place design group.

Stockland

Aura South

Plan of Development

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Definitions

1. Accepted Development — No Further Assessment

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

Development that is not carried out in accordance with the approved PoD remains PDA Assessable Development and requires PDA development approval, unless another provision of a relevant development instrument applies.

Table 1: Accepted Development (No Further Assessment) and Design Criteria

Accepted Development (No Further Assessment) and Design Criteria	
Use	**Design Criteria**
Advertising Devices	Advertising devices in accordance with the controls in Appendix D are Accepted Development (No Further Assessment) and can proceed to certification of operational works and building works.
Car Park (where associated with Display Home and/or Sales Office)	Car Park (where associated with Display Home and/or Sales Office) is Accepted Development (No Further Assessment) and can proceed to certification of operational works and building works where: a. The use is provided in conjunction with a Display Home and/or Sales Office; and b. Sufficient car parking spaces are provided to accommodate the number of vehicles likely to be parked at any one time.
Dwelling House or Display Home	A Dwelling House or Display Home is Accepted Development (No Further Assessment) and can proceed to certification of operational works and building works where: a. The use is generally in accordance with the Approved Plan of Development in Appendix B and Residential Design Criteria in Appendix C; and b. sufficient car parking spaces are provided to accommodate number of vehicles likely to be parked at any one time.
Dual Occupancy (Duplex)	A Dual Occupancy (duplex) is Accepted Development (No Further Assessment) and can proceed to certification of operational works and building works where: a. The land is identified on the approved Plan of Development in Appendix B; and b. The use is generally in accordance with the Residential Design Criteria in Appendix C.
Community Residence	A Community Residence is Accepted Development (No Further Assessment) and can proceed to certification of operational works and building works where located on Lots 8001 and 8003 and a. The premises are limited to no more than 7 bedrooms and 2 storeys. b. For Class 2 and 3 buildings, the premises must have maximum site coverage of 70% and setbacks which are at least: i. 6m from the front boundary ii. 4m from the rear boundary, and iii. 1.5m from the side boundaries.
Home Based Business	A Home Based Business is Accepted Development (No Further Assessment) where the use is in accordance with the Home Based Business definition in the Halls Creek ILUP.
Park	A Park is Accepted Development (No Further Assessment) and can proceed to certification of operational works and building works.
Reconfiguring a Lot	Reconfiguring a Lot undertaken in accordance with the Reconfiguring a Lot Plan in Appendix A is Accepted Development (No Further Assessment) and can proceed to operational works certification and plan sealing.
Sales Office (where not greater than 400m^2)	A Sales Office is Accepted Development (No Further Assessment) and can proceed to certification of operational works and building works, where in accordance with the Plan of Development in Appendix E and the following criteria and development controls:

Sales Office Development Controls	
Hours of Operation	The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm.
Gross Floor Area	The maximum GFA for a Sales Office is 400m^2.
Ancillary Cafe	An ancillary cafe (up to a maximum GFA of 120m^2) is permitted to be provided in conjunction with the Sales Office.
Car Parking	A minimum of 2 on-site car parking spaces are provided.
Open Space	Private and public open space areas are turfed and landscaped.
Fencing	A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.
Amenity	If the sales office is in conjunction with a Display Village which comprises 4 or more Display Homes, public toilet facilities are to be provided.
End of Operation	Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.

2. Accepted Development — Compliance Assessment

This section applies to development that is Accepted Development subject to compliance assessment against the plans and design criteria outlined in this section (and related appendices).

Development that is not carried out in accordance with the approved Plan of Development remains PDA Assessable Development and requires PDA development approval, unless another provision of a relevant development instrument applies.

Table 2: Uses Subject to Compliance Assessment

Uses Subject to Compliance Assessment			
Lot 8002	**Lots 8001 & 8003**	**Lot 8004**	**Lots 8005–8012**
Must comply with all Design Criteria in Section 2.1: Child Care Centre Food and Drink Outlet Health Care Services Indoor Sport and Recreation Office Shop Shopping Centre	Must comply with all Design Criteria in Section 2.2: Multiple Dwelling	Must comply with all Design Criteria in Section 2.3: Food and Drink Outlet (maximum 600m^2 GFA in one location) Garden Centre Hardware and Trade Supplies Indoor Sport and Recreation Office (maximum 2,500m^2 GFA per site) Shop (maximum 250m^2 GFA per lot) Showroom Service Industry Veterinary Service	Must comply with all Design Criteria in Section 2.3: Food and Drink Outlet (maximum GFA of 250m^2 each and maximum of 2 drive-through facilities) Bulk Landscape Supplies Garden Centre Hardware and Trade Supplies Indoor Sport and Recreation Low Impact Industry Office (maximum 2,500m^2 GFA per site, if not ancillary to an industrial use) Outdoor Sales Research and Technology Industry Service Industry Veterinary Service Warehouse Wholesale Nursery

2.1. Neighbourhood Centre and Child Care Design Criteria

An application for compliance assessment for uses on Lot 8002 is required to be assessed against and fulfill all the Design Criteria identified in Table 3.

Development that is not carried out in accordance with the approved PoD remains PDA Assessable Development and requires PDA development approval, unless another provision of a relevant development instrument applies.

Table 3: Neighbourhood Centre and Child Care Centre Design Criteria

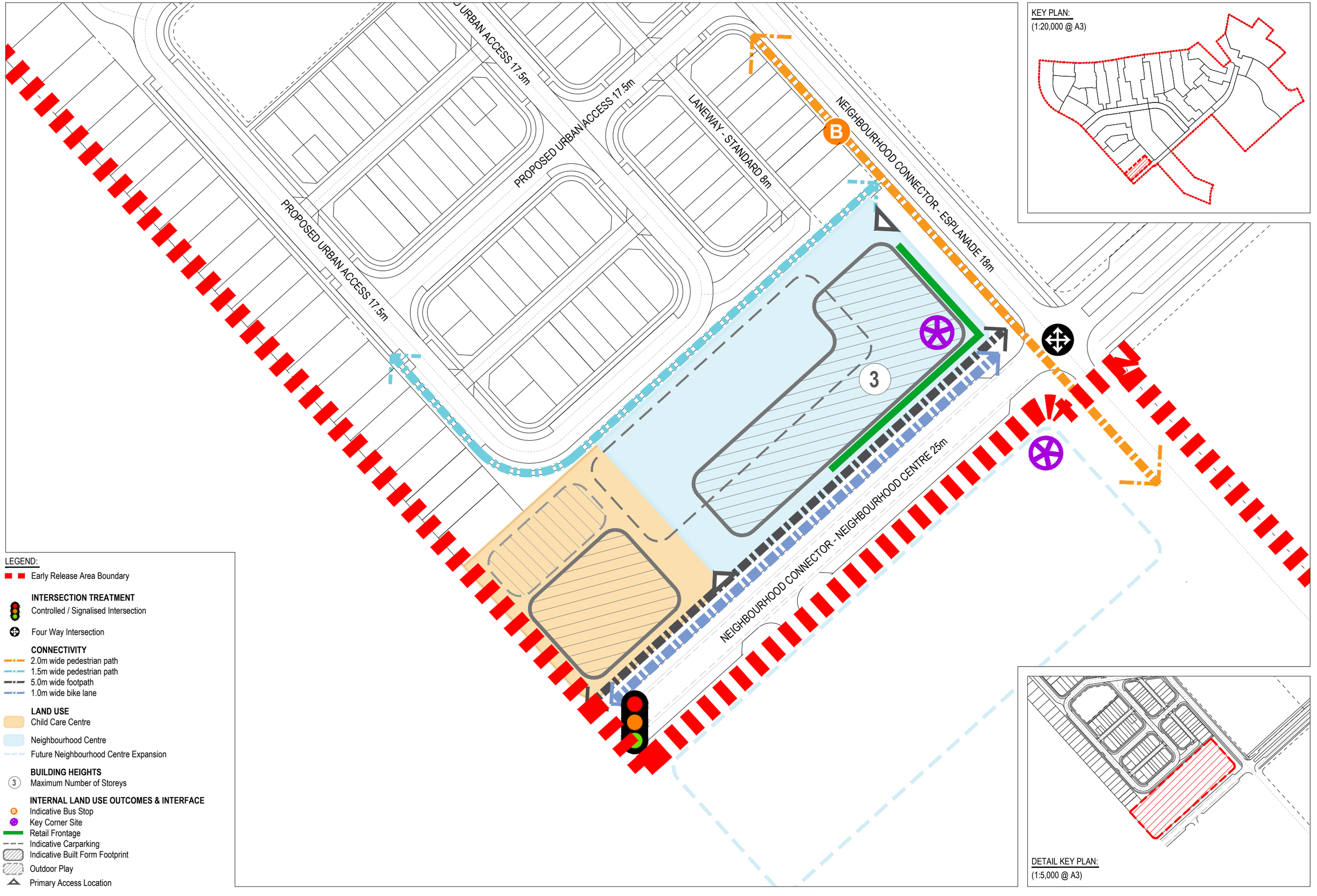
Neighbourhood Centre and Child Care Centre Design Criteria	
Element	**Design Standards**
Use	DS1.1 – Land uses comprise the uses specified for Lot 8002 in Table 2.
	DS1.2 – Development is to be delivered generally in accordance with the Plan of Development as shown on Figure 1.
Built Form	DS2.1 – Building height is consistent with that identified on Figure 1.
	DS2.2 - Where development is located on an 'Retail Frontage' identified on Figure 1. a. A building must: i. Present a minimum of 70% of the building as active frontage; ii. include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct; iii. Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided; iv. Address the street frontage or frontages by: - Providing a minimum of 70% of the building frontage to a public street, or other public or semi-public space, to present with clear or relatively clear windows and glazed doors. - Providing clear, legible entry points for both pedestrians and vehicles; - Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; b. A car park is generally located in accordance with Figure 1 and reduce visual dominance from the public realm by providing: i. A soft landscaped strip of at least 2m wide along the boundary. ii. 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures.

Neighbourhood Centre and Child Care Centre Design Criteria		
Element	**Design Standards**	
Built Form	DS2.3 Where a Child Care Centre, 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). For all other uses, building setbacks comply with those prescribed below:	
		Medium rise (up to 3 storeys)
	Maximum podium height	2 storeys
	Front setbacks (minimum) – Ground floor	
	Active frontage	0.0m
	Non-active frontage	2m
	Side setbacks (minimum)	
	Levels 1-3	Where adjoining a non-residential use or the minimum setback on the adjoining property is 0.0m, rear setback is 0.0m. Otherwise: a. 1.5m for a wall up to 4.5m high. b. 2m for a wall up to 7.5m high. c. 2m plus 0.5 for every 3m (or part thereof) over 7.5m high for a wall over 7.5m high, except that a wall may be built to a side boundary where the wall has a maximum height of 3m and a maximum length of 15m unless it abuts a higher or longer existing or simultaneously constructed wall.
	Rear setbacks (minimum)	
	Levels 1-3	Where adjoining a non-residential use or where the existing minimum setback to the adjoining boundary is 0.0m, rear setback is 0.0m. Otherwise 3.0m.
	DS2.4 – The site cover does not exceed: a. 70% for that part of a building up to 2 storeys in height; and b. 50% for that part of a building exceeding 2 storeys in height.	

Neighbourhood Centre and Child Care Centre Design Criteria	
Element	**Design Standards**
Building Design	DS3.1 – Building design is climatically responsive. Buildings include the following: a. Buildings have cross ventilation through habitable rooms b. Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas c. Large building facades incorporate architectural wall shading to reduce solar heat gain d. External windows have sun shading e. Building materials and hard surfaces used in landscape works are not highly reflective, or likely to create glare, slippery or otherwise hazardous conditions f. Any outdoor public or semi-public open space has a minimum of 50% of its area covered or shaded
	DS3.2 – Mechanical plant, equipment and storage areas are: a. If on the roof: i. Screened and designed as an architectural feature of buildings; and ii. Incorporated into the roof form. b. 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.
Public Realm	DS4.1 – A minimum of 10% of the site is comprised of planted landscapes.
	DS4.2 – For uses other than a Child care centre, street frontages are unfenced or where street frontage fencing is required for security and CPTED purposes, it should be transparent (minimum 70% open).
	DS4.3 Landscapes are provided on-site in accordance with the following: a. Shade trees, low planting and hard landscapes are provided along street frontages not occupied by building or driveways; b. Shade trees are provided in car parks; c. A landscape strip is provided between the business use and any adjacent residential use which includes: i. Planting with a variety of screening trees and shrubs; and incorporates a minimum 1.8 metre high solid screen fence where acoustic attenuation is required; and ii. Planting on top of podium levels.
Environment	DS5.1 – Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.
	DS5.2 – Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.
	DS5.3 – 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.
	DS5.4 – 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%.
	DS5.5 – Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.
	DS5.6 – 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).

Neighbourhood Centre and Child Care Centre Design Criteria	
Element	**Design Standards**
Environment	DS5.7 – Undesirable visual, noise and odour impacts on public spaces and residential uses are avoided or minimised by: a. Where appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site's context and setting; b. Providing vehicle loading/unloading and refuse storage/collection facilities within enclosed serviced yards or courtyards; and c. Locating site service facilities and areas such that they are not adjacent to the frontage of a street or public space.
	DS5.8 – Glare conditions or excessive 'light spill' on to adjacent sites and public spaces are avoided or minimised through measures such are: a. Careful selection and location of light fixtures; b. Use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and c. Alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation.
Infrastructure	DS6.1 - All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.
Rainwater Tanks	DS7.1 – 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). Tanks must be installed in accordance with all Council's, State Government, Federal Government and industry plumbing standards for rainwater tanks. Tanks must be connected to and supply water to all the following: a. Toilets (all toilets) b. Urinals (all urinals) c. Laundry (all cold taps in laundry) d. Outdoor taps (all outdoor taps)
Parking & Access	DS8.1 - Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.
	DS8.2 - Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in: a. AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and b. AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities.
	DS8.3 – 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.
	DS8.4 – For buildings less than 1,000m^2, engineering design of all parking and maneuvering areas is in accordance with Council's adopted standards.
	DS8.5 – Bicycle parking and storage facilities are easily accessible and provided in the building, or on-site within 100m of an entrance to the building, in accordance with the rates in Table 6.
	DS8.6 – On site car parking is provided in accordance with the rates in Table 6. 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 may be reduced. Any reduction that may be applied is limited to a maximum of 20% variation to the total parking demand.
	DS8.7 – Service vehicle space is provided in accordance with the rates in Table 6.

Figure 1: Neighbourhood Centre and Child Care Plan of Development Diagram, Lot 8002



2.2. Multiple Dwelling Design Criteria

Applications for compliance assessment for a Multiple Dwelling on Lots 8001 and 8003 are required to be assessed against and fulfill all the Design Criteria identified in Table 4.

Development that is not carried out in accordance with the approved Plan of Development remains PDA Assessable Development and requires PDA development approval, unless another provision of a relevant development instrument applies.

Table 4: Multiple Dwelling Design Criteria

Multiple Dwelling Design Criteria		
Element	**Design Standards**	
Use	DS1.1 – Development is to be delivered generally in accordance with the Plan of Development for Lots 8001 and 8003 as shown on Figure 2 and 3.	
Built Form	DS2.1 – Building height is consistent with that identified on Figure 2 and 3.	
	DS2.2 - The site cover for Multiple Residential buildings does not exceed 60%.	
	DS2.3 Building setbacks comply with those prescribed below:	
		Medium rise (up to 3 storeys)
	Maximum podium height	2 storeys
	Front setbacks (minimum) – Ground floor	
	Active frontage	0.0m
	Non-active frontage	2m
	Side setbacks (minimum)	
	Levels 1-4	0.0m
	Rear setbacks (minimum)	
	Levels 1-4	0.0m
	DS2.4 – The building is sited and designed such that: a. The main pedestrian entrance to the building (or group of buildings) is located on the higher order street; b. Access from the street to the entrance of the building(s) or individual dwellings is easily discerned; c. Vehicular access to the site is separate from the pedestrian access; d. Street and parkland frontages comprise 'semi-active uses/spaces' such as habitable rooms of dwellings or rooming units, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; e. Indicative Landscape Screening to provide a soft landscaped strip of at least 2m wide along the boundary; f. The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised; and g. Provides a dedicated car wash bay per Lot.	
	DS2.5 – 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.	

Multiple Dwelling Design Criteria	
Element	**Design Standards**
Built Form	DS2.6 – Where habitable room windows look directly at habitable room windows of an 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.
	DS2.7 – The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.
	DS2.8 – Front fences and walls: a. Have a maximum height of not more than: b. 1.8 metres if 50% transparent; or c. 1.2 metres if solid.
	DS2.9 – 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.
	DS2.10 – 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
	DS2.11 – Building design must ensure privacy for habitable spaces in dwellings. Acceptable treatments include: a. Providing a minimum separation distance of: i. 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 ii. For a wall containing windows or balconies, 6m to a side or rear boundary where there is no existing or approved development and the future privacy and development potential of the adjoining site should be protected. b. Windowsill heights a minimum of 1.5m above floor level c. Fixed opaque glazing in any part of a window below 1.5m above floor level d. 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.

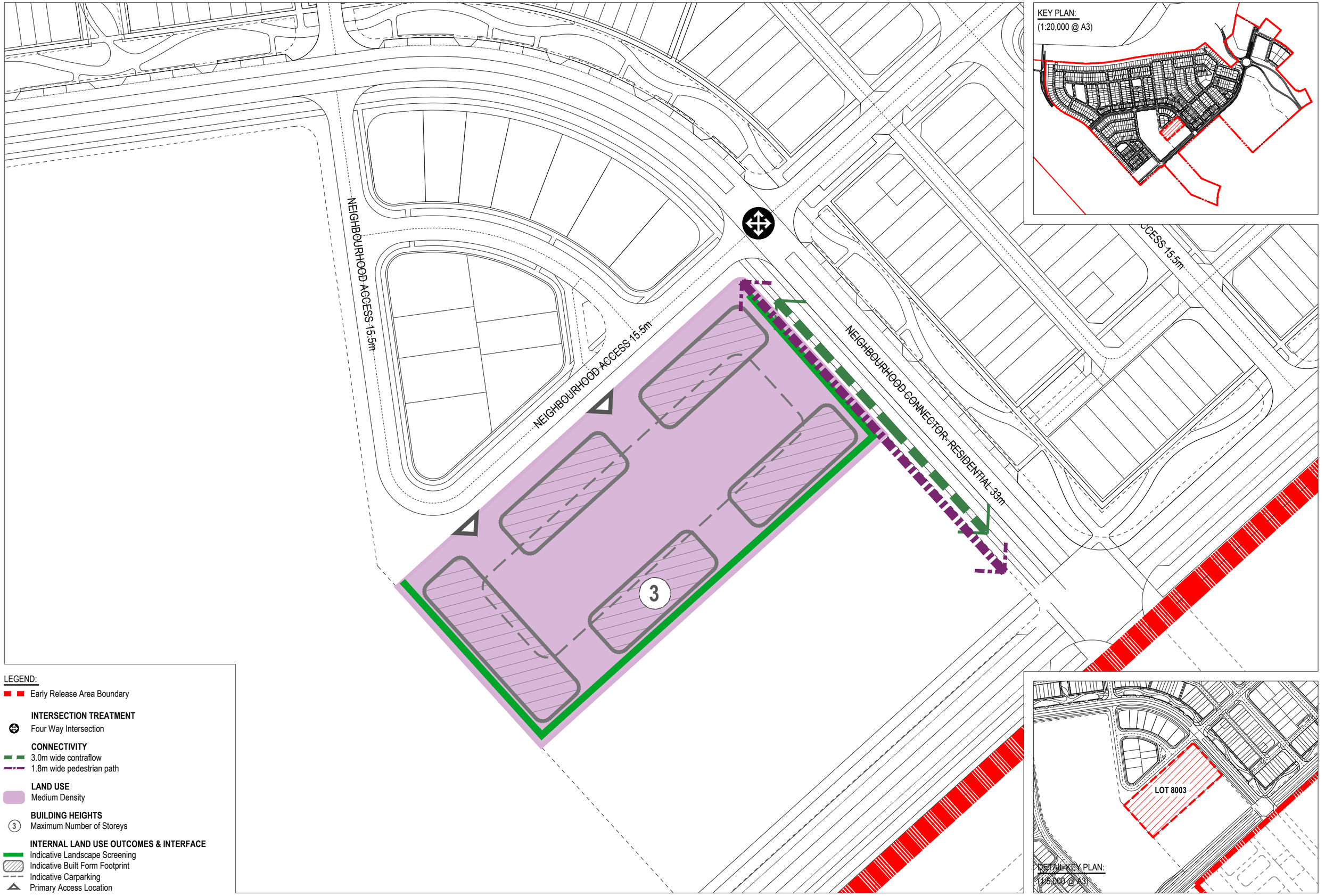
Multiple Dwelling Design Criteria	
Element	**Design Standards**
Building Design	DS3.1 – Building design is climatically responsive. Buildings include the following: a. Buildings have cross ventilation through habitable rooms b. Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas c. Large building facades incorporate architectural wall shading to reduce solar heat gain d. External windows have sun shading
	DS3.2 – Mechanical plant, equipment and storage areas equipment are: a. If on the roof: i. Screened and designed as an architectural feature of buildings; and ii. Incorporated into the roof form. b. 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. A 2 metre wide landscaped buffer strip is provided along the full frontage (nonactive frontage only) of the site; b. 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 of required buffer strips and clothes drying areas.
Private Open Space	DS6.1 – For all dwellings uses involving more than two units: a. Each ground floor dwelling has a courtyard or similar private open space of not less than 15m² with a minimum dimension of 3m directly accessible from the main living area; b. Each dwelling above ground level has a balcony or similar private open space area of not less than 9m² for a 1 bedroom unit, and 16m² for 2+ bedroom units with a minimum dimension of 3m) directly accessible from the living area of the dwelling or rooming unit.

Multiple Dwelling Design Criteria	
Element	**Design Standards**
Parking and Access	DS7.1 – On site car parking is provided in accordance with Table 6.
	DS7.2 – Service vehicle space is provided in accordance with Table 6.
	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: a. AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and b. 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 Table 6.
	DS7.7 – Engineering design of all parking and manoeuvring areas is in accordance with Council's 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.
	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 – 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).
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: a. Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of all parking bays, including visitor spaces. b. 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. c. 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 housing.

Figure 2: Multiple Dwelling Plan of Development Diagram Lot 8001



Figure 3: Multiple Dwelling Plan of Development Diagram Lot 8003



2.3. Enterprise Area Design Criteria

Applications for compliance assessment for land uses on Lots 8004–8012 are required to be assessed against and fulfill all the Design Criteria identified in Table 5.

Development that is not carried out in accordance with the approved Plan of Development remains PDA Assessable Development and requires PDA development approval, unless another provision of a relevant development instrument applies.

2.3.1. Intent of Development in the Enterprise Area

Building design and orientation enhance the visual amenity of the surrounding landscape and deliver a high standard of architectural and urban design, responding appropriately to the prominent location at the entry to the precinct.

The Home Supplies Hub (Lot 8004) seeks to deliver a range of commercial and retail uses, including bulky goods retailing, hardware and garden centres, and other retail-related activities. The Hub may also incorporate ancillary uses that complement and support the primary commercial offerings, providing a convenient destination for home improvement, furnishing and lifestyle needs of the future community.

The Small-Medium Enterprise Area (Lots 8005–8012) seeks to accommodate a diverse mix of employment-generating uses, including warehousing, light industry, wholesale and distribution activities, complemented by service-based uses such as automotive repair, large-format gyms and indoor children's play facilities. This mix will provide a flexible and functional employment precinct that responds to a range of business needs while also providing convenient services and recreational opportunities for the future community.

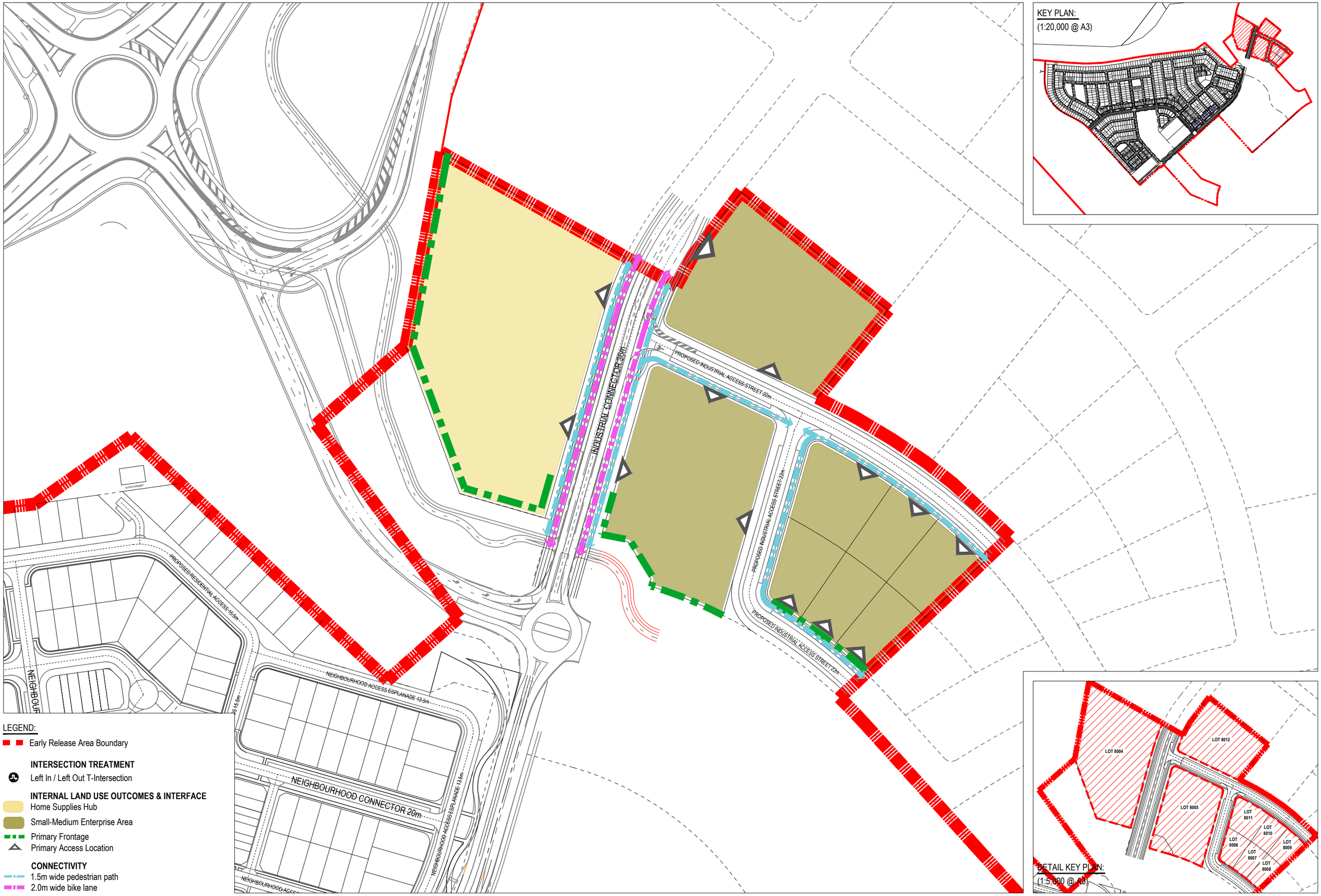
Table 5: Enterprise Area Design Criteria

<table>
<tr><th colspan="6">Enterprise Area Design Criteria</th></tr>
<tr><th>Element</th><th colspan="5">Design Standards</th></tr>
<tr><td>Use</td><td colspan="5">DS1.1 – Land uses comprise the uses specified for Lots 8004–8012 in Table 2.</td></tr>
<tr><td></td><td colspan="5">DS1.2 – Associated Activities are permitted where they are ancillary to the uses listed in Table 2, and where the GFA does not exceed 25% of the total GFA of the building.</td></tr>
<tr><td rowspan="9">Built Form</td><td colspan="5">DS2.1 – For all development, building height does not exceed 15m.</td></tr>
<tr><td colspan="5">DS2.2 – Site cover does not exceed 70%.</td></tr>
<tr><td colspan="5">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 no setback requirement applies:</td></tr>
<tr><td colspan="5">Minimum distance in metres from outermost projection to a lot boundary</td></tr>
<tr><td>Lot size</td><td>Front Setback</td><td>Rear Setback</td><td>Side Setback</td><td>Secondary Street Frontage and Public Area</td></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>
<tr><td colspan="5">DS2.4 – Buildings on corners should address both street frontages and express a strong visual appearance.</td></tr>
<tr><td colspan="5">DS2.5 – Where development is on a 'Primary Frontage' identified in Figure 4.
a. Buildings are set back a minimum of 3m 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:
e. A soft landscaped strip of at least 3m width is required along the boundary.</td></tr>
</table>

<table>
<tr><th colspan="2">Enterprise Area Design Criteria</th></tr>
<tr><th>Element</th><th>Design Standards</th></tr>
<tr><td rowspan="9">Design</td><td>DS3.1 – Plant rooms and other roof top equipment are screened from view from adjoining streets and noise sensitive areas.</td></tr>
<tr><td>DS3.2 – Waste storage areas and bin wash down areas are screened from view from adjoining streets.</td></tr>
<tr><td>DS3.3 – Temporary or demountable buildings are not installed on a lot.</td></tr>
<tr><td>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.</td></tr>
<tr><td>DS3.5 – Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street.</td></tr>
<tr><td>DS3.6 – External façade materials include a mix of two and 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).</td></tr>
<tr><td>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 collar absorbance not more than 0.45 (i.e. avoid excess use of dark colours and zincalume).</td></tr>
<tr><td>DS3.8 – Signage attached to buildings is integrated into the building design.</td></tr>
</table>

Enterprise Area Design Criteria	
Element	**Design Standards**
Landscapes and Buffering	DS4.1 – A minimum of 10% of the site is landscaped for lots greater than 2,500m² or a minimum of 5% of the site is landscaped for lots less than 2,500m².
	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 to 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 open car parks at a rate of 1 tree per 6 car parking spaces.
Parking and Access	DS5.1 – On site car parking is provided in accordance with the rates in Table 6. 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 below may be reduced. Any reduction that may be applied is limited to a maximum of 20% variation to the total parking demand.
	DS5.2 – Service vehicle spaces are provided in accordance with Table 6.
	DS5.3 – On site vehicle parking / movement is to be provided in accordance with AS2890 – Parking Facilities.
	DS5.4 – Heavy duty vehicle crossings are generally in accordance with IPWEQ Standard Drawing No SEQR-051 as adopted by the Sunshine Coast Council.
	DS5.5 – Where an on-site waste collection area is provided, access and manoeuvring areas must provide for a Waste Collection Vehicle (WCV).
	DS5.6 – Bicycle parking and storage facilities are easily accessible and provided in the building, or on-site within 100m of an entrance to the building, in accordance with the rates in Table 6.
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 – 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 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: a. Toilets (all toilets) b. Urinals (all urinals) c. Laundry (all cold taps in laundry) d. Outdoor taps (all outdoor taps) and irrigation e. All non-potable taps (i.e. wash down taps)
Servicing	DS6.4 – 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).
	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 construction of these works in 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.

Figure 4: Enterprise Area Plan of Development Diagram



2.4. Parking Rates

Table 6: Parking Rates

Parking Rates			
Land Uses	**Car Spaces**	**Service Vehicle Spaces**	**Cycle Spaces**
Child Care Centre	1 space / 3.6 children	VAN + WCV (where >200m² GFA)	1 employee space / 190m² GFA + visitor space / 700m² GFA
Food and Drink Outlet	1 space / 15m² GFA	Where < 200m² GFA – SRV Where 201m² to 600m² GFA – VAN + MRV Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m² GFA + 1 visitor space / 100m² GFA
Bulk Landscape Supplies	1 space / 100m² total use area (where <2,000m² total use area) + 1 space / 200m² total use area (for component >2,000m² 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 / 100m² total use area
Garden Centre	1 space / 20m² total use area (where ≤ 100m² total use area) + 1 space / 50m² total use area (for component >100m² total use area)	Where requiring access via a road – HRV (Type A Access) + WCV Where requiring access via a street – HRV (Type B Access) + WCV	1 employee space / 100m² total use area + 1 customer space / 100m² total use area
Hardware and Trade Supplies	1 space / 50m² GFA (where ≤ 500m² GFA) + 1 space / 100m² GFA (for component >500m² GFA)	Where requiring access via a road – AV (Type A Access) + WCV Where requiring access via a street – AV (Type B Access) + WCV	1 employee space / 500m² GFA
Health Care Service	1 space / 20m² GFA	Where requiring access via a street – SRV (Type B Access) + occasional access for MRV	1 employee space / 200m² GFA + 1 visitor space / 500m² GFA
Indoor Sport and Recreation	1 space / 20m² GFA	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	1 employee space / 100m² GFA
Low Impact Industry	1 space / 50m² GFA (where ≤ 500m² GFA) + 1 space / 100m² GFA (for component >500m² 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 / 500m² GFA
Multiple Dwelling	1 space / dwelling + 1 visitor space / 4 dwellings	Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN Where > 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV	Bicycle – 1 visitor space / 4 dwellings Motorcycle – 1 space / 10 dwellings
Office	1 space / 30m² GFA	Where < 200m² GFA – SRV Where 201m² to 600m² GFA – VAN + MRV Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 200m² GFA + 1 visitor space / 500m² GFA
Outdoor Sales	1 space / 20m² total use area (where ≤ 200m² total use area) + 1 space / 100m² total use area (for component >200m² total use area)	Where < 200m² GFA – SRV Where 201m² to 600m² GFA – VAN + MRV Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m² total use area + 1 customer space / 100m² total use area
Research and Technology Industry	2 spaces per tenancy or lot plus 1 space per 100m² 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 / 500m² GFA
Service Industry	1 space / 50m² GFA (where ≤ 500m² GFA) + 1 space / 100m² GFA (for component >500m² GFA)	Where requiring access via a road – AV (Type A Access) + WCV Where requiring access via a street – AV (Type B Access) + WCV	1 employee space / 500m² GFA
Shop	1 space / 20m² GFA	Where < 200m² GFA – SRV Where 201m² to 600m² GFA – VAN + MRV Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 200m² GFA + 1 visitor space / 500m² GFA
Showroom	1 space / 20m² GFA (where ≤ 100m² GFA) + 1 space / 50m² GFA (for component >100m² GFA)	Where < 200m² GFA – SRV Where 201m² to 600m² GFA – VAN + MRV Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m² GFA + 1 customer space / 100m² GFA
Veterinary Service	1 space / 20m² 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 / 100m² GFA + 1 customer space / 100m² GFA
Warehouse	1 space / 50m² GFA (where ≤ 500m² GFA) + 1 space / 100m² GFA (for component >500m² 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 / 500m² GFA
Wholesale Nursery	1 space / 20m² total use area (where ≤ 100m² total use area) + 1 space / 50m² total use area (for component >100m² total use area)	Where requiring access via a road – AV (Type A Access) Where requiring access via a street – AV (Type B Access)	1 employee space / 100m² GFA

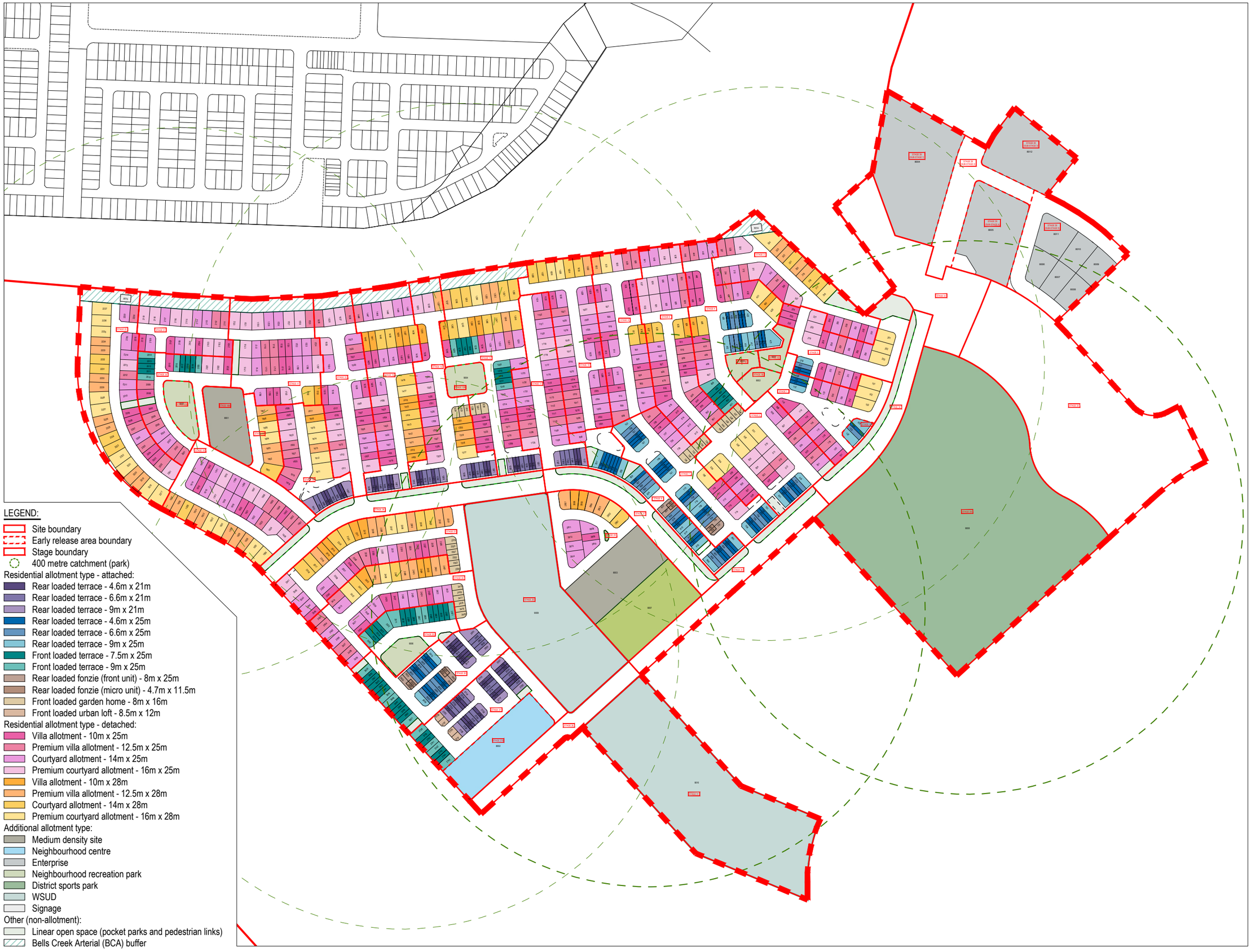
Notes

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

   a. enable standing wholly within the site;
   b. enable reverse manoeuvres limited to one only, either to or from the site; and
   c. enable the swept path of the vehicle to be not greater than the width of the access driveway.

Appendix A
Reconfiguring a Lot Plan



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PROJECT

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CLIENT

Stockland

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AERIAL: NEARMAP

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B	PRE	EDQ ISSUE	NV	NV	25/09/2026
C	PRE	FOR COORDINATION	NV	NV	14/10/2026
D	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
E	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - PLAN OF SUBDIVISION

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DOCUMENT : NV
PROJECT : 240553
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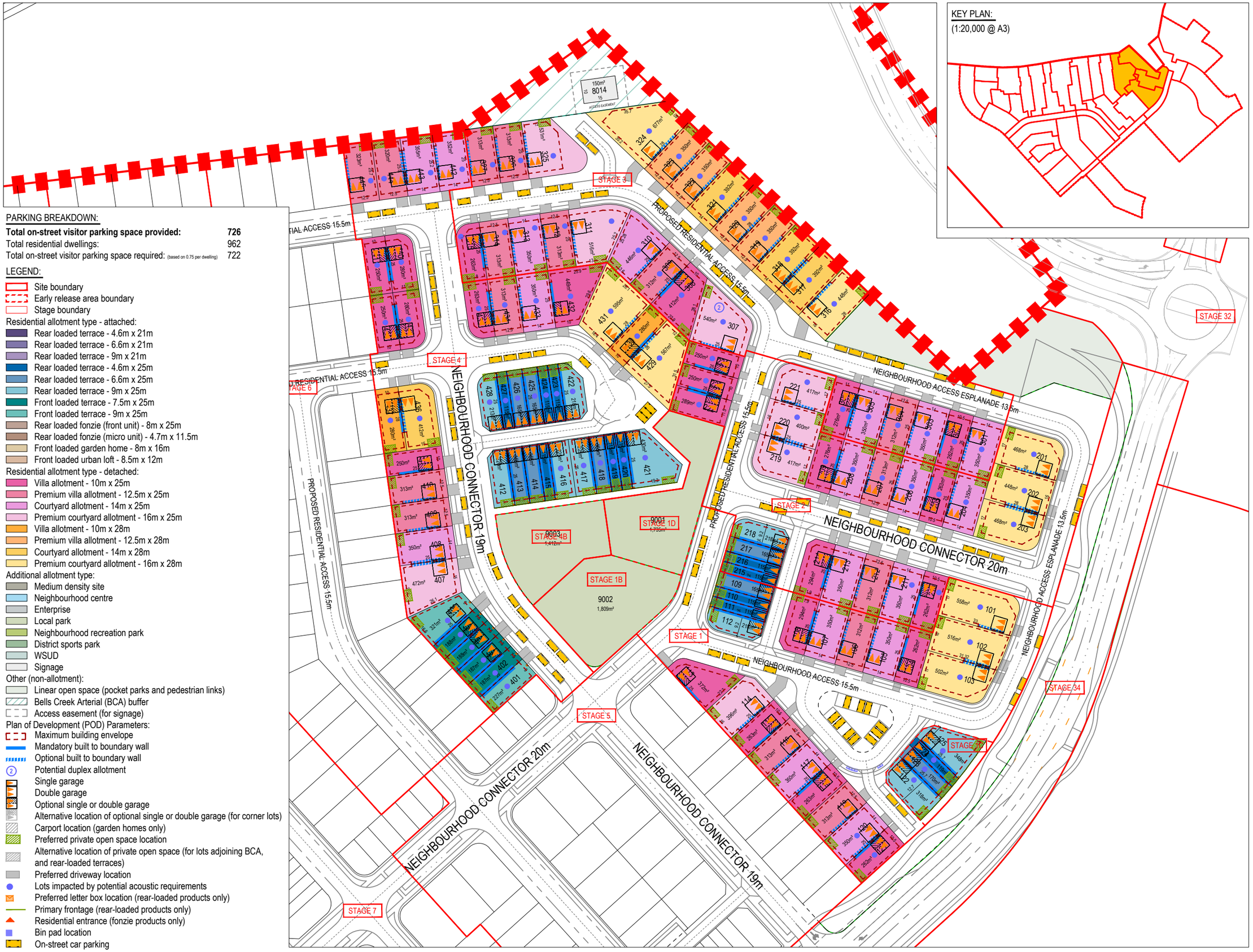
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DRAWING NUMBER 240553 - 91

REVISION E

Appendix B
Plan of Development Plans



PARKING BREAKDOWN:

Total on-street visitor parking space provided:	**726**
Total residential dwellings:	962
Total on-street visitor parking space required: (based on 0.75 per dwelling)	722

LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
- Rear loaded terrace - 9m x 25m
- Front loaded terrace - 7.5m x 25m
- Front loaded terrace - 9m x 25m
- Rear loaded fonzie (front unit) - 8m x 25m
- Rear loaded fonzie (micro unit) - 4.7m x 11.5m
- Front loaded garden home - 8m x 16m
- Front loaded urban loft - 8.5m x 12m

Residential allotment type - detached:

- Villa allotment - 10m x 25m
- Premium villa allotment - 12.5m x 25m
- Courtyard allotment - 14m x 25m
- Premium courtyard allotment - 16m x 25m
- Villa allotment - 10m x 28m
- Premium villa allotment - 12.5m x 28m
- Courtyard allotment - 14m x 28m
- Premium courtyard allotment - 16m x 28m

Additional allotment type:

- Medium density site
- Neighbourhood centre
- Enterprise
- Local park
- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

Other (non-allotment):

- Linear open space (pocket parks and pedestrian links)
- Bells Creek Arterial (BCA) buffer
- Access easement (for signage)

Plan of Development (POD) Parameters:

- Maximum building envelope
- Mandatory built to boundary wall
- Optional built to boundary wall
- Potential duplex allotment
- Single garage
- Double garage
- Optional single or double garage
- Alternative location of optional single or double garage (for corner lots)
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- Lots impacted by potential acoustic requirements
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- Primary frontage (rear-loaded products only)
- Residential entrance (fonzie products only)
- Bin pad location
- On-street car parking

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CLIENT

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AERIAL: NEARMAP

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A	PRE	EDQ ISSUE	NV	NV	25/09/2026
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DRAWING TITLE

EARLY RELEASE AREA - POD - STAGES 1-4

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 111

REVISION B

PARKING BREAKDOWN:

Total on-street visitor parking space provided:	**726**
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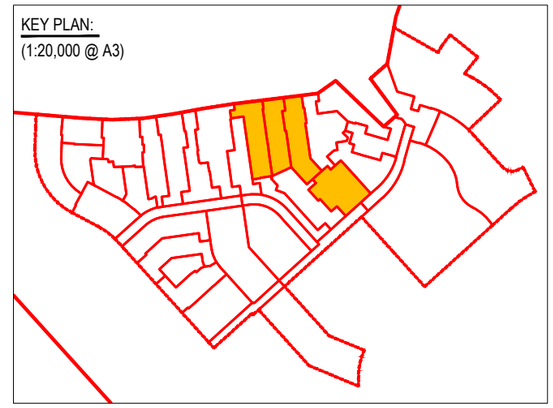
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KEY PLAN:
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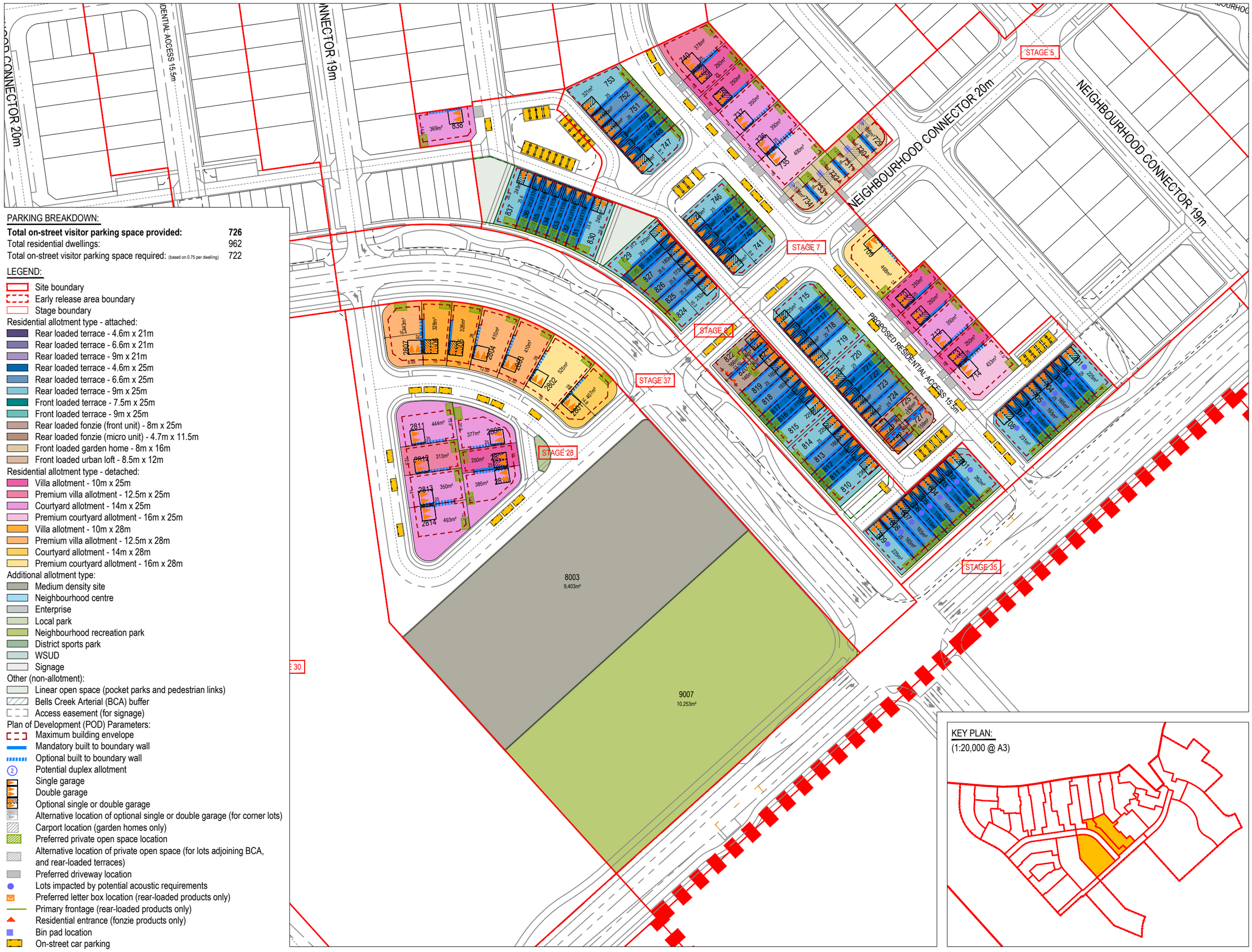
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B	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - POD - STAGES 7, 8 AND 28

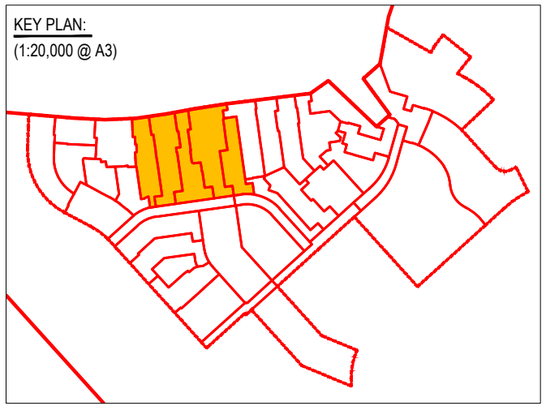
DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 113
REVISION B

KEY PLAN:
(1:20,000 @ A3)



PARKING BREAKDOWN:

Total on-street visitor parking space provided:	**726**
Total residential dwellings:	962
Total on-street visitor parking space required: (based on 0.75 per dwelling)	722

LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
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- Front loaded terrace - 7.5m x 25m
- Front loaded terrace - 9m x 25m
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- Rear loaded fonzie (micro unit) - 4.7m x 11.5m
- Front loaded garden home - 8m x 16m
- Front loaded urban loft - 8.5m x 12m

Residential allotment type - detached:

- Villa allotment - 10m x 25m
- Premium villa allotment - 12.5m x 25m
- Courtyard allotment - 14m x 25m
- Premium courtyard allotment - 16m x 25m
- Villa allotment - 10m x 28m
- Premium villa allotment - 12.5m x 28m
- Courtyard allotment - 14m x 28m
- Premium courtyard allotment - 16m x 28m

Additional allotment type:

- Medium density site
- Neighbourhood centre
- Enterprise
- Local park
- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

Other (non-allotment):

- Linear open space (pocket parks and pedestrian links)
- Bells Creek Arterial (BCA) buffer
- Access easement (for signage)

Plan of Development (POD) Parameters:

- Maximum building envelope
- Mandatory built to boundary wall
- Optional built to boundary wall
- Potential duplex allotment
- Single garage
- Double garage
- Optional single or double garage
- Alternative location of optional single or double garage (for corner lots)
- Carport location (garden homes only)
- Preferred private open space location
- Alternative location of private open space (for lots adjoining BCA, and rear-loaded terraces)
- Preferred driveway location
- Lots impacted by potential acoustic requirements
- Preferred letter box location (rear-loaded products only)
- Primary frontage (rear-loaded products only)
- Residential entrance (fonzie products only)
- Bin pad location
- On-street car parking



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PROJECT

AURA SOUTH

CLIENT

Stockland

NOTES

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ADJOINING CADASTRE: QSPATIAL
AERIAL: NEARMAP

DRAFT

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
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B	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - POD - STAGES 11-15

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 114
REVISION B

LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
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- Bin pad location
- On-street car parking



KEY PLAN:

(1:20,000 @ A3)

PARKING BREAKDOWN:

Total on-street visitor parking space provided:	**726**
Total residential dwellings:	962
Total on-street visitor parking space required: (based on 0.75 per dwelling)	722

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PROJECT

AURA SOUTH

CLIENT

Stockland

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B	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - POD - STAGES 16-22

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DOCUMENT : NV
PROJECT : 240553
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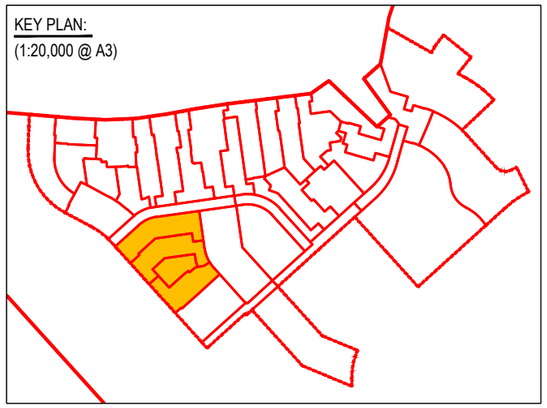
NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 115

REVISION B

KEY PLAN:
(1:20,000 @ A3)



PARKING BREAKDOWN:

Total on-street visitor parking space provided:	**726**
Total residential dwellings:	962
Total on-street visitor parking space required: (based on 0.75 per dwelling)	722

LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

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- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
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Additional allotment type:

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- Enterprise
- Local park
- Neighbourhood recreation park
- District sports park
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- Signage

Other (non-allotment):

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- Residential entrance (fonzie products only)
- Bin pad location
- On-street car parking



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PROJECT

AURA SOUTH

CLIENT

Stockland

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PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

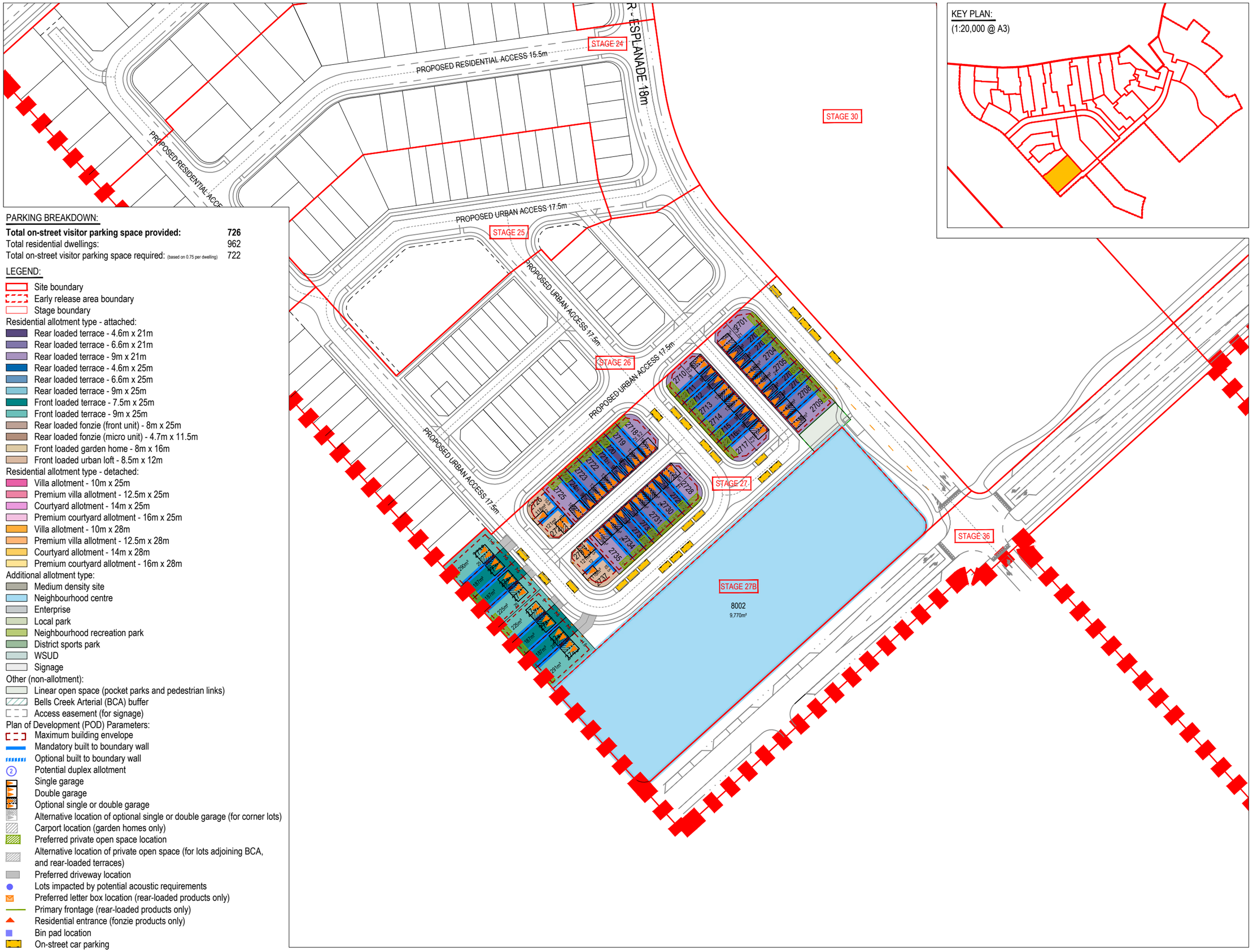
EARLY RELEASE AREA - POD - STAGES 23-26

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 103
REVISION B



KEY PLAN:
(1:20,000 @ A3)

PARKING BREAKDOWN:

Total on-street visitor parking space provided:	**726**
Total residential dwellings:	962
Total on-street visitor parking space required: (based on 0.75 per dwelling)	722

LEGEND:

- Site boundary
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- Stage boundary

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- Enterprise
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- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

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- Access easement (for signage)

Plan of Development (POD) Parameters:

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AURA SOUTH

CLIENT

Stockland

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PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - POD - STAGE 27

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 117

REVISION B

Appendix C
Residential Design Criteria

House and Dual Occupancy (Duplex) Allotments

General

1. All relevant provisions of this Plan of Development must be satisfied prior to the issuance of a Building Approval.
2. Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Noise affected allotments are to be constructed as recommented in the endorsed Acoustic Report.

Building Height and Site Cover

4. The maximum building height is 9.0m and 2 storeys. Rooftop terraces are defined as a 'storey'.
5. Site cover for each lot is not to exceed the maximum site cover specified in the Plan of Development Table.

Setbacks

6. Setbacks are provided as per the Plan of Development Table.
7. For determining setbacks, a corner lot 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 a secondary frontage 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. Where built to boundary walls are not adopted, side setbacks are 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 maximum height of 3.5m.
11. Setbacks are measured to the external face of 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. 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, being:
    a. a maximum area of 4m^2; and
    b. not more than 2m wide elevation to the street; and
    c. not more than 3m in height.

Private Open Space and Amenity

13. Private open space must be directly accessible from a ground floor living area with minimum dimensions as specified in the Plan of Development Table. The area between the front boundary and the building line may be counted towards meeting the minimum area and dimension requirements.
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 1.5m:
    a. a permanent window or 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 to be provided as per the Plan of Development Table. Fencing to secondary street frontages may extend up to the front building line (main facade).

Parking and Driveways

16. Double garages are permitted:
    a. On any Premium Villa, Courtyard, Premium Courtyard or Dual Occupancy (Duplex) lot;
    b. On a Villa Lot, 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;
    c. On any corner lot if the garage fronts the secondary street frontage as shown in the setback diagrams for detached corner allotments and minimum setbacks can be met;
    d. On a Villa Lot with a single storey dwelling, where the following design criteria are met:
        i. The front facing building wall, which comprises the garage door/s, may not exceed an external width of 5.7m; and
        ii. The garage door width must not exceed 4.8m; and
        iii. The garage door must have a minimum 450mm eave above it and be setback a minimum of 240mm behind the pillar of the garage door; and
        iv. Must have a sectional, tilt or roller door; and
        v. The front facade of the dwelling must include the following:
            - A front entrance door and windows with a sidelight.
            - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1.6m forward of the entrance door.
            - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
            - The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot.
17. 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 are to be taken as 'garage' under this Plan of Development.
18. Parking spaces on driveways do not have to comply with gradients in AS2890.
19. A maximum of one driveway is permitted per lot.
20. Driveways are to be a minimum distance of 6m from an intersection of one street with another street (not a laneway).

Rainwater Tanks

21. All dwellings must have:
    - Lots >300m^2 = a 5kL rainwater tank
    - Lots 225-300m^2 = 3kL rainwater tank
    - Lots <225m^2 = no tank required

Tanks must collect a minimum 50% roof area capture. 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.

Plan of Development Table: House Allotments				
	Villa Allotments 10m-12.9m wide		**Premium Villa Allotments 12.5m-13.99m wide**	
General				
Building Height	2 storeys and 9.0m		2 storeys and 9.0m	
Site Cover	60%		60%	
Private Open Space	Minimum 15m^2 with a minimum dimension of 3.0m.		Minimum 15m^2 with a minimum dimension of 3.0m.	
Setbacks	Ground Floor	First Floor	Ground Floor	First Floor
Primary Frontage	2.4m	2.4m	2.4m	2.4m
Secondary Frontage – Corner Lots	2.4m	2.4m	2.4m	2.4m
Garage (single or double)	5.0m	n/a	5.0m	n/a
Rear	1.5m	3.0m	1.5m	3.0m
Rear – Adjoining BCA Acoustic Fence	4.0m-6.0m	4.0m-6.0m	4.0m-6.0m	4.0m-6.0m
Side – Non Built to Boundary	0.9m	0.9m	1.0m	1.0m
Side – Built to Boundary	0.0m Note 10	0.9m	0.0m Note 10	1.0m
Parking, Garage and Driveway				
Minimum On-site Parking	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 16 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 garages acceptable. Double garages must be located on any dwelling with 4 bedrooms or greater.	
Garage Location	Garages are to be located along built to boundary wall.		Garages are to be located along built to boundary wall.	
Maximum Driveway Width (at lot boundary)	3.0m for single garage. 4.8m for double garage.		3.0m for single garage. 4.8m for double garage.	
Fencing				
Fencing – Primary Frontage	50% transparent or maximum 1.2m high		50% transparent or maximum 1.2m high	
Fencing – Secondary Frontage	Maximum 1.8m high		Maximum 1.8m high	

Not to scale at A3

C

PLAN OF DEVELOPMENT

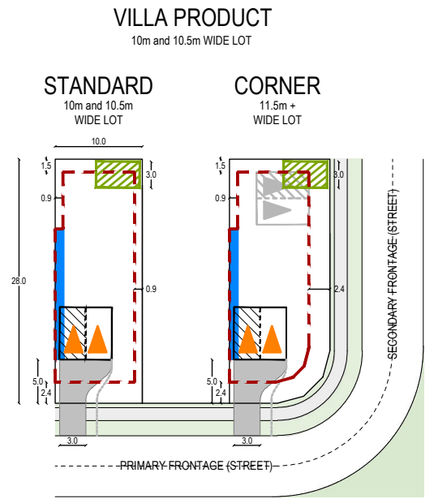
AURA SOUTH

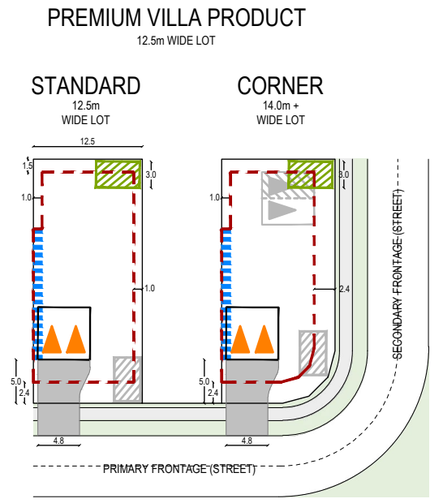
House and Dual Occupancy (Duplex) Allotments

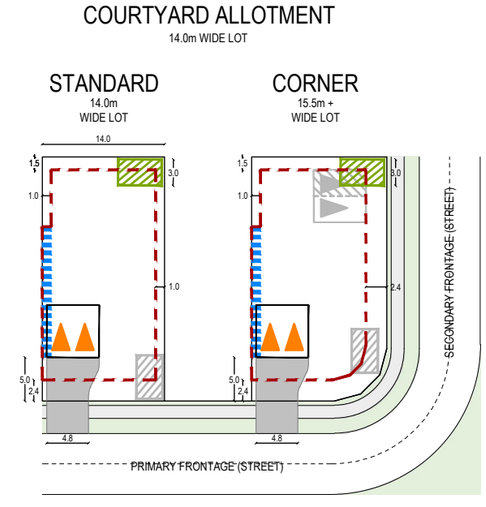
Plan of Development Table: House Allotments				
	Courtyard 14m-15.99m & Premium Courtyard Allotments 16m+ wide		Dual Occupancy (Duplex) Allotments	
General				
Building Height	2 storeys and 9.0m		2 storeys and 9.0m	
Site Cover	60%		75%	
Private Open Space	Minimum 15m² with a minimum dimension of 3.0m.		Minimum 15m2 with a minimum dimension of 3.0m.	
Setbacks	Ground Floor	First Floor		
Primary Frontage	2.4m	2.4m	2.4m	2.4m
Secondary Frontage – Corner Lots	2.4m	2.4m	2.4m	2.4m
Garage (single or double)	5.0m	n/a	5.0m	n/a
Rear	1.5m	3.0m	1.0m 1	1.0m 1
Rear – Adjoining BCA Acoustic Fence	4.0m-6.0m	4.0m-6.0m	n/a	n/a
Side – Non Built to Boundary	1.0m	1.0m	1.0m	1.0m
Side – Built to Boundary	0.0m Note 10	1.0m	0.0m Note 10	1.0m
Parking, Garage and Driveway				
Minimum On-site Parking	1 space per dwelling to be covered and enclosed. Single, tandem or double garages 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 built to boundary wall.		Garages are to be located along built to boundary wall.	
Maximum Driveway Width (at lot boundary)	3.0m for single garage. 4.8m for double garage.		3.0m for single garage. 4.8m for double garage.	
Fencing				
Fencing – Primary Frontage	50% transparent or maximum 1.2m high		50% transparent or maximum 1.2m high	
Fencing – Secondary Frontage	Maximum 1.8m high		Maximum 1.8m high	

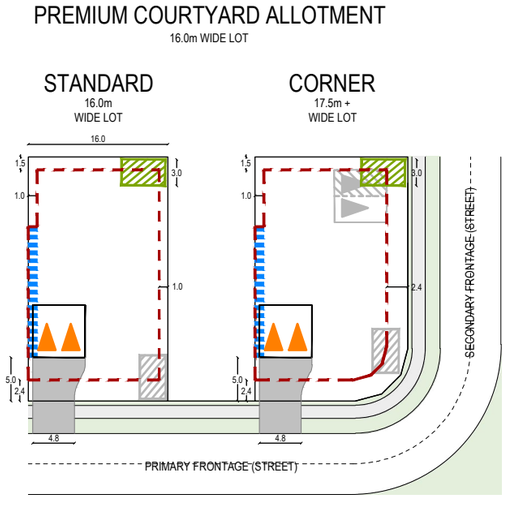
Diagram Legend

- Maximum building envelope
- Mandatory built to boundary wall
- Optional built to boundary wall
- Single garage
- Double garage
- Optional single or double garage
- Alternativev location of optional single or double garage (for corner lots)
- Carport location (garden homes only)
- Preferred private open space location
- Alternative location of private open space (for lots adjoining BCA, and rear-loaded terraces)
- Preferred driveway location
- Lots impacted by potential acoustic requirements
- Preferred letter box location (rear-loaded products only)
- Primary frontage (rear-loaded products only)
- Residential entrance (fonzie products only)
- Bin pad location
- On-street car parking









Front Loaded Terrace Allotments — 25m Deep

General

1. All relevant provisions of this Plan of Development must be satisfied prior to the issuance of a Building Approval.
2. Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Noise affected allotments are to be constructed as recommended in the endorsed Acoustic Report.

Building Height and Site Cover

4. The maximum building height is 9.0m and 2 storeys. Rooftop terraces are defined as a 'storey.
5. Site cover for each lot is not to exceed the maximum site cover specified in the Plan of Development Table.

Setbacks

6. Setbacks are provided as per the Plan of Development Table.
7. For determining setbacks, a corner lot is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes lots that abut a shared access driveway, a laneway, or a pedestrian link landscape buffer and therefore a secondary frontage setback does not apply.
8. Built to boundary walls 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. Where built to boundary walls are not adopted, the standard side setbacks apply as per the Plan of Development Table.
10. Setbacks are measured to the external face of 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 1500mm; and
    b. 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. a maximum area of 4m^2; and
    b. not more than 2m wide elevation to the street; and
    c. not more than 3m height.

Private Open Space and Amenity

12. Private open space must be directly accessible from a ground floor living area and with minimum dimensions as specified in the Plan of Development Table.
13. Buildings must be sited and designed to provide adequate visual privacy for neighbours where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
    a. a permanent window or balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
    b. a window has a sill height more than 1.5m above the adjacent floor level, or
    c. a window has obscure glazing below 1.5m.

Fencing

14. Fencing to be provided as per the Plan of Development Table. Fencing to secondary street frontages may extend up to the front building line (main facade).

Parking and Driveways

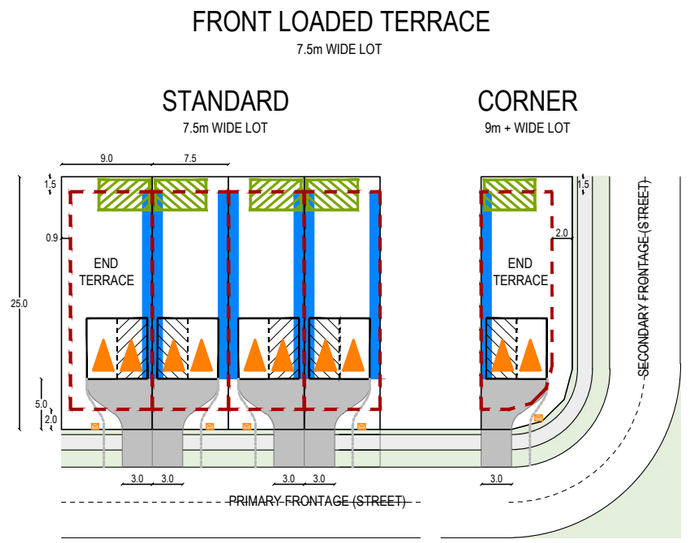
15. Double garages will not be permitted on a single storey dwelling.
16. Double garages may be permitted where the dwelling is more than one storey in height, and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling.
17. The maximum width of a driveway at the lot boundary shall be:
    a. 3.0m where serving a single garage; and
    b. 4.8m where serving a double garage.
18. Parking spaces on driveways do not have to comply with gradients in AS2890.
19. A maximum of one driveway is permitted per lot.
20. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
21. Driveways are to be a minimum distance of 6m from an intersection of one street with another street (not a laneway).

Rainwater Tanks

22. All dwellings must have:
    - Lots >300m^2 = a 5kL rainwater tank
    - Lots 225-300m^2 = 3kL rainwater tank
    - Lots <225m^2 = no tank required

Tanks must collect a minimum 50% roof area capture. 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.

Plan of Development Table: Front Loaded Terrace — 25m Deep		
General		
Building Height	2 storeys and 9.0m.	
Site Cover	75%	
Private Open Space	Minimum 15m^2 with minimum dimensions of 3.0m and directly accessible from the ground floor living area.	
Setbacks	Ground Floor	First Floor
Primary Frontage	2.0m	2.0m
Secondary Frontage – Corner Lots	2.0m	2.0m
Garage	5.0m	n/a
Rear	1.5m	1.5m
Side – Non Built to Boundary	0.9m	0.9m
Side – Built to Boundary	0.0m	0.0m
Parking, Garage and Driveway		
Minimum On-site Parking	1 space covered and enclosed. Single or tandem garages acceptable. Double garages permitted on two storey dwellings only.	
Garage Location	Garages are to be located along built to boundary wall.	
Maximum Driveway Width (at lot boundary & where crossing the verge)	3.0m for single garage. 4.8m for double garage.	
Fencing		
Fencing – Primary Frontage	50% transparent or maximum 1.2m high	
Fencing – Secondary Frontage	Maximum 1.8m high	



Not to scale at A3

Diagram Legend

- Maximum building envelope
- Mandatory built to boundary wall
- Optional built to boundary wall
- Single garage
- Double garage
- Optional single or double garage
- Alternativev location of optional single or double garage (for corner lots)
- Carport location (garden homes only)
- Preferred private open space location
- Alternative location of private open space (for lots adjoining BCA, and rear-loaded terraces)
- Preferred driveway location
- Lots impacted by potential acoustic requirements
- Preferred letter box location (rear-loaded products only)
- Primary frontage (rear-loaded products only)
- Residential entrance (fonzie products only)
- Bin pad location
- On-street car parking

Rear Loaded Terrace Allotments — 25m Deep

General

1. All relevant provisions of this Plan of Development must be satisfied prior to the issuance of a Building Approval.
2. Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Noise affected allotments are to be constructed as recommended in the endorsed Acoustic Report.

Building Height and Site Cover

4. The maximum building height is 9.0m and 2 storeys. Rooftop terraces are defined as a 'storey'.
5. Site cover for each lot is not to exceed the maximum site cover specified in the Plan of Development Table.

Setbacks

6. Setbacks are provided as per the Plan of Development Table.
7. 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.
8. Where built to boundary walls are not adopted, the standard setbacks apply as per the Plan of Development Table.
9. Setbacks are measured to the external face of the wall of the structure. Minor nib walls (required for fire protection purposes only) may encroach into the setback provided they are contained within the property boundary. 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 1500mm;
   b. The secondary frontage where eaves should not be closer than 1000mm; and
   c. Walls that are built to boundary.
10. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, being:
    a. a maximum area of 4m²; and
    b. not more than 2m wide elevation to the street; and
    c. not more than 3m in height.

Private Open Space and Amenity

11. Private open space must be directly accessible from a living area with minimum dimensions as specified in the Plan of Development Table. Where private open space is provided in the form of an upper level balcony, a ground level courtyard must also be provided for cross ventilation and provide space for clothes drying.
12. Buildings must be sited and designed to provide adequate visual privacy for neighbours where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
    a. a permanent window or balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
    b. a window has a sill height more than 1.5m above the adjacent floor level, or
    c. a window has obscure glazing below 1.5m.

Fencing

13. Fencing to be provided as per the Plan of Development Table. Fencing to secondary street frontages may extend up to the front building line (main facade).

Letterboxes, Parking and Driveway

14. Letterboxes for dwellings shall be located on the primary street frontage, or if fronting a park within the laneway.
15. Parking spaces on driveways do not have to comply with gradients in AS2890.
16. A maximum of one driveway is permitted per lot.
17. Driveways should have the minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas for amenity planting.
18. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
19. Driveways are to be a minimum distance of 6m from an intersection of one street with another street (not a laneway).

Site Services and Bin Storage

20. All dwellings are to be designed to ensure 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;
21. A dedicated area is provided within the lot to accommodate refuse bin storage and must be appropriately screened. This is preferred to be located outside of the garage, but accessible to, and screened from, the laneway. In the case of 4.6m wide lots, the bin storage area may be accommodated within the garage, provided the garage is appropriately dimensioned to ensure the bins can be removed whilst the car is parked in the garage.

Rainwater Tanks

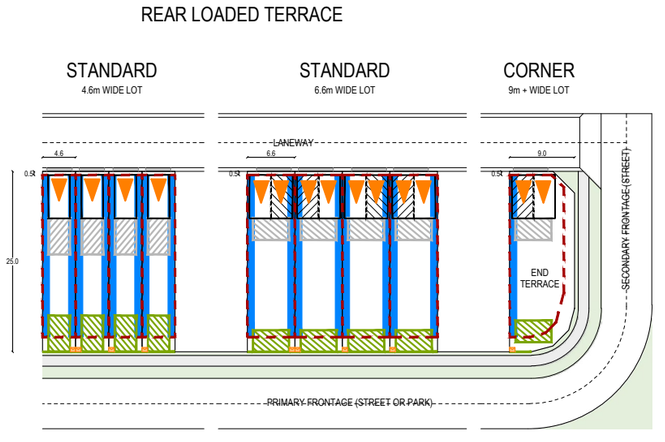
22. All dwellings must have:
    - Lots >300m² = a 5kL rainwater tank
    - Lots 225-300m² = 3kL rainwater tank
    - Lots <225m² = no tank required

Tanks must collect a minimum 50% roof area capture. 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

23. 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;
24. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s;
25. The design of the dwelling must consider passive ventilation and natural light provision through a combination of the following elements:
    a. 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;
    b. each living area that adjoins an external wall (not built to boundary) has an open-able window or door.

Plan of Development Table: Rear Loaded Terrace — 25 Deep		
General		
Building Height	2 storeys and 9.0m.	
Site Cover	85%	
Private Open Space	Minimum 15m² with a minimum dimension of 3.0m.	
Setbacks	Ground Floor	First Floor
Primary Frontage	2.0m	2.0m
Secondary Frontage – Corner Lots	1.5m	1.5m
Secondary Frontage – Corner Lots where sharing a boundary with a laneway or linear open space or ped link	0.9m	0.9m
Garage	0.5m	n/a
Rear	0.5m	0.0m
Side – Non Built to Boundary	0.9m	0.9m
Side – Built to Boundary	0.0m	0.0m Note 7
Parking, Garage and Driveway		
Minimum On-site Parking	1 space covered and enclosed. Single, tandem or double garages acceptable depending on lot width.	
Garage Location	Garages are to be located along built to boundary wall.	
Maximum Driveway Width (at lot boundary)	Minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas.	
Fencing		
Fencing – Street or Park Frontage	50% transparent or maximum 1.2m high	
Fencing – Laneway Frontage	Maximum 1.8m high screen fencing	



Not to scale at A3

Diagram Legend

- Maximum building envelope
- Mandatory built to boundary wall
- Optional built to boundary wall
- Single garage
- Double garage
- Optional single or double garage
- Alternativev location of optional single or double garage (for corner lots)
- Carport location (garden homes only)
- Preferred private open space location
- Alternative location of private open space (for lots adjoining BCA, and rear-loaded terraces)
- Preferred driveway location
- Lots impacted by potential acoustic requirements
- Preferred letter box location (rear-loaded products only)
- Primary frontage (rear-loaded products only)
- Residential entrance (fonzie products only)
- Bin pad location
- On-street car parking

Rear Loaded Terrace Allotments — 21m Deep

General

1. All relevant provisions of this Plan of Development must be satisfied prior to the issuance of a Building Approval.
2. Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Noise affected allotments are to be constructed as recommended in the endorsed Acoustic Report.

Building Height and Site Cover

4. The maximum building height is 9.0m and 2 storeys. Rooftop terraces are defined as a 'storey'.
5. Site cover for each lot is not to exceed the maximum site cover specified in the Plan of Development Table.

Setbacks

6. Setbacks are provided as per the Plan of Development Table.
7. 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.
8. Where built to boundary walls are not adopted, the standard setbacks apply as per the Plan of Development Table.
9. Setbacks are measured to the external face of the wall of the structure. Minor nib walls may encroach into the setback provided they are contained within the property boundary. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   a. The primary street frontage where eaves can abut the property boundary;
   b. The secondary frontage where eaves should not be closer than 750mm; and
   c. Walls that are built to boundary.
10. 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.

Private Open Space and Amenity

11. Private open space must be provided with minimum dimensions as specified in the Plan of Development Table. This area may take the form of an upper level balcony or rooftop terrace.
12. Buildings must be sited and designed to provide adequate visual privacy for neighbours where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
   a. a permanent window or balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
   b. a window has a sill height more than 1.5m above the adjacent floor level, or
   c. a window has obscure glazing below 1.5m.

Fencing

13. Fencing to be provided as per the Plan of Development Table.
14. If privacy screening is provided to the primary frontage, it 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.

Letterboxes, Parking and Driveways

15. Letterboxes for dwellings shall be located on the primary street frontage, or if fronting a park within the laneway.
16. A maximum of one driveway is permitted per lot.
17. Driveways should have the minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas for amenity planting.

Site Services and Bin Storage

18. All dwellings are to be designed to ensure the following there are no conflicts between services (electricity/ water) and pedestrian access to the front and rear of the lot, or vehicular access to the rear of the lot.
19. 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.
20. A dedicated area is provided within the lot to accommodate refuse bin storage and must be appropriately screened. This is preferred to be located outside of the garage, but accessible to, and screened from, the laneway. In the case of 4.6m wide lots, the bin storage area may be accommodated within the garage, provided the garage is appropriately dimensioned to ensure the bins can be removed whilst the car is parked in the garage.

Rainwater Tanks

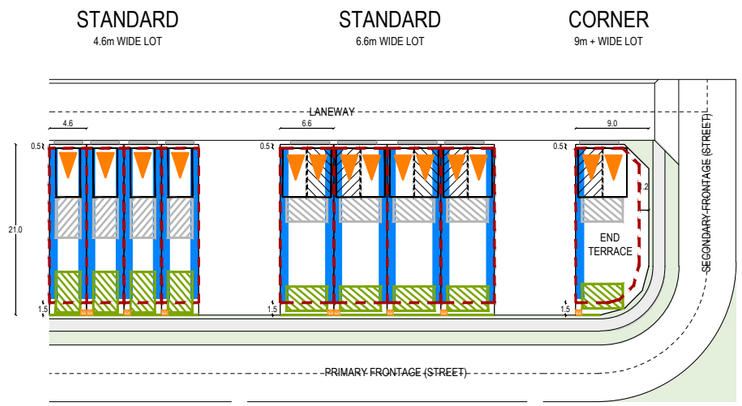
21. For lots <225m², no rainwater tank is required.

Facade Treatment, Passive Ventilation and Natural Light Provisions

22. 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.
23. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
24. The design of the dwelling must consider passive ventilation and natural light provision through a combination of the following elements:
   a. 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;
   b. each living area that adjoins an external wall (not built to boundary) has an open-able window or door.

Plan of Development Table: Rear Loaded Terrace — 21m Deep		
General		
Building Height	2 storeys and 9.0m.	
Site Cover	90%	
Private Open Space	2 bedroom dwelling: Minimum 9m² with a minimum dimension of 2.5m. 3+ bedroom dwellings: Minimum 12m² with a minimum dimension of 2.5m.	
Setbacks	Ground Floor	First Floor
Primary Frontage	1.5m	1.0m
Secondary Frontage – corner lots	1.2m	1.2m
Garage	0.5m	n/a
Rear	0.5m	0.0m
Side – Non Built to Boundary	0.9m	0.9m
Side – Built to Boundary	0.0m	0.0m
Parking, Garage and Driveway		
Minimum On-site Parking	1 space covered and enclosed. Single garages acceptable. Double garages permitted.	
Garage Location	Garages are to be located along built to boundary wall.	
Maximum Driveway Width (at lot boundary & where crossing the verge)	Minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas.	
Fencing		
Fencing – Primary Frontage	Fencing must be in the form of planter boxes and/or privacy screening.	
Fencing – Secondary Frontage	50% transparent or maximum 1.2m high	
Fencing – Lane	Maximum 1.8m high	

REAR LOADED TERRACE



Not to scale at A3

Diagram Legend

- Maximum building envelope
- Mandatory built to boundary wall
- Optional built to boundary wall
- Single garage
- Double garage
- Optional single or double garage
- Alternativev location of optional single or double garage (for corner lots)
- Carport location (garden homes only)
- Preferred private open space location
- Alternative location of private open space (for lots adjoining BCA, and rear-loaded terraces)
- Preferred driveway location
- Lots impacted by potential acoustic requirements
- Preferred letter box location (rear-loaded products only)
- Primary frontage (rear-loaded products only)
- Residential entrance (fonzie products only)
- Bin pad location
- On-street car parking

Urban Loft

General

1. All relevant provisions of this Plan of Development must be satisfied prior to the issuance of a Building Approval.
2. Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Noise affected allotments are to be constructed as recommended in the endorsed Acoustic Report.

Building Height and Site Cover

4. The maximum building height is 9.0m and 2 storeys. Rooftop terraces are defined as a 'storey'.
5. Site cover for each lot is not to exceed the maximum site cover specified in the Plan of Development Table.

Setbacks

6. Setbacks are provided as per the Plan of Development Table.
7. Setbacks are measured to the external face of the wall of the structure. Eaves may extend into the front, side and rear setbacks up to 450mm from the property boundary except in the case of:
   a. to a laneway: up to the property boundary;
   b. where a wall is built to boundary.
8. Upper floor setbacks must be in accordance with minimum ground floor setbacks.
9. 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.
10. Where built to boundary walls are not adopted, the standard setbacks apply as per the Plan of Development Table.

Private Open Space and Amenity

11. Private open space must be provided with minimum dimensions as specified in the Plan of Development Table. This area may take the form of an upper level balcony or rooftop terrace that is directly accessible from a living area.
12. Buildings must be sited and designed to provide adequate visual privacy for neighbours where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
    a. a permanent window or balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
    b. a window has a sill height more than 1.5m above the adjacent floor level, or
    c. a window has obscure glazing below 1.5m.

Fencing

13. Fencing to be provided as per the Plan of Development Table.

Parking and Driveways

14. Doubles garages are permitted. On Loft Type A lots, a double garage may only front the secondary street and on Loft Type B lot, only the laneway.
15. A maximum of one driveway is permitted per lot.
16. Driveways must avoid on street works, including dedicated parking bays, drainage inlets, service pillars and street planting
17. Driveways are to be a minimum distance of 6m from an intersection of one street with another street (not a laneway).
18. Parking spaces on driveways do not have to comply with gradients in AS2890.

Bin Storage and Services

19. Clothes drying areas must be located behind the main face of the dwelling and minimise the visual impact to the street.
20. A dedicated area is to be provided within the lot to accommodate refuse bin storage. Bin storage must be appropriately screened.

Façade Treatment and Passive Ventilation

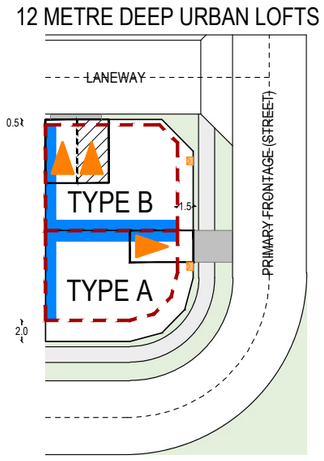
21. The primary frontage must comprise as least two different materials and at least one horizontal or vertical step in the façade.
22. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
23. The design of the dwelling must consider passive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

Rainwater Tanks

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

Plan of Development Table: Urban Loft				
	Urban Loft Type A		**Urban Loft Type B**	
General				
Building Height	2 storeys and 9.0m		2 storeys and 9.0m	
Site Cover	90%		95%	
Private Open Space	Minimum 8m² with minimum a dimension of 2.5m.		Minimum 8m² with a minimum dimension of 2.5m.	
Setbacks	Ground Floor	First Floor	Ground Floor	First Floor
Primary Frontage	1.5m [1]	1.5m	1.5m	1.5m [1]
Secondary Frontage – Corner Lots	2.0m	2.0m [1]	0.5m	0.5m
Garage	0.0m	n/a	0.0m	n/a
Rear	0.0m	0.0m	0.0m	0.0m
Side – Non Built to Boundary	n/a	n/a	n/a	n/a
Side – Built to Boundary	0.0m	0.0m	0.0m	0.0m
Parking, Garage and Driveway				
Minimum On-site Parking	1 space covered and enclosed. Single garage acceptable. Double garages are permitted only where fronting the secondary street.		1 space covered and enclosed. Single garage acceptable. Double garages are permitted only where fronting laneway.	
Garage Location	Garages are to be located along built to boundary wall.		Garages are to be located along built to boundary wall.	
Maximum Driveway Width (at lot boundary & where crossing the verge)	Single driveway: 3.0m Double driveway: 4.8m		Single driveway: 3.0m Double driveway: 4.8m	
Fencing				
Fencing – Primary Frontage	Maximum 1.2m high.		Maximum 1.2m high.	
Fencing – Secondary Frontage	Maximum 1.2m high.		Maximum 1.2m high.	

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



Not to scale at A3

Diagram Legend

- Maximum building envelope
- Mandatory built to boundary wall
- Optional built to boundary wall
- Single garage
- Double garage
- Optional single or double garage
- Alternativev location of optional single or double garage (for corner lots)
- Carport location (garden homes only)
- Preferred private open space location
- Alternative location of private open space (for lots adjoining BCA, and rear-loaded terraces)
- Preferred driveway location
- Lots impacted by potential acoustic requirements
- Preferred letter box location (rear-loaded products only)
- Primary frontage (rear-loaded products only)
- Residential entrance (fonzie products only)
- Bin pad location
- On-street car parking

Front Fonzie

General

1. All relevant provisions of this Plan of Development must be satisfied prior to the issuance of a Building Approval.
2. Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Noise affected allotments are to be constructed as recommended in the endorsed Acoustic Report.

Building Height and Site Cover

4. The maximum building height is 9.0m and 2 storeys. Rooftop terraces are defined as a 'storey'.
5. Site cover for each lot is not to exceed the maximum site cover specified in the Plan of Development Table.

Setbacks

6. Setbacks are provided as per the Plan of Development Table.
7. Setbacks are measured to the external face of the wall of the structure. Minor nib walls (required for fire protection purposes only) may encroach into the setback provided they are contained within the property boundary. 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 1500mm; and
   b. Walls that are built to boundary.
8. Upper floor setbacks must not exceed the minimum ground floor setbacks (including rooftop terraces).
9. 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.
10. Where built to boundary walls are not adopted, the standard setbacks apply as per the Plan of Development Table.
11. Roofedgatehousesandarchesarepermittedwithinthefront setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
    a. a maximum area of 4m²; and
    b. not more than 2m wide elevation to the street; and
    c. not more than 3m in height.

Private Open Space and Amenity

12. Private open space must be provided with minimum dimensions as specified in the Plan of Development Table and must be directly accessible from a living area. Where this space is provided in the form of an upper level balcony, a ground level courtyard must also be provided for cross ventilation and space for clothes drying.
13. Buildings must be sited and designed to provide adequate visual privacy for neighbours where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
    a. a permanent window or balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
    b. a window has a sill height more than 1.5m above the adjacent floor level, or
    c. a window has obscure glazing below 1.5m.

Fencing

14. Fencing to be provided as per the Plan of Development Table.

Letterboxes, Parking and Driveways

15. Letterboxes for dwellings shall be located on the primary street frontage, or if fronting a park within the laneway.
16. Parking spaces on driveways do not have to comply with gradients in AS2890.
17. A maximum of one driveway is permitted per lot.
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.
19. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
20. Driveways are to be a minimum distance of 6m from an intersection of one street with another street (not a laneway).

Bin Storage and Services

21. Dwellings are to be designed to ensure 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.
22. A dedicated area is provided within the lot to accommodate refuse bin storage. This is preferred to be located outside of the garage, but accessible to, and screened from, the laneway. In the case of Laneway Terrace Fonzie Front allotments, the bin storage area may be accommodated within or behind the garage, provided the garage is appropriately dimensioned to ensure the bins can be removed whilst the car is parked in the garage.

Façade Treatment, Passive Ventilation and Natural Light Provisions

23. The primary frontage must comprise as least two different materials and at least one horizontal or vertical step in the façade.
24. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
25. The design of the dwelling must consider passive ventilation and natural light provision through a combination of the following elements:
    a. 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;
    b. Each living area that adjoins an external wall (not built to boundary) must have an openable window or door.

Rainwater Tanks

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

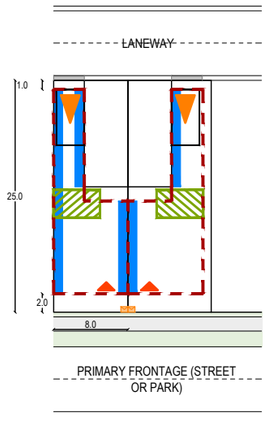
Secondary Dwellings Above Garage

27. Secondary Dwellings above garages are not permitted on Laneway Terrace Fonzie Front allotments.

Plan of Development Table: Front Fonzie		
General		
Building Height	2 storeys and 9.0m	
Site Cover	90%	
Private Open Space	Minimum 15m² with a minimum dimension of 2.5m.	
Setbacks	Ground Floor	First Floor
Primary Frontage	2.0m	2.0m
Secondary Frontage – Corner Lot Where secondary frontage shares a boundary with a laneway or linear open space or ped link	0.9m	0.9m
Garage	1.0m (mandatory 1)	n/a
Rear – Laneway	n/a	1.0m
Side – Non Built to Boundary		n/a
Side – Built to Boundary	0.0m	0.0m
Parking, Garage and Driveway		
Minimum On-site Parking	1 space covered and enclosed. Single garage acceptable.	
Garage Location	Garages are to be located along built to boundary wall.	
Maximum Driveway Width (at lot boundary & where crossing the verge)	Minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas.	
Fencing		
Fencing – Primary Frontage	50% transparent or maximum 1.2m high.	
Fencing – Lane	1.8m high screen fencing.	

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

FRONT FONZIE



Not to scale at A3

Diagram Legend

- Maximum building envelope
- Mandatory built to boundary wall
- Optional built to boundary wall
- Single garage
- Double garage
- Optional single or double garage
- Alternativev location of optional single or double garage (for corner lots)
- Carport location (garden homes only)
- Preferred private open space location
- Alternative location of private open space (for lots adjoining BCA, and rear-loaded terraces)
- Preferred driveway location
- Lots impacted by potential acoustic requirements
- Preferred letter box location (rear-loaded products only)
- Primary frontage (rear-loaded products only)
- Residential entrance (fonzie products only)
- Bin pad location
- On-street car parking

Rear Fonzie

General

1. All relevant provisions of this Plan of Development must be satisfied prior to the issuance of a Building Approval.
2. Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Noise affected allotments are to be constructed as recommended in the endorsed Acoustic Report.
4. Urban Fonzie allotments must only provide a one bedroom dwelling.

Building Height and Site Cover

5. The maximum building height is 9.0m and 2 storeys. Rooftop terraces are defined as a 'storey'.
6. Site cover for each lot is not to exceed the maximum site cover specified in the Plan of Development Table.

Setbacks

7. Setbacks are provided as per the Plan of Development Table.
8. Setbacks are measured to the external face of the wall of the structure. Eaves may encroach into the front, side and rear setbacks up to 450mm from the boundary except in the case of:
   a. To a laneway: up to the property boundary; and
   b. Walls that are built to boundary.
9. 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.
10. Where built to boundary walls are not adopted, the standard setbacks apply as per the Plan of Development Table.

Private Open Space and Amenity

11. Private open space must be provided with minimum dimensions as specified in the Plan of Development Table and must be accessible from a living area. This space may be roofed and may take the form of an upper floor balcony or rooftop terrace.
12. Buildings must be sited and designed to provide adequate visual privacy for neighbours where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
    a. a permanent window or balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
    b. a window has a sill height more than 1.5m above the adjacent floor level, or
    c. a window has obscure glazing below 1.5m.

Fencing

13. Fencing to be provided as per the Plan of Development Table.

Parking and Driveways

14. A maximum of one driveway crossover is permitted.

Bin Storage and Services

15. Bins must be stored within the garage. The garage must be appropriately dimensioned to ensure bins can be removed whilst the car is parked in the garage.
16. Clothes drying areas must be located behind the main façade of the dwelling.

Façade Treatment and Passive Ventilation

17. The primary frontage (facing the lane) must comprise at least two different materials and at least one horizontal or vertical step in the facade.
18. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
19. 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.
20. Dwelling design must include two openings to all habitable rooms. This can include the use of internal openings and louvered windows to facilitate cross ventilation.

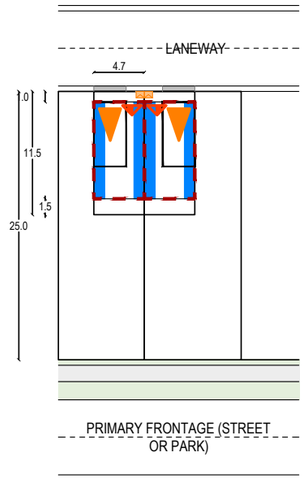
Rainwater Tanks

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

Plan of Development Table: Rear Fonzie		
General		
Building Height	2 storeys and 9.0m	
Site Cover	95%	
Private Open Space	Minimum 5m² with a minimum dimension of 1.2m.	
Setbacks	Ground Floor	First Floor
Primary Frontage – Laneway	1.0m	1.2m
Garage	1.0m (mandatory 1)	n/a
Rear	1.5m	1.5m
Side – Non Built to Boundary	n/a	n/a
Side – Built to Boundary	0.0m	0.0m
Parking, Garage and Driveway		
Minimum On-site Parking	1 space covered and enclosed. Single garage acceptable.	
Garage Location	Garages are to be located along built to boundary wall.	
Maximum Driveway Width (at lot boundary & where crossing the verge)	Maximum 3.0m	
Fencing		
Fencing – Rear Boundary	1.8m high screen fencing must be provided.	

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

REAR FONZIE



Not to scale at A3

Diagram Legend

- Maximum building envelope
- Mandatory built to boundary wall
- Optional built to boundary wall
- Single garage
- Double garage
- Optional single or double garage
- Alternativev location of optional single or double garage (for corner lots)
- Carport location (garden homes only)
- Preferred private open space location
- Alternative location of private open space (for lots adjoining BCA, and rear-loaded terraces)
- Preferred driveway location
- Lots impacted by potential acoustic requirements
- Preferred letter box location (rear-loaded products only)
- Primary frontage (rear-loaded products only)
- Residential entrance (fonzie products only)
- Bin pad location
- On-street car parking

Garden Home Allotment

General

1. All relevant provisions of this Plan of Development must be satisfied prior to the issuance of a Building Approval.
2. Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Noise affected allotments are to be constructed as recommended in the endorsed Acoustic Report.

Building Height and Site Cover

4. The maximum building height is 9.0m and 2 storeys. Rooftop terraces are defined as a 'storey'.
5. Site cover for each lot is not to exceed the maximum site cover specified in the Plan of Development Table.

Setbacks

6. Setbacks are provided as per the Plan of Development Table.
7. Setbacks are measured to the external face of the wall of the structure. Eaves may extend into the side and rear setbacks up to 450mm from the boundary. Eaves may extend up to 1000mm from the front boundary.
8. Dwellings on corner lots must address both the primary and secondary streets. The design of the dwelling fronting the secondary street must include one major opening facing the street and is to present as an extension of the front elevation for a minimum of 3.0m behind the dwelling alignment along the secondary street.
9. 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.
10. Where built to boundary walls are not adopted, the standard setbacks apply as per the Plan of Development Table.
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. a maximum area of 4m²; and
    b. not more than 2m wide elevation to the street; and
    c. not more than 3m in height.

Private Open Space and Amenity

12. Private open space may be roofed and must be directly accessible from a living area with minimum dimensions as specified in the Plan of Development Table.
13. Buildings must be sited and designed to provide adequate visual privacy for neighbours where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
    a. a permanent window or balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
    b. a window has a sill height more than 1.5m above the adjacent floor level, or
    c. a window has obscure glazing below 1.5m.

Fencing

14. Fencing to be provided as per the Plan of Development Table.

Parking and Driveways

15. A maximum of one driveway is permitted per lot.
16. Driveways must avoid on street works, including dedicated parking bays, drainage inlets, service pillars and street planting.
17. Driveways are to be a minimum distance of 6m from an intersection of one street with another street (not a laneway).
18. Parking spaces and driveways do not have to comply with gradients in AS2890.

Bin Storage and Services

19. A dedicated area is provided within the lot to accommodate bin storage and must be appropriately screened.
20. Clothes drying areas must be located behind the main façade of the dwelling.

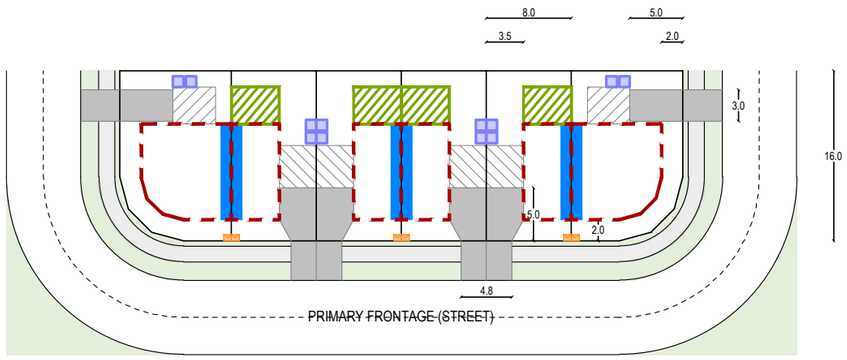
Rainwater Tanks

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

Plan of Development Table: Garden Home Allotment				
	Garden Home (Mid-grid)		**Garden Home (Corner)**	
General				
Building Height	2 storeys and 9.0m		2 storeys and 9.0m	
Site Cover	55%		55%	
Private Open Space	2 bedroom dwelling: Minimum 9m² with a minimum dimension of 2.5m. 3 bedroom dwelling: Minimum 12m² with a minimum dimension of 2.5m.		2 bedroom dwelling: Minimum 9m² with a minimum dimension of 2.5m. 3 bedroom dwelling: Minimum 12m² with a minimum dimension of 2.5m.	
Setbacks	Ground Floor	First Floor	Ground Floor	First Floor
Primary Frontage	2.0m	2.0m	2.0m	2.0m
Secondary Frontage – Corner Lots	n/a	n/a	2.0m	2.0m [1]
Garage or Carport – Primary Frontage	5.0m	n/a	5.0m	n/a
Rear	1.5m	1.5m [1]	1.5m	1.5m [1]
Side – Non Built to Boundary	3.5m	3.5m	n/a	n/a
Side – Built to Boundary	0.0m	0.0m	0.0m	0.0m
Side – Garage or Carport	0.0m	n/a	1.5m	n/a
Parking, Garage and Driveway				
Minimum On-site Parking	1 space covered. Second car park may be provided in tandem and uncovered.		1 space covered. Second car park may be provided in tandem and uncovered.	
Maximum Driveway Width	Single driveway: 3.0m Where a shared driveway with adjoining lot: 4.8m		Single driveway: 3.0m	
Fencing				
Fencing – Street Frontages	50% transparent or maximum 1.5m high.		50% transparent or maximum 1.5m high.	

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

16 METRE DEEP GARDEN HOMES



Not to scale at A3

Diagram Legend

- Maximum building envelope
- Mandatory built to boundary wall
- Optional built to boundary wall
- Single garage
- Double garage
- Optional single or double garage
- Alternativev location of optional single or double garage (for corner lots)
- Carport location (garden homes only)
- Preferred private open space location
- Alternative location of private open space (for lots adjoining BCA, and rear-loaded terraces)
- Preferred driveway location
- Lots impacted by potential acoustic requirements
- Preferred letter box location (rear-loaded products only)
- Primary frontage (rear-loaded products only)
- Residential entrance (fonzie products only)
- Bin pad location
- On-street car parking

Appendix D
Approved Advertising Devices

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 MEDQ, 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 an Estate Entry Sign or a Billboard Sign; or
    b. Fifteen (15) years from the date the approval is granted or once the last residential lot is sold within the estate, whichever is earliest, where a Pylon Identification Sign (15 year duration); or
    c. 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 duration) or a Flagpole Sign;
    d. Five (5) 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 H Frame (3-5 year duration);

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 50m^2;
    f. Is a maximum height of 6 metres.
7. A Billboard Sign or Pylon Identification Sign is permitted where complying with the following Criteria:
    a. Is mounted as freestanding structure in a landscape environment;
    b. Does not project beyond the front alignment of the site;
    c. 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 of view;
    d. Has a maximum thickness not exceeding 75mm per metre of height above ground level; and
    e. Is permitted up to a maximum height of 15 metres and a maximum signface area of 43m^2 per signface;
8. A Flagpole Sign (Builder Panel Pole and Banner Pole Signs) is permitted where complying with the following criteria:
    a. is limited to one (1) flag per 10 metres of street frontage;
    b. does not exceed a maximum signface area of 2.5m^2;
    c. does not exceed a maximum height of 5 metres above ground level;

Where a Flagpole Sign - Builder Panel Pole, the following additional criteria apply:

    a. is limited to a maximum of one (1) per lot;
    b. sign is not to be in place for more than 2.5 years after erection;
    c. must be erected in association with a display home; and
    d. only permitted within extent of display village.
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 Halls Creek.
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

Legend:

- Early Release Area boundary
- Estate Entry Sign
- Pylon Identification Sign (10 year duration)
- Permanent Pylon Identification Sign (15 year duration)
- Billboard (to be illuminated) (15 year duration)
- H-Frames (3-5 year duration)

DISPLAY VILLAGE
OPEN SPACE

SALES OFFICE
LOCATION

Legend:

- Early Release Area boundary
- Display Village boundary
- Pylon Identification Sign (10 year duration)
- Permanent Pylon Identification Sign (15 year duration)
- H-Frames (3-5 year duration)
- Flagpole Sign - Builder Panel Pole
- Flagpole Sign - Banner Pole Signs

Appendix E
Temporary Sales and Display Village Plan of Development

DISPLAY VILLAGE 1 & 2

SALES OFFICE & OPEN SPACE

DISPLAY VILLAGE 2

21 DISPLAY ALLOTMENTS

DISPLAY VILLAGE 1

20 DISPLAY ALLOTMENTS

NOT INCLUDED IN DISPLAY VILLAGE

NOT INCLUDED IN DISPLAY VILLAGE

LEGEND:

- Indicative boundary / extent of display village
- Indicative staging of display village 1 and 2
- Display village allotments
- Temporary sales office allotment
  (Sales office, cafe, car parking, playground, ancillary uses and additional landscaped areas. Uses are to be vacated once display village ceases to operating and become occupied)
- Temporary sales office
- Temporary signage
- Temporary pocket park
  (Created with first display village)
- Temporary display village car parking
  (Sales office parking and builders / sales representatives parking)
- Access to display village car parking

Appendix F
Definitions

Use Definitions

Advertising Device

Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.

Child Care Centre

Means the use of premises for the care, education and minding, but not residence, of children.

Community Residence

Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.

Dwelling House

Means a residential use of premises involving one dwelling and any domestic outbuildings associated with the dwelling. The use may include a secondary dwelling which is subordinate to the primary dwelling.

Dual Occupancy (Duplex)

Means a residential use of premises involving 2 dwellings (whether attached or detached) on a single lot or on separate lots that share a common property and any domestic outbuildings associated with the dwellings.

Display Home

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

Bulk Landscape Supplies

Means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.

Food and Drink Outlet

Means the use of premises for preparing and selling food and drink for consumption on or off the premises. The use may include providing liquor for consumption on or off the premises where ancillary to the primary use.

Garden Centre

Means the use of premises for selling plants and/or selling gardening and landscape products and supplies that are mainly in pre-packaged form. The use may include a food and drink outlet that is ancillary to the primary use.

Hardware and Trade Supplies

Means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.

Health Care Service

Means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

Home Based Business

A dwelling used for a business activity where subordinate to the residential use.

Indoor Sport and Recreation

Means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.

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.

Multiple Dwelling

Means a residential use of premises involving 3 or more dwellings, whether attached or detached.

Office

Means the use of premises for providing an administrative, financial, management or secretarial service or function, providing business or professional advice or services. The use does not include the use of premises for making, selling or hiring goods.

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.

Park

Means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.

Research and Technology Industry

Means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.

Sales Office

Means the use of premises for the temporary display of land parcels or buildings that are for sale or proposed to be sold or can be won as a prize in a competition.

Service Industry

Means the use of premises for an industrial activity that does not result in off-site air, noise or odour emissions; and is suitable for location with other non-industrial uses.

Shop

Means the use of premises for displaying, selling or hiring goods, or providing personal services or betting to the public.

Shopping Centre

Shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.

Showroom

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

a. a large area for handling, display or storage; and
b. direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods.

Veterinary Service

Means the use of premises for the medical or surgical treatment of animals. The use may include the short-term stay of animals, if ancillary to the primary use.

Warehouse

Means the use of premises for storing or distributing goods, whether or not carried out in a building. The use may include the wholesale of goods where ancillary to the primary use.

Wholesale Nursery

Means the use of premises for the wholesale of plants grown on or next to the premises. The use may include selling gardening materials where ancillary to the primary use.

Administrative Definitions

The administrative definitions in Schedule 1 of the Sunshine Coast Planning Scheme 2014, as amended or replaced from time to time, apply.

Aura South

Plan of
Development