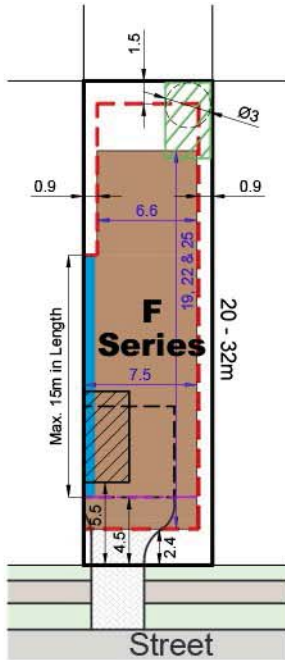


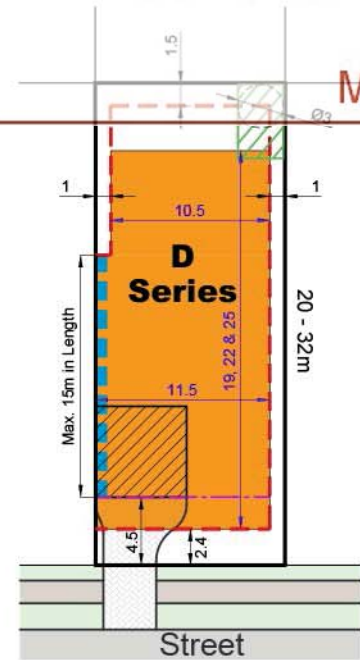
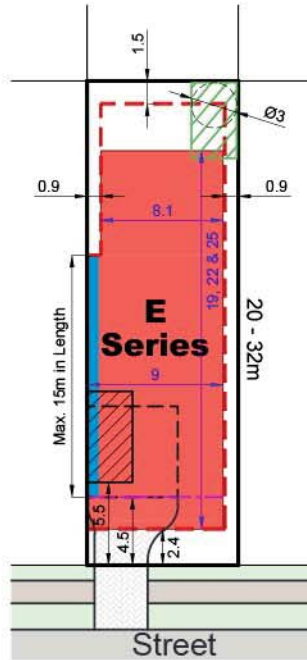
Premium Villa  
Allotment  
12.5m - 14m Wide  
8 APR 2016

MEDQ

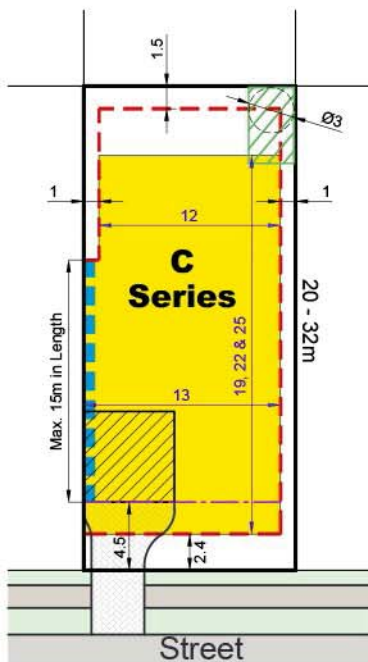
### Mode Allotment 8.5m - <10m Wide



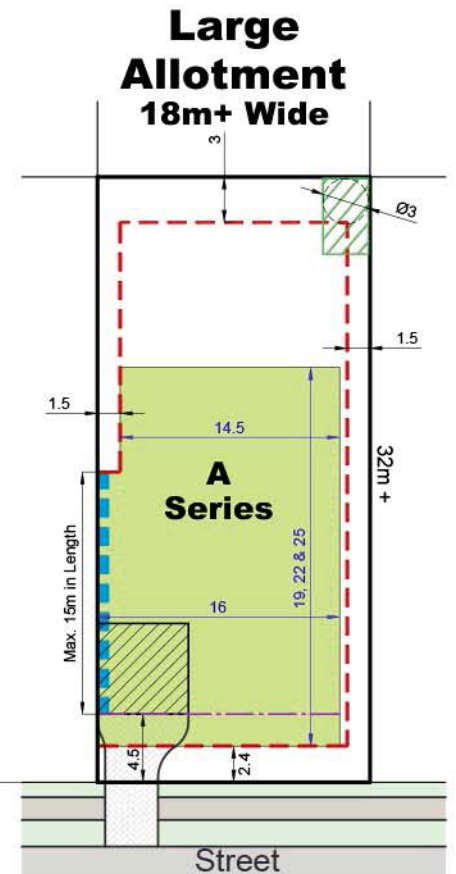
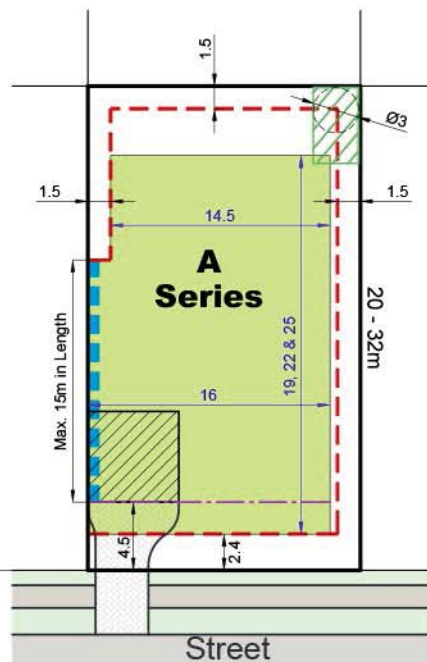
### Villa Allotment 10m - <12.5m Wide



### Courtyard Allotment 14m - <18m Wide



### Premium Traditional Allotment 18m+ Wide



## Legend

- Maximum Building Envelope
- Building Setback Dimensions
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall

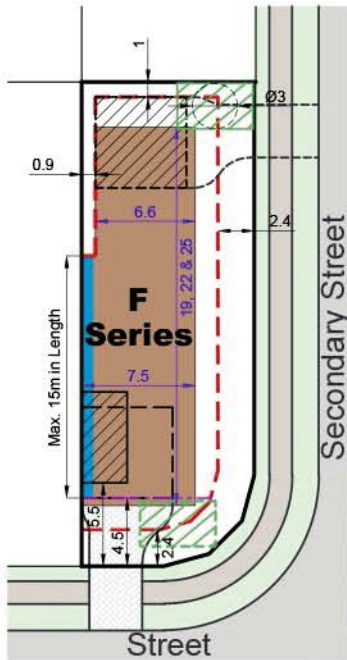
- Garage Setback to Front Boundary
- Stockland product envelope
- Building product dimensions
- Preferred private open space location 15m<sup>2</sup> min. with min. dimension of 3m

- Garage location
- Single garage for single storey dwelling
- Double garage when 2 storey dwelling
- Indicative driveway location

8 APR 2016

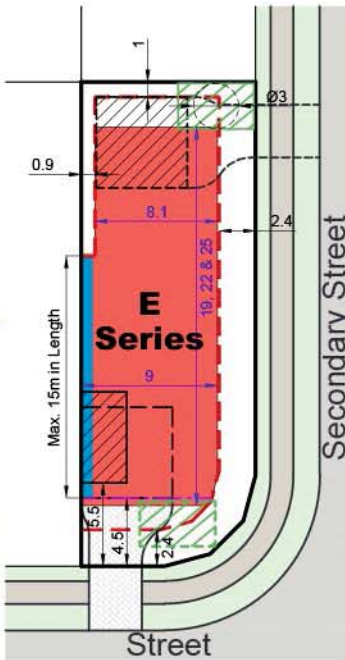
### Mode Allotment

10m – <11.5m Wide



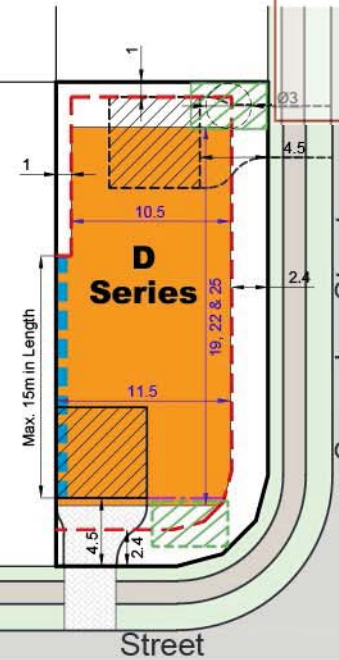
### Villa Allotment

11.5m – <14m Wide



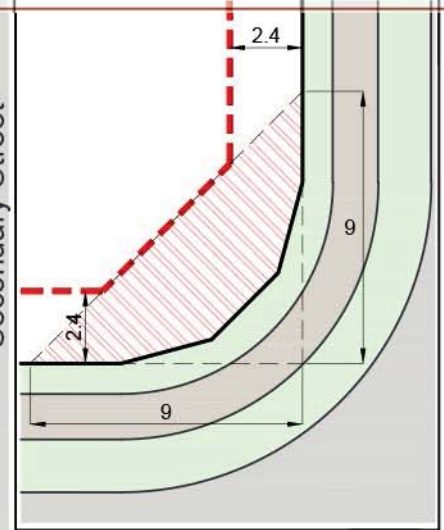
### Premium Villa Allotment

14m – <15.5m Wide



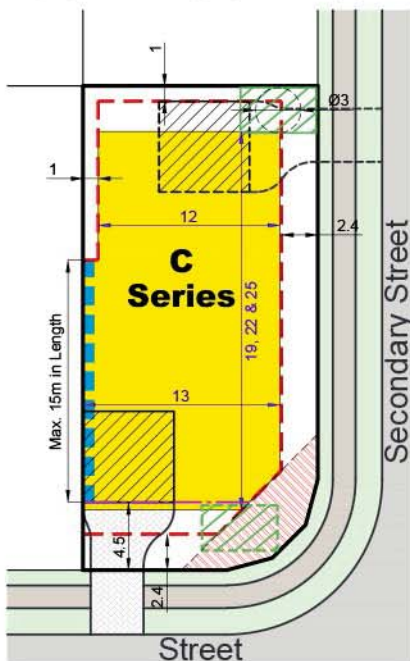
### Corner Diagram

Scale: 1 : 250 MEDQ



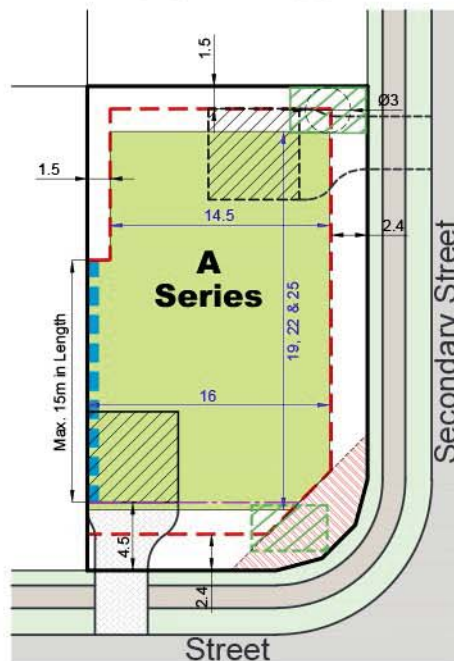
### Courtyard Allotment

15.5m – <18.5m Wide



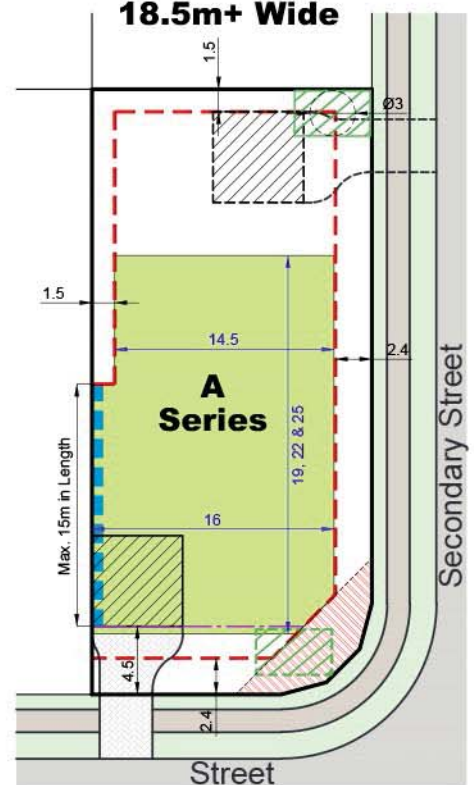
### Premium Traditional Allotment

18.5m+ Wide



### Large Allotment

18.5m+ Wide



### Legend

- Maximum Building Envelope
- Building Setback Dimensions
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Garage Setback to Front Boundary
- Corner setback
- Stockland product envelope
- Building product dimensions
- Preferred private open space location 15m<sup>2</sup> min. with min. dimension of 3m
- Alternative location for private open space
- Garage location
- Single garage for single storey dwelling Double garage when 2 storey dwelling
- Indicative driveway location
- Alternative garage location on secondary street: double garage permissible



| Plan of Development Table              | Mode Allotments                                                                        |              | Villa Allotments                                                                        |              | Premium Villa Allotments                                   |              | Courtyard Allotments                                        |              | Premium Traditional and Large Lots Allotments                                       |              | Multiple Residential Allotments (Duplex)                                            |              |
|----------------------------------------|----------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------------|--------------|------------------------------------------------------------|--------------|-------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------|--------------|
|                                        | 8.5m – <10.0m Wide                                                                     |              | 10.0m – <12.5m Wide                                                                     |              | 12.5m – <14m Wide                                          |              | 14m – <18m Wide                                             |              | 18m & above Wide                                                                    |              |                                                                                     |              |
|                                        | Ground Floor                                                                           | Upper Floors | Ground Floor                                                                            | Upper Floors | Ground Floor                                               | Upper Floors | Ground Floor                                                | Upper Floors | Ground Floor                                                                        | Upper Floors | Ground Floor                                                                        | Upper Floors |
| Front/Primary Frontage                 | 2.4                                                                                    | 2.4          | 2.4                                                                                     | 2.4          | 2.4                                                        | 2.4          | 2.4                                                         | 2.4          | 2.4                                                                                 | 2.4          | 2.4                                                                                 | 2.4          |
| Garage                                 | 5.5m for single or tandem garages & 4.5m for double garages                            | n/a          | 5.5m for single or tandem garages & 4.5m for double garages                             | n/a          | 4.5                                                        | n/a          | 4.5                                                         | n/a          | 4.5                                                                                 | n/a          | 4.5                                                                                 | n/a          |
| Rear                                   | 1.5                                                                                    | 3.0          | 1.5                                                                                     | 3.0          | 1.5                                                        | 3.0          | 1.5                                                         | 3.0          | 1.5 ^                                                                               | 3.0          | 1.0*                                                                                | 1.0*         |
| Side - General Lots                    |                                                                                        |              |                                                                                         |              |                                                            |              |                                                             |              | ^ 3.0m for large lots                                                               |              | * Second side setback as no rear setback applies.                                   |              |
| Built to Boundary                      | 0.0                                                                                    | 1.0          | 0.0                                                                                     | 1.0          | 0.0                                                        | 1.0          | 0.0                                                         | 1.0          | 0.0                                                                                 | 1.0          | 0.0                                                                                 | 1.0          |
| Non Built to Boundary                  | 0.9                                                                                    | 0.9          | 0.9                                                                                     | 0.9          | 1.0                                                        | 1.0          | 1.0                                                         | 1.0          | 1.5                                                                                 | 1.5          | 1.0                                                                                 | 1.0          |
| Corner Lots - Secondary Frontage       | 2.4                                                                                    | 2.4          | 2.4                                                                                     | 2.4          | 2.4                                                        | 2.4          | 2.4                                                         | 2.4          | 2.4                                                                                 | 2.4          | 2.4                                                                                 | 2.4          |
| Garage and On-site Car Parking         |                                                                                        |              |                                                                                         |              |                                                            |              |                                                             |              |                                                                                     |              |                                                                                     |              |
| On site parking requirements (minimum) | 1 space to be covered and enclosed                                                     |              | 1 space to be covered and enclosed                                                      |              | 1 space to be covered and enclosed                         |              | 1 space to be covered and enclosed                          |              | 1 space to be covered and enclosed                                                  |              | 1 space per dwelling to be covered and enclosed                                     |              |
| Garage location                        | Single Garages (up to 3.5m in width) or tandem garages are acceptable.                 |              | Single Garages (up to 4.5m~ in width) or tandem garages are acceptable.                 |              | Single, tandem or double garage acceptable.                |              | Single, tandem or double garage acceptable.                 |              | Single, tandem or double garage acceptable.                                         |              | Single, tandem or double garage acceptable.                                         |              |
|                                        | Double Garages (greater than 3.5m in width) are only permitted for 2 storey dwellings. |              | Double Garages (greater than 4.5m~ in width) are only permitted for 2 storey dwellings. |              |                                                            |              |                                                             |              |                                                                                     |              |                                                                                     |              |
|                                        | Garages are to be located along the built to boundary wall.                            |              | Garages are to be located along the built to boundary wall.                             |              | Garages are to be located along the built to boundary wall |              | Garages are to be located along the built to boundary wall. |              | Garages are to be located along the western or southern boundary where appropriate. |              | Garages are to be located along the western or southern boundary where appropriate. |              |
| Site Cover (maximum)                   | 75%                                                                                    |              | 60%                                                                                     |              | 60%                                                        |              | 60%                                                         |              | 60%                                                                                 |              | 75%                                                                                 |              |

## Notes

### General

- All development inclusive of Single and Multiple Residential Allotments (Duplex) is to be undertaken in accordance with the Development Approval.
- Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- Maximum building height is 3 storeys for dwellings where permitted in the Plan of Development, 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.

### Setbacks

- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place) or a street and a lane. This excludes those lots that abut a shared access driveway or a pedestrian connection/threshold and therefore in these cases a secondary frontage setback **does not apply**.
- Setbacks are as per the Plan of Development Table unless otherwise specified. In the case of Courtyard, Traditional and Premium Traditional Corner Lots, an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. The setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
- Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (ie. no rear boundary setback applies).
- Built to Boundary walls are recommended where road frontage widths are less than 15 metres. Built to Boundary walls are optional for lots with road frontage widths equal to, or in excess of 11 metres. Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
- Built to Boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres.
- Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
  - The Primary Street Frontage where eaves should not be closer than 2000mm;
  - Walls that are Built to Boundary.
- Upper floor setbacks must not exceed the minimum ground floor setbacks.

- Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the QDC, having a:
  - Maximum area of 4m<sup>2</sup>; and
  - Not more than 2m wide elevation to the street; and
  - Not more than 3m in height.

### Site Cover and Amenity

- Site cover for each lot is not to exceed the maximum specified for the lot, including Multiple Residential Allotments (Duplex), unless the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
- Private amenity space, must be provided and is not less than 15m<sup>2</sup> with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

### Privacy & Overlooking

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

### Fencing

#### 15. For Detached lots:

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

#### For Multiple Residential (Duplex Lots):

Fencing along primary and secondary street frontages must be either 50% transparent or max. 1.2m high.

### Parking and Driveways

- For all allotments the following applies:
  - Double garages will not be permitted on a single storey dwelling, on a lot less than 12.5m wide;
  - Double garages may be permitted on a lot 7.5m or wider and less than 12.5m wide where the dwelling is more than one storey in height, and where:
    - the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling AND
    - the garage doors are articulated, comprise a mix of materials and colours, or are staggered.
  - Double garages are permitted on any corner lot if the garage fronts the secondary street frontage as shown in the setback diagrams for detached corner allotments and minimum setbacks (including garage setbacks) can be met.
  - The maximum width of a driveway at the lot boundary & where crossing the verge:
    - serving a double garage shall be 4.8m; and
    - serving a single garage shall be 3.0m.
- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per lot is permitted (2 for duplex allotments).
- Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.
- The minimum distance between driveways on the same duplex lot shall be 3.0 metres at the boundary.

### Rainwater Tanks

- All detached dwellings must have a min 5000 litre rainwater tank. All multiple residential dwellings (duplex and triplex) must have a min 3000 litre rainwater tank per dwelling. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry, hot water and have a connection for external usage and must have a backup supply from the main potable water system.

### Definitions

**Site Cover** - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

# Detached and Multiple Residential Allotments (Duplex) Notes & Tables



## Notes

### General

- All development is to be undertaken in accordance with the Development Approval.
- Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.

### Setbacks

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

### Site Cover and Amenity

- Site cover for each lot is not to exceed 75% of the lot, unless the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
- Private amenity space, must be provided and is not less than 15m<sup>2</sup> with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

## Privacy & Overlooking

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

## Fencing

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

## Parking and Driveways

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

## Access Deeds

- Access Deeds are required to be established on all dwellings where there are adjoining built to boundary walls. These deeds will permit periodic maintenance access onto the roof of the dwelling on the adjoining lot, and permit roof water and waste to be deposited from time to time on to the roof.

## Rainwater Tanks

- All attached dwellings (including urban, terraces, laneway terrace and duplex dwellings) must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry, hot water and have a connection for external usage and must have a backup supply from the main potable water system.

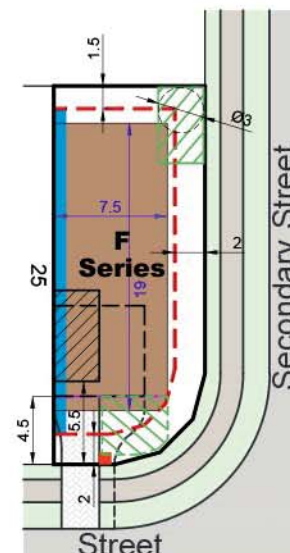
## Definitions

**Site Cover** - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs

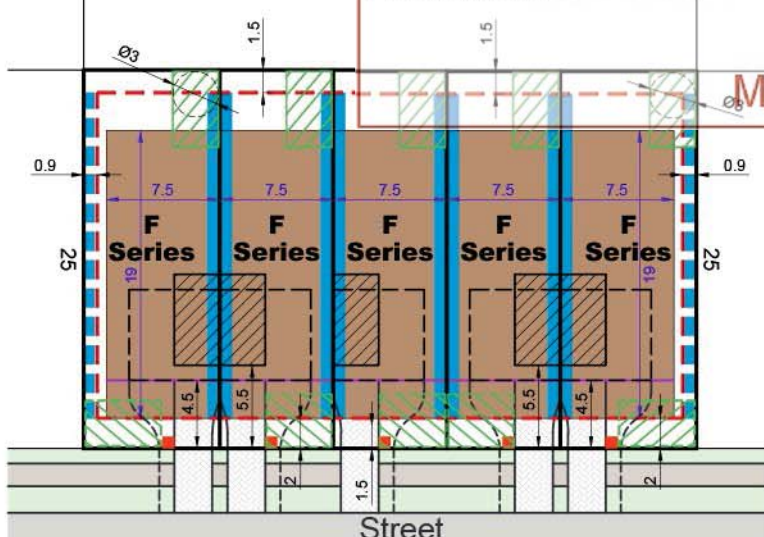
| Plan of Development Table              | Terrace Allotments                                          |             |
|----------------------------------------|-------------------------------------------------------------|-------------|
|                                        | 7.5m – <10m Wide                                            |             |
|                                        | Ground Floor                                                | First Floor |
| Front/Primary Frontage                 | 2.0                                                         | 2.0         |
| Garage                                 | 5.5m for single or tandem garages & 4.5m for double garages | n/a         |
| Rear                                   | 1.5                                                         | 1.5         |
| <b>Side - General Lots</b>             |                                                             |             |
| Built to Boundary                      | 0.0                                                         | 0.0         |
| Non Built to Boundary                  | 0.9                                                         | 0.9         |
| Corner Lots - Secondary Frontage       | 2.0                                                         | 2.0         |
| <b>Garage and On-site Car Parking</b>  |                                                             |             |
| On site parking requirements (minimum) | 1 space to be covered and enclosed                          |             |
|                                        | Single or tandem garage acceptable.                         |             |
|                                        | Double garages are only permitted on two storey dwellings.  |             |
|                                        | Garages are to be located along the built to boundary wall. |             |
| Garage location                        |                                                             |             |
| Site Cover (maximum)                   | 75%                                                         |             |

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

## Corner Terrace Allotment 10m – <11.5m Wide



## Terrace Allotment 7.5m – <10m Wide



## Legend

- Maximum Building Envelope
- Building Setback Dimensions
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall (where permitted on Plan of Development)
- Garage Setback to Front Boundary
- Stockland product envelope
- Building product dimensions
- Preferred private open space location 15m<sup>2</sup> min. with min. dimension of 3m
- Alternative location for private open space
- Garage location
- Single garage for single storey dwelling
- Double garage when 2 storey dwelling
- Indicative driveway location
- Preferred letterbox location

SCALE 1 : 500 @ A4

## Terrace Allotments Diagrams

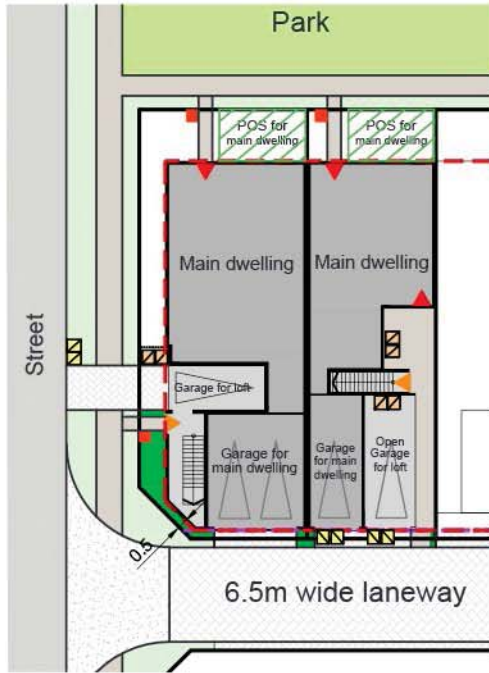
Caloundra South - Precinct 2 Stockland



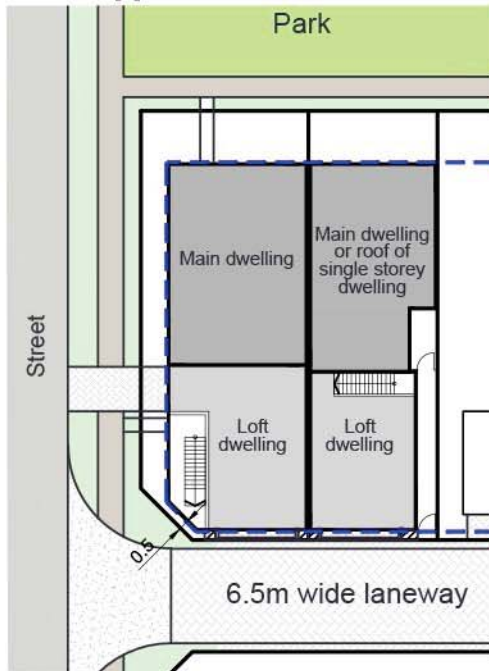


# Loft Dwellings on Laneway

## - ground floor



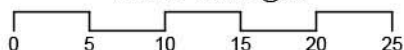
## - upper floors



## Legend

- Indicative Garage
- Setback Dimensions
- Indicative Driveway Location
- Preferred Private Open Space Location 15m<sup>2</sup> min. with min. dimension of 3m
- Maximum Building Envelope
- Maximum Building Envelope - upper floors
- Garage Setback to Front Boundary
- Preferred Location of Bin Storage
- Preferred Location of Bin Collection
- Preferred Letterbox Location
- Entrance to Main Dwelling
- Entrance to Loft Dwelling

SCALE 1 : 500 @ A4



RPS

DATE : 16 March 2016

DWG # 167100 - 47Q

Sheet 5 of 9

## Notes

### General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 3 storeys for dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.

### Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. Built to Boundary Walls:
  - a. Built to boundary wall dimensions are limited by the applicable boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
  - b. where not adopted, the standard setbacks in the Plan of Development Table apply.
6. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
  - The Primary Street/Park Frontage where eaves should not be closer than 1500mm;
  - Terrace Allotments where the Built to Boundary wall may be a common wall or no setback is required; and
  - Walls that are Built to Boundary.
7. Upper floor setbacks must not exceed the minimum ground floor setbacks (including rooftop terraces).
8. Privacy & Overlooking: Buildings must be sited and designed to provide adequate visual privacy for neighbouring dwellings. Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5 m:
  - a. a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
  - b. a window has a sill height more than 1.5m above the adjacent floor level; or
  - c. a window has obscure glazing below 1.5m;
 where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.
9. Where loft dwellings are built adjacent the laneway, the design of windows, balconies and other amenity spaces shall be located and adequately screened to avoid overlooking of and from loft apartments/dwellings on the opposite side of the laneway.
10. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the QDC, having a:
  - Maximum area of 4m<sup>2</sup>; and
  - Not more than 2m wide elevation to the street; and
  - Not more than 3m in height.

### Site Cover and Amenity

11. Site cover for each lot is not to exceed 85% of the lot, unless the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
12. Private amenity space, must be provided and is not less than 15m<sup>2</sup> with a minimum dimension of 3.0m and is directly accessible from a ground floor living area. For loft dwellings built adjacent the laneway this amenity space may be roofed and may be provided as a balcony not less than 9m<sup>2</sup> with a minimum dimension of 1.5m.

### Fencing, Letterboxes, Parking and Driveways

13. Fencing along street and park frontages must be either 50% transparent or max. 1.2m high. Fencing to the lane may be screen fencing to 1.8m high.
14. Letterboxes for the main dwelling shall be located on the primary street or park frontage and not in the laneway. Letterboxes for loft apartments on corner allotments shall be located on the secondary street frontage and not in the laneway. Letterboxes for loft apartments on other lots (mid laneway) may be located on the lane generally as shown in the Loft dwelling on Laneway diagrams.
15. Standard allotments adjoining a laneway must have their garage fronting the laneway, comply with the setbacks, and have fencing to the laneway in accordance with that shown in the Laneway terrace diagram.
16. Parking spaces on driveways do not have to comply with gradients in AS2890.
17. A maximum of one driveway per development is permitted, which may be shared where there is more than 1 dwelling on a lot.

18. Driveways should have the minimum width required to facilitate vehicle access, in order to maintain space between driveways, pathways and any bin storage areas for amenity planting.
19. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
20. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.

### Loft Dwellings

21. Loft dwellings (a self contained dwelling generally with single garage constructed adjacent to the laneway and above the garaging on that allotment) may be constructed on laneway terrace allotments.
22. The access, parking, entry, letterbox and rubbish storage and collection shall be generally as shown in the diagrams: Loft Dwellings on Laneway, and Laneway Interface, in this PoD.
23. To ensure passive surveillance of the laneway, loft dwellings shall have windows, balconies/verandahs overlooking the lane where requirements for privacy/overlooking can be maintained.

### Laneway Interface

24. The relationship of garages to the laneway and bin storage areas shall be generally as shown in the diagrams: Laneway Terrace Allotment and Loft Dwellings on Laneway, in this PoD.

### Access Deeds

25. Access Deeds are required to be established on all dwellings where there are adjoining built to boundary or parti walls. These deeds will permit periodic maintenance access on to the roof of the dwelling on the adjoining lot, and permit roof water and waste to be deposited from time to time on to the roof.

### Rainwater Tanks

26. All dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry, hot water and have a connection for external usage and must have a backup supply from the main potable water system.

### Definitions

- Site Cover** - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs

| Plan of Development Table              | Laneway Terrace & Detached Laneway Allotments               |             |
|----------------------------------------|-------------------------------------------------------------|-------------|
|                                        | 5m - <10m Wide                                              |             |
|                                        | Ground Floor                                                | First Floor |
| Front/Primary Frontage                 | 2.0                                                         | 2.0         |
| Garage                                 | 0.5                                                         | n/a         |
| Rear                                   | 0.5                                                         | 0.0         |
| <b>Side - General Lots</b>             |                                                             |             |
| Built to Boundary                      | 0.0                                                         | 0.0         |
| Non Built to Boundary                  | 0.9                                                         | 0.9         |
| Corner Lots - Secondary Frontage       | 1.5                                                         | 1.5         |
| <b>Garage and On-site Car Parking</b>  |                                                             |             |
| On site parking requirements (minimum) | 1 space to be covered and enclosed                          |             |
|                                        | Single, tandem or double garage acceptable.                 |             |
| Garage location                        | Garages are to be located along the built to boundary wall. |             |
| Site Cover (maximum)                   | 85%                                                         |             |

PLANS AND DOCUMENTS  
referred to in the PDA APPROVAL

8 APR 2016

Sheet 1 of 3  
Laneway Terrace and  
Detached Laneway Allotment Diagrams

Caloundra South - Precinct 2

MEDQ

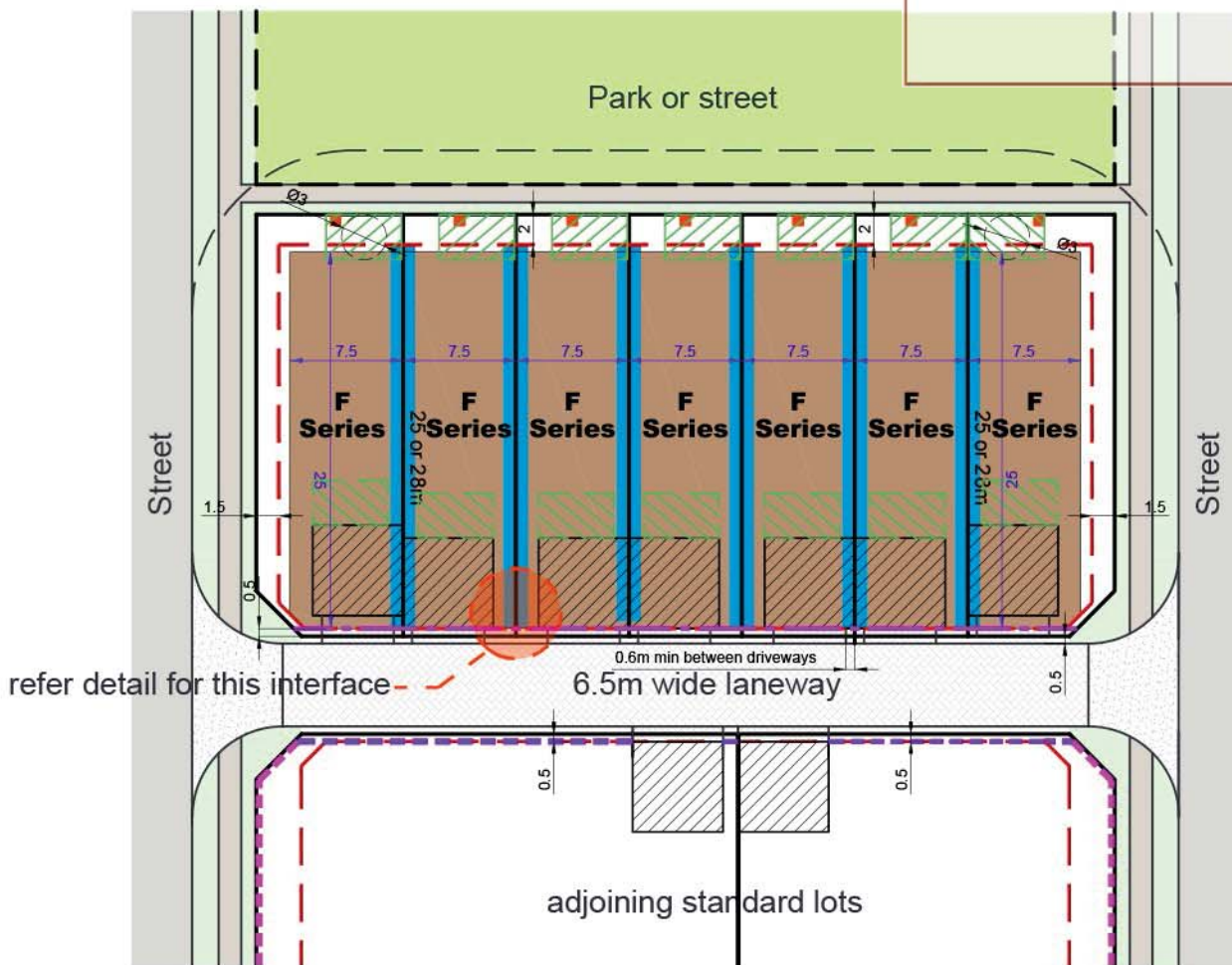
Stockland



# Laneway Terrace Allotment Terrace onto park or street 5m – 10m+ Wide

8 APR 2016

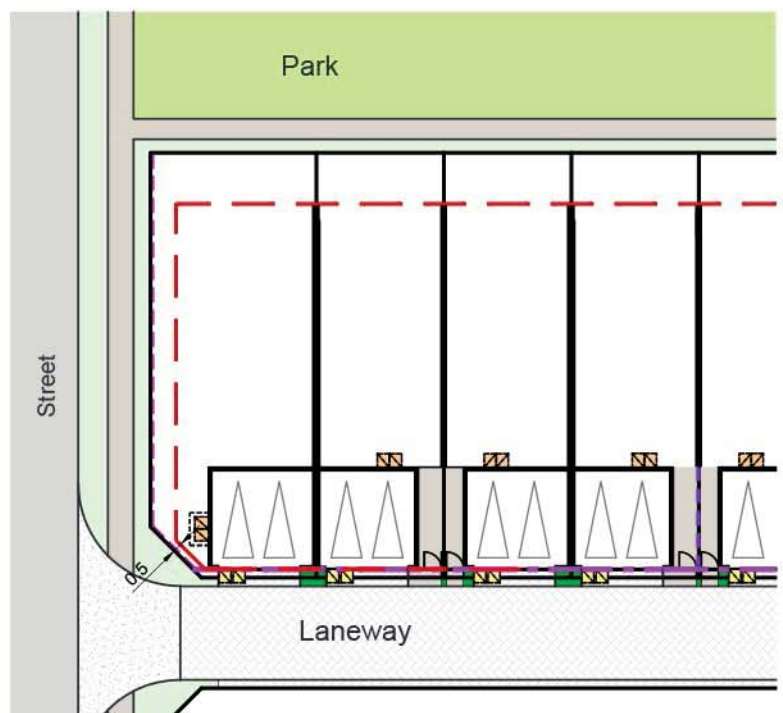
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## Legend

- Indicative Garage
- Garage Location
- Building Product Dimensions
- Setback Dimensions
- Indicative Driveway Location
- Preferred Private Open Space Location  
15m<sup>2</sup> min. with min. dimension of 3m
- Alternative Private Open Space Location  
as internal courtyard
- Single Garage for Single Storey Dwelling  
Double Garage when 2 Storey Dwelling Only
- Maximum Building Envelope - Ground Floor
- Maximum Building Envelope - Upper Floors
- Recommended Built to Boundary Wall
- Garage Setback to Front Boundary
- Stockland Product Type Envelope
- Preferred Location of Bin Storage
- Preferred Location of Bin Collection
- Preferred Letterbox Location
- Screen Fence to Bins
- Low fencing 1.2-1.4m high
- Screen fencing up to 1.8m high

## Laneway Interface



Sheet 2 of 3

## Laneway Terrace Allotments Diagrams

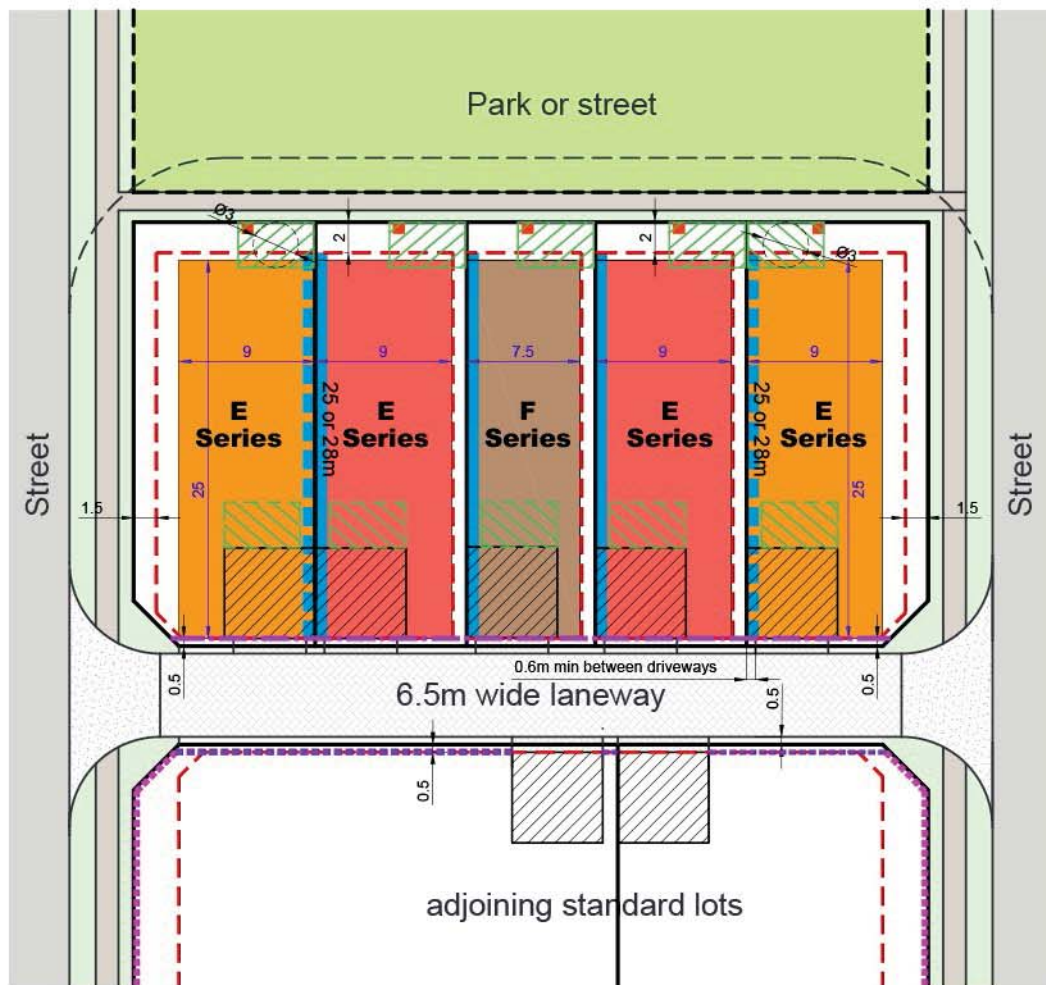
Caloundra South - Precinct 2

Stockland

# Detached Laneway Terrace Allotment

## Terrace onto park or street

### 8.5m – 12m+ Wide



## Legend

- Indicative Garage
- Garage Location
- Building Product Dimensions
- Setback Dimensions
- Indicative Driveway Location
- Preferred Private Open Space Location  
15m<sup>2</sup> min. with min. dimension of 3m
- Alternative Private Open Space Location  
as internal courtyard
- Single Garage for Single Storey Dwelling
- Double Garage when 2 Storey Dwelling Only
- Maximum Building Envelope - Ground Floor
- Maximum Building Envelope - Upper Floors
- Recommended Built to Boundary Wall
- Garage Setback to Front Boundary
- Stockland Product Type Envelope
- Preferred Letterbox Location
- Screen Fence to Bins
- Low fencing 1.2-1.4m high
- Screen fencing up to 1.8m high

PLANS AND DOCUMENTS  
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## Development Controls

### General

- All development is to be undertaken in accordance with the Development Approval.
- All building setbacks and built to boundary walls are subject to service easements existing and proposed.
- Maximum building height is 2 storeys (9m) for all dwellings. Rooftop terraces are defined as a 'storey'.

### Setbacks

- Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
- Setbacks are measured to the wall of the building or structure. Eaves may extend into the side and rear setbacks up to 450mm from the property boundary. Eaves may extend up to the street boundary for Type A and B Urban Lots and 2000mm for Type C and D Urban Lots.
- Upper floor setbacks must be in accordance with minimum ground floor setbacks.

### Built to Boundary Walls:

- Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
  - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
- Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the QDC, having a:
    - Maximum area of 4m<sup>2</sup>; and
    - Not more than 2m wide elevation to the street; and
    - Not more than 3m in height.

### Privacy & Overlooking

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

### Parking and Driveways

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

### Site Cover and Amenity

- Site cover for each lot is not to exceed that shown in the Plan of Development table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
- Private open space may be roofed and must meet the following requirements:
  - Type A: 6m<sup>2</sup> at ground level;
  - Type B: 9m<sup>2</sup> at ground level;
  - Type C & D: 12m<sup>2</sup> at ground level.

### Fencing

- Fencing along the street frontage may be up to 1.5m to provide appropriate privacy.

### Access Deeds

- Access Deeds are required to be established on all dwellings where there are adjoining built to boundary walls. These deeds will permit periodic maintenance access on to the roof of the dwelling on the adjoining lot, and permit roof water and waste to be deposited from time to time on to the roof.

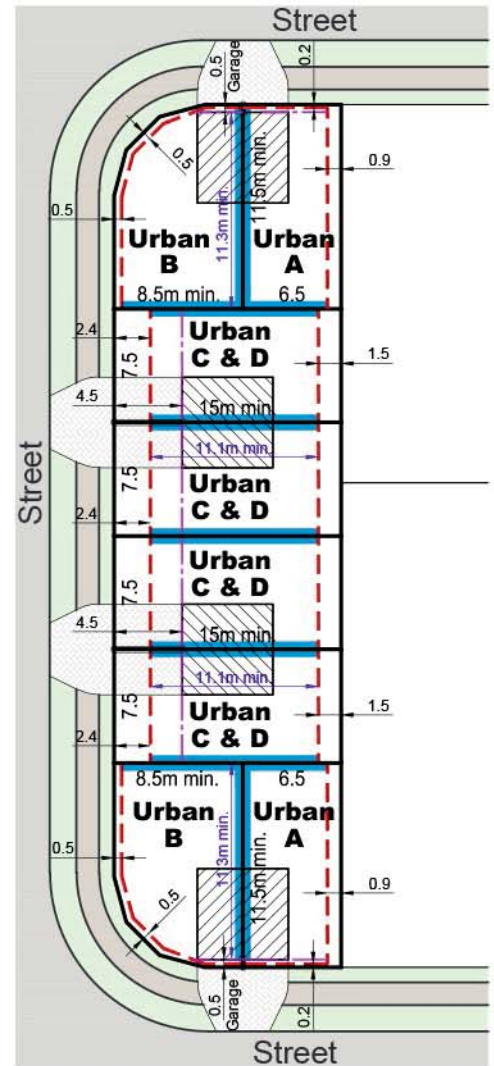
### Rainwater Tanks

- All dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry, hot water and have a connection for external usage and must have a backup supply from the main potable water system.

### Definitions

**Site Cover** - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

## Urban Allotments - standard



PLANS AND DOCUMENTS referred to in the PDA APPROVAL

8 APR 2016

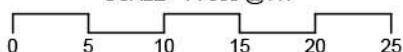
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## Legend

- Maximum building envelope
- Recommended built to boundary wall
- Garage setback to front boundary
- Garage location
- Building envelope dimensions
- Setback dimensions
- Indicative driveway location

| Plan of Development Table              | Urban Allotments Type A & B                                                                                                                                                   |             | Urban Allotments Type C & D                                                                                                                                                   |             |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|                                        | Ground Floor                                                                                                                                                                  | First Floor | Ground Floor                                                                                                                                                                  | First Floor |
| Front/Primary Frontage                 | 0.2                                                                                                                                                                           | 0.2         | 2.4                                                                                                                                                                           | 2.4         |
| Garage                                 | 0.5                                                                                                                                                                           | n/a         | 4.5                                                                                                                                                                           | n/a         |
| Rear                                   | 0.0                                                                                                                                                                           | 0.0         | 1.5                                                                                                                                                                           | 1.5         |
| <b>Side - General Lots</b>             |                                                                                                                                                                               |             |                                                                                                                                                                               |             |
| Built to Boundary                      | 0.0                                                                                                                                                                           | 0.0         | 0.0                                                                                                                                                                           | 0.0         |
| Non Built to Boundary                  | 0.9                                                                                                                                                                           | 0.9         | 0.9                                                                                                                                                                           | 0.9         |
| Corner Lots - Secondary Frontage       | as shown                                                                                                                                                                      | as shown    | 1.5                                                                                                                                                                           | 1.5         |
| <b>Garage and On-site Car Parking</b>  |                                                                                                                                                                               |             |                                                                                                                                                                               |             |
| On site parking requirements (minimum) | 1 space to be covered and enclosed<br>Single or tandem garage acceptable.<br>Double garages are not permitted.<br>Garages are to be located along the built to boundary wall. |             | 1 space to be covered and enclosed<br>Single or tandem garage acceptable.<br>Double garages are not permitted.<br>Garages are to be located along the built to boundary wall. |             |
| Site Cover (maximum)                   | 85%                                                                                                                                                                           |             | 85%                                                                                                                                                                           |             |

SCALE 1 : 500 @ A4



RPS

## Urban Allotments Diagrams

Caloundra South - Precinct 2 Stockland



Development Control Notes

- General**
- All development is to be undertaken in accordance with the Development Approval.
  - Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
  - Maximum building height is:
    - 3 storeys for the residential component including where constructed above the business/shop component (3 storeys in total);
    - 2 storeys for the business/shop component where no residential floor area is built above.The residential component must be a minimum of two storeys at the residential street frontage. Third storey floor area may not exceed 40% of the total lot area.

- Setbacks**
- Setbacks are as per the Plan of Development Table unless otherwise specified.
  - Built to boundary wall dimensions are limited by the applicable boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval.
  - Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
  - Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
    - The Residential Street Frontage where eaves should not be closer than 2000mm;
    - Side boundary setback on lot 4 (to the shared access driveway) where eaves should not be closer than 1500mm;
    - where the Built to Boundary wall may be a common wall or no setback is required; and
    - Walls that are Built to Boundary.
  - Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
  - Roofed gatehouses and arches are permitted within the boundary setback of residential frontage of the lot provided they meet the requirements of the QDC, having a:
    - Maximum area of 4m<sup>2</sup>; and
    - Not more than 2m wide elevation to the street; and
    - Not more than 3m in height.

- Private Amenity Space**
- Private amenity space, must be provided for the dwelling and is not less than 15m<sup>2</sup> with a minimum dimension of 3.0m and is directly accessible from a ground floor living area of the dwelling.

- Business Frontage**
- Business uses on-site must address the shared access easement over the adjoining commercial allotment 80001 (being the business frontage on the lot).
  - The business component may be either operated as Home Based Business with a maximum GFA for the business use of 50m<sup>2</sup>, or as a business/shop use that can be leased independently of the residential use, in which case the business GFA may not exceed 90m<sup>2</sup> and the premises must comply with applicable requirements for fire separation.
  - The area shown on plan for the business use is indicative only and may adopt a different shape or extent (may extend further into the lot or extend over the ground and first floors) provided it addresses the business frontage of the lot directly.
  - Business must present a shop-front to the easement being:
    - significant glazing into the ground floor;
    - a clearly designated customer entry/shop door;
    - a small awning over the customer entry: 1.5m deep and min. 2m wide and 2.5m above the level of the footpath); AND
    - Signage on the face of the building or awning that is integrated into the design of the building and does not visually dominate.
  - Customer parking for the business on-site will be provided in the shared access easement and near to the shop-front at a rate of 1.5 parking spaces per tenancy.
  - Signage advertising the business is not permitted on the residential frontage of the allotment.
  - Service areas and bin storage areas must not be visible from the street or shared access easement. Where the business component is leased independently of the residential use the business/shop may either have its own area for bin storage or use a central storage and collection area shared with other tenancies and potentially located in the shared access easement over lot 80001.

Should the business have its own bin storage on site, this may be accessed via a pedestrian access way from the storage area out to the shared access easement for collection. Any on-site bin storage must be physically separated from the private amenity space of the residence to avoid any impact on the amenity of the dwelling/private amenity space.

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

- Fencing**
- Fencing along the residential street frontage must be either 50% transparent or max. 1.2m high, including fencing to secondary frontages (being to the shared access easement for lot 1 and to the shared driveway/pedestrian connection for lot 4). Fencing is not permitted to the business frontage of the lot.

- Residential Parking and Driveways**
- Residential garages are only permitted on the residential frontage of the lot.
  - The garage must be setback at least 1m behind the main residential facade, excluding balconies and porches, of the dwelling AND the garage doors must be articulated, comprise a mix of materials and colours, or are staggered.
  - The maximum width of a driveway at the lot boundary & where crossing the verge:
    - serving a double garage shall be 4.8m; and
    - serving a single garage shall be 3.0m.
  - Parking spaces on driveways do not have to comply with gradients in AS2890.
  - A maximum of one driveway per dwelling is permitted.
  - Driveways should avoid on-street works such as dedicated on-street parking bays, street trees, drainage pits and service pillars.
  - The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.

- Access Deeds**
- Access Deeds are required to be established on all dwellings / premises where there are adjoining built to boundary walls. These deeds will permit periodic maintenance access onto the roof of the dwelling on the adjoining lot, and permit roof water and waste to be deposited from time to time onto the roof.

- Rainwater Tanks**
- All dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry, hot water and have a connection for external usage and must have a backup supply from the main potable water system .

- Definitions**
- Site Cover - the total area of the roof of the building (dwelling & business/shop premises combined) expressed as a percentage of the lot area, but which excludes eave overhangs .

Legend

- Maximum Building Envelope
- Indicative building footprint
- Minimum Building Setback Dimensions
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred private open space location 15m<sup>2</sup> min. with min. dimension of 3m
- Single, Tandem or Double Garage Location
- Indicative driveway location
- Shared access easement over commercial site 80001
- Indicative Location & Extent of Business Premises adjacent shared access easement (Shop or Business)
- Awning above business entry
- Preferred Location of Entry for Business Fronting Easement
- Preferred Letterbox Location for Business
- Preferred Location for Street Tree Planting
- Residential Dwelling Entry
- Preferred Residential Letterbox Location
- Possible Pedestrian Accessway to Bin Storage

| Plan of Development Table                       | SOHO Allotments                                                                                                                                                                                                                                                                                                       |              |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                                                 | Ground Floor                                                                                                                                                                                                                                                                                                          | Upper Floors |
| Residential Frontage                            | 2.4m                                                                                                                                                                                                                                                                                                                  | 2.4m         |
| Business Frontage - Built to Boundary           | 0.0m                                                                                                                                                                                                                                                                                                                  | 0.0m         |
| Business Frontage - Where not Built to Boundary | 1.0m                                                                                                                                                                                                                                                                                                                  | 1.0m         |
| Garage                                          | 5.5m for single or tandem garages & 4.5m for double garages                                                                                                                                                                                                                                                           | n/a          |
| Side - General Lots                             |                                                                                                                                                                                                                                                                                                                       |              |
| Built to Boundary                               | 0.0m                                                                                                                                                                                                                                                                                                                  | 0.0m         |
| Non Built to Boundary *                         | 0.9m                                                                                                                                                                                                                                                                                                                  | 0.9m         |
| Garage and On-site Car Parking                  |                                                                                                                                                                                                                                                                                                                       |              |
| On site parking requirements (minimum)          | 1 space to be covered and enclosed.<br><br>Single garages (up to 4.5m in width) or tandem garages are acceptable.<br><br>Double garages will not be permitted on a single storey dwelling on a lot less than 12.5m wide.<br><br>Double garages may be permitted where the dwelling is more than one storey in height. |              |

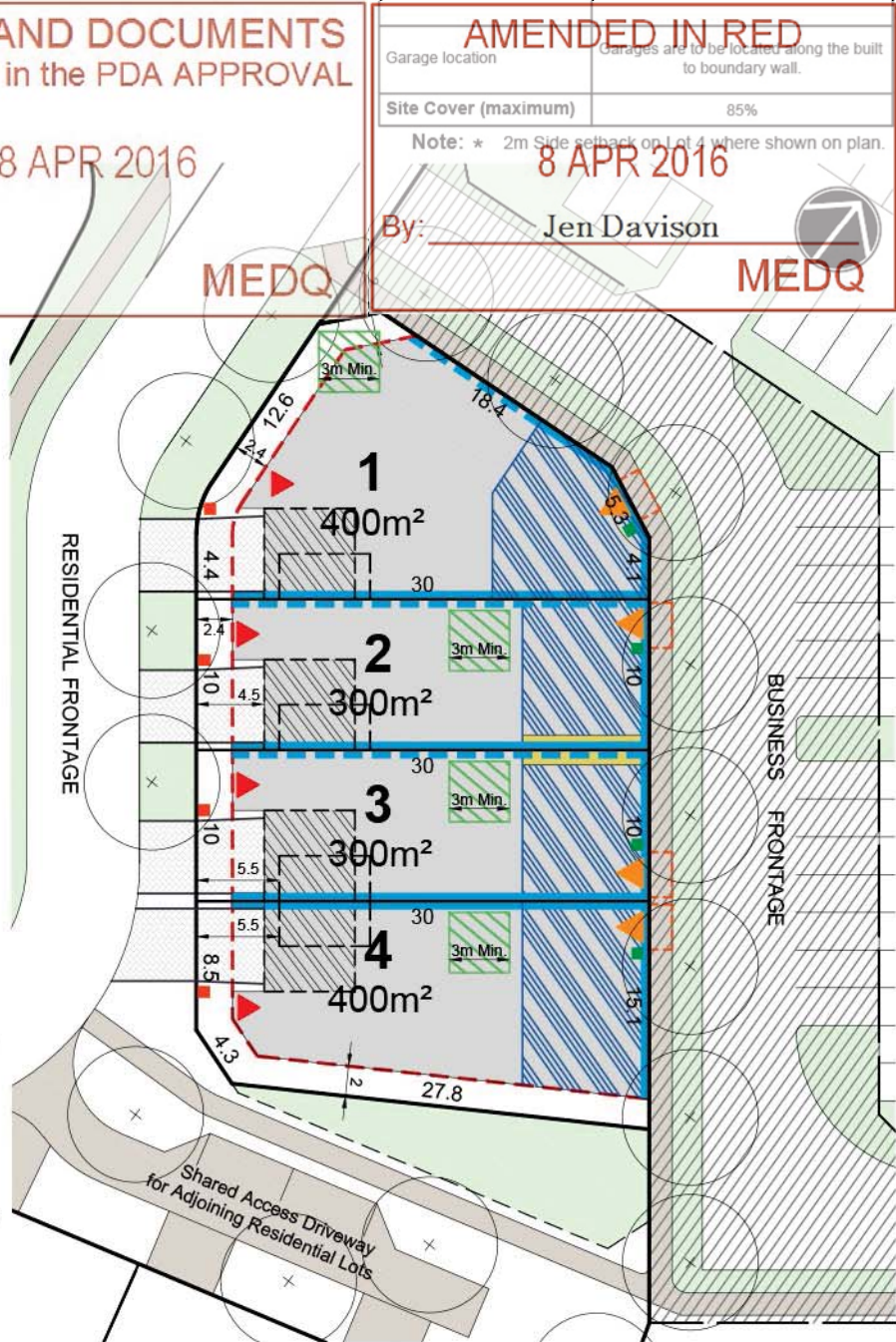
PLANS AND DOCUMENTS referred to in the PDA APPROVAL

AMENDED IN RED

|                      |                                                             |
|----------------------|-------------------------------------------------------------|
| Garage location      | Garages are to be located along the built to boundary wall. |
| Site Cover (maximum) | 85%                                                         |

Note: \* 2m Side setback on Lot 4 where shown on plan.

8 APR 2016  
By: Jen Davison



SOHO Allotment Diagram

Caloundra South - Precinct 2 Stockland