

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2013/469

Date: 09/11/2016



APPENDICES



APPENDIX A DEFINITIONS

USE DEFINITIONS

Commercial Use Category

BUSINESS

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

CAR PARK

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

HEALTH CARE SERVICES

Means the use of premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

SALES OFFICE

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

INDUSTRIAL USE CATEGORY

EXTRACTIVE INDUSTRY

Means the use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

HIGH IMPACT INDUSTRY

Means the use of premises for industrial activities that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained.

These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers.

LOW IMPACT INDUSTRY

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

The manufacturing aspects of the use are undertaken indoors.

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

MEDIUM IMPACT INDUSTRY

Means the use of premises for industrial activities that have offsite air, noise and odour emissions.

Despite mitigation measures these activities would still have noticeable impacts on nonindustrial uses.

The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.

NOXIOUS AND HAZARDOUS INDUSTRY

Means the use of premises for industrial activities that have the potential for extreme, adverse impacts on other land uses. This includes the potential for fire, explosion or toxic release.

These uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives.

RESEARCH AND TECHNOLOGY FACILITY

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

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

SERVICE INDUSTRY

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

WAREHOUSE

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

RESIDENTIAL USE CATEGORY

DISPLAY HOME

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

HOME BASED BUSINESS

Means the use of premises for a House or Multiple residential for an occupation or business activity as a secondary use where:

- The floor area used specifically for the home business does not exceed 50m²
- Any visitor accommodation does not exceed 4 visitors
- There is no hiring out of materials, goods, appliances or vehicles
- There is only one sign related to the Home business, located within the premises or on a fence facing the road
- There is no repairing or servicing of vehicles not normally associated with a residential use
- There is no industrial use of premises
- The maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties
- Car parking is in accordance with Appendix H
- There is no display of goods
- Number of employees does not exceed 4.

HOUSE

Means a residential use of premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.

The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence and may be constructed under the primary dwelling, attached to it or free standing.

MULTIPLE RESIDENTIAL

Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include House.

OTHER RESIDENTIAL

Means the use of premises for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/ support or are convalescing. This term may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

RELOCATABLE HOME PARK

Means the use of premises for relocatable dwellings that provide long term residential accommodation.

The term includes ancillary facilities such as amenities, laundries, kitchens and recreation facility for persons associated with the development. It also includes a manager's office and residence.

SHORT TERM ACCOMMODATION

Means the use of premises comprising primarily accommodation units for short term accommodation, generally for travellers and visitors, such as motel or backpackers. The use may include dining, laundry and recreational facilities which cater exclusively for the occupants of the premises, a manager's office and residence. The term does not include Other residential, Hotel or Tourist park.

RETAIL USE CATEGORY

BULK LANDSCAPE SUPPLIES

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

FAST FOOD PREMISES

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

FOOD PREMISES

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

GARDEN CENTRE

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

MARKET

Means the use of premises for the display and sale of goods to the public on a regular but infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

OUTDOOR SALES

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

SERVICE STATION

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

SHOP

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

SHOPPING CENTRE

Means the use of premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.

SHOWROOM

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

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

RURAL USE CATEGORY

AGRICULTURE

Means the use of premises for commercial purposes for the growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes. The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities.

AGRICULTURAL SUPPLY STORE

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

ANIMAL KEEPING AND HUSBANDRY

Means the use of premises for keeping, depasturing, grazing or stabling of any animal, bird, insect and reptile. The term includes the use of land for keeping, breeding, stabling, training or boarding animals.

INTENSIVE ANIMAL INDUSTRIES

Means the use of premises for the intensive breeding of animals or animal products in an enclosure that may require the provision of food and water either mechanically or by hand.

The use includes the ancillary storage and packing of feed and produce.

INTENSIVE HORTICULTURE

Means the use of premises for the intensive cultivation of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.

The use includes the storage and packing of produce and plants grown on the subject site.

WHOLESALE NURSERY

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

SERVICE, COMMUNITY AND OTHER USES CATEGORY

CEMETERY

Means the use of premises for the interment of the dead. The term does not include a crematorium or funeral parlour.

CHILD CARE CENTRE

Means the use of premises for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, creche or early childhood centre.

COMMUNITY FACILITY

Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.

CREMATORIUM

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

EDUCATIONAL ESTABLISHMENT

Means the use of premises for systematic training and instruction, including any other ancillary uses. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

EMERGENCY SERVICES

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

FUNERAL PARLOUR

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

HOSPITAL

Means the use of premises for medical or surgical care or treatment of patients whether or not residing on the premises. The use may include accommodation for employees and ancillary activities directly serving the needs of patients and visitors.

PLACE OF ASSEMBLY

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

TELECOMMUNICATIONS FACILITY

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

UTILITY INSTALLATION

Means the use of premises to provide the public with the following services:

- Supply of water, hydraulic power, electricity or gas
- Sewerage or drainage services
- Transport services including road rail or water
- Waste management facilities
- Network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.

VETERINARY HOSPITAL

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

SPORT, RECREATION AND ENTERTAINMENT USE CATEGORY

INDOOR ENTERTAINMENT

Means the use of premises for public entertainment predominantly within a building. The term includes facilities commonly described as cinema, nightclub, adult entertainment, theatre and hotel.

INDOOR SPORT AND RECREATION

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

OUTDOOR SPORT AND RECREATION

Means the use of premises for recreation or sport activity, or other leisure past-time, which is conducted wholly or mainly outside of a building. The term includes facilities such as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds and the like. The term also includes the provision of a clubhouse and other ancillary facilities.

PARK

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

TOURISM USE CATEGORY

TOURIST ATTRACTION

Means the use of premises for providing on site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.

TOURIST PARK

Means the use of premises to provide accommodation in caravans, self contained cabins, tents and similar structures for the touring or holidaying public. The use may include a manager’s residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the tourist park.

OTHER DEVELOPMENT

FILLING OR EXCAVATION

Means removal or importation of material to or from a lot that will change the ground level of the land.

MATERIAL CHANGE OF USE

As defined in the Urban Land Development Authority Act 2007.

MINOR BUILDING WORK OR DEMOLITION WORK

Means:

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

OPERATIONAL WORK

As defined in the Urban Land Development Authority Act 2007.

RECONFIGURING A LOT

As defined in the Urban Land Development Authority Act 2007.

ADMINISTRATIVE DEFINITIONS

ACCESSIBLE HOUSING

Housing in accordance with the applicable ULDA guideline.

AFFORDABLE HOUSING

Affordable housing¹ means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households.

BASEMENT

A storey below ground level or where the underside of the ceiling projects no more than one metre above ground level.

BUILDING

As defined in the Building Act 1975.

BUILDING WORK

As defined in the Urban Land Development Authority Act 2007.

BUILDING HEIGHT

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

CARETAKER’S ACCOMMODATION

The residential use of part of a premises where in connection with a non-residential use on the same premises.

COMMUNITY GREENSPACE NETWORK

An integrated greenspace network including both active and passive recreation, linear/ riparian corridors, parks and private and public sporting recreation facilities.

CONTAMINATED LAND REGISTER

As defined in the Environmental Protection Act 1994.

DEVELOPMENT SCHEME

As defined in the Urban Land Development Authority Act 2007.

DWELLING UNIT

Means a building or part of a building used or capable of being used as a self-contained residence which must include:

- Food preparation facilities
- A bath or shower
- A toilet and wash basin.

The term includes works ancillary to a dwelling.

ENVIRONMENTAL MANAGEMENT REGISTER

As defined in the Environmental Protection Act 1994.

ENVIRONMENTALLY RELEVANT ACTIVITIES

As defined in the Environmental Protection Act 1994.

GROSS FLOOR AREA (GFA)

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

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

GROUND LEVEL

Means:

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

HIGH WATER MARK

Refers to the ordinary high water mark at spring tides.

INTERIM USES

Refer to section 3.2.9.

MEZZANINE

An intermediate floor within a room.

NEIGHBOURHOOD CENTRE

Means the use of premises for servicing the convenience needs of the community. The term includes Business, Medical centre, Retail and Community facility which ultimately function as an integrated complex. It may include a key open space area (such as park or plaza).

NET RESIDENTIAL DENSITY

Net residential density means the total number of dwellings divided by the combined area of residential lots, local parks , internal local roads and half the width of local roads bordering the site. Average net residential density means net residential density calculated for a whole neighbourhood.

PLANNING SCHEME

The planning scheme for the Sunshine Coast Regional Council.

PLAN OF DEVELOPMENT

See section 3.2.

PLOT RATIO

The ratio between the gross floor area of a building and the total area of the site.

PREMISES

As defined in the Urban Land Development Authority Act 2007.

PRIVATE OPEN SPACE

An outdoor area for the exclusive use of occupants.

PUBLIC HOUSING

As defined in the Sustainable Planning Act 2009.

PUBLIC INTEREST

Refers to an outcomes that benefits the wider community rather than local, site specific or land ownership desires.

PUBLIC REALM

Refers to spaces that are used by the general public, including streets, squares, plazas and parks.

SENSITIVE USES

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

SETBACK

The shortest distance measured horizontally from the wall of the building or structure to the vertical projection of the boundary of the lot (ie. excluding eaves).

SIGNIFICANT VEGETATION

Means all vegetation, except those listed as pest vegetation by State or local government, that is significant in its:

- Ecological value at local, state or national levels including vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepared under the Vegetation Management Act 1999
- Contribution to the preservation of natural landforms
- Contribution to the character of the landscape
- Cultural or historical value
- Amenity value to the general public. Note: vegetation may be living or dead and the term includes their root zone2.

SITE COVER

The proportion of the site covered by buildings, including roof overhangs.

STOREY

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

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

URBAN DESIGN

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

TABLE 51: MASTER PLAN DEFINITIONS

TERM	DEFINITION
Adjacent	Situated near; very close; proximal
Active Street / Uses	Contiguous string of business or retail land uses that open directly to, or addressed to the street, footpath or other public open space to the effect of creating active, people-orientated street frontages.
Arts Strategy	A policy and action plan developed in accordance with Artbeat to support the planning and delivery of arts and cultural infrastructure.
Associated Activity	An activity that is: <ul style="list-style-type: none"> a. allied to the main activity on the same site; b. compatible with the main activity on the same site; and c. subordinate to the main activity on the same site.
Best Practice	A method or technique that can be substantiated as producing results superior to those achieved by other conventional or out dated means, such as to be recognised as achieving an agreed benchmark capable of evolving as improved methods become available.
Caloundra South Development Scheme	The <i>Caloundra South Urban Development Area Development Scheme</i> (as approved October 2011)
CAMCOS	Proposed rail line connecting the Brisbane suburban network at Beerwah with Maroochydore (as identified by the 'Caloundra and Maroochydore Corridor Study').
Central Park	A major sport and recreation space located proximal and to the south of the Town Centre, providing a regional hub for major sports, passive, recreation and environmental protection/amenity purposes.
Coast Connect	A bus corridor from Caloundra to Maroochydore including bus priority lanes, bus stations in key activity areas, bus stop upgrades, and bus queue bypasses.
Cycle End of Trip Facility	Dedicated amenities that are publicly accessible for bike storage area, lockers and change facilities
Dedicated high frequency bus corridor	A high frequency "Urbanlink" bus service identified for strategic corridors as defined by the Queensland Department of Transport and Main Roads publication Connecting SEQ 2031 — An Integrated Regional Transport Plan for SEQ.
Display Home (or Display Unit)	Means the temporary use of premises for the promotion and/or sale of land and/or houses/units within an estate, where such premises are located within the estate which is proposed to be promoted or sold.
Eco sanctuary	The natural value area which is the target of land rehabilitation east of the Town Centre and within the Environmental Protection Zone, for the purpose of delivering an interpretive experience trail through the conservation areas connecting the northern Community Hub to the Town Centre.
Enabling Infrastructure and works	Infrastructure and works essential to prepare a precinct for building work.
Explanatory Content	Content that is not intended to be used to assess subsequent applications.
Infrastructure Lot	Any lot created to coincide with and to accommodate an item of infrastructure required for development within the Master Plan Area.
Main Street	"The Main Street" is located in the Town Centre Core with high levels of pedestrian use and amenity, connecting the plaza of the People's Place to the Transit Centre and Central Park.
Master Developer	Is reference to Stockland Development Pty Ltd (ACN 000064835)
Master Plan	The approved <i>Caloundra South Master Plan</i> for the site.
Master Plan Area	The Area shown on Master Plan Map 2 — Environmental Connectivity Plan being: <ul style="list-style-type: none"> • Lot 22 SP190373 (part) • Lot 505 RP884348 (part) • Lot 3 RP910849 (part)
Minister	The Minister responsible for implementing the Act.
Mixed Use Centre	A balanced mix of different but co-dependent land uses including and not limited to a range or retail, commercial, residential, short-term accommodation and entertainment venues, etc. which promote the client access for users.
MMTC	Abbreviation of the Multi-Modal Transport Corridor as required and defined by the Queensland Department of Transport and Main Roads.
Nominated Assessing Authority	Pursuant to Section 58 of the Urban Land Development Authority Act 2007 (the Act) means: <ul style="list-style-type: none"> i. for operational works:– <ul style="list-style-type: none"> a. the Chief Executive Officer of the Urban Land Development Authority (ULDA) or their delegate; b. a Certifier as agreed to by the ULDA; or c. if the site is no longer within a declared Urban Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area. ii. for other matters:– <ul style="list-style-type: none"> a. the Chief Executive Officer of the Urban Land Development Authority (ULDA) or their delegate; or b. if the site is no longer within a declared Urban Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.

TERM	DEFINITION
Now, New and Next Sustainability Approach	<ul style="list-style-type: none"> • Now: the existing or current standard approach for technologies or best practice implementation. • New: the emerging opportunities for piloting of technologies or implementation approaches. • Next: over the horizon opportunities that might be suitable for further investigation and research.
Peoples Place	An area of public space located within the Town Centre, adjoining the northern boundary of the Town Centre Core, for the provision of a mixture of passive and active recreational opportunities including formal gardens, major community facilities, aquatic facilities and events spaces. Refer Part 11.3.
Plan of Development (PoD)	A PoD may accompany an application for a Material Change of Use or Reconfiguration a Lot and may deal with residential or non-residential uses as well as operational work. A PoD is prepared by an applicant and may include maps, graphics and text. A PoD cannot include land beyond the boundary of land the subject of the Application.
Planning Content	Content that is to be used to inform subsequent applications to the extent outlined in the relevant Part of the Master Plan
Precinct	Provides a spatial reference to the appropriate allocation of land uses throughout each of the Localities. Refer Part 8.
Road	A local government road or a State-controlled road.
Shopfront	The ground level façade for the display and retailing of goods and personal services with a pedestrian entry point to the premises.
Stockland	Means Stockland Corporation Limited and any subsidiary company.
Super Lot	A lot created from a parent lot or lots, with the intention of being further subdivided at a point in the future and for the purpose of accommodating particular development facilitated by the Master Plan, but to also be the subject of further development applications.
Temporary or Interim Land Uses	Uses that operate for not more than 10 years, and are directly associated with an approved and complementary land use or are directly related to the construction within the Master Plan Area (such as borrow pits, stockpiles, crushing and screening plants, storage yards).
Transit Centre	Accommodates the major passenger terminal within the Town Centre Core, for servicing by a dedicated high frequency bus corridor connected to the Bells Creek Arterial road, together with the CAMCOS transit corridor and local and sub-regional transport services.



APPENDIX B
APPROVED RECONFIGURING A LOT PLANS

LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Waterway
- Proposed Waterway
- Lifestyle Buffer (30m Deep)
- Drainage Easement
- Access Easement

LAND USE

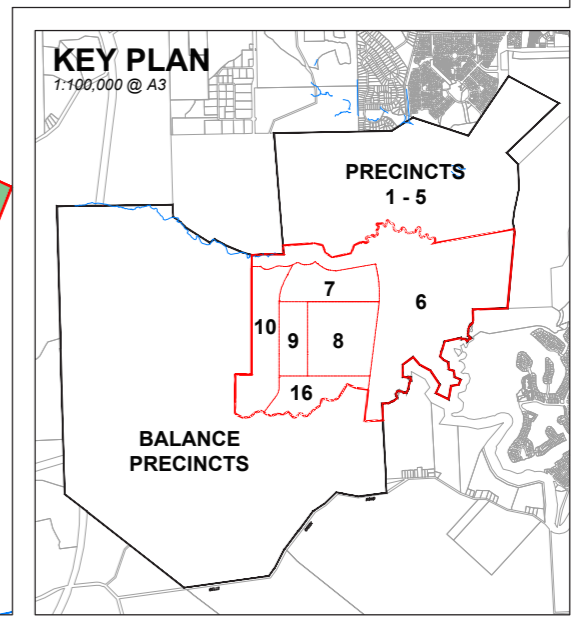
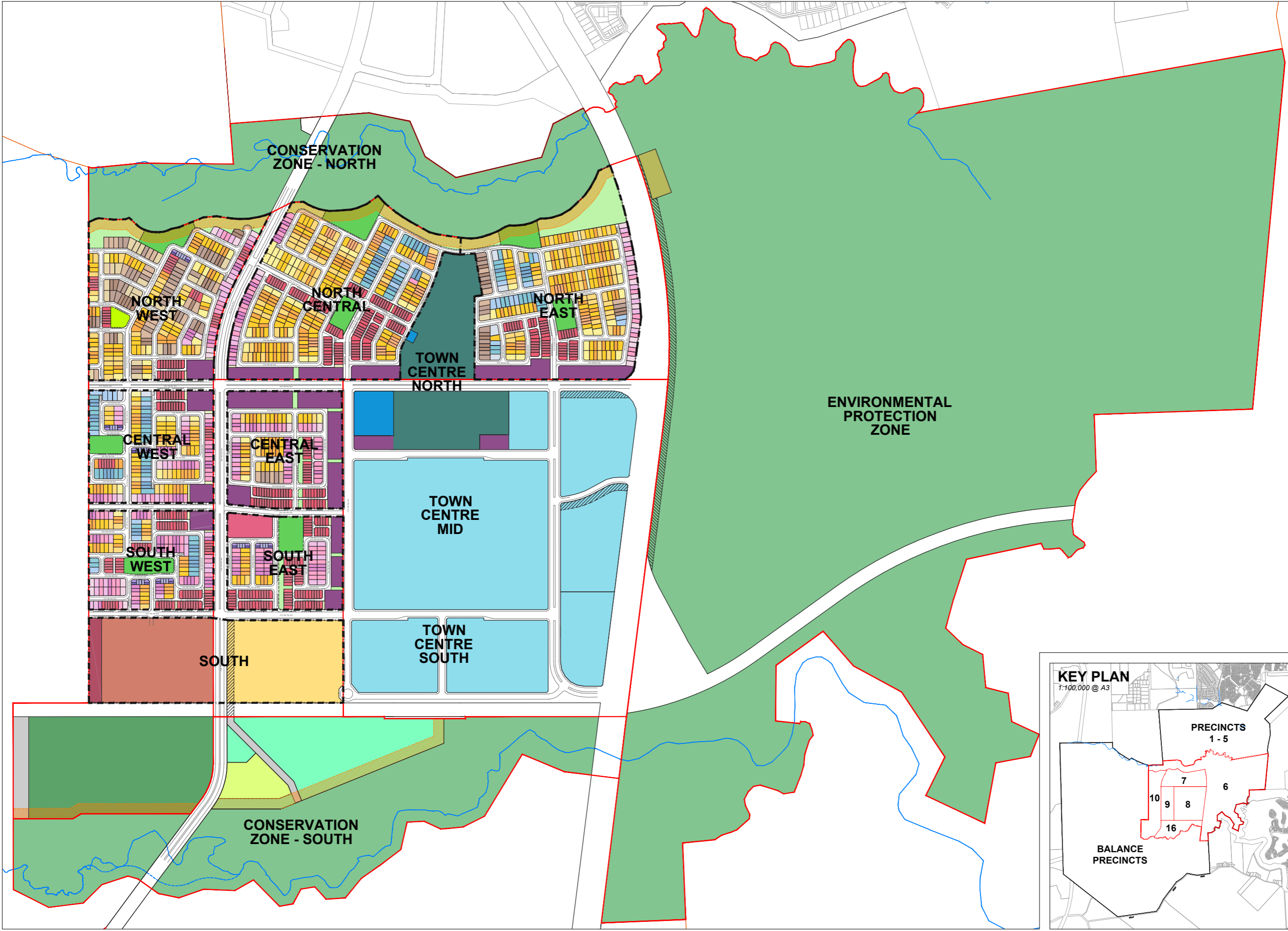
- Town Centre Mixed Use / Commercial
- Multiple Unit Dwelling Sites
- Community Use
- Private School
- State Primary School
- Mixed Use
- Retirement Village
- Future Residential
- Utility Installation

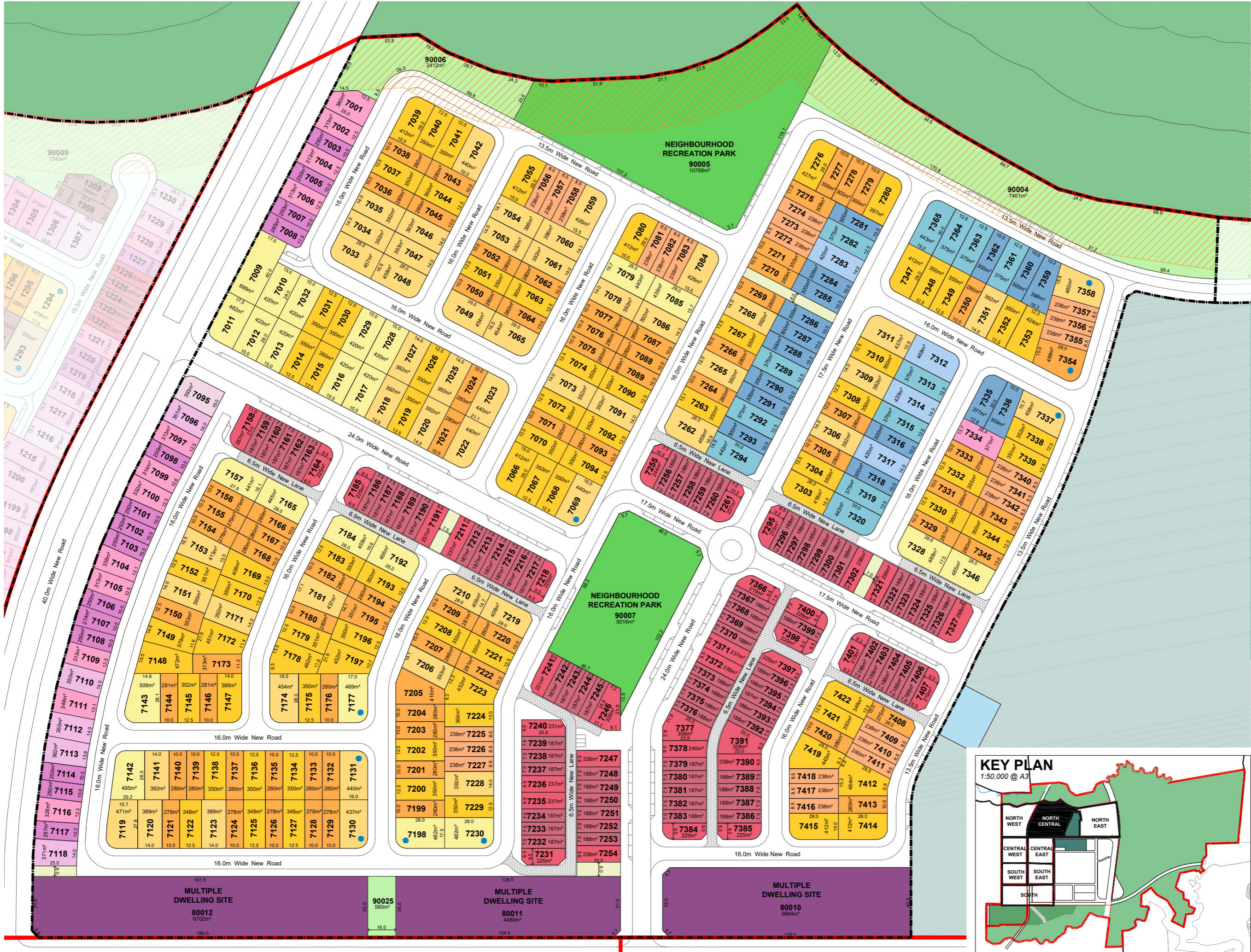
OPEN SPACE

- Local Park
- Neighbourhood Park
- People's Place
- Drainage Reserve
- Environment Protection
- Local Linear Park
- Pedestrian Link
- Major Sports Park
- Major Recreation Park
- Major Sports Facility

RESIDENTIAL

- 32 Deep Lots**
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 30 Deep Lots**
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 28 Deep Lots**
- 8.5m - Mode
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 25 Deep Lots**
- 7.5m - Terrace
 - 8.5m+ - End Terrace
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- Urban Lots**
- Urban Lot Type A
 - Urban Lot Type B
 - Urban Lot Type C & D





LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Lifestyle buffer (30m Deep)
- Permissible Multiple Residential

LAND USE

- Multiple Unit Dwelling Sites

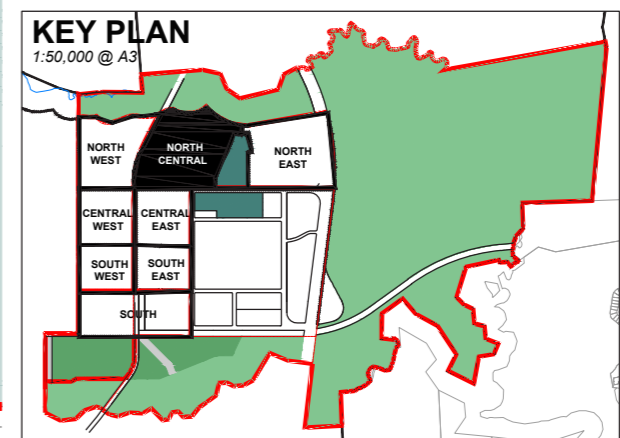
OPEN SPACE

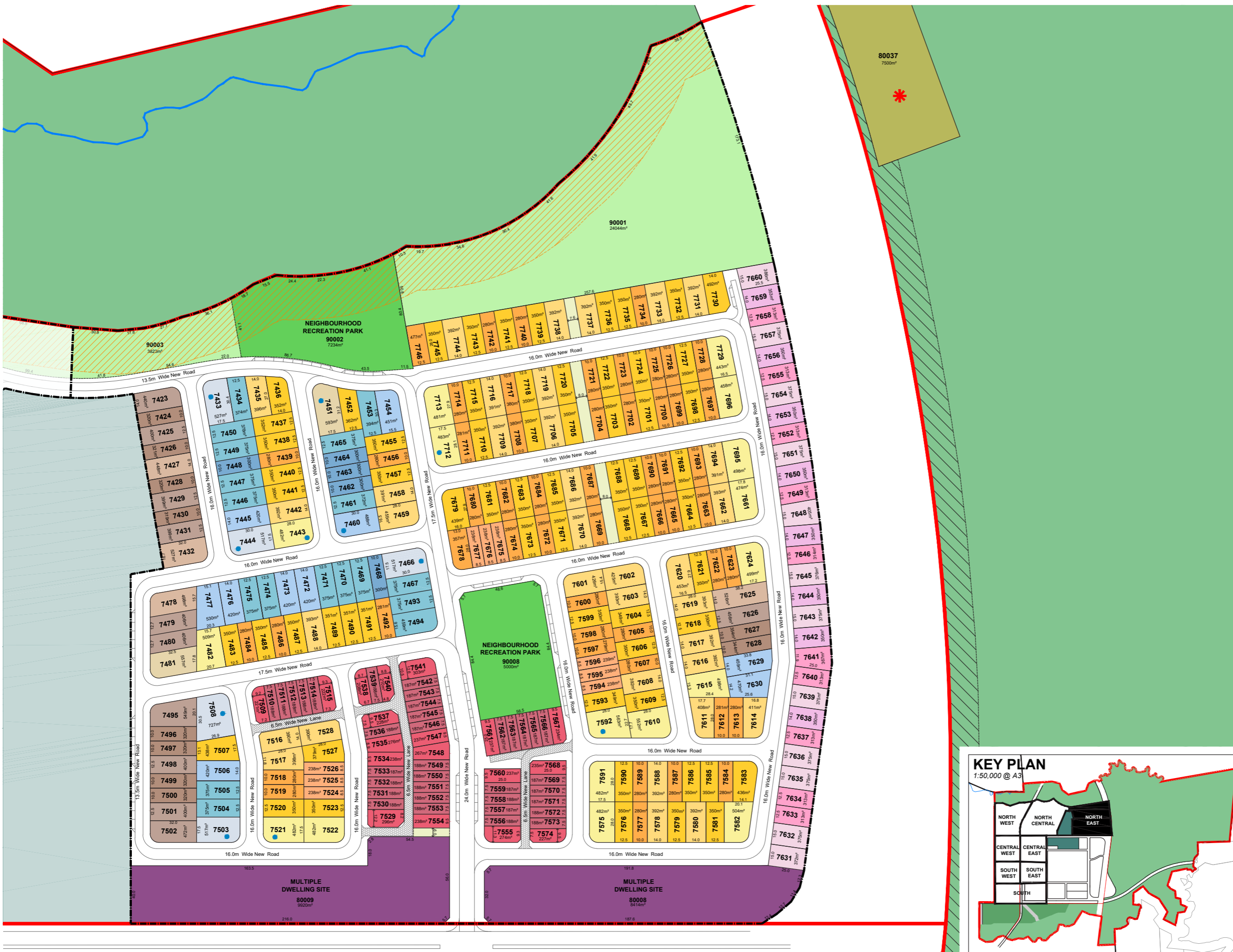
- Local Park
- Neighbourhood Park
- People's Place
- Environment Protection
- Local Linear Park
- Pedestrian Link

RESIDENTIAL

- 30 Deep Lots**
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 28 Deep Lots**
- 8.5m - Mode
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 25 Deep Lots**
- 7.5m - Terrace
 - 8.5m+ - End Terrace
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional

Number of Lots 422
 Park Area 2.6 ha
 Neighbourhood Area 25.04 ha





LEGEND

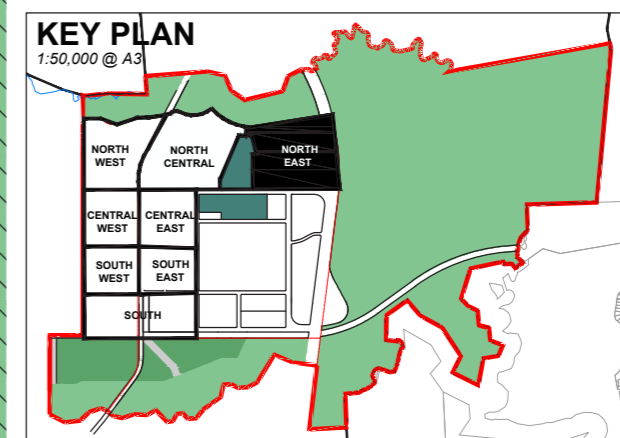
- GENERAL**
- Precinct Boundary
 - Neighbourhood Boundary
 - Lifestyle buffer (30m Deep)
 - Permissible Multiple Residential
 - Utility Installation
 - Access Easement

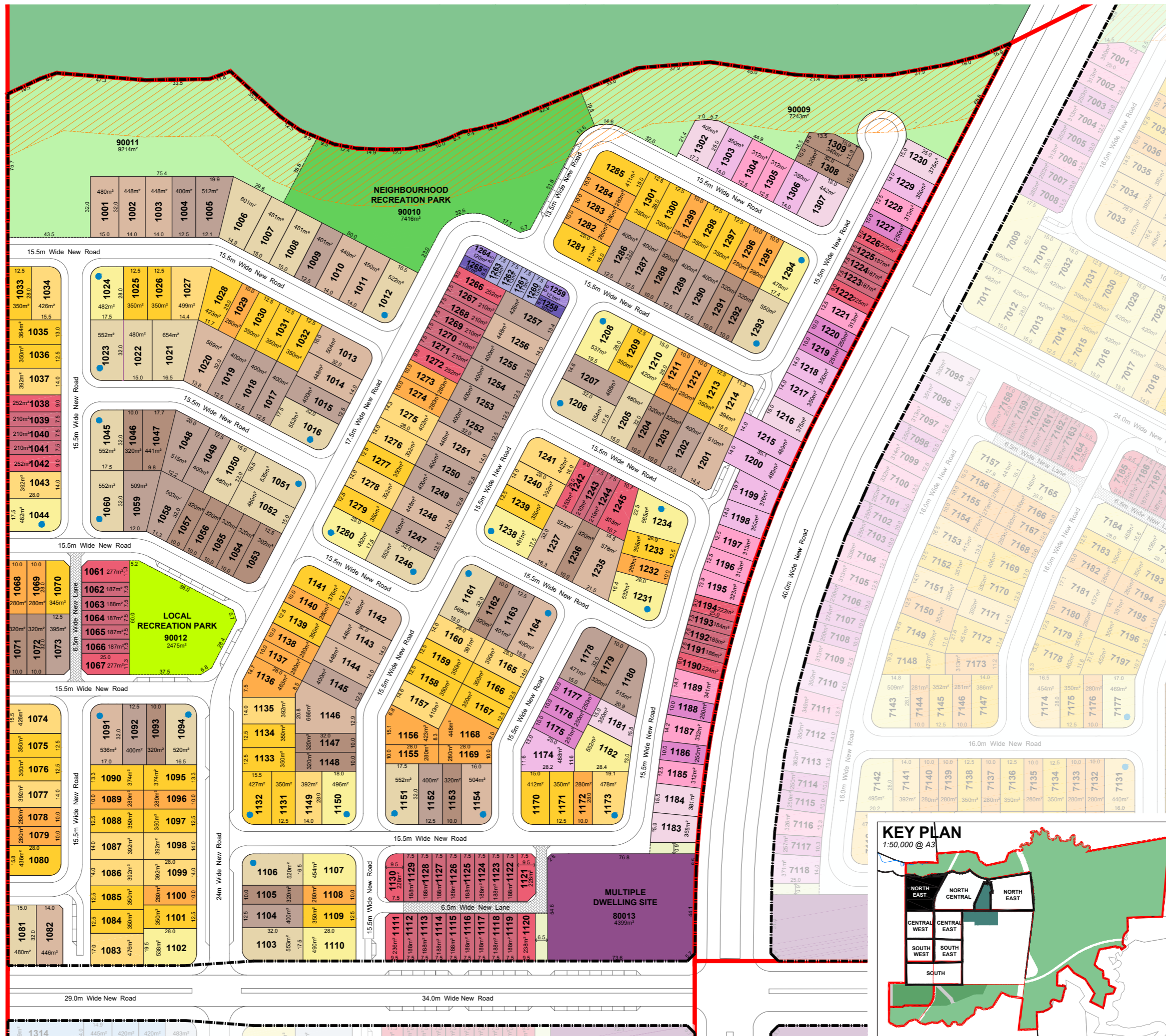
- LAND USE**
- Multiple Unit Dwelling Sites
 - Utility Installation

- OPEN SPACE**
- Neighbourhood Park
 - People's Place
 - Environment Protection
 - Local Linear Park
 - Pedestrian Link

- RESIDENTIAL**
- 32 Deep Lots**
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 30 Deep Lots**
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 28 Deep Lots**
- 8.5m - Mode
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 25 Deep Lots**
- 7.5m - Terrace
 - 8.5m+ - End Terrace
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional

Number of Lots	324
Park Area	4.0 ha
Neighbourhood Area	22.9 ha





LEGEND

- GENERAL**
- Precinct Boundary
 - Neighbourhood Boundary
 - Lifestyle buffer (30m Deep)
 - Permissible Multiple Residential

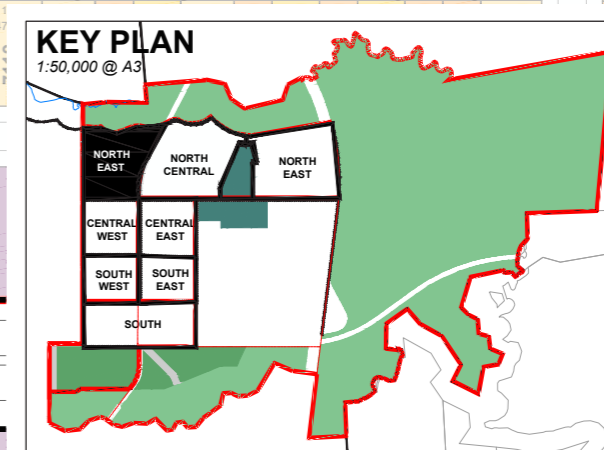
- LAND USE**
- Multiple Unit Dwelling Sites

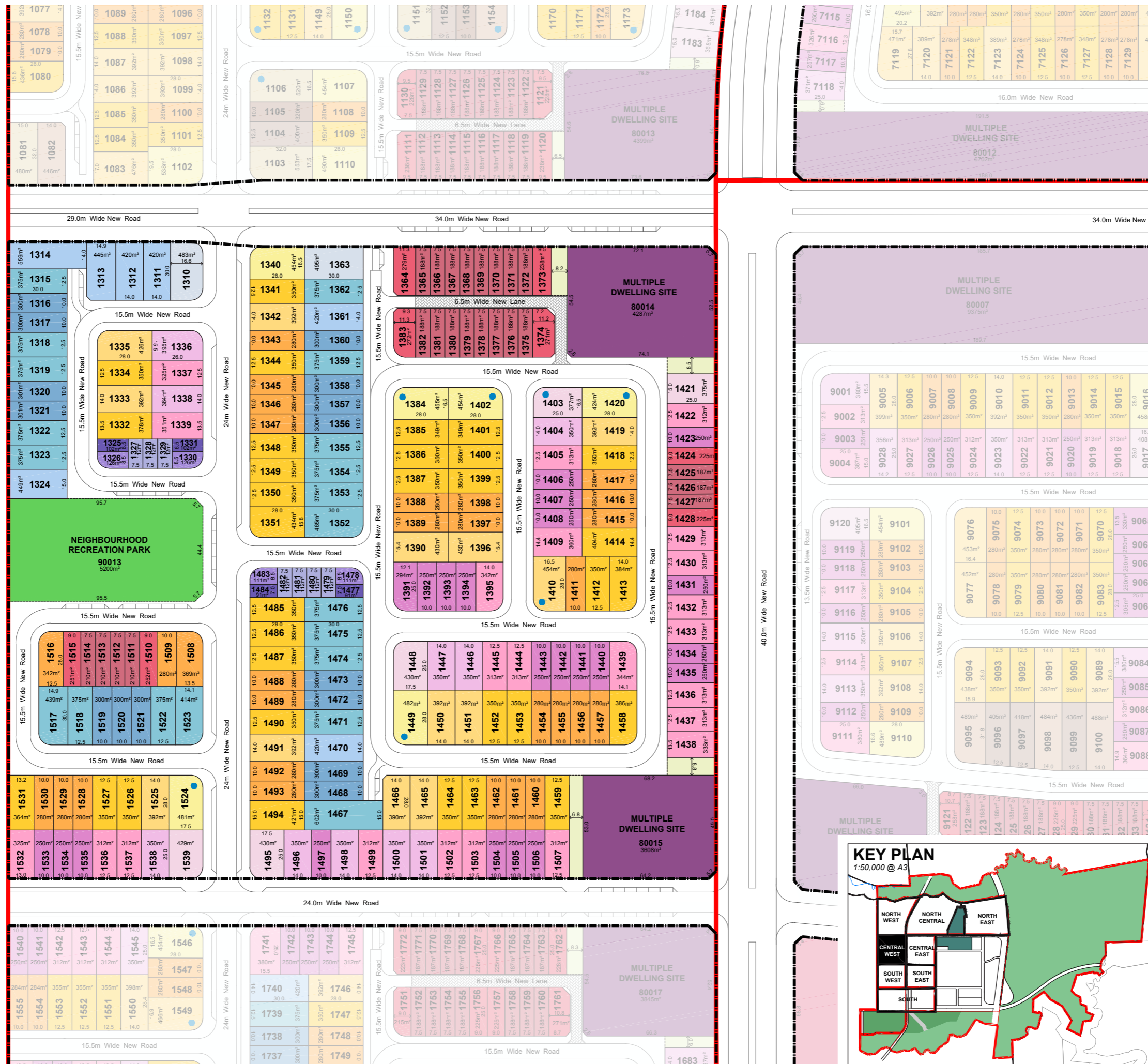
- OPEN SPACE**
- Local Park
 - Neighbourhood Park
 - Environment Protection
 - Local Linear Park
 - Pedestrian Link

- RESIDENTIAL**
- 32 Deep Lots**
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 28 Deep Lots**
- 8.5m - Mode
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 25 Deep Lots**
- 7.5m - Terrace
 - 8.5m+ - End Terrace
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional

- Urban Lots**
- Urban Lot Type A
 - Urban Lot Type B
 - Urban Lot Type C & D

Number of Lots	309
Park Area	2.63 ha
Neighbourhood Area	19.04 ha



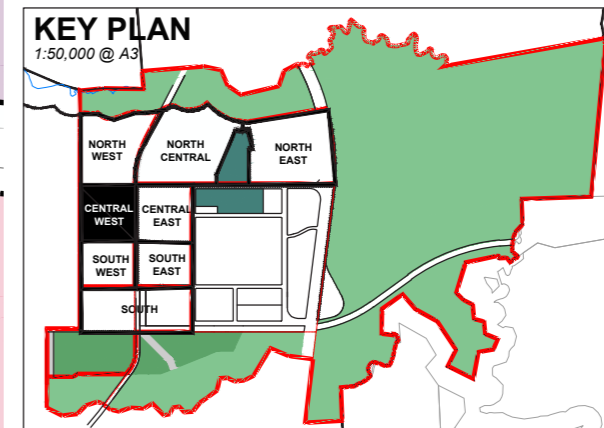


LEGEND

- GENERAL**
- Precinct Boundary
 - Neighbourhood Boundary
 - Permissible Multiple Residential
- LAND USE**
- Multiple Unit Dwelling Sites
- OPEN SPACE**
- Neighbourhood Park
 - Pedestrian Link

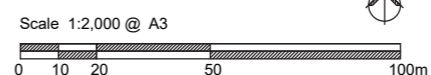
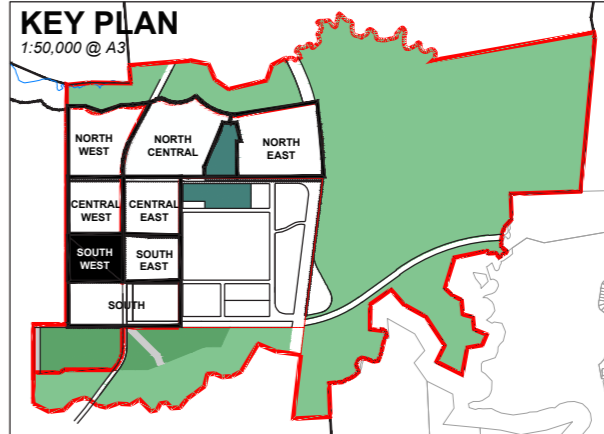
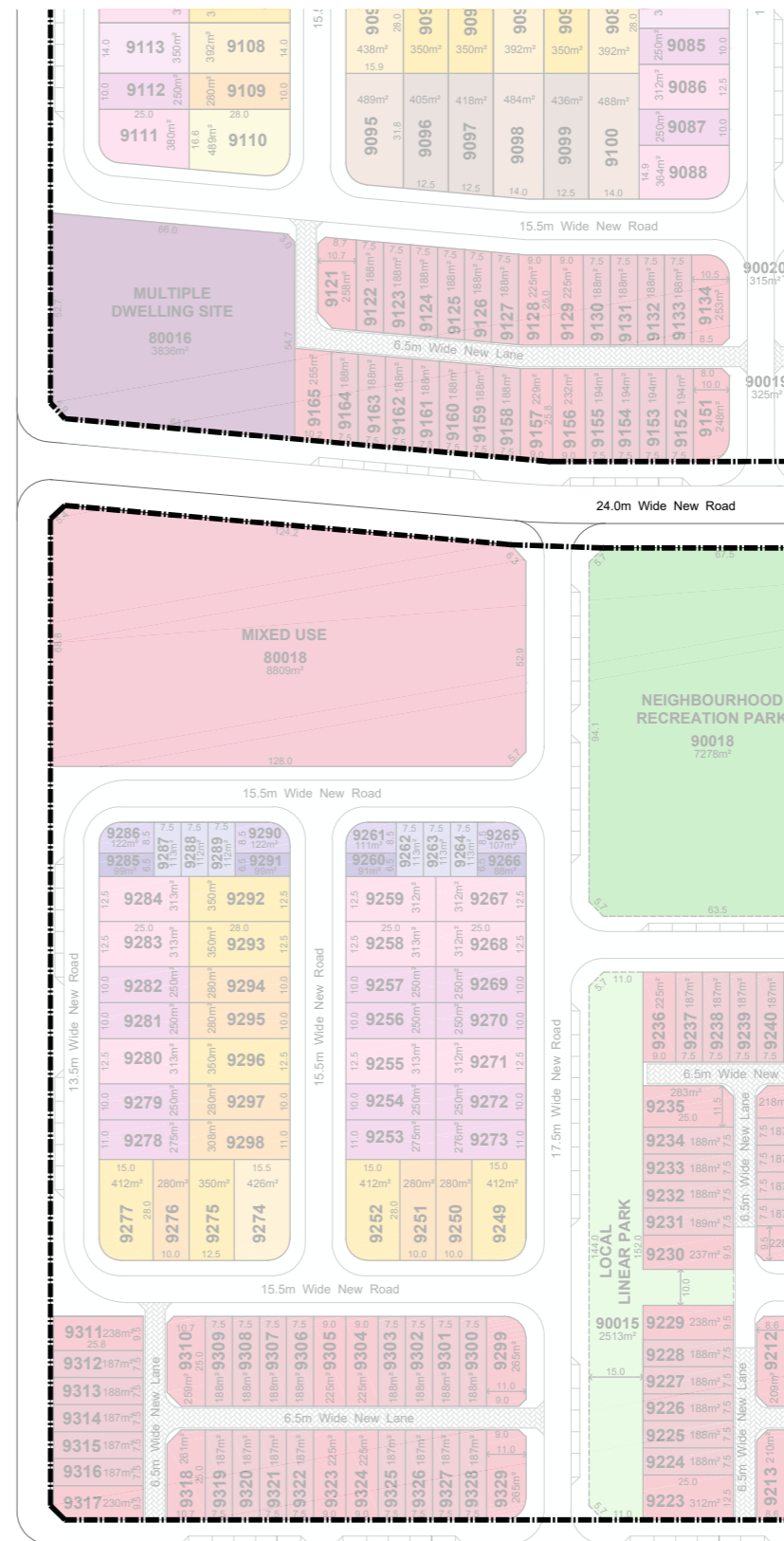
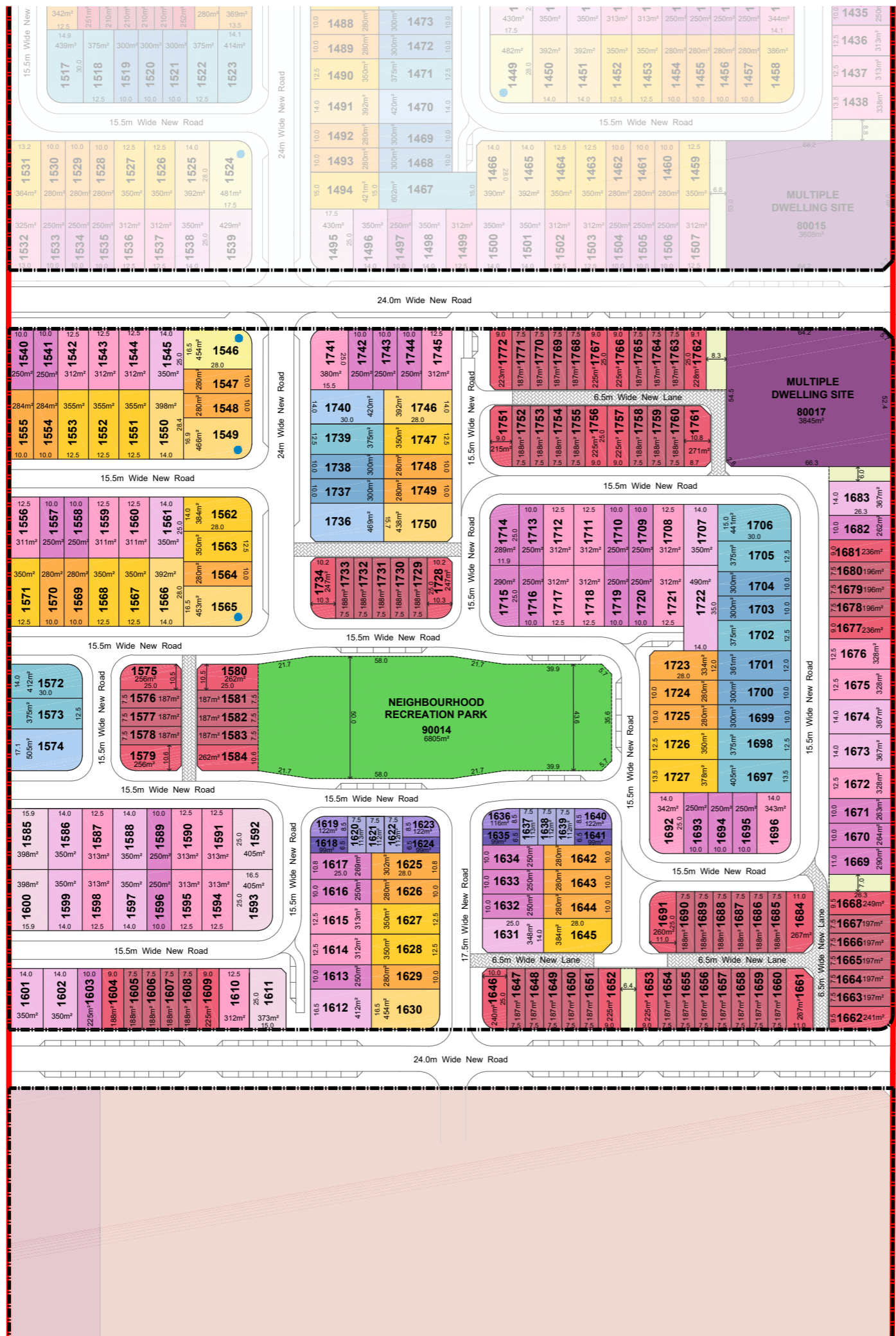
- RESIDENTIAL**
- 30 Deep Lots**
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 28 Deep Lots**
- 8.5m - Mode
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 25 Deep Lots**
- 7.5m - Terrace
 - 8.5m+ - End Terrace
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- Urban Lots**
- Urban Lot Type A
 - Urban Lot Type B
 - Urban Lot Type C & D

Number of Lots	230
Park Area	0.52 ha
Neighbourhood Area	11.7 ha



Caloundra South

Reconfiguration of a Lot Plan - SOUTH-WEST NEIGHBOURHOOD



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 This plan is conceptual and is for discussion purposes only. Subject to further detail study, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Figured dimensions shall take preference to scaled dimensions. No relevance should be placed on this plan for any financial dealings of the land.

LEGEND

- GENERAL**
- Princt Boundary
 - Neighbourhood Boundary
 - Permissible Multiple Residential
- LAND USE**
- Multiple Unit Dwelling Sites
- OPEN SPACE**
- Neighbourhood Park
 - Pedestrian Link
- RESIDENTIAL**
- 30 Deep Lots**
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 28 Deep Lots**
- 8.5m - Mode
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 25 Deep Lots**
- 7.5m - Terrace
 - 8.5m - End Terrace
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- Urban Lots**
- Urban Lot Type A
 - Urban Lot Type B
 - Urban Lot Type C & D

Number of Lots	232
Park Area	6805m ²
Neighbourhood Area	10.39 ha

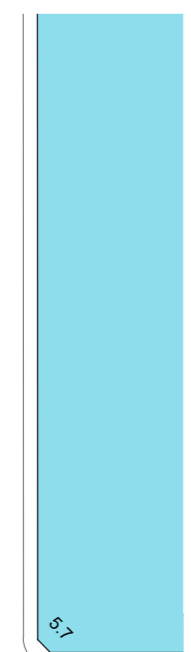
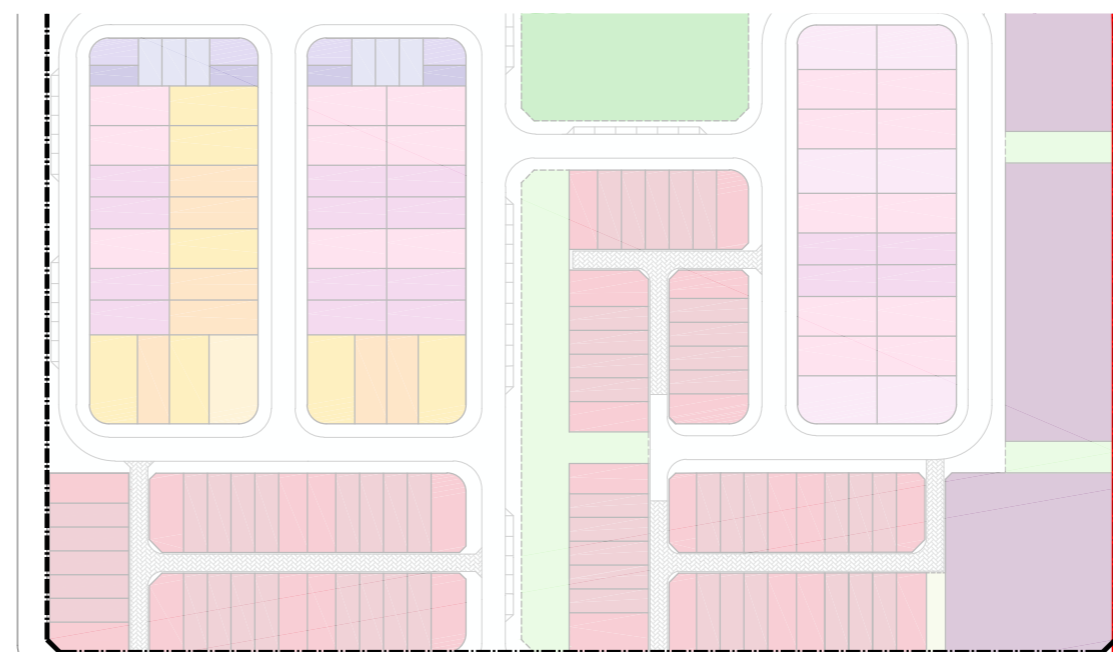
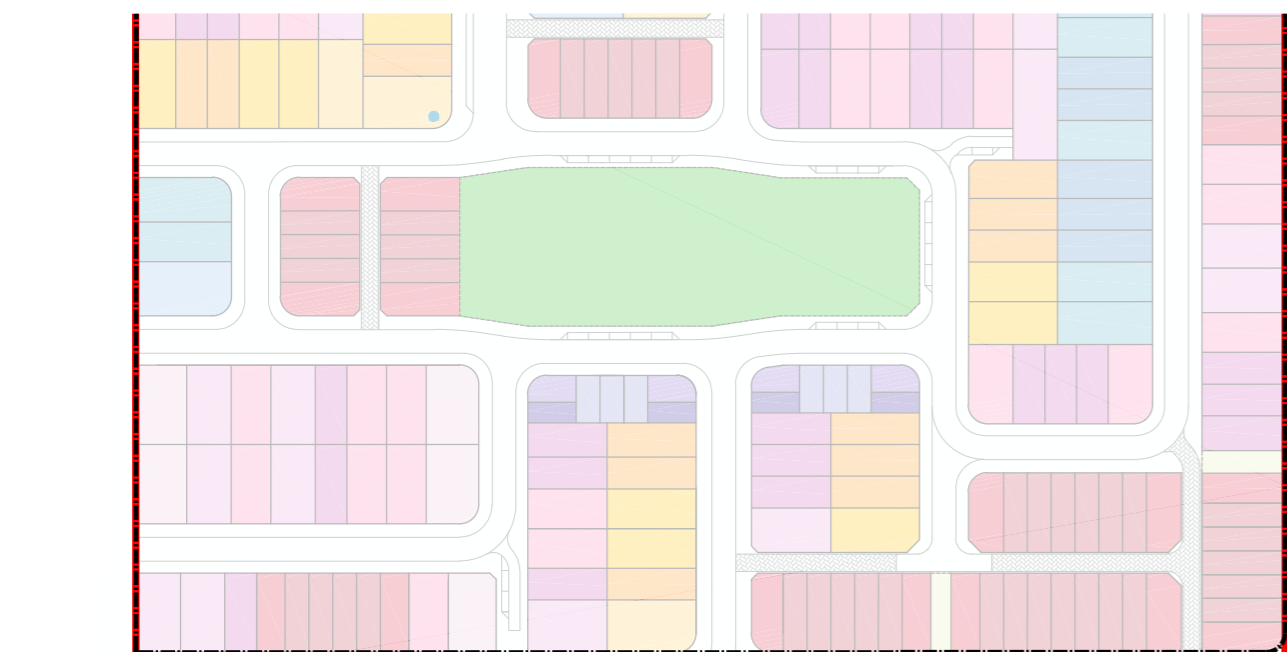
LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Drainage Easement

LAND USE

- Retirement Living
- Future Residential
- Private School



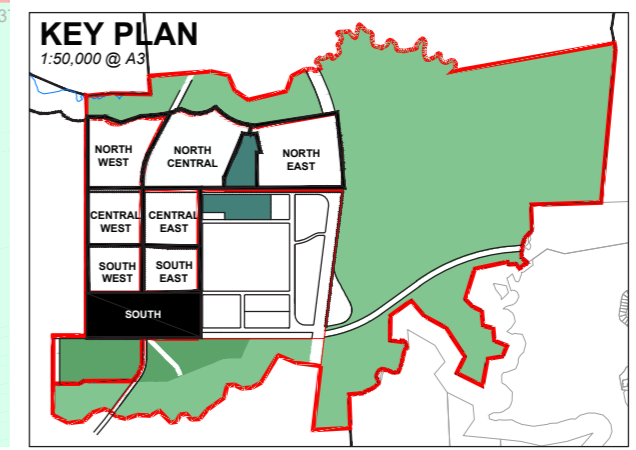
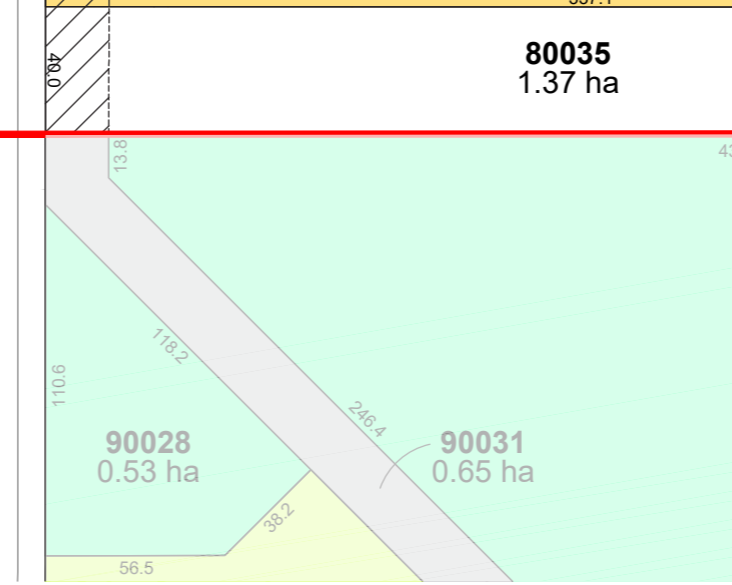
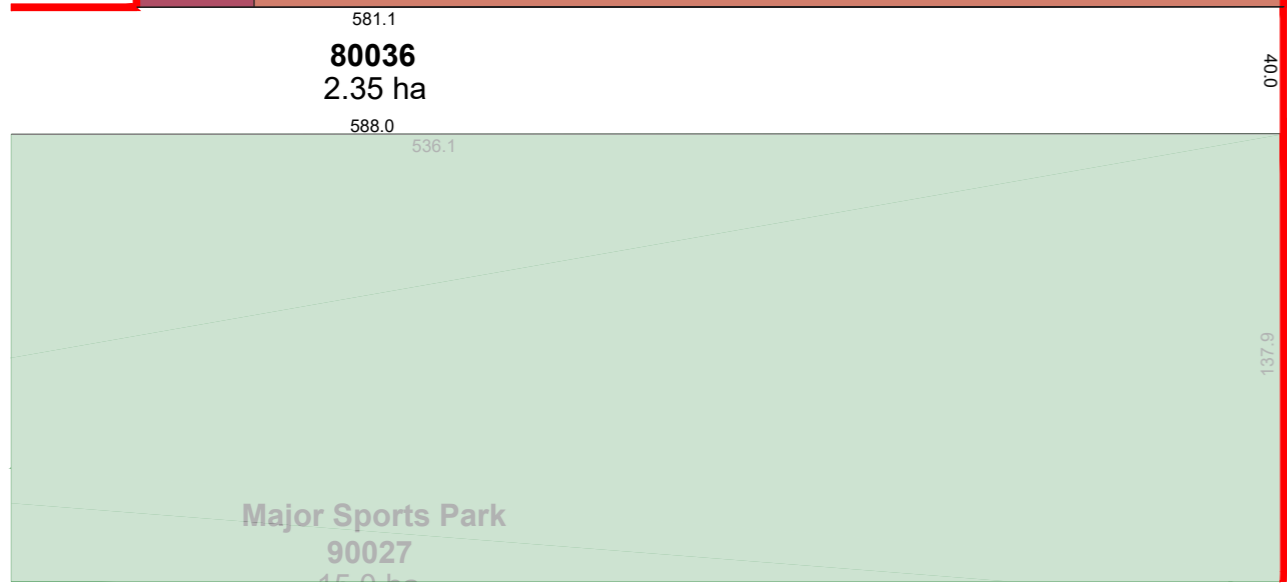
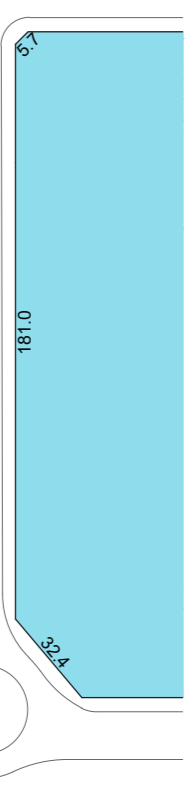
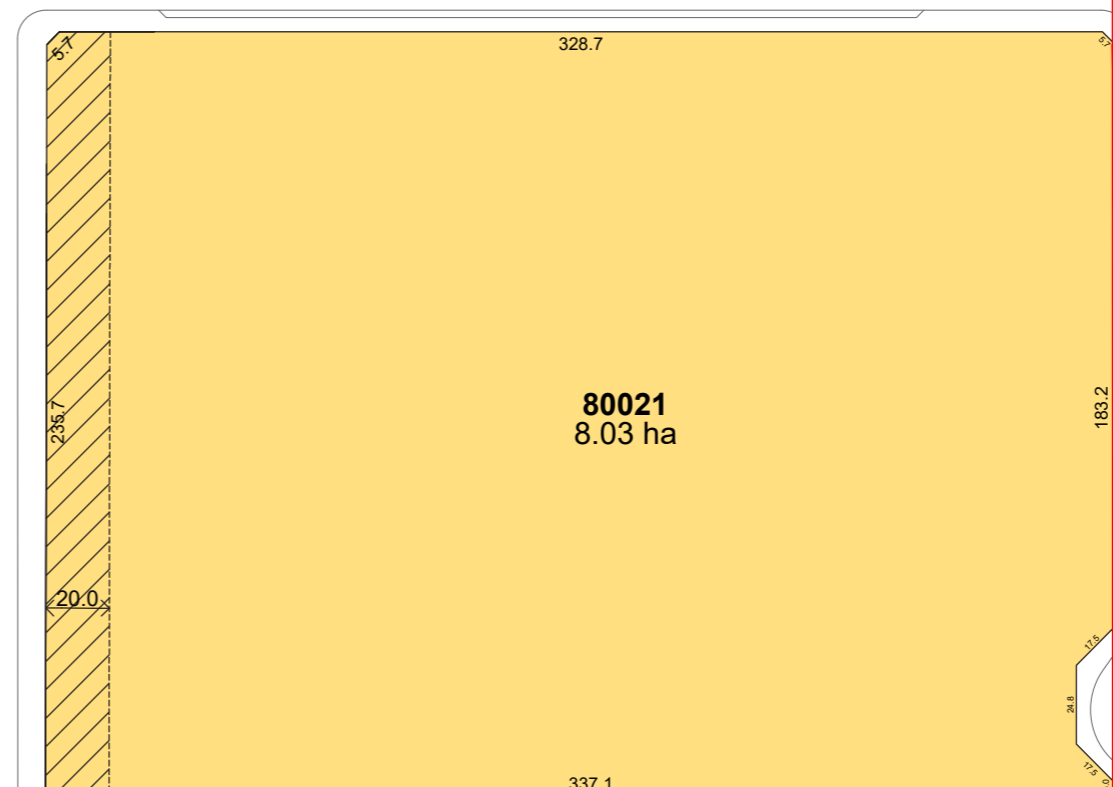
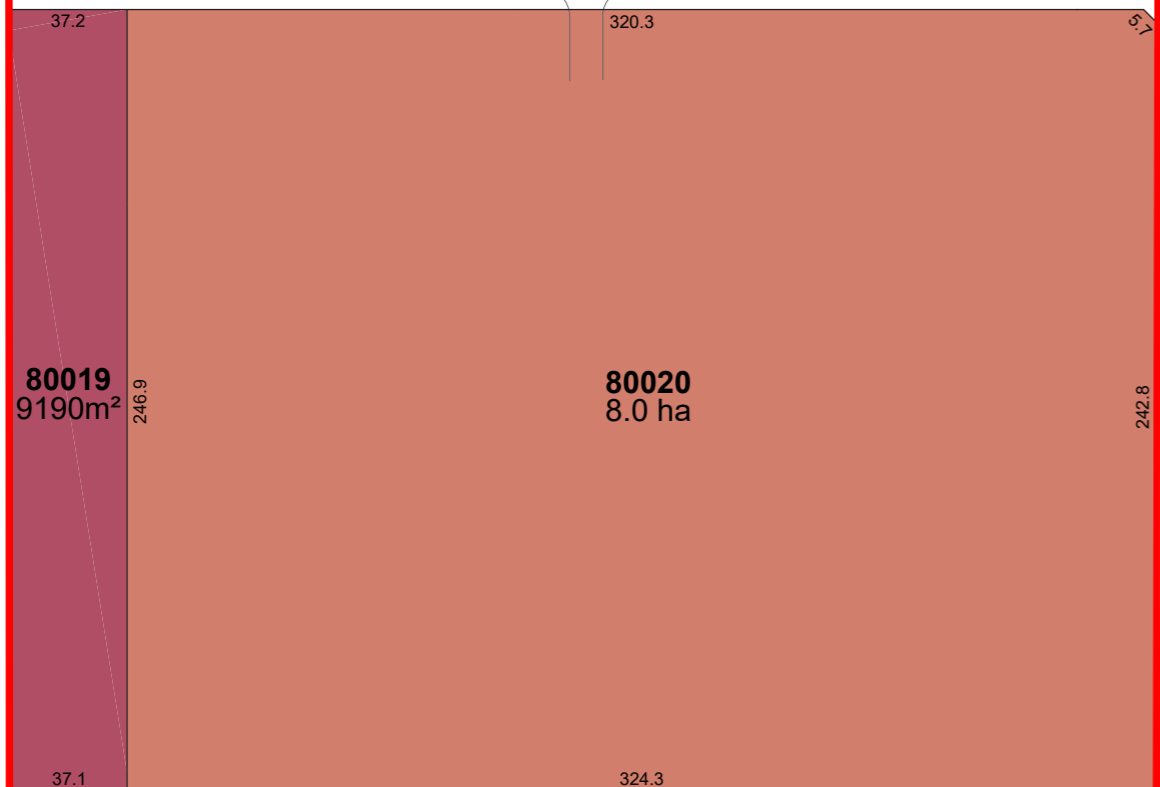
24.0m Wide New Road

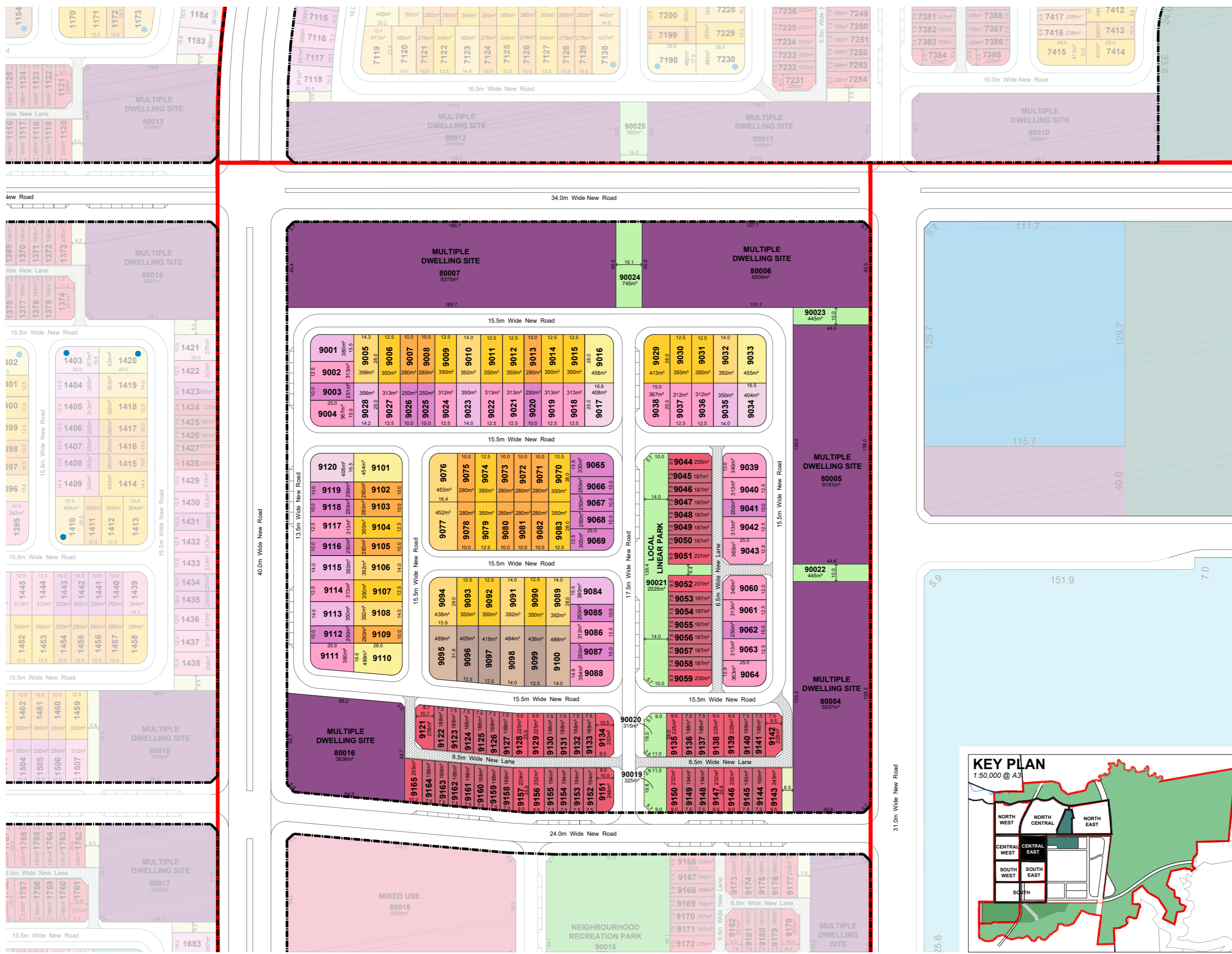
31.0m Wide New Road

31.0m Wide New Road

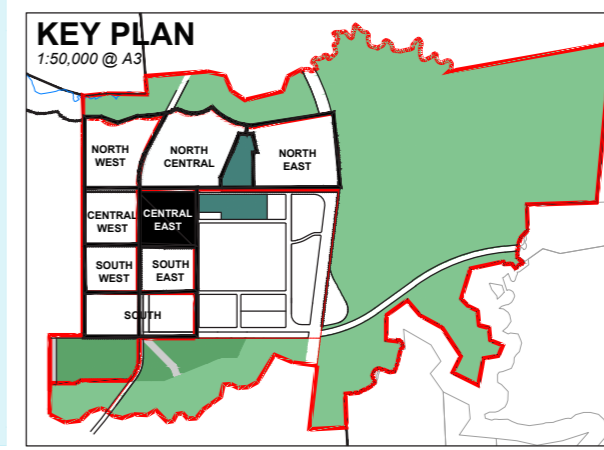
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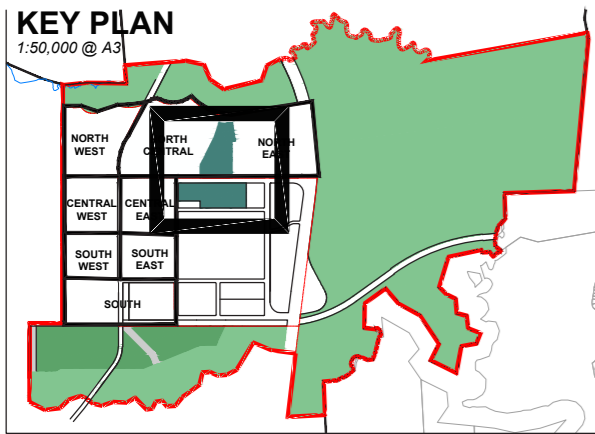
24.0m Wide New Road





- ### LEGEND
- GENERAL**
- Precinct Boundary
 - Neighbourhood Boundary
- LAND USE**
- Multiple Unit Dwelling Sites
- OPEN SPACE**
- Local Linear Park
 - Pedestrian Link
- RESIDENTIAL**
- 32 Deep Lots**
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 28 Deep Lots**
- 8.5m - Mode
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 25 Deep Lots**
- 7.5m - Terrace
 - 8.5m+ - End Terrace
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- Number of Lots: 165
Park Area: 4301m²
Neighbourhood Area: 11.38ha





LEGEND

GENERAL

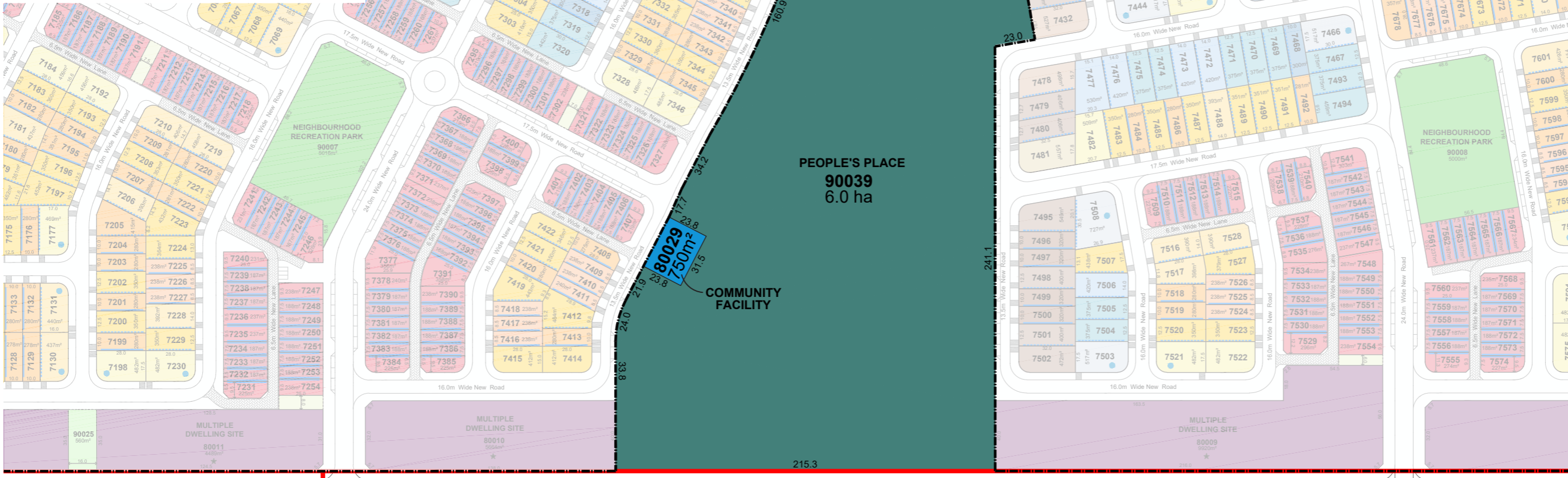
- Precinct Boundary
- Neighbourhood Boundary
- Drainage Easement

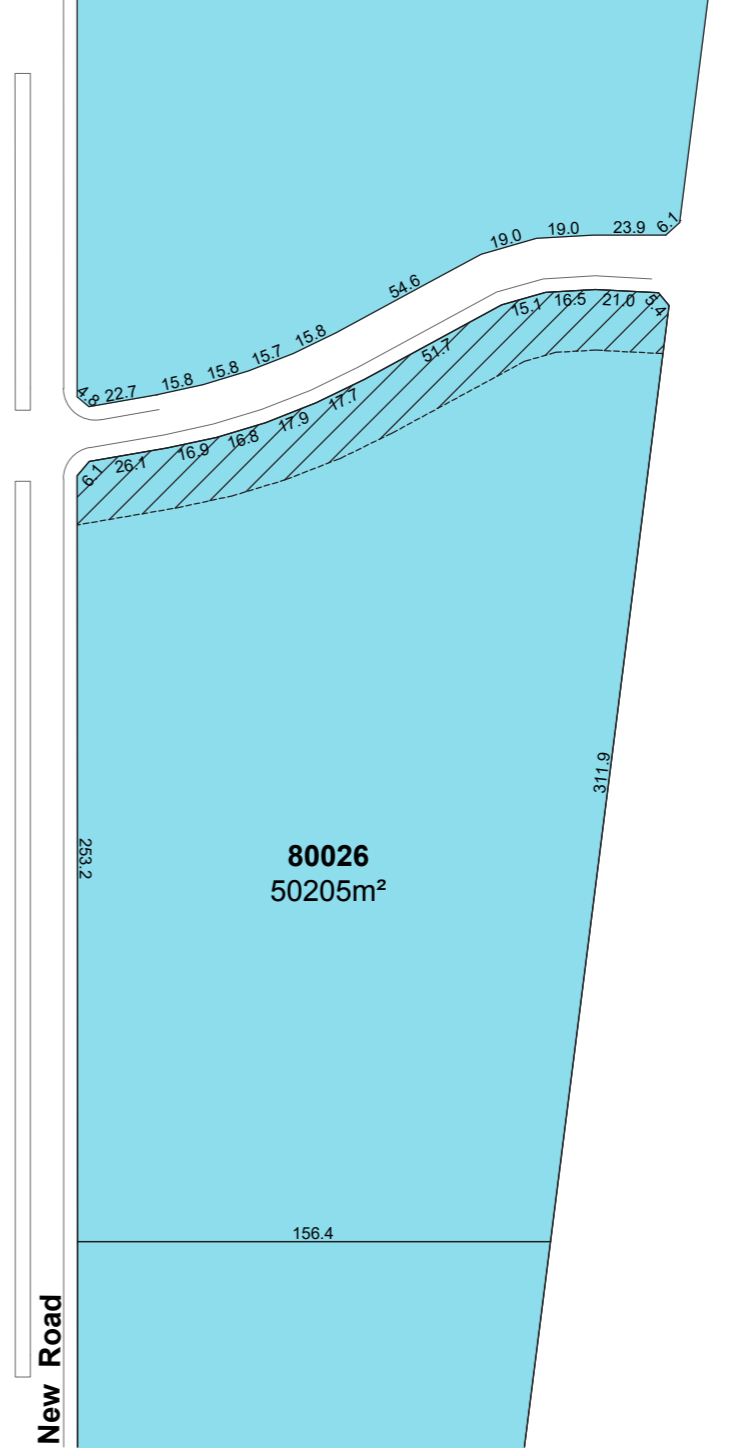
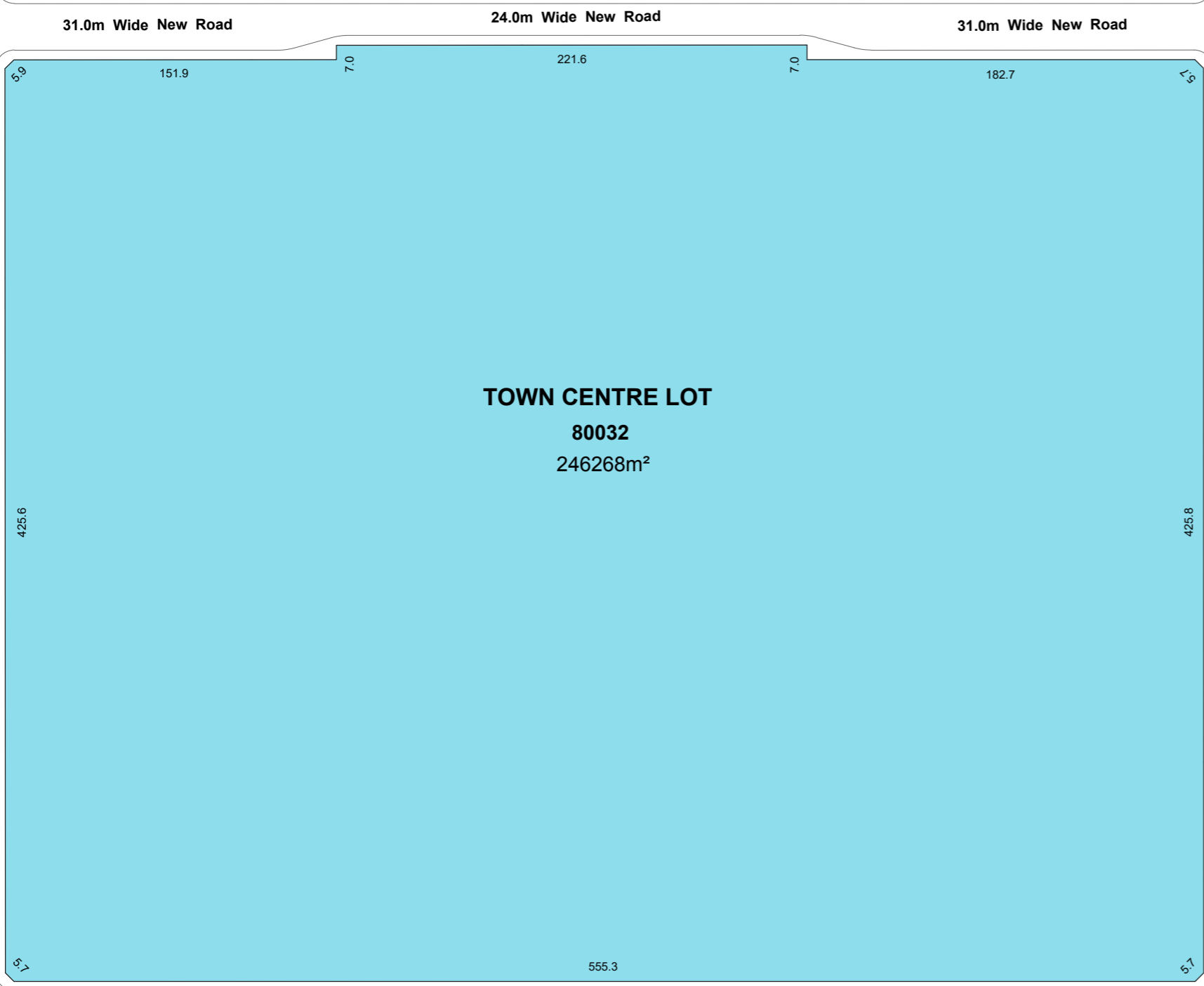
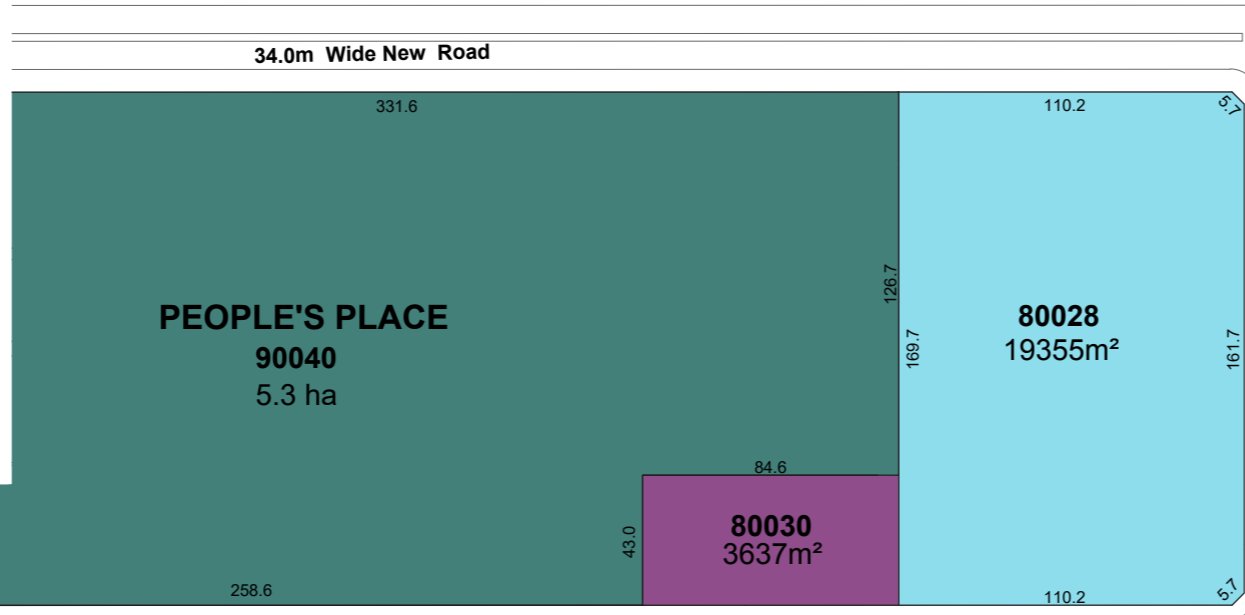
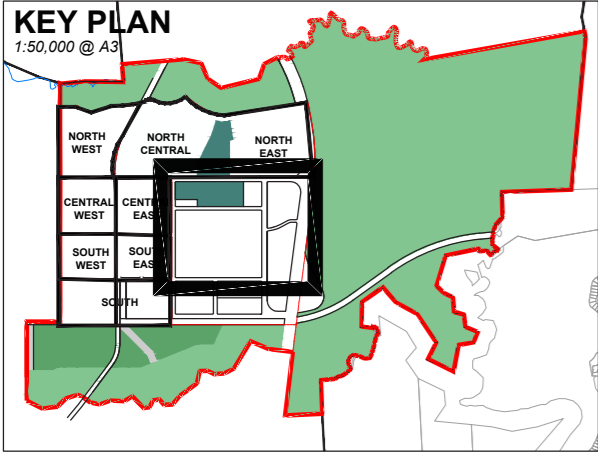
LAND USE

- Town Centre Mixed Use / Commercial
- Multiple Unit Dwelling Sites
- Community Use

OPEN SPACE

- People's Place





LEGEND

GENERAL

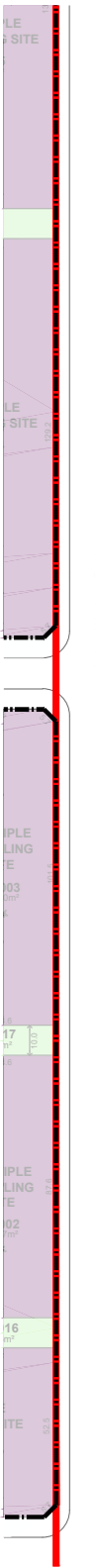
- Precinct Boundary
- Neighbourhood Boundary
- Drainage Easement

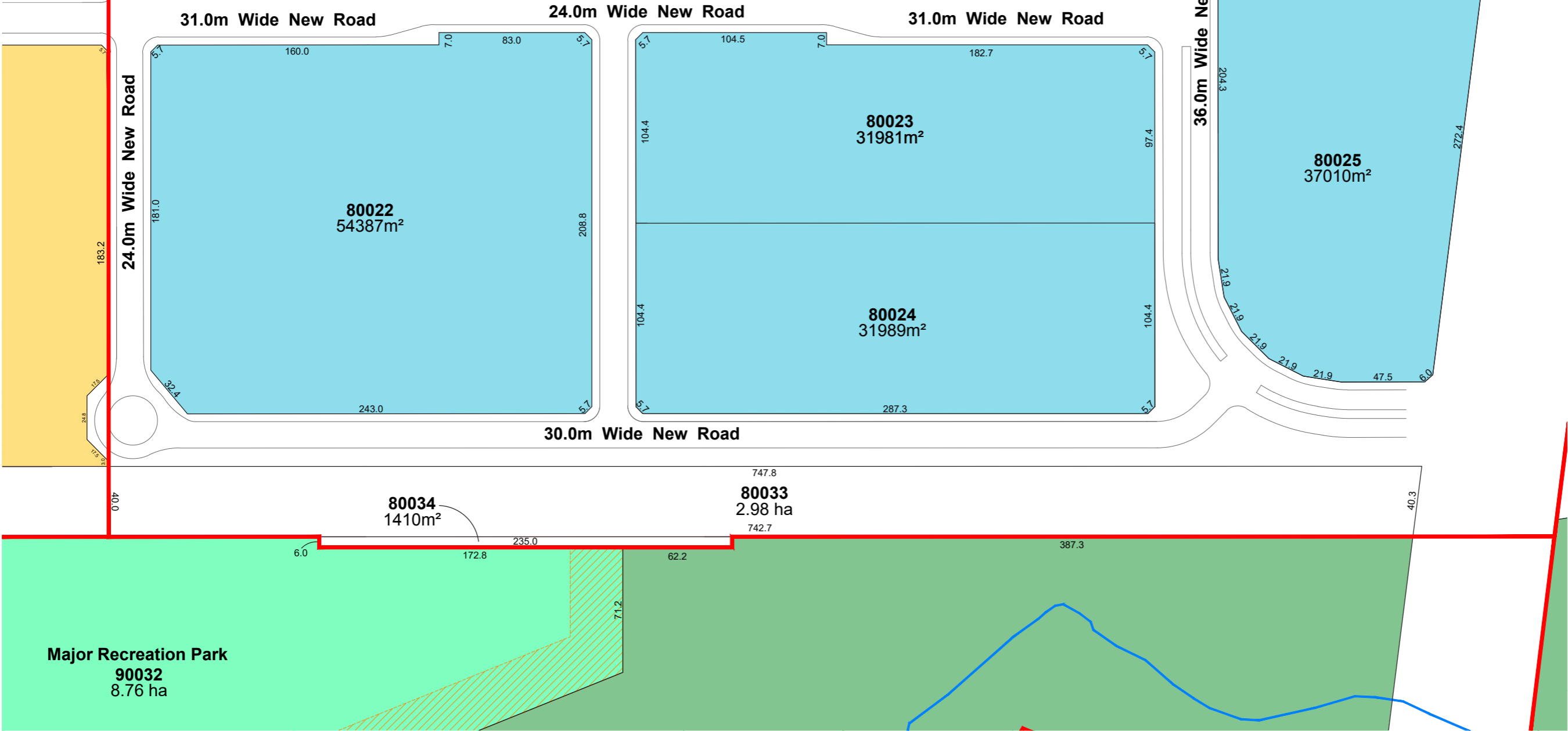
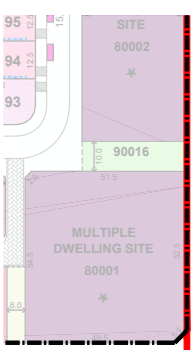
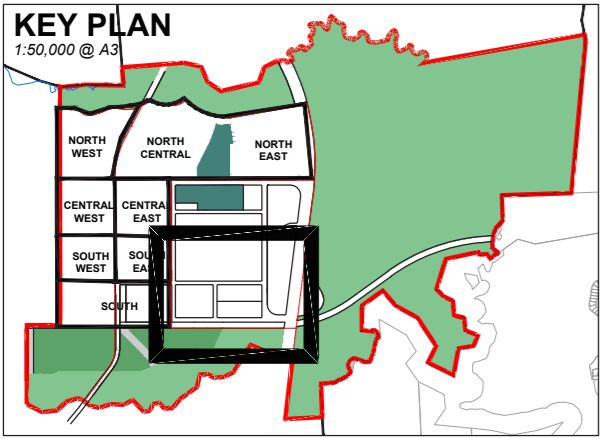
LAND USE

- Town Centre Mixed Use / Commercial
- Multiple Unit Dwelling Sites

OPEN SPACE

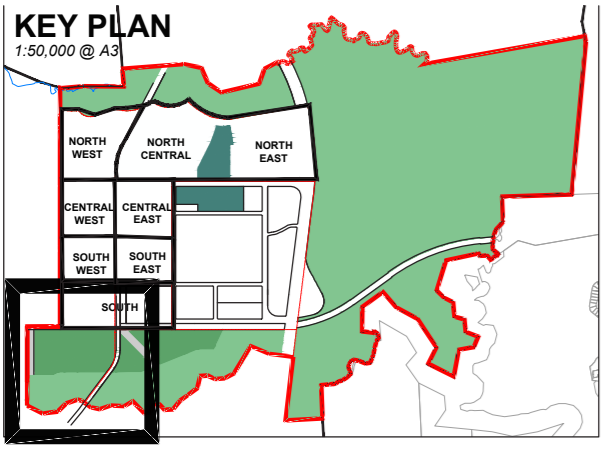
- People's Place





- LEGEND**
- GENERAL**
- Precinct Boundary
 - Neighbourhood Boundary
- LAND USE**
- Town Centre Mixed Use / Commercial
 - Private School
- OPEN SPACE**
- Environment Protection
 - Major Recreation Park

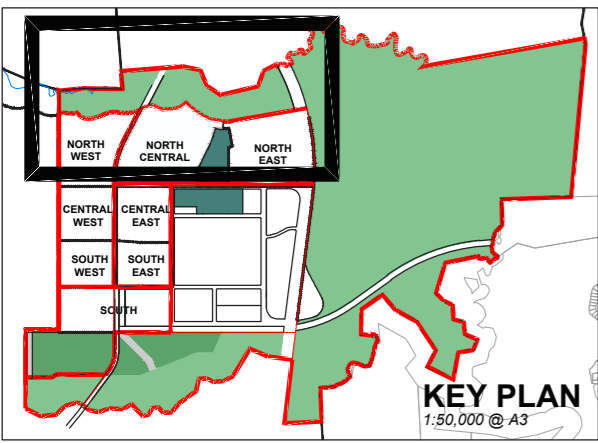
KEY PLAN
1:50,000 @ A3



LEGEND

- GENERAL**
- Precinct Boundary
 - Waterway
 - - - Proposed Waterway
 - Lifestyle buffer (30m Wide)
- OPEN SPACE**
- Drainage Corridor
 - Environment Protection
 - Major Sports Park
 - Major Recreation Park
 - Major Sports Facility

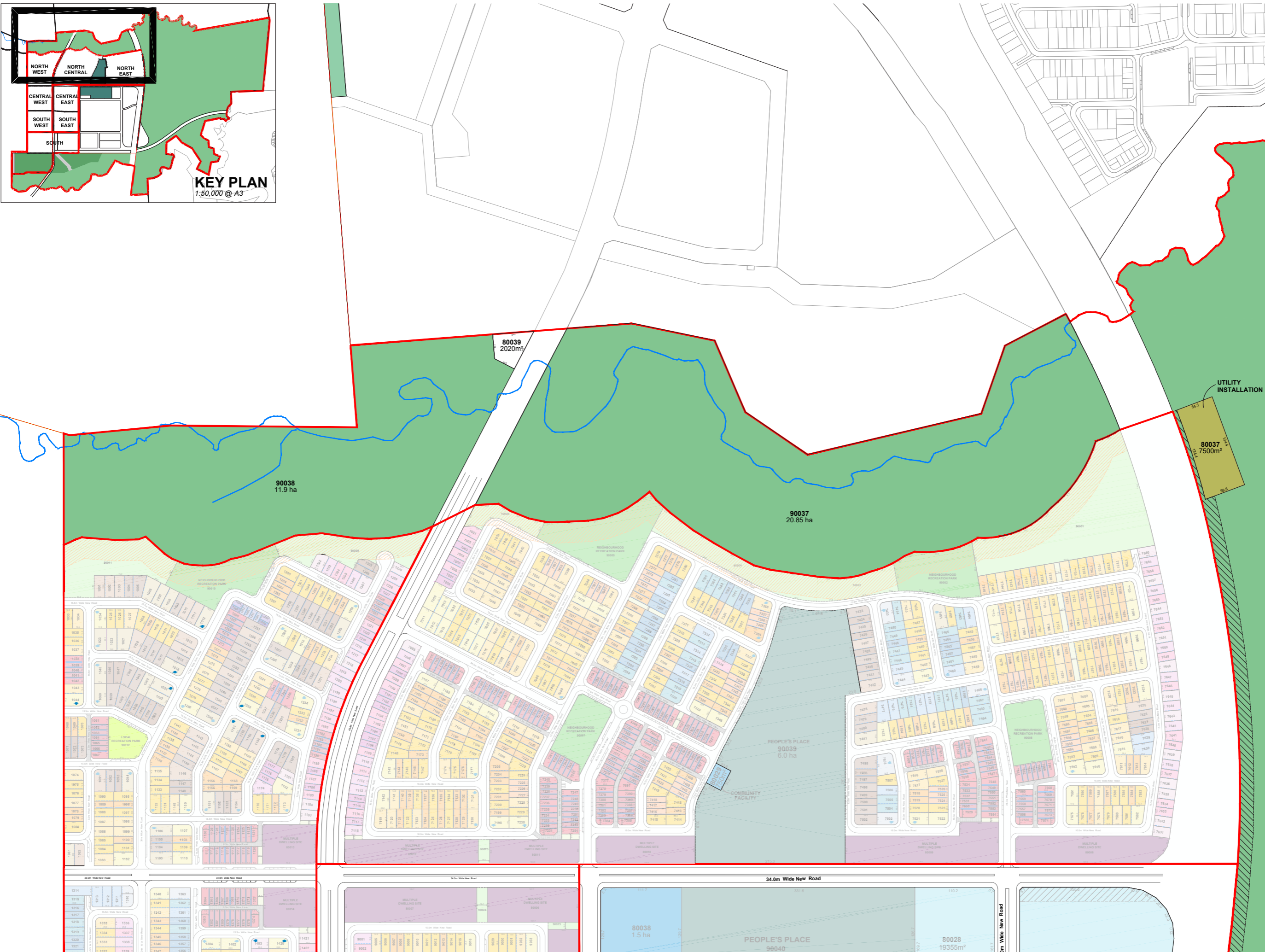




LEGEND

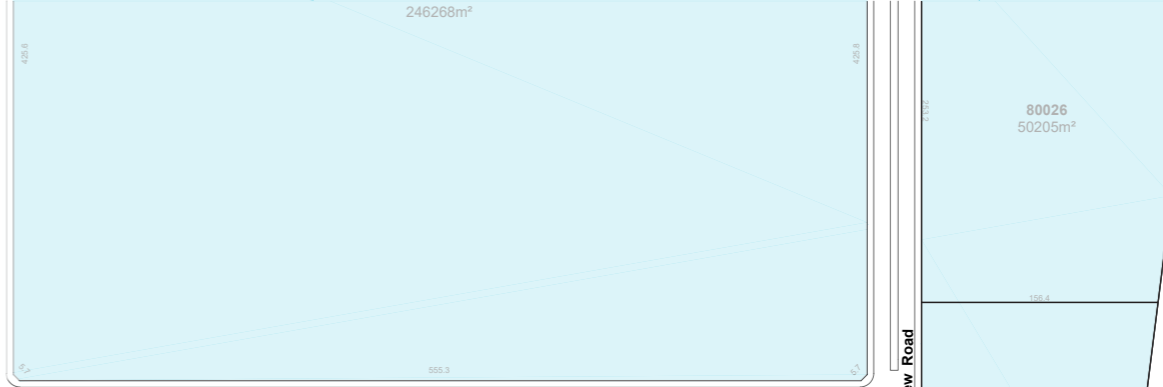
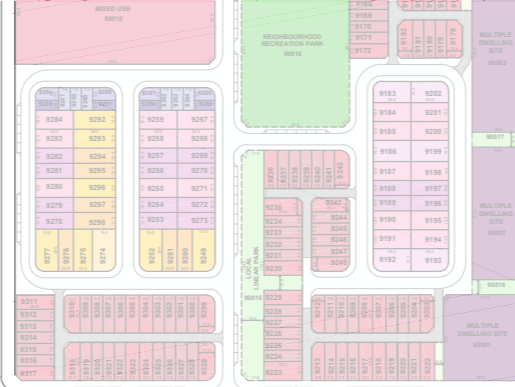
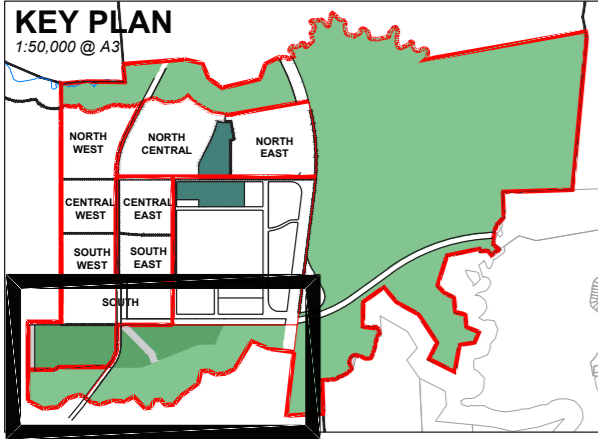
- GENERAL**
- Precinct Boundary
 - Neighbourhood Boundary
 - Waterway
 - Utility Installation

- OPEN SPACE**
- Environment Protection
 - Access Easement to STP



KEY PLAN

1:50,000 @ A3



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Waterway
- Proposed Waterway
- Lifestyle buffer (30m Deep)

OPEN SPACE

- Drainage Reserve
- Environment Protection
- Major Sports Park
- Major Recreation Park
- Major Sports Facility

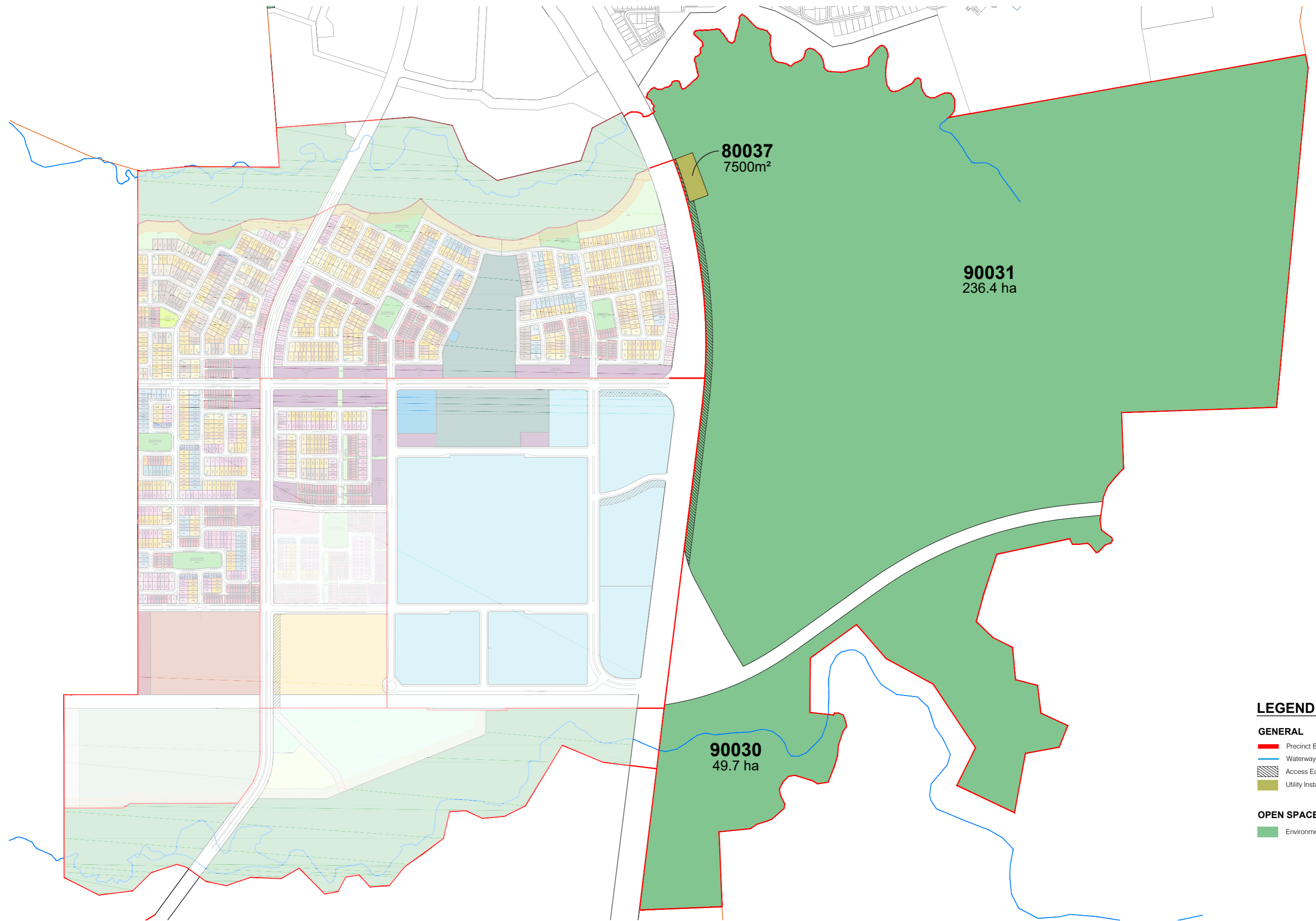


Caloundra South

Reconfiguration of a Lot Plan - Conservation Zone - South

Scale 1:5,000 @ A3





80037
7500m²

90031
236.4 ha

90030
49.7 ha

LEGEND

GENERAL

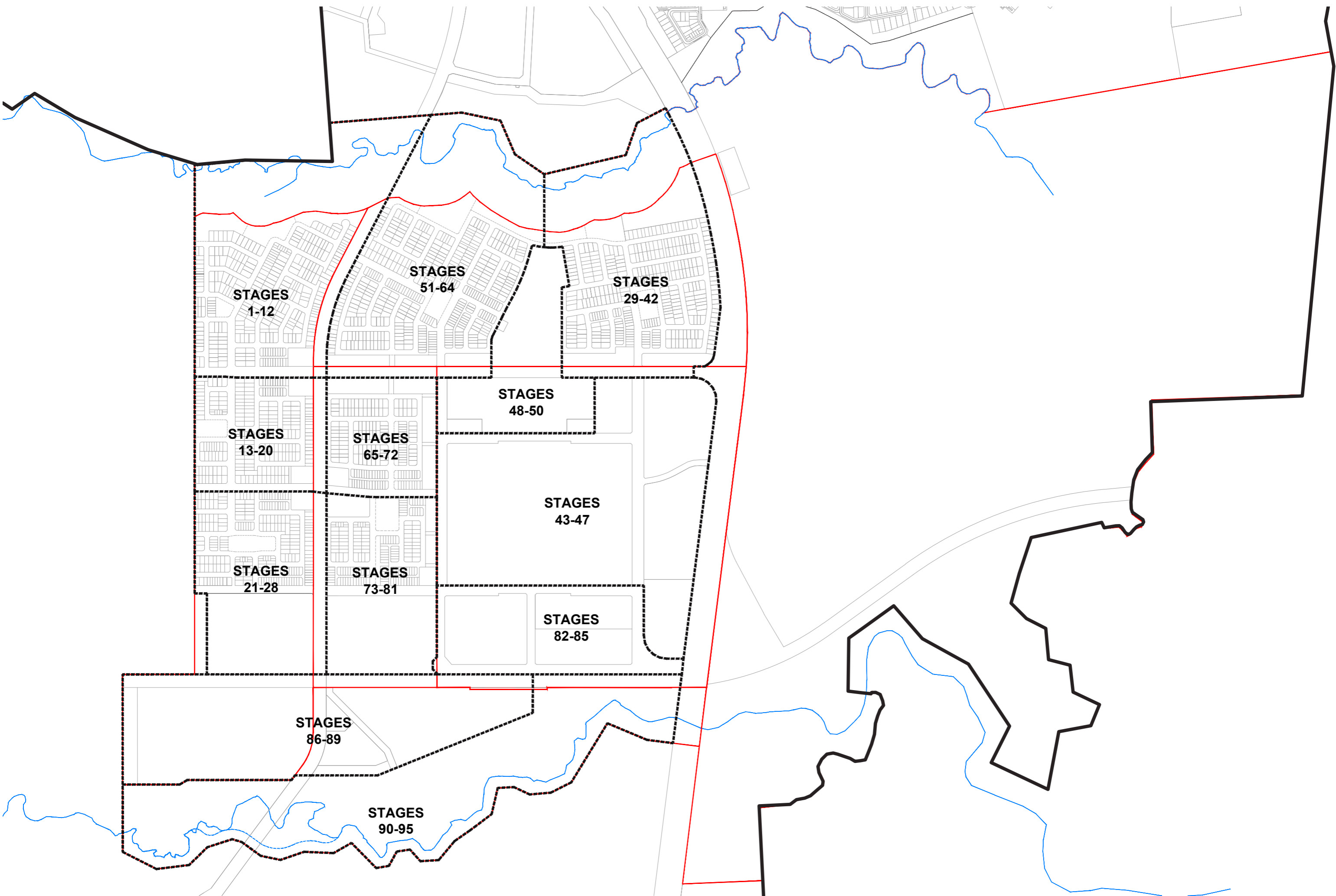
- Precinct Boundary
- Waterway
- Access Easement to STP
- Utility Installation

OPEN SPACE

- Environment Protection








APPENDIX C INDICATIVE STAGING PLAN





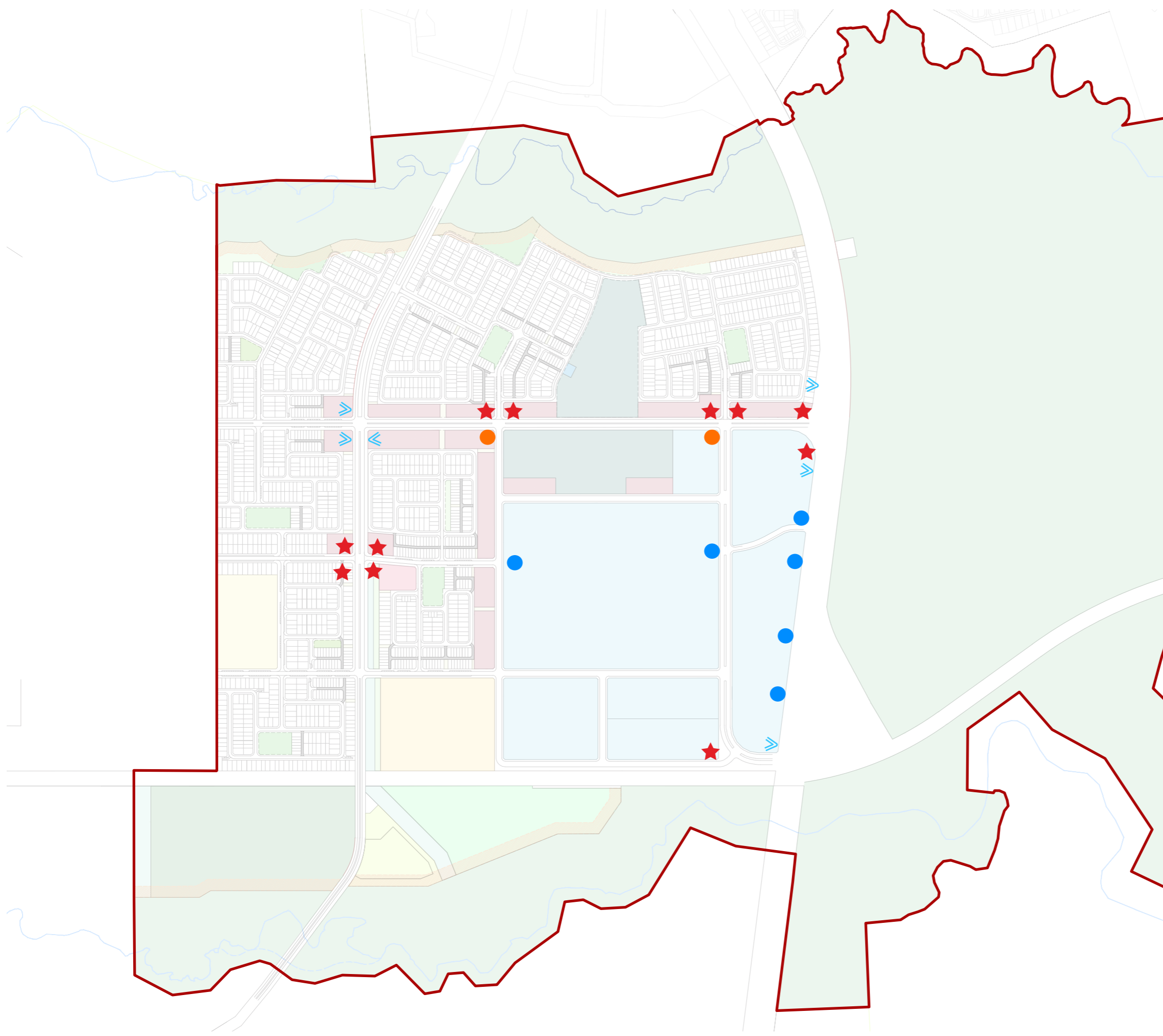
APPENDIX D APPROVED ADVERTISING DEVICES

Legend

-  Application Boundary
-  Estate Entry Sign
-  Billboard (to be illuminated) (15-year duration)
-  Pylon Identification Sign (10 year duration)
-  Permanent Pylon Identification Sign (15-year duration)

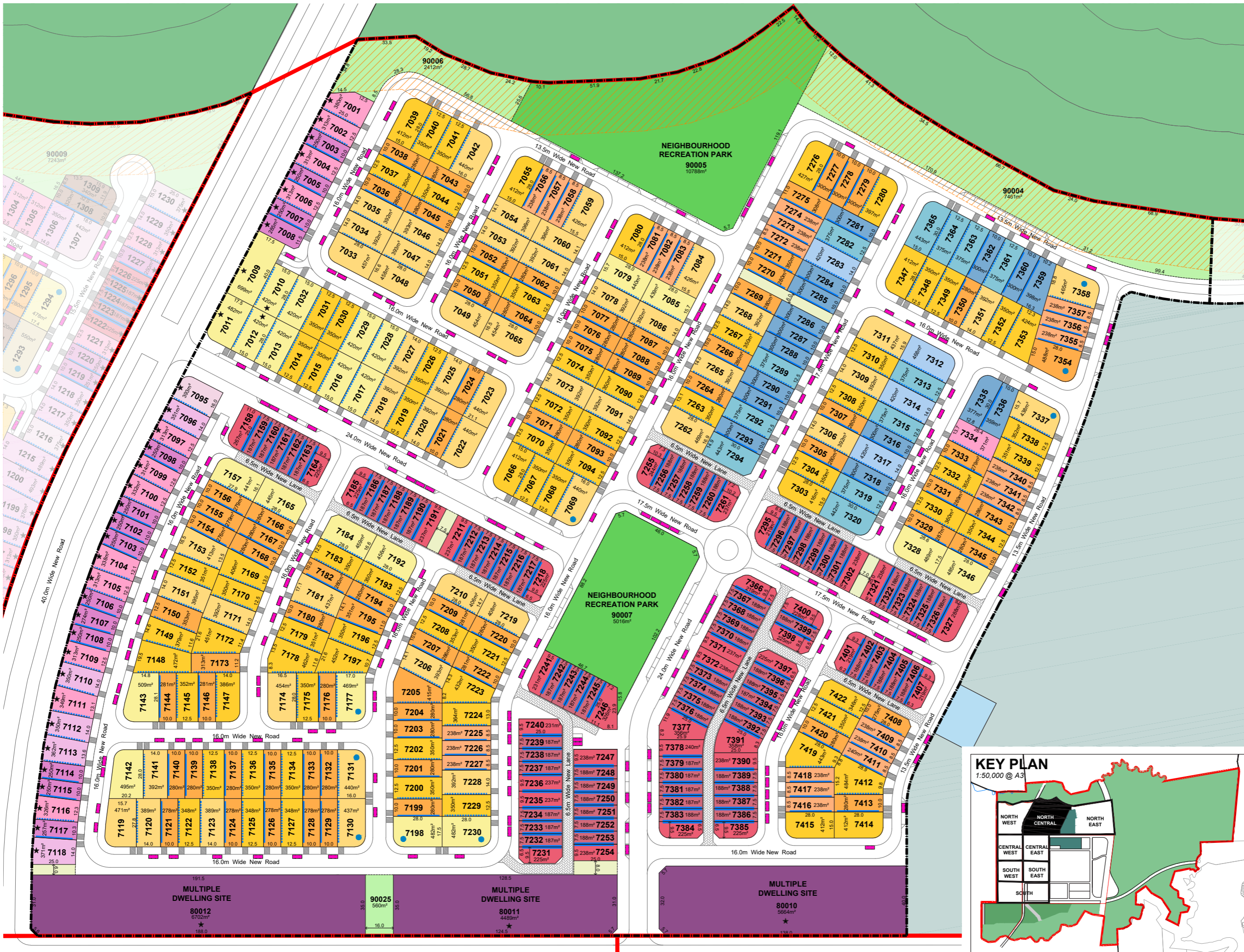
Notes

1. Proposed Advertising Devices must be of materials and colours which complement the design theme of the residential estate and present a visually attractive appearance to the public.
2. Unless otherwise agreed to in writing by the DSDIP, the advertising devices nominated on this plan are to be considered temporary only and are not permitted to remain longer than:
 - a. Fifteen (15) years from the date the approval is granted where an Estate Entry Sign or a Billboard Identification Sign; or
 - b. Fifteen (15) years from the date the approval is granted or once the last residential lot is sold within the estate, whichever is earliest, where a Pylon Identification Sign (15 year duration); or
 - c. Ten (10) years from the date the approval is granted or once the last residential lot is sold within the estate, whichever is the earliest, where a Pylon Identification Sign (10 year) or a Flagpole Sign; or
 - d. Five (5) years from the date the approval is granted or once the last residential lot is sold within the estate, whichever is the earliest, where a Pylon Identification Sign (5 year duration);
 After these times, the Advertising Devices must be removed.
3. Advertising Devices must be:
 - a. Maintained to not cause disturbance to the occupants of nearby developments; and
 - b. Located and designed to not create a nuisance or potential hazard to pedestrians.
4. Construction of Advertising Devices is limited to 6:30am–6:30pm Monday to Saturday, and may not occur outside of these hours, on Sundays or on public holidays.
5. Advertising Devices are to be consistent with the scale and design of the existing buildings and other works on the site and in the locality, and complement the local streetscape; and where appropriate, to reflect the character of the area.
6. An Estate Entry Sign:
 - a. Is placed at the entrance of an estate;
 - b. Is set at or within 500mm of ground level;
 - c. Is maintained as a freestanding structure in a landscaped environment;
 - d. Does not obstruct pedestrian/cycle access to the estate;
 - e. Signface area does not exceed 50m²;
 - f. Is a maximum height of 6 metres.
7. A Billboard Identification Sign or Pylon Identification Sign is permitted where complying with the following Criteria:
 - a. Is mounted as freestanding structure in a landscape environment;
 - b. Does not project beyond the front alignment of the site;
 - c. Is designed and treated in such a way that the supporting framework and the back of the signface area blend with the surrounding streetscape or field a view;
 - d. Has a maximum thickness not exceeding 75mm per metre of height above ground level; and
 - e. Is permitted up to a maximum height of 15 metres and a maximum signface area of 43m² per signface;
8. A Flagpole Sign is permitted where complying with the following criteria:
 - a. is limited to one (1) flag per 10 metres of street front boundary;
 - b. does not exceed a maximum signface area of 2.5m²; and
 - c. does not exceed a maximum height of 5 metres above ground level.
9. A Third Party Sign is permitted to be erected on land owned or under the control of Stockland, and intended to advertise the emerging community of Caloundra South.





APPENDIX E APPROVED PLAN OF DEVELOPMENT PLANS



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Waterway
- Lifestyle buffer (30m Deep)
- Permissible Multiple Residential
- ★ Lots Potentially Impacted By Road Traffic Noise

LAND USE

- Multiple Unit Dwelling Sites

OPEN SPACE

- Neighbourhood Park
- People's Place
- Environment Protection
- Local Linear Park
- Pedestrian Link

RESIDENTIAL

30 Deep Lots

- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 15.0m - Traditional

28 Deep Lots

- 8.5m - Mode
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 15.0m - Traditional

25 Deep Lots

- 7.5m - Terrace
- 8.5m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 15.0m - Traditional

DEVELOPMENT CONTROLS

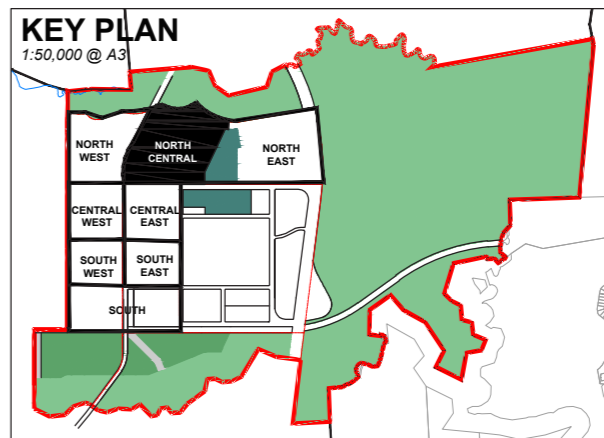
- Recommended Built to Boundary Wall
- - - - - Optional Built to Boundary Wall
- Indicative Location of Driveway
- Indicative Car Park Location (Parking Bay Dimensions = 5.4m x 2.1m)

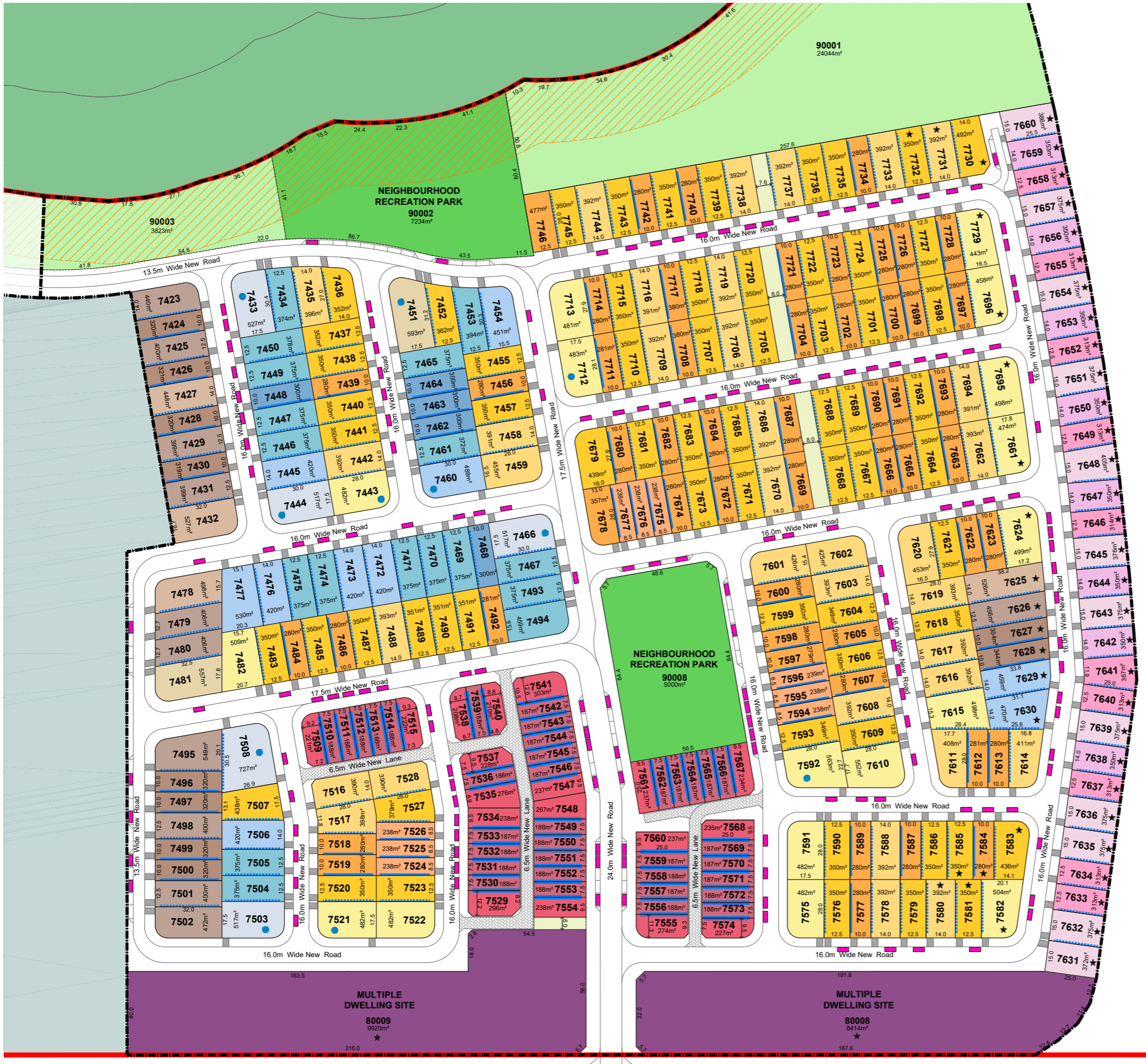
PARKING

Total Visitor Parking Spaces 217
Total Lots 422

Note:

On lots marked on plan as potentially impacted by road traffic noise:
 • Dwellings must be designed such that internal noise levels comply with AS/ NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'; and
 • Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by ASK Consulting Engineers dated 26 May 2016).





LEGEND

- GENERAL**
- Precinct Boundary
 - Neighbourhood Boundary
 - Lifestyle buffer (30m Deep)
 - Permissible Multiple Residential
 - Lots Potentially Impacted By Road Traffic Noise
 - Access Easement to STP

- LAND USE**
- Multiple Unit Dwelling Sites

- OPEN SPACE**
- Neighbourhood Park
 - Environment Protection
 - Local Linear Park
 - Pedestrian Link

- RESIDENTIAL**
- 32 Deep Lots**
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 30 Deep Lots**
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 28 Deep Lots**
- 8.5m - Mode
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 25 Deep Lots**
- 7.5m - Terrace
 - 8.5m+ - End Terrace
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional

- DEVELOPMENT CONTROLS**
- Recommended Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Indicative Location of Driveways
 - Indicative Car Park Location (Parking Bay Dimensions = 5.4m x 2.1m)

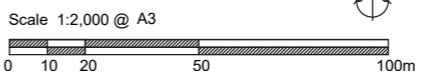
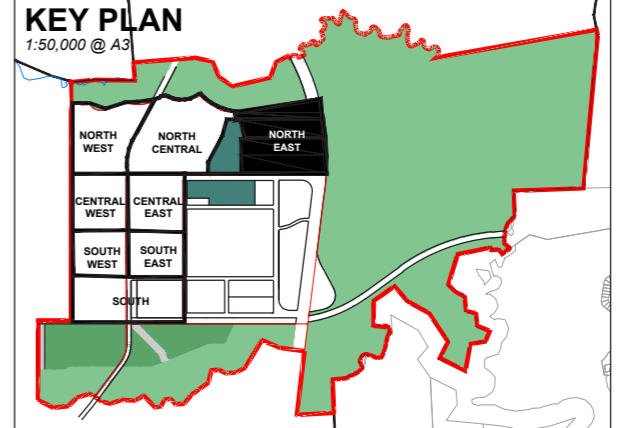
PARKING

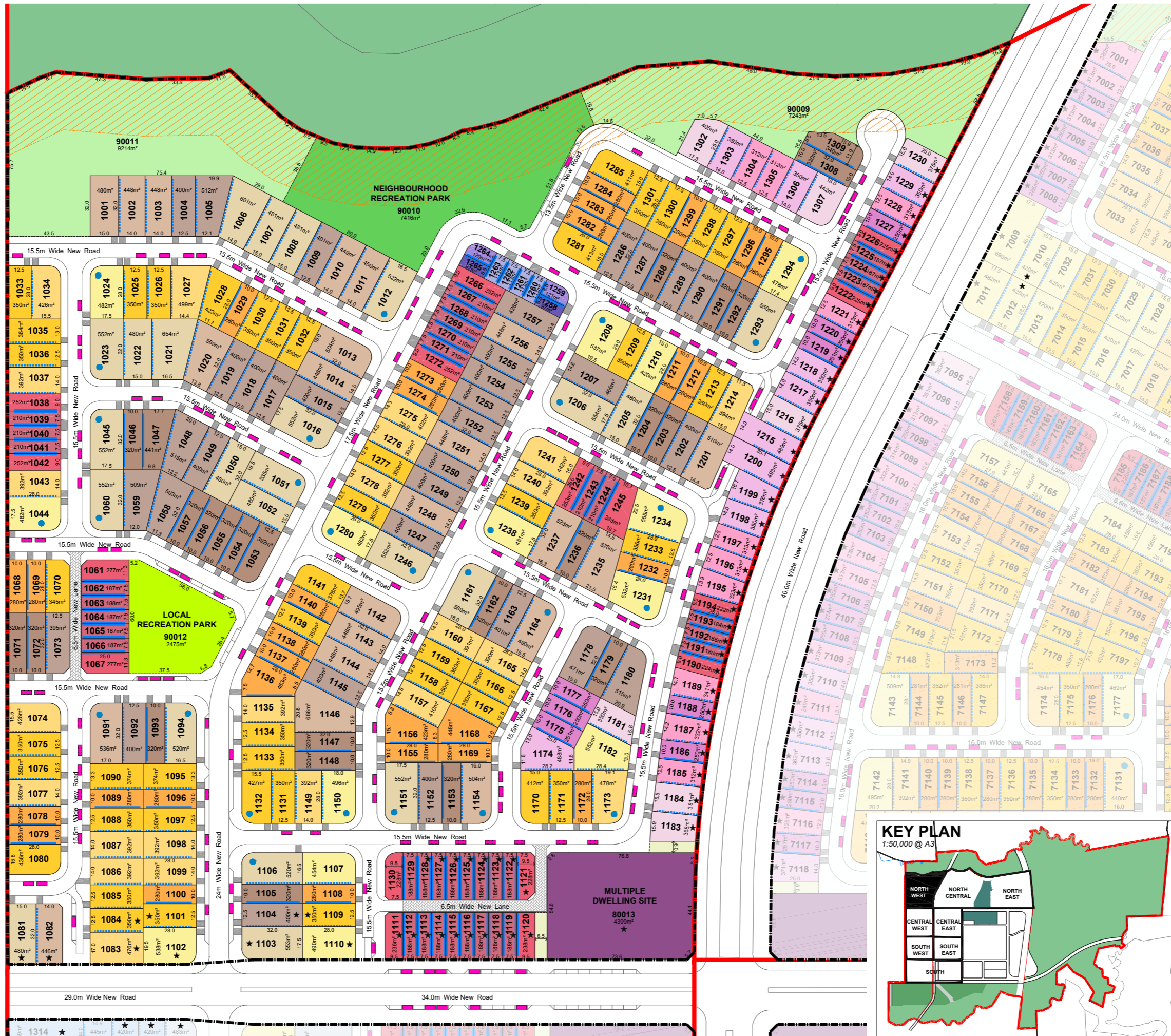
Total Visitor Parking Spaces 166
Total Lots 324

Note:

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

- Dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by ASK Consulting Engineers dated 26 May 2016).





LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Lifestyle buffer (30m Deep)
- Permissible Multiple Residential
- ★ Lots Potentially Impacted By Road Traffic Noise

LAND USE

- Multiple Unit Dwelling Sites

OPEN SPACE

- Local Park
- Neighbourhood Park
- Environment Protection
- Local Linear Park
- Pedestrian Link

RESIDENTIAL

- 32 Deep Lots**
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 30 Deep Lots**
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional
- 28 Deep Lots**
- 8.5m - Mode
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
- 25 Deep Lots**
- 7.5m - Terrace
 - 8.5m+ - End Terrace
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional

Urban Lots

- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C & D

DEVELOPMENT CONTROLS

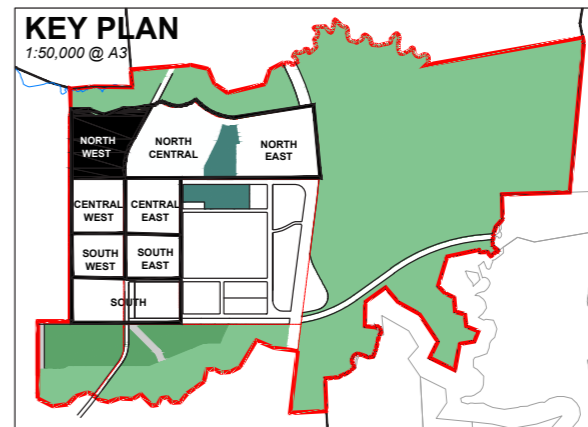
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveway
- Indicative Car Park Location (Parking Bay Dimensions = 5.4m x 2.1m)

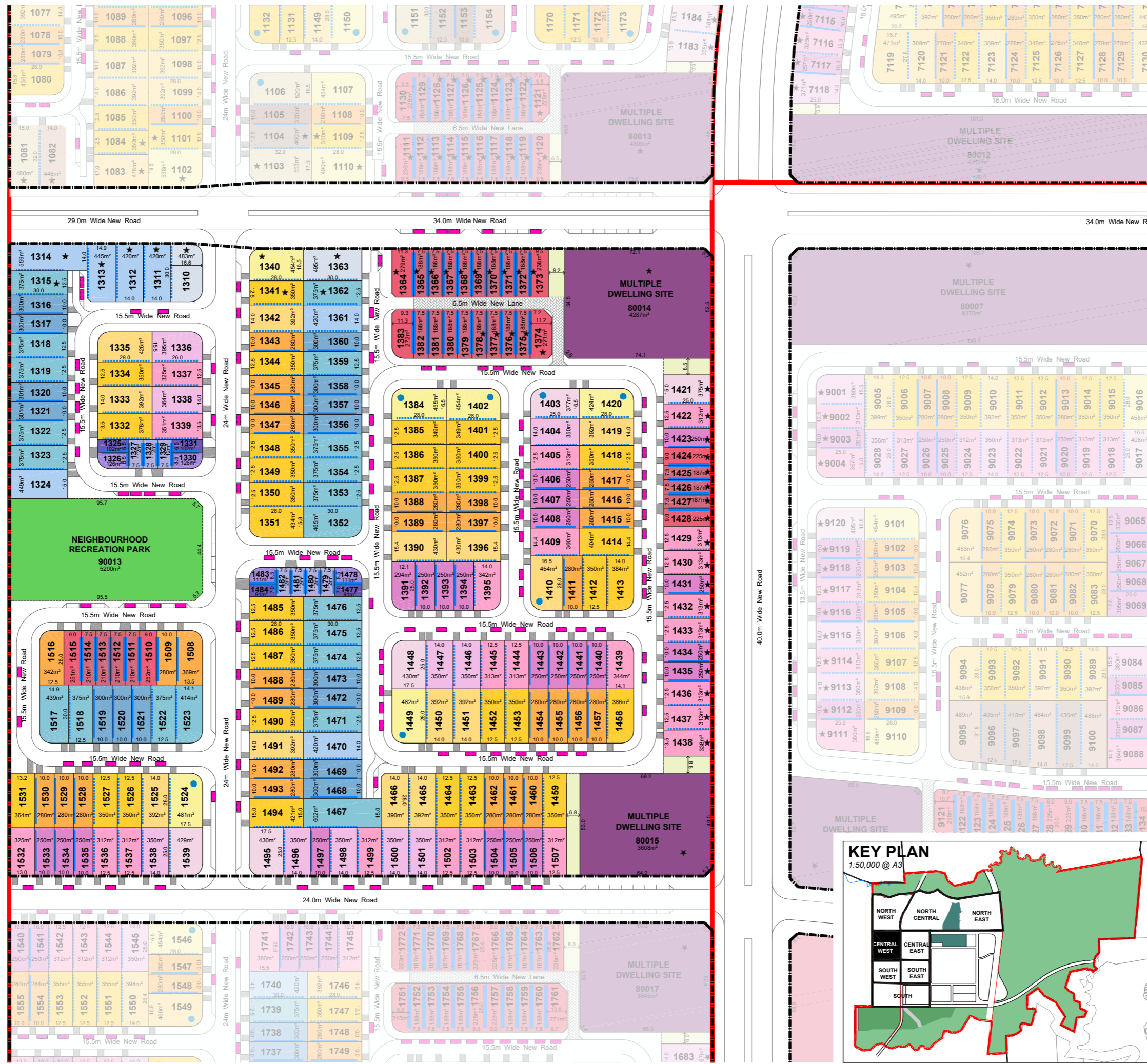
PARKING

Total Visitor Parking Spaces 159
Total Lots 309

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

- Dwellings must be designed such that internal noise levels comply with AS/ NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by ASK Consulting Engineers dated 26 May 2016).





LEGEND

GENERAL

- Precinct Boundary
- - - Neighbourhood Boundary
- Permissible Multiple Residential
- ★ Lots Potentially Impacted By Road Traffic Noise

LAND USE

- Multiple Unit Dwelling Sites

OPEN SPACE

- Neighbourhood Park
- Pedestrian Link

RESIDENTIAL

30 Deep Lots

- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 15.0m - Traditional

28 Deep Lots

- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 15.0m - Traditional

25 Deep Lots

- 7.5m - Terrace
- 8.5m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 15.0m - Traditional

Urban Lots

- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C & D

DEVELOPMENT CONTROLS

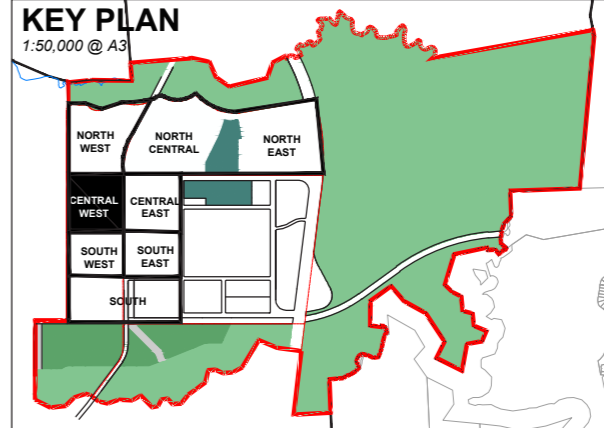
- Recommended Built to Boundary Wall
- - - Optional Built to Boundary Wall
- Indicative Locations of Driveways
- Indicative Car Park Location (Parking Bay Dimensions = 5.4m x 2.1m)

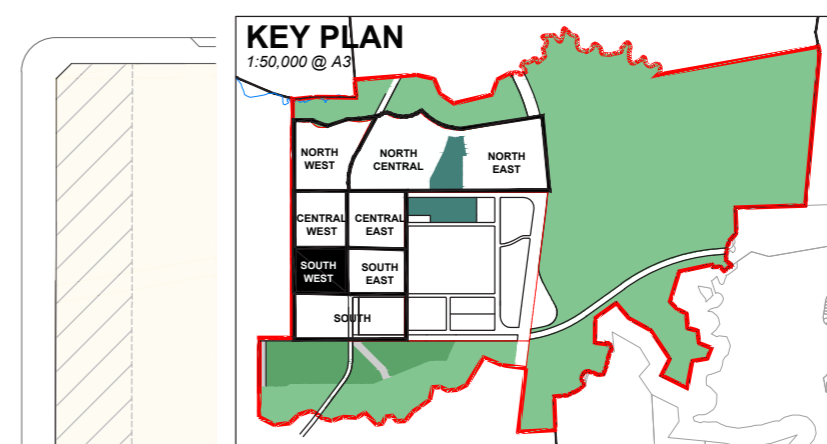
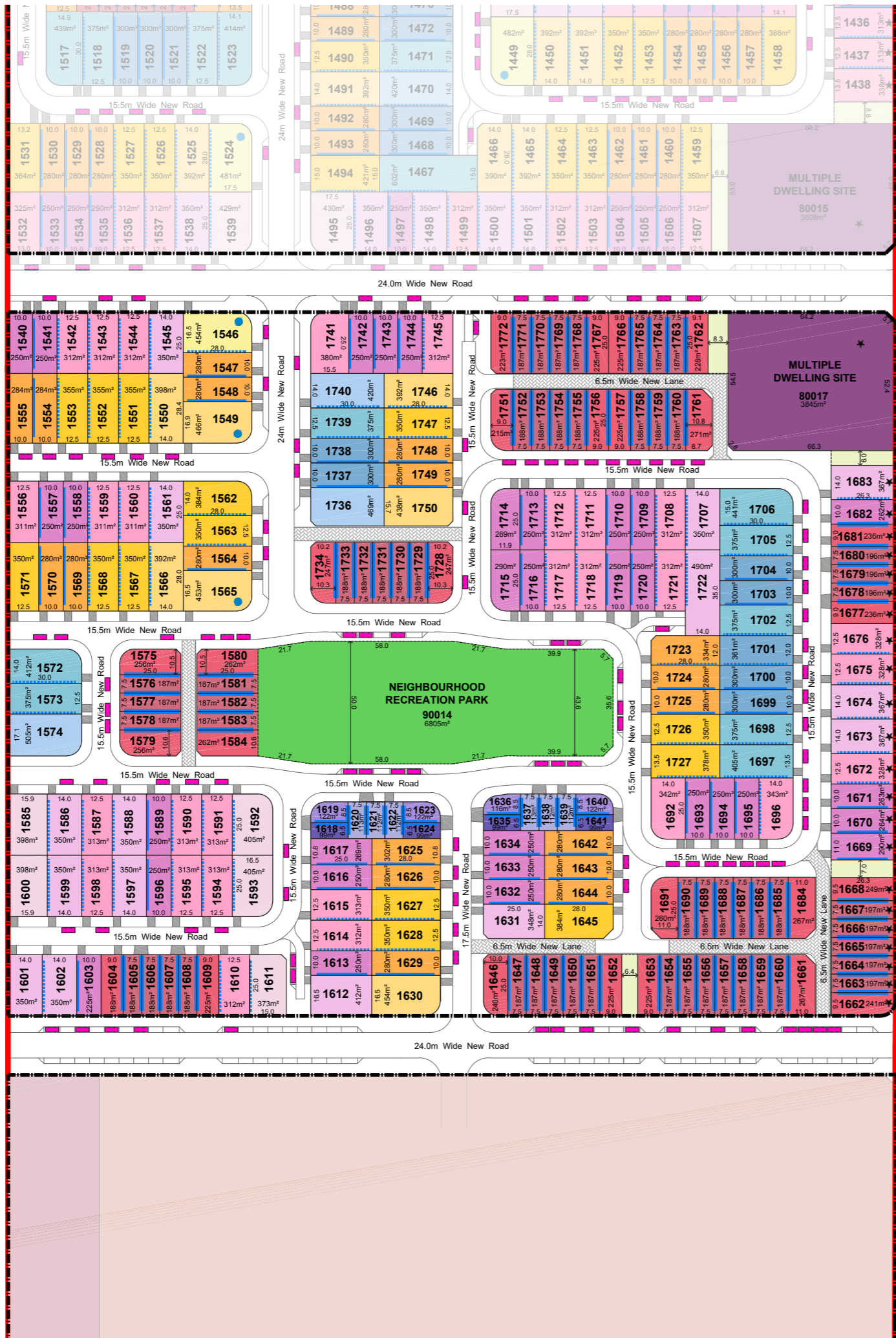
PARKING

Total Visitor Parking Spaces	113
Total Lots	230

Note:

- On lots marked on plan as potentially impacted by road traffic noise:
 - Dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'; and
 - Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by ASK Consulting Engineers dated 26 May 2016).





LEGEND

- ### GENERAL
- Precinct Boundary
 - Neighbourhood Boundary
 - Permissible Multiple Residential
 - ★ Lots Potentially Impacted By Road Traffic Noise

- ### LAND USE
- Multiple Unit Dwelling Sites

- ### OPEN SPACE
- Neighbourhood Park
 - Local Linear Park
 - Pedestrian Link

- ### RESIDENTIAL
- #### 30 Deep Lots
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional

- #### 28 Deep Lots
- 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional

- #### 25 Deep Lots
- 7.5m - Terrace
 - 8.5m+ - End Terrace
 - 10.0m - Villa
 - 12.5m - Premium Villa
 - 14.0m - Courtyard
 - 15.0m - Traditional

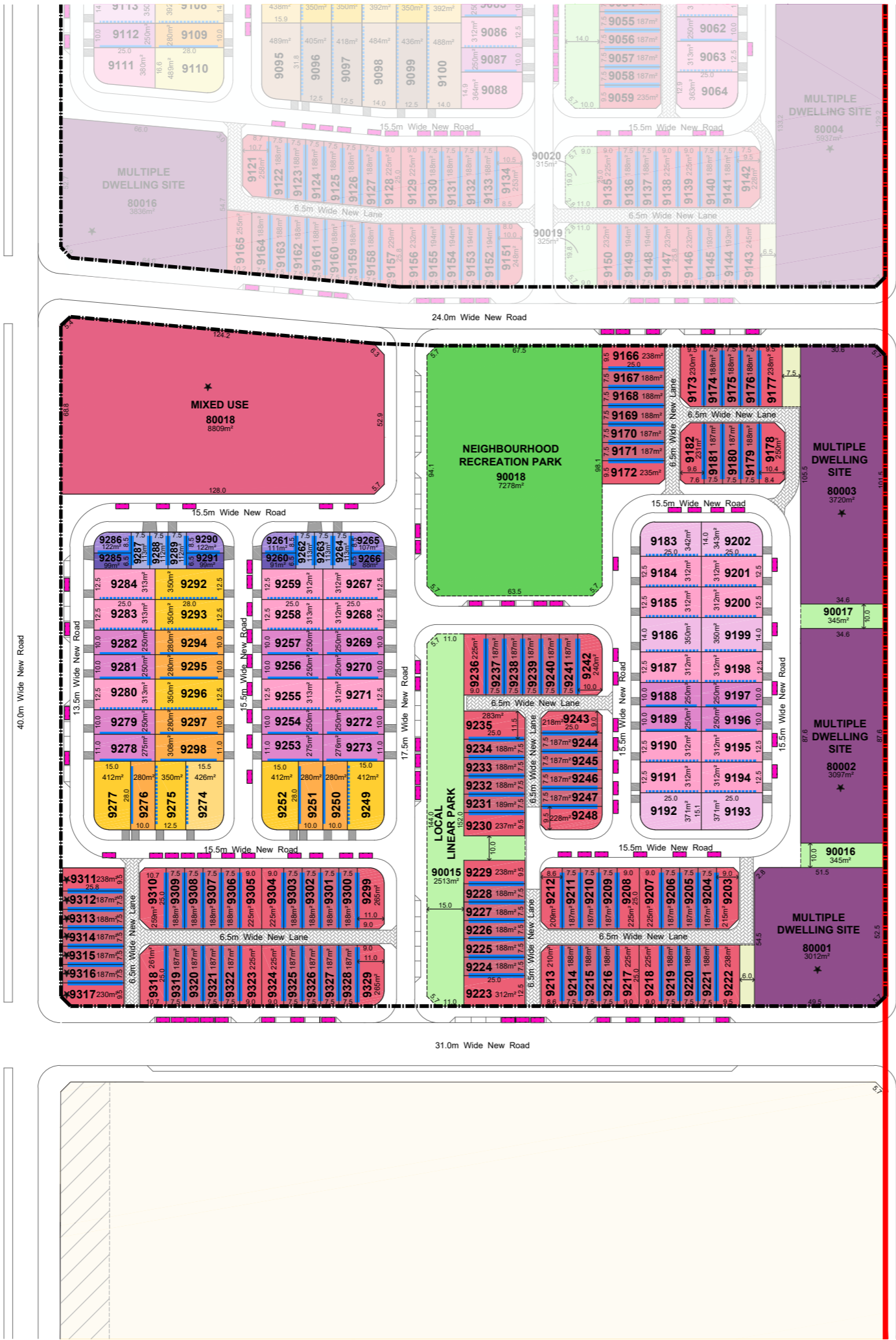
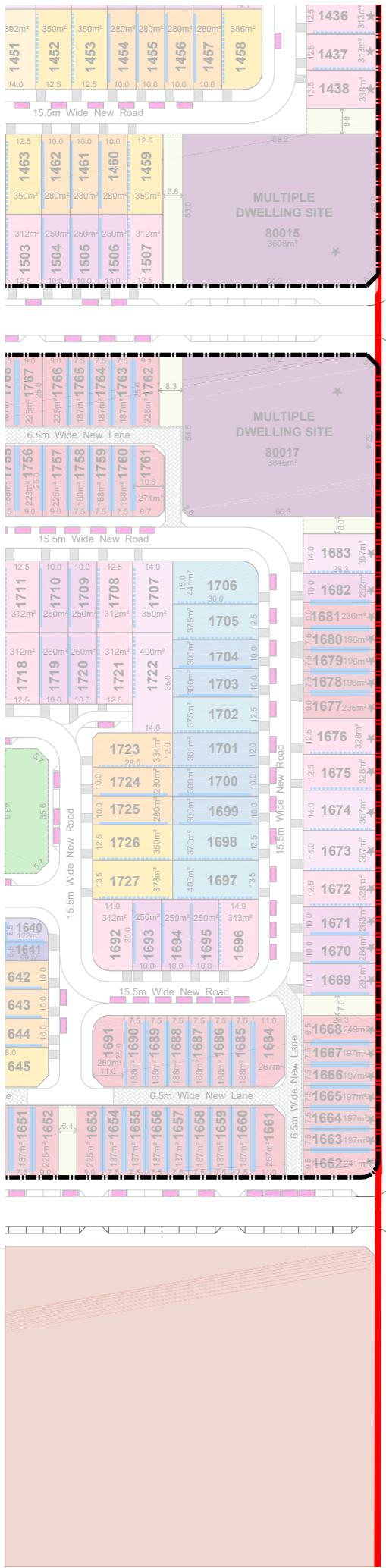
- #### Urban Lots
- Urban Lot Type A
 - Urban Lot Type B
 - Urban Lot Type C & D

- ### DEVELOPMENT CONTROLS
- Recommended Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Indicative Location of Driveways
 - Indicative Car Park Location (Parking Bay Dimensions = 5.4m x 2.1m)

PARKING

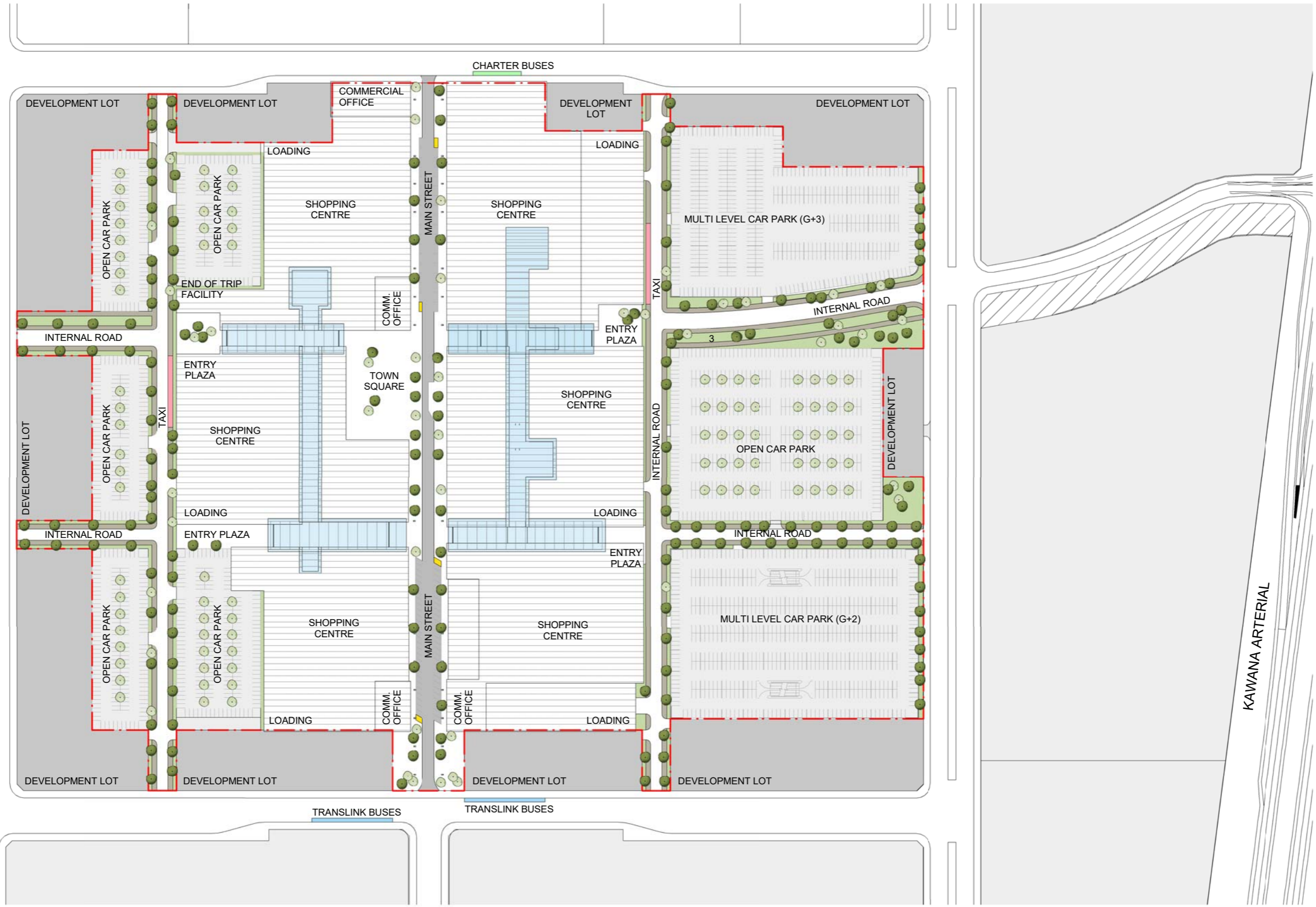
Total Visitor Parking Spaces 118
Total Lots 232

- Note:**
On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that internal noise levels comply with AS/ NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'; and
 - Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by ASK Consulting Engineers dated 26 May 2016).

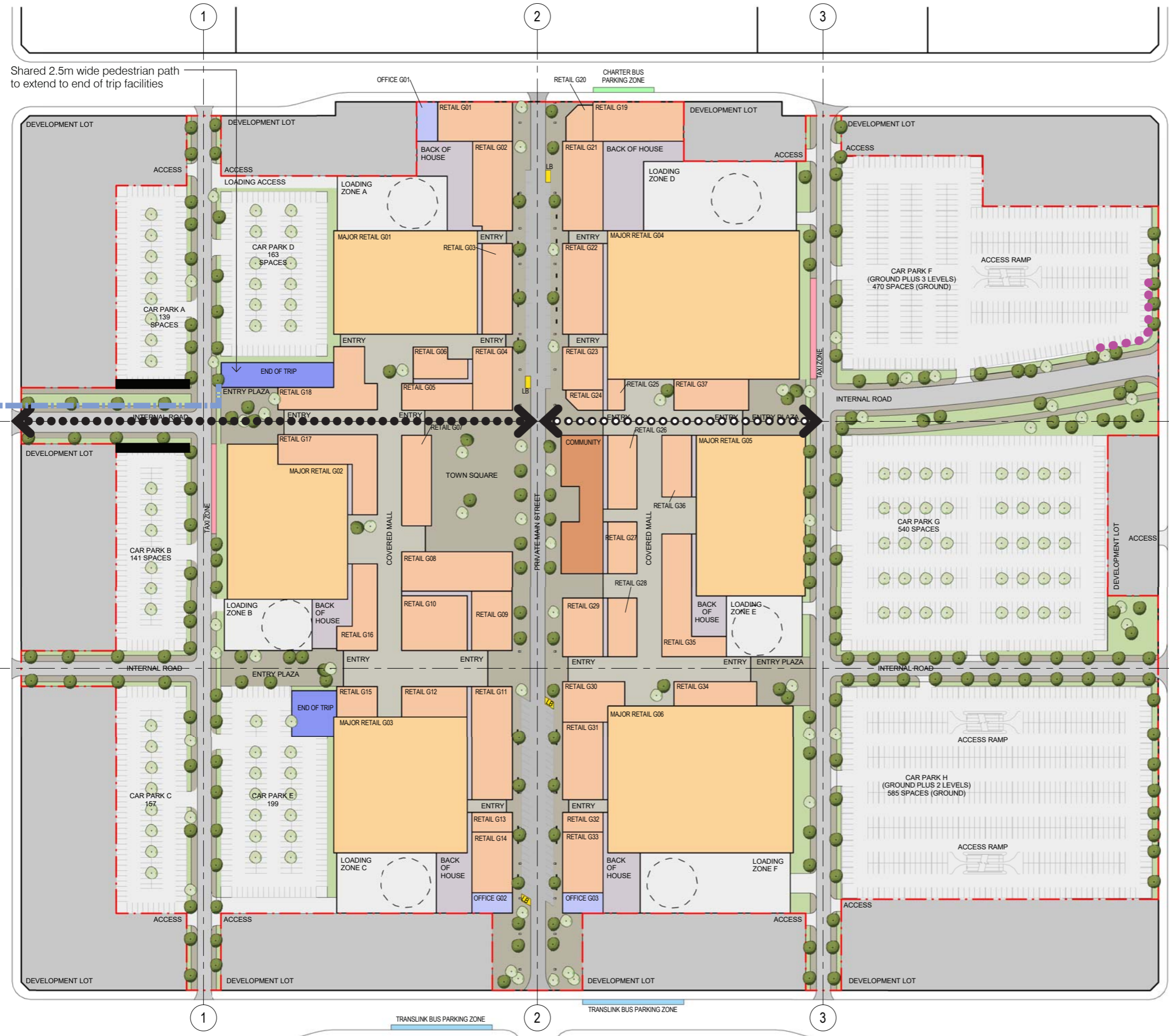




**APPENDIX F
APPROVED SHOPPING CENTRE
ARCHITECTURAL PLANS**



1 ILLUSTRATIVE CONCEPT PLAN
1:1250



LEGEND

- Extent of Shopping Centre MCU
 - Major Retail
 - Specialty Retail
 - Commercial Office
 - Community Facility
 - End of Trip / Secure Bicycle Parking
 - Plaza / Main Street
 - Circulation / Covered Mall
 - Back of House
 - Loading Bays
-
- Turning circle (25m diameter)
 - Pedestrian Link (western) to remain open to pedestrian access 7 days a week, 24 hours a day
 - Pedestrian Link (eastern) open to pedestrian access 7 days a week from 6am to 10pm
 - Multi-level car park to be sleeved by architectural screen treatment
 - Shared 2.5m wide pedestrian path
 - Active Frontage

NOTES

- Specialty Retail may comprise the following uses:
- Fast food premises
 - Food premises
 - Market
 - Shop
 - Shopping centre
 - Business
 - Health care services
 - Indoor sport and recreation
 - Car park
 - Sales office
 - Mini Major Retail

Landscaping is indicative.

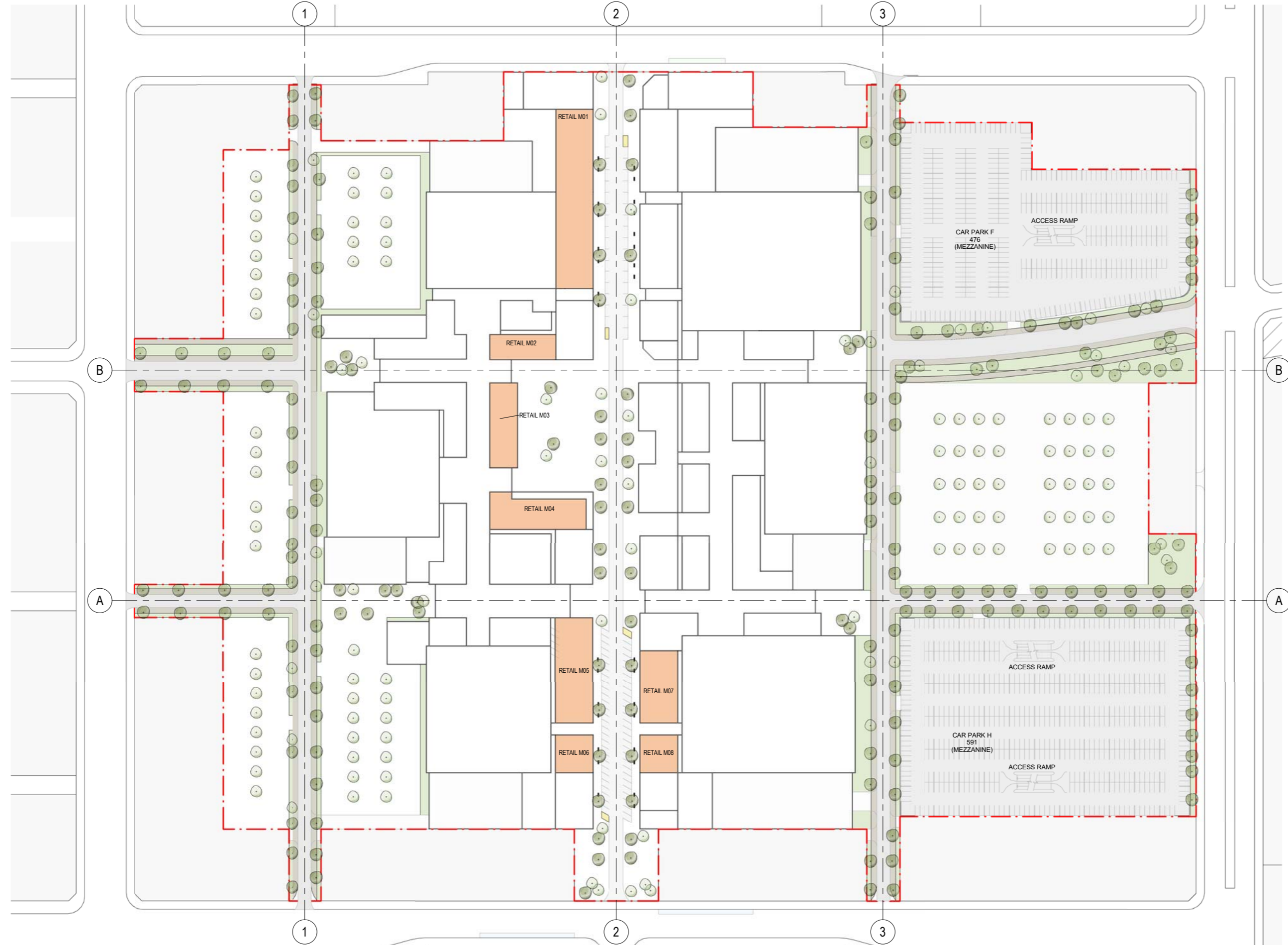
Parking layouts are subject to refinements through detail design.

Bicycle parking will be provided throughout the town centre concentrated around principal nodes of activity.

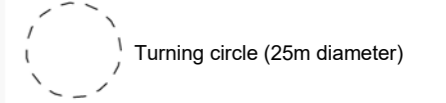
Retail layout subject to refinements through detailed design

Parking Schedule - Ground			
GROUND			1924
			1924
East			
GROUND	Carpark D	470	
GROUND	STREET	47	
			517
West			
GROUND	STREET	47	
			47
Grand total:			2488
			2488

1 GROUND LEVEL PLAN
1 : 1000



- LEGEND**
- Extent of Shopping Centre MCU
 - Major Retail
 - Specialty Retail
 - Commercial Office
 - Community Facility
 - End of Trip / Secure Bicycle Parking
 - Plaza / Main Street
 - Circulation / Covered Mall
 - Back of House
 - Loading Bays



- NOTES**
- Specialty Retail may comprise the following uses:
- Fast food premises
 - Food premises
 - Market
 - Shop
 - Shopping centre
 - Business
 - Health care services
 - Indoor sport and recreation
 - Car park
 - Sales office
 - Mini Major Retail

Landscaping is indicative.

Parking layouts are subject to refinements through detail design.

Bicycle parking will be provided throughout the town centre concentrated around principal nodes of activity.

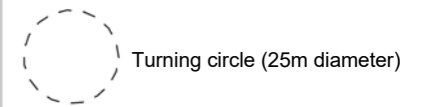
Retail layout subject to refinements through detailed design

Parking Schedule - Mezzanine			
East			
Resi Level 1	East	Carpark D	476
Resi Level 1	East	Carpark H	591
Grand total:			1067

1 MEZZANINE LEVEL PLAN
1:1000

LEGEND

- Extent of Shopping Centre MCU
- Major Retail
- Specialty Retail
- Commercial Office
- Community Facility
- End of Trip / Secure Bicycle Parking
- Plaza / Main Street
- Circulation / Covered Mall
- Back of House
- Loading Bays



NOTES

Specialty Retail may comprise the following uses:

- Fast food premises
- Food premises
- Market
- Shop
- Shopping centre
- Business
- Health care services
- Indoor sport and recreation
- Car park
- Sales office
- Mini Major Retail

Landscaping is indicative.

Parking layouts are subject to refinements through detail design.

Bicycle parking will be provided throughout the town centre concentrated around principal nodes of activity.

Retail layout subject to refinements through detailed design

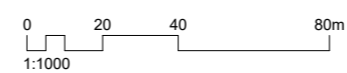
Parking Schedule - Level 1		
East		
LEVEL 01	Carpark D	476
LEVEL 01	Carpark H	591
		1067
Grand total:		1067



1 LEVEL 1
1:1000

HASSELL

Date:
08/06/2016



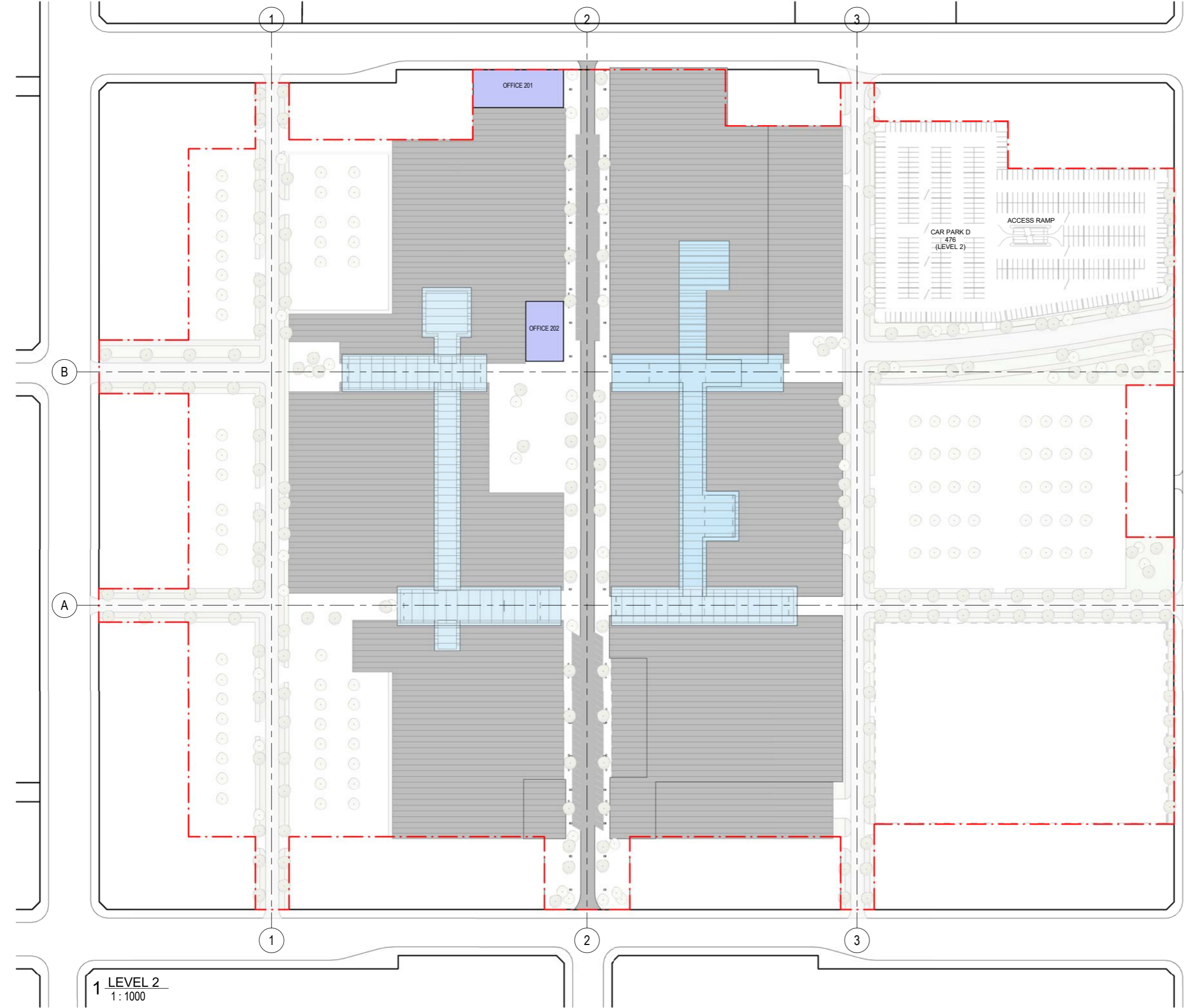
Scale
1 : 1000 @ A1
1 : 2000 @ A3

Client
Stockland

Project Name
Caloundra South Town Centre

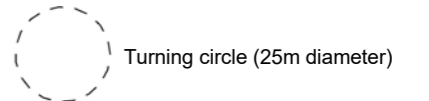
Sub precinct 8.1
Shopping Centre MCU
Drawing
104
LEVEL 1 PLAN

Original Sheet Size A1 - 840 X 594mm



LEGEND

- Extent of Shopping Centre MCU
- Major Retail
- Specialty Retail
- Commercial Office
- Community Facility
- End of Trip / Secure Bicycle Parking
- Plaza / Main Street
- Circulation / Covered Mall
- Back of House
- Loading Bays



NOTES

Specialty Retail may comprise the following uses:

- Fast food premises
- Food premises
- Market
- Shop
- Shopping centre
- Business
- Health care services
- Indoor sport and recreation
- Car park
- Sales office
- Mini Major Retail

Landscaping is indicative.

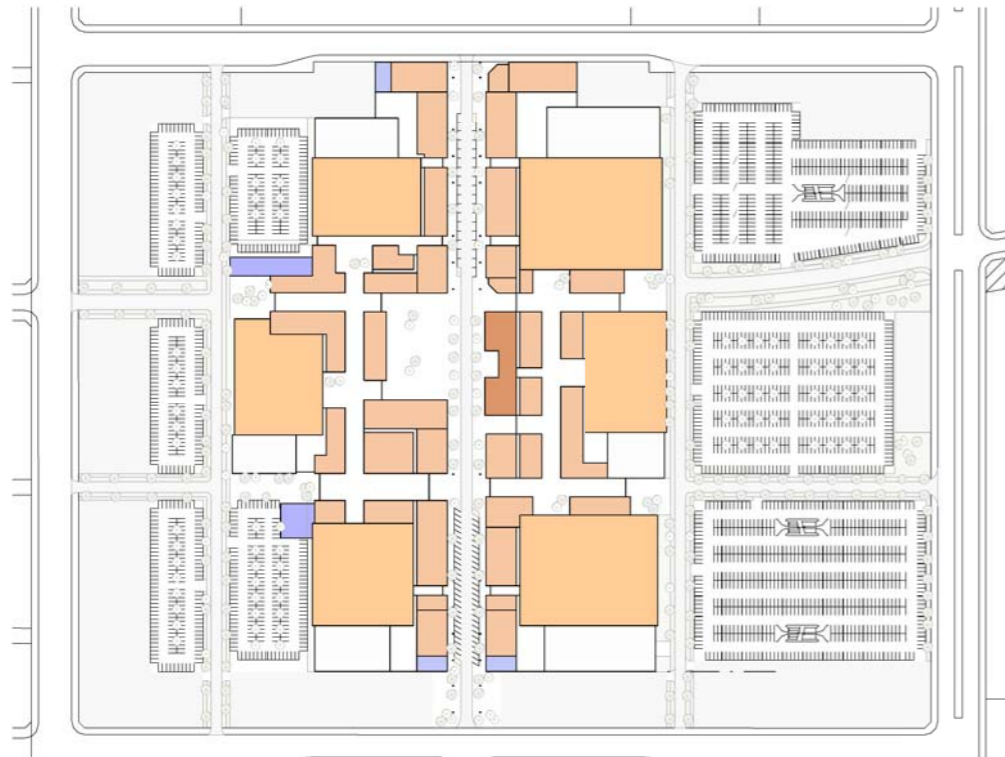
Parking layouts are subject to refinements through detail design.

Bicycle parking will be provided throughout the town centre concentrated around principal nodes of activity.

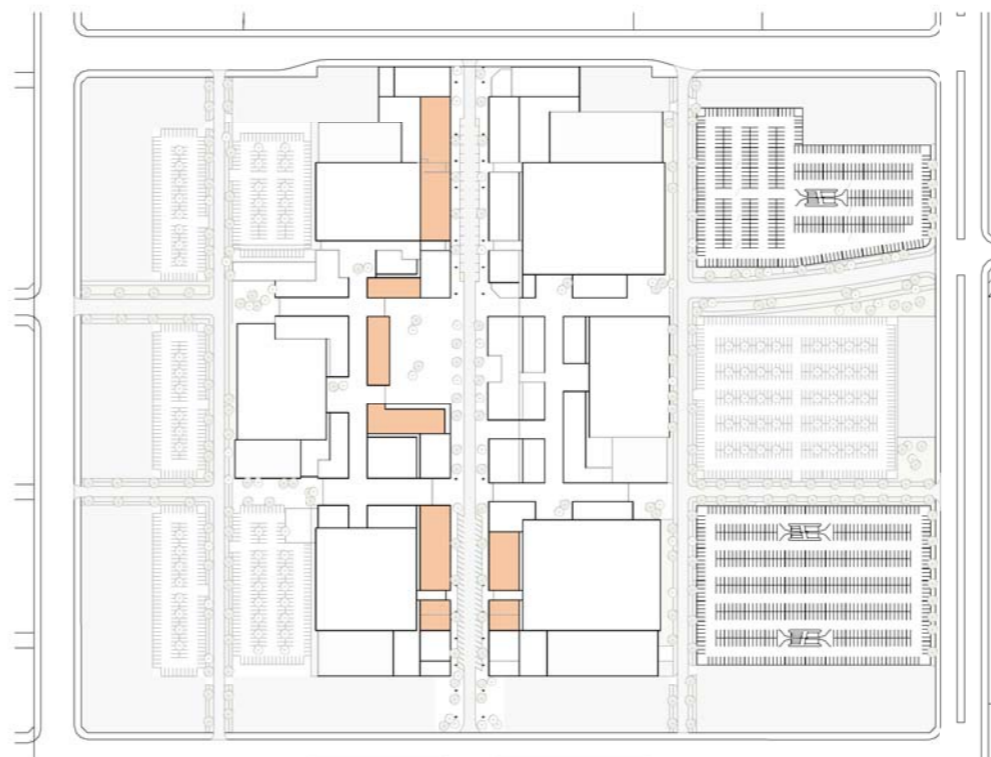
Retail layout subject to refinements through detailed design

Parking Schedule - Level 2		
East		
LEVEL 02	Carpark D	476
		476
Grand total:		476

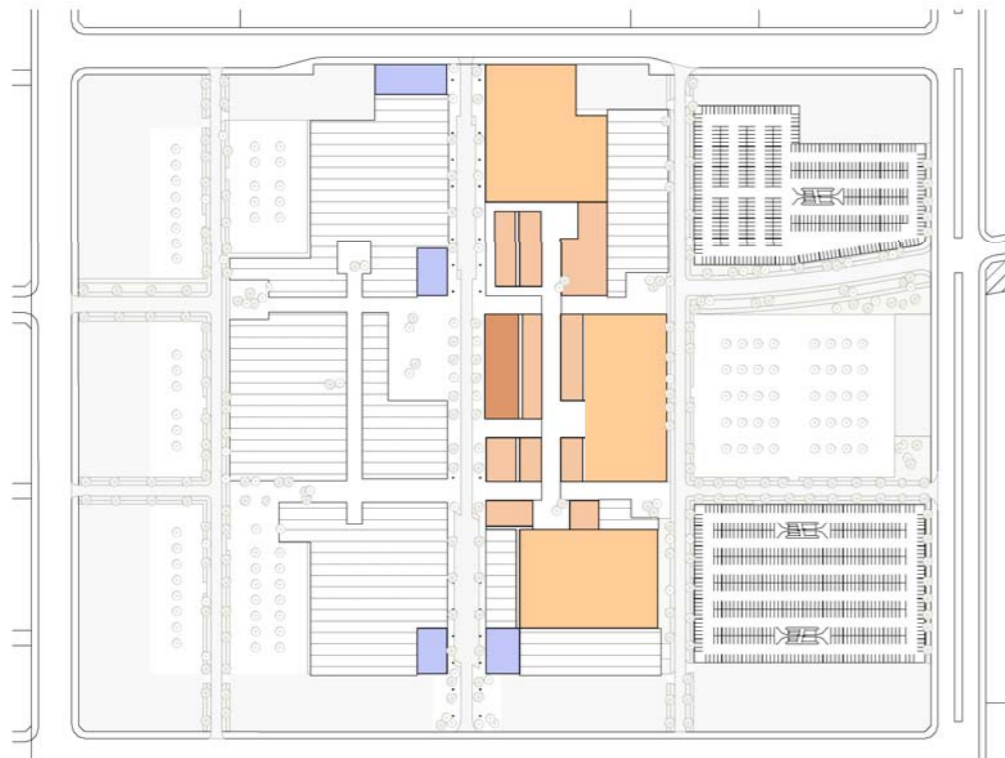
1 LEVEL 2
1:1000



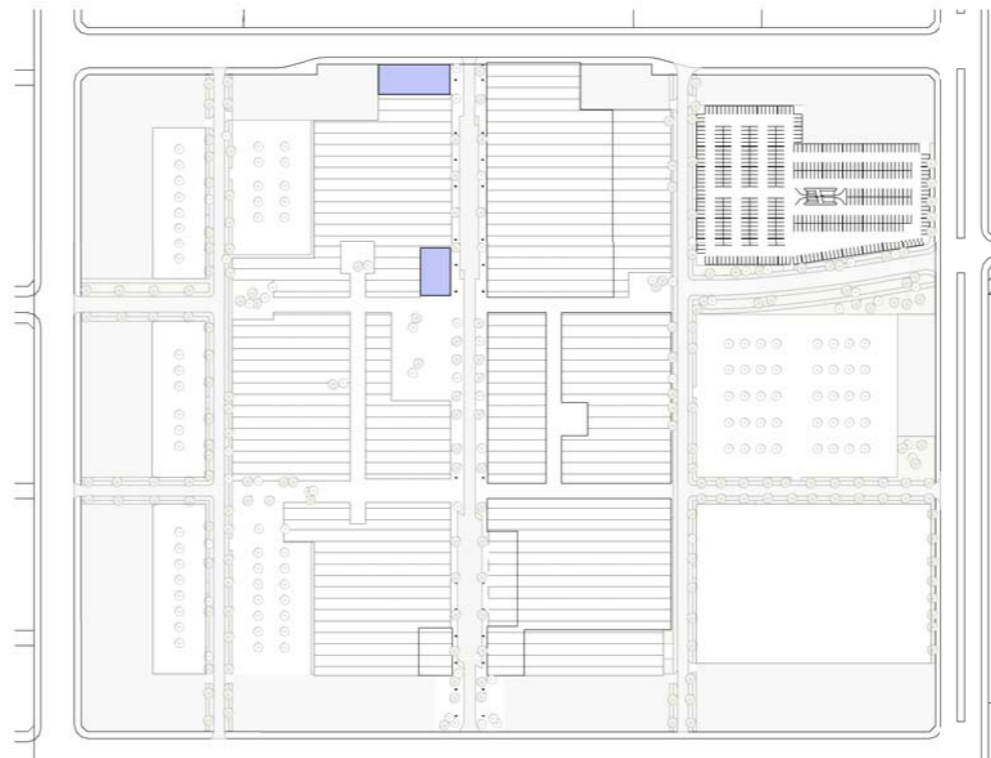
1 GROUND LEVEL - GFA
1 : 2500



2 MEZZANINE LEVEL - GFA
1 : 2500



3 LEVEL 1 - GFA
1 : 2500



4 LEVEL 2 - GFA
1 : 2500

G.F.A. SCHEDULE	
USE	Area
COMMERCIAL	5040 m ²
COMUNITY FACILITY	2783 m ²
END OF TRIP	1196 m ²
LARGE FORMAT RETAIL	49331 m ²
SPECIALTY RETAIL	36722 m ²
Grand total: 68	95072 m ²

RETAIL ONLY (G.F.A.)	
USE	Area
LARGE FORMAT RETAIL	49331 m ²
SPECIALTY RETAIL	36722 m ²
Grand total: 55	86053 m ²

NOTES

Specialty Retail may comprise the following uses:

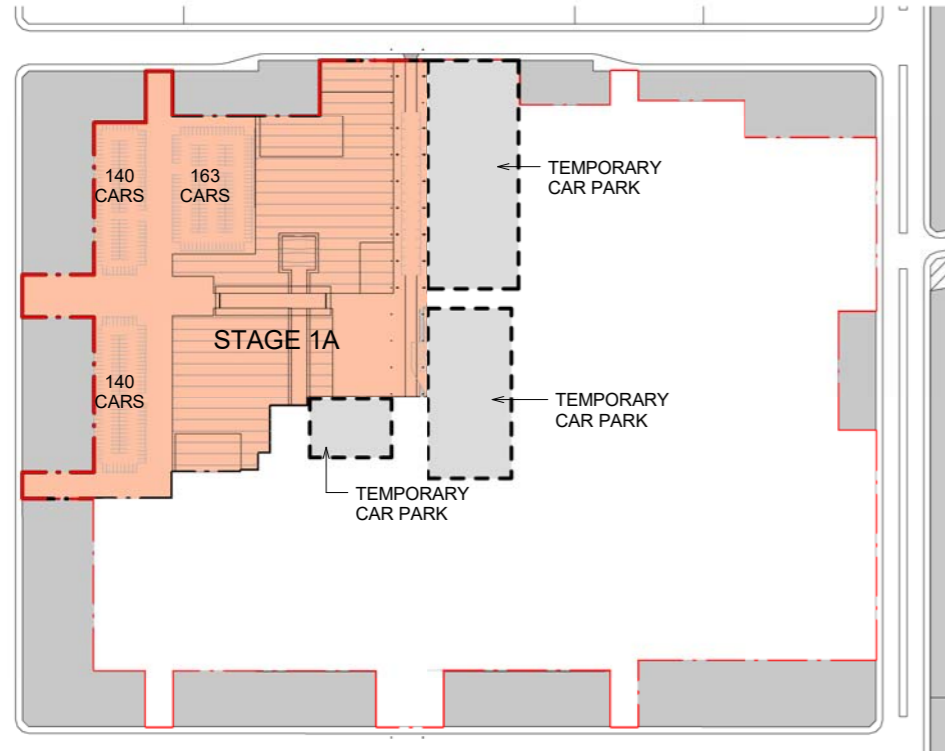
- Fast food premises
- Food premises
- Market
- Shop
- Shopping centre
- Business
- Health care services
- Indoor sport and recreation
- Car park
- Sales office
- Mini Major Retail

Landscaping is indicative.

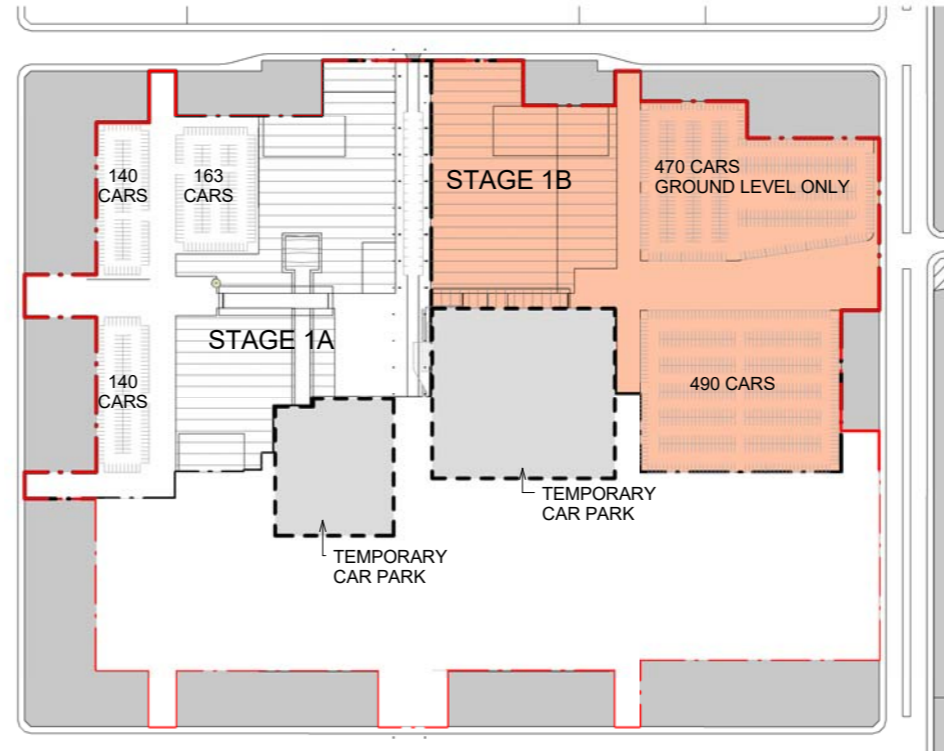
Parking layouts are subject to refinements through detail design.

Bicycle parking will be provided throughout the town centre concentrated around principal nodes of activity.

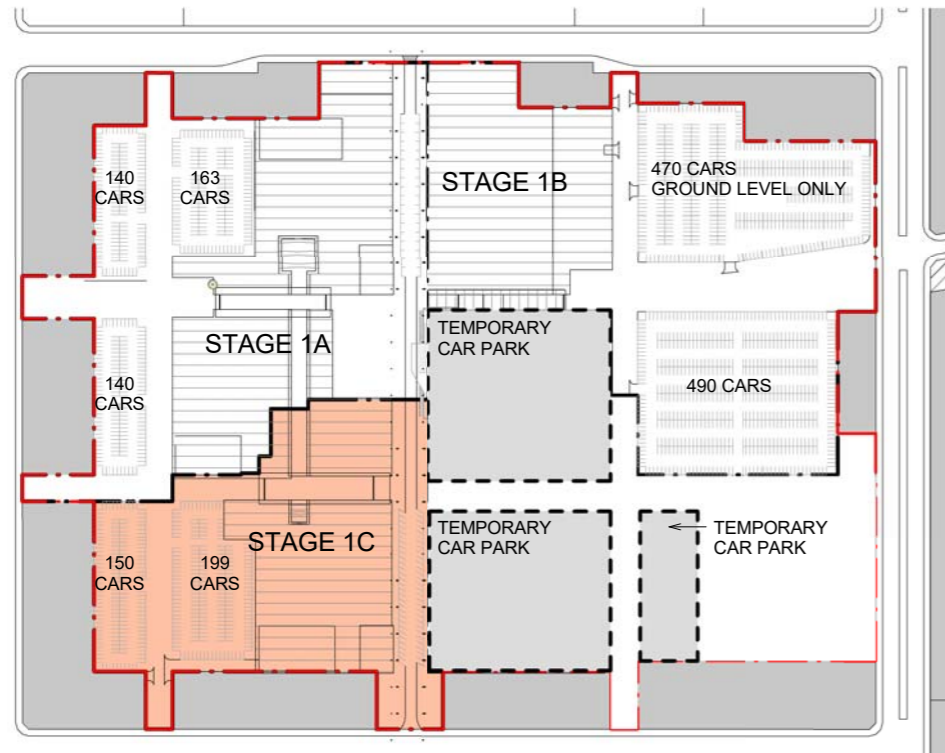
Retail layout subject to refinements through detailed design



1 STAGE 1A PLAN
1:2500



2 STAGE 1B PLAN
1:2500



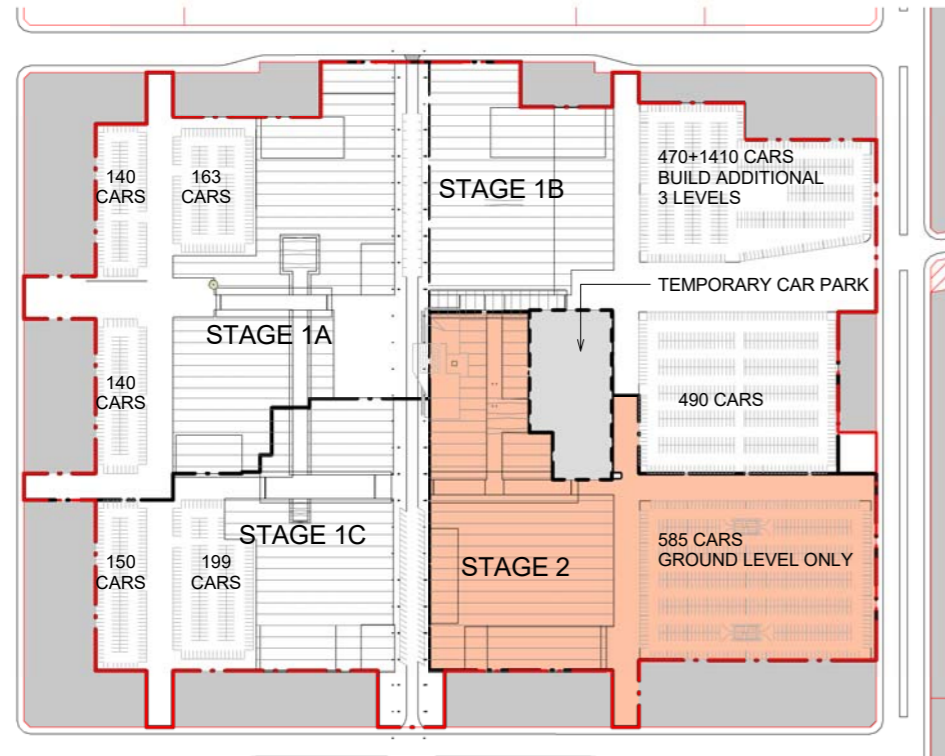
3 STAGE 1C PLAN
1:2500

AREA / PARKING SCHEDULE STAGE 1A				
TENANT	APPX. GFA	STAGE	REQUIRED CARPARKS	ACTUAL CARPARKS
STAGE 1A				
LARGE FORMAT RETAIL	7960 m ²	STAGE 1A	398	
SPECIALTY RETAIL	9453 m ²	STAGE 1A	473	
	17413 m ²		871	
COMMERCIAL				
	3374 m ²	STAGE 1A	113	
	3374 m ²		113	
TOTAL			984	1005

AREA / PARKING SCHEDULE STAGE 1B				
TENANT	APPX. GFA	STAGE	REQUIRED CARPARKS	ACTUAL CARPARKS
STAGE 1A				
LARGE FORMAT RETAIL	7960 m ²	STAGE 1A	398	
SPECIALTY RETAIL	9453 m ²	STAGE 1A	473	
STAGE 1B				
LARGE FORMAT RETAIL	13705 m ²	STAGE 1B	685	
SPECIALTY RETAIL	7367 m ²	STAGE 1B	369	
	38485 m ²		1925	
COMMERCIAL				
	3374 m ²	STAGE 1A	113	
	3374 m ²		113	
TOTAL			2038	2091

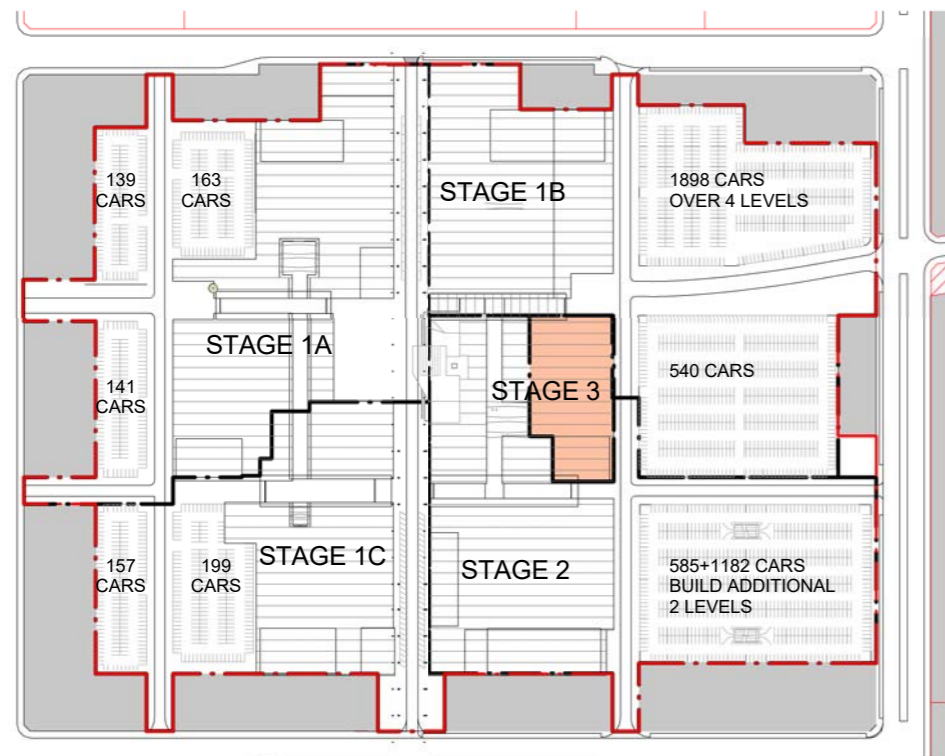
AREA / PARKING SCHEDULE STAGE 1C				
TENANT	APPX. GFA	STAGE	REQUIRED CARPARKS	ACTUAL CARPARKS
STAGE 1A				
LARGE FORMAT RETAIL	7960 m ²	STAGE 1A	398	
SPECIALTY RETAIL	9453 m ²	STAGE 1A	473	
STAGE 1B				
LARGE FORMAT RETAIL	13705 m ²	STAGE 1B	685	
SPECIALTY RETAIL	7367 m ²	STAGE 1B	369	
STAGE 1C				
LARGE FORMAT RETAIL	4504 m ²	STAGE 1C	225	
SPECIALTY RETAIL	8363 m ²	STAGE 1C	417	
	51353 m ²		2567	
COMMERCIAL				
	3374 m ²	STAGE 1A	113	
COMMERCIAL				
	800 m ²	STAGE 1C	27	
	4174 m ²		140	
TOTAL			2707	2896

NOTE:
STAGING PLANS ARE INDICATIVE ONLY AND SUBJECT TO REFINEMENTS THROUGH DETAILED DESIGN



1 STAGE 2 PLAN
1:2500

AREA / PARKING SCHEDULE STAGE 2				
TENANT	APPX. GFA	STAGE	REQUIRED CARPARKS	ACTUAL CARPARKS
STAGE 1A				
LARGE FORMAT RETAIL	7960 m ²	STAGE 1A	398	
SPECIALTY RETAIL	9453 m ²	STAGE 1A	473	
STAGE 1B				
LARGE FORMAT RETAIL	13705 m ²	STAGE 1B	685	
SPECIALTY RETAIL	7367 m ²	STAGE 1B	369	
STAGE 1C				
LARGE FORMAT RETAIL	4504 m ²	STAGE 1C	225	
SPECIALTY RETAIL	8363 m ²	STAGE 1C	417	
STAGE 2				
LARGE FORMAT RETAIL	12752 m ²	STAGE 2	637	
SPECIALTY RETAIL	11538 m ²	STAGE 2	576	
	75643 m ²		3780	
COMMERCIAL	3374 m ²	STAGE 1A	113	
COMMERCIAL	800 m ²	STAGE 1C	27	
COMMERCIAL	866 m ²	STAGE 2	29	
	5040 m ²		169	
TOTAL			3949	4044



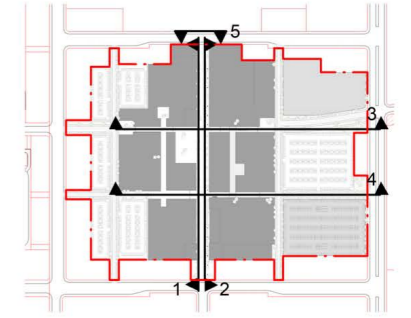
2 STAGE 3 PLAN
1:2500

AREA / PARKING SCHEDULE STAGE 3				
TENANT	APPX. GFA	STAGE	REQUIRED CARPARKS	ACTUAL CARPARKS
STAGE 1A				
LARGE FORMAT RETAIL	7960 m ²	STAGE 1A	398	
SPECIALTY RETAIL	9453 m ²	STAGE 1A	473	
STAGE 1B				
LARGE FORMAT RETAIL	13705 m ²	STAGE 1B	685	
SPECIALTY RETAIL	7367 m ²	STAGE 1B	369	
STAGE 1C				
LARGE FORMAT RETAIL	4504 m ²	STAGE 1C	225	
SPECIALTY RETAIL	8363 m ²	STAGE 1C	417	
STAGE 2				
LARGE FORMAT RETAIL	12752 m ²	STAGE 2	637	
SPECIALTY RETAIL	11538 m ²	STAGE 2	576	
STAGE 3				
LARGE FORMAT RETAIL	10410 m ²	STAGE 3	520	
	86053 m ²		4300	
COMMERCIAL	3374 m ²	STAGE 1A	113	
COMMERCIAL	800 m ²	STAGE 1C	27	
COMMERCIAL	866 m ²	STAGE 2	29	
	5040 m ²		169	
TOTAL			4469	5098
COMMUNITY		STAGE 3+	150	
TOTAL			4619	5098

NOTE:
STAGING PLANS ARE INDICATIVE ONLY AND SUBJECT TO REFINEMENTS THROUGH DETAILED DESIGN



1 MAIN STREET - EAST ELEVATION
1:500



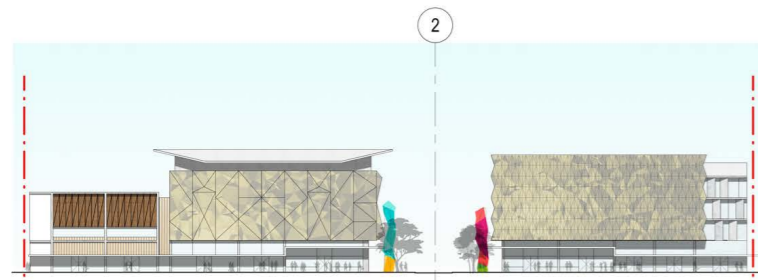
2 MAIN STREET - WEST ELEVATION
1:500



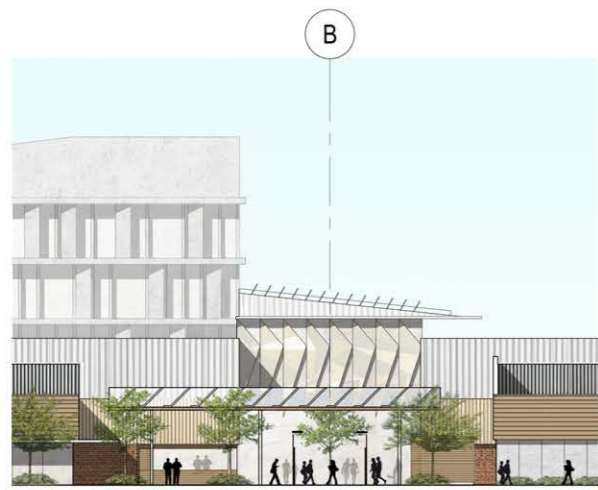
3 EAST-WEST STREET - SOUTH ELEVATION 1
1:500



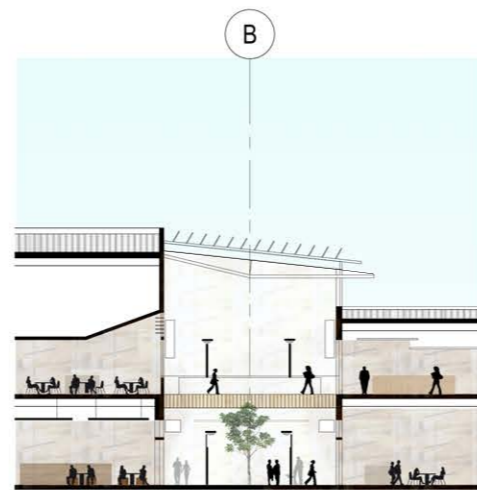
4 EAST-WEST STREET - SOUTH ELEVATION 2
1:500



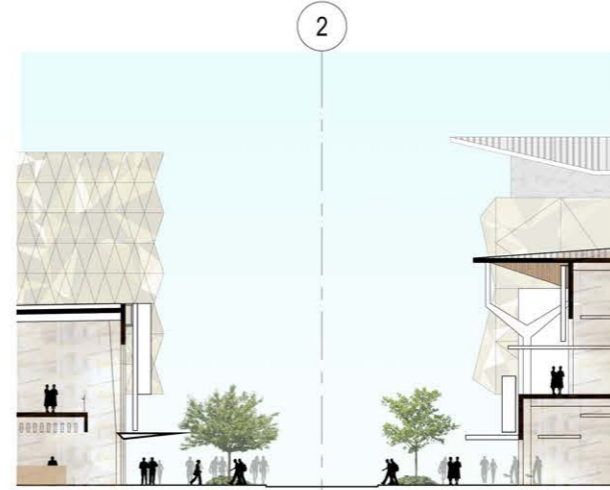
5 NORTH ELEVATION
1:500



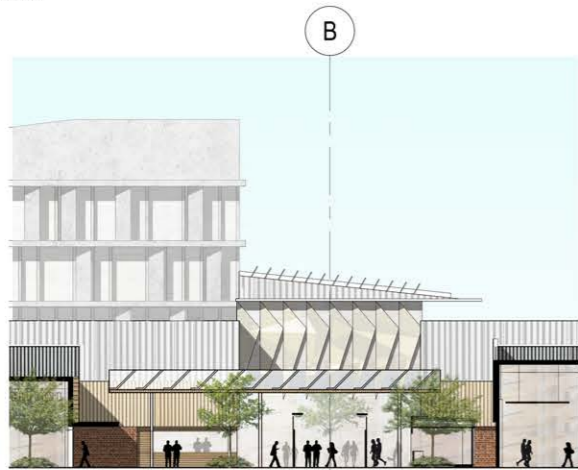
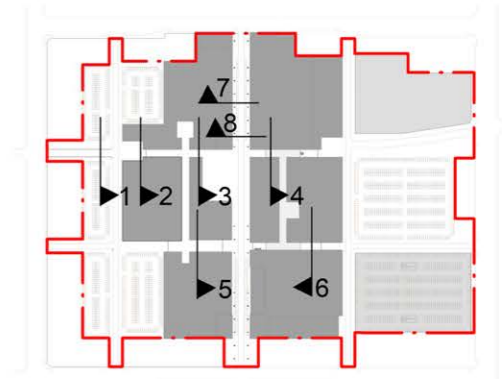
1 SECTION 1
1:250



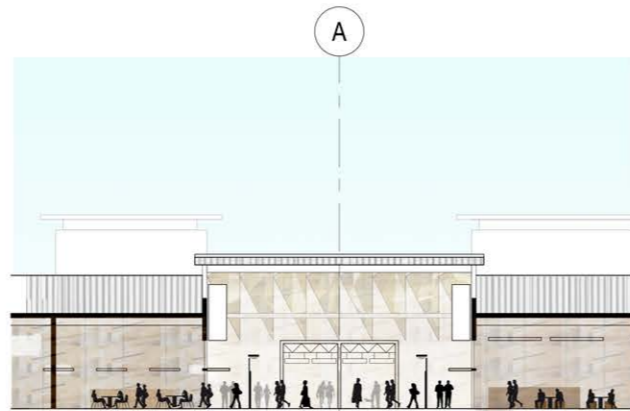
4 SECTION 4
1:250



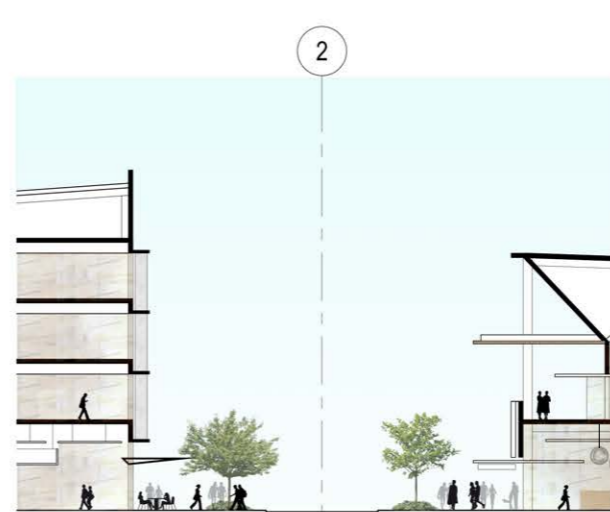
7 SECTION 7
1:250



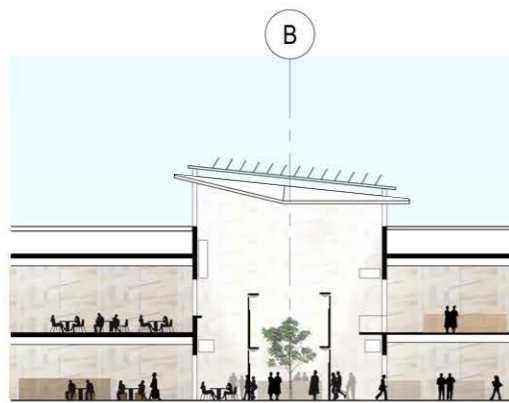
2 SECTION 2
1:250



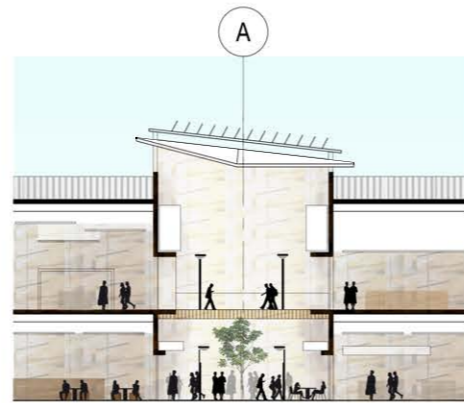
5 SECTION 5
1:250



8 SECTION 8
1:250



3 SECTION 3
1:250



6 SECTION 6
1:250

TIMBER



BRICK



CONCRETE



METAL

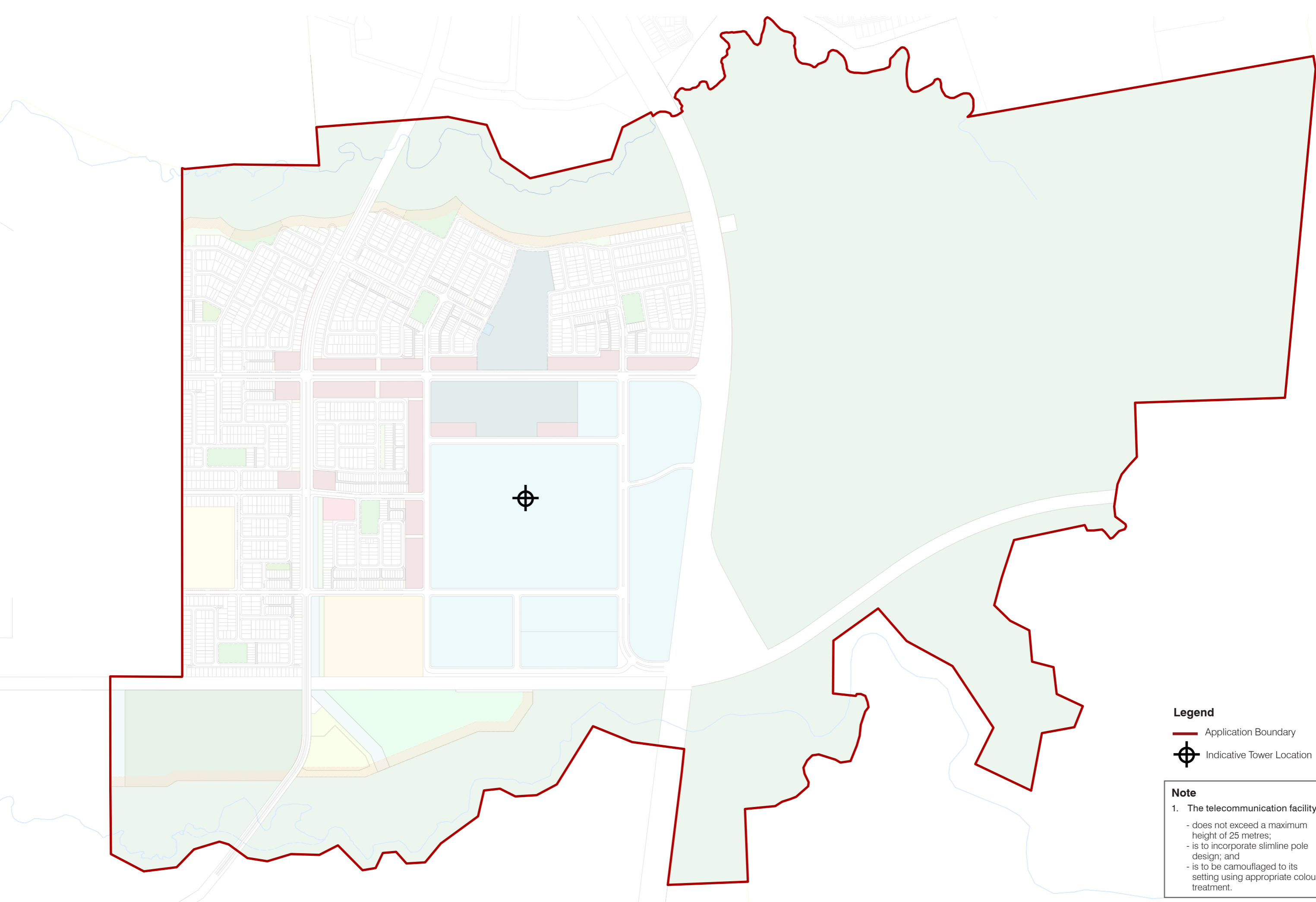
FLORA - TIMBER
 EARTH - BRICK
 ROCK, SAND - CONCRETE
 VERNACULAR - METAL

MATERIALS PALETTE



THE AURA 'CITY OF COLOUR' BRAND IS DEFINED BY BRANDED STREET ELEMENTS - STREET FURNITURE, SIGNAGE AND URBAN THEMING. BUILT FORM MATERIALITY USES NATURALLY FINISHED MATERIALS, INSPIRED BY THE NATURAL ENVIRONMENT, TO CREATE A NEUTRAL BACKDROP TO THE CITY OF COLOUR ACCENTS - COLOUR IS APPLIED IN THE BRANDING AND USED ONLY SELECTIVELY IN THE PALETTE OF BUILT MATERIALS. TIMBER REFLECTS THE FLORA OF THE REGION, BRICK REPRESENTS THE EARTH AND CONCRETE DRAWS FROM THE SAND OF THE BEACHES AND THE ROCK OF THE GLASSHOUSE MOUNTAINS. THE USE OF METAL ELEMENTS ECHOES THE PROFILED METAL CLADDING OF THE ESTABLISHED SUNSHINE COAST VERNACULAR. NATURALLY FINISHED MATERIALS CREATE A FINE GRAIN CHARACTER THROUGH THE USE OF TEXTURES AND GRANULARITY OF COMPONENTS RATHER THAN THROUGH THE APPLICATION OF COLOUR.



APPENDIX G APPROVED TELECOMMUNICATION FACILITY



Legend

-  Application Boundary
-  Indicative Tower Location

Note

1. The telecommunication facility:
 - does not exceed a maximum height of 25 metres;
 - is to incorporate slimline pole design; and
 - is to be camouflaged to its setting using appropriate colour treatment.



APPENDIX H CAR/BICYCLE PARKING RATES

TABLE 52: USE DEFINITIONS — CAR PARKING RATES

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES
Agricultural Supply Store	1 space / 20m ² total use area (where ≤ 100m ² total use area) + 1 space / 50m ² total use area (for component > 100m ² total use area)	<ul style="list-style-type: none"> Where < 200m² GFA – SRV Where 201m² to 600m² GFA – VAN + MRV Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Animal keeping and husbandry	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Bulk Landscape Supplies	1 space / 100m ² GFA	<ul style="list-style-type: none"> Where requiring access via a road – HRV (Type A Access) + occasional access for AV Where requiring access via a street –HRV (Type B Access) + occasional access for AV
Business ¹	1 space / 30m ² GFA	<ul style="list-style-type: none"> Where < 200m² GFA – SRV Where 201m² to 600m² GFA – VAN + MRV Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Car Park	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Child care centre	1 employee space / employee + 1 customer space / 5 children	<ul style="list-style-type: none"> VAN + WCV (where >200m² GFA)
Community Facility	1 space / 20m ² GFA	VAN + WCV (where >200m ² GFA)
Crematorium	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time, including 1 space / 15m ² GFA for chapel component	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Display home	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Educational Establishment	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)
Emergency Services	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Fast Food Premises ¹	1 space / 15m ² GFA where in all other Sub-Precinct/s.	<ul style="list-style-type: none"> Where < 200m² GFA – SRV Where 201m² to 600m² GFA – VAN + MRV Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Food Premises ¹		
Funeral Parlour	1 space / 30m ² GFA	WCV
Garden Centre	1 space / 20m ² total use area (where ≤ 100m ² total use area) + 1 space / 50m ² total use area (for component > 100m ² total use area)	<ul style="list-style-type: none"> Where requiring access via a street – HRV (Type B Access) Where requiring access via a road – HRV (Type A Access)
Health care services	1 space / 20m ² GFA	<ul style="list-style-type: none"> Where requiring access via a road – SRV (Type A Access) + occasional access for MRV Where requiring access via a street – SRV (Type B Access) + occasional access for MRV
Hospital	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)
Indoor Entertainment (Hotel) ¹	1 space / 20m ² GFA	<ul style="list-style-type: none"> Where < 200m² GFA – SRV Where 201m² to 600m² GFA – VAN + MRV Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Indoor Sport and Recreation	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)
Low Impact Industry	1 space / 50m ² GFA (where ≤ 500m ² GFA) + 1 space / 100m ² GFA (for component >500m ² GFA)	<ul style="list-style-type: none"> Where requiring access via a road – MRV (Type A Access) + WCV; Where requiring access via a street – MRV (Type B Access) + WCV
Multiple dwelling	1 space / dwelling + 1 visitor space / 4 dwellings	<ul style="list-style-type: none"> Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN Where > 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES
Outdoor Sales	1 space / 20m ² total use area (where ≤ 200m ² total use area) + 1 space / 100m ² total use area (for component > 200m ² total use area)	<ul style="list-style-type: none"> Where < 200m² GFA – SRV Where 201m² to 600m² GFA – VAN + MRV Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Outdoor Sport and Recreation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	<ul style="list-style-type: none"> Where requiring access via a road – MRV (Type A Access) + WCV; Where requiring access via a street – MRV (Type B Access) + WCV
Place of Assembly	1 space / 15m ² GFA	<ul style="list-style-type: none"> Where requiring access via a road – SRV (Type A Access) + occasional access for MRV Where requiring access via a street – SRV (Type B Access) + occasional access for MRV
Research and Technology Facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.
Sales Office	2 spaces	Not required
Service Industry	1 space / 50m ² GFA (where ≤500m ² GFA) + 1 space/100m ² GFA (for component >500m ² GFA)	<ul style="list-style-type: none"> Where requiring access via a road – AV (Type A Access) Where requiring access via a street – AV (Type B Access)
Service Station	1 space / 20m ² GFA (when involving sale of goods) + 2 spaces / service bay (min. 4 spaces)	AV
Shop ¹	1 space / 20m ² GFA	<ul style="list-style-type: none"> Where < 200m² GFA – SRV Where 201m² to 600m² GFA – VAN + MRV Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Shopping centre	1 space / 20m ² GFA or alternative rate where demonstrated in a Parking Assessment Report.	<ul style="list-style-type: none"> Refer to Table 55
Short-term accommodation Note — where the short-term accommodation is in the form of a multiple dwelling, the parking rates specified for multiple dwelling apply.	1 space / rooming unit (covered) + 1 visitor space / 10 rooming units	<ul style="list-style-type: none"> Where ≤ 20 rooming units and requiring access via a street – MRV (Type B Access) + VAN Where > 20 rooming units or requiring access via a road – MRV (Type A Access) + VAN + WCV Where > 50 rooming units – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (based on an approved Parking Needs Assessment, with min. MRV (Type A Access) + VAN + WCV)
Showroom	1 space / 20m ² GFA (where ≤100m ² GFA) + 1 space / 50m ² GFA (for component >100m ² GFA)	<ul style="list-style-type: none"> Where < 200m² GFA – SRV Where 201m² to 600m² GFA – VAN + MRV Where > 600m² GFA – 1 VAN + 1 SRV + 1 MRV
Telecommunications Facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (min. 1 space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Tourist park	1 space / site + 1 visitor space / 10 sites + 1 manager space (covered) + boat / trailer storage	<ul style="list-style-type: none"> Where ≤ 20 sites and requiring access via a street – HRV (Type B Access) + VAN + WCV Where > 20 sites or requiring access via a road — HRV (Type A Access) + VAN + WCV
Utility Installation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Veterinary Hospital	1 space / 20m ² GFA	<ul style="list-style-type: none"> Where requiring access via a road – SRV (Type A Access) + occasional access for MRV Where requiring access via a street – SRV (Type B Access) + occasional access for MRV
Warehouse	1 space / 50m ² GFA (where ≤ 500m ² GFA) + 1 space / 100m ² GFA (for component >500m ² GFA)	<ul style="list-style-type: none"> Where requiring access via a road – MRV (Type A Access) + WCV; Where requiring access via a street – MRV (Type B Access) + WCV
Wholesale Nursery	<ul style="list-style-type: none"> Where ≤ 100m² total use area – 1 space / 20m² total use area Where >100m² total use area – 1 space / 50m² total use area 	<ul style="list-style-type: none"> Where requiring access via a road – AV (Type A Access) Where requiring access via a street – AV (Type B Access)

REFERENCE:

- (a) Where gross floor area exceeds 200m², provision is to be made for on-site refuse collection;
- (b) Where a development has a gross floor area of less than 1,500m², and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.

NOTES:

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

TABLE 53: USE DEFINITIONS — BICYCLE PARKING RATES

LAND USE	RECOMMENDED EMPLOYEE PARKING SPACES	RECOMMENDED VISITOR/SHOPPER PARKING SPACES	RECOMMENDED MOTORCYCLE PARKING SPACES
Commercial Use	1 per 190m ² GFA	1 per 700m ² GFA	1 per 100m ² GFA
Shopping Centre	1 per 190m ² GFA	1 per 475m ² GFA	1 per 100m ² GFA
Multiple Residential	1 per dwelling	1 per 4 dwellings	1 per 10 dwellings

TABLE 54: PRECINCT 8 - BICYCLE END OF TRIP FACILITIES

	EMPLOYEE BICYCLE PARKING SPACES	PERSONAL LOCKERS	USER GROUP	CHANGE ROOMS	SHOWERS	SANITARY	WASH BASINS
Lockers, change rooms, showers, sanitary compartments and washbasins	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	2, 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	2, 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	

TABLE 55: MINIMUM SERVICE VEHICLE PARKING REQUIREMENTS FOR SHOP

Column 1 GFA (m ²)	Column 2 Service Bays Required					
	VAN	SRV	MRV	HRV	AV	WCV
0-199		1				
200-599	1		1			1
600-999	1	1	1			1
1,000-1,499	2	1	1			1
1,500-1,999	2	2	1			1
2,000-2,799	2	2	2			1
2,800-3,599	2	2	2	1		1
3,600-4,399	3	2	2	1		1
4,400-6,499	3	2	2	1	1	1
6,500-8,499	4	2	2	1	1	1
8,500-11,499	4	3	2	1	1	1
11,500-14,749	5	3	2	1	1	1
14,750-17,999	5	3	3	1	1	1
18,000-20,999	6	3	3	1	1	1
21,000-23,999	6	3	3	2	1	1
24,000-26,999	6	3	3	2	2	1
27,000-29,999	6	3	3	3	2	1
30,000-32,999	7	3	3	3	2	1
33,000-35,999	7	3	4	3	2	1
36,000-38,999	8	3	4	3	2	1
39,000-41,999	9	3	4	3	2	1
42,000+	10	3	4	3	2	1

Notes—

- Design service vehicles are defined in the Planning scheme policy for the transport and parking code.
- Where gross floor area exceeds 200m², provision is to be made for on-site refuse collection.
- Where a development has a gross floor area of less than 1,500m², and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.
- The following requirements apply to shopping centres:-
 - except as provided for in (ii) below, service bay requirements are to be applied to each individual retail component of the development, with service bays located immediately adjacent to the component;
 - specialty shops in a shopping centre with a gross floor area of less than 200m² are to be grouped together and treated as a single retail component;
 - specialty shops for this purpose, MRV class vehicles are to be provided for in lieu of HRV and AV class vehicles.



APPENDIX I RESIDENTIAL DEVELOPMENT CONTROLS

3.17.1 HOUSE & MULTIPLE RESIDENTIAL ALLOTMENTS

Notes

General

- All development inclusive of Single and Multiple Residential Allotments (Duplex and Triplex) 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 11.5m and 3 storeys for all dwellings. Rooftop terraces are defined as a 'storey'.
- Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.
- Setbacks are as per the Plan of Development Table unless otherwise specified. In the case of Courtyard and Traditional Corner Lots, an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. The setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (connector or access street) 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.
- Multiple Residential Allotments (Duplex and Triplex) are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (no rear boundary setback applies).
- Built to Boundary walls are recommended where road frontage widths are less than 12.49m. Built to Boundary walls are optional for lots with road frontage widths equal to, or in excess of 12.5m. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Built to Boundary walls are to have a maximum length of 15m OR 50% of lot depth (whichever is greater) and be a maximum height of 3.5m.

- 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 (1.5m);
 - Walls that are Built to Boundary.
- First floor setbacks must not exceed the minimum ground floor setbacks, as documented in the Plan of Development Table.

Site Cover and Amenity

- Site cover for each lot is not to exceed the percentages outlined in the Plan of Development Table, 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 15m² per dwelling with a minimum dimension of 3.0m, and is directly accessible from a ground floor living area.

Privacy and 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

- For detached lots:
 - Fencing along primary street frontages must be either 50% transparent or a maximum of 1.2m in height. Fencing to secondary street frontages may be screen fencing of 1.8m high maximum and extend up to the front building line (main facade).

- For Multiple Residential (Duplex and Triplex lots):
 - Fencing along primary and secondary street frontages must be either 50% transparent or a maximum of 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 equal to or less than 12.49m wide.
 - Double garages are permitted on corner lots if the garage fronts the secondary street frontage (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:
 - servicing a double garage shall be 4.8m; and
 - servicing a single garage shall be a minimum of 3.5m.
 - Parking spaces on driveways do not have to comply with gradients in AS2890.
 - A maximum of one driveway per dwelling is permitted (2 for duplex allotments, 3 for triplex).
 - 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 6.0m.
 - The minimum distance between driveways on the same Multiple Residential Lot shall be 3.0m at the boundary.

Rainwater Tanks

- All lots less than 300m² must have a minimum 1500 litre rainwater tank. Lots 300m² and larger must have a minimum 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 and have a connection for external usage and must have a backup supply from the main potable water system.

Definitions

Site Cover

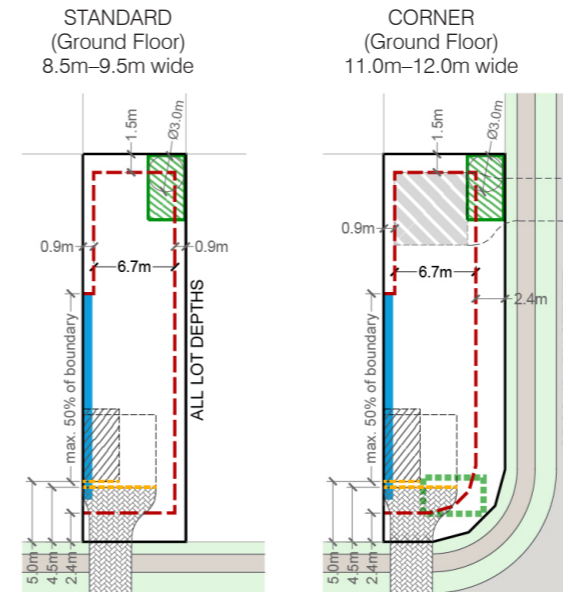
The total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

PLAN OF DEVELOPMENT TABLE

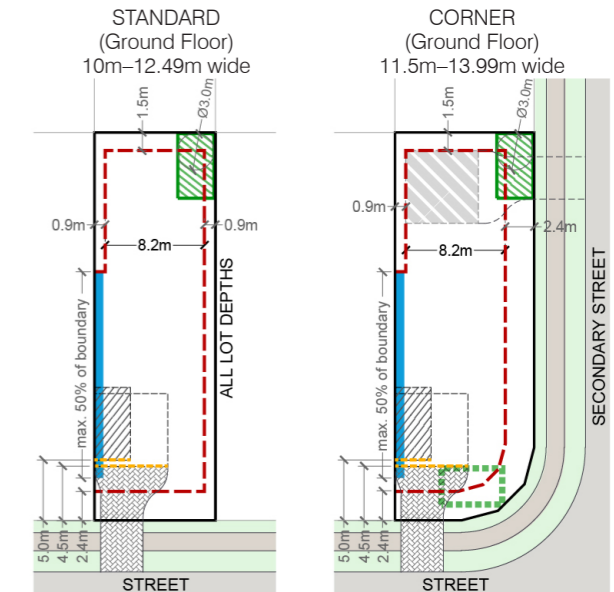
	MODE ALLOTMENTS		VILLA ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD ALLOTMENTS		TRADITIONAL ALLOTMENTS		MULTIPLE RESIDENTIAL ALLOTMENTS (DUPLEX AND TRIPLEX)		
	8.5m – 9.9m Wide	10m – 12.49m Wide	12.5m – 13.99m Wide	14m – 15.99m Wide	15m Wide +	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front & Rear (metres)													
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	2.4
Garage	Single	5.0	n/a	5.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	5.0	n/a
	Double	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	3.5	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 (metres)													
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	1.0	1.5	1.0	1.5	
Corner Lots — Secondary frontage & shared boundaries with open space	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	
Garage and On-site Car Parking													
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garages (up to 3.5m in width) or tandem garages are acceptable. Double garages (greater than 3.5m in width) are only permitted for 2 storey dwellings.	1 space to be covered and enclosed. Single garages (up to 3.5m in width) or tandem garages are acceptable. Double garages (greater than 3.5m in width) are only permitted for 2 storey dwellings.	1 space per dwelling to be covered and enclosed. Single, tandem or double garage acceptable.	1 space to be covered and enclosed. Single, tandem or double garage acceptable.	1 space to be covered and enclosed. Single, tandem or double garage acceptable.	1 space per dwelling to be covered and enclosed. Single, tandem or double garage acceptable.	1 space to be covered and enclosed. Single, tandem or double garage acceptable.	1 space to be covered and enclosed. Single, tandem or double garage acceptable.	1 space to be covered and enclosed. Single, tandem or double garage acceptable.	1 space to be covered and enclosed. Single, tandem or double garage acceptable.	1 space per dwelling to be covered and enclosed.	1 space per dwelling to be covered and enclosed.	
Garage location	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the 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 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%	60%	60%	60%	60%	60%	75%	75%	

* Second side setback as no rear setback applies.

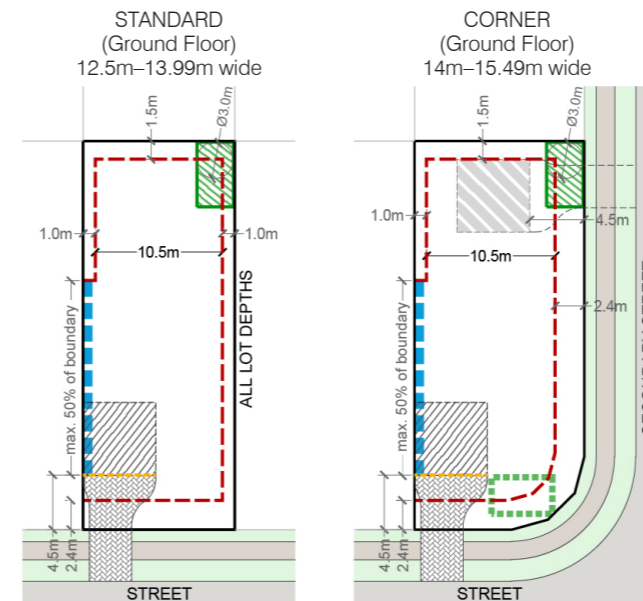
MODE - HOUSE ON 8.5m WIDE LOT



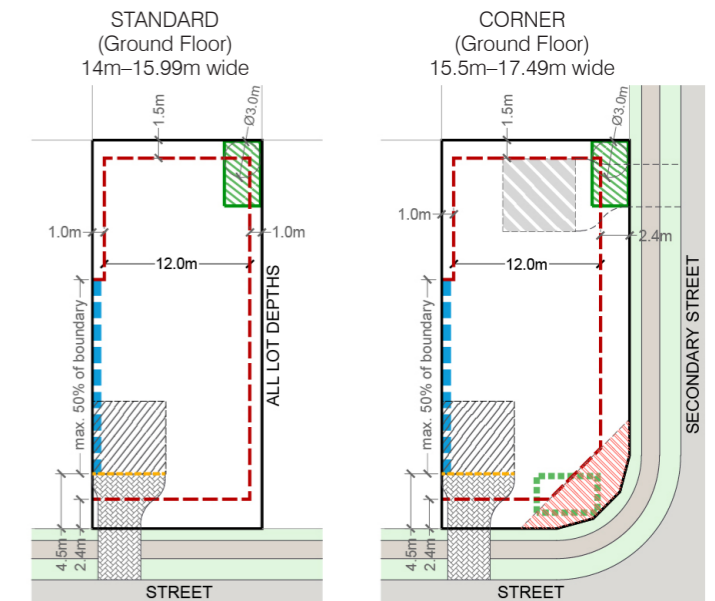
VILLA - HOUSE ON 10m WIDE LOT



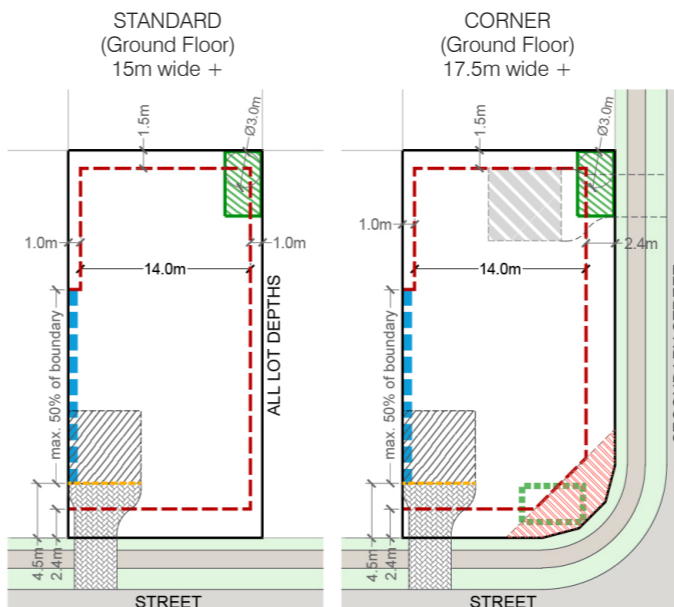
PREMIUM VILLA - HOUSE ON 12.5m WIDE LOT



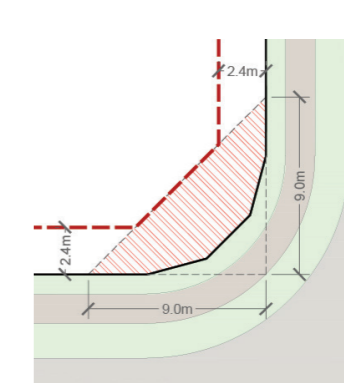
COURTYARD - HOUSE ON 14m WIDE LOT



TRADITIONAL - HOUSE ON 15m WIDE LOT



CORNER DIAGRAM



LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- MINIMUM BUILDING SETBACK DIMENSIONS
- MANDATORY BUILT TO BOUNDARY WALL
- OPTIONAL BUILT TO BOUNDARY
- GARAGE SETBACK FROM FRONT BOUNDARY
- CORNER SETBACKS
- PREFERRED PRIVATE OPEN SPACE LOCATION (MIN. DIMENSION OF 3.0M)
- ALTERNATIVE LOCATION FOR PRIVATE OPEN SPACE
- INDICATIVE GARAGE LOCATION
- SINGLE GARAGE FOR SINGLE STOREY DWELLING, DOUBLE GARAGE FOR DOUBLE STOREY DWELLING
- ALTERNATIVE LOCATION OF GARAGE ON CORNER LOTS
- INDICATIVE DRIVEWAY LOCATION

3.17.2 TERRACE ALLOTMENTS (ATTACHED OR DETACHED)

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 11.5m and 3 storeys for all dwellings. Rooftop terraces are defined as a 'storey'.
- Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Built to Boundary wall shall be no more than 85% of the length of the boundary and may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
- 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 (1.5m);
 - 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.

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 must not be less than 16m² with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

- Rubbish and recycling bins should be stored discretely from the public realm.
- For all terrace lots, building must ensure the provision of natural light and ventilation to core living areas.
- Terrace lots with an east-west orientation and a building length exceeding 8m must ensure the provision of natural light and ventilation by either:
 - centrally locating Private Open Space (POS) areas that have direct access from living areas at ground level; or
 - the use of building offsets and opening such as light wells or similar, that are open to the sky and service core living areas.

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 up to 1.5m above the internal floor level;
 - Window and Window / Balcony Screen has the same meaning as in the Queensland Development Code.

- Dwellings sharing a Built to Boundary Wall must be separated by screen fencing up to 1.8m in height along the shared side boundary from the dwelling to the front property boundary.

Fencing

- Fencing on all Primary Street Frontages and Primary Park Frontages to be either 50% transparent or not to exceed 1.2m in height.

Parking and Driveways

- For all allotments the following applies:
 - Double garages will not be permitted on a single storey dwelling unless accessed from a laneway

- Driveways should have the minimum width required to facilitate vehicle access, in order to maintain space between driveways, pathways and bin storage areas for amenity planting. For front loaded Terrace Allotments, 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 a minimum of 3.5m.
- 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 elements 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 6.0m.
- Dedicated refuse bin storage locations are to be integrated into the edge of the driveway.

Access Deeds

- An Access Deed is required for all dwellings where there are adjoining built to boundary walls. This deed permits periodic maintenance access on to the roof of the dwelling on the adjoining lot, and permits roof water and waste to be deposited occasionally 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 75% roof area capture. All tanks must supply water to toilets, laundry, and have a connection for external usage and must have a backup supply from the main potable water system.

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.

3.17.3 LANEWAY TERRACE ALLOTMENTS AND LOFT DWELLINGS

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 11.5m and 3 storeys. Rooftop terraces are defined as a 'storey'.
- Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Built to Boundary Walls:
 - Built to boundary wall dimensions are limited by the applicable building setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
 - where not adopted, the standard setbacks in the Plan of Development Table 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 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.

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 1.5m:
 - 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.

- Where loft apartments 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.

Site Cover and Amenity

- 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.
- Private amenity space must be provided and is not less than 16m² with a minimum dimension of 3.0m and is directly accessible from a ground floor living area. Amenity space for loft apartments can be roofed and may be provided as a balcony not less than 9m² with a minimum dimension of 1.5m.
- For all terrace lots, building must ensure the provision of natural light and ventilation to core living areas.
- Terrace lots with an east-west orientation and a building length exceeding 8m must ensure the provision of natural light and ventilation by either:
 - centrally locating Private Open Space (POS) areas that have direct access from living areas at ground level; or
 - the use of building offsets and opening such as light wells or similar, that are open to the sky and service core living areas.

Fencing, Letterboxes, Parking and Driveways

- Fencing on all Primary Street Frontages and Primary Park Frontages to be either 50% transparent or not to exceed 1.2m in height.
- 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' diagram.
- It is preferred that the garage locations for standard allotments adjoining a laneway to have their garage fronting the laneway, comply with the setbacks, and have fencing to the laneway in accordance with that shown in the Typology 2 diagram.
- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted which may be shared where there is more than 1 dwelling on a lot.
- Driveways should have the minimum width required to facilitate vehicle access, in order to maintain space between driveways, pathways and bin storage areas for amenity planting.
- Driveways must avoid on-street elements such as dedicated on-street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway off a laneway must be 6.0m from a street.

Loft Dwellings

- Loft dwellings may be constructed on Typology 2 laneway allotments.
- The access, parking, entry, letterbox and rubbish storage and collection shall be generally as shown in the diagram 'Loft Dwelling on Laneway'.
- To ensure passive surveillance of the laneway, loft dwellings shall have windows, balconies/verandas overlooking the lane.

Laneway Interface

- The relationship of garages to the laneway and bin storage areas should be generally as shown in the diagrams 'Typical Laneway Interface' and 'Typical Loft Dwellings on Laneway' below in this document.
- Garages should be paired (built to a common boundary as shown the diagrams, where possible).

Access Deeds

- 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

- All attached dwellings (including urban, terraces, laneway terrace and duplex dwellings) must have a min 1500 litre rainwater tank. All tanks to residential dwellings must collect a minimum 75% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system.

Definitions

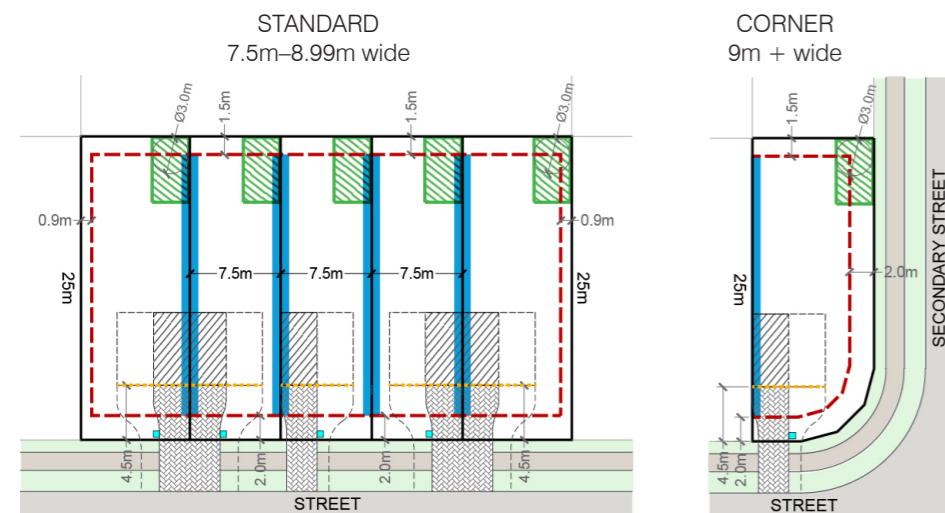
Site Cover

The total area of the roof of the dwelling (excluding eave overhangs) expressed as a percentage of the lot area.

Loft Dwelling

A self contained dwelling generally with single garage constructed adjacent to the laneway and above the garaging on that allotment.

TYPOLGY 1: TYPICAL TERRACE ALLOTMENTS (FRONT LOADED)



LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING SETBACK DIMENSIONS
- MANDATORY BUILT TO BOUNDARY WALL
- GARAGE SETBACK FROM FRONT BOUNDARY
- PREFERRED PRIVATE OPEN SPACE LOCATION
- SINGLE GARAGE
- DOUBLE GARAGE
- INDICATIVE DRIVEWAY LOCATION
- PREFERRED LETTERBOX LOCATION

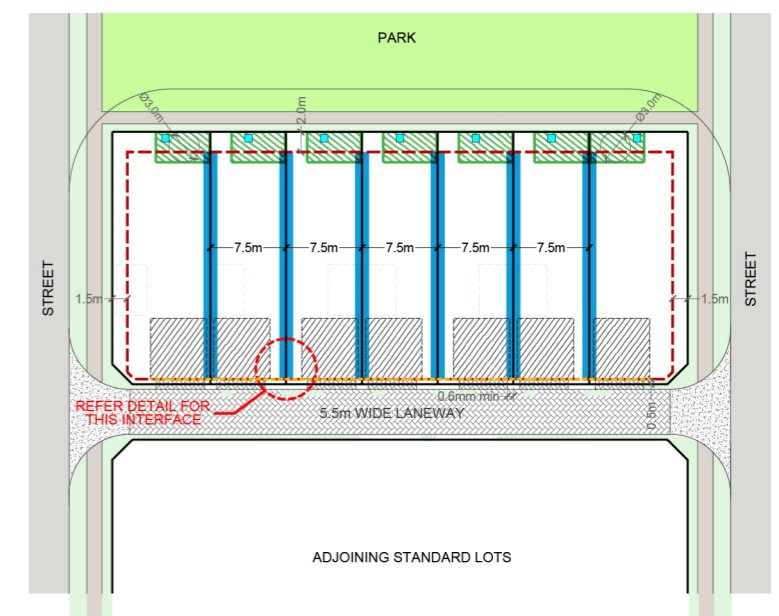
SETBACKS

PLAN OF DEVELOPMENT TABLE	TERRACE ALLOTMENTS 7.5M-<10M WIDE (FRONT LOADED)	
	Ground Floor	First Floor
Front & Rear (metres)		
Front / Primary Frontage	2.0	2.0
Garage	4.5	n/a
Rear	1.5	1.5
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Corner Lots — Secondary frontage & shared boundaries with open space	2.0	2.0
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single or tandem garages are acceptable. Double garages are permitted on two storey dwellings only.	
Garage Location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	75%	

SETBACKS

PLAN OF DEVELOPMENT TABLE	LANEWAY TERRACE ALLOTMENTS 7.5M-<10M WIDE (REAR LOADED)	
	Ground Floor	First Floor (Includes Loft Dwellings)
Front & Rear (metres)		
Front / Primary Frontage	3.0	2.0
Garage	0.5	n/a
Rear	0.5	0.0
Side (metres)		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Corner Lots — Secondary frontage & shared boundaries with open space	1.5	1.5
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single, tandem or double garages are acceptable.	
Garage Location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

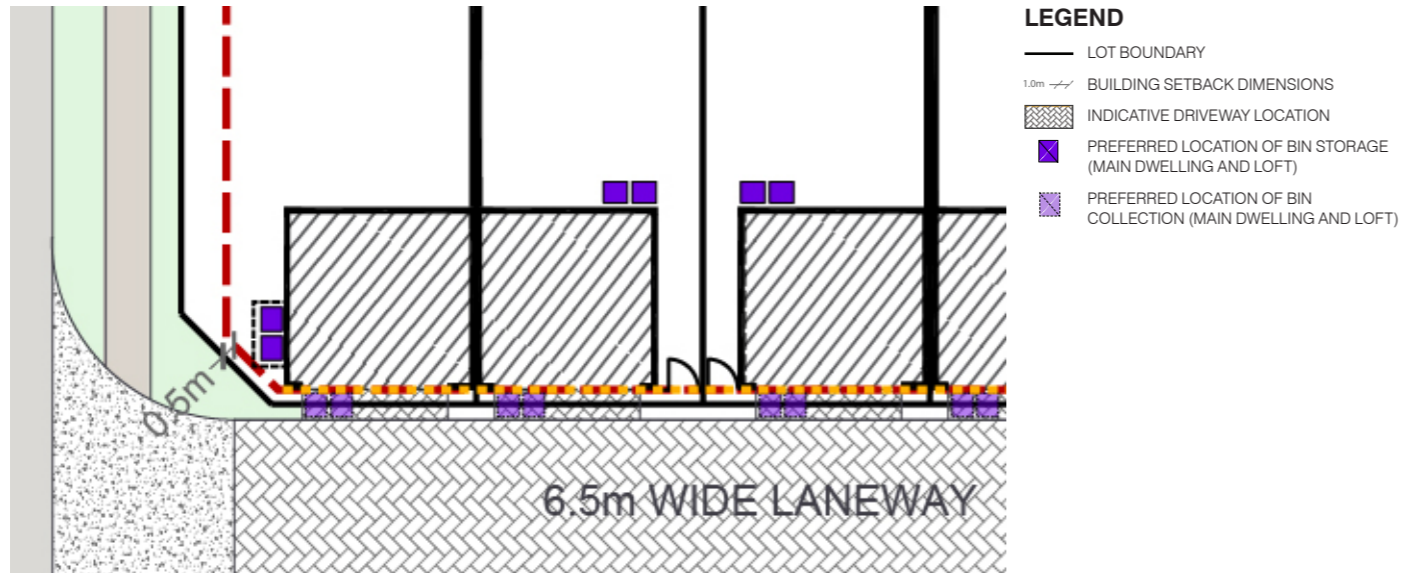
TYPOLGY 2: TERRACE FRONTING PARK OR STREET (REAR LOADED)



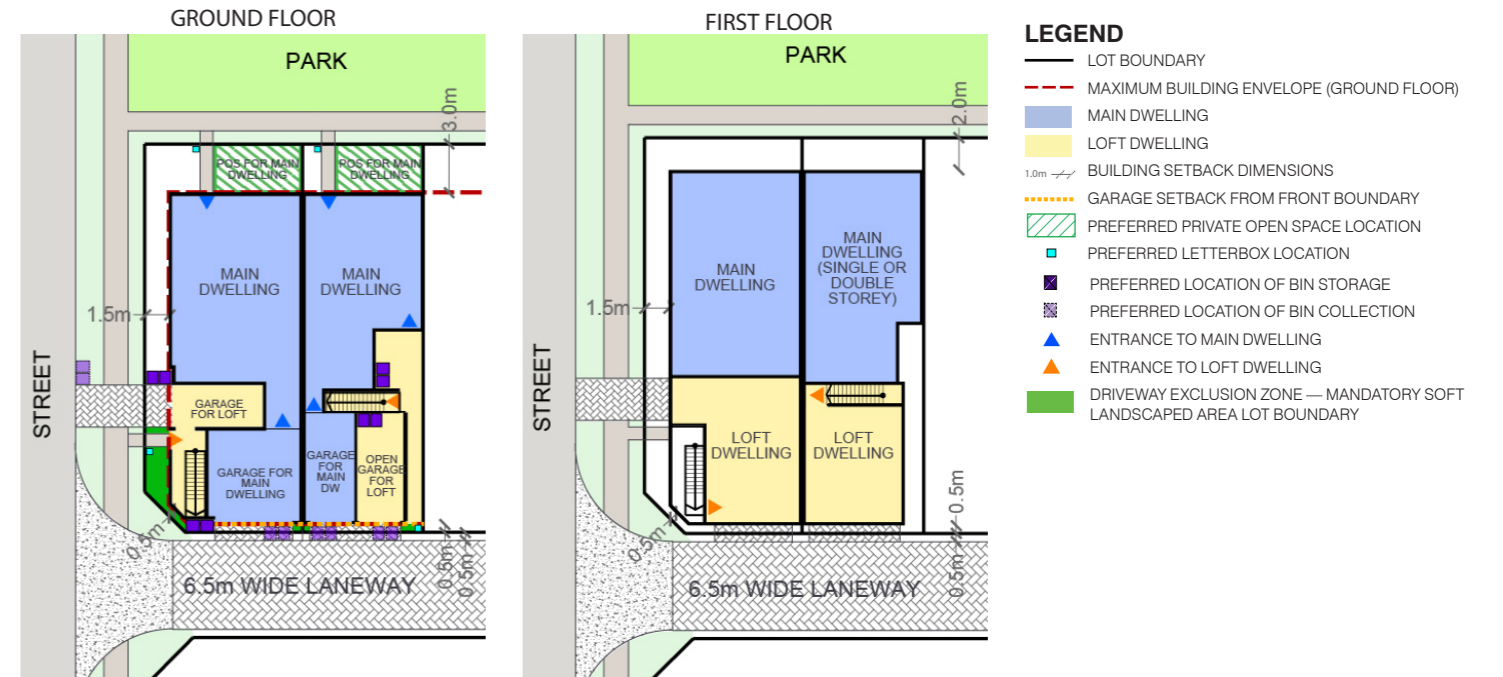
LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING SETBACK DIMENSIONS
- MANDATORY BUILT TO BOUNDARY WALL
- GARAGE SETBACK FROM FRONT BOUNDARY
- PREFERRED PRIVATE OPEN SPACE LOCATION
- DOUBLE GARAGE
- PREFERRED LETTERBOX LOCATION

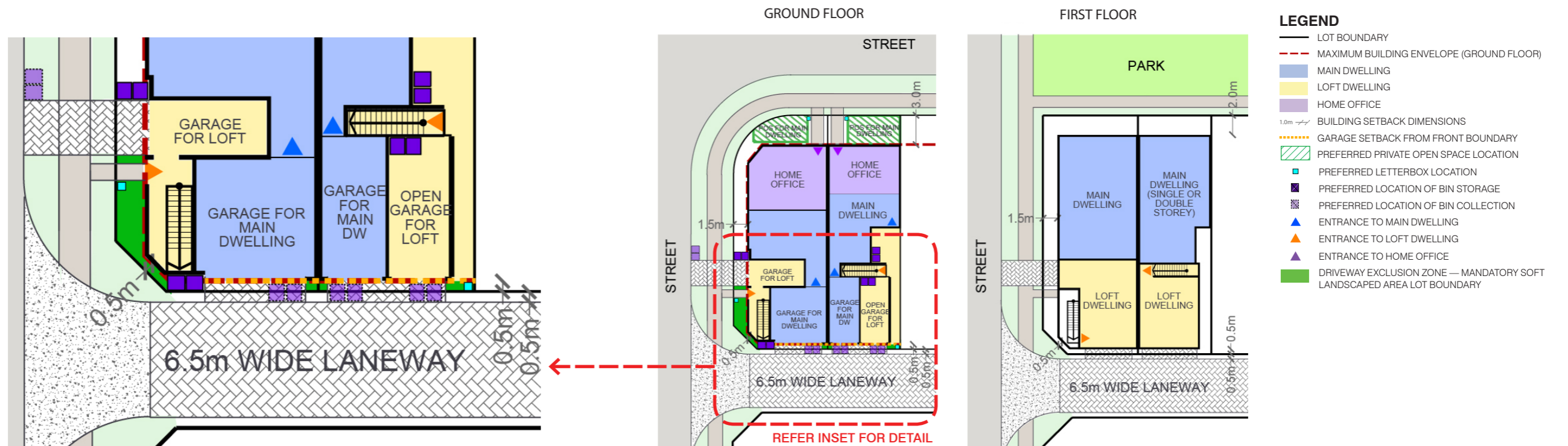
TYPICAL LANEWAY INTERFACE



LOFT DWELLING ON LANEWAY



SOHO PRODUCT FRONTING STREET AND LOFT



3.18 URBAN ALLOTMENTS

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 11m and 3 storeys 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 standard setbacks in the Plan of Development Table apply.

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: minimum 3.0m and maximum 4.8m;
 - shared double driveway: 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.

Private Open Space

- Private open space may be roofed and must meet the following requirements:
 - Type A: 6m² at ground level
 - Type B: 9m² at ground level
 - Type C: 12m² at ground level

Fencing

- Fencing to all street and park frontages must not be higher than 1.2m or must be 50% transparent. Terrace and urban lots may have fencing along the street 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.

Street address — commercial, retail, community

Centres for guidance on built form and public realm interfaces.

- Front door — Clearly visible and identifiable from street or from within car park or park
- Pedestrian shelter/awnings — Minimum 2.5 metres wide pedestrian shelter with clearly identified pedestrian path from the street to the front door or awning over footpath for length of built-to-boundary wall facing street where appropriate
- Active frontage — Where not in a centre, minimum 50 per cent of built-to-boundary wall facing street to comprise clear windows, doors, or fixed glass

Rainwater Tanks

- All attached dwellings (including urban, terraces, laneway terrace and duplex dwellings) must have a min 1500 litre rainwater tank. All tanks to residential dwellings must collect a minimum 75% roof area capture. All tanks must supply water to toilets, laundry, and have a connection for external usage and must have a backup supply from the main potable water system.

Definitions

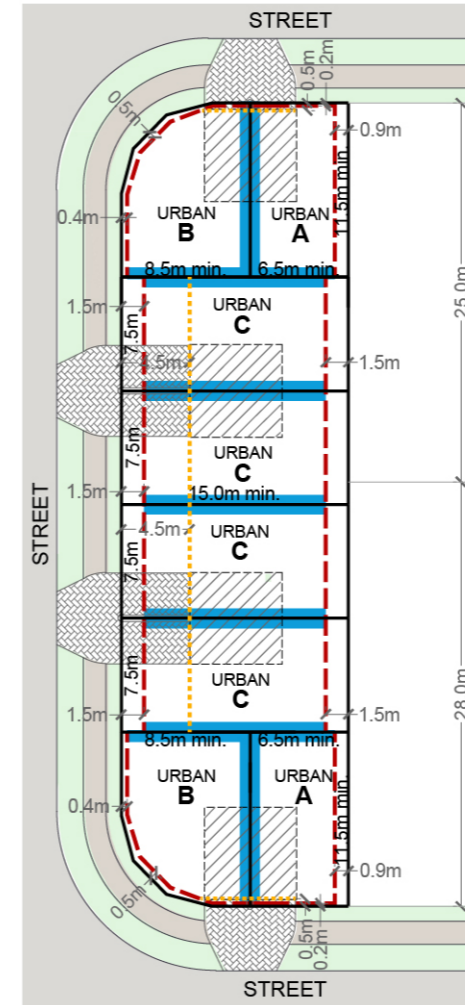
Site Cover

The total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

SETBACKS

PLAN OF DEVELOPMENT TABLE	URBAN ALLOTMENTS		URBAN ALLOTMENTS	
	Type A & B		Type C	
	Ground Floor	First Floor	Ground Floor	First Floor
Front & Rear				
Front / Primary Frontage	0.2	0.2	1.5	1.5
Garage	0.5	n/a	4.5	n/a
Rear	0.0	0.0	1.5	1.5
Side				
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
Garage and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed. Single or tandem garage acceptable. Double garages not permitted.		1 space to be covered and enclosed. Single or tandem garage acceptable. Double garages not permitted.	
Garage location	Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%		85%	

URBAN ALLOTMENTS

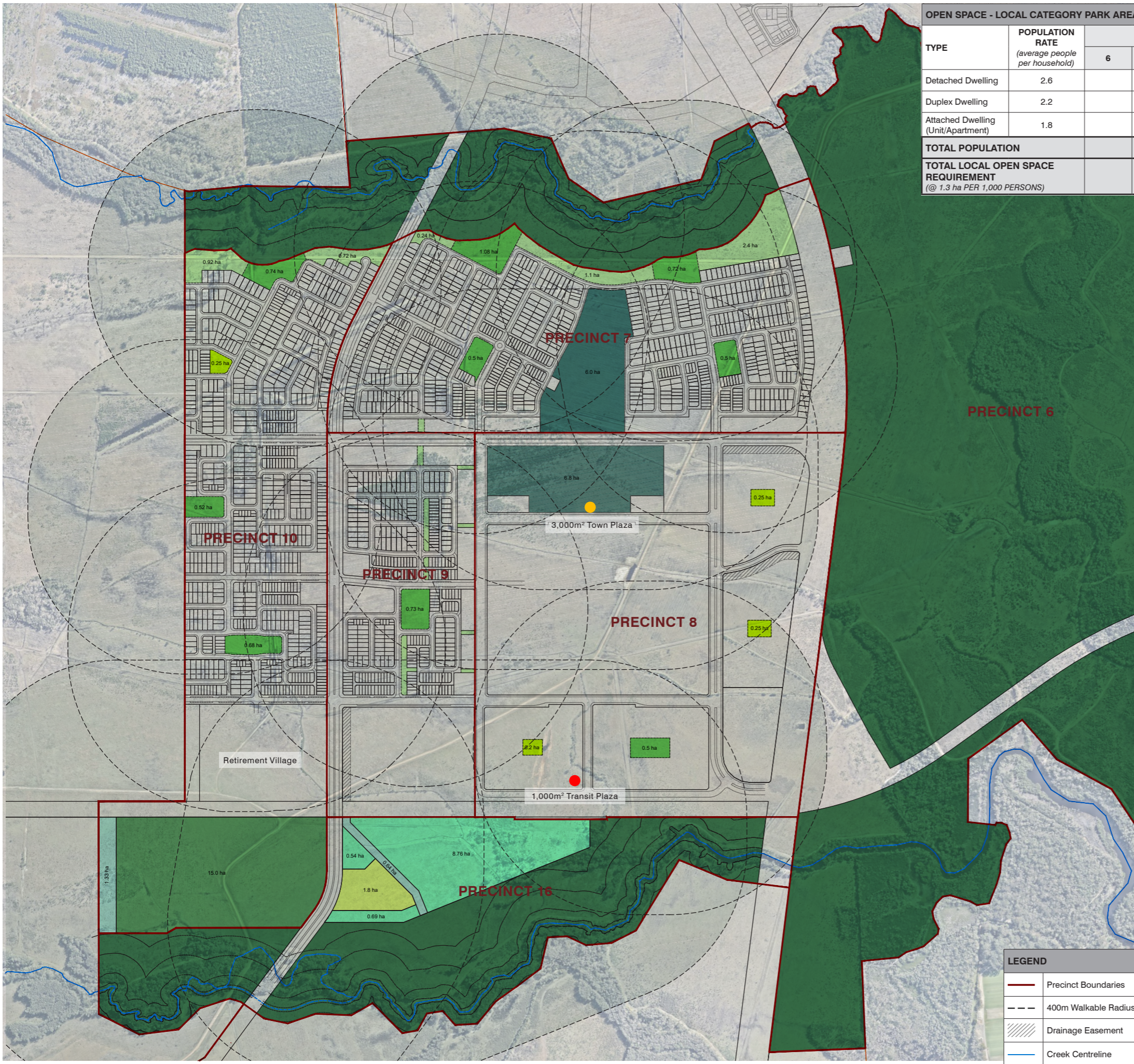


LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING SETBACK DIMENSIONS
- MANDATORY BUILT TO BOUNDARY WALL
- GARAGE SETBACK FROM FRONT BOUNDARY
- INDICATIVE GARAGE LOCATION
- INDICATIVE DRIVEWAY LOCATION



APPENDIX J OPEN SPACE NETWORK PLAN



OPEN SPACE - LOCAL CATEGORY PARK AREA REQUIREMENTS											
TYPE	POPULATION RATE (average people per household)	PRECINCT						TOTAL POPULATION			
		6	7	8	9	10	16				
Detached Dwelling	2.6		746 dw	1,939 ppl			329 dw	855 ppl	771 dw	2,004 ppl	4,798 ppl
Duplex Dwelling	2.2		40 dw	88 ppl					74 dw	162 ppl	250 ppl
Attached Dwelling (Unit/Apartment)	1.8		281 dw	505 ppl	1,900 dw	3,420 ppl	403 dw	725 ppl	63 dw	113 ppl	4,763 ppl
TOTAL POPULATION			1,067 dw	2,532 ppl	1,900 dw	3,420 ppl	810 dw	1,580 ppl	873 dw	2,279 ppl	9,811 ppl
TOTAL LOCAL OPEN SPACE REQUIREMENT (@ 1.3 ha PER 1,000 PERSONS)				3.29 ha		4.4 ha		2.05 ha		2.96 ha	12.7 ha

OPEN SPACE - LOCAL CATEGORY PARK AREAS PROVISION							
PARK TYPE	PRECINCT						TOTAL
	6	7	8	9	10	16	
Neighbourhood Park		2.8 ha	0.5 ha	0.73 ha	1.95 ha		5.98 ha
Local Park			0.7 ha		0.25 ha		0.95 ha
Local Linear Park		3.83 ha		0.75 ha	1.64 ha		6.22 ha
TOTAL		6.63 ha	1.2 ha	1.48 ha	3.84 ha		13.15 ha

- LOCAL PARK ALLOCATION NOTES:**
- The local park provision is calculated at 1.3 hectares per 1,000 population.
 - All residential precincts comply with the minimum Neighbourhood Park provision requirement inclusive of 400m catchment.
 - The Retirement Village site will be required to meet its own private open space requirements.
 - District Linear Park areas will be captured in future development precincts.

OPEN SPACE - MAJOR AND DISTRICT CATEGORY PARK AREAS PROVISION							
PARK TYPE	PRECINCT						TOTAL
	6	7	8	9	10	16	
Major Sports Park					15.0 ha		15.0 ha
Major Recreation Park						10.0 ha	10.0 ha
Major Sports Facility						1.8 ha	1.8 ha
People's Place		6.0 ha	6.8 ha (includes 1.5 Major Civic Facility & 0.3ha Town Centre Plaza)				12.8 ha
TOTAL		6.0 ha	6.8 ha		15.0 ha	11.8 ha	39.6 ha

OPEN SPACE - OTHER							
PARK TYPE	PRECINCT						TOTAL
	6	7	8	9	10	16	
Town Centre Plaza (Public)			3000m²				3000m²
Transit Plaza			1000m²				1000m²
TOTAL			4000m²				4000m²

LEGEND	
	Precinct Boundaries
	400m Walkable Radius
	Drainage Easement
	Creek Centreline



APPENDIX K PLANT SPECIES LIST

PLANTING PALETTE

TREES

Scientific Name	Common Name	Location
<i>Acmena hemilampra</i>	Bush Satinash	Feature and Street
<i>Agathis robusta</i>	Queensland Kauri Pine	Feature and Street
<i>Allocasuarina littoralis</i>	Black She Oak	Open Space
<i>Araucaria bidwillii</i>	Bunya Pine	Open Space
<i>Banksia integrifolia</i>	Coast Banksia	Open Space
<i>Buckinghamia celsissima</i>	Ivory Curl Tree	Street
<i>Casuarina glauca</i>	Swamp Oak	Open Space
<i>Corymbia maculata</i> ssp. <i>Variegata</i>	Spotted Gum (<i>Corymbia citriodora</i> ssp)	Open Space
<i>Cupaniopsis anacardoides</i>	Tuckeroo	Street
<i>Delonix regia</i>	Poinciana	Feature and Open Space
<i>Elaeocarpus grandis</i>	Blue Quandong, Blue Fig	Feature and Street
<i>Elaeocarpus eumundii</i>	Eumundi Quandong	Feature and Street
<i>Eucalyptus "Summer Beauty"</i>	Grafted Flowering Form of <i>E. ficifolia</i>	Open Space
<i>Eucalyptus robusta</i>	Swamp Mahogany	Open Space
<i>Eucalyptus tereticornis</i>	Forest Red Gum, Blue Gum	Open Space
<i>Eucalyptus tessellaris</i>	Carbeen, Moreton Bay Ash	Open Space
<i>Eucalyptus tindaliae</i>	Stringybark	Open Space
<i>Ficus hillii</i>	Hill's Weeping Fig	Feature and Open Space
<i>Grevillea baileyana</i>	White Oak	Street
<i>Gymnostoma australianum</i>	Daintree Pine	Feature
<i>Harpullia pendula</i>	Tulipwood	Street
<i>Hibiscus tiliacius</i>	Native Hibiscus	Feature Park Tree
<i>Jacaranda mimosifolia</i>	Jacaranda	Feature and Street
<i>Livistona australis</i>	Cabbage Tree Palm	Feature
<i>Lophostemon confertus</i>	Brush Box	Feature and Street
<i>Melaleuca leucandendra</i>	Weeping Paper Bark	Feature
<i>Melaleuca quinquenervia</i>	Paperbark	Open Space
<i>Melaleuca viridiflora</i> weeping	Weeping Paperbark	Street
<i>Pandanus pedunculatus</i>	Coastal Screw Pine	Feature
<i>Pandanus tectorius</i>	Screw Pine	Feature
<i>Syzigium floribunda</i>	Weeping Lilly Pilly	Feature and Street
<i>Tristaniopsis laurina</i>	Water Gum	Street
<i>Xanthostemon chrysanthus</i>	Golden Penda	Street



araucaria bidwillii araucaria bidwillii (*livistona) pandanus pedunculatus ficus hillii



jacaranda mimosifolia elaeocarpus eumundii



grevillea baileyana syzigium floribunda delonix regia

NOTE: The proposed planting palette is indicative only and may be extended once detailed design commences

[*] *Araucaria bidwillii* (Bunya Pine) selected due to strong cultural heritage with local area - will only be planted in large garden bed areas. Only male species will be specified.

PLANTING PALETTE

SHRUBS

Scientific Name	Common Name	Location
Austromyrtus 'Copper Tops'	A form of A. Inophloya	Feature
Banksia aemula	Wallum Banksia	Feature
Banksia robur	Swamp Banksia	Feature
Banksia spinulosa	Hairpin Banksia	Open Space
Cycas revoluta	Sago Palm	Feature
Doryanthes excelsa	Gynea Lily	Open Space
Ficus okinawensis	Green Island	Feature
Grevillea 'Caloundra Gem'	Hybrid G. banksii 'forsters' x G. whiteana	Open Space
Grevillea 'Golden Lyre'	G. 'Honey Gem' x G. Formosa	Open Space
Grevillea 'Honey Gem'	G. banksii x G. pteridifolia	Feature
Hakea actites	Pointed Hakea	Open Space
Hovea acutifolia	Pointed leaf Hovea	Open Space
Leptospermum 'Cardwell'	A form of L. polygalifolium	Feature
Leptospermum liversidgei		Feature
Leptospermum polygalifolium	Tantoon (formerly L. flavescens)	Open Space
Leptospermum 'Pink Cascade'	Dwarf Pink Tea Tree	Feature
Metrosideros thomasi	New Zealand Christmas Bush	Open Space
Metrosideros villosus	Tahiti	Open Space
Melaleuca 'Claret Tops'	Dwarf Paperbark	Feature
Melaleuca 'Glasshouse Country'	Hybrid C. recurves x C. salignus	Open Space
Melaleuca 'Kings Park Special'	C. viminalis Hybrid	Feature
Melaleuca linarifolia	Snow in Summer	Open Space
Melaleuca pachyphyllus	Red Flowering Bottle Brush	Open Space
Melaleuca quinquinervia 'Dwarf Form'	Dwarf Paperbark	Open Space
Melaleuca thymifolia	Thyme Honey Myrtle	Open Space
Melaleuca viminalis	Bottlebrush	Open Space
Parsoonia virgata	Geebung	Open Space
Philodendron 'xanadu'	Xanadu	Open Space
Pittosporum tobira 'miss muffett'	Miss Muffett	Feature
Syzigium 'Cascade'	S. leuhmanii x S. wilsonii	Feature
Viburnum odoratissimum	Emerald Lustre	Feature
Westringia fruticosa	Coastal Rosemary	Open Space



leptospermum 'pink cascade' philodendron xanadu banksia robur ficus okinawensis



syzigium cascade cycas revoluta philodendron xanadu



grevillea 'honey gem' viburnum odoratissimum melaleuca linarifolia

NOTE: The proposed planting palette is indicative only and may be extended once detailed design commences

PLANTING PALETTE

GROUNDCOVERS
AND CLIMBERS

Scientific Name	Common Name	Location
<i>Allocasuarina 'Cousin It'</i>	Prostrate She Oak	Feature and and Open Space
<i>Bracteantha bracteata</i>	Golden Everlasting	Feature and Open Space
<i>Clivia miniata</i>	Natal Lily, Bush Lily	Feature
<i>Grevillea 'Cooroora Cascade'</i>	Seedling from G. 'Golden Lyre'	Feature
<i>Grevillea 'Fanfare'</i>	G. gaudichuadii x G. longifolia	Feature and Open Space
<i>Grevillea juniperina 'molongolo'</i>		Feature and Open Space
<i>Helichrysum ramosissimum</i>	Yellow Buttons	Feature and Open Space
<i>Hibbertia scandens</i>	Golden Guinea Vine	Feature and Open Space
<i>Myoporum parvifolium - fine leaf</i>	Creeping Boobiialla - Fine Leaf	Open Space
<i>Ophiopogon japonicus</i>	Mondo Grass	Feature and and Open Space
<i>Trachelospermum jasminoides</i>	Star Jasmine	Open Space

GRASSES

<i>Carex appressa</i>	Tall Sedge	Open Space
<i>Ficinia nodosa</i>	Knobby Club Rush	Open Space
<i>Hymenocallis littoralis</i>	Spider Lily	Feature
<i>Liriope muscari</i>	Evergreen Giant	Open Space
<i>Lomandra hystrix</i>	Matt Rush	Feature and Open Space
<i>Lomandra 'Shara'</i>		Feature and Open Space
<i>Themeda triandra</i>	Kangaroo Grass	Open Space
<i>Schoenoplectus mucronatus</i>	Bog Bulrush	Feature
<i>Xanthorrhoea fulva/latifolia</i>	Grass Tree	Open Space

WSUD

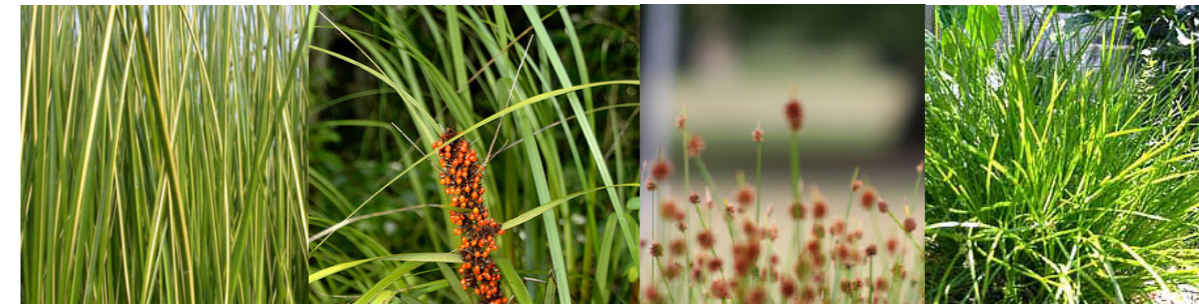
<i>Baloskion pallens 'Didgery Sticks'</i>	Didgery Sticks	Swale and Bio-retention
<i>Baumea rubignosa</i>	Soft Twigrush	Swale and Bio-retention
<i>Carex appressa</i>	Tall Sedge	Swale and Bio-retention
<i>Cyperus exaltatus</i>	Tall Flat Sedge	Swale and Bio-retention
<i>Ficinia nodosa</i>	Knobby Club Rush	Swale and Bio-retention
<i>Gahnia aspera</i>	Sword Grass	Swale
<i>Gahnia sieberiana</i>	Rough Saw-sedge	Swale
<i>Imperata cylindrica</i>	Blady Grass	Swale and Bio-retention
<i>Juncus usitatus</i>	Common Rush	Swale and Bio-retention
<i>Isolepis inundata</i>	Swamp Club-rush	Swale and Bio-retention
<i>Lomandra hystrix</i>	Matt Rush	Swale and Bio-retention
<i>Themeda triandra</i>	Kangaroo Grass	Swale and Bio-retention



allocasuarina 'cousin it' grevillea 'cooroora cascade' trachelospermum jasminoides myoporum parvifolium



carex appressa ficinia nodosa gardenia radicans liriope evergreen giant

























baumea rubignosa gahnia aspera isolepis inundata lomandra hystrix

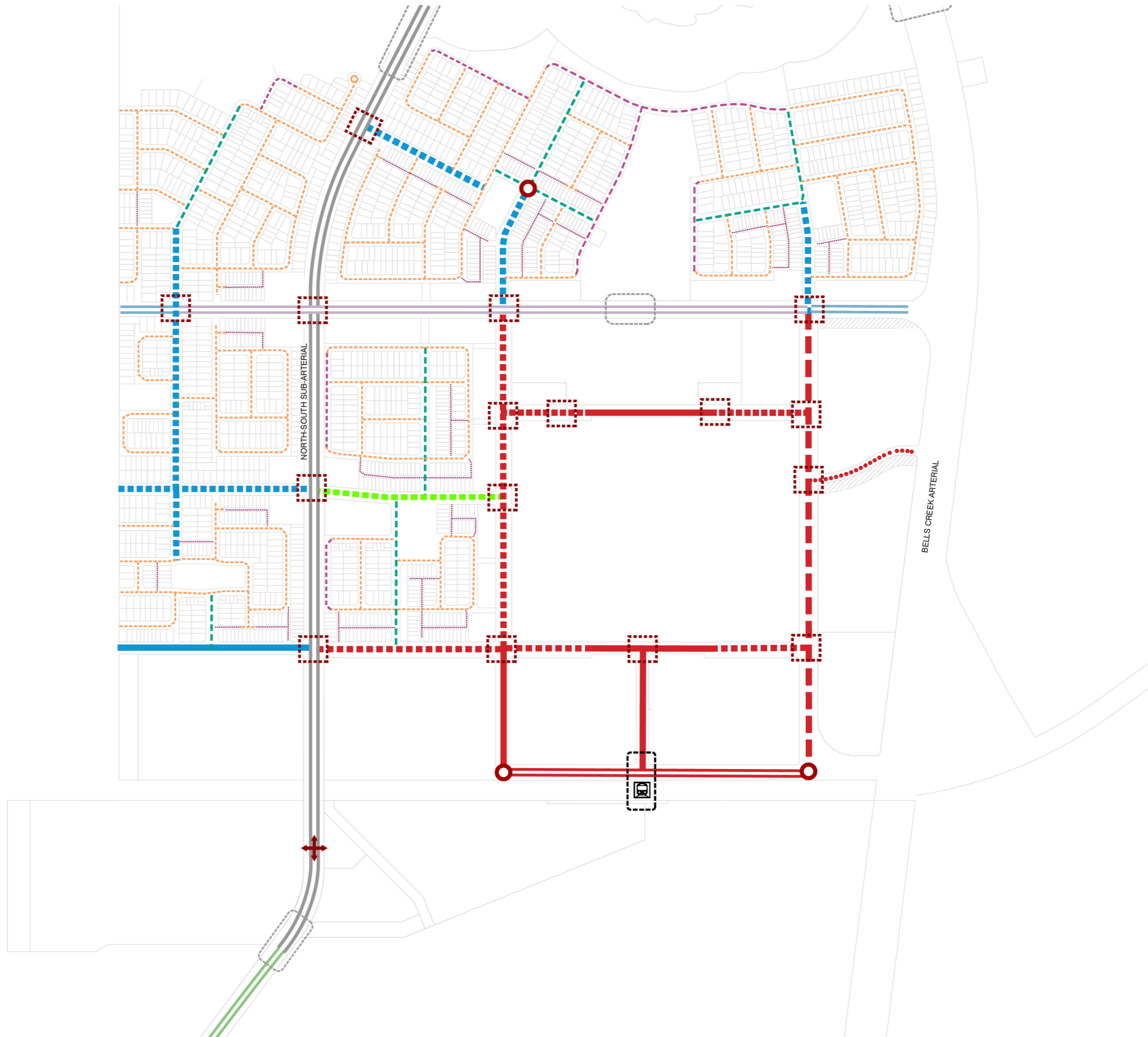
NOTE: The proposed planting palette is indicative only and may be extended once detailed design commences



APPENDIX L ROAD HIERARCHY

LEGEND

SUB-ARTERIAL ROADS		
	Sub-Arterial 1	40.0m
	Sub-Arterial 1	27.5m
	Sub-Arterial 2	29.0m
	Sub-Arterial 2	34.0m
CONNECTOR ROADS		
TRUNK		
	Trunk Connector	24.0m
	Green Street	24.0m
NEIGHBOURHOOD		
	Neighbourhood Connector	24.0m
CENTRE		
	Centre Connector — One Way	18.0m
	Centre Connector (CC2)	24.0m
	Centre Connector (CC1)	31.0m
	Centre Connector — Transit Esplanade	30.0m
	Centre Connector (CC1)	36.0m
ACCESS STREETS		
	Access Street — Green Link	17.5m
	Neighbourhood Access Street (7.5m wide carriageway)	15.5m / 16.0m (16.0m wide in Precinct 7 only)
	Neighbourhood Access Street (5.5m wide carriageway)	13.5m
	Neighbourhood Laneway	6.5m
INTERSECTIONS		
	Signalised Intersection	
	Roundabout	
	Unsignalised 4-way Intersection	
	Transit Hub	
	Train station	
	Pedestrian Underpass	

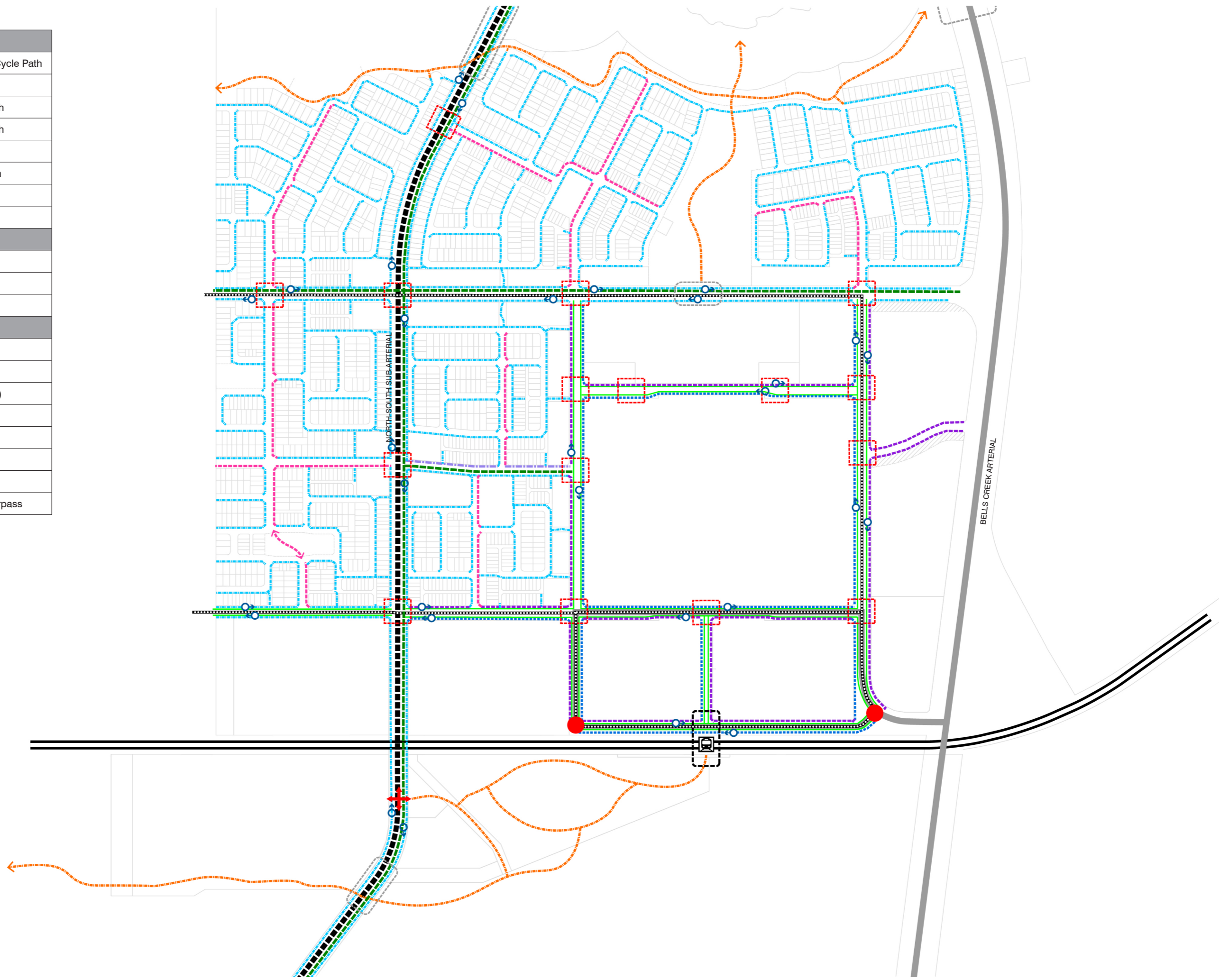




APPENDIX M CONNECTIVITY PLAN

LEGEND

PEDESTRIAN / CYCLE MOVEMENT	
	3.0m Wide Contraflow / Dedicated Cycle Path
	3.0m Wide Recreation Trail
	4.5m Wide Off-Street Pedestrian Path
	2.5m Wide Off-Street Pedestrian Path
	2.5m Wide Off-Road Shared Path
	2.0m Wide Off-Road Pedestrian Path
	1.5m Wide Pedestrian Path
	1.7m Wide On-Street Cycle Lane
INTERSECTIONS	
	Signalized Intersection
	Roundabout
	Unsignalised 4-way Intersection
PUBLIC TRANSPORT	
	Transit Hub
	Train station
	Regional Express Route (Bus Lanes)
	Regional Routes (Bus Lanes)
	Local Routes
	Railway Line
	Indicative Bus Stop Location
	Pedestrian / Cycle Underpass / Overpass





APPENDIX N ACID FROG MANAGEMENT CODE

Caloundra South Priority Development Area

Things to note for engineers, planners and landscape architects in reference to the Wallum Sedge Frog

1. With the exception of creek areas that adjoin the Environmental Protection Zone (EPZ, see Figure 1 over leaf), any design work south of Lamerough Creek and north or south of Bells Creek North and Bells Creek South will generally need to accommodate (on each side of the creek, see Figure 1):

- a. 25m Riparian Buffer Zone,
- b. 50m Frog Zone
- c. 50m Frog Buffer,
- d. 30m Lifestyle Buffer

The required setbacks / zones / buffers are measured from the high bank.

2. WSUD is permissible in the Frog Buffer
3. Sports related facilities are permissible in the Lifestyle Buffer
4. A total of 152ha of Wallum Sedge Frog Habitat is allowed to be removed based on surveys conducted in 2012 (see grey areas on Figure 2 overleaf, consistent with development consent),
5. A total of 152ha of created compensatory Wallum Sedge Frog Habitat must be established (in stages) across the development site (outside of EPZ) – i.e. Frog Zone.
6. Key documents (more recent than the PER)
 - a. 2013 Caloundra South Wallum Sedge Frog Management Plan (Stockland, December 2013)
 - b. 2014 Construction Environmental Management Plan Precinct 1/ Part Precinct 3/4 (Browns, June 2014)

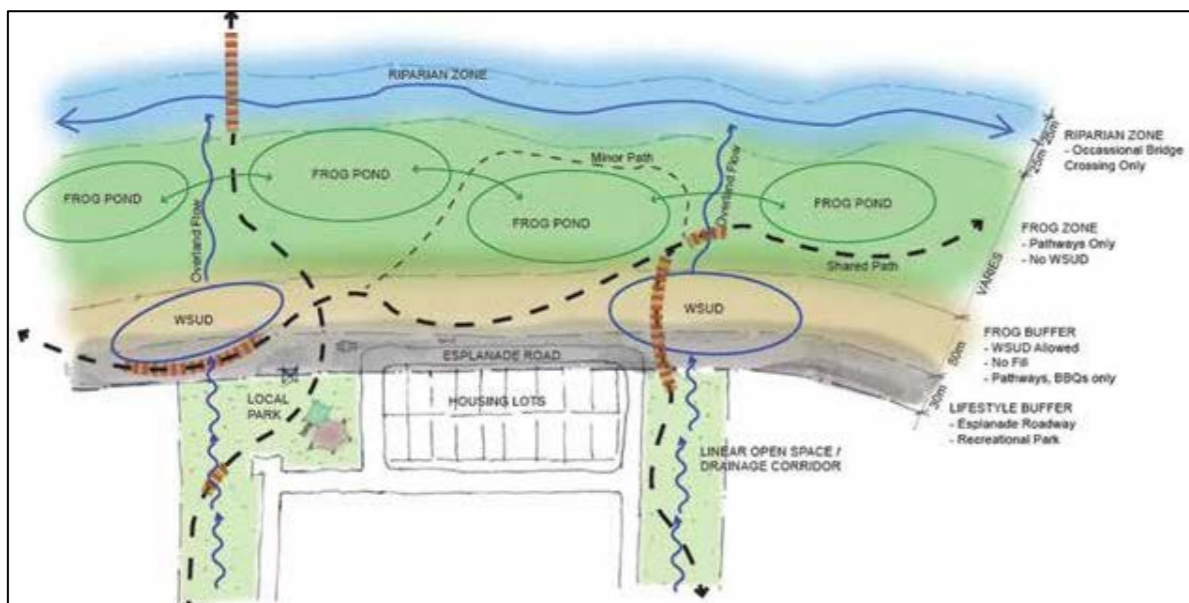


Figure 1 : Diagrammatic representation of riparian zone, development and interaction with Wallum Sedge Frog requirements

Table 2: Activities Compatible within Conservation and Other Zones

Re-creation opportunity	Riparian Corridor	Frog Zone	Frog Buffer	Lifestyle Buffer	Sports/Rec/Urban Zones	Comments
Boardwalks	✓	✓	✓	✓	✓	Acceptable in Frog Zones, boardwalks have been constructed in areas of sensitive frog habitat without any obvious significant impact on frogs. Boardwalks in the riparian corridor would be sensitively designed and would not enable direct access to the creek.
Pedestrian paths	✓	✓	✓	✓	✓	Acceptable in Frog Protection Zones provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided in frog Protection Zones. Paths in the riparian corridor would be sensitively designed and would not enable direct access to the creek.
Seating and interpretive /educational signage	✓	✓	✓	✓	✓	Acceptable in Frog Protection Zones provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided in frog Protection Zones.
Cycleways	✓	✓	✓	✓	✓	Acceptable, provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided in Frog Protection Zones (inc. Frog Buffer). Cycleways in the riparian corridor would be sensitively designed and would not enable direct access to the creek.
Water Sensitive Urban Design (WSUD)	✗	✗	✓	✓	✓	WSUD within wallum frog breeding areas is considered inappropriate as this benefits competitive species. As earthworks are likely to be required, location in Frog Buffer should be minimised. All WSUD should be off-line from frog breeding habitat to ensure no mixing of water chemistry/hydrology.
BBQ site/table and chairs	✗	✗	✗	✓	✓	Acceptable within Frog Buffer, provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided.
End of trip cycle facilities	✗	✗	✗	✓	✓	Acceptable, within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.
Toilets	✗	✗	✗	✓	✓	Acceptable (if not in-ground infiltration systems), within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided
Playgrounds	✗	✗	✗	✓	✓	Acceptable, within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.
Lakes	✗	✗	✗	✓	✓	Acceptable within Lifestyle Buffer and beyond. Should be placed as far from frog habitat as possible. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.
Informal spaces/kick a bout	✗	✗	✗	✓	✓	Acceptable, within Frog Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided. For use in Frog Buffer minimum 30m buffer is required from frog breeding areas.
Community Event Spaces	✗	✗	✗	✓	✓	Acceptable, within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.
Bowls Club	✗	✗	✗	✓	✓	Assumed location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Tennis Court/Hard Court	✗	✗	✗	✓	✓	Assumed location within lifestyle and sport & recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Car park	✗	✗	✗	✓	✓	Assumed location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan. Drainage should be off-line from frog habitat given potential for hydrocarbons in run-off.
Clubhouse	✗	✗	✗	✓	✓	Assume location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Sports Oval	✗	✗	✗	✓	✓	Assume location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Sports Centre	✗	✗	✗	✓	✓	Assume location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Fertilized and maintained playing surfaces and lakes associated with a golf course	✗	✗	✗	✓	✓	Fill and direct application of fertiliser for greens and fairways are inappropriate within frog core habitat and buffer due to the risk of adverse run-off and weed infestation. Permanent water features, which may provide habitat and source populations for competitive species and predatory fish, will be restricted to the Lifestyle Buffer and beyond and be offline (including during flood events) to frog ponds. Assume sustainably designed (and certified) golf course.



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