


RPS

Caloundra South

Northern Locality – Precinct 2 & Part of Precinct 6

Plan of Development

10th February 2015

AMENDED IN RED

12 FEB 2015

By:  (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

12 FEB 2015

MEDQ

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I Explanatory Content

I.1 Plan of Development Purpose

- 1.1.1 This Plan of Development (PoD) has been prepared in accordance with the requirements of the approved Caloundra South Master Plan (Approved 15 June 2012) and will direct the development of land included within the Northern Locality – Precinct 2 & Part of Precinct 6 of the Master Plan.
- 1.1.2 This PoD refines the outcomes approved in the Master Plan.
- 1.1.3 This PoD describes the development that may occur within the Northern Locality – Precinct 2 & Part of Precinct 6 and the assessment criteria and / or approved plans that development must meet in any future assessment process.
- 1.1.4 The Caloundra South Urban Development Area Development Scheme (approved October 2011) sets the Vision for this community. The Caloundra South Master Plan identifies a range of principles, land use areas, localities and precinct entitlements and obligations. This PoD provides the instrument for the delivery of development that seeks to achieve the Vision and Principles outlined by these two documents.
- 1.1.5 If development is not in accordance with this PoD, it is to be assessed against the Caloundra South Urban Development Area Development Scheme (approved October 2011) and the Caloundra South Master Plan (15 June 2012).

I.2 Land to which this PoD Relates

- 1.2.1 This Plan of Development relates to that part of the Caloundra South Master Plan described as the Northern Locality – Precinct 2 & Part of Precinct 6 by the Caloundra South Master Plan (15 June 2012). **Figure 1 – Land to which this PoD relates** shows the boundary (defined by extent of the PoD area highlighted in red) of the land to which this PoD relates.

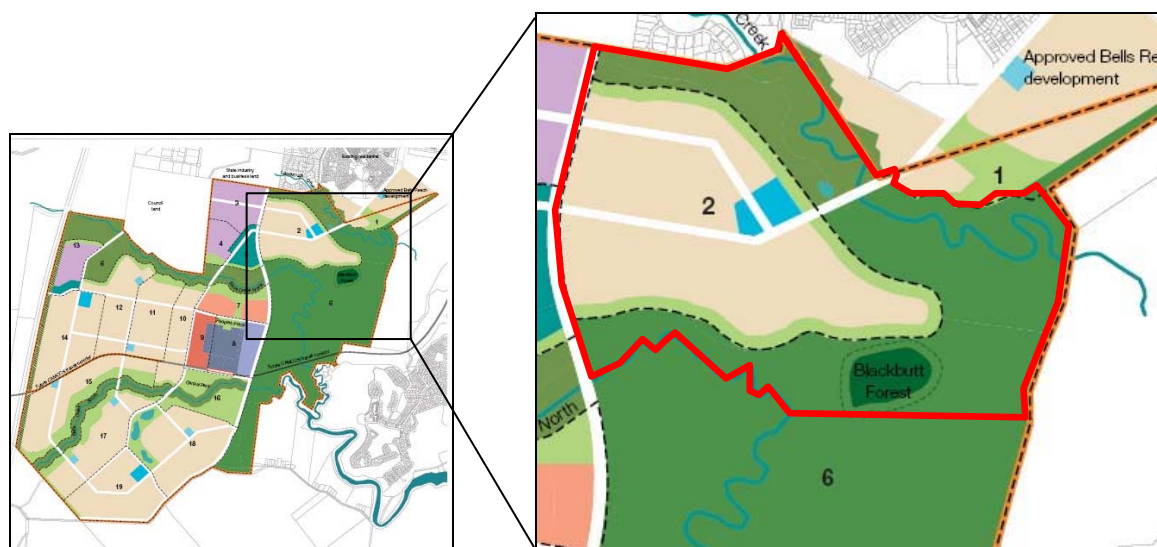


FIGURE 1 LAND TO WHICH THIS POD RELATES (EXTRACT FROM APPROVED CALOUNDRA SOUTH MASTER PLAN)

I.3 Interpretation

- 1.3.1 Terms used in this PoD have the meaning assigned to those terms by the Economic Development Act (ED) 2012, the Caloundra South Development Scheme 2011 and Part 13

of the Caloundra South Master Plan (as amended in red 15 June 2012). If there are any inconsistencies between the definitions in these documents, the inconsistency is to be resolved by using the definition contained in the documents in the following order:-

- (a) the ED Act; or if there is no definition in the ED Act;
- (b) the Caloundra South UDA Development Scheme; or if there is no definition in the Caloundra South UDA Development Scheme,
- (c) Part 13 of the Caloundra South Master Plan (as amended in red 15 June 2012); or if there is no definition in Part 13 of the Caloundra South Master Plan (as amended in red 15 June 2012),
- (d) the definitions in **Appendix A** of this PoD.

1.3.2 A reference in the PoD to a specific resource document or standard means the current version of that resource document or standard.

1.3.3 A reference in the PoD to the Department of State Development Infrastructure and Planning (DSDIP) is taken to be a reference to a Nominated Assessing Authority pursuant to section 88 of the ED Act for a PDA development condition or approval.

1.4 Relationship to Other Legislation

1.4.1 The Council's Planning Scheme only applies to the extent it is adopted into the Development Scheme and Master Plan approval and then only to the extent the provisions so adopted are consistent with the PDA Development Scheme.

1.5 Explanation of Plan of Development Structure and Assessment Process

The PoD consists of the components outlined by **Table 1 – Plan of Development Structure** below.

TABLE 1 PLAN OF DEVELOPMENT STRUCTURE

SECTION		EXPLANATION
Providing non-statutory context and understanding of the PoD and how it is to be used	Section 1 Explanatory Content	This section includes general explanatory content regarding the site and how the PoD document is used, including:- - Relationship to all heads of power; - Structure of PoD; - How future assessment processes work; - The purpose of this document; - Land to which this PoD relates; - Rules for interpretation; and - The relationship of this PoD to other legislation.
Providing Development criteria and plans that form the statutory element of the PoD	Section 2 Approved Development (No Further Assessment)	This section outlines all development that is Approved Development (No Further Assessment) where in accordance with plans and criteria outlined in the PoD.
	Section 3 Approved Development (Compliance Assessment)	This section outlines all development that is Approved Development that can be considered through Compliance Assessment. This section is organised by sub-precinct and outlines the plans and criteria that are to be used in the compliance assessment process.

1.5.1 Overall Operation of this PoD and Relationships to Other Approvals

This PoD forms one element of the overall approval framework relevant to the Northern Locality – Precinct 2 & Part of Precinct 6.

The relationship of this PoD to other approvals or statutory obligations is outlined by **Figure 2 – PoD Relationships and Operational Overview**. This figure also provides a summary of the way in which future development can occur over the Northern Locality – Precinct 2 & Part of Precinct 6, which are:-

1. **Approved Development (No Further Assessment):** development in accordance with Plans and Development Controls comprising Exempt development, which may proceed to operational works and building works approvals; and
2. **Approved Development (Compliance Assessment):** development in accordance with the PoD subject to Compliance Assessment Process.

Further detail regarding each of these processes is outlined by **Section 1.5.2 Future Development Delivery Processes**.

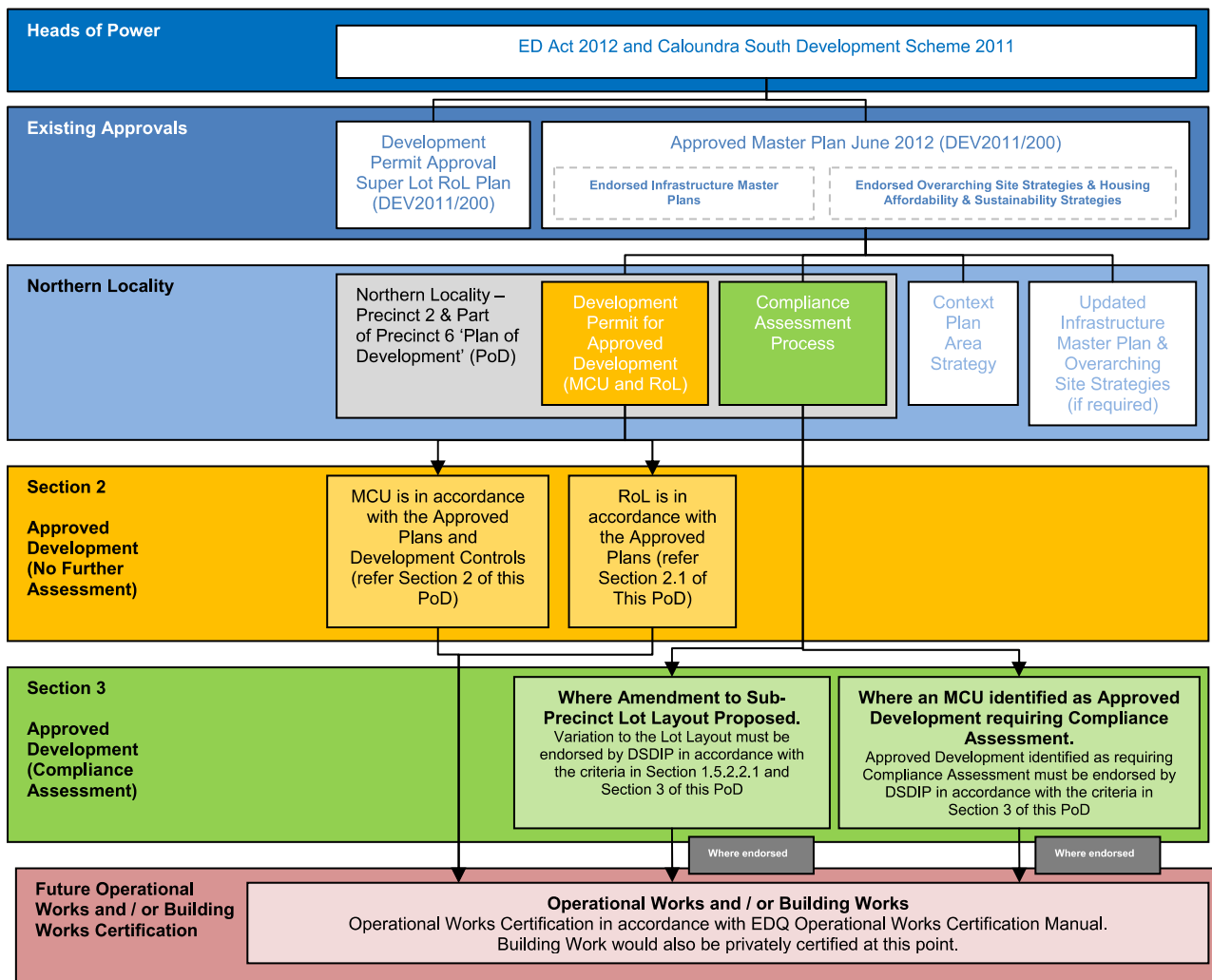


FIGURE 2 POD RELATIONSHIP AND OPERATIONAL OVERVIEW

1.5.2 Future Development Delivery Processes

1.5.2.1 Approved Development (No Further Assessment)

Development within this section that is in accordance with the PoD is Exempt development and may proceed to operational works and building works approvals.

A summary of this process and its intended operation is provided by **Table 2 – Approved Development (No Further Assessment) Process Summary** and **Figure 3 – Approved Development (No Further Assessment) Operation**.

TABLE 2 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) PROCESS SUMMARY

Section	What is the content?	When does this section apply?	How does it work?	Who administers the process?	Why is this process needed?
Section 2 For development in accordance with the PoD that is exempt from further assessment.	This section includes:- - Approved Plans for Reconfiguring a Lot; and - Approved Plans and development controls for approved uses.	Applies to development identified as Approved Development (No Further Assessment) for both Reconfiguring a Lot and Material Change of Use in Section 2 .	Approved Development (No Further Assessment) is development that is exempt from further assessment where in accordance with approved plans and development controls.	Development in accordance with these plans and controls will proceed to certification of operational works and building works.	This section identifies development that does not need to undertake a Compliance Assessment process.

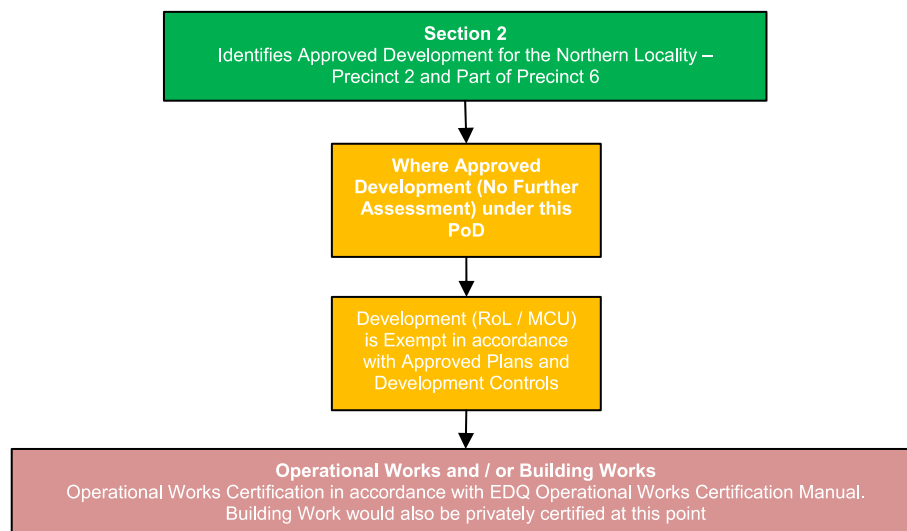


FIGURE 3 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) OPERATION

1.5.2.2 Approved Development (Compliance Assessment)

Approved Development (Compliance Assessment) means the process of having Development plans, works, documents, reports, strategies or the like endorsed by DSDIP.

A summary of this process and its intended operation is provided by **Table 3 – Approved Development (Compliance Assessment) Process Summary** and **Figure 4 – Approved Development (Compliance Assessment) Operation**.

TABLE 3 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) PROCESS SUMMARY

Section	What is the content?	When does this section apply?	How does it work?	Who administers the process?	Why is this process needed?
Section 3 For development in accordance with the PoD that is Approved Development subject to Compliance Assessment.	This section is organised by sub-precinct and includes:- ▪ Sub-precinct intent statements; ▪ Uses that are Approved Development subject to Compliance Assessment; ▪ Sub-precinct design criteria; ▪ Criteria for changes to the Reconfiguring a Lot Layout; and ▪ Specific Use Criteria.	Applies to development identified as Approved Development subject to Compliance Assessment in the relevant sub-precinct in Section 3 .	'Compliance Assessment' refers to the assessment process undertaken by DSDIP and administered by way of a Development Approval for a PDA Development Application.	Administered by DSDIP.	This section is intended to facilitate future compliance assessment. Its benefits are:- ▪ a more efficient planning process; ▪ flexibility for Stockland and the community; and ▪ it resolves detailed design and technical requirements

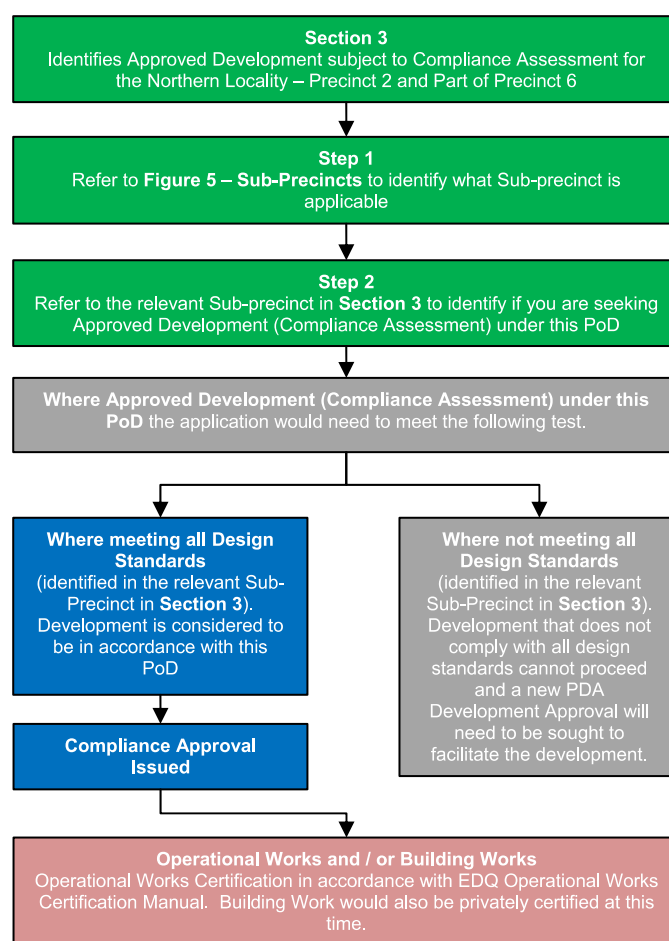


FIGURE 4 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) OPERATION

1.5.2.2.I Variation to Approved Reconfiguration of a Lot

A RoL is Approved Development (No Further Assessment) where in accordance with plans in Section 2.1 of this PoD.

The following criteria must be met for any variation to the lot layout to be endorsed by DSDIP pursuant to the Approved Development (Compliance Assessment) process set out in **section 1.5.2.2**:

1. Any variation to lot layout must be in accordance with the criteria and plans outlined in **Section 3**;
2. Any variation to lot layout must be accompanied by updated Plans of Development for uses identified in **Section 2.2, Section 2.3, Section 2.5, Section 2.6, Section 2.8 and Section 2.9** as Approved Development (No Further Assessment) which reflect the amended lot layout.

To remove any doubt, it is confirmed that updated Plans of Development endorsed by DSDIP as part of any request to vary the lot layout replace (where applicable) the existing plans and / or controls in **Section 2.2, Section 2.3, Section 2.5, Section 2.6, Section 2.8 and Section 2.9** of this PoD. Development undertaken in accordance with any updated Plan of Development endorsed by DSDIP is taken to be Approved Development (No Further Assessment).

3. The variation must occur before the survey plan is endorsed for the respective stage or super lot;
4. Fixed elements identified by **Sections 3.1 to 3.6** of the PoD cannot be changed or altered by a variation to lot layout.

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

- A Short form Planning Report;
- An updated Reconfiguring a Lot Plan for the respective stage of development;
- Updated Plans of Development for uses identified in **Section 2.2, Section 2.3, Section 2.5, Section 2.6, Section 2.8** and **Section 2.9** as Approved Development (No Further Assessment) where affected by the amended lot layout;
- Updated Transport Technical Advice (where relevant);
- Updated Civil, Drainage & WSUD Assessments (where relevant); and
- Demonstration that the variation is consistent with requirements of any Overarching Site Strategy or Infrastructure Mater Plan.

2 Approved Development (No Further Assessment)

This section of the PoD applies to development that is exempt from further assessment where in accordance with the plans and development controls outlined by this section and may proceed to operational works and building works approvals.

The relevant process is further explained by **Section 1 – Explanatory Content** of this PoD. This section of the PoD is relevant to the following:

1. Reconfiguring a Lot;
2. Advertising Devices;
3. Car Park (where associated with Display Home and / or Sales Office);
4. Home Based Business;
5. House or Display Home;
6. Multiple Residential (duplex);
7. Park;
8. Sales Office (where not greater than 400m²)¹; and
9. Telecommunications Facility.

This section includes the following components:

1. Reconfiguring a Lot Plans;
2. Plans and development controls for Advertising Devices;
3. Plans and development controls for a Car Park (where associated with a Display Home and / or Sales Office);
4. Development controls for Home Based Business;
5. Plans and development controls for House or Display Home;
6. Plans and development controls for Multiple Residential (duplex);
7. Development controls for Park;
8. Plans and Development controls for Sales Office (where not greater than 400m²);
9. Plans and development controls for Telecommunications Facility.

2.1 Reconfiguring a Lot

Reconfiguring a Lot plans have been prepared for the Northern Locality – Precinct 2 & Part of Precinct 6 which reflect the proposed lot layout. These plans are included in **Appendix B** and **Appendix C** of the PoD.

¹ It is noted that a Sales Office, where not greater than 150m² is Exempt development under the Development Scheme

Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and plan sealing.

Section 3 outlines the plans and criteria that apply to any request to vary the lot layout in accordance with the Approved Development (Compliance Assessment) process outlined in **Section 1.5.2.2** of this PoD.

Any variation to lot layout must be accompanied by updated Plans of Development for uses identified in **Section 2.2, Section 2.3, Section 2.5, Section 2.6, Section 2.8** and **Section 2.9** as Approved Development (No Further Assessment) to be endorsed by DSDIP.

Updated Plans of Development endorsed by DSDIP as part of any request to vary the lot layout in accordance with the Approved Development (Compliance Assessment) process replace (where applicable) the existing plans and / or controls in **Section 2.2, Section 2.3, Section 2.5, Section 2.6, Section 2.8** and **Section 2.9** of this PoD. Development undertaken in accordance with any updated Plan of Development endorsed by DSDIP is taken to be Approved Development (No Further Assessment).

2.2 Advertising Devices

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

Refer to **Section 1 – Explanatory Content** of this PoD for a further explanation.

TABLE 4 – ADVERTISING DEVICES CONTROLS

Advertising Devices Requirements
- Advertising Devices are located and designed generally in accordance with the approved PoD included in Appendix D; OR - Advertising Devices are to be designed generally in accordance with the Planning Scheme requirements as set out in the Development Scheme.

2.3 Car Park (where associated with a Display Home and / or Sales Office)

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

- the land is identified as a 'Possible Display Village' or 'Potential Sales Office' as identified on the approved RoL Staging Plan included at **Appendix C**; and
- the use is provided in conjunction with a Display Home and / or Sales Office.

Refer to **Section 1 – Explanatory Content** in this PoD for a further explanation.

2.4 Home Based Business

A Home Based Business is exempt development where the use is in accordance with the provisions of the Home Based Business definition in Schedule 2 of the Caloundra South Urban Development Area Development Scheme.

2.5 House or Display Home

A House or Display Home in accordance with the plans and controls in **Table 5 – House or Display Home**

Controls is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works.

Refer to **Section 1 – Explanatory Content** of this PoD for a further explanation.

TABLE 5 – HOUSE OR DISPLAY HOME CONTROLS

House or Display Home Controls	
Development for a House or Display Home is generally in accordance with the approved PoD Plans in Appendix E and Appendix F .	

2.6 Multiple Residential (duplex)

Multiple Residential (duplex) is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works, where:

- the land is identified as a 'Permissible Multiple Residential (Duplex Lot)' as identified on the approved PoD Plans included at **Appendix E**;
- development is generally in accordance with the approved PoD Plans in **Appendix E** and **Appendix F**;
- each dwelling has an individual design and layout that is not a mirror image of the adjoining dwelling and includes distinct external design elements (e.g. variations in roof line, facade treatment or position of main entrances and garages, window treatments and shading devices).

Refer to **Section 1 – Explanatory Content** in this PoD for a further explanation.

2.7 Park

A Park is exempt development in accordance with Schedule 1 of the Caloundra South Urban Development Area Development Scheme and can proceed to certification of operational works and building works.

2.8 Sales Office

A Sales Office is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works, where:-

- the land is identified as a 'Potential Sales Office Lot' as identified on the approved RoL Staging Plan included at **Appendix C**;
- the use is in accordance with the controls in **Table 6 – Sales Office Controls**.

Refer to **Section 1 – Explanatory Content** in this PoD for a further explanation.

TABLE 6 – SALES OFFICE CONTROLS

Sales Office Controls	
Gross Floor Area	The Sales Office has a maximum gross floor area of 400m ² .
Hours of Operation	The hours of operation of the sales office do not commence before 8.00am or

Sales Office Controls	
	extend later than 6.00pm.
Landscaping and Fencing	(a) Private and public open space areas are turfed and landscaped; (b) A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.
Temporary Buildings and Structures	Any temporary building or structure associated with the operation of the sales office, or ancillary trade display operating on the subject land, 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.
Parking and Access	On site vehicle parking is provided at the rates outlined in Appendix H .
Public Convenience Facilities	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.

2.9 Telecommunications Facility

A Telecommunications Facility in accordance with the plans and controls in **Table 7 – Telecommunications Facility Controls** is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works.

Refer to **Section 1 – Explanatory Content** of this PoD for a further explanation.

TABLE 7 – TELECOMMUNICATIONS FACILITY CONTROLS

Telecommunications Facilities Requirements
Freestanding Telecommunications facilities are to be located and designed generally in accordance with the approved PoD plan contained within Appendix G .

3 Approved Development (Compliance Assessment)

3.1 Introduction

This section provides the Design Criteria for Approved Development (Compliance Assessment) for development under the process outlined in **Section 1 – Explanatory Content** to this PoD.

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

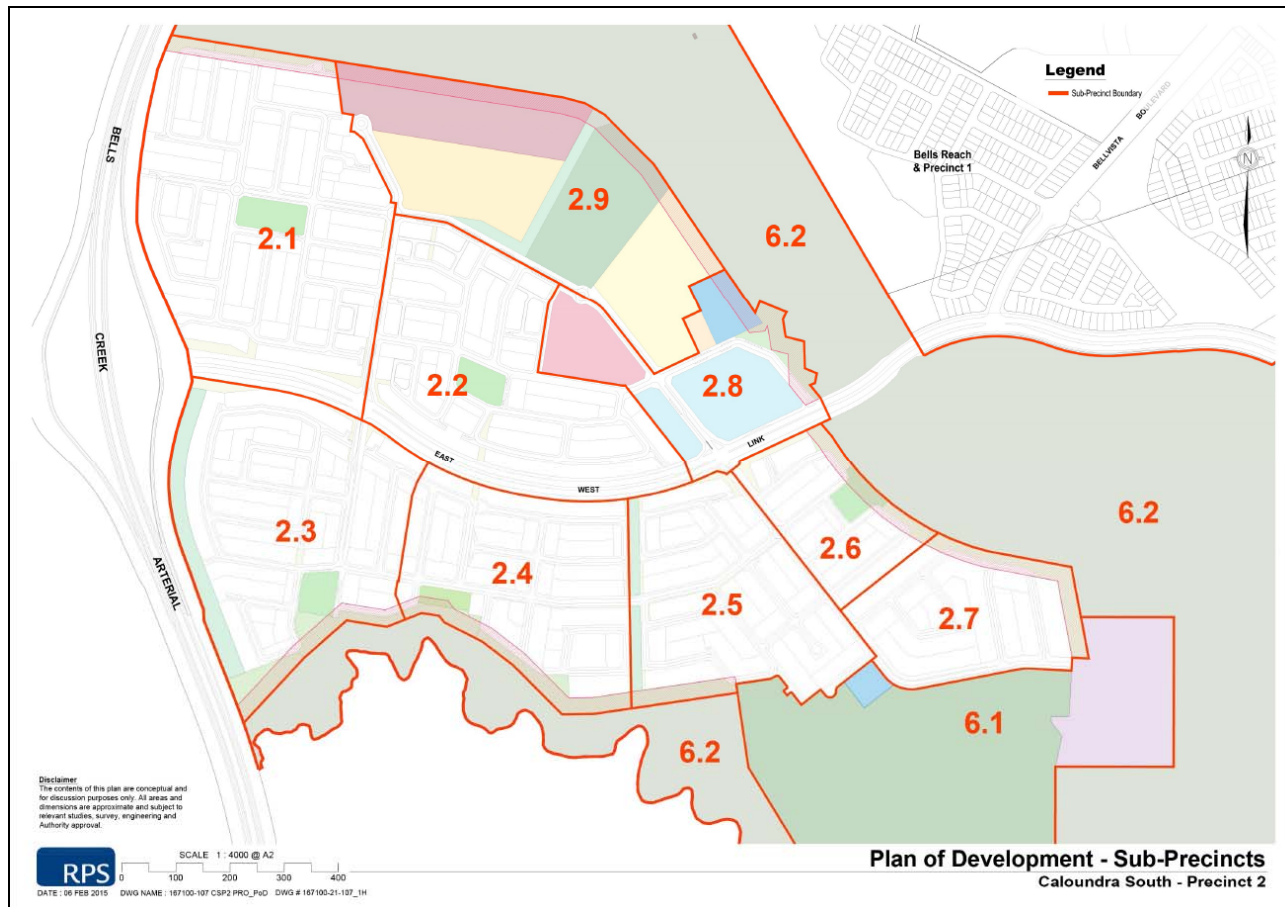


FIGURE 5 SUB PRECINCTS

This section of the PoD includes the following components for each Sub-Precinct:

1. a statement of overall intent;
2. uses that are Approved Development subject to Compliance Assessment;
3. specific design criteria; and
4. criteria for change to the Reconfiguring a Lot Layout.

This section also includes Compliance Assessment requirements which apply to all Sub-precincts for specific uses.

3.2 Sub-Precinct 2.1 – North Western Neighbourhood and Sub-Precinct 2.2 – Central Neighbourhood

3.2.1 Sub-Precinct Intent

These sub-precincts comprise a mix of residential development including multiple residential and other residential, but will comprise predominantly of detached dwelling houses. Residential development within the sub-precincts is to target yields of 420 residential allotments within Sub-Precinct 2.1 and 291 residential allotments within Sub-precinct 2.2.

Small scale non-residential uses are also located throughout the sub-precincts however these uses are of a size which does not compete with the role and function of the District Centre within Sub-precinct 2.8.

The built form of the sub-precinct reflects the residential nature of the area and is low-medium rise. Building design positively contributes to the visual amenity of the sub-precinct, with built form addressing the street and promoting overlooking of the street to maximise casual surveillance.

Public realm within the sub-precinct comprises centrally located neighbourhood parks which provide for passive recreation opportunities for residents. A lifestyle buffer is also to be provided along the northern boundary of Sub-precinct 2.1 as a buffer to ecological corridors.

Vehicular access to the higher order road network within the sub-precinct is limited to a small number of locations to ensure the streets are promoted for use by pedestrians and cyclists. Vehicular access and car parking for non-residential uses ensures its location and design do not create amenity impacts on surrounding residential dwellings.

3.2.2 Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for Sub-precincts 2.1 and 2.2 are outlined in **Table 8** below.

TABLE 8 – USES FOR SUB-PRECINCTS 2.1 and 2.2

Land Uses
Uses Subject to Compliance Assessment
Multiple Residential (other than duplex) and only where within a superlot approved in a change to Approved Reconfiguration a Lot Layout as permitted under this Plan of Development. Other residential (retirement living only) and only where within a superlot approved in a change to Approved Reconfiguration a Lot Layout as permitted under this Plan of Development.
When located where shown in Appendix E – Plan of Development Small Non-residential Nodes and Business: • Business:- - up to a maximum of 250m² GFA; and - not extending an existing centre, approved Business, Food premises or Shop. • Food Premises:- - up to a maximum of 250m² GFA; and - not extending an existing centre, approved Business, Food premises or Shop. • Shop:- - up to a maximum of 250m² GFA; and

Land Uses
- not extending an existing centre, approved Business, Food premises or Shop.

3.2.3 Specific Design Criteria

Applications for Compliance Assessment in Sub-precincts 2.1 and 2.2 are required to be assessed against and fulfil the Design Standards identified in **Table 9**.

TABLE 9 – DESIGN STANDARDS FOR SUB PRECINCTS 2.1 AND 2.2

Element	Design Standard
USE	DS1.1 Land uses comprise the uses specified for the sub-precinct in Table 8. DS1.2 In addition to the following Sub-precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria.
PARKING AND ACCESS	DS2.1 On site vehicle parking is provided at the rates outlined in Appendix H. DS2.2 Where possible, development provides for shared or multiple use of car parking areas, particularly large car parking areas:- (a) at times when car parking areas would otherwise not be occupied (e.g. weekends); and (b) when car parking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive).
ENVIRONMENT	DS3.1 All rainwater tanks to residential dwellings are designed to ensure that 50% of rainwater is captured from the roof, to the purpose of supplying water to toilets, laundry, and hot water and have a connection for external usage. DS3.2 All rain tanks to residential dwellings are to be a minimum 5,000 litres capacity for detached houses and a minimum 3,000 litres capacity for semi-attached and attached houses. DS3.3 All rainwater tanks to non-residential buildings are designed to ensure 75% roof capture and reuse, with collected water used for all suitable applications within the property. DS3.4 For non-residential sites, each site will need to demonstrate how they will satisfy standard best practice pollutant load removal targets (i.e. 80%, 60%, 45% and 90% removal of the average annual loads for total suspended solids, total phosphorus, total nitrogen, and gross pollutants). A range of stormwater quality management measures (e.g. bioretention) could be applied to comply with these targets. As part of the stormwater quality management strategy for each site, rainwater tanks will also need to be installed to collect roof runoff from a minimum 75% of the roof area – with captured roofwater used to supplement non-potable water demands.

Element	Design Standard
INFRASTRUCTURE	D4.1 All development is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and has an electricity supply.

3.2.4 Criteria for a Change to Approved Reconfiguring a Lot Layout for Sub-Precincts 2.1 and 2.2

Applications for Compliance Assessment to vary the lot layout in Sub-precincts 2.1 and / or 2.2 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 6 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. **Table 10** identifies the applicable Design Standards for a lot layout in Sub-precinct 2.1 and **Table 11** identifies the applicable Design Standards for a lot layout in Sub-precinct 2.2.

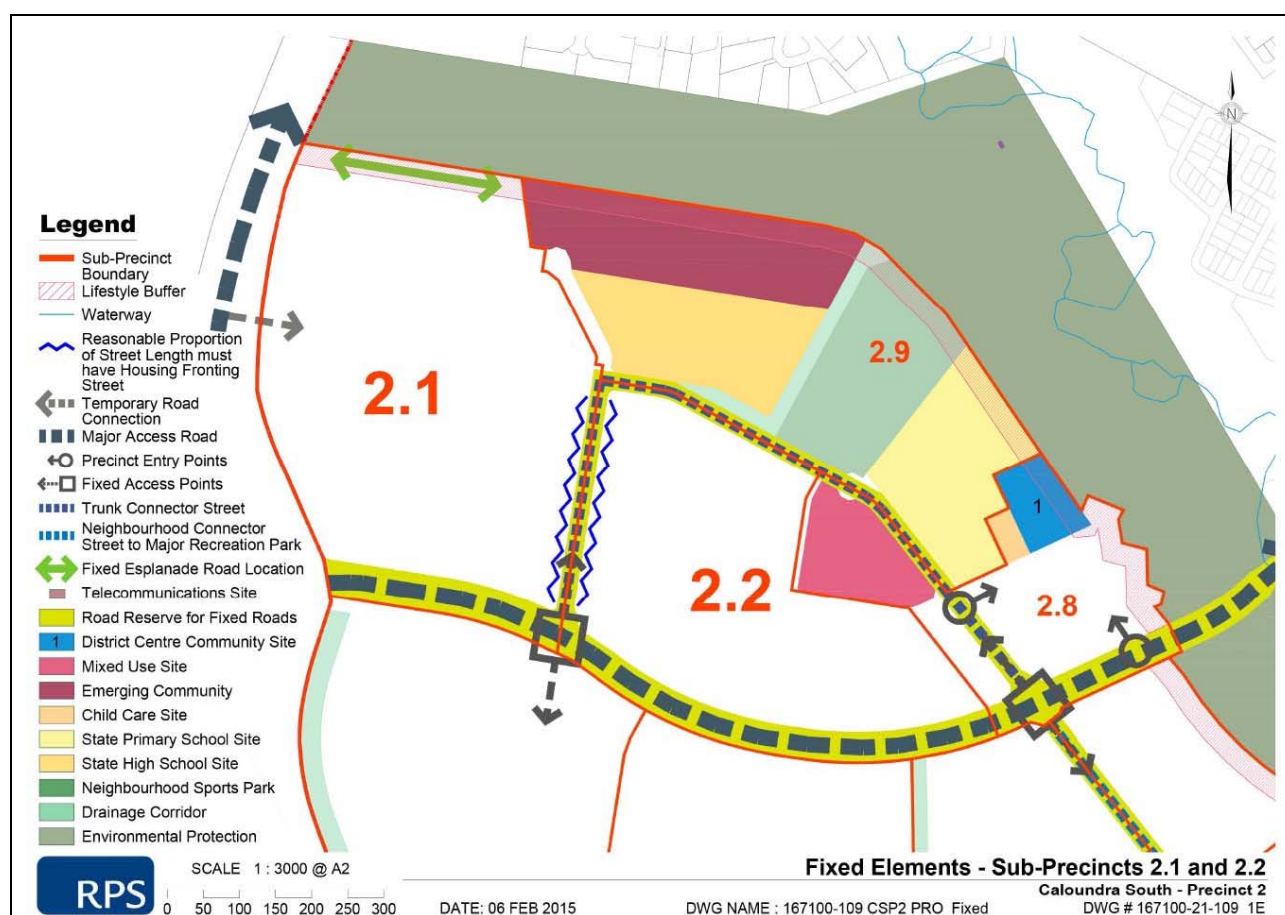


FIGURE 6 – SUB PRECINCTS 2.1 and 2.2 FIXED ELEMENTS

TABLE 10 – DESIGN STANDARDS FOR LOT VARIATIONS IN SUB PRECINCT 2.1

Design Standards	
Number of Local/Neighbourhood Parks	1 Neighbourhood Park
Total Neighbourhood Park Area Required	0.5 ha
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with Figure 6 .
Maximum Yield (+/- 10%)	420 dwellings
Lot Design	Size - no minimum lot size Shape - Typical depth 20.0 - 40.0 metres, but can be less in urban neighbourhoods. Width in multiples of 2.5 metres and 5.0 metres consistent with typical lot dimensions. - Urban lots are a typical depth of 13.5 – 15.0 metres. Slope - Unless constructed in an integrated or attached development, the slope on a lot less than 450m² in area does not exceed: 10 per cent side slope 5 per cent lengthwise slope - Less, if both figures approach the maximum together. Platform construction required when finished slope on lot is 16 per cent or greater
Block Sizes	- Length 100-200 metres - Mid-block break providing a pedestrian link when blocks are over 130 metres - Depth 40-80 metres
Lot Layout	- No more than eight narrow (less than 10.0 metres) frontage lots in a row. - No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane. - No more than twelve lots with a width of less than 5.0 metres in a row. - Lot corners match or are within 1.0 metre of corners of adjoining lots. - Small lots are minimised at the end of T intersections and entrances to sub-precincts (if not serviced by rear lane).
Access	Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA Guideline No. 12 Park planning and design).

Design Standards	
	• Clear, direct walk or cycle access to neighbourhood centre. • Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop
Street Network	• Grid pattern or modified grid responsive to site characteristics. • Where slope allows, orientation within 15 degrees of north-south or east-west. • Connector and main streets of centres orientated to landmarks. • To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope. • Minimise cul-de-sacs and where used, limit length to desirably no greater than 10 lots.
Streets	Street network includes: • A trunk connector providing access to neighbourhood connector streets; • Neighbourhood connector streets providing connections to neighbourhood destinations; • Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and • Neighbourhood lanes – provide direct property access either at the front or rear of lots.
Typical Road and Cross Sections	Roads are designed generally in accordance with Appendix K .
Carparking	One room or one bedroom house • 0.5 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit. Two or more bedroom house • 0.75 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit A parking analysis plan in accordance with the PDA Practice Note – Parking Analysis Plan is required to demonstrate compliance with the above standards if the development proposal includes lots less than 12.5m wide, and/or a Multiple residential development including up to 6 dwelling units. Relaxation to the above standards may be approved where: • The development is in proximity to high frequency public transport (e.g. within 800metres of a railway station) and/or • The development secures a higher proportion of on-site parking
PDA Guidelines and Practice Notes	PDA Guideline No. 5 – Neighbourhood Planning and Design (March 2014) ULDA Guideline No. 6 – Street and Movement Network (April 2012) ULDA Guideline No. 12 – Park Planning and Design (November 2011) PDA Guideline No. 13 – Engineering Standards (March 2014) PDA Guideline No. 18 – Development Interfaces (March 2014)

Design Standards	
	PDA Practice Note No. 7 – Designing for Small Lots (March 2014) PDA Practice Note No. 10 – Plans of Development (March 2014) PDA Practice Note No. 11 - Parking Analysis Plans (July 2012) PDA Practice Note No. 12 – Rear Lanes: Design and Development (March 2014)

TABLE 11 – DESIGN STANDARDS FOR LOT VARIATIONS IN SUB PRECINCT 2.2

Design Standards	
Number of Local/Neighbourhood Parks	1 Neighbourhood Park
Total Neighbourhood Park Area Required	0.5 ha
Maximum Yield (+/- 10%)	291 dwellings
Lot Design	Size - no minimum lot size Shape - Typical depth 20.0 - 40.0 metres, but can be less in urban neighbourhoods. Width in multiples of 2.5 metres and 5.0 metres consistent with typical lot dimensions - Urban lots are a typical depth of 13.5 – 15.0 metres Slope - Unless constructed in an integrated or attached development, the slope on a lot less than 450m² in area does not exceed: 10 per cent side slope 5 per cent lengthwise slope - Less, if both figures approach the maximum together. Platform construction required when finished slope on lot is 16 per cent or greater
Block Sizes	- Length 100-200 metres - Mid-block break providing a pedestrian link when blocks are over 130 metres - Depth 40-80 metres
Lot Layout	- No more than eight narrow (less than 10.0 metres) frontage lots in a row. - No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane. - No more than twelve lots with a width of less than 5.0 metres in a row.

Design Standards	
	• Lot corners match or are within 1.0 metre of corners of adjoining lots. • Small lots are minimised at the end of T intersections and entrances to sub-precincts (if not serviced by rear lane).
Access	• Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA Guideline No. 12 Park planning and design). • Clear, direct walk or cycle access to neighbourhood centre. • Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop
Street Network	• Grid pattern or modified grid responsive to site characteristics. • Where slope allows, orientation within 15 degrees of north-south or east-west. • Connector and main streets of centres orientated to landmarks. • To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope. • Minimise cul-de-sacs and where used, limit length to desirably no greater than 10 lots.
Streets	Street network includes: • A trunk connector providing access to neighbourhood connector streets; • Neighbourhood connector streets providing connections to neighbourhood destinations; • Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and • Neighbourhood lanes – provide direct property access either at the front or rear of lots.
Typical Road and Cross Sections	Roads are designed generally in accordance with Appendix K .
Carparking	One room or one bedroom house • 0.5 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit. Two or more bedroom house • 0.75 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit A parking analysis plan in accordance with the PDA Practice Note – Parking Analysis Plan is required to demonstrate compliance with the above standards if the development proposal includes lots less than 12.5m wide, and/or a Multiple residential development including up to 6 dwelling units. Relaxation to the above standards may be approved where: • The development is in proximity to high frequency public transport (e.g. within 800metres of a railway station) and/or • The development secures a higher proportion of on-site parking

Design Standards	
PDA Guidelines and Practice Notes	PDA Guideline No. 5 – Neighbourhood Planning and Design (March 2014) ULDA Guideline No. 6 – Street and Movement Network (April 2012) ULDA Guideline No. 12 – Park Planning and Design (November 2011) PDA Guideline No. 13 – Engineering Standards (March 2014) PDA Guideline No. 18 – Development Interfaces (March 2014) PDA Practice Note No. 7 – Designing for Small Lots (March 2014) PDA Practice Note No. 10 – Plans of Development (March 2014) PDA Practice Note No. 11 - Parking Analysis Plans (July 2012) PDA Practice Note No. 12 – Rear Lanes: Design and Development (March 2014)

3.3 Sub-Precincts 2.3 – South Western Neighbourhood, 2.4 – Southern Neighbourhood, 2.5 – South East Premium Neighbourhood and 2.6 – South Eastern Neighbourhood

3.3.1 Sub-Precinct Intent

These sub-precincts comprise a mix of residential development including multiple residential, other residential and live-work opportunities, but will comprises predominantly of detached dwelling houses. Residential development with the sub-precincts is to target yields of 297 residential allotments within Sub-precinct 2.3, 198 residential allotments within Sub-Precinct 2.4, 180 residential allotments within Sub-precinct 2.5 and 83 residential allotments within sub-precinct 2.6.

Small scale non-residential uses are also located throughout the sub-precincts however these uses are of a size which does not compete with the role and function of the District Centre within Sub-precinct 2.8.

The built form of the sub-precinct reflects the residential nature of the area and is low-medium rise. Building design positively contributes to the visual amenity of the sub-precinct, with built form addressing the street and promoting overlooking of the street to maximise casual surveillance.

Public realm within the sub-precincts comprises three Neighbourhood Parks located throughout the residential neighbourhoods which provide for passive recreation opportunities. A community garden is **proposed** within sub-precinct 2.3 park to provide places for learning and sharing about sustainable living practices for residents. A lifestyle buffer is also provided along the southern edge of Sub-precincts 2.3, 2.4 and 2.5 to act as a buffer to the Bells Creek North to provide a buffer to ecological corridors. A further linear park/drainage corridor is provided along the western boundary of sub-precinct 2.3 which also provides a physical buffer to the Bells Creek Arterial.

Vehicular access to the higher order road network within the sub-precinct is limited to a small number of locations to ensure the streets are promoted for use by pedestrians and cyclists. Vehicular access and car parking for non-residential uses ensures its location and design do not create amenity impacts on surrounding residential dwellings.

3.3.2 Uses subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for sub-precincts 2.3, 2.4, 2.5 and 2.6 are outlined in **Table 12** below.

TABLE 12 – USES FOR SUB-PRECINCTS 2.3, 2.4, 2.5 AND 2.6

Land Uses
Uses Subject to Compliance Assessment
Multiple Residential (other than duplex) and only where within a superlot approved in a change to Approved Reconfiguration a Lot Layout as permitted under this Plan of Development. Other residential (retirement living only) and only where within a superlot approved in a change to Approved Reconfiguration a Lot Layout as permitted under this Plan of Development.
When located where shown in Appendix E – Plan of Development Small Non-residential Nodes and Business:- • Business:- - up to a maximum of 250m² GFA; and - not extending an existing centre, approved Business, Food premises or Shop. • Food Premises:- - up to a maximum of 250m² GFA; and - not extending an existing centre, approved Business, Food premises or Shop. • Shop:- - up to a maximum of 250m² GFA; and - not extending an existing centre, approved Business, Food premises or Shop.

3.3.3 Specific Design Criteria

Applications for Compliance Assessment in Sub-Precincts 2.3, 2.4, 2.5 and 2.6 are required to be assessed against and fulfil the Design Standards identified in **Table 13**.

TABLE 13 – DESIGN STANDARDS FOR SUB PRECINCTS 2.3, 2.4, 2.5 AND 2.6

Element	Design Standard
USE	DS1.1 Land uses comprise the uses specified for the sub-precinct in Table 12. DS1.2 In addition to the following Sub-precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria.
PARKING AND ACCESS	DS2.1 On site vehicle parking is provided at the rates outlined in Appendix H. DS2.2 Where possible, development provides for shared or multiple use of car parking areas, particularly large car parking areas:- (a) at times when car parking areas would otherwise not be occupied (e.g. weekends); and (b) when car parking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive).

Element	Design Standard
ENVIRONMENT	DS3.1 All rainwater tanks to residential dwellings are designed to ensure that 50% of rainwater is captured from the roof, to the purpose of supplying water to toilets, laundry, hot water and have a connection for external usage. DS3.2 All rain tanks to residential dwellings are to be a minimum 5,000 litres capacity for detached houses and a minimum 3,000 litres capacity for semi-attached and attached houses DS3.3 All rainwater tanks to non-residential buildings are designed to ensure 75% roof capture and reuse, with collected water used for all suitable applications within the property. DS3.4 For non residential sites, each site will need to demonstrate how they will satisfy standard best practice pollutant load removal targets (i.e. 80%, 60%, 45% and 90% removal of the average annual loads for total suspended solids, total phosphorus, total nitrogen, and gross pollutants). A range of stormwater quality management measures (e.g. bioretention) could be applied to comply with these targets. As part of the stormwater quality management strategy for each site, rainwater tanks will also need to be installed to collect roof runoff from a minimum 75% of the roof area – with captured roofwater used to supplement non-potable water demands.
INFRASTRUCTURE	D4.1 All development is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and has an electricity supply.

3.3.4 Criteria for a Change to Approved Reconfiguring a Lot Layout for Sub-Precincts 2.3, 2.4, 2.5 and 2.6

Applications for Compliance Assessment to vary the lot layout in Sub-precincts 2.3, 2.4, 2.5 and / or 2.6 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 7 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. **Table 14** identifies the applicable Design Standards for a lot layout in Sub-precinct 2.3, **Table 15** identifies the applicable Design Standards for a lot layout in Sub-precinct 2.4, **Table 16** identifies the applicable Design Standards for a lot layout in Sub-precinct 2.5 and **Table 17** identifies the applicable Design Standards for a lot layout in Sub-precinct 2.6.

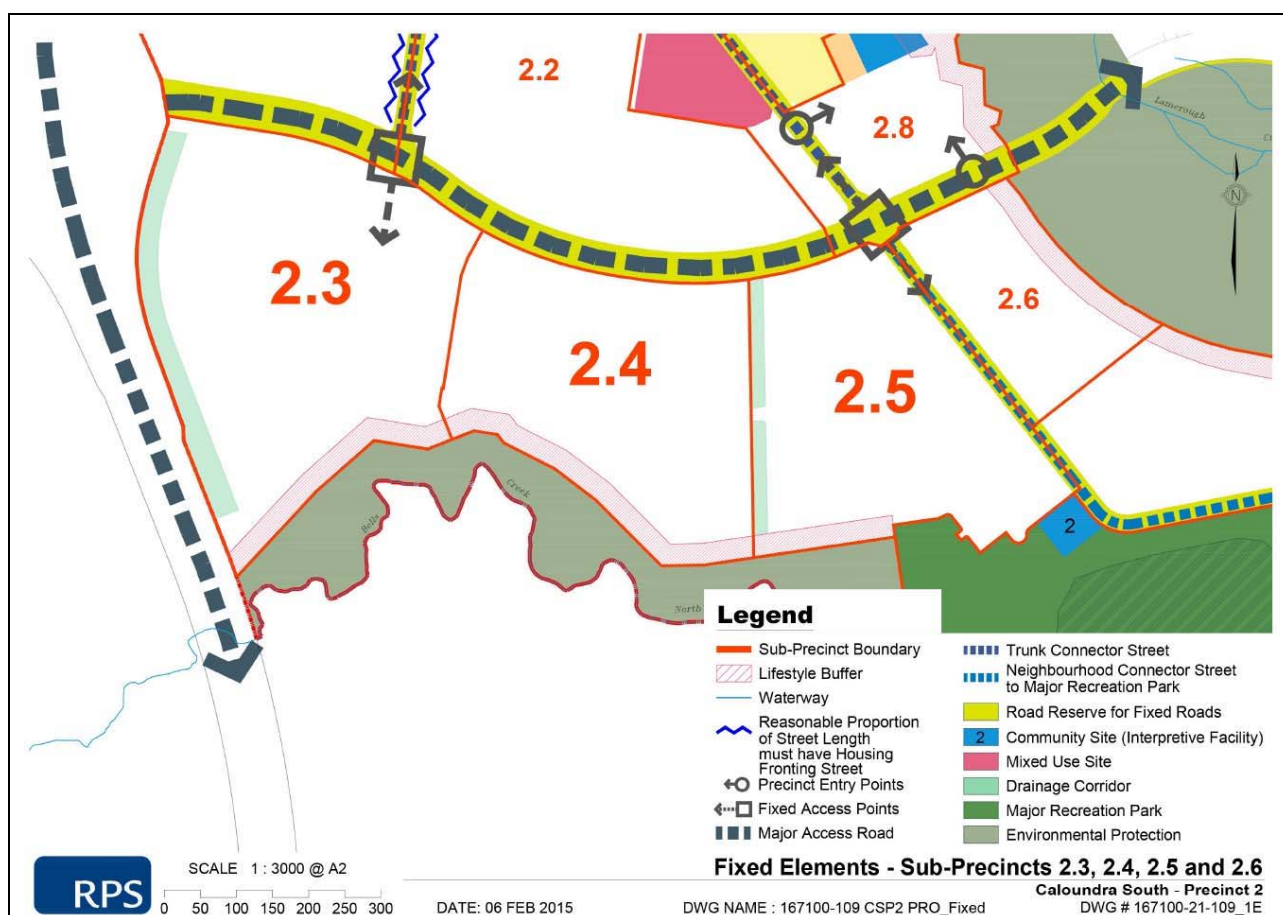


FIGURE 7 – SUB PRECINCTS 2.3, 2.4, 2.5 AND 2.6 FIXED ELEMENTS

TABLE 14 – DESIGN STANDARDS FOR LOT VARIATIONS IN SUB PRECINCT 2.3

Design Standards	
Number of Local/Neighbourhood Parks	1 Neighbourhood Park
Total Neighbourhood Park Area Required	0.5ha
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with Figure 7 .
Maximum Yield (+/- 10%)	297 dwellings
Lot Design	Size - no minimum lot size Shape - Typical depth 20.0 - 40.0 metres, but can be less in urban neighbourhoods. Width in multiples of 2.5 metres and 5.0 metres consistent with typical lot dimensions

Design Standards	
	- Urban lots are a typical depth of 13.5 – 15.0 metres Slope - Unless constructed in an integrated or attached development, the slope on a lot less than 450m² in area does not exceed: 10 per cent side slope 5 per cent lengthwise slope - Less, if both figures approach the maximum together. Platform construction required when finished slope on lot is 16 per cent or greater
Block Sizes	- Length 100-200 metres - Mid-block break providing a pedestrian link when blocks are over 130 metres - Depth 40-80 metres
Lot Layout	- No more than eight narrow (less than 10.0 metres) frontage lots in a row. - No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane. - No more than twelve lots with a width of less than 5.0 metres in a row. - Lot corners match or are within 1.0 metre of corners of adjoining lots. - Small lots are minimised at the end of T intersections and entrances to sub-precincts (if not serviced by rear lane).
Access	- Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA Guideline No. 12 Park planning and design). - Clear, direct walk or cycle access to neighbourhood centre. - Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop
Street Network	- Grid pattern or modified grid responsive to site characteristics. - Where slope allows, orientation within 15 degrees of north-south or east-west. - Connector and main streets of centres orientated to landmarks. - To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope. - Minimise cul-de-sacs and where used, limit length to desirably no greater than 10 lots.
Streets	Street network includes: - A trunk connector providing access to neighbourhood connector streets; - Neighbourhood connector streets providing connections to neighbourhood destinations; - Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and - Neighbourhood lanes – provide direct property access either at the front or rear of lots.
Typical Typologies and Cross Sections	Roads are designed generally in accordance with Appendix K .

Design Standards	
Carparking	One room or one bedroom house 0.5 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit. Two or more bedroom house 0.75 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit A parking analysis plan in accordance with the PDA Practice Note – Parking Analysis Plan is required to demonstrate compliance with the above standards if the development proposal includes lots less than 12.5m wide, and/or a Multiple residential development including up to 6 dwelling units. Relaxation to the above standards may be approved where: - The development is in proximity to high frequency public transport (e.g. within 800metres of a railway station) and/or - The development secures a higher proportion of on-site parking
PDA Guidelines and Practice Notes	PDA Guideline No. 5 – Neighbourhood Planning and Design (March 2014) ULDA Guideline No. 6 – Street and Movement Network (April 2012) ULDA Guideline No. 12 – Park Planning and Design (November 2011) PDA Guideline No. 13 – Engineering Standards (March 2014) PDA Guideline No. 18 – Development Interfaces (March 2014) PDA Practice Note No. 7 – Designing for Small Lots (March 2014) PDA Practice Note No. 10 – Plans of Development (March 2014) PDA Practice Note No. 11 - Parking Analysis Plans (July 2012) PDA Practice Note No. 12 – Rear Lanes: Design and Development (March 2014)

TABLE 15 – DESIGN STANDARDS FOR LOT VARIATIONS IN SUB PRECINCT 2.4

Design Standards	
Number of Local/Neighbourhood Parks	1 Local Park
Total Local Recreation Park Area Required	0.3ha
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with Figure 7 .

Design Standards	
Maximum Yield (+/- 10%)	198 dwellings
Lot Design	Size - no minimum lot size Shape - Typical depth 20.0 - 40.0 metres, but can be less in urban neighbourhoods. Width in multiples of 2.5 metres and 5.0 metres consistent with typical lot dimensions - Urban lots are a typical depth of 13.5 – 15.0 metres Slope - Unless constructed in an integrated or attached development, the slope on a lot less than 450m² in area does not exceed: 10 per cent side slope 5 per cent lengthwise slope - Less, if both figures approach the maximum together. Platform construction required when finished slope on lot is 16 per cent or greater
Block Sizes	- Length 100-200 metres - Mid-block break providing a pedestrian link when blocks are over 130 metres - Depth 40-80 metres
Lot Layout	- No more than eight narrow (less than 10.0 metres) frontage lots in a row. - No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane. - No more than twelve lots with a width of less than 5.0 metres in a row. - Lot corners match or are within 1.0 metre of corners of adjoining lots. - Small lots are minimised at the end of T intersections and entrances to sub-precincts (if not serviced by rear lane).
Access	- Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA Guideline No. 12 Park planning and design). - Clear, direct walk or cycle access to neighbourhood centre. - Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop
Street Network	- Grid pattern or modified grid responsive to site characteristics. - Where slope allows, orientation within 15 degrees of north-south or east-west. - Connector and main streets of centres orientated to landmarks. - To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope. - Minimise cul-de-sacs and where used, limit length to desirably no greater than 10 lots.
Streets	Street network includes: A trunk connector providing access to neighbourhood connector streets;

Design Standards	
	• Neighbourhood connector streets providing connections to neighbourhood destinations; • Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and • Neighbourhood lanes – provide direct property access either at the front or rear of lots.
Typical Road Typologies and Cross Sections	Roads are designed generally in accordance with Appendix K .
Carparking	One room or one bedroom house • 0.5 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit. Two or more bedroom house • 0.75 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit A parking analysis plan in accordance with the PDA Practice Note – Parking Analysis Plan is required to demonstrate compliance with the above standards if the development proposal includes lots less than 12.5m wide, and/or a Multiple residential development including up to 6 dwelling units. Relaxation to the above standards may be approved where: • The development is in proximity to high frequency public transport (e.g. within 800metres of a railway station) and/or • The development secures a higher proportion of on-site parking
PDA Guidelines and Practice Notes	PDA Guideline No. 5 – Neighbourhood Planning and Design (March 2014) ULDA Guideline No. 6 – Street and Movement Network (April 2012) ULDA Guideline No. 12 – Park Planning and Design (November 2011) PDA Guideline No. 13 – Engineering Standards (March 2014) PDA Guideline No. 18 – Development Interfaces (March 2014) PDA Practice Note No. 7 – Designing for Small Lots (March 2014) PDA Practice Note No. 10 – Plans of Development (March 2014) PDA Practice Note No. 11 - Parking Analysis Plans (July 2012) PDA Practice Note No. 12 – Rear Lanes: Design and Development (March 2014)

TABLE 16 – DESIGN STANDARDS FOR LOT VARIATIONS IN SUB PRECINC 2.5

Design Standards	
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with Figure 7 .
Maximum Yield (+/- 10%)	180 dwellings
Lot Design	Size - no minimum lot size Shape - Typical depth 20.0 - 40.0 metres, but can be less in urban neighbourhoods. Width in multiples of 2.5 metres and 5.0 metres consistent with typical lot dimensions - Urban lots are a typical depth of 13.5 – 15.0 metres Slope - Unless constructed in an integrated or attached development, the slope on a lot less than 450m² in area does not exceed: 10 per cent side slope 5 per cent lengthwise slope - Less, if both figures approach the maximum together. Platform construction required when finished slope on lot is 16 per cent or greater
Block Sizes	- Length 100-200 metres - Mid-block break providing a pedestrian link when blocks are over 130 metres - Depth 40-80 metres
Lot Layout	- No more than eight narrow (less than 10.0 metres) frontage lots in a row. - No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane. - No more than twelve lots with a width of less than 5.0 metres in a row. - Lot corners match or are within 1.0 metre of corners of adjoining lots. - Small lots are minimised at the end of T intersections and entrances to sub-precincts (if not serviced by rear lane).
Access	- Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA Guideline No. 12 Park planning and design). - Clear, direct walk or cycle access to neighbourhood centre. - Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop
Street Network	- Grid pattern or modified grid responsive to site characteristics. - Where slope allows, orientation within 15 degrees of north-south or east-west. - Connector and main streets of centres orientated to landmarks. - To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope. - Minimise cul-de-sacs and where used, limit length to desirably no greater than 10 lots.

Design Standards	
Streets	Street network includes: • A trunk connector providing access to neighbourhood connector streets; • Neighbourhood connector streets providing connections to neighbourhood destinations; • Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and • Neighbourhood lanes – provide direct property access either at the front or rear of lots.
Typical Road Typologies and Cross Sections	Roads are designed generally in accordance with Appendix K .
Carparking	One room or one bedroom house • 0.5 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit. Two or more bedroom house • 0.75 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit A parking analysis plan in accordance with the PDA Practice Note – Parking Analysis Plan is required to demonstrate compliance with the above standards if the development proposal includes lots less than 12.5m wide, and/or a Multiple residential development including up to 6 dwelling units. Relaxation to the above standards may be approved where: • The development is in proximity to high frequency public transport (e.g. within 800metres of a railway station) and/or • The development secures a higher proportion of on-site parking
PDA Guidelines and Practice Notes	PDA Guideline No. 5 – Neighbourhood Planning and Design (March 2014) ULDA Guideline No. 6 – Street and Movement Network (April 2012) ULDA Guideline No. 12 – Park Planning and Design (November 2011) PDA Guideline No. 13 – Engineering Standards (March 2014) PDA Guideline No. 18 – Development Interfaces (March 2014) PDA Practice Note No. 7 – Designing for Small Lots (March 2014) PDA Practice Note No. 10 – Plans of Development (March 2014) PDA Practice Note No. 11 - Parking Analysis Plans (July 2012) PDA Practice Note No. 12 – Rear Lanes: Design and Development (March 2014)

TABLE 17 – DESIGN STANDARDS FOR LOT VARIATIONS IN SUB PRECINCT 2.6

Design Standards	
Number of Local/Neighbourhood Parks	1 Neighbourhood Parks
Total Neighbourhood Park Area Required	0.5ha
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with Figure 7 .
Maximum Yield (+/- 10%)	80 dwellings
Lot Design	Size - no minimum lot size Shape - Typical depth 20.0 - 40.0 metres, but can be less in urban neighbourhoods. Width in multiples of 2.5 metres and 5.0 metres consistent with typical lot dimensions - Urban lots are a typical depth of 13.5 – 15.0 metres Slope - Unless constructed in an integrated or attached development, the slope on a lot less than 450m² in area does not exceed: 10 per cent side slope 5 per cent lengthwise slope - Less, if both figures approach the maximum together. Platform construction required when finished slope on lot is 16 per cent or greater
Block Sizes	- Length 100-200 metres - Mid-block break providing a pedestrian link when blocks are over 130 metres - Depth 40-80 metres
Lot Layout	- No more than eight narrow (less than 10.0 metres) frontage lots in a row. - No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane. - No more than twelve lots with a width of less than 5.0 metres in a row. - Lot corners match or are within 1.0 metre of corners of adjoining lots. - Small lots are minimised at the end of T intersections and entrances to sub-precincts (if not serviced by rear lane).
Access	- Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA Guideline No. 12 Park planning and design). - Clear, direct walk or cycle access to neighbourhood centre. - Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop

Design Standards	
Street Network	• Grid pattern or modified grid responsive to site characteristics. • Where slope allows, orientation within 15 degrees of north-south or east-west. • Connector and main streets of centres orientated to landmarks. • To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope. • Minimise cul-de-sacs and where used, limit length to desirably no greater than 10 lots.
Streets	Street network includes: • A trunk connector providing access to neighbourhood connector streets; • Neighbourhood connector streets providing connections to neighbourhood destinations; • Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and • Neighbourhood lanes – provide direct property access either at the front or rear of lots.
Typical Road and Cross Sections	Roads are designed generally in accordance with Appendix K .
Carparking	One room or one bedroom house • 0.5 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit. Two or more bedroom house • 0.75 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit A parking analysis plan in accordance with the PDA Practice Note – Parking Analysis Plan is required to demonstrate compliance with the above standards if the development proposal includes lots less than 12.5m wide, and/or a Multiple residential development including up to 6 dwelling units. Relaxation to the above standards may be approved where: • The development is in proximity to high frequency public transport (e.g. within 800metres of a railway station) and/or • The development secures a higher proportion of on-site parking
PDA Guidelines and Practice Notes	PDA Guideline No. 5 – Neighbourhood Planning and Design (March 2014) ULDA Guideline No. 6 – Street and Movement Network (April 2012) ULDA Guideline No. 12 – Park Planning and Design (November 2011) PDA Guideline No. 13 – Engineering Standards (March 2014) PDA Guideline No. 18 – Development Interfaces (March 2014) PDA Practice Note No. 7 – Designing for Small Lots (March 2014) PDA Practice Note No. 10 – Plans of Development (March 2014)

Design Standards	
	PDA Practice Note No. 11 - Parking Analysis Plans (July 2012) PDA Practice Note No. 12 – Rear Lanes: Design and Development (March 2014)

3.4 Sub-Precincts 2.7 – The Pocket

3.4.1 Sub-Precinct Intent

This sub-precinct offers a unique opportunity for a boutique, eco friendly, development that takes advantage of its distinct location. It is anticipated that development is likely to consist of detached dwelling houses; however, opportunities to deliver this sub-precinct as a multiple residential or other residential development through a community title arrangement are also afforded.

Residential yield within this sub-precinct is to target a minimum of 91 dwellings, and built form is to be low-medium rise and respect the environmental characteristics of the surrounding landscape.

Non-residential land uses are not otherwise consistent with the outcomes sought for this sub-precinct.

Vehicular access to the street within the sub-precinct ensures that the streets are promoted for use by pedestrians and cyclists.

3.4.2 Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for Sub-precinct 2.7 are outlined in **Table 18** below.

TABLE 18 – USES FOR SUB-PRECINCTS 2.7

Land Uses
Uses Subject to Compliance Assessment
Multiple Residential (other than duplex) and only where within a superlot approved in a change to Approved Reconfiguration a Lot Layout as permitted under this Plan of Development. Other residential (retirement living only) and only where within a superlot approved in a change to Approved Reconfiguration a Lot Layout as permitted under this Plan of Development.

3.4.3 Specific Design Criteria

Applications for Compliance Assessment in Sub-Precinct 2.7 are required to be assessed against and fulfil the Design Standards identified in **Table 19**.

TABLE 19 – DESIGN STANDARDS FOR SUB PRECINCT 2.7

Element	Design Standard
USE	DS1.1 Land uses comprise the uses specified for the sub-precinct in Table 18 .

Element	Design Standard
	DS1.2 In addition to the following Sub-precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria .
PARKING AND ACCESS	DS2.1 On site vehicle parking is provided at the rates outlined in Appendix H .
ENVIRONMENT	DS3.1 All rainwater tanks to residential dwellings are designed to ensure that 50% of rainwater is captured from the roof, to the purpose of supplying water to toilets, laundry, hot water and have a connection for external usage. DS3.2 All rain tanks to residential dwellings are to be a minimum 5,000 litres capacity for detached houses and a minimum 3,000 litres capacity for semi-attached and attached houses
INFRASTRUCTURE	D4.1 All development is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and has an electricity supply.

3.4.4 Criteria for a Change to Approved Reconfiguring a Lot Layout for Sub-Precinct 2.7

Applications for Compliance Assessment to vary the lot layout in Sub-precinct 2.7 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 8 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. **Table 20** identifies the applicable Design Standards for a lot layout.

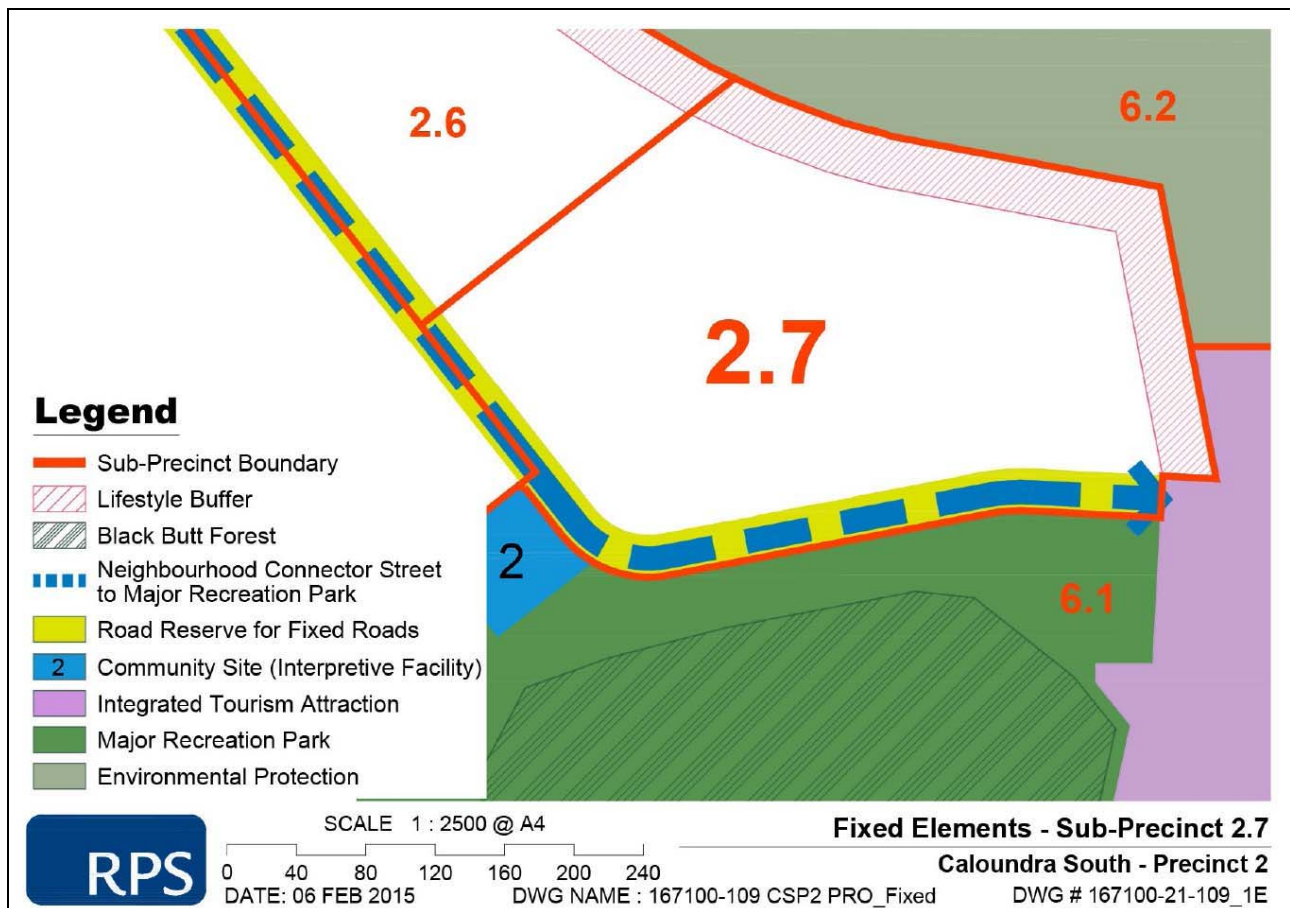


FIGURE 8 – SUB PRECINCTS 2.7 FIXED ELEMENTS

TABLE 20 – DESIGN STANDARDS FOR LOT VARIATIONS IN SUB PRECINCT 2.7

Design Standards	
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with Figure 8 .
Maximum Yield (+/- 10%)	91 dwellings
Lot Design	Size - no minimum lot size Shape - Typical depth 20.0 - 40.0 metres, but can be less in urban neighbourhoods. Width in multiples of 2.5 metres and 5.0 metres consistent with typical lot dimensions - Urban lots are a typical depth of 13.5 – 15.0 metres Slope - Unless constructed in an integrated or attached development, the slope on a lot less than 450m² in area does not exceed: 10 per cent side slope 5 per cent lengthwise slope

Design Standards	
	- Less, if both figures approach the maximum together. Platform construction required when finished slope on lot is 16 per cent or greater
Block Sizes	• Length 100-200 metres • Mid-block break providing a pedestrian link when blocks are over 130 metres • Depth 40-80 metres
Lot Layout	• No more than eight narrow (less than 10.0 metres) frontage lots in a row. • No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane. • No more than twelve lots with a width of less than 5.0 metres in a row. • Lot corners match or are within 1.0 metre of corners of adjoining lots. • Small lots are minimised at the end of T intersections and entrances to sub-precincts (if not serviced by rear lane).
Access	• Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA Guideline No. 12 Park planning and design). • Clear, direct walk or cycle access to neighbourhood centre. • Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop
Street Network	• Grid pattern or modified grid responsive to site characteristics. • Where slope allows, orientation within 15 degrees of north-south or east-west. • Connector and main streets of centres orientated to landmarks. • To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope. • Minimise cul-de-sacs and where used, limit length to desirably no greater than 10 lots.
Streets	Street network includes: • A trunk connector providing access to neighbourhood connector streets; • Neighbourhood connector streets providing connections to neighbourhood destinations; • Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and • Neighbourhood lanes – provide direct property access either at the front or rear of lots.
Typical Typologies Road and Cross Sections	Roads are designed generally in accordance with Appendix K .
Carparking	One room or one bedroom house • 0.5 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit. Two or more bedroom house • 0.75 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit

Design Standards	
	A parking analysis plan in accordance with the PDA Practice Note – Parking Analysis Plan is required to demonstrate compliance with the above standards if the development proposal includes lots less than 12.5m wide, and/or a Multiple residential development including up to 6 dwelling units. Relaxation to the above standards may be approved where: • The development is in proximity to high frequency public transport (e.g. within 800metres of a railway station) and/or • The development secures a higher proportion of on-site parking
PDA Guidelines and Practice Notes	PDA Guideline No. 5 – Neighbourhood Planning and Design (March 2014) ULDA Guideline No. 6 – Street and Movement Network (April 2012) ULDA Guideline No. 12 – Park Planning and Design (November 2011) PDA Guideline No. 13 – Engineering Standards (March 2014) PDA Guideline No. 18 – Development Interfaces (March 2014) PDA Practice Note No. 7 – Designing for Small Lots (March 2014) PDA Practice Note No. 10 – Plans of Development (March 2014) PDA Practice Note No. 11 - Parking Analysis Plans (July 2012) PDA Practice Note No. 12 – Rear Lanes: Design and Development (March 2014)

3.5 Sub-Precinct 2.8 – District Centre

3.5.1 Sub-Precinct Intent

This sub-precinct comprises an integrated mix of land uses, including retail, community uses and residential development that form a District Centre for the Northern Locality of Caloundra South. Development is of a compact urban form that serves as a focal point for community life and incorporates an active street, higher density residential development and a potential retirement village. The sub-precinct accommodates up to a maximum of 8,000m² of retail gross floor area and 4,000m² of commercial gross floor area.

The ability to reconfigure land in this sub-precinct is afforded to facilitate the delivery of more manageable development lots that offer distinct development opportunities. Notwithstanding the ability to reconfigure land in this sub-precinct, design outcomes intended for this sub-precinct will be required to be achieved.

The public realm within this sub-precinct is defined by key elements which include:-

- Main Street – this active street connects the key elements of this sub-precinct and its surrounds;
- Civic Square – the Civic Square is a minimum size of 500m² and is located adjacent the dedicated community use site in the north east of the sub-precinct. The civic square is located such that it offers opportunities for active uses such as markets.

The built form of the sub-precinct achieves a vibrant urban form delivered through a scale of development that defines the active street network. Development provides an active frontage to the Main Street and Civic Square.

Community facilities in the sub-precinct include a community site and a child care centre co-located with the P – 6 (Prep to Grade 6) Primary School in Sub-Precinct 2.9. ~~It is anticipated that~~ A Community Garden may

be established on the community site to provide a communal space for residents and visitors to the district centre for learning and sharing about sustainable living practices. It is also anticipated that occasional community events and concerts will occur within the sub-precinct.

Vehicle access to this sub-precinct is gained from the surrounding street network and is focused on key locations to consolidate access points.

3.5.2 Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for sub-precinct 2.8 are outlined in **Table 21** below.

TABLE 21 – USES FOR SUB-PRECINCT 2.8

Land Uses	
Uses Subject to Compliance Assessment	
On Lot 80000 and 80001	
Business Car park (other than a multi-level facility) where incorporating landscaping along the sites boundaries to enhance the visual appeal Display unit Emergency Services Fast Food Premises, where: - not adjoining a residential use; and - not including a drive through. Food Premises Health care services Indoor Entertainment (Tavern / Hotel only) Indoor Sport and Recreation, where excluding premises for conducting large scale functions, i.e. convention centre, amusement and leisure centres	Market Multiple Residential (other than duplex) Place of Assembly, where maximum 500m² GFA Service Industry where: - not adjoining residential uses; - maximum 500m² GFA Shop Shopping Centre Short-term accommodation Showroom Telecommunications facility, where: - integrated within a building; - not located adjoining the Urban Living Land Use Area Utility installation, where; - integrated within a building; - not located adjoining the Urban Living Land Use Area Veterinary Hospital
On Lot 80002	
Multiple Residential (other than duplex) Outdoor Sport and Recreation limited to temporary drive-in theatre Short-term accommodation	

Land Uses
Indoor Sport and Recreation, where excluding premises for conducting large scale functions, i.e. convention centre, amusement and leisure centres Child care centre
On Lot 80003
Child care centre
On Lot 80004
Community Facility Health care services Emergency Services Market Place of Assembly, where maximum 500m ² GFA

3.5.3 Specific Design Criteria

Applications for Compliance Assessment in Sub-Precinct 2.8 are required to be assessed against and fulfil the Design Standards identified in **Table 22**.

TABLE 22 – DESIGN STANDARDS FOR SUB PRECINCT 2.8

Element	Design Standard
USE	DS1.1 Land uses comprise the uses specified for the sub-precinct in Table 21. DS1.2 In addition to the following Sub-precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria.
BUILT FORM	DS2.1 The gross floor area (GFA) of retail uses does not exceed 8,000m². DS2.2 The GFA of commercial uses does not exceed 4,000m². DS2.3 Residential development does not exceed:- (a) 20 dwellings on the district centre commercial lots as shown on the approved RoL Plans at Appendix B and Appendix C; and (b) 80 dwellings on the mixed use site as shown on the approved RoL Plans at Appendix B and Appendix C. DS3.1 For all development, building height does not exceed 5 storeys. DS4.1 Development is generally in accordance with the approved PoD as contained within Appendix I, and meets the following: (a) site cover for commercial and retail uses is to be dictated by compliance with

Element	Design Standard
	set backs, landscaping and parking requirements of this PoD. Delivery facilities are also to be provided which may be a shared arrangement between uses; and (b) the District Centre provides an area suitable to accommodate public event spaces which cater to a variety of audiences. DS5.1 Built form setbacks are generally in accordance with the following:- (a) Maximum podium height – 2 storeys; (b) Street setbacks (minimum):- (i) Required building frontage where nominated on the district centre sites on the approved PoD at Appendix I – 0 metres, except where also nominated on the approved PoD as Visual screening of required loading area / back of house; (ii) Required building frontage where nominated on the mixed use site on the approved PoD at Appendix I – 0 to 3 metres, except where also nominated on the approved PoD as a Landscape setback; (iii) Desired building frontage where nominated on the approved PoD at Appendix I – 0 to 1.5 metres for non-residential elements and 1.5 to 3.0 metres for residential elements, except where:- a. also nominated on the approved PoD as Visual screening of required loading area / back of house, in which case a minimum setback of 1.5 metres applies; (iv) Landscape setback where nominated on the approved PoD at Appendix I – 3 metres with building articulation. (c) Side setbacks (minimum):- (i) Levels 1–3 – 0 metres where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0 metres, otherwise:- a. 1.5m for a wall up to 4.5m high; b. 2.0m for a wall up to 7.5m high; c. 2m plus 0.5m for every 3m (or part thereof) over 7.5m high for a wall over 7.5m high, except that a wall may be built to a side boundary where the wall has a maximum height of 3m and a maximum length of 15m, unless it abuts a higher or longer existing or simultaneously constructed wall. (ii) Levels 4–5 – 3 metres. (d) Rear setbacks:- (i) Levels 1–3 – 0 metres where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0 metres, otherwise 3m; (ii) Levels 4–5 – 6 metres. DS6.1 Sub-tropical design elements are incorporated within building design, including but not limited to: (a) the maximising of natural light and cross-ventilation; (b) the provision of fixed and adjustable sun shading devices to control direct solar access; and (c) the provision of roof eave overhangs to walls, wall openings and balconies; (d) provision of awnings or shading devices over active street frontages and key pedestrian thoroughfares within the site; (e) provision of outdoor and on-street dining opportunities particularly onto the civic square, main street, entry street and esplanade street as defined in the approved PoD in Appendix I. Such dining areas should occupy the northern, eastern or civic square frontages of the site.

Element	Design Standard
	DS7.1 Where a Required building frontage (and not otherwise also nominated as having a Visual screening of required loading area / back of house) is identified on the district centre sites on the approved PoD contained in Appendix I, shop fronts and facades are built to the front boundary and provide the following; (a) an awning extending over the street verge. Such awnings must extend a minimum of 1.5m and may extend up to 3.0m over the street verge and may include cut-outs to allow for street tree growth; (b) visual connectivity to the street for customers and patrons. This street activation is achieved by maximising glazing, entrances, or open dining areas. Blank facades and back of house building elements are not to occupy these frontages. DS8.1 Development on a corner site identified on the approved PoD as contained within Appendix I as Desired built form on this corner provides:- (a) buildings built to frame the street; (b) windows and apertures face the street; (c) awnings and public realm treatments at the ground plan to celebrate the corner and contribute to the public realm. DS9.1 Where Residential uses are proposed on the district centre commercial Lot, they are located generally in accordance with the approved PoD as contained within Appendix I. DS9.2 Where Commercial and / or Community uses are proposed on the mixed use lot they are located generally in accordance with the approved PoD as contained within Appendix I. DS9.3 Development of an <i>Outdoor Sport and Recreation (limited to temporary drive-in theatre)</i> is limited to the mixed use lot as shown on the approved PoD as contained within Appendix I and shall incorporate landscaping along the sites boundaries to enhance the visual appeal. Design standards for permanent uses do not apply for an <i>Outdoor Sport and Recreation (limited to temporary drive-in theatre)</i>. Further design standards for this use is specified in DS 36.6.
PUBLIC REALM	DS10.1 Development provides for a minimum area of landscaping and recreation space generally in accordance with the following:- (a) For Residential elements – a minimum of 30% of the site area including 5% of site area as deep planting; (b) For Non-Residential elements – 20% of the site area including 5% of site area as deep planting. DS10.2 Landscaping:- (a) shall be to a high standard sufficient to soften built edges and break up the visual mass of internal parking and circulation areas, reduce heat gain on hard surfaces, and enhance microclimate within the centre; (b) should integrate in design and plant species with that provided within the surrounding street network and the adjoining parkland. Public spaces and footpaths are to be provided with shade trees and furniture; (c) is to integrate with the Civic Square and open space areas to the north, and is to be designed in accordance with the approved Landscape Master Plan.

Element	Design Standard																																															
	DS10.3 Public realm should be provided with adequate lighting for safety. Care should be taken with lighting design to ensure that nearby residences are not affected by ‘overspill’.																																															
	DS11.1 A Civic Square with a minimum size of 500m ² is located as shown on the approved PoD as contained within Appendix I .																																															
	DS12.1 Interfaces and streetscapes are developed generally in accordance with the approved PoD as contained within Appendix I .																																															
PARKING AND ACCESS	DS14.1 Site access points for vehicles are located generally as shown on the approved PoD, included in Appendix I .																																															
	DS14.2 On-site at-grade car parking areas are located generally in the locations identified as At grade car parks on the approved PoD, included at Appendix I .																																															
	DS14.3 On-site at-grade car parking areas are generally screened from view from surrounding streets by a combination of built form and planted buffers.																																															
	DS14.4 Primary vehicle circulation is provided generally in accordance with the Internal vehicle circulation route as shown on the approved PoD as contained within Appendix I .																																															
	DS14.5 Loading and Service Areas are generally located and screened as shown on the approved PoD, as contained within Appendix I .																																															
	DS15.1 Shade trees shall be planted in on-site car parks at a rate of one (1) tree per six (6) car parking spaces.																																															
	DS16.1 Bicycle parking spaces must be provided in accordance with AUSTROADS Part 14 and AS2890.3 Parking Facilities, Part 3: Bicycle Parking Facilities.																																															
DS16.2 Bicycle parking is provided at the rates outlined in Appendix H .																																																
DS16.3 End of trip facilities for bicycles, involving dedicated amenities that are publicly accessible for bike storage areas, lockers, toilets and change facility, must be provided on the district centre commercial lot as shown on the approved PoD included at Appendix I at the following rates:-																																																
	<table><tr><th>Lockers, change rooms, showers, sanitary compartments and washbasins</th><th>Bicycle parking spaces</th><th>Personal lockers</th><th>User group</th><th>Change rooms</th><th>Showers</th><th>Sanitary compartments</th><th>Wash basins</th></tr><tr><td rowspan="6"></td><td>1 – 5</td><td>1 / space</td><td>Female and Male</td><td>1 of unisex design</td><td>1</td><td>1 closet pan</td><td>1</td></tr><tr><td rowspan="2">6 – 19</td><td rowspan="2">1 / space</td><td>Female</td><td>1</td><td>1</td><td>1 closet pan</td><td>1</td></tr><tr><td>Male</td><td>1</td><td>1</td><td>1 closet pan</td><td>1</td></tr><tr><td rowspan="2">20 or more</td><td rowspan="2">1 / space</td><td>Female</td><td>1</td><td>1 plus 1 additional for every 20 bicycle parking spaces thereafter</td><td>2 closet pans plus 1 additional for every 60 bicycle parking spaces thereafter</td><td>1 plus 1 additional for every 60 bicycle parking spaces thereafter</td></tr><tr><td>Male</td><td>1</td><td>1 plus 1 additional for every</td><td>2 closet pans plus 1 additional for</td><td>1 plus 1 additional for every</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	Lockers, change rooms, showers, sanitary compartments and washbasins	Bicycle parking spaces	Personal lockers	User group	Change rooms	Showers	Sanitary compartments	Wash basins		1 – 5	1 / space	Female and Male	1 of unisex design	1	1 closet pan	1	6 – 19	1 / space	Female	1	1	1 closet pan	1	Male	1	1	1 closet pan	1	20 or more	1 / space	Female	1	1 plus 1 additional for every 20 bicycle parking spaces thereafter	2 closet pans plus 1 additional for every 60 bicycle parking spaces thereafter	1 plus 1 additional for every 60 bicycle parking spaces thereafter	Male	1	1 plus 1 additional for every	2 closet pans plus 1 additional for	1 plus 1 additional for every							
Lockers, change rooms, showers, sanitary compartments and washbasins	Bicycle parking spaces	Personal lockers	User group	Change rooms	Showers	Sanitary compartments	Wash basins																																									
	1 – 5	1 / space	Female and Male	1 of unisex design	1	1 closet pan	1																																									
	6 – 19	1 / space	Female	1	1	1 closet pan	1																																									
			Male	1	1	1 closet pan	1																																									
	20 or more	1 / space	Female	1	1 plus 1 additional for every 20 bicycle parking spaces thereafter	2 closet pans plus 1 additional for every 60 bicycle parking spaces thereafter	1 plus 1 additional for every 60 bicycle parking spaces thereafter																																									
			Male	1	1 plus 1 additional for every	2 closet pans plus 1 additional for	1 plus 1 additional for every																																									

Element	Design Standard									
						20 bicycle parking spaces thereafter	every 60 bicycle parking spaces thereafter	60	60 bicycle parking spaces thereafter	
	DS17.1 On site vehicle parking is provided at the rates outlined in Appendix H .									
	DS18.1 Where possible, development provides for shared or multiple use of car parking areas, particularly large car parking areas:- (a) at times when car parking areas would otherwise not be occupied (e.g. weekends); and (b) when car parking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive).									
	DS19.1 The internal carpark required by the approved PoD Plans in Appendix I is landscaped with shade trees and planting beds and edges.									
ENVIRONMENT	DS20.1 All rainwater tanks to residential dwellings are designed to ensure that 50% of rainwater is captured from the roof, to the purpose of supplying water to toilets, laundry, hot water and have a connection for external usage. DS20.2 All rain tanks to residential dwellings are to be a minimum 5,000 litres capacity for detached houses and a minimum 3,000 litres capacity for semi-attached and attached houses DS20.3 All rainwater tanks to non-residential buildings are designed to ensure 75% roof capture and reuse, with collected water used for all suitable applications within the property. DS20.4 For non residential sites, each site will need to demonstrate how they will satisfy standard best practice pollutant load removal targets (i.e. 80%, 60%, 45% and 90% removal of the average annual loads for total suspended solids, total phosphorus, total nitrogen, and gross pollutants). A range of stormwater quality management measures (e.g. bioretention) could be applied to comply with these targets. As part of the stormwater quality management strategy for each site, rainwater tanks will also need to be installed to collect roof runoff from a minimum 75% of the roof area – with captured roofwater used to supplement non-potable water demands. DS21.1 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended. DS21.2 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended. DS21.3 Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.									
INFRASTRUCTURE	DS22.1 All development is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and has an									

Element	Design Standard
	electricity supply.

3.5.4 Criteria for a Change to Approved Reconfiguring a Lot Layout for Sub-Precinct 2.8

Applications for Compliance Assessment to vary the lot layout in Sub-precinct 2.8 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 9 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. **Table 23** identifies the applicable Design Standards for a lot layout.

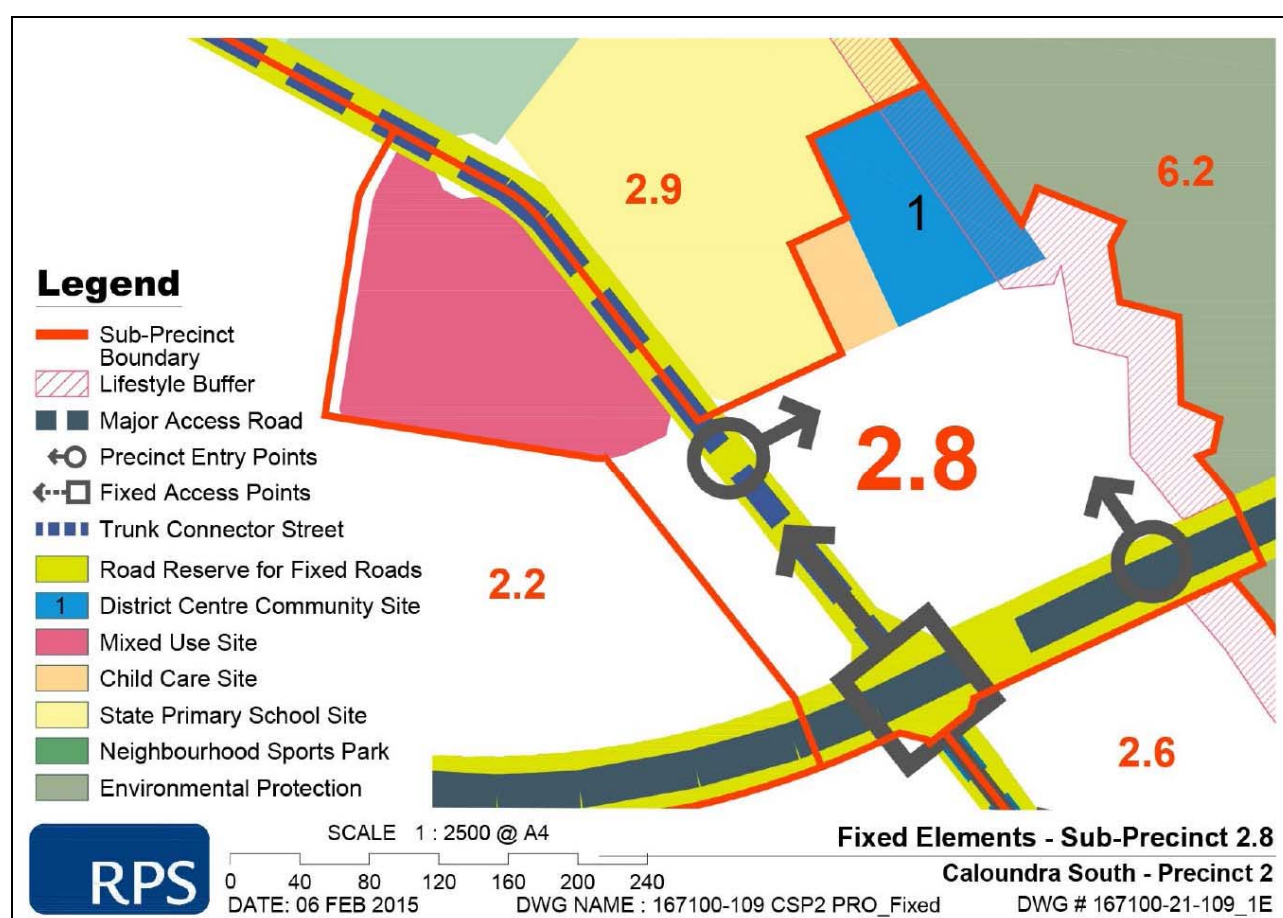


FIGURE 9 – SUB PRECINCT 2.8 FIXED ELEMENTS

TABLE 23 – DESIGN STANDARDS FOR LOT VARIATIONS IN SUB PRECINCT 2.8

Design Standards	
Number of Local/Neighbourhood Parks	500m ² Town Square
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with Figure 9 .

Design Standards	
Maximum Residential Yield (+/- 10%)	100 dwellings
Lot Design	No minimum lot size.
Block Sizes	For residential elements:- - Length 100-200 metres - Mid-block break providing a pedestrian link when blocks are over 130 metres - Depth 40-80 metres For non-residential elements:- - Length – 180m x 80m. - Where block lengths exceed 120 metres, a mid-block pedestrian and cycle connection with a minimum width of 6 metres. - Parallel streets not more than 100 metres apart and total block perimeter no greater than 600 metres.
Lot Layout	- Lots intended for mixed use or multiple residential and lots with a width of 7.5 metres or less take up entire street block or are located on highly accessible block ends, corner lots and lots with dual road frontage. - Concentrations of lots with a width of 7.5 metres or less in an urban neighbourhood should be served by a rear lane.
Street Network	- Grid pattern or modified grid responsive to site characteristics. - Where slope allows, orientation within 15 degrees of north-south or east-west. - Connector and main streets of centres orientated to landmarks. - To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope.
Streets	- Street network includes a grid network of main streets, connector streets, access streets and lanes. - Street network promotes safe movements and provides direct pedestrian and cyclist access to the centre's focal point / transit opportunities. - Street network accommodates on-street parking and vehicle movements without compromising walking and cycling safety and amenity.
Typical Typologies Road and Cross Sections	Roads are designed generally in accordance with Appendix K .
PDA Guidelines	PDA Guideline No. 5 – Neighbourhood Planning and Design (March 2014) ULDA Guideline No. 6 – Street and Movement Network (April 2012) PDA Guideline No. 8 – Medium and High Rise Buildings (March 2014) PDA Guideline No. 9 – Centres (September 2013)

Design Standards	
	ULDA Guideline No. 12 – Park Planning and Design (November 2011) PDA Guideline No. 13 – Engineering Standards (March 2014) PDA Guideline No. 18 – Development Interfaces (March 2014)

3.6 Sub-Precinct 2.9 – Schools

3.6.1 Sub-Precinct Intent

This sub-precinct is intended to cater for the provision of two schools, co-located with a district sports park. This sub-precinct clusters these uses with the adjacent District Centre in Sub-precinct 2.8 to allow for easy access to community facilities.

An emerging community site (lot 80008) is also provided within this sub-precinct to cater for either:-

- a possible 5ha extension of a 4 ha (lot 80006) State High School Site; or
- residential dwellings delivered at a density consistent with that approved for the balance of the precinct under this Plan of Development.

The built form of the sub-precinct is low-medium rise. Building design positively contributes to the visual amenity of the sub-precinct, with built form addressing the street and promoting overlooking of the street to maximise casual surveillance.

Should lot 80008 be required for residential dwellings as opposed to school purposes a further application for Reconfiguration of a Lot will be required over that lot which will be subject to the compliance assessment process. Plans of Development consistent with those approved for the other predominantly residential sub-precincts shall accompany that application for compliance assessment, which upon approval will result in Home Based Business, House, Display Home and Multiple Residential (Duplex) as applicable being exempt development on the approved lots.

A community garden is ~~encouraged within sub-precinct 2.9 park~~ ^{proposed} to provide places for learning and sharing about sustainable living practices for residents, visitors and school children.

3.6.2 Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for Sub-precinct 2.9 are outlined in **Table 24** below.

TABLE 24 – USES FOR SUB-PRECINCT 2.9

Land Uses
Uses Subject to Compliance Assessment
On Lots 80005 and 80006
Community Facility Educational Establishment

Land Uses
On Lot 80008
Community Facility Display Home Educational Establishment Home Based Business House Multiple Residential (Duplex) Multiple Residential (other than duplex) and only where within a superlot approved in a change to Approved Reconfiguration a Lot Layout as permitted under this Plan of Development. Other residential (retirement living only) and only where within a superlot approved in a change to Approved Reconfiguration a Lot Layout as permitted under this Plan of Development.
On Lot 90001
Outdoor Sport and Recreation (excluding a golf course)

3.6.3 Specific Design Criteria

Applications for Compliance Assessment in Sub-Precinct 2.9 are required to be assessed against and fulfil the Design Standards identified in **Table 25**.

TABLE 25 – DESIGN STANDARDS FOR SUB PRECINCT 2.9

Element	Design Standard
USE	DS1.1 Land uses comprise the uses specified for the sub-precinct in Table 24. DS1.2 In addition to the following Sub-precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria.
BUILT FORM	DS2.1 Development of the P – 6 (Prep to Grade 6) State School is generally in accordance with the approved PoD as contained within Appendix J. DS2.2 Development of the 7 – 12 (Grade 7 to Grade 12) State School is generally in accordance with the approved PoD as contained within Appendix J. DS3.1 For all non-residential development, building height does not exceed 5 storeys, except where buildings front a street with residential development, in which case building height does not exceed 3 storeys and 9 metres.

Element	Design Standard
	DS4.1 Where a Required building frontage as shown on the approved PoD included in Appendix J, non-residential buildings:- (a) are to be a minimum of two (2) storeys; (b) shall be built to the boundary, where possible; (c) shall generally address the Main Street, where having frontage to the Main Street. DS4.2 Where a Desired building frontage as shown in the approved PoD included in Appendix J for the P – 6 (Prep to Grade 6) State School site, buildings are to be generally setback no more than 3 metres from the nominated Carparking – preferred location – School and Sports Fields. DS4.3 Where a nominated Landscape setback as shown on the approved PoD included in Appendix J, development is to incorporate landscaping that is generally 3 metres in width. DS4.4 Building entrances shall be located generally as shown in the approved PoD included in Appendix J DS4.5 Buildings shall be located generally in accordance with Indicative building footprints nominated on the approved PoD included in Appendix J. DS4.6 Drop off zones are to be located generally in accordance with the approved PoD included in Appendix J.
PUBLIC REALM	DS5.1 Public realm should be provided with adequate lighting for safety. Care should be taken with lighting design to ensure that nearby residences are not affected by 'overspill'. DS5.2 The P – 6 (Prep to Grade 6) State School and the 7 – 12 (Grade 7 to Grade 12) State School are to be generally co-located with the 4ha Neighbourhood Sports Park as shown on the approved PoD included in Appendix J.
PARKING AND ACCESS	DS6.1 Site access points for vehicles are located generally as shown on the approved PoD, included in Appendix J. DS7.1 On site vehicle parking is provided at the rates outlined in Appendix H. DS7.2 Car parks shall be located generally in accordance with the locations nominated on the approved PoD included in Appendix J. DS7.2 On-site at-grade car parking areas are generally screened from view from surrounding streets by a combination of built form and planted buffers. DS8.1 Where possible, development provides for shared or multiple use of car parking areas, particularly large car parking areas:- (a) at times when car parking areas would otherwise not be occupied (e.g. weekends); and (b) when car parking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive).

Element	Design Standard
	DS9.1 Bus Stops are provided generally as shown on the approved PoD, as contained within Appendix J .
ENVIRONMENT	DS10.1 Lighting emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended. DS10.2 Development of the land for a 7 – 12 (Grade 7 to Grade 12) State School is supported by a Stormwater Management Strategy demonstrating the achievement of standard best practice pollutant load removal targets. DS10.3 All rainwater tanks to residential dwellings are designed to ensure that 50% of rainwater is captured from the roof, to the purpose of supplying water to toilets, laundry, hot water and have a connection for external usage. DS10.4 All rain tanks to residential dwellings are to be a minimum 5,000 litres capacity for detached houses and a minimum 3,000 litres capacity for semi-attached and attached houses DS10.5 All rainwater tanks to non-residential buildings are designed to ensure 75% roof capture and reuse, with collected water used for all suitable applications within the property. DS10.6 For non residential sites, each site will need to demonstrate how they will satisfy standard best practice pollutant load removal targets (i.e. 80%, 60%, 45% and 90% removal of the average annual loads for total suspended solids, total phosphorus, total nitrogen, and gross pollutants). A range of stormwater quality management measures (e.g. bioretention) could be applied to comply with these targets. As part of the stormwater quality management strategy for each site, rainwater tanks will also need to be installed to collect roof runoff from a minimum 75% of the roof area – with captured roofwater used to supplement non-potable water demands.
INFRASTRUCTURE	DS11.1 All development is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and has an electricity supply.

3.6.4 Criteria for a Change to Approved Reconfiguring a Lot Layout for Sub-Precinct 2.9

Applications for Compliance Assessment to vary the lot layout in Sub-precinct 2.9 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 10 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. **Table 26** identifies the applicable Design Standards for a lot layout.

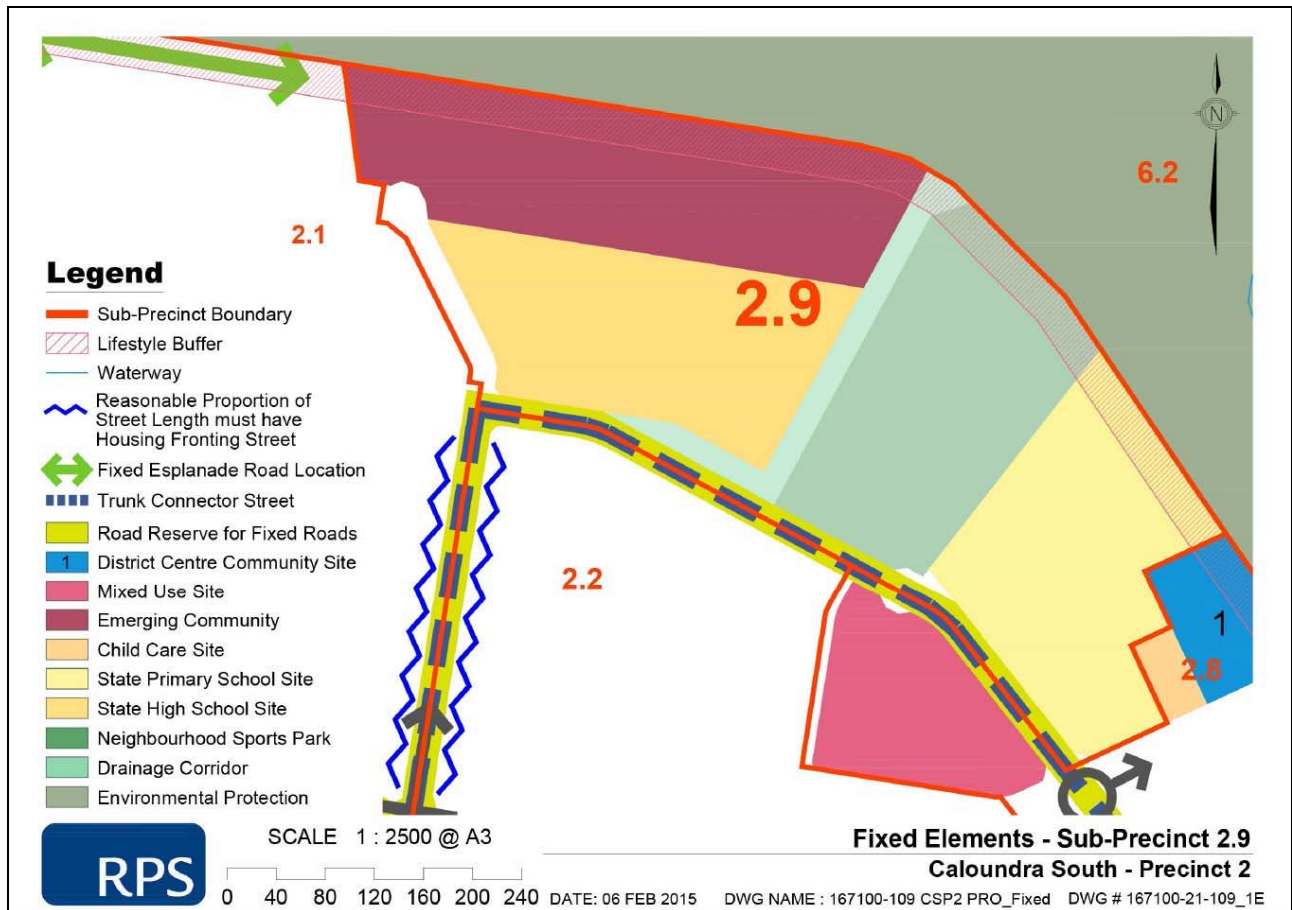


FIGURE 10 – SUB PRECINCT 2.9 FIXED ELEMENTS

TABLE 26 – DESIGN STANDARDS FOR LOT VARIATIONS IN SUB PRECINCT 2.9

Design Standards for Lot 80008 if not required as an Educational Establishment	
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with Figure 7 .
Preferred Density	Consistent with that approved for the other predominantly residential sub-precincts within Precinct 2
Lot Design	Size - no minimum lot size Shape - Typical depth 20.0 - 40.0 metres, but can be less in urban neighbourhoods. Width in multiples of 2.5 metres and 5.0 metres consistent with typical lot dimensions - Urban lots are a typical depth of 13.5 – 15.0 metres Slope - Unless constructed in an integrated or attached development, the slope on a lot less than 450m² in area does not exceed: 10 per cent side slope 5 per cent lengthwise slope - Less, if both figures approach the maximum together. Platform construction required when finished slope on lot is 16 per cent or greater
Block Sizes	- Length 100-200 metres - Mid-block break providing a pedestrian link when blocks are over 130 metres - Depth 40-80 metres
Lot Layout	- No more than eight narrow (less than 10.0 metres) frontage lots in a row. - No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane. - No more than twelve lots with a width of less than 5.0 metres in a row. - Lot corners match or are within 1.0 metre of corners of adjoining lots. - Small lots are minimised at the end of T intersections and entrances to sub-precincts (if not serviced by rear lane).
Access	- Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA Guideline No. 12 Park planning and design). - Clear, direct walk or cycle access to neighbourhood centre. - Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop
Street Network	- Grid pattern or modified grid responsive to site characteristics. - Where slope allows, orientation within 15 degrees of north-south or east-west. - Connector and main streets of centres orientated to landmarks. - To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope. - Minimise cul-de-sacs and where used, limit length to desirably no greater than 10 lots.

Design Standards for Lot 80008 if not required as an Educational Establishment	
Streets	Street network includes: • A trunk connector providing access to neighbourhood connector streets; • Neighbourhood connector streets providing connections to neighbourhood destinations; • Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and • Neighbourhood lanes – provide direct property access either at the front or rear of lots.
Typical Typologies and Cross Sections	Roads are designed generally in accordance with Appendix K .
Carparking	One room or one bedroom house • 0.5 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit. Two or more bedroom house • 0.75 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit A parking analysis plan in accordance with the PDA Practice Note – Parking Analysis Plan is required to demonstrate compliance with the above standards if the development proposal includes lots less than 12.5m wide, and/or a Multiple residential development including up to 6 dwelling units. Relaxation to the above standards may be approved where: • The development is in proximity to high frequency public transport (e.g. within 800metres of a railway station) and/or • The development secures a higher proportion of on-site parking
PDA Guidelines and Practice notes	PDA Guideline No. 5 – Neighbourhood Planning and Design (March 2014) ULDA Guideline No. 6 – Street and Movement Network (April 2012) ULDA Guideline No. 12 – Park Planning and Design (November 2011) PDA Guideline No. 13 – Engineering Standards (March 2014) PDA Guideline No. 18 – Development Interfaces (March 2014) PDA Practice Note No. 7 – Designing for Small Lots (March 2014) PDA Practice Note No. 10 – Plans of Development (March 2014) PDA Practice Note No. 11 - Parking Analysis Plans (July 2012) PDA Practice Note No. 12 – Rear Lanes: Design and Development (March 2014)
Design Standards for the overall Sub-precinct	
Lifestyle Buffer	A 'Lifestyle Buffer' is provided generally in accordance with Figure 7 .
Boundary	Variations to the configuration of the non-residential lots are permitted where

Design Standards for Lot 80008 if not required as an Educational Establishment	
Rearrangement	detailed design of the uses to occur on the lots dictates a revised configuration. It is to be noted however that the general arrangement detailed in Figure 10 is intended to provide primary guidance for any changes, and the fixed elements therein, as non-negotiable elements.

3.7 Sub-Precinct 6.1 – Eco Sanctuary

3.7.1 Sub-Precinct Intent

This Sub-Precinct comprises part of the Environmental Protection Zone required by the Development Scheme and is intended to be protected for conservation and rehabilitation purposes with opportunities for recreation and limited opportunities for the provision of infrastructure and water quality and quantity management where appropriate.

The sub-precinct includes areas, including a stand of significant Blackbutt forest, that are of environmental significance and have associated conservation, biodiversity, habitat or scenic amenity values. The sub-precinct accommodates elements for an integrated open space network that respond to community needs provided they do not compromise environmental values.

Development in this area is to predominantly comprise passive and active recreational opportunities, inclusive of an integrated tourist attraction. The built form within this Sub-precinct is minimal and is to be subordinate to the primary use of the area for recreational uses. A community garden is encouraged within sub-precinct 6.1 to provide places for learning and sharing about sustainable living practices for residents.

A range of low scale facilities are anticipated as being established within this sub-precinct as part of an *Integrated Tourist Attraction*, which is intended to promote environmental awareness, education and conservation and the carrying out of sustainable practices.

Pedestrian access to and through this sub-precinct is encouraged from all edges of the precinct. Vehicular access is to be limited to key access points only.

3.7.2 Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for sub-precinct 6.1 are outlined in **Table 27** below.

TABLE 27 – USES FOR SUB-PRECINCT 6.1

Land Uses	
Uses Subject to Compliance Assessment	
Community Facility	Integrated Tourist Attraction
Indoor Sport and recreation	Utility Installation
Outdoor Sport and Recreation (excluding a golf course)	

3.7.3 Specific Design Criteria

Applications for Compliance Assessment in Sub-Precinct 6.1 are required to be assessed against and fulfil

the Design Standards identified in **Table 27**.

TABLE 28 – DESIGN STANDARDS FOR SUB PRECINCT 6.1

Element	Design Standard
USE	DS1.1 Land uses comprise the uses specified for the sub-precinct in Table 27. DS1.2 In addition to the following Sub-precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria.
BUILT FORM	DS2.1 Development of the sub-precinct is generally in accordance with the approved PoD as contained within Appendix L. DS3.1 For all development, building height does not exceed 11 metres and 3 storeys, with the exception of Landmark structures (e.g. wind turbine or sculpture / spire) which may extend to 15 metres and 3 storeys in height. DS4.1 The size, scale and density of the <i>Integrated Tourist Attraction</i> is to accord with the following:- (a) a maximum gross floor area of 1,500m² (excluding associated accommodation); and (b) a maximum of 30 accommodation units, which shall be ancillary to the primary use of the premises for an environmental and sustainable education centre. DS5.1 Built form setbacks are generally in accordance with the following:- (a) For the Community Facility site as contained within the approved RoL plans at Appendix B any building is:- (i) setback a minimum of 3 metres from all site boundaries; and (ii) shall not encroach intrude within the nominated Lifestyle Buffer as contained on the approved PoD as contained within Appendix L; (b) For development in the sub-precinct other than identified in (a) above, any building is setback a minimum of:- (i) 20 metres from all site boundaries adjoining a residential use, (ii) 3 metres from all site boundaries where (i) above does not apply. DS6.1 Sub-tropical design elements are incorporated within building design, including but not limited to: (a) the maximising of natural light and cross-ventilation; (b) the provision of fixed and adjustable sun shading devices to control direct solar access; and (c) the provision of roof eave overhangs to walls, wall openings and balconies. DS6.2 The scale, design and external finish of buildings:- (a) complements the natural character of the area and integrates with the surrounding natural landscape; and (b) incorporates colours and finishes that allow the buildings to blend in with the natural landscape. DS6.3 Buildings that take the form of small, separate buildings which are visually

Element	Design Standard
	separated. The architectural style and materials used for any new building:- (a) comprise a mix of lightweight and textured external materials such as timber cladding and corrugated iron roofs; (b) reflect the line, form, colour and texture found in the existing landscape and do not replicated artificial or imported themes; and (c) use muted earth/environmental tones that blend with the natural environment. DS6.4 Low reflectivity roofing and building materials are used. DS7.1 Where a Desired building frontage as shown on the approved PoD included in Appendix L, buildings are to address the adjacent road frontage. DS7.2 Where a nominated Required landscape edge as shown on the approved PoD included in Appendix L, development is to incorporate landscaping that is generally 3 metres in width. DS7.3 Building entrances shall be located generally as shown on the approved PoD included in Appendix L. DS7.4 Buildings shall be located generally in accordance with Indicative building footprints nominated on the approved PoD included in Appendix L. DS8.1 Any accommodation provided as part of an <i>Integrated Tourist Attraction</i> is provided for short term stays only, with guests staying no more than 14 consecutive nights. DS9.1 Public realm should be provided with adequate lighting for safety. Care should be taken with lighting design to ensure that nearby residences are not affected by 'overspill'. DS9.2 Development of an <i>Integrated Tourist Attraction</i> incorporates site landscapes that:- (a) provide an attractive landscape setting for the enjoyment and appreciation of visitors; (b) visually screen and soften built form elements and integrated the development into the surrounding landscape; (c) utilise native endemic vegetation as the major planting theme; and (d) maximise the retention of existing mature trees in order to retain the landscape character of the area. DS9.1 The Regional Recreation Park (exclusive of the development of an <i>Integrated Tourist Attraction</i>) is to be designed generally in accordance with the outcomes sought by the approved Landscape Master Plan.
PUBLIC REALM	DS10.1 Vehicle access points for vehicles are located generally as shown on the approved PoD, included in Appendix L. DS10.2 On site vehicle parking is provided at the rates outlined in Appendix H. DS10.3 Car parks shall be located generally in accordance with the locations nominated on the approved PoD included in Appendix L. DS10.4 On-site at-grade car parking areas are generally screened from view from

Element	Design Standard
	surrounding streets by planted buffers. DS10.5 Where possible, development provides for shared or multiple use of car parking areas, particularly large car parking areas:- (a) at times when car parking areas would otherwise not be occupied (e.g. weekends); and (b) when car parking spaces service two or more land uses with varying peak usage times.
PARKING AND ACCESS	DS11.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended DS11.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended. DS11.3 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended. DS11.4 Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.
ENVIRONMENT	DS11.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended DS11.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended. DS11.3 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended. DS11.4 Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended. DS11.5 All rainwater tanks to non-residential buildings are designed to ensure 75% roof capture and reuse, with collected water used for all suitable applications within the property. DS11.6 For non residential sites, each site will need to demonstrate how they will satisfy standard best practice pollutant load removal targets (i.e. 80%, 60%, 45% and 90% removal of the average annual loads for total suspended solids, total phosphorus, total nitrogen, and gross pollutants). A range of stormwater quality management measures (e.g. bioretention) could be applied to comply with these targets. As part of the stormwater quality management strategy for each site, rainwater tanks will also need to be installed to collect roof runoff from a minimum 75% of the roof area – with captured roofwater used to supplement non-potable water demands.
INFRASTRUCTURE	DS12.1 All development is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and has an electricity supply.

3.7.4 Criteria for a Change to Approved Reconfiguring a Lot Layout for Sub-Precinct 6.1

Variation to the lot layout within Sub-Precinct 6.1 is not intended.

3.8 Sub-Precinct 6.2 – Conservation

3.8.1 Sub-Precinct Intent

This sub-precinct comprises part of the Environmental Protection Zone required by the Development Scheme and is to be extensively rehabilitated as an environmental protection and habitat area. It is intended that this sub-precinct be protected for conservation and rehabilitation purposes. The sub-precinct may accommodate elements for an integrated open space network providing for multipurpose functions that respond to community needs provided they do not compromise environmental values.

3.8.2 Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for sub-precinct 6.2 are outlined in **Table 29** below.

TABLE 29 – USES FOR SUB-PRECINCT 6.2

Land Uses
Uses Subject to Compliance Assessment
Nil

3.8.3 Criteria for a Change to Approved Reconfiguring a Lot Layout for Sub-Precinct 6.2

Variation to the lot layout within Sub-precinct 6.2 is not intended.

3.9 Specific Use Criteria

In addition to the detailed provisions for each sub-precinct, specific use provisions specified in **Table 30** are applicable to Approved Development subject to the Compliance Assessment process under **Section 1.5.2** of the PoD. These provisions are only applicable as relevant to the specific use being assessed.

TABLE 30 – SPECIFIC USE DESIGN STANDARDS

Use	Design Standards
Child Care Centre	DS1.1 Child care centres are located generally where shown on the approved PoD, included in Appendix I .
	OR
	DS1.2 Child care centres are to be located with frontage to main street.
	DS2.1 Child care centres are to be located on a site having:- (a) A slope of not more than 10%;

Use	Design Standards
	(b) A regular shape; and (c) A minimum area of 1,500m ²
	DS3.1 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).
	DS4.1 A minimum 1.8 metre high solid acoustic screen fence is erected along the full length of all site boundaries adjoining a residential use (or future residential use).
Community Facility	DS5.1 Community facilities are located and designed generally in accordance with the approved PoDs included in Appendix I and Appendix L. OR DS5.2 Community facilities are located adjacent to the District Centre, Educational establishment (primary or secondary school) or land used for a Park or Outdoor Sport and Recreation. DS5.3 A maximum 1 hectare area of serviced land for District Community facilities including a multi purpose performance facility, community meeting space and youth space is to be located within Sub-precinct 2.8. DS5.4 A maximum 4,000m² area of serviced land for an interpretive facility incorporating neighbourhood meeting room is to be located within Sub-precinct 6.1. DS5.5 Where adjoining a residential use, a minimum 1.8 metre high solid acoustic screen fence is provided along the full length of all common site boundaries. DS5.6 Intrusive outdoor activities are located and orientated away from residential premises.
Educational Establishment	DS6.1 A 9 hectare area of land for a 7 – 12 (Grade 7 to Grade 12) State School is provided within Sub-precinct 2.9, as shown on the approved RoL Plan, included in Appendix B. DS6.2 A 4 hectare area of land for a P – 6 (Prep to Grade 6) State School is provided within Sub-precinct 2.9, as shown on the approved RoL Plan, included in Appendix B. DS6.3 The P – 6 (Prep to Grade 6) State School and the 7 – 12 (Grade 7 to Grade 12) State School are to be co-located with the 4ha District Sports Park as shown on the approved PoD included in Appendix J. DS6.4 The P – 6 (Prep to Grade 6) State School is to be designed generally in accordance with the approved PoD included in Appendix J. DS6.5 The 7 – 12 (Grade 7 to Grade 12) State School is to be designed generally in accordance with the approved PoD included in Appendix J.
Emergency Services	DS7.1 Emergency Services are located to enable easy access to a Sub-arterial or

Use	Design Standards
	Connector Road. DS7.2 Where adjoining a residential use, a minimum 1.8 metre high solid acoustic screen fence and a 2 metre wide landscape strip is provided along the full length of all common site boundaries.
Fast Food Premises	DS8.1 Fast Food premises are not to immediately adjoin a residential (or future Residential) use.
	DS9.1 Loading areas are not able to be viewed from the road or any public space
Indoor Entertainment (Tavern / Hotel)	S10.1 Indoor Entertainment (Tavern / Hotel) uses are located as shown on the PoD included in Appendix I .
Indoor Sport and Recreation	DS11.1 Indoor Sport and Recreation uses exclude premises for conducting large scale functions, i.e. convention centre, amusement and leisure centre; and DS11.2 Indoor Sport and Recreation uses have a maximum GFA of 2,000m².
Market	DS12.1 Where market stalls are proposed to be located adjacent to existing shops the market is not held on more than 1 day per week.
	DS13.1 Pedestrian access or pathways, a minimum of 2 metres wide, are provided between:- (a) stall fronts; and (b) stalls and existing shop fronts. DS13.2 Public toilets:- (a) are provided within the area of the market, or are located within 250 metres of the market; and (b) remain open and accessible for use during market hours. DS13.3 Directional signage is provided to identify the location of, and entry to, public toilet facilities.
	DS14.1 The market is conducted, including setup and pack-up time, between the hours of 6.00am and 10.00pm. DS14.2 Noise generated from the market complies with the level of noise emissions prescribed under the Environmental Protection (Noise) Regulations 1997. DS14.3 Any outdoor lighting associated with the market is designed, installed, operated and maintained in accordance with AS4282 – The Control of the Obtrusive Effects of Outdoor Lighting. DS14.4 Any temporary lighting is dismantled immediately on closure of the market.

Use	Design Standards
	DS15.1 The area used for market purposes is maintained in a clean, safe and tidy state:- (a) during market hours; and (b) at the conclusion of each day's trading.
	DS16.1 A clear movement path, at least 3 metres in width, is maintained through or around the market to allow emergency vehicle access.
Multiple Residential (other than duplex)	DS17.1 For Multiple Residential uses involving more than two units, density is to be a minimum of 35 dwellings/ha, calculated over the site on which it is located.
	DS18.1 For all Multiple Residential uses involving more than two units, the building is sited and designed such that:- (a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage; (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) the number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.
	DS19.1 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. DS19.2 Where habitable room windows look directly at habitable room windows in 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 minimum height of 1.8 metres.
	DS20.1 The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.
	DS21.1 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; (b) they are not located between the building and the street address; and

Use	Design Standards
	(c) a basement or undercroft car parking area does not protrude above the adjacent ground level by more than 1 metre. DS21.2 Services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, is visually integrated into the design and finish of the building or effectively screened from view.
	DS22.1 The site cover of Multiple Residential buildings does not exceed: (a) 60% if within Sub-precincts 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and 2.7; (b) 80% within Sub-precinct 2.8. DS22.2 Building setbacks comply with those shown for the relevant allotment width as included in Appendix F unless otherwise specified in any applicable Sub-precinct specific Plan of Development.
	DS23.1 Except where specified otherwise in a Sub-precinct specific Plan of Development: (a) A 2 metre wide landscaped buffer strip is provided along the full frontage of the site; (b) At least 10% of the site area is provided as communal open space exclusive of required buffer strips and clothes drying areas; (c) A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary; DS23.2 For all Multiple Residential 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 3 metres 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 with a minimum dimension of 3 metres directly accessible from the living area of the dwelling or rooming unit.
	DS24.1 For Multiple Residential uses within Sub-precincts 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and 2.7, front fences and walls:- (a) have a maximum height of not more than:- (i) 1.8 metres if 50% transparent; or (ii) 1.2 metres if solid. (b) are setback behind the 2 metre wide landscape strip. DS25.1 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.

Use	Design Standards
	DS26.1 Within Sub-precinct 2.8:- (a) entry areas for the residents and visitors are provided separately from entrances for other building users and provide 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 other building users; (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.
Other Residential (retirement living)	DS27.1 The use is located within 400m walking distance of a public transport stop which provides direct access to a District Centre or Town Centre.
	DS28.1 Except where otherwise specified in an approved PoD, the site cover of the buildings does not exceed 50%. DS28.2 Building bulk is reduced by incorporating a combination of the following elements in building design:- (a) verandahs; (b) recesses; (c) variation in materials, colours and / or textures including between levels; and (d) variation in building form. DS28.3 The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres. DS28.4 Any building does not exceed 40 metres in length, with separation between buildings, for the purposes of cross ventilation, articulation and light, of at least 6 metres.
	DS29.1 Buildings are oriented to the street and provide casual surveillance of the street. DS29.2 Buildings setbacks comply with those shown for the relevant allotment width as included in Appendix F. DS29.3 Screening of balconies is limited to the side and rear of boundaries, and the sides of balconies where needed, to prevent noise and overlooking of other dwellings and recreation areas. DS29.4 Any car parking area or other associated structures are integrated into the design of the development such that they are screened from view from frontages to streets, parks and adjoining land. DS29.5 Services structures and mechanical plant are screened or designed as part of the building.
	DS30.1 Dwellings are configured in clusters with each cluster having a clearly defined street address or access corridor and each dwelling having clearly defined private open space and a prominent front door. DS30.2 Clusters of dwellings are supported by unique design features that help identify and individualise them and assists residents and visitors to easily find their

Use	Design Standards
	way. DS30.3 Logical, direct and separated pedestrian and vehicle routes are provided between dwellings, communal buildings and other on-site facilities and facilities in the neighbourhood.
	DS31.1 At least 10% of the area of the site is provided as communal and private open space, with:- (a) each ground floor dwelling having a courtyard or similar private open space area, not less than 15m² and with a minimum dimension of 3 metres, directly accessible from the living area of the dwelling; (b) each dwelling above ground level having a balcony or similar private open space area, not less than 9m² and with a minimum dimension of 2.5 metres, directly accessible from the living area of the dwelling. DS31.2 A landscape strip at least 2 metres wide is provided within the boundaries of the site, adjacent to the full frontage of the site.
	DS32.1 A 1.8 metre high solid screen fence is provided along the full length of all side and rear boundaries of the site. DS32.2 Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages. DS32.3 Front fences and walls:- (a) have a maximum height of not more than:- (i) 1.8 metres if 50% transparent; or (ii) 1.2 metres if solid. (b) are setback behind the 2 metre wide landscape strip.
	DS33.1 The development provides management facilities, supervised care facilities and social and recreational facilities in the form of:- (a) a live-in manager's residence and office; (b) 24 hour nursing station and / or 24 hour monitored alert system; (c) communal dining room; (d) communal indoor social/recreation space; and (e) a diversity of informal indoor and outdoor social spaces. DS33.2 Communal buildings are easily accessible and centrally located, and resident are able to easily navigate the site on foot or with the assistance of mobility aids.
	DS34.1 No dwelling is more than 250 metres walking distance from a site entry or exit point, or any central community facilities building. DS34.2 All pathways and land use for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces. DS34.3 Internal paths, ramps and hallways are capable of accommodating two wheelchairs (side by side) at any one time.

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	DS34.4 Buildings exceeding one storey in height incorporate lifts to each level. DS35.1 The development has access to a reliable alternative power supply in the event of prolonged power outage or disconnection from grid supplied electricity. DS35.1 A Site Evacuation Plan with practical and reliable arrangements for the evacuation of all persons on-site to the nearest activity centre is prepared.
Outdoor Sport and Recreation (excluding Golf Course)	DS36.1 The use is located in accordance with the approved Landscape Master Plan. DS36.2 The use is located and designed so as to be:- (a) convenient to users; and (b) compatible with the preferred character of the local area. DS36.3 The use:- (a) is effectively designed to meet the needs of users, having regard to the scale and nature of the use; (b) has buildings and structures that are fit for purpose; and (c) has buildings and structures that incorporate passive design responses that acknowledge and reflect the region's sub-tropical climate. DS36.4 Mechanical plant and equipment and storage areas associated with the use are designed and screened so as to provide an attractive address to streets and adjoining properties. DS36.5 Any structure associated with the use does not result in a significant loss of amenity for surrounding development, having regard to:- (a) the extent and duration of lighting and overshadowing; (b) privacy and overlooking impacts; (c) impacts on views and vistas; and (d) the scale of the structure relative to its surroundings. DS36.6 A temporary drive in theatre: (a) is limited to occasional use up to a maximum of 12 times per year, and (b) is to be operated in association with the adjoining Display Village, and (c) can occur only for as long as the Display Village is in operation, and (d) must ensure that light spill, noise, litter, traffic and car parking impacts does not adversely impact upon the amenity of any adjoining or nearby premises.
Shop, Business and Food Premises	DS44.1 Shops, Businesses and Food Premises within Sub-precincts 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and 2.7 are to be located generally as shown on the approved PoD plan/s as contained within Appendix E and are to meet the following: (a) are located on a corner lot where at least one of the intersection roads is a Connector Road; (b) are no more than 250m² GFA; (c) do not to exceed a maximum building height of 11 metres and 3 storeys;

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	(d) do not extend an existing centre, approved Shop, Business or Food Premises.
	DS45.1 Buildings setbacks for Shops, Businesses and Food Premises within Sub-precincts 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and 2.7 comply with those shown for the relevant allotment width as included in Appendix F .
	DS46.1 Where a building exceeds 2 storeys in height, the building is designed so as to avoid the creation of adverse micro-climatic impacts on any nearby public space by way of overshadowing, wind tunnelling or reflective glare.
	DS46.2 Building materials and hard surfaces used in landscape works are not highly reflective, or likely to create glare, slippery or otherwise hazardous conditions.
	DS46.3 Any outdoor public or semi-public open space has a minimum of 50% of its area covered or shaded.
	DS46.4 Development provides for a minimum of 65% 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.
	DS47.1 The site cover of a Shop, Business or Food Premises within Sub-precincts 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and 2.7 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.
	DS48.1 The building has articulated and textured facades that incorporate some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows:- (a) wide colonnades, verandahs, awnings, balconies and eaves; (b) recesses, screens and shutters; and (c) windows that are protected from excessive direct sunlight during warmer months. DS48.2 To assist in creating or maintaining a coherent streetscape, the building is articulated and finished in ways that respond to attractive and notable elements of adjacent buildings, such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms. DS48.3 The building incorporates vertical and horizontal articulation such that no blank wall is longer than 15 metres.
	DS49.1 A building having a height of more than 2 storeys incorporates variations in materials, colours, textures or other built form elements that help to differential between the podium and other building levels.
	DS50.1 For a Shop, Business or Food Premises within Sub-precincts 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and 2.7 a minimum of 10% of the site is comprised of deep planted landscapes.

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	DS50.2 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 buildings 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:- (i) is planted with a variety of screening trees and shrubs; and (ii) incorporates a minimum 1.8 metre high solid screen fence where acoustic attenuation is required; and (d) planting is provided on top of podium levels.
	DS51.1 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; (c) locating site service facilities and areas such that they are not adjacent to the frontage of a street or public space. DS51.2 Glare conditions or excessive 'light spill' on to adjacent sites and public spaces are avoided or minimised through measures such as:- (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.
Short Term Accommodation	DS52.1 For Short Term Accommodation involving more than two units, density is to be a minimum of 35 dwellings/ha, calculated over the site on which it is located.
	DS53.1 For all Short Term Accommodation uses involving more than two units, the building is sited and designed such that:- (a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage; (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) the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.
	DS54.1 Non-habitable room windows of one rooming unit is not located opposite windows of another dwelling or rooming unit unless views are controlled by

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	screening devices, distance, landscaping or design of the opening. DS54.2 Where habitable room windows look directly at habitable room windows in an adjacent rooming unit within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by:- (a) window will 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 minimum height of 1.8 metres.
	DS55.1 The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.
	DS56.1 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; (b) they are not located between the building and the street address; and (c) a basement or undercroft car parking area does not protrude above the adjacent ground level by more than 1 metre. DS56.2 Services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, is visually integrated into the design and finish of the building or effectively screened from view.
	DS57.1 The site cover of Short Term Accommodation buildings does not exceed: (a) 60% if within Sub-precincts 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and 2.7; (b) 80% within Sub-precinct 2.8 and 6.1. DS57.2 Building setbacks comply with those shown for the relevant allotment width as included in Appendix F except where specified otherwise in a Sub-precinct specific Plan of Development.
	DS58.1 Except where specified otherwise in a Sub-precinct specific Plan of Development: (a) A 2 metre wide landscaped buffer strip is provided along the full frontage of the site; (b) At least 10% of the site area is provided as communal open space exclusive of required buffer strips and clothes drying areas; (c) A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary; DS58.2 For all Short Term Accommodation involving more than two units:- (a) Each ground floor rooming unit has a courtyard or similar private open space of not less than 15m² with a minimum dimension of 3 metres directly accessible from the main living area; (b) Each rooming unit above ground level has a balcony or similar private open space area of not less than 9m² with a minimum dimension of 3 metres directly

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	accessible from the living area of the dwelling or rooming unit.
	DS59.1 For Short Term Accommodation within Sub-precincts 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and 2.7, front fences and walls:- (a) have a maximum height of not more than:- (i) 1.8 metres if 50% transparent; or (ii) 1.2 metres if solid. (b) are setback behind the 2 metre wide landscape strip. DS59.1 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. DS60.1 Within Sub-precincts 2.8 and 6.1:- (a) entry areas for the residents and visitors are provided separately from entrances for other building users and provide 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 other building users; (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.
	DS61.1 Except where in the form of a serviced apartment or self-contained accommodation, the rooming accommodation or short term accommodation use is provided with sufficient kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff.
Telecommunications Facility	DS62.1 For Telecommunications facilities that are to be located on an existing or proposed building, these are to be integrated within the building and are not to adjoin a residential use.