

AURA
**PRECINCT 13 AND
PART PRECINCT 6**

**PLAN OF
DEVELOPMENT**

REVISION H | AUGUST 2026



Stockland | AURA



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1.0 EXPLANATORY CONTENT

1.1 PLAN OF DEVELOPMENT PURPOSE

This Plan of Development (PoD) has been prepared in accordance with the requirements of the approved Caloundra South Master Plan (as updated from time to time) and will direct the development of land included within Precinct 13 and Part Precinct 6.

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 (Amendment No. 2, 28 February 2025) 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 Precinct 13 and Precinct 6 (part) (refer Figure 1) and provides the instrument for the delivery of development that seeks to achieve the Vision and Principles outlined by these two documents.

If development is not in accordance with this PoD, it is to be assessed against the Caloundra South Urban Development Area Development Scheme (Amendment No. 2, 28 February 2025) and the Caloundra South Master Plan (as updated from time to time).



FIGURE 1: SUBJECT LAND

1.2 DEFINED TERMS

Terms used in this PoD have the meaning assigned to those terms by the Economic Development Act (ED) 2012, the Caloundra South Development Scheme 2025 and Part 13 of the Caloundra South Master Plan (as updated from time to time). If there are any inconsistencies between the definitions in these documents, the inconsistency is to be resolved by using the definition contained in the documents in the following order:

- (a) The ED Act; or if there is no definition in the ED Act;
- (b) The Caloundra South PDA Development Scheme; or if there is no definition in the Caloundra South PDA Development Scheme;
- (c) Part 13 of the Caloundra South Master Plan (as updated from time to time); and
- (d) The definitions in Appendix A of this PoD.

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

1.2.1 OVERALL OPERATION OF THIS POD

This PoD forms one element of the overall approval framework relevant to Precinct 13 and Part Precinct 6

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 Precinct 13 and Part Precinct 6, 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 Certification Procedures Manual.

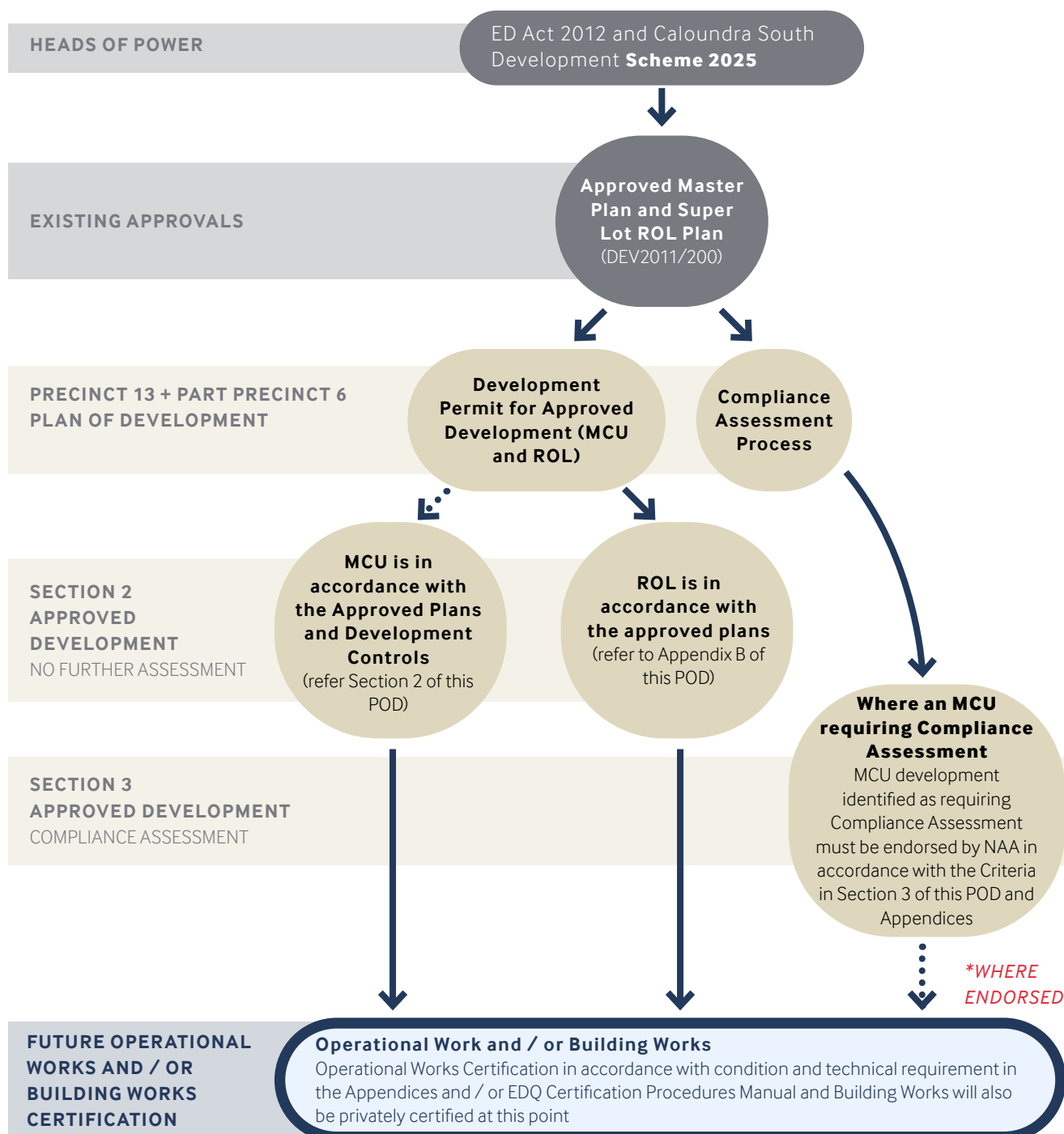


FIGURE 2: POD RELATIONSHIPS AND OPERATION OVERVIEW

2.0 PRECINCT INTENT

The land included within this Plan of Development has been divided into precincts and a sub-precinct as shown in **Figure 5** to facilitate the delivery of precinct or sub-precinct specific approved land uses and design criteria.

2.1 PRECINCT 13 PRECINCT INTENT

2.1.1 SUB-PRECINCT 13.1

This precinct seeks to deliver a range of commercial development including hardware centres, bulky goods centres and/or ancillary and incidental uses, retail related uses (for example fast food or car wash) and a service station.

The built form and design within this precinct complements the Bruce Highway (arterial road) Interchange frontage through the use of built form and/or landscape elements that contributes toward the creation of an attractive road edge and sense of arrival to Aura.

Development ensures that car parking areas are enhanced by landscaped vehicular and pedestrian links. Potential conflict points between vehicles and pedestrians/cyclists are minimised.

2.1.2 SUB-PRECINCT 13.2

This Precinct comprises a range of industrial, business and training uses. Non-industrial and community use may also be located through the precincts where within the thresholds identified by Table 3. The Precinct is intended to provide for a diversity of employment opportunities in industry and appropriate non-industrial uses.

Building design and orientation positively contribute to the visual amenity of the surrounding landscape and achieve a high standard of industrial urban design. Lots are designed to accommodate siting of industrial buildings, outdoor storage areas, access and manoeuvring and landscaping.

Development protects the amenity of surrounding non-industrial development, reduces the impact of the built form on the landscape and ensures an attractive view of the precinct from major roads.

2.1.3 SUB-PRECINCT 13.3

This Precinct comprises the vegetated buffer around the western, northern and eastern boundaries. The western boundary comprises the Bruce Highway Buffer, a 40m wide visual buffer. The northern and eastern edges comprise a combination of end-of-line WSUD systems, open space and Conservation buffer, providing protection and rehabilitation of Bells Creek North. The area may accommodate a range of passive recreation, educational and leisure activities that promote an active and diverse lifestyle whilst recognising the ecological values of the area.

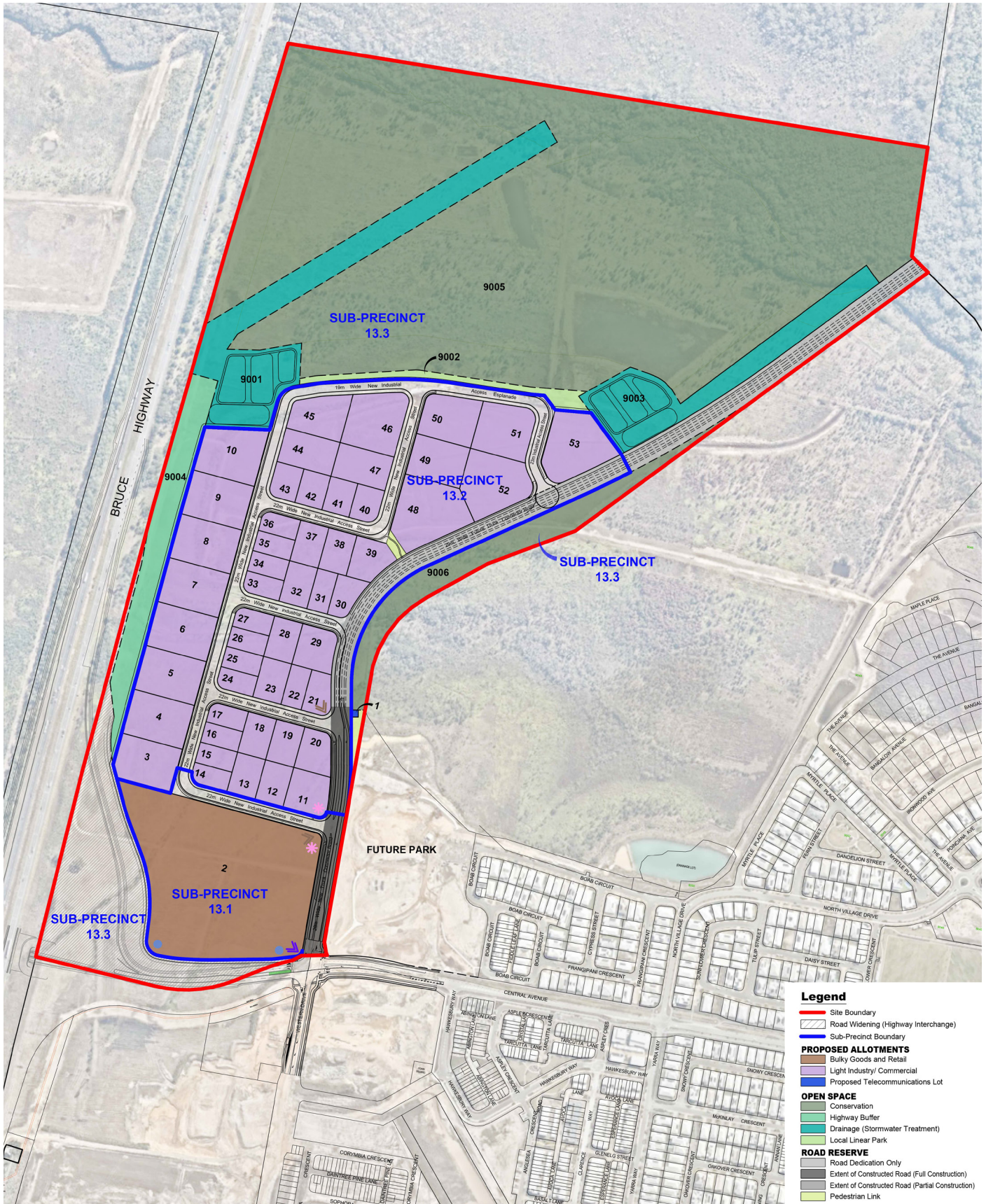


FIGURE 3: SUB-PRECINCTS PLAN

3.0 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

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

TABLE 1: LIST OF APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) AND DESIGN STANDARDS

USES	DESIGN STANDARDS
RECONFIGURING A LOT	Reconfiguring a Lot plans have been prepared for Precinct 13 and Precinct 6 (part) which reflect the proposed lot layout. These plans are included in Appendix B of the PoD for ease of reference. Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and Plan Sealing.
ADVERTISING DEVICES	The following Advertising Devices are Approved (no Further Assessment) and can proceed to certification of operational works and building works: a. Advertising devices in accordance with the location and controls in Appendix E; b. One Freestanding Pylon sign for each proposed lot, no greater than 6.0m in height . Freestanding signs may include multiple panels with one panel per occupancy; and c. All other Advertising Devices are to be designed generally in accordance with the Planning Scheme requirements as set out in the Development Scheme.
PARK	A Park is exempt development in accordance with Schedule 1 of the Caloundra South Urban Development Area Development Scheme and can proceed to certification of operational works and building works.
TELECOMMUNICATIONS FACILITY	A Freestanding Telecommunications facility is approved (no further assessment) where on Lot 1. The telecommunication facility is: • Not to exceed a height of 30 meters; • To incorporate a slimline pole design; • To be camouflaged to its setting using appropriate colour treatment; • Vehicular access is provided to the telecommunications lot by an access easement (minimum 3m wide) from the road reserve; and • Provided with appropriate security fencing and access restrictions which facilitate shared use of the access track for maintenance purposes.
MATERIAL CHANGE OF USE NOT INVOLVING BUILDING WORK	Making a material change of use where not involving building work (other than minor building work or demolition work) is exempt development where the proposed use is listed below. Sub-Precinct 13.2 Lots • Bulk Landscape Supplies Research and Technology Facility • Low Impact Industry • Research and Technology Facility • Service Industry • Warehouse (where not comprising a self-storage facility) • Wholesale Nursery
MATERIAL CHANGE OF USE FOR SPECIFIC USES ON CERTAIN LOTS (Lots 12-19, 22-28, 31-38, 40-47, and 49-51)	Making a material change of use, for the following uses on lots identified within the Plan of Development within Appendix D and where compliant with the Design Standards in Table 2 below: • Low Impact Industry; • Service Industry; • Warehouse (where not comprising a self-storage facility).

TABLE 2: LIST OF APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) AND DESIGN STANDARDS

ELEMENT	DESIGN STANDARDS																				
GROSS FLOOR AREA	DS1.1 Submit to EDQ Development Assessment (for information purposes only), the proposed GFA of any industrial or commercial use, prior to any construction works commencing.																				
BUILT FORM	DS2.1 For all development, building height does not exceed 15m.																				
	DS2.2 Site Cover does not exceed 70%																				
	DS2.3 The minimum setback from the outermost projection is in accordance with the following table unless a built to boundary wall is proposed, in which case no setback requirement applies:																				
	<table><tr><th></th><th colspan="4">Minimum distance in metres from outermost projection to a lot boundary</th></tr><tr><th>Lot size</th><th>Front Setback</th><th>Rear Setback</th><th>Side Setback</th><th>Secondary Street Frontage and Public Area</th></tr><tr><td><3,500m²</td><td>6m</td><td>0m</td><td>0m</td><td>2m</td></tr><tr><td>3,500m² +</td><td>6m</td><td>1.5m Unless a built to boundary wall, in which case no setback requirement applies</td><td>2m Unless a built to boundary wall, in which case no setback requirement applies</td><td>2m</td></tr></table>		Minimum distance in metres from outermost projection to a lot boundary				Lot size	Front Setback	Rear Setback	Side Setback	Secondary Street Frontage and Public Area	<3,500m²	6m	0m	0m	2m	3,500m² +	6m	1.5m Unless a built to boundary wall, in which case no setback requirement applies	2m Unless a built to boundary wall, in which case no setback requirement applies	2m
		Minimum distance in metres from outermost projection to a lot boundary																			
Lot size	Front Setback	Rear Setback	Side Setback	Secondary Street Frontage and Public Area																	
<3,500m²	6m	0m	0m	2m																	
3,500m² +	6m	1.5m Unless a built to boundary wall, in which case no setback requirement applies	2m Unless a built to boundary wall, in which case no setback requirement applies	2m																	
DS2.4 Buildings on corners should address both street frontages, and express a strong visual appearance.																					
DESIGN	DS3.1 Plant rooms and other roof top equipment are screened from view from adjoining streets and noise sensitive areas.																				
	DS3.2 Waste storage areas and bin wash down areas are screened from view from adjoining streets																				
	DS3.3 Temporary or demountable buildings are not installed on a lot.																				
	DS3.4 Office facades are distinctly different to other facades of the building (including service and warehouse) through the use of alternative materials and or treatments.																				
	DS3.5 Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street.																				
	DS3.6 External facade materials include a mix of two or more of the following: a. glazing clear tinted or colour backed; b. brickwork; c. coloured rendered / bagged finish or split face concrete block work; d. precast concrete panels; e. commercial panel systems including prefinished CFC prefinished metal panels, tiles, stone; or recycled materials (e.g. timber).																				
	DS3.7 Buildings are designed to: a. include external shading devices to protect glazed areas on the north, east, and west sides of the building; and b. provide roof colours with a solar absorbance not more than 0.45 (i.e. avoid excess use of dark colours and zincalume).																				
	DS3.8 Signage attached to buildings is integrated into the building design																				

ELEMENT	DESIGN STANDARDS
LANDSCAPES AND BUFFERING	DS4.1 A minimum of 10% of the site is landscaped for lots greater than 2500m ² or a minimum of 5% of the site is landscaped for lots less than 2500m ² .
	DS4.2 A soft landscape strip with a minimum width of 2m is provided within the site boundaries adjacent to all street frontages.
	DS4.3 Utilise deep planting zones within the front setback in establish larger, long-lived trees that contribute shade and amenity to the street.
	DS4.4 Street frontages are unfenced or where street frontage fencing is required for security purposes it should be transparent (minimum 70% open).
	DS4.5 Shade trees must be planted in car parks at a rate of one (1) tree per six (6) car parking spaces.
PARKING & ACCESS	DS5.1 On site vehicle parking is provided at the rates outlined in Appendix I
	DS5.2 Access to and from the site can be achieved in accordance with the requirements contained in Appendix I and: a. Heavy duty vehicle crossings are generally in accordance with IPWEQ Standard Drawing No SEQR-051 as adopted by Sunshine Coast Regional Council. b. On site vehicle parking / movement is to be provided in accordance with AS2890 – Parking Facilities.
	DS5.3 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for a Waste Collection Vehicle (WCV).
	DS5.4 Bicycle parking and storage facilities are easily accessible and provided in the building, or on-site within 100 metres of an entrance to the building, in accordance with the rates detailed for the applicable use in Appendix I .
LAND USE	DS6.1 Associated Activities are permitted where they are ancillary to the uses listed in Table 9, and where the GFA does not exceed 25% of the total GFA of the building
ENVIRONMENT	DS7.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.
	DS7.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.
	DS7.3 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.
	DS7.4 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. Tanks must be connected to and supply water to all of the following: • Toilets (all toilets) • Urinals (all urinals) • Laundry (all cold taps in laundry) • Outdoor taps (all out door taps) and irrigation • All non-potable taps (i.e. wash down taps)
	DS7.5 Gross pollutant management is required on all lots. Each lot is to provide a stormwater drainage plan certified by an RPEQ that will quantify Gross Pollutant Management provision. This is to include type and treatment (e.g. litter, coarse sediment and oil removal for ground level run-off).

ELEMENT	DESIGN STANDARDS
SERVICING	DS8.1 Development can either demonstrate an existing connection to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and electricity supply, or if such works are not complete, demonstrate that the construction of these works is underway by the Master Developer and that any uncompleted works have been bonded to ensure the works are completed and all connections are made available to the site.

Footnote 1: For Low Impact Industry, Service Industry and Warehouse uses - if these uses do not meet the Exempt requirements under Table 2 of the PoD, they will be subject to Compliance Assessment. However, this only relates to instances where the car parking requirement in Appendix H cannot be met and a reduction in parking is sought under DS4.1 of Table 4. If any other departure from the Design Controls in Table 4 is sought, this cannot be done under Compliance Assessment endorsement, and will require a separate PDA Development Application (i.e. Material Change of Use).

4.0 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

4.1 INTRODUCTION

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

4. A statement and illustration of the overall Precinct Intent; and
5. Uses that are Approved Development subject to Compliance Assessment;
6. The corresponding design standards; and
7. Variations to Approved Reconfiguring a Lot and their criteria.

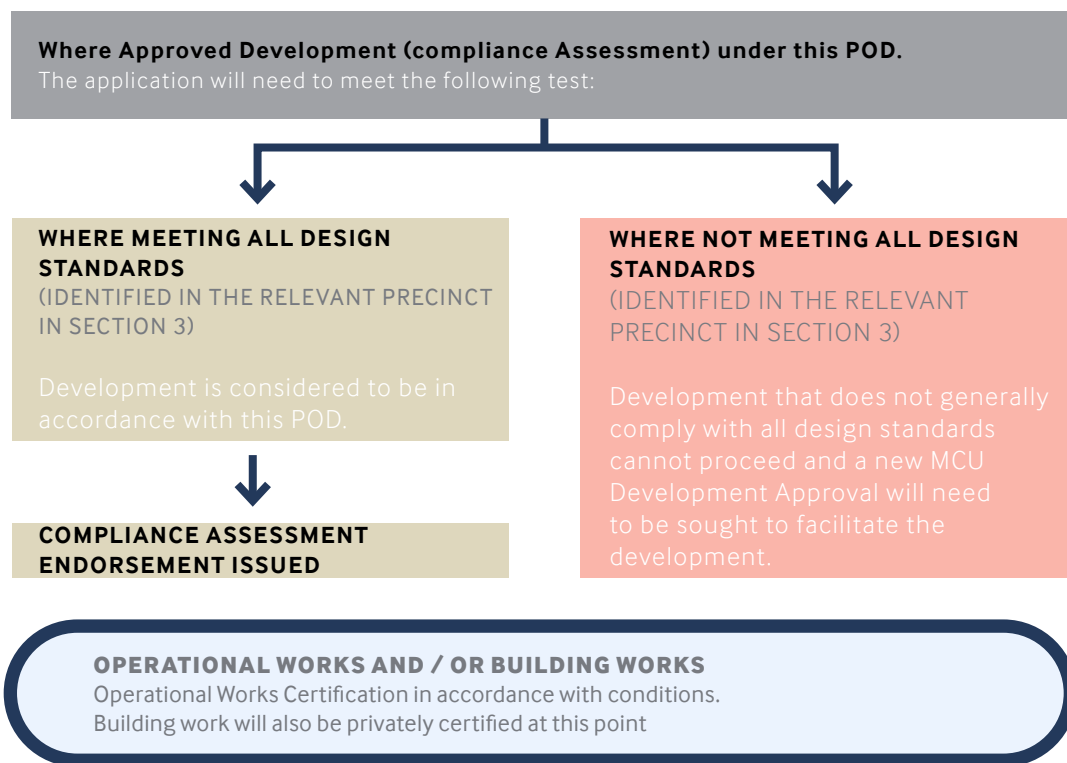


FIGURE 4: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) OPERATION

4.2 PRECINCT 13 PRECINCT INTENT

4.2.1 SUB-PRECINCT 13.1

TABLE 3: USES SUBJECT TO COMPLIANCE ASSESSMENT

TYPE OF DEVELOPMENT	SUB-PRECINCT / ALLOTMENT			POD ASSESSMENT REQUIREMENTS
	Sub-Precinct 13.1	Sub-Precinct 13.2	Sub-Precinct 13.3	
	Lot 2	All Lots 3-53		
COMMERCIAL USES				
Business	✓ where a maximum of 5,000 m ² GFA per site, if not ancillary to an industrial use	✓where a maximum of 2,500m ² GFA per site, if not ancillary to an industrial use		Table 4
Car Park		✓		
Car Wash	✓			
INDUSTRY USES				
Hardware and Trade Supplies	✓	✓		Table 4
Low Impact Industry		✓		
Research and Technology Facility (including Data Centre)	✓	✓		
Service Industry	✓	✓		
Warehouse (excluding Self Storage)	✓	✓		
RETAIL USES				
Bulk Landscape Supplies		✓		Table 4
Fast Food Premises	✓			Table 4 & Table 5
Food Premises	✓ where up to a maximum of 600m ² GFA in one location	✓ Where up to 250m ² GFA in one location		Table 4
Garden Centre	✓	✓		
Outdoor Sales	✓	✓		

TYPE OF DEVELOPMENT	SUB-PRECINCT / ALLOTMENT			POD ASSESSMENT REQUIREMENTS
Service Station where not within 50m of a sensitive use	✓			Table 4 & Table 5
Shop (Maximum 250sqm per lot)	✓			
Showroom, Hardware & Trade Supplies and Garden Centre	✓			Table 4
RURAL USES				
Agricultural Supply Store		✓		Table 4
Wholesale Nursery		✓		
SERVICE, COMMUNITY AND OTHER USES CATEGORY				
Crematorium		✓		Table 4 & Table 5
Educational Establishment where not a primary or secondary school and demonstrates a nexus with an industrial site or business use		✓		
Emergency Services		✓		
Funeral Parlour		✓		
Place of Assembly		✓		
Telecommunications Facility			✓	
Utility Installation		✓		
Veterinary Hospital	✓	✓		
SPORT, RECREATION AND ENTERTAINMENT USES				
Indoor Sport and Recreation where: a) Excluding convention centre, amusement and leisure centre; and b) Maximum of 2,000m ² GFA	✓	✓		Table 4 & Table 5

4.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 13.1 and 13.2 are required to be assessed against and fulfil the Design Standards identified in **Table 4** and the Specific Use Criteria within Section 3.5. Table 5 should be read in conjunction with the Plan of Development in **Appendix D**

TABLE 4: PRECINCT 13 DESIGN STANDARDS

ELEMENT	DESIGN STANDARDS																			
BUILT FORM	DS1.1 The GFA of the following uses does not exceed a cumulative total of the following within Precinct 13: • Industrial and Commercial Uses (excluding Showroom) – 180,000m² • Showroom Use – 20,000m²																			
	DS1.2 For all development, building height does not exceed 15m. A height limit of 30m applies for the development of a data centre on lots indicated as appropriate for this use on the Plan of Development (Appendix D).																			
	DS1.3 Site Cover does not exceed 70%, where in Sub-Precinct 13.2																			
	DS1.4 Unless a different setback is specified in DS1.5, DS1.6 or DS1.7 below. The minimum setback from the outermost projection is in accordance with the following table unless a built to boundary wall is proposed, in which case no setback requirement applies:																			
	<table><tr><th colspan="5">MINIMUM DISTANCE IN METRES FROM OUTERMOST PROJECTION TO A LOT BOUNDARY</th></tr><tr><th>LOT SIZE</th><th>FRONT SETBACK</th><th>REAR SETBACK</th><th>SIDE SETBACK</th><th>SECONDARY STREET FRONTAGE AND PUBLIC AREA</th></tr><tr><td><3,500m²</td><td>6m</td><td>0m</td><td>0m</td><td>2m</td></tr><tr><td>3,500m² +</td><td>6m</td><td>1.5m Unless a built to boundary wall, in which case no setback requirement applies</td><td>2m Unless a built to boundary wall, in which case no setback requirement applies</td><td>2m</td></tr></table>	MINIMUM DISTANCE IN METRES FROM OUTERMOST PROJECTION TO A LOT BOUNDARY					LOT SIZE	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	SECONDARY STREET FRONTAGE AND PUBLIC AREA	<3,500m ²	6m	0m	0m	2m	3,500m ² +	6m	1.5m Unless a built to boundary wall, in which case no setback requirement applies	2m Unless a built to boundary wall, in which case no setback requirement applies
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<3,500m ²	6m	0m	0m	2m																
3,500m ² +	6m	1.5m Unless a built to boundary wall, in which case no setback requirement applies	2m Unless a built to boundary wall, in which case no setback requirement applies	2m																

ELEMENT	DESIGN STANDARDS
	DS1.5 Where development is on a Trunk Connector Frontage identified by Appendix D: Where a building: - Buildings are set back a minimum of 2m; - Design includes a combination of design elements such as projections, recesses and openings to enhance the character of the precinct; - Buildings address the street frontage (including future street frontage) by maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; - Design incorporates horizontal and vertical variations in the façade through use of various finishes such as brick, concrete render, timber, steel, aluminium and glass; and - Blank walls or loading bays are not located on this street frontage. - Vehicle access along this frontage is restricted to Lot 1 only Where a car park: - A soft landscaped strip of at least 2m width is required along the boundary.
	DS1.6 Where development is on a Highway Buffer Frontage identified by Appendix D. - Buildings may be built to the back boundary with a 0m rear setback - Signage panels along this frontage are to be clearly shown on the Architectural plans lodged for Compliance Assessment. No more than 25% of the wall is to contain signage. - Illuminated signage along this frontage is not permitted. - Design includes a combination of design elements such as projections, recesses and openings. Solid walls are not permitted without some architectural blade/fins or features. - Design incorporates more than 1 material for walls to this interface and more than 1 colour.
	DS1.7 Buildings on corners should address both street frontages, and express a strong visual appearance.
	DS1.8 For Lots 11, 20 and 21 – Buildings are to be designed to address the corner.

ELEMENT	DESIGN STANDARDS
DESIGN	DS2.1 Plant rooms and other roof top equipment are screened from view from adjoining streets and noise sensitive areas.
	DS2.2 Waste storage areas and bin wash down areas are screened from view from adjoining streets
	DS2.3 Temporary or demountable buildings are not installed on a lot.
	DS2.4 Office facades are distinctly different to other facades of the building (including service and warehouse) through the use of alternative materials and or treatments.
	DS2.5 Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street.
	DS2.6 External facade materials include a mix of two or more of the following: a. glazing clear tinted or colour backed; b. brickwork; c. coloured rendered / bagged finish or split face concrete block work; d. precast concrete panels; e. commercial panel systems including prefinished CFC, prefinished metal panels, tiles, stone; or recycled materials (e.g. timber).
	DS2.7 Buildings are designed to: a. include external shading devices to protect glazed areas on the north, east, and west sides of the building; and b. provide roof colours with a solar absorbance not more than 0.45 (i.e. avoid excess use of dark colours and zincalume).
	DS2.8 Signage attached to buildings is integrated into the building design.
LANDSCAPES AND BUFFERING	DS3.1 A minimum of 10% of the site is landscaped for lots greater than 2500m ² or a minimum of 5% of the site is landscaped for lots less than 2500m ² .
	DS3.2 A soft landscape strip with a minimum width of 2m is provided within the site boundaries adjacent to all street frontages.
	DS3.3 Utilise deep planting zones within the front setback in establish larger, long-lived trees that contribute shade and amenity to the street.
	DS3.4 Street frontages are unfenced or where street frontage fencing is required for security purposes it should be transparent (minimum 70% open).
	DS3.5 Shade trees must be planted in car parks at a rate of one (1) tree per six (6) car parking spaces.

ELEMENT	DESIGN STANDARDS
PARKING & ACCESS	DS4.1 On site vehicle parking is provided at the rates outlined in Appendix I . In circumstances where a Traffic Assessment Report is provided that clearly demonstrates a reduced parking demand is expected to be generated by the development or in instances where shared parking arrangements enable greater efficiency in parking utilisation, the applicable parking rates outlined within Appendix I may be reduced. Any reduction that may be applied is limited to a maximum of 20% variation to the total parking demand.
	DS4.2 Access to and from the site can be achieved in accordance with the requirements contained in Appendix I and: a. Heavy duty vehicle crossings are generally in accordance with IPWEQ Standard Drawing No SEQR-051 as adopted by Sunshine Coast Regional Council. b. On site vehicle parking / movement is to be provided in accordance with AS2890 – Parking Facilities.
	DS4.3 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for a Waste Collection Vehicle (WCV).
	DS4.4 Bicycle parking and storage facilities are easily accessible and provided in the building, or on-site within 100 metres of an entrance to the building, in accordance with the rates detailed for the applicable use in Appendix I .
LAND USE	DS5.1 Land uses comprise the uses specified for the relevant Lot in Table 3.
	DS5.2 Associated Activities are permitted where they are ancillary to the uses listed in Table 3, and where the GFA does not exceed 25% of the total GFA of the building
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 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. Tanks must be connected to and supply water to all of the following: • Toilets (all toilets) Urinals (all urinals) • Laundry (all cold taps in laundry) • Outdoor taps (all out door taps) and irrigation • All non-potable taps (i.e. wash down taps)
	DS6.5 Gross pollutant management is required on all lots. As part of each application for Compliance Assessment, a stormwater drainage plan certified by an RPEQ that will quantify Gross Pollutant Management provision is to be submitted. This is to include type and treatment (e.g. litter, coarse sediment and oil removal for ground level run-off).
SERVICING	DS7.1 Development can either demonstrate an existing connection to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and electricity supply, or if such works are not complete, demonstrate that the construction of these works is underway by the Master Developer and that any uncompleted works have been bonded to ensure the works are completed and all connections are made available to the site.

ELEMENT	DESIGN STANDARDS
SPECIFIC CONTROLS FOR SUB-PRECINCT 13.1 (LOT 2)	DS8.1 Where development is on an Interchange Frontage identified by Appendix D. a. Buildings are set back a minimum of 3 m and landscaped; b. Design includes a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct; c. Design incorporates horizontal and vertical variations in the façade through use of various finishes such brick, concrete render, timber, steel, aluminium, and glass, and d. Loading bays and docks, refuse collection areas and building services are to be screened. Where a carpark: a. A soft landscaped strip of at least 3 m width is required along the boundary.
	DS8.2 Vehicle access to the trunk connector road is limited to a single left in / left out access. There is no limit to the number of access points the industrial access street to the north.
	DS8.3 Loading docks must be screened from view of street frontages (including the Bruce Highway and interchange, Central Ave, the trunk connector, and industrial access street) through a combination of: orientating docks away from the street frontage/s so as to be screened by built form, architectural screening and significant landscape planting including tree planting.
	DS8.4 Building facades that are visible from street/site frontages must present an interesting architectural form to the frontage to reduce apparent mass and scale by using at least 3 different materials and 3 colours and including a significant step horizontally or vertically through the full height or width of the building (to generate variation in the building form and /or shadow line on the lower façade).

4.4 SPECIFIC USE CRITERIA – ALL PRECINCTS

In addition to the detailed provisions for each precinct, the following land use specific provisions (Refer Table 5) are applicable to development undertaking the Compliance assessment process under this Section 1.5.2.2 of the Plan of Development. These provisions are only applicable as relevant to the specific use being assessed.

TABLE 5: TABLE 5 – SPECIFIC USE DESIGN STANDARDS

USE	DESIGN STANDARDS
CREMATORIUM	DS1.1 A Crematorium use is not located within 300m of a sensitive use.
EMERGENCY SERVICES	DS2.1 Any Emergency Services are to be located with direct access to a Sub-arterial or Trunk Connector.
FAST FOOD PREMISES	DS3.1 Vehicle queuing for 10 cars is provided within a drive-through facility. The location of the vehicle queuing does not impact on internal vehicle movements or access to the site. DS3.2 Loading areas are screened and are not able to be viewed from the road.
SERVICE STATION	DS4.1 The service station site is located on a site that: a. is at least 1,500m² in area; b. is not within 50m of a sensitive use; and c. has a street frontage of at least: a. 35 metres where the site is a corner site; or b. 40 metres otherwise. DS4.2 For front boundary setbacks:- a. fuel pumps and canopies are setback a minimum of 4.5 metres from the property boundary; and b. all other buildings or structures are setback at least 4.5 metres from the property boundary. DS4.3 For side and rear boundary setbacks, all buildings or structures are setback at least 2 metres from the property boundary. DS4.4 Fuel pumps are located in accordance with Australian Standard AS1940 – The storage and handling of flammable and combustible liquids. DS4.5 Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground. DS4.6 Separate entrances to and exits from the site are provided, and these are clearly marked for their intended use. DS4.7 No part of a vehicle crossover is closer than:- a. 14 metres from any other vehicle crossover on the same site; b. 12 metres from an intersection; and c. 3 metres from any property boundary. DS4.8 Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur. DS4.9 Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site. DS4.10 The gross floor area used for the associated retail sale of goods is limited to 250m².

USE	DESIGN STANDARDS
SHOP	DS5.1 The maximum shop use GFA does not exceed 250m ² per site if not ancillary to an industrial use.
	DS5.2 Where a shop is proposed, it is not located adjoining an existing or approved shop.

4.5 VARIATION TO APPROVED RECONFIGURATION OF A LOT

Variation to a Lot layout in Sub-Precincts 13.1 and 13.2 may be undertaken under Compliance Assessment.

Applications for Compliance Assessment to vary the lot layout in Sub-precinct 13.1 and 13.2 must be in accordance with the Plans and Design Standards outlined in this section.

Reconfiguration of a Lot forming part of the Compliance Assessment process includes the following:

- a. creating lots by subdividing another lot;
- b. amalgamating 2 or more lots;
- c. dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation;
- d. creating a lot that allows for a lease for a term, including renewal options, not exceeding 10 years; and/or
- e. creating an easement giving access to a lot from a constructed road.

The following criteria must be met for any variation to the lot layout to be endorsed by EDQ pursuant to the Approved Development (Compliance Assessment) process:

1. Any variation to lot layout must be in accordance with the Design Standards in **Table 6** below

TABLE 6: DESIGN STANDARDS

DESIGN STANDARDS	
LOT DESIGN	Size – 1,000m ² minimum lot size Shape – 20m minimum frontage
TYPICAL ROAD TYPOLOGIES AND HIERARCHY	Are in accordance with Appendix E and Appendix F of this PoD. No change to road layout permitted under this process
MAXIMUM YIELD SUB-PRECINCT 13.1	5 lots

2. Any variation to lot layout must be accompanied by updated Plans of Development if affected by the amended lot layout.
3. The variation must occur before the survey plan is endorsed for the respective stage or super lot;

A request for a variation to the lot layout is to be supported by:

- A Short form Planning Report;
- An updated Reconfiguring a Lot Plan for the respective stage of development;
- Updated Plans of Development if affected by the amended lot layout;

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5.0 APPENDIX A_DEFINITIONS

5.1 DEVELOPMENT SCHEME DEFINITIONS

USE DEFINITIONS

5.1.1 COMMERCIAL USE CATEGORY

BUSINESS

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

CAR PARK

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

5.1.2 INDUSTRIAL USE CATEGORY

HARDWARE AND TRADE SUPPLIES

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

LOW IMPACT INDUSTRY

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

The manufacturing aspects of the use are undertaken indoors.

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

RESEARCH AND TECHNOLOGY FACILITY

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

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

SERVICE INDUSTRY

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

WAREHOUSE

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

5.1.3 RETAIL USE CATEGORY

BULK LANDSCAPE SUPPLIES

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

FAST FOOD PREMISES

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

FOOD PREMISES

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

GARDEN CENTRE

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

OUTDOOR SALES

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

SERVICE STATION

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

SHOP

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

SHOWROOM

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

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

5.1.4 RURAL USE CATEGORY

AGRICULTURAL SUPPLY STORE

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

WHOLESALE NURSERY

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

5.1.5 SERVICE, COMMUNITY AND OTHER USES CATEGORY

CREMATORIUM

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

EDUCATIONAL ESTABLISHMENT

- Means the use of premises for systematic training and instruction, including any other ancillary uses. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.
- This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

EMERGENCY SERVICES

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

FUNERAL PARLOUR

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

PLACE OF ASSEMBLY

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

TELECOMMUNICATIONS FACILITY

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

VETERINARY HOSPITAL

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

5.1.6 SPORT, RECREATION AND ENTERTAINMENT USE CATEGORY**INDOOR SPORT AND RECREATION**

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

PARK

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

5.1.7 OTHER DEVELOPMENT**CAR WASH**

Means the use of premises for the commercial cleaning of motor vehicles.

MATERIAL CHANGE OF USE

As defined in the Economic Development Act 2012.

MINOR BUILDING WORK OR DEMOLITION WORK

Means:

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

OPERATIONAL WORK

As defined in the Economic Development Act 2012.

RECONFIGURING A LOT

As defined in the Economic Development Act 2012.

ADMINISTRATIVE DEFINITIONS

BUILDING HEIGHT

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

GROSS FLOOR AREA (GFA)

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

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

GROUND LEVEL

Means:

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

MEZZANINE

An intermediate floor within a room.

OUTERMOST PROJECTION

Outermost projection, of a building or structure, means the outermost part of the building or structure, other than a part that is:

- a retractable blind
- a fixed screen
- a rainwater fitting
- an ornamental attachment.

PLANNING SCHEME

The planning scheme for the Sunshine Coast Regional Council.

PREMISES

As defined in the Economic Development Act 2012.

SENSITIVE USES

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

SETBACK

Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.

SITE COVER

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

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

STOREY

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

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

URBAN DESIGN

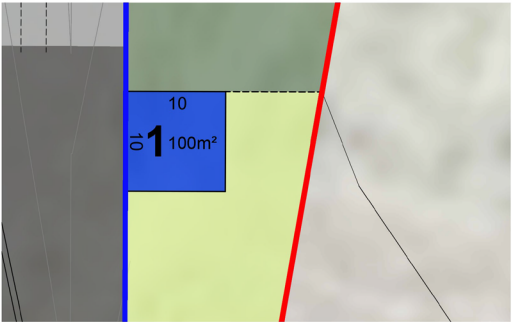
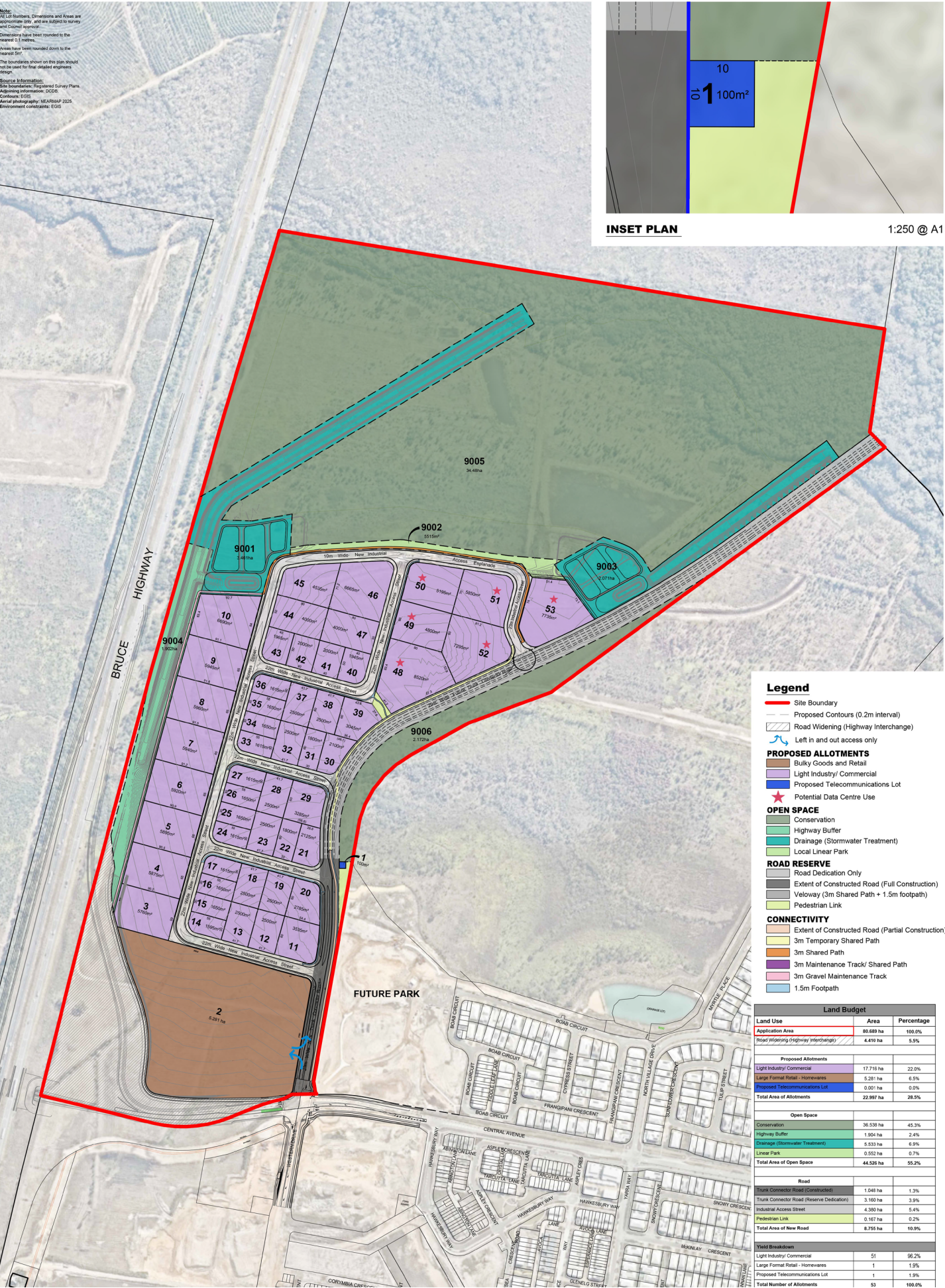
Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

MASTER PLAN DEFINITIONS

TERM	DEFINITION
ASSOCIATED ACTIVITY	An activity that is: - allied to the main activity on the same site; - compatible with the main activity on the same site; and - subordinate to the main activity on the same site.
PLAN OF DEVELOPMENT (POD)	A PoD may accompany an application for a Material Change of Use or Reconfiguration of a Lot and may deal with residential or non-residential uses as well as operational work. A PoD is prepared by an applicant and may include maps, graphics and text . A PoD cannot include land beyond the boundary of land the subject of the Application.

6.0 APPENDIX B RECONFIGURATION OF LOT

Notes:
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: Registered Survey Plans
Adjoining information: DCCB
Contours: EGS
Aerial photography: NEARMAP 2025
Environment contours: EGS



INSET PLAN 1:250 @ A1

Legend

- Site Boundary
- Proposed Contours (0.2m interval)
- Road Widening (Highway Interchange)
- Left in and out access only

PROPOSED ALLOTMENTS

- Bulky Goods and Retail
- Light Industry/ Commercial
- Proposed Telecommunications Lot
- Potential Data Centre Use

OPEN SPACE

- Conservation
- Highway Buffer
- Drainage (Stormwater Treatment)
- Local Linear Park

ROAD RESERVE

- Road Dedication Only
- Extent of Constructed Road (Full Construction)
- Velocity (3m Shared Path + 1.5m footpath)
- Pedestrian Link

CONNECTIVITY

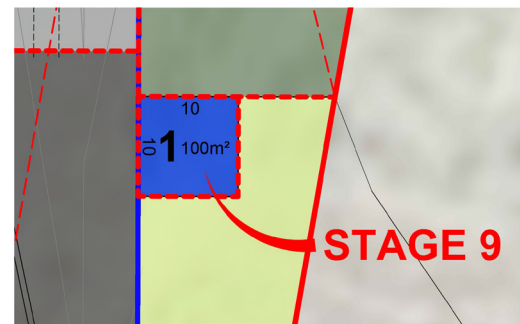
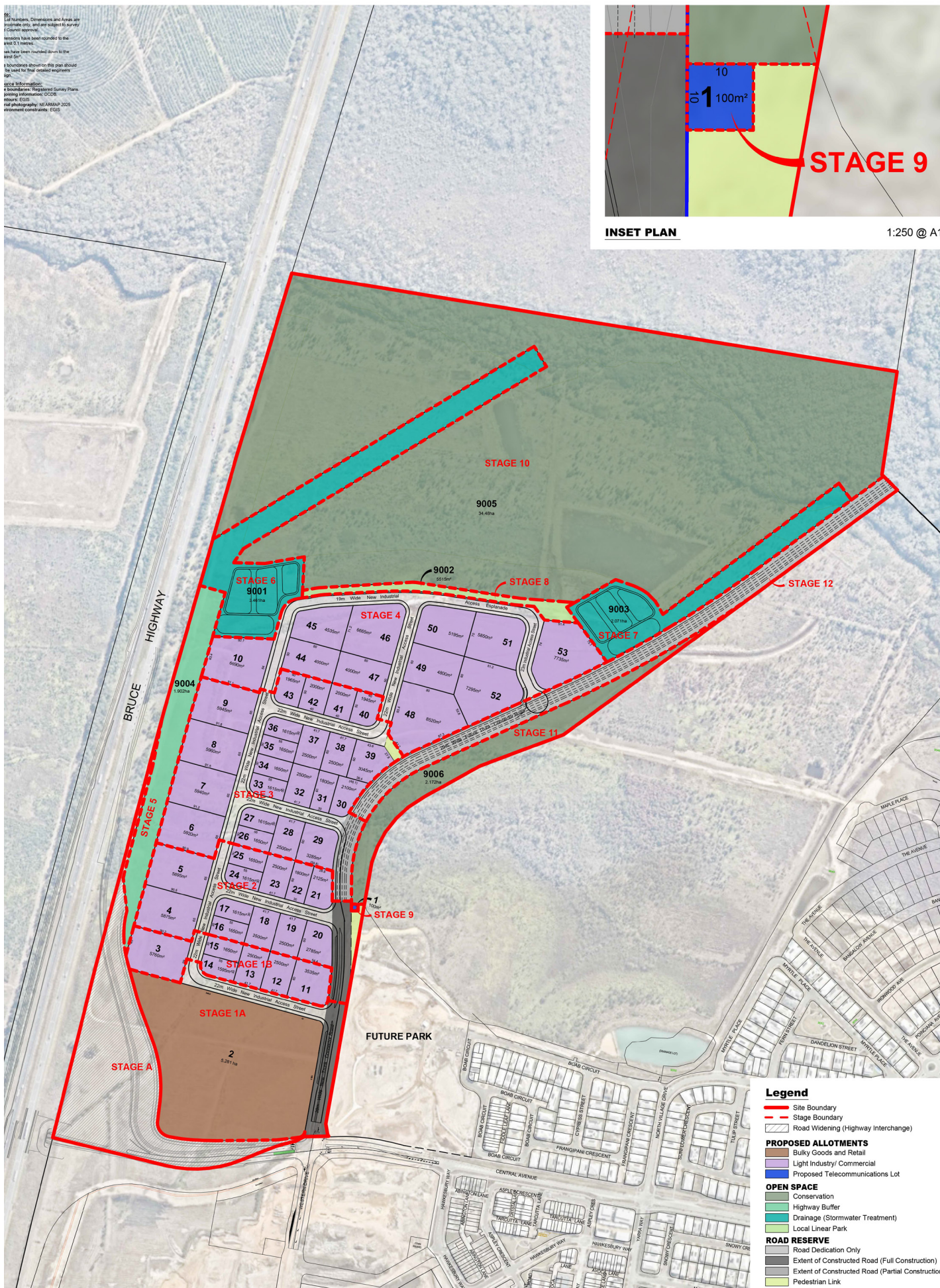
- Extent of Constructed Road (Partial Construction)
- 3m Temporary Shared Path
- 3m Shared Path
- 3m Maintenance Track/ Shared Path
- 3m Gravel Maintenance Track
- 1.5m Footpath

Land Budget		
Land Use	Area	Percentage
Application Area	89.889 ha	100.0%
Road Widening (highway interchange)	4.410 ha	5.5%
Proposed Allotments		
Light Industry/ Commercial	17.718 ha	22.0%
Large Format Retail - Homebrewers	5.281 ha	6.5%
Proposed Telecommunications Lot	0.001 ha	0.0%
Total Area of Allotments	22.999 ha	28.5%
Open Space		
Conservation	36.538 ha	45.3%
Highway Buffer	1.904 ha	2.4%
Drainage (Stormwater Treatment)	5.533 ha	6.9%
Linear Park	0.552 ha	0.7%
Total Area of Open Space	44.528 ha	55.2%
Road		
Trunk Connector Road (Construction)	1.048 ha	1.3%
Trunk Connector Road (Reserve Dedication)	3.160 ha	3.9%
Industrial Access Street	4.300 ha	5.4%
Pedestrian Link	0.167 ha	0.2%
Total Area of New Road	8.755 ha	10.9%
Yield Breakdown		
Light Industry/ Commercial	51	96.2%
Large Format Retail - Homebrewers	1	1.9%
Proposed Telecommunications Lot	1	1.9%
Total Number of Allotments	53	100.0%



7.0 APPENDIX C STAGING PLAN

ES:
L24 Numbers, Dimensions and Areas are
approximate only, and are subject to survey
confirmation.
Boundaries have been rounded to the
nearest 0.1 metres.
All areas shown rounded down to the
nearest 0.1m².
Boundaries shown on this plan should
be used for final detailed engineering
design.
Source Information:
1. Boundaries: Registered Survey Plans
2. Planning Information: OCOB
3. Source: EGIS
4. Aerial Photography: 10/2008/01/2005
5. Environment Constraints: EGIS



INSET PLAN

1:250 @ A1

Legend

- Site Boundary
- Stage Boundary
- Road Widening (Highway Interchange)

PROPOSED ALLOTMENTS

- Bulky Goods and Retail
- Light Industry/ Commercial
- Proposed Telecommunications Lot

OPEN SPACE

- Conservation
- Highway Buffer
- Drainage (Stormwater Treatment)
- Local Linear Park

ROAD RESERVE

- Road Dedication Only
- Extent of Constructed Road (Full Construction)
- Extent of Constructed Road (Partial Construction)
- Pedestrian Link

8.0 APPENDIX D PLAN OF DEVELOPMENT



9.0 APPENDIX E STREET NETWORK

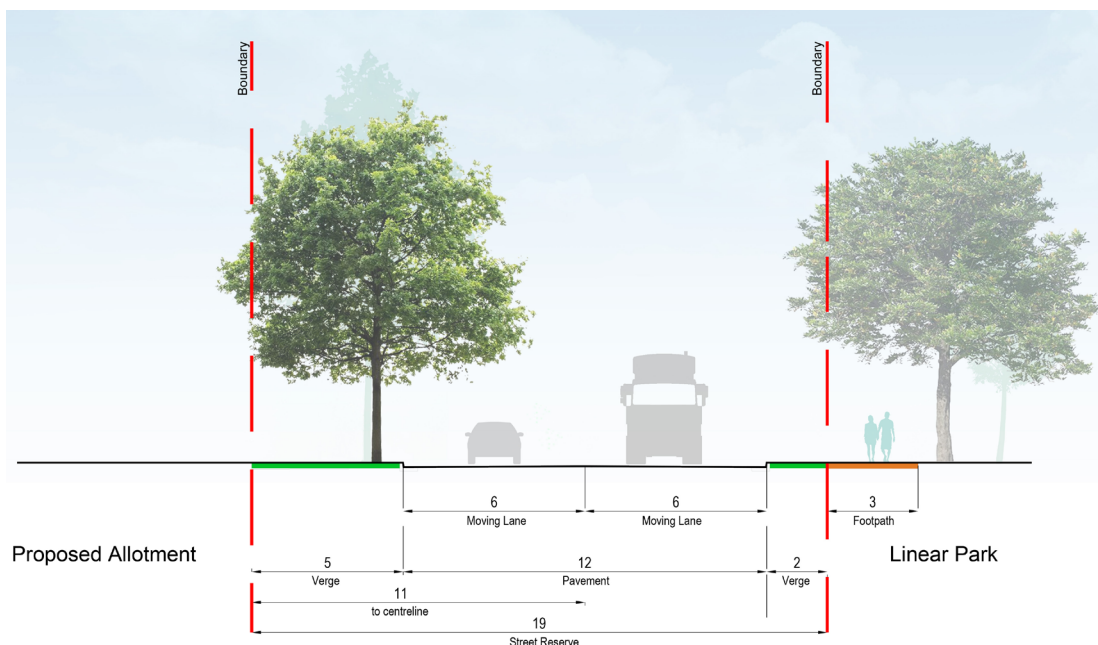
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 0.1m.
The boundaries shown on this plan should not be used for final detailed engineering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

Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: 2020.
Contours: EGIS
Aerial photography: NEARMAP 2020
Environment constraints: EGIS



10.0 APPENDIX F ROAD CROSS SECTIONS

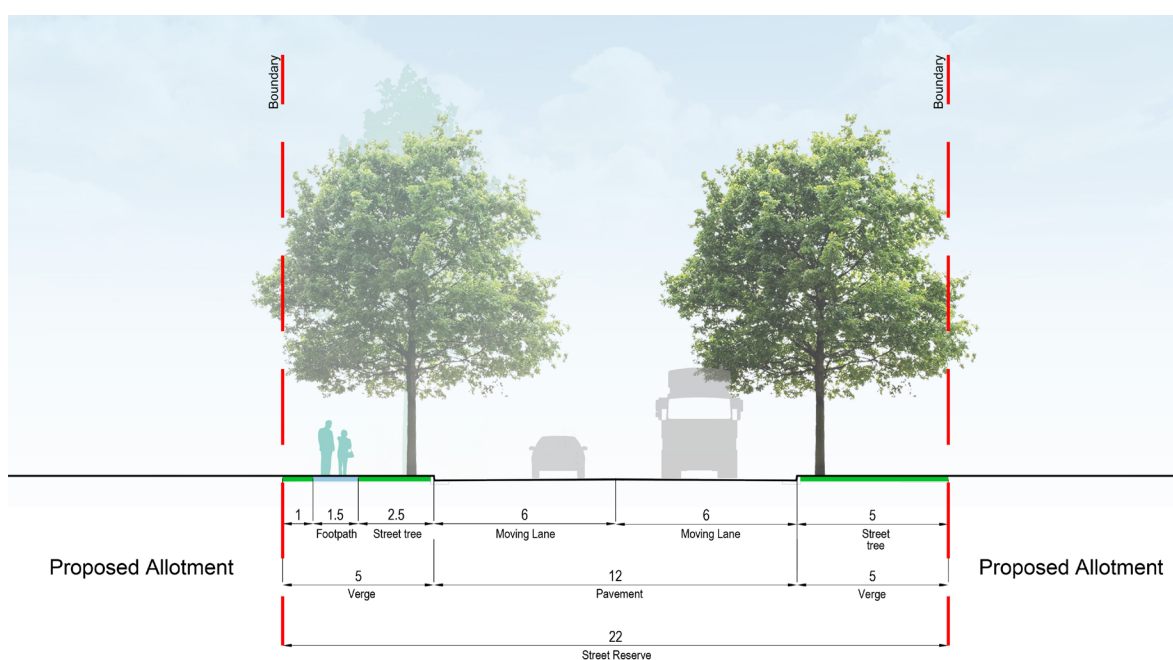
10.1 19M INDUSTRIAL ACCESS ESPLANADE



Plan Symbol:



10.2 22M INDUSTRIAL ACCESS STREET



Plan Symbol:



10.3 29M TRUNK CONNECTOR ROAD



Plan Symbol: 

10.4 TEMPORARY 29M TRUNK CONNECTOR ROAD



Plan Symbol: 

11.0 APPENDIX G CONNECTIVITY



12.0 APPENDIX H_CAR PARKING RATES

TABLE 7: CAR PARKING RATES

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES	CYCLE SPACES
AGRICULTURAL SUPPLY STORE	1 space / 20m ² total use area (where ≤ 100m ² total use area) + 1 space / 50m ² total use area (for component > 100m ² total use area)	- Where < 200m² GFA – SRV - Where 201m² to 600m² GFA – VAN + MRV - Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
BULK LANDSCAPE SUPPLIES	1 space / 100m ² total use area (where <2000m ² total use area), + 1 space / 200m ² total use area (for component >2000m ² total use area)	- Where requiring access via a road – HRV (Type A Access) + occasional access for AV - Where requiring access via a street – HRV (Type B Access) + occasional access for AV	1 employee space / 100m ² total use area
BUSINESS	1 space / 30m ² GFA	- Where < 200m² GFA – SRV - Where 201m² to 600m² GFA – VAN + MRV - Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV	Employees - 1 lockable bicycle parking space per 200m² GFA in an area that is secured or has a high level of casual surveillance. Visitors - 1 lockable bicycle parking space per 500m² which is situated close to the building entrance in a location that is obvious from the street frontage and has a high level of casual surveillance
CAR WASH	1 space + queuing space clear of the road reserve for 4 vehicles	SRV	Not required
GARDEN CENTRE	1 space / 20m ² total use area (where ≤ 100m ² total use area) + 1 space / 50m ² total use area (for component > 100m ² total use area)	- Where requiring access via a road – HRV (Type A Access) - Where requiring access via a street – HRV (Type B Access)	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES	CYCLE SPACES
EDUCATIONAL	Sufficient on-site spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	1 student / employee space/ 100m ² GFA
EMERGENCY SERVICES	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	1 space / 100m ² GFA
FOOD PREMISES	1 space / 15m ² GFA	- Where < 200m² GFA – SRV - Where 201m² to 600m² GFA – VAN + MRV - Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
HARDWARE AND TRADE SUPPLIES	1 space / 50m ² GFA (where ≤500m ² GFA) + 1 space/100m ² GFA (for component >500m ² GFA)	- Where requiring access via a road – AV (Type A Access) - Where requiring access via a street – AV (Type B Access)	1 employee space / 500m ² GFA
PLACE OF ASSEMBLY	1 space / 20m ² GFA	- Where requiring access via a road - SRV (Type A Access) + occasional access for MRV - Where requiring access via a street - SRV (Type B Access) + occasional access for MRV	1 space / 50m ² GFA
CREMATORIUM	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time, including 1 space / 15m ² GLFA for chapel component	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES	CYCLE SPACES
RESEARCH AND TECHNOLOGY FACILITY	2 spaces per tenancy or lot plus 1 space per 100m ² gross floor area	- Where requiring access via a road – MRV (Type A Access) + WCV; - Where requiring access via a street – MRV (Type B Access) + WCV	1 employee space / 500m ² GFA
FUNERAL PARLOUR	1 space / 30m ² GFA	WCV	1 employee space / 400m ² GFA
SERVICE STATION	1 space / 20m ² GFA (when involving sale of goods) + 2 spaces / service bay (min. 4 spaces)	AV	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
SHOP	1 space / 20m ² GFA	- Where < 200m² GFA – SRV - Where 201m² to 600m² GFA – VAN + MRV - Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV	Employees - 1 lockable bicycle parking space per 200m² GFA in an area that is secured or has a high level of casual surveillance. Visitors - 1 lockable bicycle parking space per 500m² which is situated close to the building entrance in a location that is obvious from the street frontage and has a high level of casual surveillance
OUTDOOR SALES	1 space / 20m ² total use area (where ≤ 200m ² total use area) + 1 space / 100m ² total use area (for component > 200m ² total use area)	- Where < 200m² GFA – SRV - Where 201m² to 600m² GFA – VAN + MRV - Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m ² total use area + 1 customer space / 100m ² total use area
VETERINARY HOSPITAL	1 space / 20m ² GFA	- Where requiring access via a road – SRV (Type A Access) + occasional access for MRV - Where requiring access via a street – SRV (Type B Access) + occasional access for MRV	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES	CYCLE SPACES
INDOOR SPORT AND RECREATION	1 space / 20m ² GFA	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	1 space / 100m ² GFA
WAREHOUSE	1 space / 50m ² GFA (where ≤ 500m ² GFA) + 1 space / 100m ² GFA (for component >500m ² GFA)	- Where requiring access via a road – MRV (Type A Access) + WCV; - Where requiring access via a street – MRV (Type B Access) + WCV	1 employee space / 500m ² GFA
LOW IMPACT INDUSTRY	1 space / 50m ² GFA (where ≤ 500m ² GFA) + 1 space / 100m ² GFA (for component >500m ² GFA)	- Where requiring access via a road – MRV (Type A Access) + WCV; - Where requiring access via a street – MRV (Type B Access) + WCV	1 employee space / 500m ² GFA
WHOLESALE NURSERY	Where ≤ 100m ² total use area – 1 space / 20m ² total use area Where >100m ² total use area – 1 space / 50m ² total use area	- Where requiring access via a road – AV (Type A Access) - Where requiring access via a street – AV (Type B Access)	1 employee space / 100m ² GFA
SERVICE INDUSTRY	1 space / 50m ² GFA (where ≤500m ² GFA) + 1 space/100m ² GFA (for component >500m ² GFA)	- Where requiring access via a road – AV (Type A Access) - Where requiring access via a street – AV (Type B Access)	1 employee space / 500m ² GFA
SHOWROOM	1 space / 20m ² GFA (where ≤100m ² GFA) + 1 space / 50m ² GFA (for component >100m ² GFA)	- Where < 200m² GFA – SRV - Where 201m² to 600m² GFA – VAN + MRV - Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES	CYCLE SPACES
TELECOMMUNICATIONS FACILITY	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (min. 1 space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
CAR PARK	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required

Notes

1. Type A Access – where the design vehicle access must:-
 - i. enable entering and exiting the site in a forward motion;
 - ii. enable travel through the site on circulation roads / aisles to access service areas, without significant impact on external or internal traffic operations; and
 - iii. enable on-site manoeuvring to park and load / unload in a designated service area.
2. Type B Access – where the design vehicle access must:-
 - i. enable standing wholly within the site without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces; and
 - ii. limit any on-street manoeuvring to reversing on or off the site in one movement only. The swept path of the vehicle may cover the overall width of a two-way undivided driveway.
3. Where a development is for a residential activity or community activity use, and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the RCV.
4. Occasional access (for the maximum size of service vehicle expected less than 20 times per year) is to be provided for vehicles that occasionally service a site as part of its normal operation. Examples of this type of servicing are a furniture removal van at a multiple dwelling or office development and a refuse collection vehicle at a community activity facility. Vehicle access must:-
 - i. enable standing wholly within the site;
 - ii. enable reverse manoeuvres limited to one only, either to or from the site; and
 - iii. enable the swept path of the vehicle to be not greater than the width of the access driveway.

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