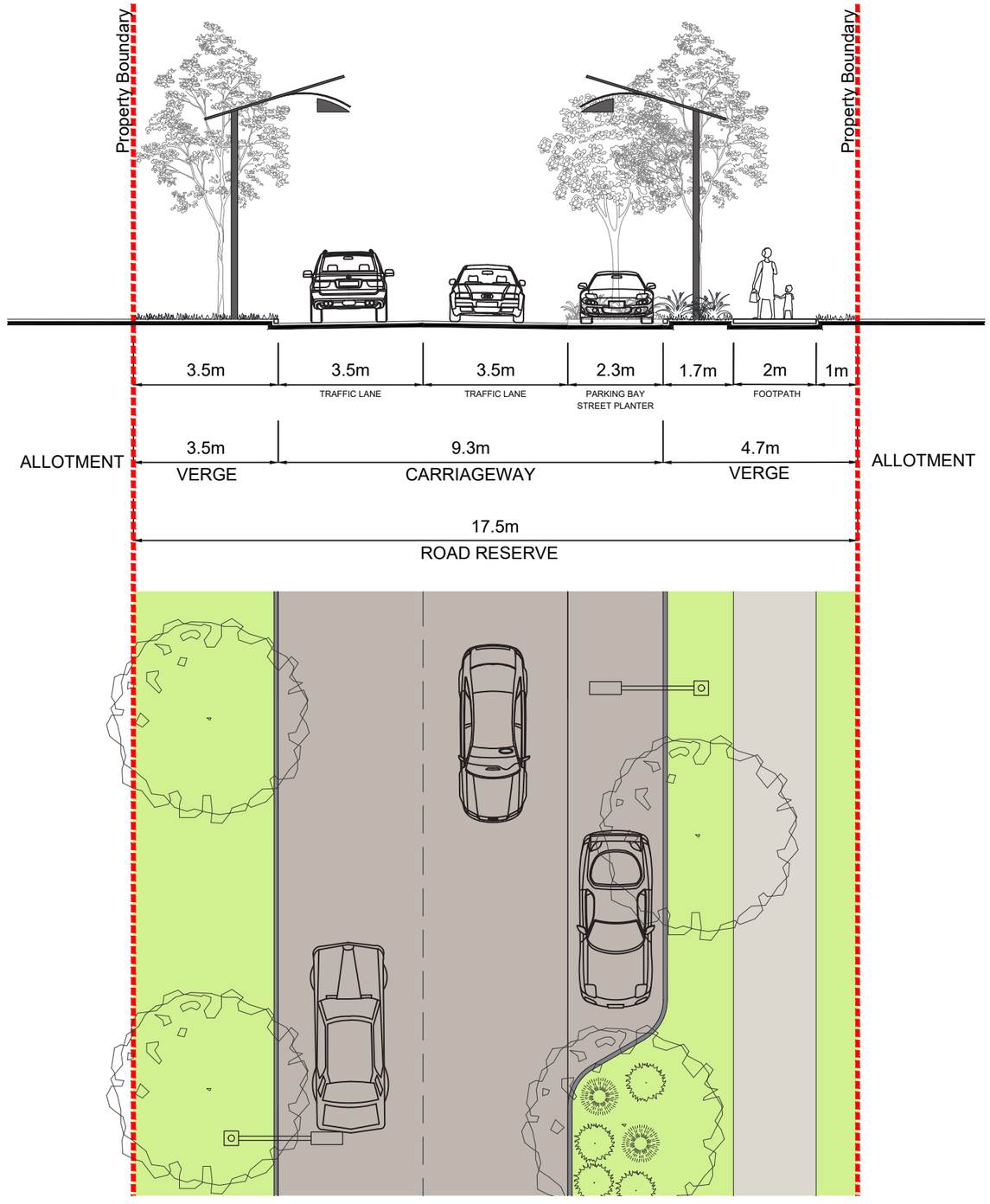
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URBAN ACCESS A1
19.5m



URBAN ACCESS A2
17.5m



NOTES

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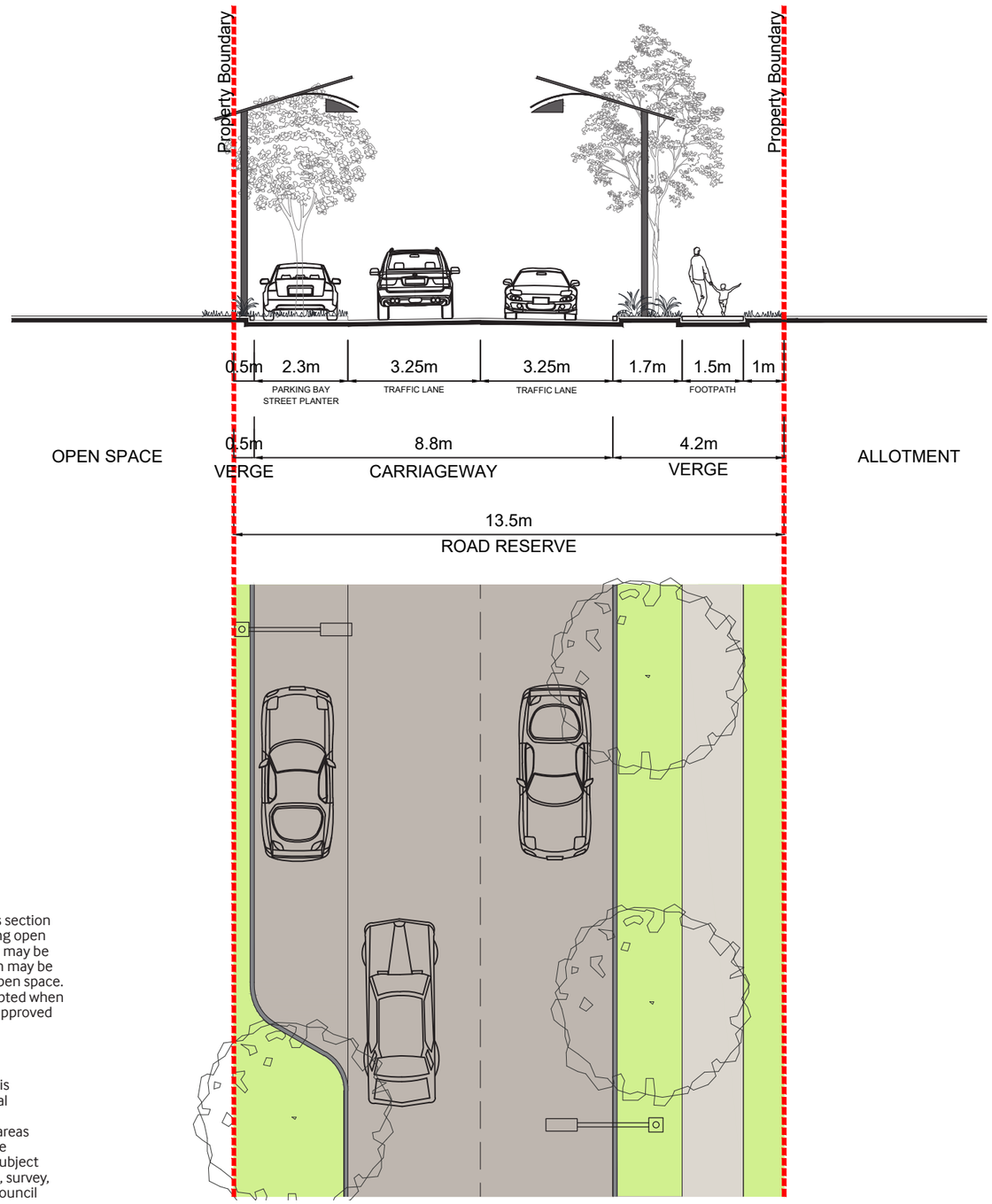
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ROAD CROSS SECTIONS

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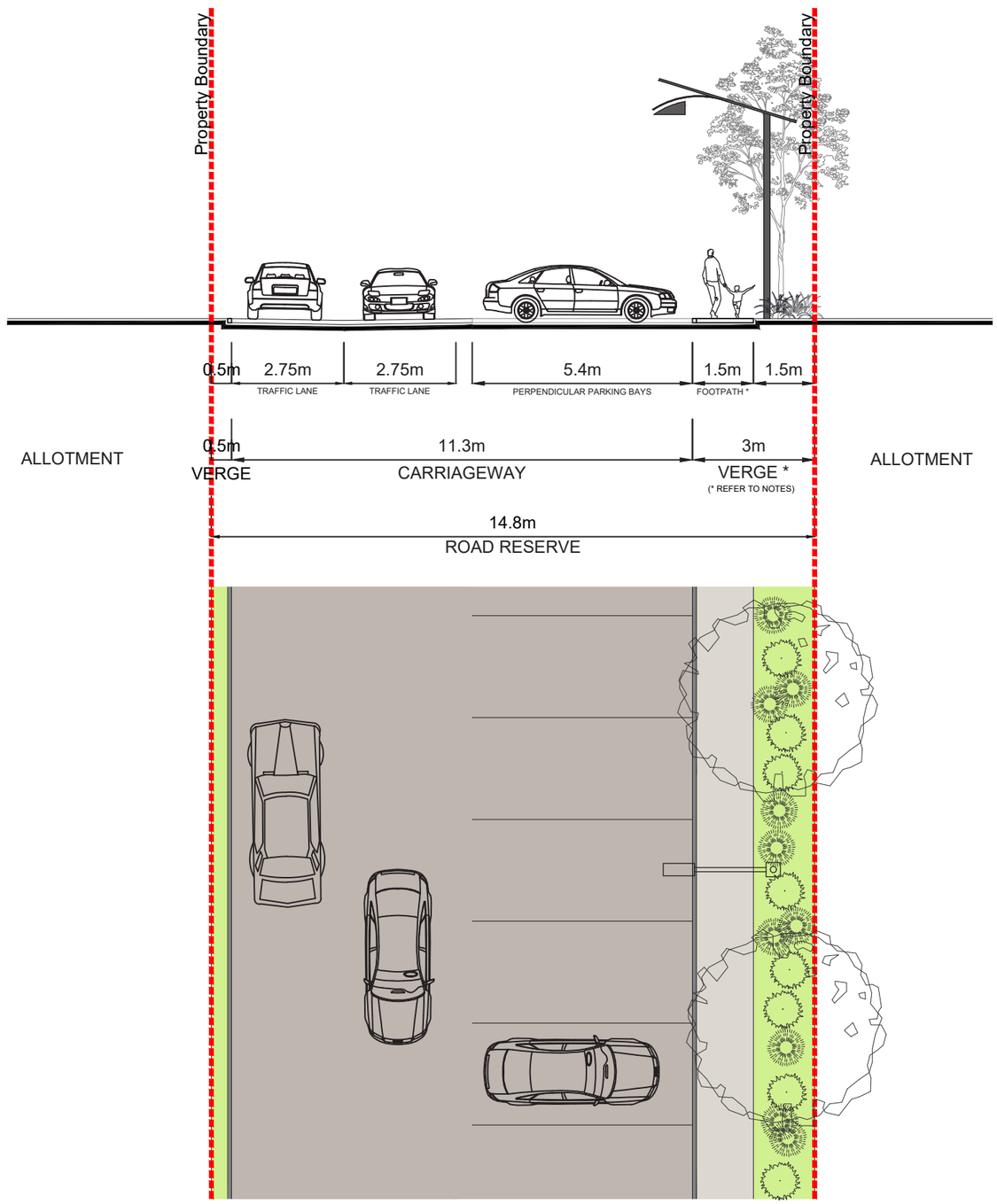
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ACCESS STREET ESPLANADE
13.5m



LANEWAY LINK
14.8m



NOTES

* Where road cross section is adopted adjoining open space, verge width may be reduced / footpath may be relocated within open space. Footpath only adopted when illustrated on the approved Connectivity Plan.

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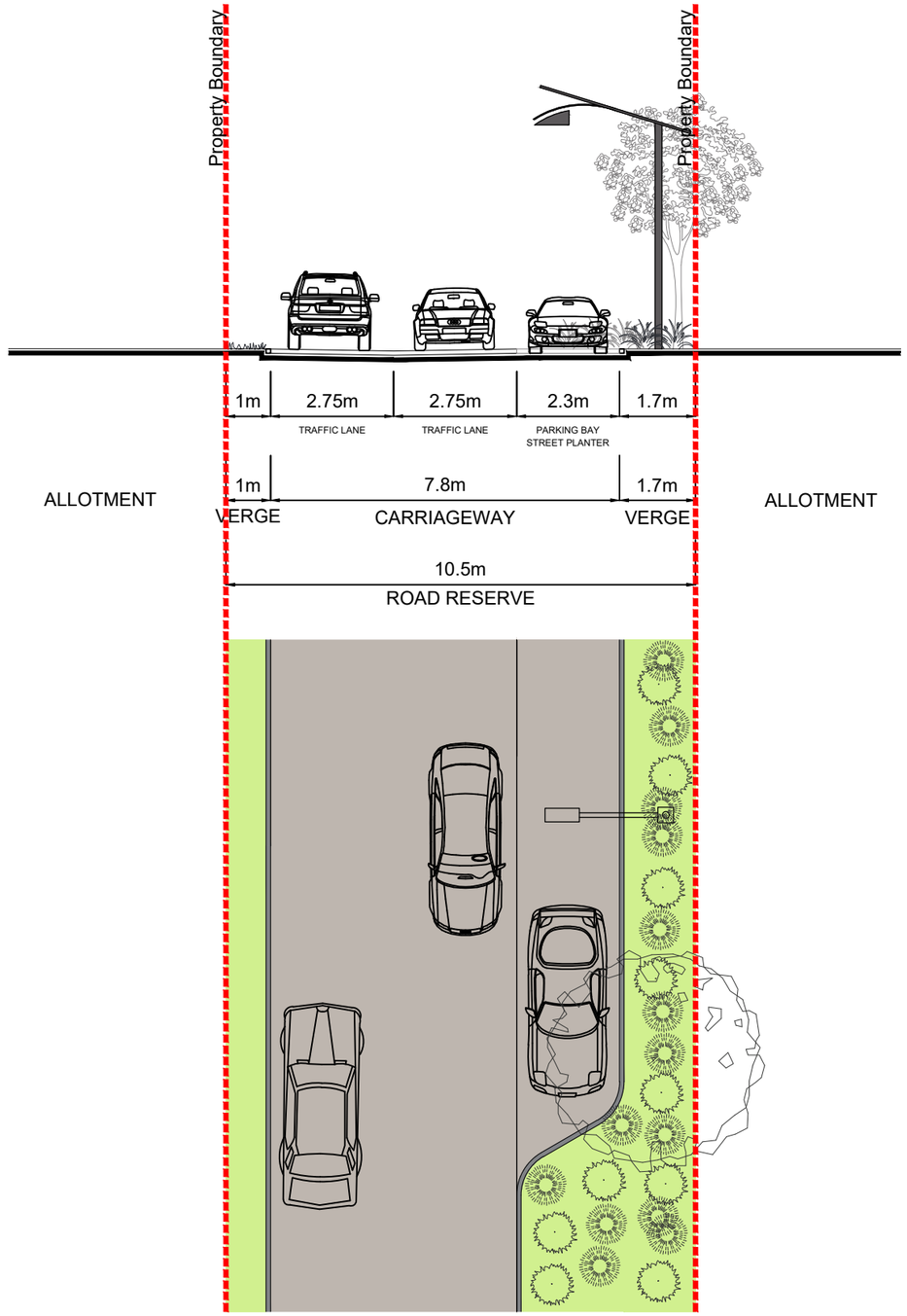
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ROAD CROSS SECTIONS

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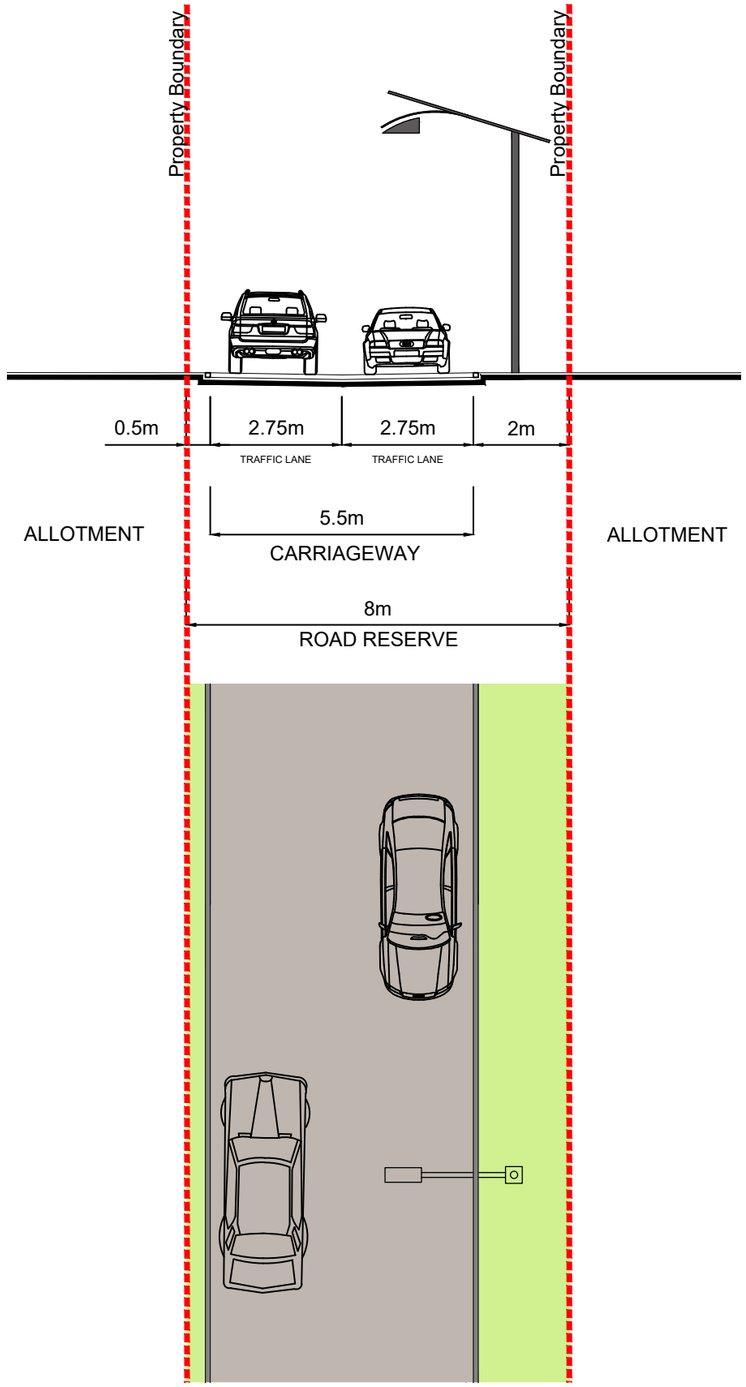
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LANEWAY
10.5m



LANEWAY
8m



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AURA LAKES - PRECINCT 18 (PART)
ROAD CROSS SECTIONS

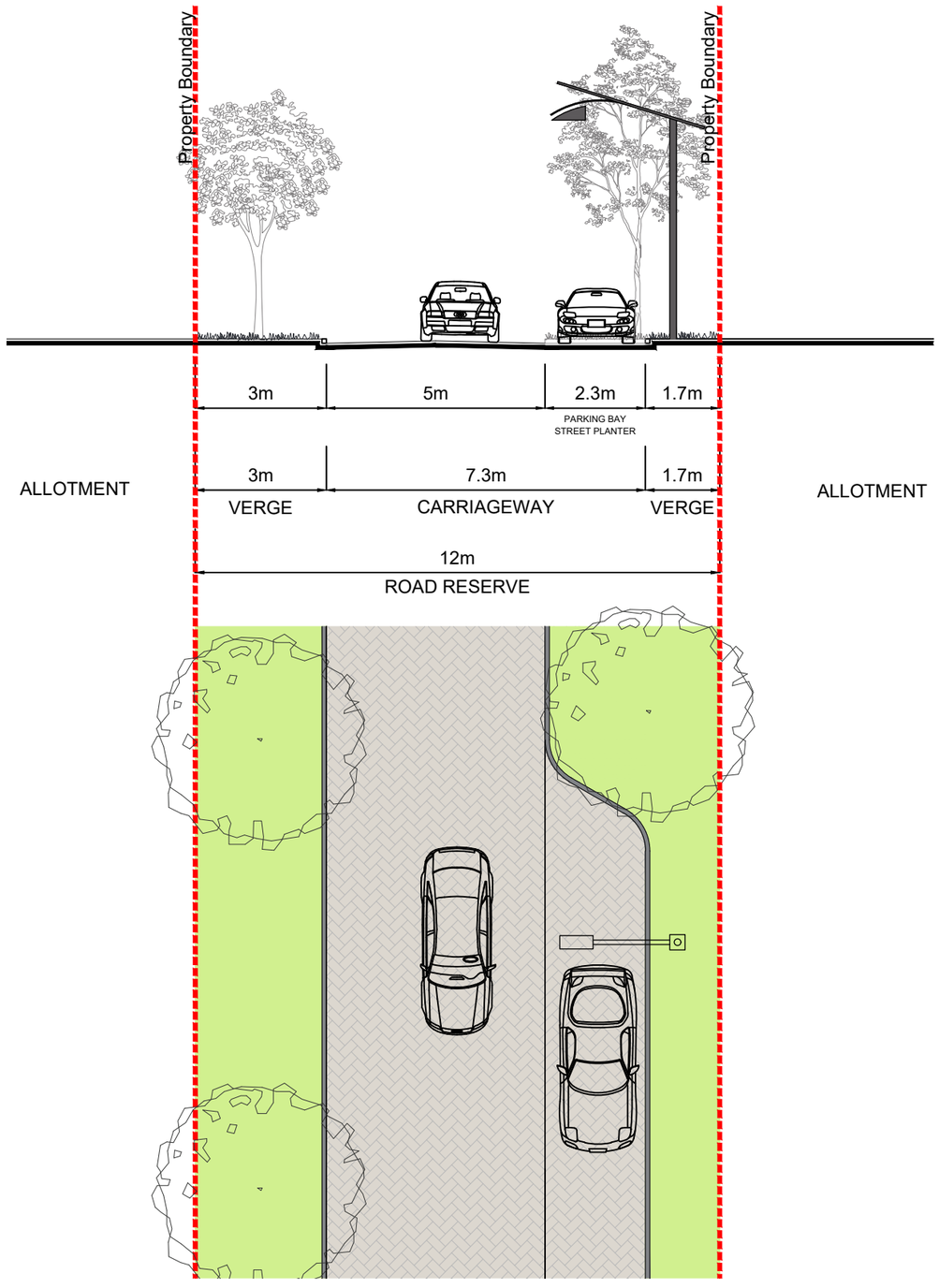
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SHARED VEHICULAR / PEDESTRIAN ACCESS (DRIVEWAY)

12m



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AURA LAKES - PRECINCT 18 (PART)

ROAD CROSS SECTIONS

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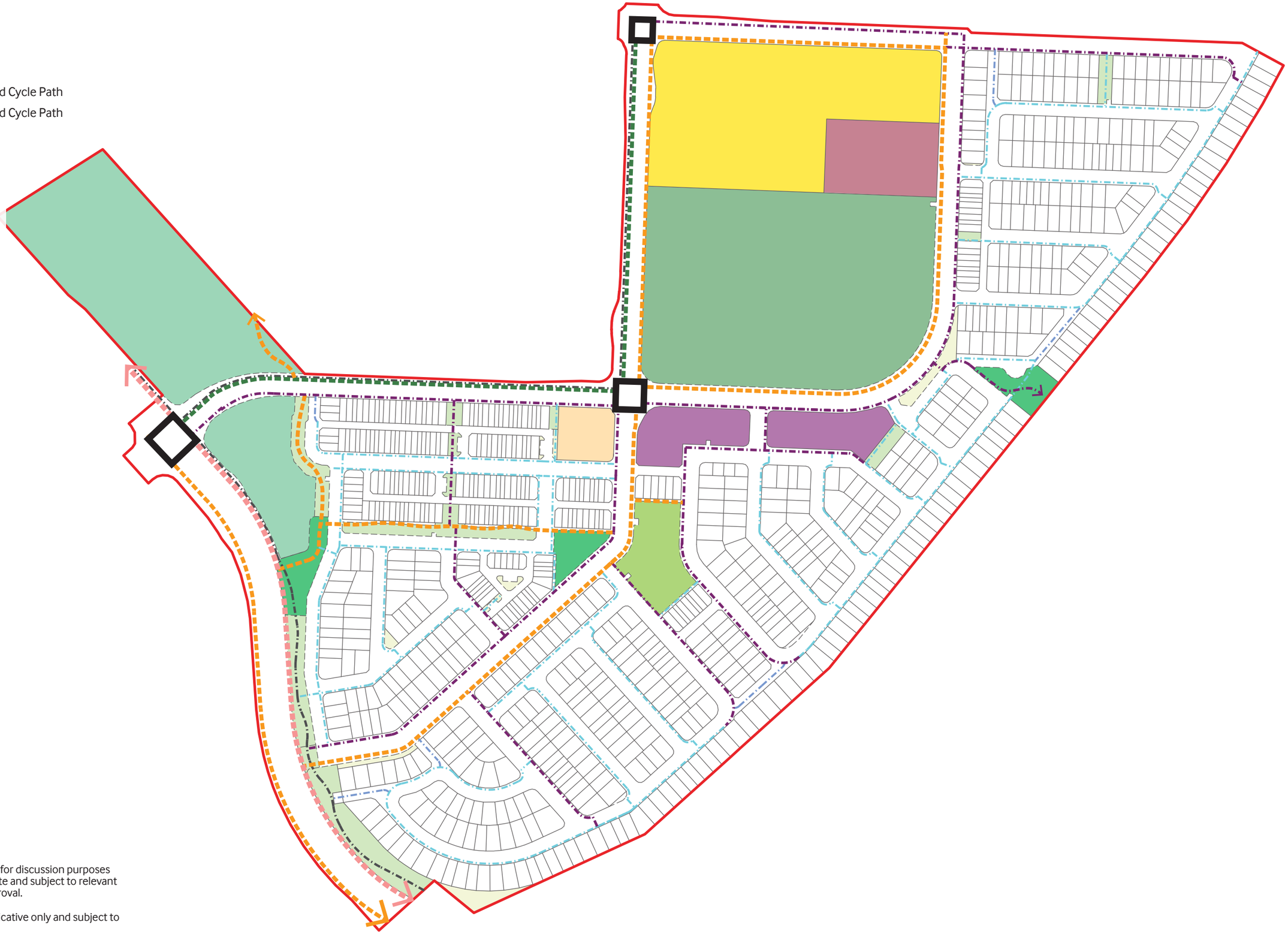
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APPENDIX F
CONNECTIVITY PLANS

LEGEND

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



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

PLAN REF: AU12885-19I
DATE: 02 MARCH 2026
CLIENT: STOCKLAND
DRAWN BY: JC/MD
CHECKED BY: MD

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

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CONNECTIVITY PLAN

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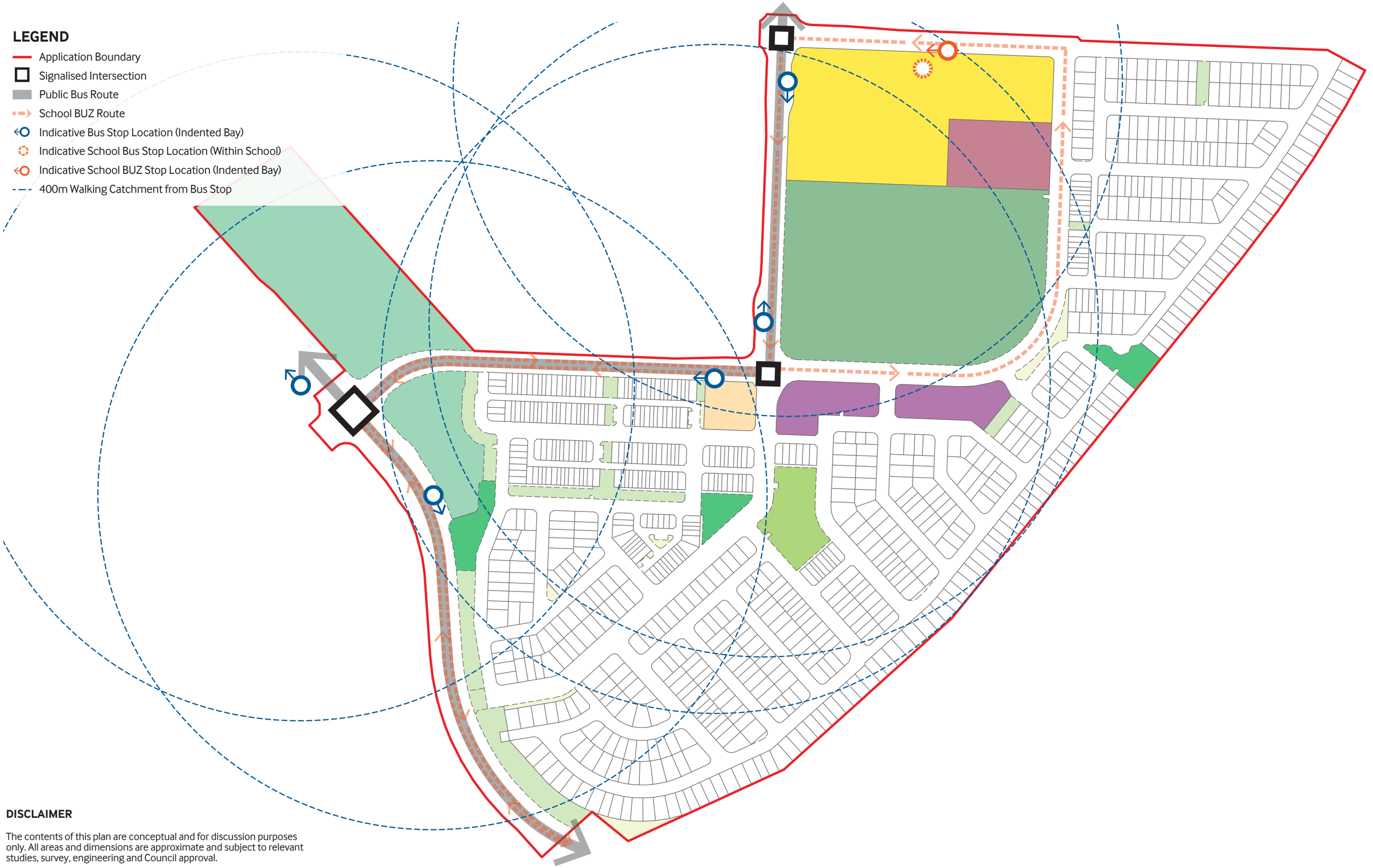
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APPENDIX G
PUBLIC TRANSPORT PLANS

LEGEND

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



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PUBLIC TRANSPORT PLAN

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APPENDIX H
APPROVED ADVERTISING DEVICES

NOTES

1. Proposed Advertising Devices must be of materials and colours which complement the design theme of the residential estate and present a visually attractive appearance to the public.

2. Unless otherwise agreed to in writing by the DSDMIP, the advertising devices nominated on this plan are to be considered temporary only and are not permitted to remain longer than:
   a. Fifteen (15) years from the date the approval is granted where a Billboard Sign; or
   b. Ten (10) years from the date the approval is granted or once the last residential lot is sold within the estate, whichever is the earliest, where a Pylon Identification Sign (10 year).
   After these times, the Advertising Devices must be removed.

3. Advertising Devices must be:
   a. Maintained to not cause disturbance to the occupants of nearby developments; and
   b. Located and designed to not create a nuisance or potential hazard to pedestrians.

4. Construction of Advertising Devices is limited to 6:30am–6:30pm Monday to Saturday, and may not occur outside of these hours, on Sundays or on public holidays.

5. Advertising Devices are to be consistent with the scale and design of the existing buildings and other works on the site and in the locality, and complement the local streetscape; and where appropriate, to reflect the character of the area.

6. An Estate Entry Sign:
   a. Is placed at the entrance of an estate;
   b. Is set at or within 500mm of ground level;
   c. Is maintained as a freestanding structure in a landscaped environment;
   d. Does not obstruct pedestrian/cycle access to the estate;
   e. Signface area does not exceed 50m²;
   f. Is a maximum height of 6 metres.

7. An Entry Statement:
   a. Is set at or within 500mm of ground level;
   b. No more than 2.0m high;
   c. Is mounted as either a free-standing structure or as part of a boundary fence wall in a landscaped environment;
   d. Does not exceed a maximum sign facing area of 10m².

8. A Billboard Sign or Pylon Identification Sign is permitted where complying with the following Criteria:
   a. Is mounted as freestanding structure in a landscape environment;
   b. Is designed and treated in such a way that the supporting framework and the back of the signface area blend with the surrounding streetscape or field a view;
   c. Has a maximum thickness not exceeding 75mm per metre of height above ground level; and
   d. Is permitted up to a maximum height of 15 metres and a maximum signface area of 43m² per signface;

9. A Third Party Sign is permitted to be erected on land owned or under the control of Stockland, and intended to advertise the emerging community of Caloundra South.

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

LEGEND

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



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PLAN REF: **AU12885-21G**
DATE: 02 MARCH 2026
CLIENT: STOCKLAND
DRAWN BY: JC/MD
CHECKED BY: MD

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

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

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APPENDIX I
OPEN SPACE NETWORK PLAN

LOCAL PARK ALLOCATION NOTES

1. The local park provision is calculated at 1.3 hectares per 1,000 population.

2. All residential precincts comply with the minimum Neighbourhood Recreation Park provision requirement - 90 per cent of dwellings within a 400m catchment.



LEGEND

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

LOCAL CATEGORY PARK AREA PROVISIONS	
PARK TYPE	**PRECINCT 18.1**
Local Linear Park	1.639ha
Local Recreation Park	0.753ha
Neighbourhood Recreation Park	0.636ha
TOTAL	**3.028ha**

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

LOCAL CATEGORY PARK AREA REQUIREMENTS			
TYPE	**POPULATION RATE** (average people per household)	**PRECINCT 18.1**	
House	2.6	775 dw	2,015 ppl
Duplex	2.2	6 dw	14 ppl
Attached Dwelling	1.8	145 dw	261 ppl
TOTAL		**926 dw**	**2,290 ppl**
TOTAL LOCAL OPEN SPACE REQUIREMENT (1.3ha PER 1,000 PERSONS)		**2.977 ha**	

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DRAWN BY: JC/MD
CHECKED BY: MD

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

AURA LAKES - PRECINCT 18 (PART)
OPEN SPACE NETWORK

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

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APPENDIX J
FIXED ELEMENTS PLAN

LEGEND

- Application Boundary

LAND USES

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

BUILDING HEIGHTS

- (#) Maximum Number of Storeys

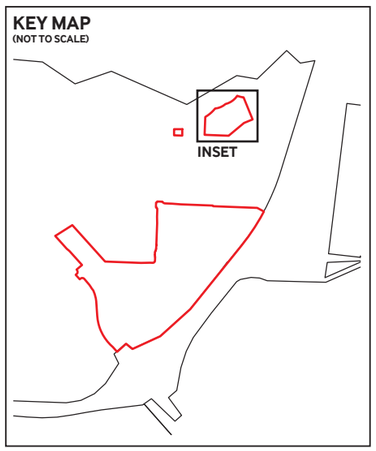
ROAD NETWORK HIERARCHY

- Signalised Intersection
- Sub-Arterial 3A - 36.5m
- Trunk Connector C2 - 25.0m
- Trunk Connector G - 25.9m
- Neighbourhood Connector N1 - 25.0m
- Neighbourhood Connector N2 - 25.0m
- Neighbourhood Connector N3 - 25.0m
- Interim Vehicular Access

PUBLIC TRANSPORT

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

KEY MAP
(NOT TO SCALE)





INSET: NORTHERN DRAINAGE
1:4000 @ A3

AURA LAKES - PRECINCT 18 (PART)
FIXED ELEMENTS PLAN

PLAN REF:	**AU12885-23G**
DATE:	02 MARCH 2026
CLIENT:	STOCKLAND
DRAWN BY:	JC/MD
CHECKED BY:	MD

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

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