Design Essentials

Stockland Residential Communities

Gateway

Covenant Stages 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25a

28, 29, & G (55) only

AURA

WELCOME TO THE DESIGN ESSENTIALS

The Design Essentials form part of your Contract of Sale and assist when designing your home and landscape. They are designed to create an attractive streetscape that results in a cohesive urban form, while not precluding individual design solutions.

Stockland encourages a variety of architectural styles and materials in the design of your home. Stockland reserves the right to approve works which do not comply with the Design Essentials where considered to be of merit and to vary the requirements of the Design Essentials at its discretion.

The Design Essentials apply in addition to, and not in lieu of other statutory requirements. Approval from your Local Government Authority or a registered building certifier will be required in addition to any approval given by Stockland.

THE APPROVAL PROCESS

Step 1 - Stockland Design Essentials Approval

Before undertaking any building work, you must first obtain written approval from Stockland. In addition to these 'Design Essentials', your builder or architect will need to review the documentation applicable to your property, which is available in the Reference Library of Stockland's online design application system "i-Scope". They will also be required to discuss with your Local Council any specific codes or conditions which may apply to your lot.

Your builder or architect will submit your design to Stockland via the Builders Portal website, www.stockland-iscope.com.au. Stockland will issue a 'Design Approval' where the plans appropriately comply with the Design Essentials. Where not suitably complying, Stockland will identify the items requiring further consideration. Where amendments are necessary, revised plans are to be submitted to Stockland for approval before you can build.

Step 2 – Local Building Approval

Upon receipt of your approval from Stockland, an application can be made to the relevant authority to receive approval for building.

Siting requirements	• For siting and setback requirements please see 'Statutory Requirements' contained in the Plan of Development in *Annexure 1*. • For lots with a north and east orientated frontage, dwellings may be sited towards the rear of the lot thereby creating for private recreation space between the street front property boundary and building line. Please refer *Annexure 2*.
Dual Living Home requirements	• Dual Living Homes for the stages mentioned within this Design Essentials Booklet are only permitted on lots with a street frontage of 16mtrs or greater. • A Dual Living Home must have the design effect of one (1) single residential dwelling from the road/street frontage or within public view. • Dual living homes are Not permitted on Corner Lots 'or' Secondary Street Lots visible from a main collector road, public space, walkway, park or road reserves. • The primary dwelling is permitted to have one (1) entry door visible from the street. The Dual Living entry door must be hidden from view from the street frontage to give the effect that the home is one (1) single residential dwelling. • Garages must be located side by side. With the single garage setback 0.6mtrs back from the double garage. Creating the effect that the home has a 3 car garage. To give the effect that the home is one (1) single residential dwelling. • The primary dwelling is to be greater in size (m²) to the Dual Living Home. The m² size of the Dual Living Home is permitted to be a minimum of 45m² to a maximum of 75m² only. The m² size of the Dual Living Home excludes the garage and a 4m² size covered entry porch area only. All other under roofed areas of the home is included in the m² size of the Dual Living Home. • The requirement of a 5000ltr water tank is to be applied to the dwelling treated as one (1) combined dwelling. The water tank is to comply with the requirements included under Water Tank requirements within this document.
Glazing to the street requirements	• The façade area (excluding the garage door) facing a street or public area is to include sufficient glazing (minimum 10%) to allow for passive surveillance of the street. • The facade must incorporate at least one (1) opening to allow for cross ventilation.
Front Façade Articulation and Design (including garage requirements)	• Façade Repetition of homes within the same street. Stockland reserves the right to ensure there is no repetition of the same front facade within two houses either side of a home and the equivalent on the opposite side of the street across from a home. • Walls may be up to 7.5m long before a change in setback and eave line of at least 450mm is required. This includes ground floor and 1st floor front facades. • The primary entry is to incorporate a covered roof area with a minimum depth of 1.5mtrs. • A covered roof/porch area may be reduced to a depth of 1mtr where a gatehouse is incorporated into the front fencing in accordance with the requirements within this document. **Garage Requirements:** • Garages on single storey homes are to be setback a minimum 450mm behind the front building line of the home. • Garages on single storey homes are permitted to be constructed forward of the building line to a maximum of 1mtr where a front fence is to be constructed out to the front boundary of the lot and be constructed forward of

Front Façade Articulation and Design (continued - including garage requirements)	the garage. This fencing is to meet the front fence requirements within this document. • Garages on single storey homes are permitted to be constructed forward of the building line greater than 1mtr where a front fence is to be constructed out to the front boundary of the lot and be constructed forward of the garage. This fencing must incorporate a gatehouse and is to meet the front fence and gatehouse requirements within this document. • Garages on corner allotments are permitted to be constructed forward of the building line however will need to include additional landscaping in addition to the minimum landscaping requirement to be met. • Garages on double storey homes are permitted to be constructed forward of the building line where the first (1st) floor of the home is to be constructed as EITHER a cantilever design with an overhang over the garage of 1.0mtr (excluding eaves) OR the first (1st) floor is to be constructed within at least 1.0mtr of the ground floor garage wall for this requirement to be approved. • For two storey homes, the upper storey must extend for at least 50% of the total width and length of the home as viewed from the street or roadway and the upper storey facing the street or roadway must have sufficient glazing proportional to the size of the upper storey as determined by Stockland.
Secondary Street Façade Design Articulation	• On Secondary Street Facades (not limited to corner lots) walls may be up to 7.5mtrs long before a change in setback and eave line of at least 450mm is to apply. This requirement includes facades visible from road reserves, easements, public walkways/footpaths and parks.
Garages and Carports	• Freestanding or attached carports and garages must include a roof design and design features which are consistent with the form and materials of the home. These items are to meet the setback requirements for garages. • Carports must allow lock up and screened storage when visible from the front and secondary street facades.
External Wall Finish requirements	• Homes are to be constructed to reflect contemporary Queensland Architecture and have regard to the climatic conditions of the area and the estate's unique location. • The use of other building materials such as cladding or other contemporary building products are encouraged and can be applied to the home. Building materials selected must be displayed on the plans at time of plan submission for covenant approval. All other External Wall Finish requirements are to be met. • External house walls in masonry (with the exception of face brick) for the front and secondary street facades are to be rendered. • Side and Rear house walls in masonry are permitted to be bagged and painted. (Please note, if the home has a secondary façade, 1st floor level/s on double storey homes or any façade visible from a main collector road, public space, walkway, park or road frontage then bag and paint is not permitted). • As a feature, there is to be either 2 different materials and/or 2 different colours to be applied to the front and secondary street external wall facades of the home. Garage doors, front entry doors, window frames, roof gables and infill materials do not form part of the two (2) different materials and/or two (2) different colours to be applied. • Where face brick is chosen the brick must be uniform in colour, smooth in shape and include a complimentary mortar. Natural mortar (Grey in colour) is not permitted. A non permitted brick type listing can be obtained from the Stockland Sales Professional or your chosen Builder. Plans submitted for approval must detail the brick type, colour selection and mortar information at time of plans submission. Approval of other brick and/or mortar type is at the sole discretion of Stockland.

	• Double height face brick is not permitted. Unfinished 'common' bricks are not permitted.
Water Tank requirements	• A mandatory requirement is that all homes within the Aura Community are to have a water tank installed at time of construction. • The requirement of a 5000ltr water tank is to be applied for all Detached Homes. The requirement of a 3000ltr water tank is to be applied for all Attached Homes ie: Duplex's or Terraces. • Rainwater Tanks must receive rainfall from at least one half of the roof catchment area. Rainwater Tanks must supply water for external use and internal use to toilet cisterns, laundry and external fixtures. • The water tank is to be displayed on the site plan at time of plan submission for covenant approval as siting requirements for all water tanks are to be checked with the covenant assessment.
Roof Form and Colour requirements	• As a positive energy efficiency requirement all homes within the Aura Community are to meet the criteria for "Cool Roof" requirements. • All house roofs within the Aura Community will need to meet a solar absorptance rating of less than 0.5. The solar absorbtance rating is included in each roof companies selection brochures to assist Stockland purchasers to make their selection to meet this rating score. • Roofing must be of a scale, colour and form representative of contemporary Queensland Architecture. • 30 degrees is the maximum pitch for any roof. • 15 degrees is the maximum pitch for the main skillion roof.
Driveway requirements	• All crossovers and driveways are to be completed prior to occupation. • Driveways must not be a plain concrete finish. A painted driveway is not permitted. • There is to be no movement of any driveway location. Individual driveway locations are approved and displayed on the Plan of Development and Building Envelope Plan. If a driveway is adjusted, any movement can only apply to the standard setback of the lot. A change to driveway locations can disrupt on street parking, tree planting locations, letterbox locations and driveway locations on adjoining lots.
Access to Letterbox requirements	• All properties must provide clear access for a postal delivery motorbike to deliver mail to their letterbox. • If properties have a garden feature or bio pod adjoining their property boundary the letterbox must be orientated towards the driveway and not orientated out towards the front property boundary. This will allow for postal deliveries to occur safely and efficiently to the letterbox. • If the letterbox is effected by these items and is not orientated for ease of delivery, postal items may not be delivered to the property.

Landscaping requirements	• A maximum of 50% of the front and secondary property boundaries (not including driveways, decks or paths) is to be turfed. • The remaining 50% (or greater) of the front and secondary street property boundaries are to apply a mixture of shrubs, plants and trees. • For Villa and Premium Villa lots, there must include a minimum of 2 x 1.5mtr high plants or trees (at time of planting) between the property boundary and front of the house. A minimum of 1 of these species must be selected from the approved tree species list included in *Annexure 3* of this document. • For Courtyard, Traditional and Premium Traditional Lots, there must include 3 x 1.5mtr high plants or trees (at time of planting) between the property boundary and front of the house. A minimum of 2 of these species must be selected from the approved tree species list included in *Annexure 3* of this document. • For all lots, the balance of the 50% planting area must include grasses, groundcovers and/or shrubs at a coverage of approximately 4 plants /m². • All landscaping to the front and secondary property boundaries (if not included in the building contract by the builder) are to be completed within 6 weeks of occupation to the home. • A Landscaping Plan matching the above requirements must be submitted at the time of plan submission for Covenant Approval to be obtained.
Fencing General **(incl screening)**	• Please ensure all proposed fencing is discussed with your adjoining neighbour prior to construction. Please refer to the relevant Neighbourhood Disputes Resolution Act 2011 and/or any guidelines in your State & Local Government regarding fencing requirements. • Please ensure all fencing is constructed at a maximum of 1.8mtrs in height. There is to be no extensions or screening devices that are applied to any fence to exceed 1.8mtrs in height. Any extension, screening or additional materials attached to the top of any fencing will be in non-compliance of the covenant. Any such item will be required to be removed by the owner of the property at the owners expense.
Front Fencing requirements **(incl Gatehouses)**	• All front fencing to be constructed will require a covenant approval to be obtained by the Stockland Covenant Department prior to construction. • All front fencing is to be displayed on the site plan at time of plan submission for assessment and approval. • Front fencing is to be a maximum of 1.8m in height. • Any front fencing greater than 1.2mtrs in height is to apply at least a minimum of 50% transparency to the complete length of the fence. • All Courtyard, Traditional and Premium Traditional lots are to apply design features within the front fencing ie: articulation with design features, planters or stepped garden beds to create a design feature for each 3mtrs of front fencing. • Front fencing must not include any unfinished materials. Timber fencing must be painted. Masonry is to be rendered and painted and is to incorporate feature elements. Refer *Annexure 2* for suggested fencing design. • Front fencing may not be of colourbond construction. • Where there is no front fence constructed the side fence must return to the side of the house a minimum of 1mtr behind the side building line. Must not include any unfinished materials ie: timber must be stained or painted; masonry is to be rendered and painted. • Front fencing may incorporate a roofed gatehouse, where the gatehouse has a maximum area of 4m², has a street elevation of not more than 2m wide and is not more than 3m in height. The gatehouse is to incorporate the house number and letterbox.

Secondary Street Fencing requirements (not limited to Corner Lots)	• Secondary street fencing is to be a maximum of 1.8m in height. • Is to be capped to the top section of the fence and returns with the same material as the secondary fence material. • Must not include any unfinished materials ie: timber must be stained or painted; masonry is to be rendered and painted. • Secondary fencing may be of colourbond construction limited to certain colour requirements only. A non-permitted colourbond fencing colour listing can be obtained from the Stockland Sales Professional or your chosen Builder. Plans submitted for approval must detail the colour of the colourbond fencing at time of plan submission. • Where there is no front fence to be constructed, the secondary/corner side fence must return to the side of the house a minimum of 1mtr behind the side building line. Must not include any unfinished materials ie: timber must be stained or painted; masonry is to be rendered and painted. • Where the side boundary of a lot forms the rear boundary of an adjoining lot (usually a corner lot) the side fence may continue to the front of the lot. • Fencing details are to be displayed on the site plan at time of plan submission.
Side & Rear Fencing requirements	• All side and rear fencing is to be a maximum of 1.8m in height. • Where there is no front fence to be constructed, the side fence must return to the side of the house a minimum of 1mtr behind the side building line. Must not include any unfinished materials ie: timber must be stained or painted; masonry is to be rendered and painted.
Developer Works (Including Retaining Walls, Fencing, Parks or Entry Statements)	• Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed by the Developer. • All fencing connected to any developer fencing must taper for the final 3mtrs to meet the height of the developer fencing
Retaining Walls	• Please discuss all proposed retaining walls with your adjoining neighbour prior to construction. Please ensure that the height of the retaining is appropriate to suit the finished ground levels on all adjacent blocks. • Retaining walls visible from the street, park or public space areas are to be constructed from masonry with a rendered and painted finish and/or stone only. Where retaining walls are located a minimum of 1mtr behind the side building line and is not visible from the above listed areas the retaining wall can be constructed of timber sleepers.
Outbuildings (including sheds and structures)	• All outbuildings and sheds must be constructed behind the front or secondary street building line of the home and are not to be visible from the front and secondary street or any public area. • All outbuildings including sheds must be displayed on the site plan at the time of plan submission for a Covenant Approval to be obtained prior to construction. • All structures including but not limited to gazebo's, alfrescos, patios, verandahs and porch areas including extensions or renovations which are to be applied to the home after builder handover or after the original plans for the lot have been covenant approved the owner and builder will be responsible for obtaining a covenant approval for these structures prior to construction. Items including but not limited to: location and siting of the structures, material, size and height, site coverage, external material and colours will need to be checked and approved prior to construction. These structures may also require a Council approval and building permit prior to construction which will be the owner and builders responsibility. • Sheds must be of a colour complimentary to the main home or roof colour. Unfinished metal sheds of any size are not permitted. Any shed larger than a

	3mtr x 3mtr garden shed will need to apply the standard setbacks for the lot and may require a council permit and be taken into consideration for the site coverage % of the lot also.
Clothesline	• An external clothesline is to be included to each home in the Aura Community. The external clothesline will need to be clearly displayed on the site plan at the time of plan submission. • All clotheslines must be constructed behind the front or secondary street building line of the home and are not to be visible from the front and secondary street boundaries or any public areas.
Non-Ground Mounted Plant or Equipment	• Roof mounted items visible from the street or public spaces must be minimal including but not limited to: satellite dishes, TV aerials, hot water services, air conditioning units, heating units. Solar panels and collectors for hot water units are the exception when orientated to maximise their effectiveness.
Ground Mounted Plant or Equipment (Inc rubbish bin storage, water tanks and sheds)	• All ground mounted services are not to be visible from any street or public space. This includes but is not limited to homes constructed on corner lots, visible from easements, walkways/footpaths, parks and road reserves. These items may include: heating & cooling units, rubbish bins or compost bins, swimming pool equipment, gas bottles, rain water tanks, clothes lines and sheds. • If bin storage is proposed on a small house design which does not have side access only, a bin storage enclosure is to be designed to completely screen the bins to be non transparent through the screen completely. The bin location and screening device is to be included on the site plans at time of plan assessment for a covenant approval to be obtained prior to construction.
Energy Efficiency requirements	• All dwellings are to be wired with an “off-peak” energy circuit enabling the general household appliances to be connected at the discretion of the home owner. • All pool/spa pumps are to be 5 star energy rated or connected to “off-peak” energy circuits. • All split system air conditioners are to be “peak smart” enabled and activated. • All hot water systems are to be connected to “off peak” energy circuits unless solar hot water is installed and/or LP Gas continuous flow hot water systems.
Acoustic requirements	• Some lots within the Aura Community are potentially impacted by road traffic noise. These lots are marked on the Plan of Development in *Annexure 1*. • For affected lots, 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’.
National Broadband Network (NBN)	• AURA will be supplied with NBN network. In-house wiring must comply with the requirements of NBN in-home wiring guide including Home Distributor, Conduiting, Category 6 wiring and power supply. • The owner and the builder will be responsible for these requirements with the owner to speak with their chosen builder if any additional wiring to the home internally and externally is to be provided at time of house construction.
Sewer or Manhole Zone of Influence requirements	• Please ensure all works that are carried out which are adjacent to any sewer or manholes including but not limited to landscaping and earthworks are to be applied and to ensure that the sewer or manhole is not impacted upon. • This may include covering, burying, modifying, changing and causing damage to the manhole. Any works carried out that impact on the manhole will need to be rectified at the property owners expense.

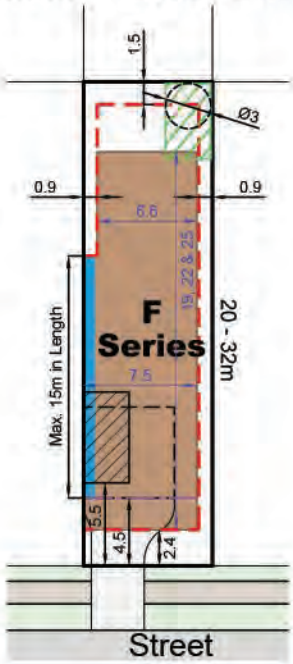
Presentation and Maintenance of your lot and completed home	An owner/builder must not permit; cause or authorise any damage to: • any adjoining lot and/or • any other part of the Aura Community including but not limited to footpaths, kerb and channel, roadways and/or landscaping. Where such damage occurs and Stockland is required to undertake repairs and rectifications, the owner/builder of the lot will be responsible to pay the cost of these works. Your property must be kept in a clean and tidy state at all times. Silt fences and rubble driveways are in place and must be maintained during the total construction of your home. Where rubbish, soil and grass cuttings are washed or blown from your lot and Stockland determines it is necessary to remove this rubbish, you will be responsible to pay for the cost of the removal. The owner/builder must maintain an industrial waste bin or fully wrapped cage bin on site at all times. The bin is to be established on site as soon as construction has commenced. This waste bin must be regularly emptied and must be covered when full so no material escapes the waste bin. The site must be cleared of any rubbish or building material on a daily basis with this rubbish and building material placed into the waste bin each afternoon when building activity has finished for the day. No excavated material, rubbish or dumping shall be placed on any adjoining lot, private or public area within Aura. For vacant lots that have been sold and settled, the individual owner is responsible for the presentation of the lot. Should excavated material or rubbish be dumped upon the lot, the owner is to address this directly with the adjoining owners/builders. When the home is constructed, the owner is responsible for maintaining the front and secondary street frontages. All turf and garden areas are to be kept mowed and maintained and is the owners responsibility.

GLOSSARY OF TERMS

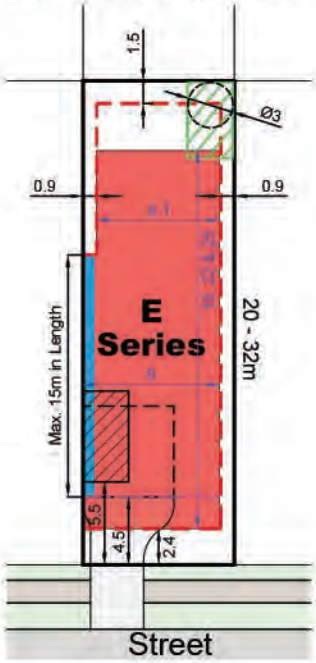
'Common' Brick	• Brick made for general building purposes and not specially treated for colour and texture.
Front Building Line	• The line of the closest point to the front boundary either measured to the wall of the house or the Outer Most Structure (including but not limited to porticos, porch or verandahs). The Outer Most Structure excludes gatehouses constructed within the front property boundary or front setbacks.
Façade Area	• Façade Area is calculated as a square meter measure of the entire vertical surface of the elevation of the house visible from the Street or Public Area.
Glazing	• Any fixed or opening panel made from glass.
Eave Line	• As explained in the Plan of Development attached *Annexure 1*.
Setback	• The distance measured from adjacent boundary of the lot to the wall of the home as per the Plan of Development setback requirements.
Public Area	• Any area accessible to the public including but not limited to parks, conservation areas, walkable waterfront, walkways/footpaths and easements.
Building and Other Legislation Amendment Act 2009	• The Design Essentials are to be read and applied subject to the requirements of the Building and Other Legislation Amendment Act 2009 (Act). If any term, requirement or condition in these Design Essentials (or any part of them) is invalid or unenforceable for any reason (including as a result of the application of the Act) the remaining terms, requirements and conditions will continue to apply and will be valid and enforceable to the fullest extent permitted by law.

Statutory Requirements	• Plan of Development

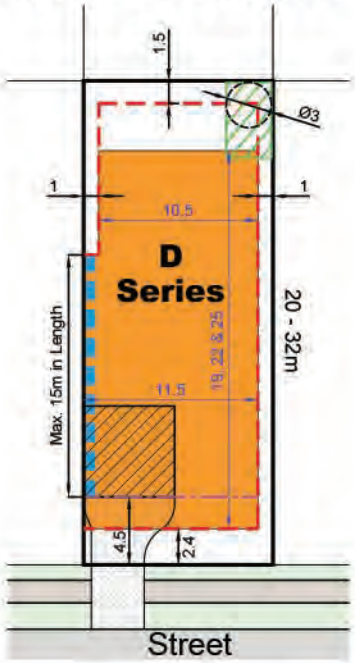
Mode Allotment
8.5m – <10m Wide



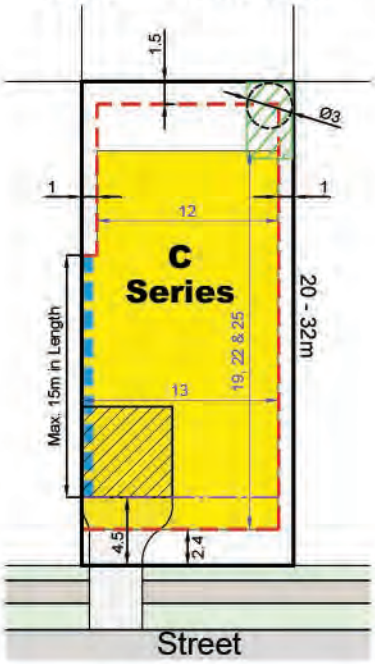
Villa Allotment
10m – <12.5m Wide



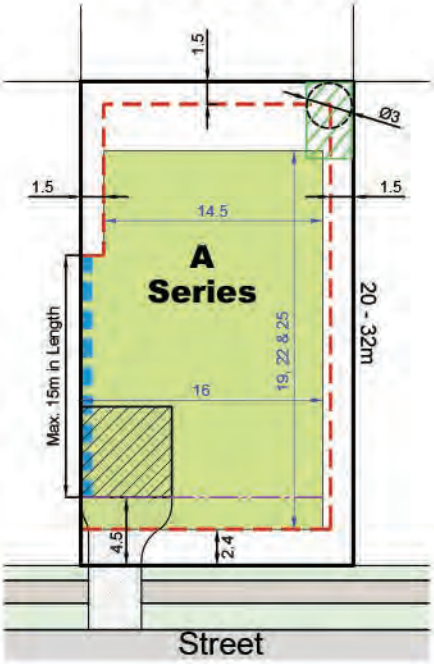
Premium Villa Allotment
12.5m – <14m Wide



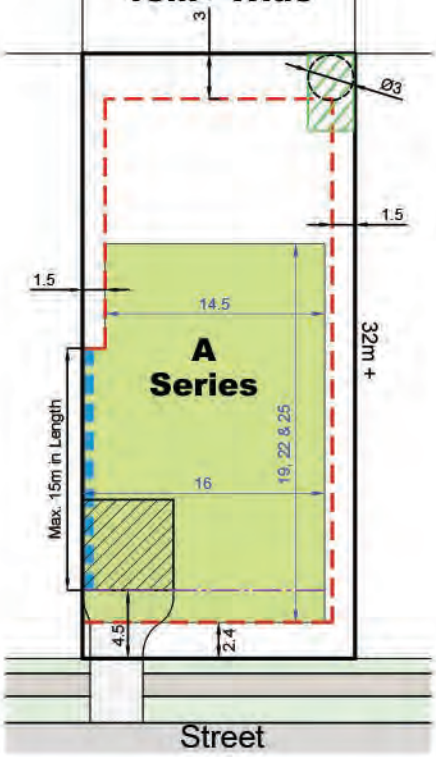
Courtyard Allotment
14m – <18m Wide



Premium Traditional Allotment
18m+ Wide



Large Allotment
18m+ Wide



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2013/430
Date: 4 AUGUST 2017
Queensland Government

Legend

- Maximum Building Envelope
- Building Setback Dimensions
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Garage Setback to Front Boundary
- Stockland product envelope
- Building product dimensions
- Preferred private open space location 15m² min. with min. dimension of 3m
- Indicative driveway location
- Garage location
- Single garage for single storey dwelling
  Double garage when 2 storey dwelling^

^ selected villa lots may have a double garage on a single single storey dwelling provided design controls are met - refer Plans of Development and Development Controls for Detached Allotments

RPS

SCALE 1 : 500 @ A4

0 5 10 15 20 25

Standard Detached Allotment Diagrams

Caloundra South - Precinct 2

Stockland

DATE : 05 July 2017 DWG # 167100 - 47Z Sheet 1 of 15

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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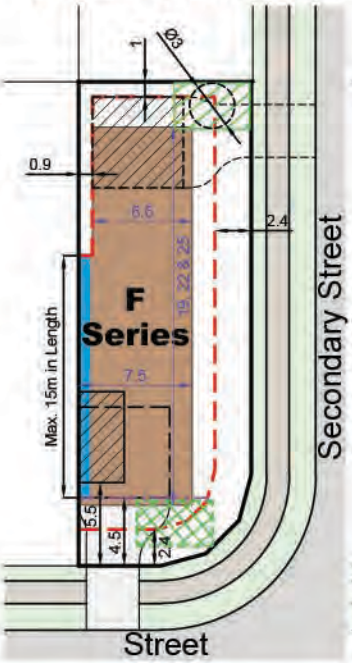
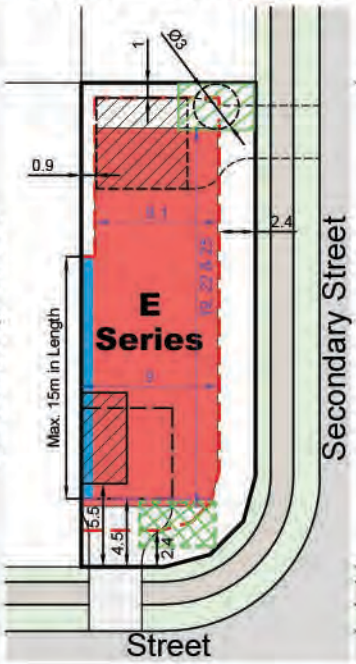
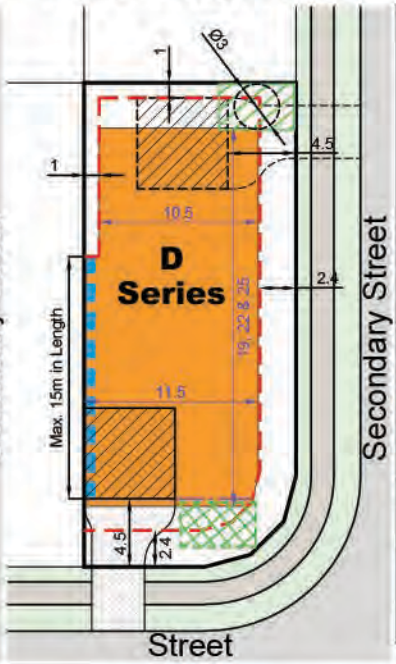
Mode Allotment
10m – <11.5m Wide



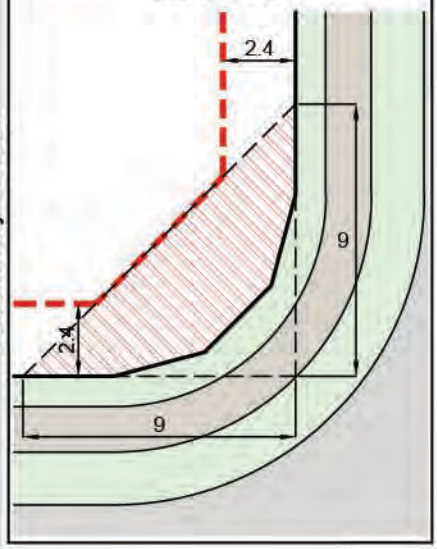
Villa Allotment
11.5m – <14m Wide



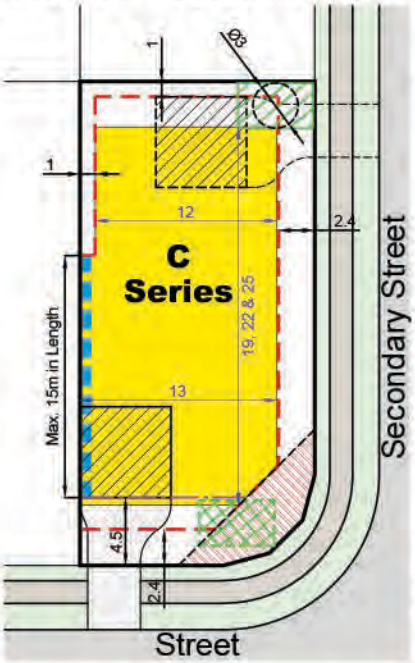
Premium Villa Allotment
14m – <15.5m Wide



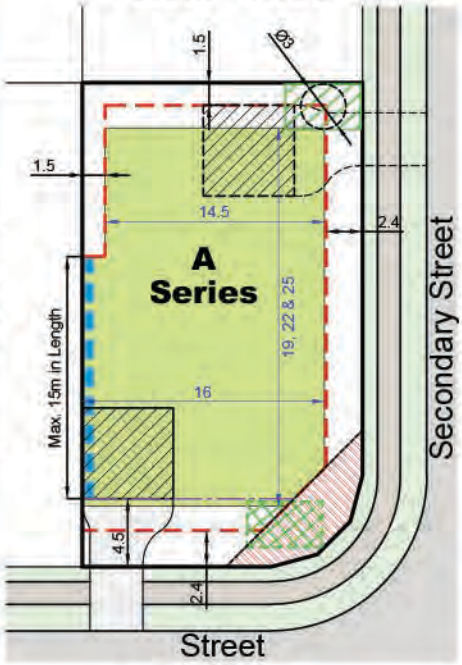
Corner Diagram
Scale: 1 : 250



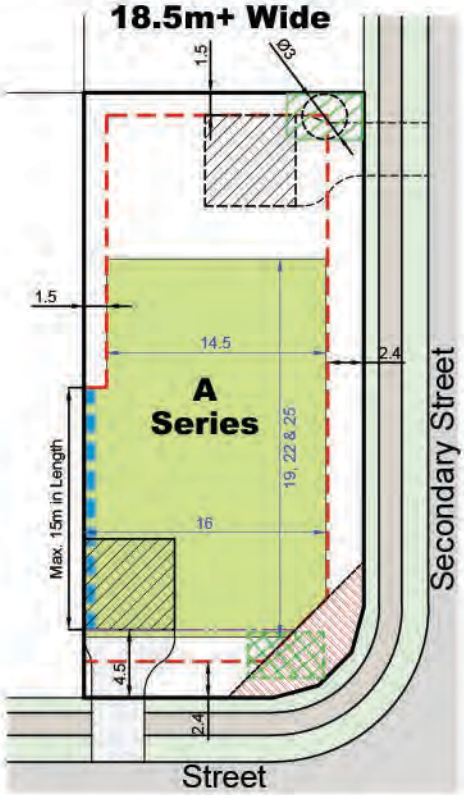
Courtyard Allotment
15.5m – <18.5m Wide



Premium Traditional Allotment
18.5m+ Wide



Large Allotment
18.5m+ Wide



Legend

- Maximum Building Envelope
- Building Setback Dimensions
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Garage Setback to Front Boundary
- Corner setback
- Stockland product envelope
- Building product dimensions
- Preferred private open space location 15m² min. with min. dimension of 3m
- Alternative location for private open space
- Indicative driveway location
- Alternative garage location on secondary street: double garage permissible
- Garage location
- Single garage for single storey dwelling
  Double garage when 2 storey dwelling^

^ selected villa lots may have a double garage on a single single storey dwelling provided design controls are met - refer Plans of Development and Development Controls for Detached Allotments

RPS

SCALE 1 : 500 @ A4
0 5 10 15 20 25

Detached Corner Allotment Diagrams

Caloundra South - Precinct 2 **Stockland**

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Plan of Development Table	Mode Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Traditional and Large Allotments		Multiple Residential Allotments (Duplex)	
	8.5m – <10.0m Wide		10.0m – <12.5m Wide		12.5m – <14m Wide		14m – <18m Wide		18m & above Wide			
	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front/Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4 ##	2.4 ##	2.4 ##	2.4 ##	2.4	2.4
							## 3.0m setback applies to all allotments within 'The Pocket'					
Garage	5.5m for single or tandem garages & 4.5m for double garages											
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	#1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram (0.5m for Lots 77, 83 & 1392).								^ 3.0m for Large Allotments		* Second side setback as no rear setback applies.	
Built to Boundary	0.0	0.9	0.0	0.9	0.0	1.0	0.0	1.0	0.0	1.5	0.0	1.0
Non Built to Boundary#	0.9	0.9	0.9	0.9	1.0	1.0	1.0	1.0	1.5	1.5	1.0	1.0
Corner Lots - Secondary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage and On-site Car Parking												
On site parking requirements (minimum)	1 space to be covered and enclosed 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 4.5m in width) or tandem garages are acceptable. Double Garages (greater than 4.5m in width) are permitted for: - 2 storey dwellings; and - single storey dwellings only on selected lots provided relevant Development Controls are met. Refer Plans of Development.		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 Single, tandem or double garage acceptable.	
Garage location	Garages are to be located along the built to boundary wall where shown on the approved Plan of Development.		Garages are to be located along the built to boundary wall where shown on the approved Plan of Development.		Garages are to be located along the built to boundary wall where shown on the approved Plan of Development.		Garages are to be located along the built to boundary wall where shown on the approved Plan of Development.		Garages are to be located along the western or southern boundary where appropriate.		Garages are to be located along the western or southern boundary where appropriate.	
Site Cover (maximum)	75%		60%		60%		60%		60%		75%	

Development Controls

General

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

Setbacks

4. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that abut a shared access driveway, a laneway, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback **does not apply**.
5. Setbacks are as per the Plan of Development Table unless otherwise specified. In the case of Courtyard, Traditional and Premium Traditional Corner Lots, an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. The setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
6. Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (ie. no rear boundary setback applies).
7. Built to Boundary walls are recommended where road frontage widths are less than 15 metres. Built to Boundary walls are optional for lots with road frontage widths equal to, or in excess of 11 metres. Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
8. Built to Boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres,
9. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street Frontage where eaves should not be closer than 2000mm;
   - Walls that are Built to Boundary.
10. Upper floor setbacks must not exceed the minimum ground floor setbacks.
11. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
    - a maximum area of 4m²; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Site Cover and Amenity

12. Site cover for each lot is not to exceed the maximum specified for the lot, including Multiple Residential Allotments (Duplex), unless the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
13. Private amenity space, must be provided and is not less than 15m² with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

Privacy & Overlooking

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

Fencing

15. **For Detached lots:**
    Fencing along primary street frontages must be either 50% transparent or max. 1.2m high. Fencing to secondary street frontages may be screen fencing max. 1.8m high and extend up to the front building line (main facade).
    For Multiple Residential (Duplex Lots):
    Fencing along primary and secondary street frontages must be either 50% transparent or max. 1.2m high.

(controls continue on page 2)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Sheet 1 of 2

Detached and Multiple Residential Allotments (Duplex) Notes & Tables

Development Controls

(continued from page 1)

Parking and Driveways

16. For all allotments the following applies:
    - Double garages will not be permitted on a single storey dwelling, on a lot less than 10.0m wide;
    - Double garages may be permitted:
      - On any Premium Villa, Courtyard, Premium Traditional, Large or Multiple Residential (Duplex) Lot;
      - On any lot 7.5m wide to less than 12.5m wide where the dwelling is more than one storey in height, and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling;
      - On any corner lot where the garage fronts the secondary street frontage as shown in the setback diagrams for detached corner allotments and minimum garage setbacks can be met;
      - On a single storey dwelling on selected Villa lots (refer Plans of Development) where the following design criteria are met:
        (a) The front facing building wall, which comprises the garage door/s, may not exceed an external width of 5.7m; and
        (b) The garage door width must not exceed 4.8m; and
        (c) The garage door must have a minimum 450mm eave above it and be setback a minimum of 240mm behind the pillar of the garage door; and
        (d) Must have a sectional, tilt or roller door; and
        (e) The front façade of the dwelling must include the following:
        - a front entrance door and windows with a sidelight.
        - a front verandah, portico or porch located over the front entrance, which extends a minimum of 1.6m forward of the entrance door.
        - the verandah, portico or porch is to include front piers with distinct materials and/or colours.
        (f) The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot; and
        (g) The driveway of the garage is to taper from the garage opening down to 3m at the lot boundary. The taper must occur on the central edge of the driveway.

    Any combination of a 'garage', 'carport' or 'open carport' as defined in the Queensland Development Code (QDC) are taken to be a 'garage' under this POD.

17. The maximum width of a driveway at the lot boundary & where crossing the verge:
    - serving a double garage shall be 4.8m; and
    - serving a single garage shall be 3.0m.
18. Parking spaces on driveways do not have to comply with gradients in AS2890.
19. A maximum of one driveway per lot is permitted (2 for Multiple Residential (duplex) allotments).
20. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
21. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
22. The minimum distance between driveways on the same duplex lot shall be 3.0 metres at the boundary.

Rainwater Tanks

23. All detached dwellings must have a min 5000 litre rainwater tank. All multiple residential dwellings (duplex and triplex) must have a min 3000 litre rainwater tank per dwelling. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for private amenity space.

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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Queensland Government

Development Controls

General

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

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
6. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that abut a shared access driveway, a laneway, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback **does not apply**.
7. Built to Boundary wall shall be no more than 85% of the length of the boundary and may be higher than 3.5 metres where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
8. 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; and
   - Walls that are Built to Boundary.
9. Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
10. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
    - a maximum area of 4m²; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Site Cover and Amenity

11. Site cover for each lot is not to exceed that shown 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.
12. Private amenity space, must be provided and is not less than 15m² with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

Privacy & Overlooking

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

Fencing

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

Parking and Driveways

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

Rainwater Tanks

20. Dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for private amenity space.

Definitions

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

Plan of Development Table	Terrace Allotments 7.5m – <10m Wide	
	Ground Floor	Upper Floors
Front/Primary Frontage	2.0	2.0
Garage	5.5m for single or tandem garages & 4.5m for double garages	n/a
Rear	1.5	1.5
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary#	0.9	0.9
# 1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram		
Corner Lots - Secondary Frontage	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 garage acceptable. Double garages are only permitted on two storey dwellings.	
Garage location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	75%	

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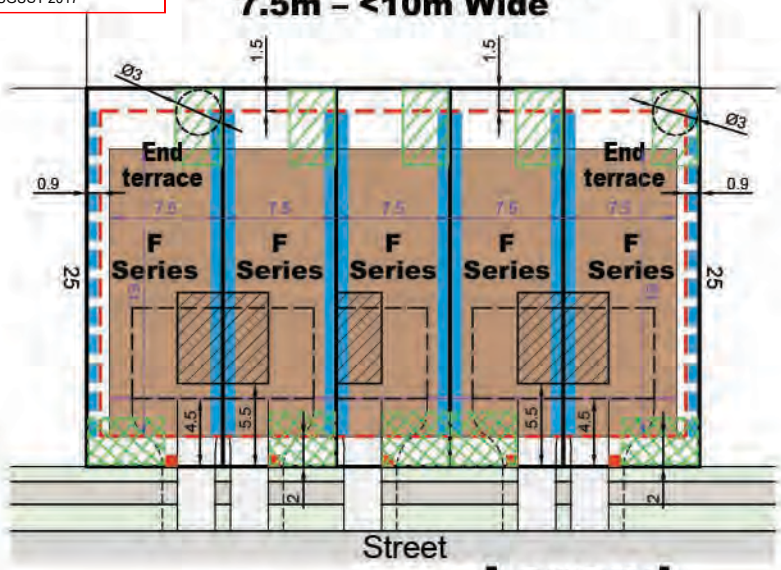
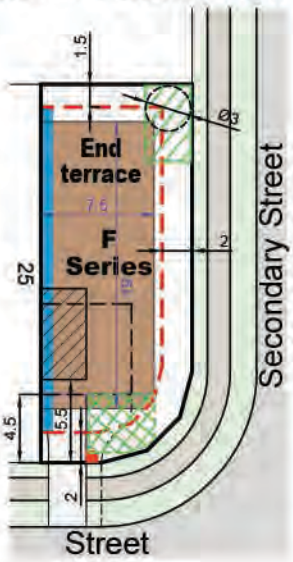
Terrace Allotment
7.5m – <10m Wide



Corner Terrace Allotment
9.5m – <11.5m Wide



Legend

- Maximum Building Envelope
- Building Setback Dimensions
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall (where permitted on Plan of Development)
- Garage Setback to Front Boundary
- Stockland product envelope
- Building product dimensions
- Preferred private open space location 15m² min. with min. dimension of 3m
- Alternative location for private open space
- Garage location
- Single garage for single storey dwelling Double garage when 2 storey dwelling
- Indicative driveway location
- Preferred letterbox location

RPS

SCALE 1 : 500 @ A4
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7.5m Wide Terrace Allotment Diagrams

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Development Controls

General

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

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
6. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that abut a shared access driveway, a laneway, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback **does not apply**.
7. **Built to Boundary Walls:**
   a. 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;
   b. where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
8. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street Frontage where eaves should not be closer than 2000mm;
   - Walls that are Built to Boundary.
9. Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
10. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
    - a maximum area of 4m²; and
    - not more than 2m wide elevation to the street; and
    - not more than 3m in height.

Site Cover and Amenity

11. Site cover for each lot is not to exceed that shown 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.
12. Private amenity space, must be provided and is not less than 15m² with a minimum dimension of 2.5m and is directly accessible from a ground floor living area.

Privacy & Overlooking

13. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
    - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5 m:
      a. a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
      b. a window has a sill height more than 1.5m above the adjacent floor level, or
      c. a window has obscure glazing below 1.5m;

      where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Fencing

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

Parking and Driveways

15. For all allotments the following applies:
    - Double garages are permitted on any corner lot if the dwelling is more than one storey and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling;
    - The maximum width of a driveway at the lot boundary & where crossing the verge:
      - serving a double garage shall be 4.8m; and
      - serving a single garage shall be 3.0m.
    - Shared driveways are mandatory where shown on the Plan of Development.
16. Parking spaces on driveways do not have to comply with gradients in AS2890.
17. A maximum of one driveway per dwelling is permitted.
18. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
19. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.

Rainwater Tanks

20. Dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. Tanks may be underground. The tank must be located outside of the minimum area required for private amenity space.

Façade Treatment, Passive Ventilation and Natural Light Provisions

21. On all terrace lots the main façade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the façade;
22. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s;
23. The design of the dwelling must consider passive ventilation and natural light provision through a combination of the following elements:
    - inclusion of a mid-block courtyard space, light wells or recess that extends into the dwelling to allow multiple rooms to have windows/openings onto that space;
    - each living area that adjoins an external wall (not built to boundary) has an open-able window or door.

Definitions

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

Plan of Development Table	Terrace Allotments 6.2m – <7.5m Wide	
	Ground Floor	Upper Floors
Front/Primary Frontage	2.4	2.4
Garage	5.5m for single or tandem garages & 4.5m for double garages	n/a
Rear		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary#	0.9	0.9
# 1.5m where abutting a laneway as per the Laneway Terrace Allotments Diagram		
Corner Lots - Secondary Frontage	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 are not permitted other than for a dwelling of more than 1 storey on a corner lot. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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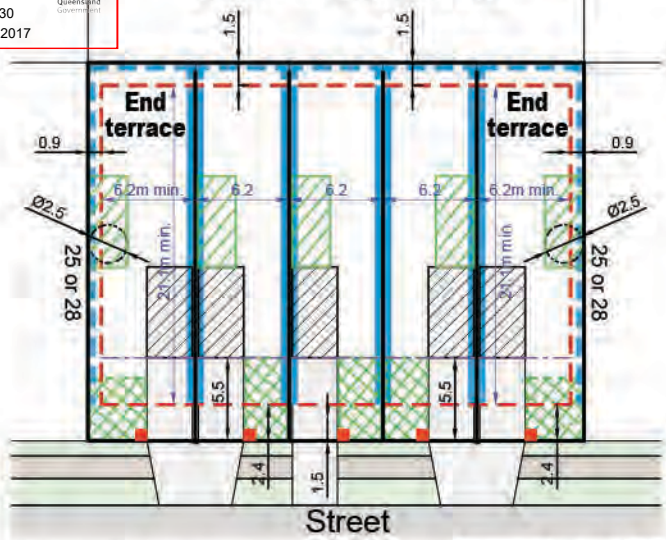
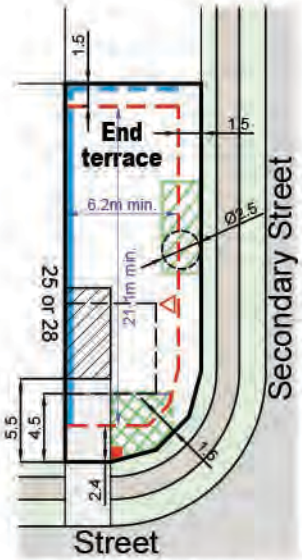
Terrace Allotment
6.2m – <7.5m Wide



Corner Terrace Allotment
7.7m – <11.5m Wide



Legend

- Maximum Building Envelope
- Building Setback Dimensions
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall (where permitted on Plan of Development)
- Garage Setback to Front Boundary
- Building product dimensions
- Preferred private open space location 15m² min. with min. dimension of 2.5m
- Alternative location for private open space
- Front door may face secondary street where double garage adopted
- Garage location
- Single garage/double garage - refer Development Controls
- Indicative driveway location
- Preferred letterbox location

RPS

SCALE 1 : 500 @ A4

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6.2m Wide Terrace Allotment Diagrams

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Plan of Development Table	Laneway Terrace & Detached Laneway Allotments	
	4m – <14m Wide	
	Ground Floor	Upper Floors
Front/Primary Frontage	2.0	2.0
Garage	0.5	n/a
Rear	0.5	0.0
Side		
Built to Boundary	0.0	0.0
Non Built to Boundary#	0.9	0.9
# 1.5m where abutting a laneway.		
Corner Lots - Secondary Frontage	1.5	1.5
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space per dwelling to be covered and enclosed	
Garage location	Single, tandem or double garage acceptable depending on lot width. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

Development Controls

General

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

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. Built to Boundary Walls:
   a. Built to boundary wall dimensions are limited by the applicable boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
   b. where not adopted, the standard setbacks in the Plan of Development Table apply.
6. Boundary setbacks are measured to the main wall of the structure. Minor nib walls (required for fire protection purposes only) may encroach into the setback provided they are wholly contained within the property boundary. 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;
   - the Secondary Street Frontage where eaves should not be closer than 1000mm; and
   - Walls that are Built to Boundary.
7. Upper floor setbacks must not exceed the minimum ground floor setbacks (including rooftop terraces).
8. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
   - a maximum area of 4m²; and
   - not more than 2m wide elevation to the street; and
   - not more than 3m in height.

Privacy & Overlooking

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

Site Cover and Amenity

10. Site cover for each lot is not to exceed that shown 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.
11. Private amenity space, must be provided and is not less than 15m² with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

Fencing, Letterboxes, Parking and Driveways

12. Fencing along street and park frontages must be either 50% transparent or max. 1.2m high. Fencing to the lane may be screen fencing to 1.8m high.
13. Letterboxes for dwellings shall be located on the primary street frontage, or if fronting a park within the laneway.
14. Allotments adjoining a laneway may have their garage fronting the laneway, comply with the setbacks, and have fencing to the laneway in accordance with that shown in the Laneway Terrace Allotment diagram.
15. Parking spaces on driveways do not have to comply with gradients in AS2890.
16. A maximum of one driveway per dwelling is permitted.
17. Driveways should have the minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas for amenity planting.
18. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
19. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.

Site Services and Bin Storage

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

20A. All dwellings on Laneway Terrace lots with a width of 4.6m or less are to be designed to ensure the following:
   (a) There are no conflicts between services (electricity/water) and pedestrian access to the front and rear of the lot, or vehicular access to the rear of the lot;
   (b) A dedicated area is provided within the lot to accommodate refuse bin storage. This is preferred to be located outside of the garage, but accessible to, and screened from, the laneway. In the case of 4m wide lots, the bin storage area may be accommodated within the garage, provided the garage is appropriately dimensioned to ensure the bins can be removed whilst the car is parked in the garage.

Rainwater Tanks

21. All dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. Tanks may be underground. The tank must be located outside of the minimum area required for private amenity space.

Façade Treatment, Passive Ventilation and Natural Light Provisions

22. On all terrace lots the main façade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the façade;
23. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s;
24. The design of the dwelling must consider passive ventilation and natural light provision through a combination of the following elements:
   - inclusion of a mid-block courtyard space, light wells or recess that extends into the dwelling to allow multiple rooms to have windows/openings onto that space;
   - each living area that adjoins an external wall (not built to boundary) has an open-able window or door.

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

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Laneway Terrace and Detached Laneway Allotments - Notes and Table

Caloundra South - Precinct 2 Stockland

PLANS AND DOCUMENTS
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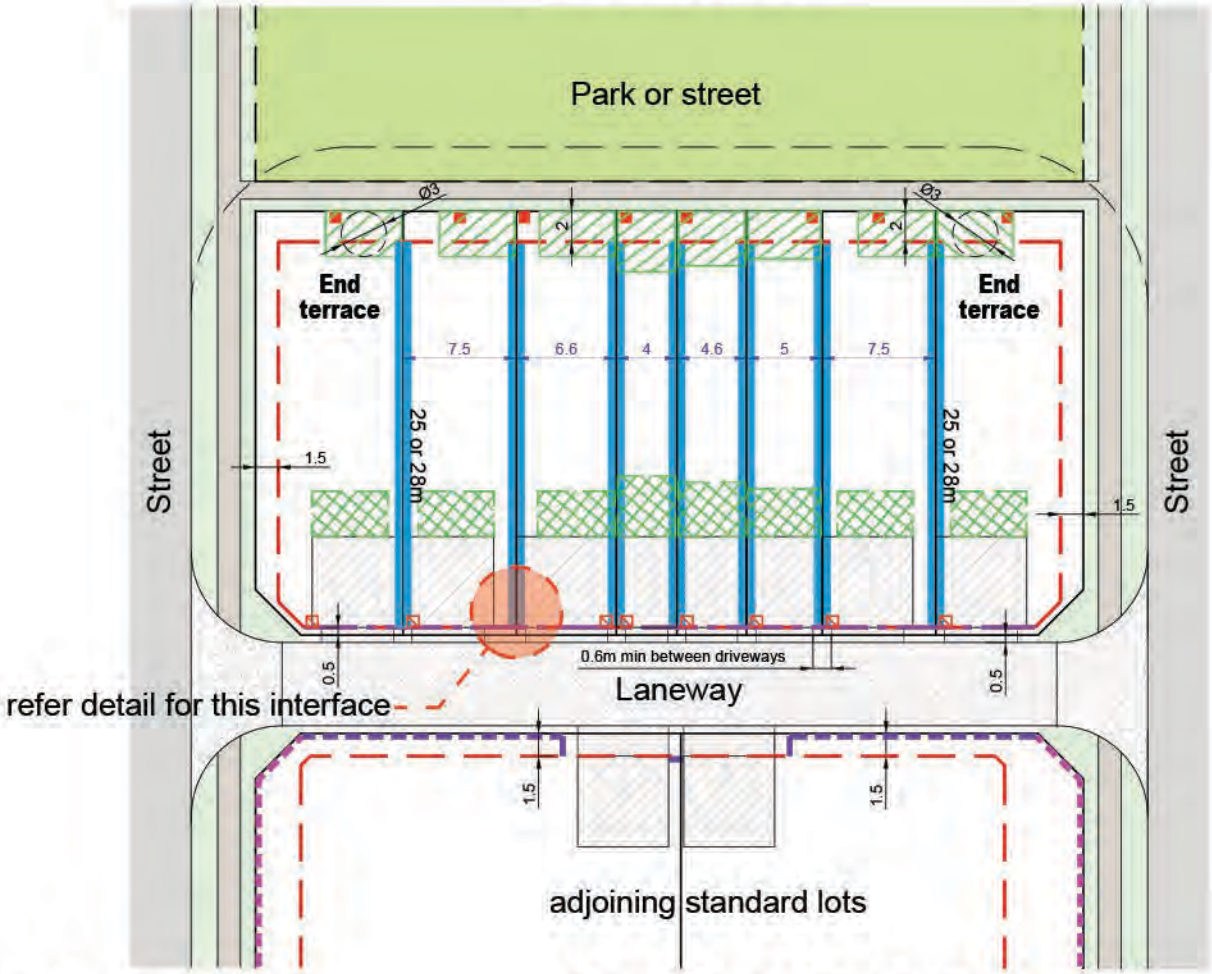
Laneway Terrace Allotment

Fronting park or street

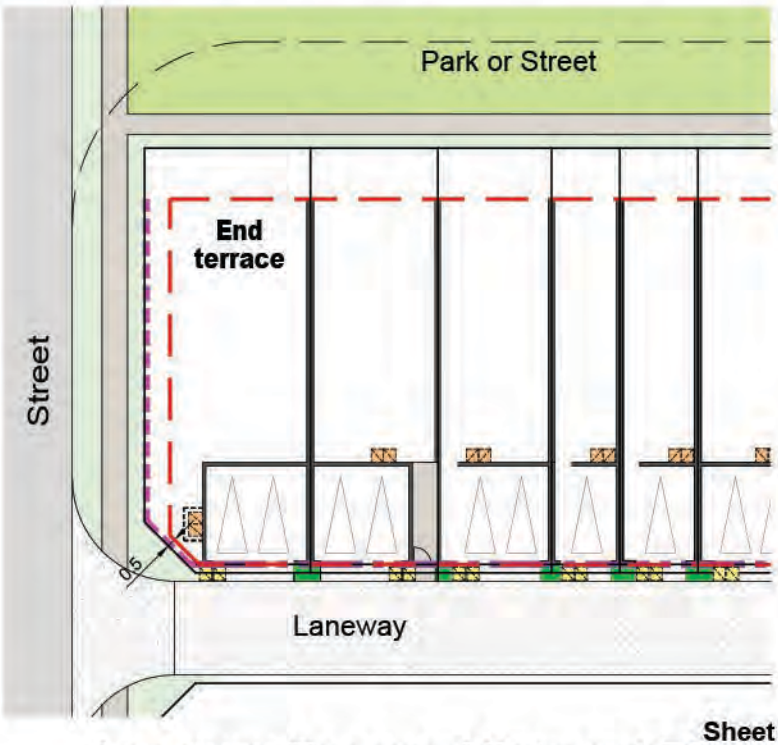
4m – 10m+ Wide



Laneway Interface

Legend

- Indicative Garage
- Garage Location
- Building Product Dimensions
- Setback Dimensions
- Indicative Driveway Location
- Preferred Private Open Space Location 15m² min. with min. dimension of 3m
- Alternative Private Open Space Location as internal courtyard
- Single Garage for Single Storey Dwelling Double Garage when 2 Storey Dwelling Only
- Maximum Building Envelope - Ground Floor
- Recommended Built to Boundary Wall
- Garage Setback to Front Boundary
- Preferred Location of Bin Storage
- Preferred Location of Bin Collection
- Letterbox Location (if primary frontage is street)
- Letterbox Location (if primary frontage is park)
- Screen Fence to Bins
- Low fencing 1.2-1.4m high
- Screen fencing up to 1.8m high



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Laneway Terrace Allotment Diagrams

Caloundra South - Precinct 2 Stockland

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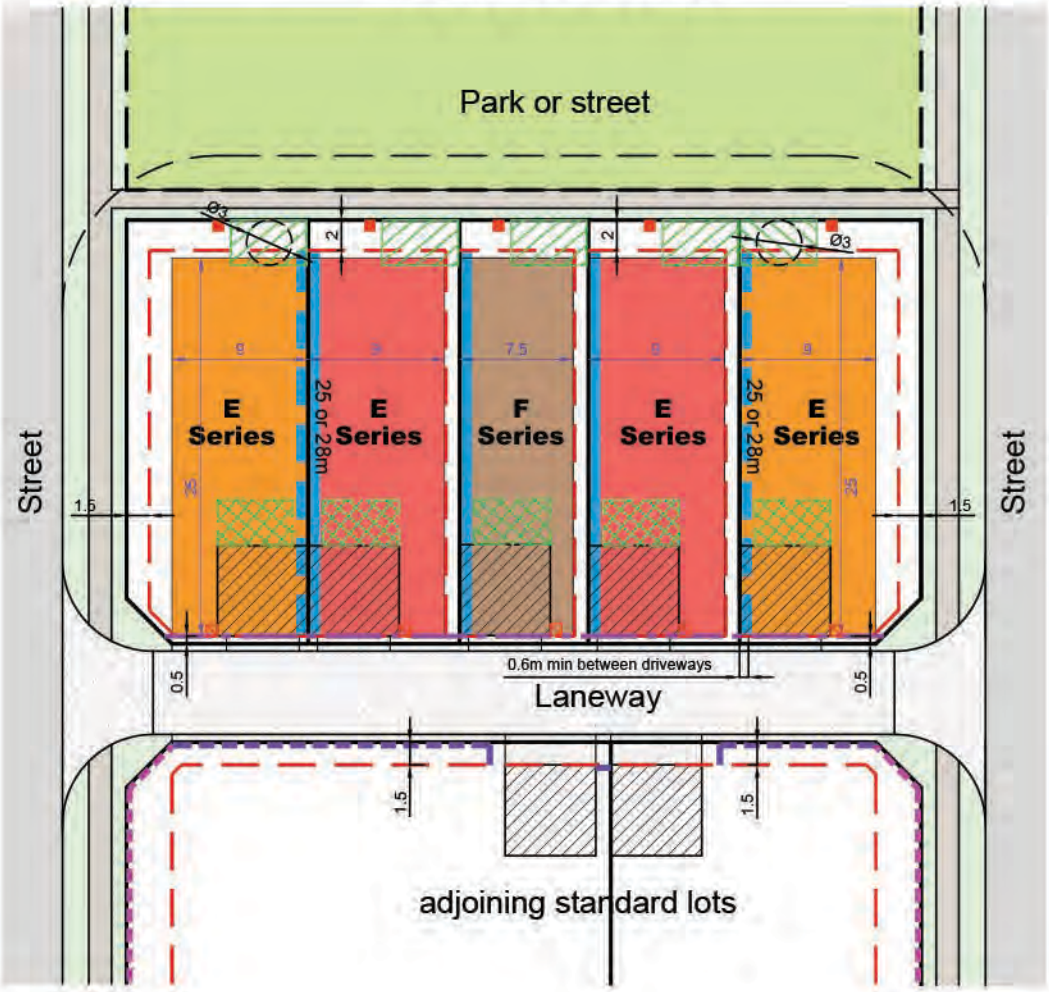
Detached Laneway Terrace Allotment
Terrace onto park or street
8.5m – 12m+ Wide



Legend

- Indicative Garage
- Garage Location
- Building Product Dimensions
- Setback Dimensions
- Indicative Driveway Location
- Preferred Private Open Space Location 15m² min. with min. dimension of 3m
- Alternative Private Open Space Location as internal courtyard
- Single Garage for Single Storey Dwelling Double Garage when 2 Storey Dwelling Only
- Maximum Building Envelope - Ground Floor
- Recommended Built to Boundary Wall
- Garage Setback to Front Boundary
- Stockland Product Type Envelope
- Letterbox Location (if primary frontage is street)
- Letterbox Location (if primary frontage is park)
- Screen Fence to Bins
- Low fencing 1.2-1.4m high
- Screen fencing up to 1.8m high

RPS

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Sheet 3 of 3

Laneway Terrace Allotment Diagrams

Caloundra South - Precinct 2 **Stockland**

Development Controls

General

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

Setbacks

4. Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
5. 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.
6. Upper floor setbacks must be in accordance with minimum ground floor setbacks.
7. **Built to Boundary Walls:**
   a. 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;
   b. where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
8. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
   - a maximum area of 4m²; and
   - not more than 2m wide elevation to the street; and
   - not more than 3m in height.

Privacy & Overlooking

9. 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:
     c. 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
     d. a window has a sill height more than 1.5m above the adjacent floor level, or
     e. 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

10. A maximum of one driveway is permitted per lot.
11. Driveways are to have the following widths:
    - single driveway: maximum 3.5m;
    - shared double driveways are mandatory where shown on plan.
12. Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
13. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
14. Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

15. Site cover for each lot is not to exceed that shown in the Plan of Development table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
16. 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 & D: 12m² at ground level.

Fencing

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

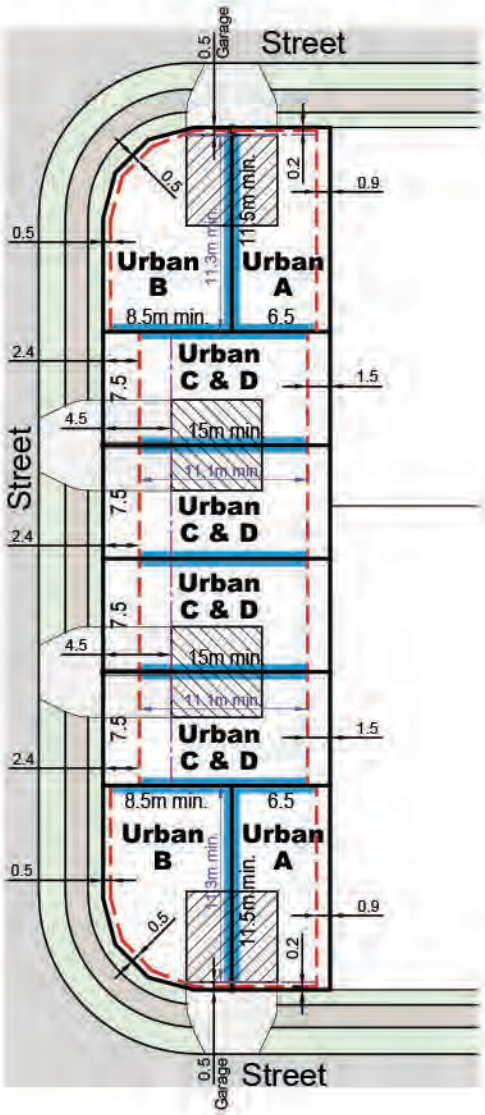
Rainwater Tanks

18. Dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for private amenity space.

Definitions

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

Urban Allotments
- standard



Plan of Development Table	Urban Allotments Type A & B		Urban Allotments Type C & D	
	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	0.2	0.2	2.4	2.4
Garage	0.5	n/a	4.5	n/a
Rear	0.0	0.0	1.5	1.5
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 are not permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed Single or tandem garage acceptable. Double garages are not permitted. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%		85%	

Legend

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

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Urban Allotment Diagram
Caloundra South - Precinct 2 Stockland

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Development Controls

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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General

1. All development is to be undertaken in accordance with the Development Approval.
2. All building setbacks and built to boundary walls are subject to service easements existing and proposed.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.

Setbacks

4. 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 front, side and rear setbacks up to 450mm from the property boundary except in the case of:
   - to a laneway: up to the property boundary;
   - where a wall is built to boundary.
5. Upper floor setbacks must be in accordance with minimum ground floor setbacks.
6. **Built to Boundary Walls:**
   a. 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;
   b. where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

Privacy & Overlooking

7. 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. a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
     b. a window has a sill height more than 1.5m above the adjacent floor level, or
     c. a window has obscure glazing below 1.5m;
     where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Parking and Driveways

8. Doubles garages are permitted only on Loft type A and C lots and not on Loft type B. On Loft Type A lots a double garage may only front the secondary street and on Loft type C only the laneway.
9. A maximum of one driveway is permitted per lot.
10. Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.

    Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
11. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
12. Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

13. Site cover for each lot is not to exceed that shown in the Plan of Development table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
14. Private amenity space must be provided and may be roofed and take the form of an upper floor balcony or rooftop terrace that is not less than 8m² with a minimum dimension of 2.5m and accessible from an upper floor living area.

Fencing

15. Fencing along the street frontage may be up to 1.2m.

Rainwater Tanks

16. All dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. Tanks may be underground. The tank must be located outside of the minimum area required for private amenity space.

Façade Treatment and Passive Ventilation

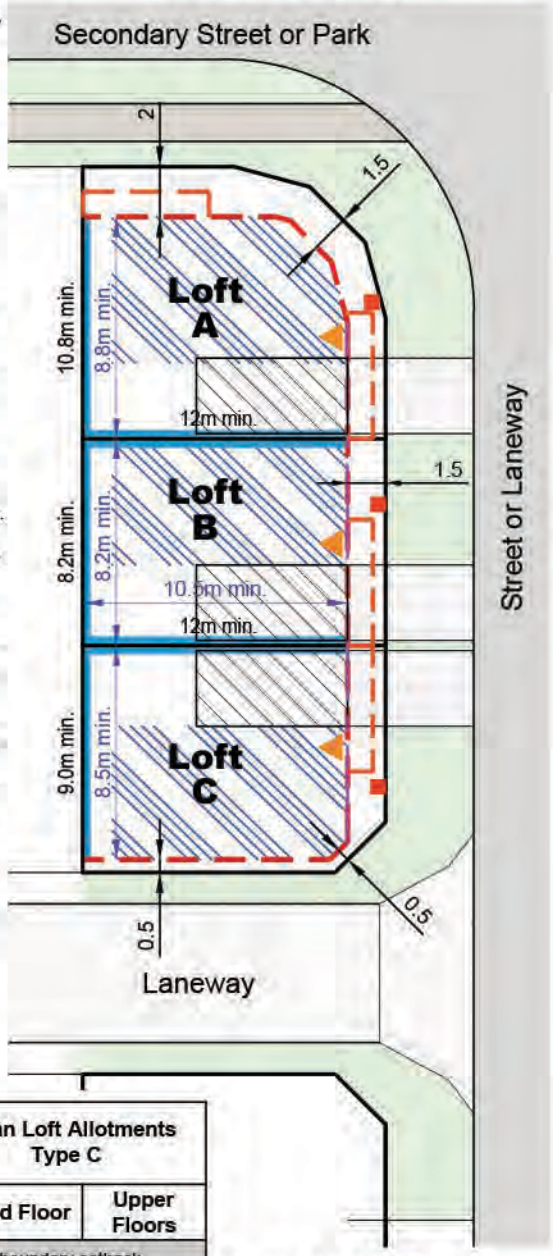
17. On all terrace lots the main façade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the façade.
18. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
19.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

Definitions

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

Urban Loft Allotments

8.2m – >11m Wide



Plan of Development Table	Urban Loft Allotments Type A		Urban Loft Allotments Type B		Urban Loft Allotments Type C	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front/Primary Street Frontage	#: upper floor balconies and awnings may protrude up to 1.0m into the boundary setback					
Front	1.5	1.5#	1.5	1.5#	1.5	1.5#
Garage	1.5	n/a	1.5	n/a	1.5	1.5
Rear	0.0	0.0	0.0	0.0	0.0	0.0
Side						
Built to Boundary	0.0	0.0	0.0	0.0	0.0	0.0
Non Built to Boundary	n/a	n/a	n/a	n/a	n/a	n/a
Corner Lots - Secondary Street/ Lane	2.0	2.0#	n/a	n/a	0.5	0.5
Garage and On-site Car Parking						
On site parking requirements (minimum)	1 space to be covered and enclosed Single garage acceptable. Double garages are permitted only where fronting the secondary street Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed Single garage acceptable. Double garages are not permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed Single garage acceptable. Double garages permitted only where fronting laneway. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%		95%		95%	

Legend

- Maximum building envelope
- Protrusion for upper floor balconies and awnings
- Recommended built to boundary wall
- Garage setback to front boundary
- Garage location
- Building envelope dimensions
- Setback dimensions
- Ground floor office/shop - indicative extent
- Combined residential/ commercial entrance
- Indicative letterbox location

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Urban Loft Diagram - Types A, B & C

Caloundra South - Precinct 2 Stockland

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. All building setbacks and built to boundary walls are subject to service easements existing and proposed.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.

Setbacks

4. 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 front, side and rear setbacks up to 450mm from the property boundary except in the case of:
   - to a laneway: up to the property boundary;
   - where a wall is built to boundary.
5. Upper floor setbacks must be in accordance with minimum ground floor setbacks.
6. **Built to Boundary Walls:**
   a. 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;
   b. where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

Privacy & Overlooking

7. 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. a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
     b. a window has a sill height more than 1.5m above the adjacent floor level, or
     c. a window has obscure glazing below 1.5m;
     where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Parking and Driveways

8. Doubles garages are permitted only on Loft type D and F lots and not on Loft type E. On Loft Type D lots a double garage may only front the secondary street and on Loft type F only the secondary laneway.
9. A maximum of one driveway is permitted per lot.
10. Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.

    Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
11. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
12. Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

13. Site cover for each lot is not to exceed that shown in the Plan of Development table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
14. Private amenity space must be provided and may be roofed and take the form of an upper floor balcony or rooftop terrace that is not less than 8m² with a minimum dimension of 2.5m and accessible from an upper floor living area.

Fencing

15. Fencing along the street frontage may be up to 1.2m.

Rainwater Tanks

16. All dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. Tanks may be underground. The tank must be located outside of the minimum area required for private amenity space.

Façade Treatment and Passive Ventilation

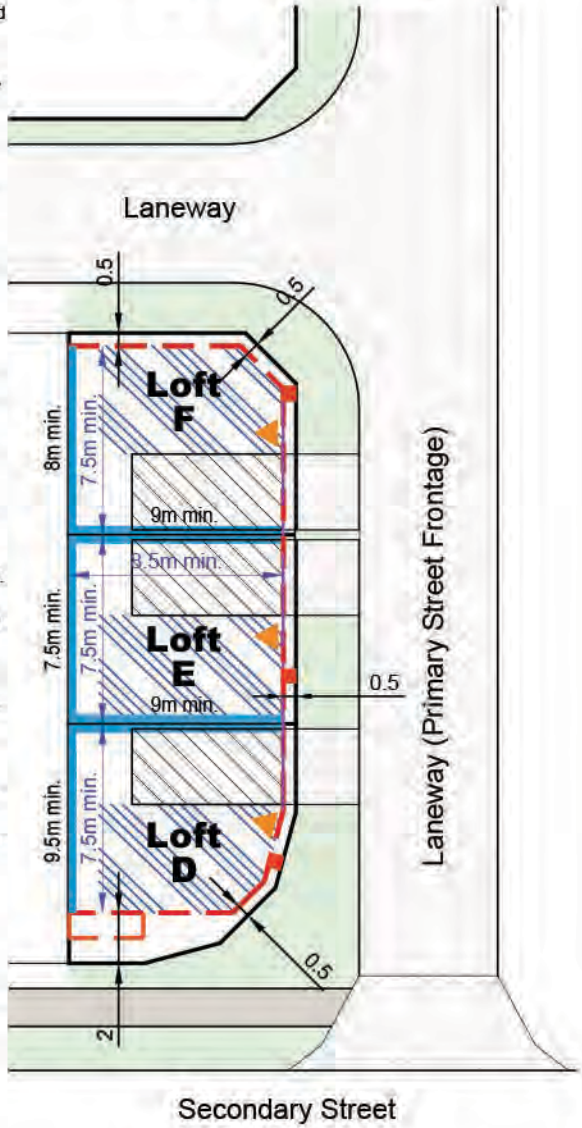
17. On all terrace lots the main façade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the façade.
18. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
19.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

Definitions

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

Urban Loft Allotments

7.5m – >9.5m Wide



Plan of Development Table	Urban Loft Allotments Type D		Urban Loft Allotments Type E		Urban Loft Allotments Type F	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front/Primary Street Frontage						
Front	0.5	0.5	0.5	0.5	0.5	0.5
Garage	0.5	n/a	0.5	n/a	0.5	0.5
Rear	0.0	0.0	0.0	0.0	0.0	0.0
Side	#: upper floor balconies and awnings may protrude up to 1.0m into the boundary setback					
Built to Boundary	0.0	0.0	0.0	0.0	0.0	0.0
Non Built to Boundary	n/a	n/a	n/a	n/a	n/a	n/a
Corner Lots - Secondary Street/ Lane	2.0	2.0#	n/a	n/a	0.5	0.5
Garage and On-site Car Parking						
On site parking requirements (minimum)	1 space to be covered and enclosed Single garage acceptable. Double garages are permitted only where fronting the secondary street Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed Single garage acceptable. Double garages are not permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed Single garage acceptable. Double garages permitted only where fronting laneway. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%		95%		95%	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Legend

- Maximum building envelope
- Protrusion for upper floor balconies and awnings
- Recommended built to boundary wall
- Garage setback to front boundary
- Garage location
- Building envelope dimensions
- Setback dimensions
- Ground floor office/shop - indicative extent
- Combined residential/ commercial entrance
- Indicative letterbox location

RPS

SCALE 1 : 300 @ A4

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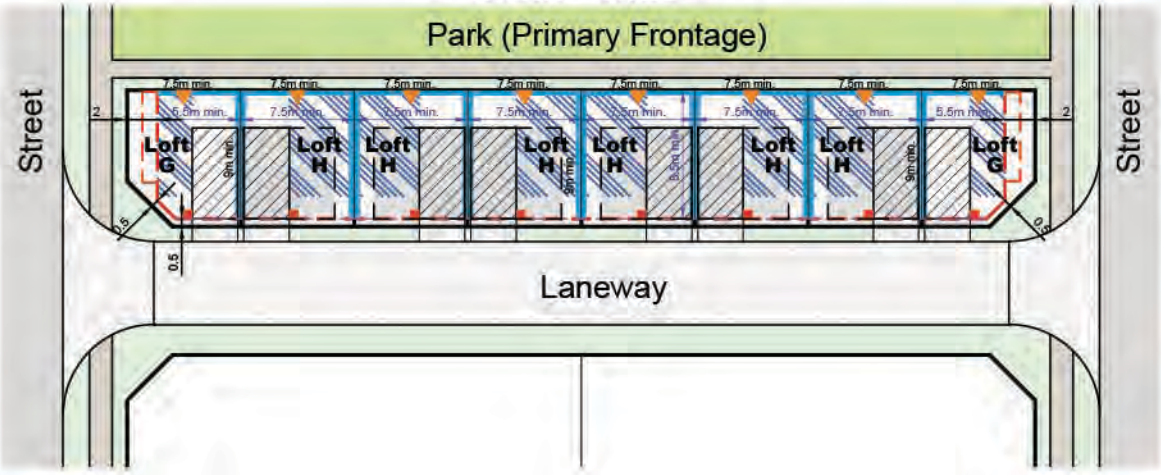
Urban Loft Diagram - Types D, E & F

Caloundra South - Precinct 2 Stockland

Urban Loft Allotments

Fronting park

7.5m+ Wide



Legend

- Maximum building envelope
- Protrusion for upper floor balconies and awnings
- Recommended built to boundary wall
- Garage setback to rear boundary
- Single garage location
- Permittable double garage location
- Building envelope dimensions
- Setback dimensions
- Ground floor office/shop - indicative extent
- Combined residential/ commercial entrance
- Indicative letterbox location

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. All building setbacks and built to boundary walls are subject to service easements existing and proposed.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.

Setbacks

4. 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 front, side and rear setbacks up to 450mm from the property boundary except in the case of:
   - to a laneway: up to the property boundary;
   - where a wall is built to boundary.
5. Upper floor setbacks must be in accordance with minimum ground floor setbacks.
6. **Built to Boundary Walls:**
   a. 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;
   b. where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

Privacy & Overlooking

7. 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. a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
     b. a window has a sill height more than 1.5m above the adjacent floor level, or
     c. a window has obscure glazing below 1.5m;

   where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Parking and Driveways

8. Doubles garages are permitted only on Loft Type H.
9. A maximum of one driveway is permitted per lot.
10. Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m or the minimum width required to facilitate vehicle access.

    Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
11. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
12. Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

13. Site cover for each lot is not to exceed that shown in the Plan of Development table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
14. Private amenity space must be provided and may be roofed and take the form of an upper floor balcony or rooftop terrace that is not less than 8m² with a minimum dimension of 2.5m and accessible from an upper floor living area.

Fencing

15. Fencing along the street frontage may be up to 1.2m.

Rainwater Tanks

16. All dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. Tanks may be underground. The tank must be located outside of the minimum area required for private amenity space.

Façade Treatment and Passive Ventilation

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

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	Urban Loft Allotments Type G		Urban Loft Allotments Type H	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front/Primary Street Frontage				
Front	0.0	0.0	0.0	0.0
Garage	0.5	n/a	0.5	n/a
Rear	0.5	0.5	0.5	0.5
Side	#: upper floor balconies and awnings may protrude up to 1.0m into the boundary setback			
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	n/a	n/a	n/a	n/a
Corner Lots - Secondary Street/ Lane	2.0	2.0#	n/a	n/a
Garage and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed Single garage acceptable. Double garages are not permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%		95%	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2013/430
Date: 4 AUGUST 2017

RPS

SCALE 1 : 300 @ A4

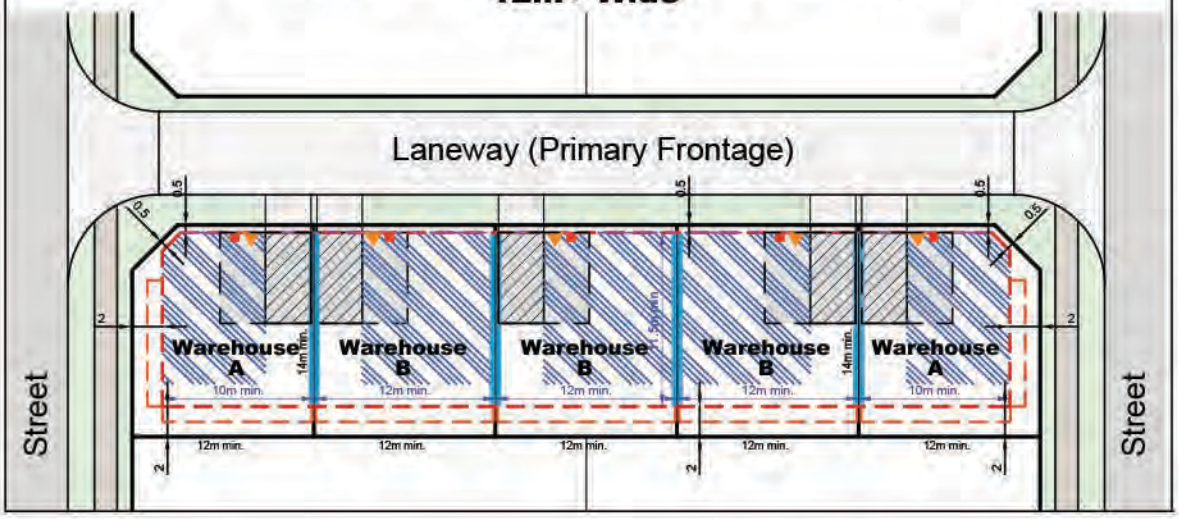
0 5 10 15 20

DATE : 05 July 2017 DWG # 167100 - 47Z Sheet 13 of 15

Urban Loft Diagram - Types G & H

Caloundra South - Precinct 2 Stockland

Urban Warehouse Allotments
12m+ Wide



Legend

- Maximum building envelope
- Protrusion for upper floor balconies and awnings
- Recommended built to boundary wall
- Garage setback to rear boundary
- Single garage location
- Permittable double garage location
- Building envelope dimensions
- Setback dimensions
- Ground floor office/shop - indicative extent
- Combined residential/ commercial entrance
- Indicative letterbox location

Development Controls

General

1. All development is to be undertaken in accordance with the Development Approval.
2. All building setbacks and built to boundary walls are subject to service easements existing and proposed.
3. Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.

Setbacks

4. 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 front, side and rear setbacks up to 450mm from the property boundary except in the case of:
   - to a laneway: up to the property boundary;
   - where a wall is built to boundary.
5. Upper floor setbacks must be in accordance with minimum ground floor setbacks.
6. **Built to Boundary Walls:**
   a. 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;
   b. where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

Privacy & Overlooking

7. 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. a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
     b. a window has a sill height more than 1.5m above the adjacent floor level, or
     c. a window has obscure glazing below 1.5m; where: Window and Window / Balcony Screen has the same meaning as in the Queensland Development Code.

Parking and Driveways

8. Doubles garages are permitted on Warehouse Type A and B. A double garage may front the secondary street on Warehouse Type A lots.
9. A maximum of one driveway is permitted per lot.
10. Driveways are to have the following widths:
    - single driveway: maximum 3.0m;
    - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.

Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.

11. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.
12. Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

13. Site cover for each lot is not to exceed that shown in the Plan of Development table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
14. Private amenity space must be provided and may be roofed and take the form of an upper floor balcony or rooftop terrace that is not less than 8m² with a minimum dimension of 2.5m and accessible from an upper floor living area.

Fencing

15. Fencing along the street frontage may be up to 1.2m.

Rainwater Tanks

16. All dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. Tanks may be underground. The tank must be located outside of the minimum area required for private amenity space.

Façade Treatment and Passive Ventilation

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

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	Urban Warehouse Allotments - Type A		Urban Warehouse Allotments - Type B	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front/Primary Street Frontage				
Front	0.5	0.5	0.5	0.5
Garage	0.5	n/a	0.5	n/a
Rear	2.0	2.0#	2.0	2.0#
Side	#: upper floor balconies and awnings may protrude up to 1.0m into the boundary setback			
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	n/a	n/a	n/a	n/a
Corner Lots - Secondary Street/ Lane	2.0	2.0#	n/a	n/a
Garage and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed Single garage acceptable. Double garages are permitted. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	90%		95%	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2013/430
Date: 4 AUGUST 2017
Queensland Government

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SCALE 1 : 500 @ A4
0 5 10 15 20 25

Urban Warehouse Diagram - Types A & B

Caloundra South - Precinct 2 Stockland

DATE : 05 July 2017 DWG # 167100 - 47Z Sheet 14 of 15

Development Controls

General

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

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. Built to boundary wall dimensions are limited by the applicable boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval.
6. Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
7. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Residential Street Frontage where eaves should not be closer than 2000mm;
   - Side boundary setback on lot 4 (to the shared access driveway) where eaves should not be closer than 1500mm; and
   - Walls that are Built to Boundary.
8. Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
9. Roofed gatehouses and arches are permitted within the boundary setback of residential frontage of the lot provided they meet the requirements of the Queensland Development Code, having:
   - a maximum area of 4m²; and
   - not more than 2m wide elevation to the street; and
   - not more than 3m in height.

Private Amenity Space

10. Private amenity space, must be provided for the dwelling and is not less than 15m² with a minimum dimension of 3.0m and is directly accessible from a ground floor living area of the dwelling.

Business Frontage

11. Business uses on-site must address the shared access easement over the adjoining commercial allotment 80001 (being the business frontage on the lot).
12. The business component may be either operated as Home Based Business with a maximum GFA for the business use of 50m², or as a business/shop use that can be leased independently of the residential use, in which case the business GFA may not exceed 90m² and the premises must comply with applicable requirements for fire separation.
13. The area shown on plan for the business use is indicative only and may adopt a different shape or extent (may extend further into the lot or extend over the ground and first floors) provided it addresses the business frontage of the lot directly.
14. Business must present a shop-front to the easement being:
    - significant glazing into the ground floor;
    - a clearly designated customer entry/shop door;
    - a small awning over the customer entry: 1.5m deep and min. 2m wide and 2.5m above the level of the footpath); AND
    - Signage on the face of the building or awning that is integrated into the design of the building and does not visually dominate.
14. Customer parking for the business on-site will be provided in the shared access easement and near to the shop-front at a rate of 1.5 parking spaces per tenancy.
15. Signage advertising the business is not permitted on the residential frontage of the allotment.
16. Service areas and bin storage areas must not be visible from the street or shared access easement. Where the business component is leased independently of the residential use the business/shop may either have its own area for bin storage or use a central storage and collection area shared with other tenancies and potentially located in the shared access easement over lot 80001.

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

Privacy & Overlooking

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

Fencing

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

Residential Parking and Driveways

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

Rainwater Tanks

26. Dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for private amenity space.

Definitions

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

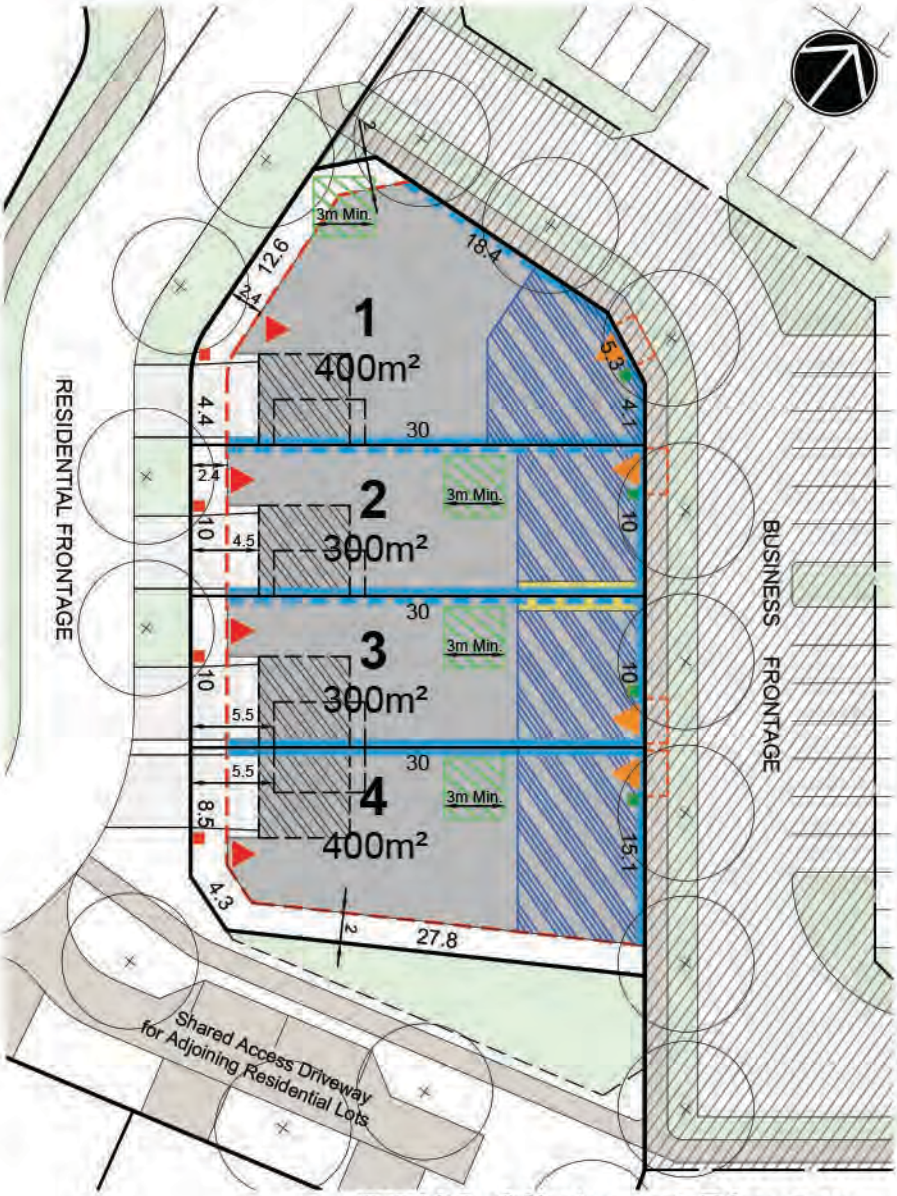
Legend

- Maximum Building Envelope
- Indicative building footprint
- Minimum Building Setback Dimensions
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred private open space location 15m² min. with min. dimension of 3m
- Single, Tandem or Double Garage Location
- Indicative driveway location
- Shared access easement over commercial site 80001
- Indicative Location & Extent of Business Premises adjacent shared access easement (Shop or Business)
- Awning above business entry
- Preferred Location of Entry for Business Fronting Easement
- Preferred Letterbox Location for Business
- Preferred Location for Street Tree Planting
- Residential Dwelling Entry
- Preferred Residential Letterbox Location
- Possible Pedestrian Accessway to Bin Storage

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2013/430
Date: 4 AUGUST 2017
Queensland Government

Plan of Development Table	SOHO Allotments	
	Ground Floor	Upper Floors
Residential Frontage	2.4m	2.4m
Business Frontage - Built to Boundary	0.0m	0.0m
Business Frontage - Where not Built to Boundary	1.0m	1.0m
Garage	5.5m for single or tandem garages & 4.5m for double garages	n/a
Side		
Built to Boundary	0.0m	0.0m
Non Built to Boundary *	0.9m	0.9m
Garage and On-site Car Parking		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garages (up to 4.5m in width) or tandem garages are acceptable. Double garages will not be permitted on a single storey dwelling on a lot less than 12.5m wide. Double garages may be permitted where the dwelling is more than one storey in height.	
Garage location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

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



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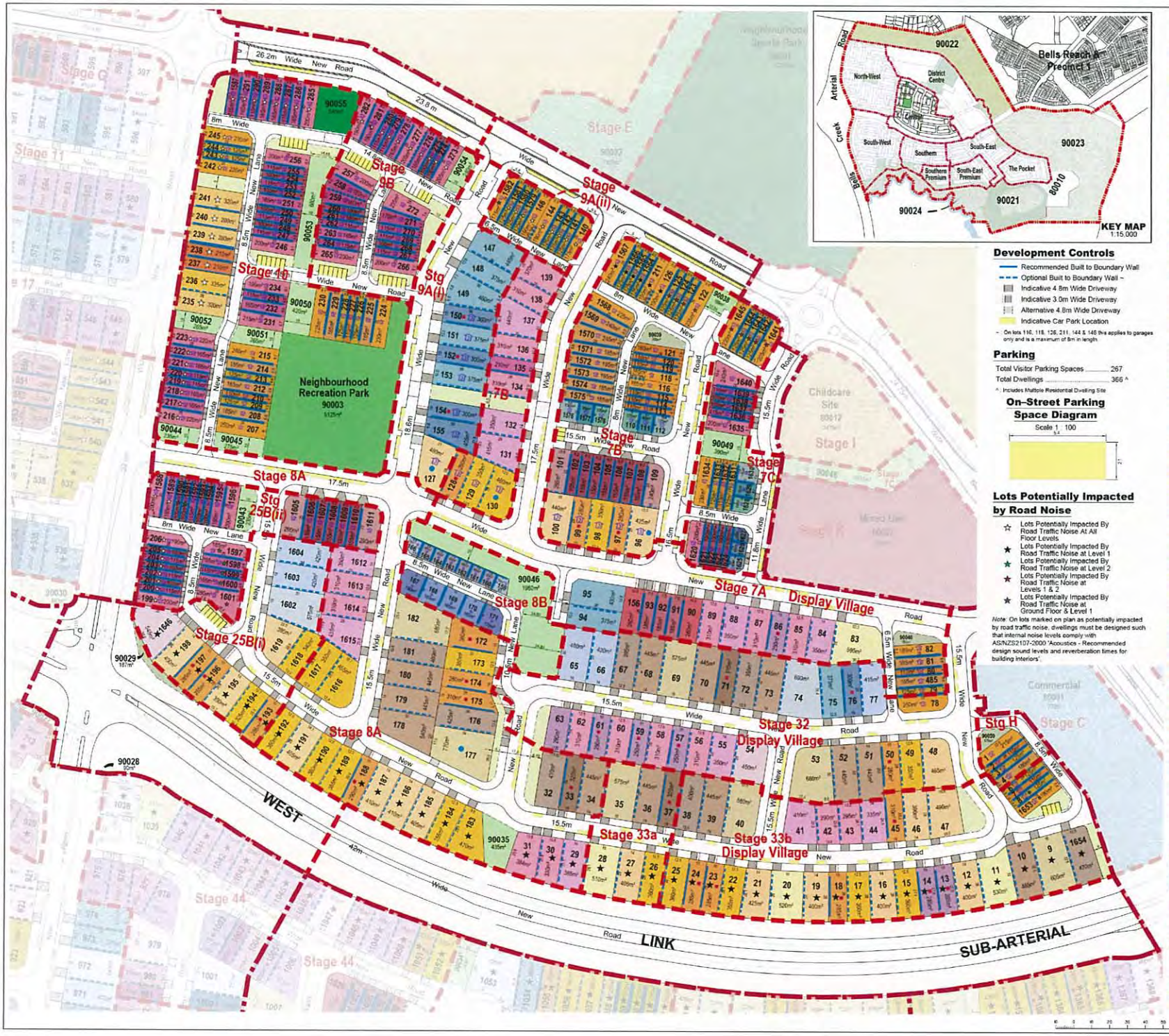
SOHO Allotment Diagram

Caloundra South - Precinct 2 Stockland

DATE : 05 July 2017 DWG # 167100 - 47Z Sheet 15 of 15



Development Controls

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall ~
- Indicative 4.8m Wide Driveway
- Indicative 3.0m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

~ On lots 116, 118, 126, 211, 144 & 146 this applies to garages only and is a maximum of 8m in length.

Parking

Total Visitor Parking Spaces	267
Total Dwellings	366 ^

^ Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

Scale 1 : 100

Lots Potentially Impacted by Road Noise

- ☆ Lots Potentially Impacted By Road Traffic Noise At All Floor Levels
- ★ Lots Potentially Impacted By Road Traffic Noise at Level 1
- ★ Lots Potentially Impacted By Road Traffic Noise at Level 2
- ★ Lots Potentially Impacted By Road Traffic Noise at Levels 1 & 2
- ★ Lots Potentially Impacted By Road Traffic Noise at Ground Floor & Level 1

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".

Legend

Land Use

- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Mixed Use
- Pedestrian Link / Landscape Buffer (Road Reserve)

Open Space

- Landscape Buffer (Open Space)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square
- Neighbourhood Recreation Park
- Local Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection (EPZ)
- EPZ within Major Recreation Park
- Conservation Buffer

32m Deep Lots

- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m
- Large Lots >32m Deep

30m Deep Lots

- SOHO 10m
- Detached 12.5m Laneway
- Detached 14m Laneway
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

28m Deep Lots

- Terrace 7.5m
- End Terrace 9m+
- Terrace 4m Laneway
- Terrace 4.6m Laneway
- Terrace 6.6m Laneway
- Terrace 7.5m Laneway
- End Terrace 6.8m+ Laneway
- Detached 10m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

25m Deep Lots

- Terrace 4m Laneway
- Terrace 4.6m Laneway
- Terrace 6.2m Laneway
- Terrace 6.6m Laneway
- Terrace 7.5m Laneway
- End Terrace 9m+ Laneway
- End Terrace 6.6m+ Laneway
- End Terrace 10m+ Laneway
- Detached 8.5m Laneway
- Detached 12m Laneway
- Detached 12.5m Laneway
- Detached 14m Laneway
- Detached 18m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

Urban Lofts

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
- Urban Loft Type F
- Urban Loft Type G
- Urban Loft Type H

Urban Lots

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

Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B

REVISION
U 01/03/16 Minor Change Application
V 03/03/16 Central Neighbourhood Yield
W 04/08/16 Central Laneway Lots
X 10/08/16 Remove potential sales office from 1429
Y 01/12/16 Minor change application
Z 16/12/16 Minor change application Southern Precinct
AA 12/01/17 Update Stats
AB 31/03/17 Amend Layout & Stats
AC 05/06/17 Amend in response to Council feedback
AD 05/07/17 Amend in response to Council feedback
AE 22/11/17 Amend Layout & Stats
AF 18/01/18 Amend Staging & POCs

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m²

The boundaries shown on this plan should not be used for final detailed engineers design.

Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Stage Boundary
- Lifestyle Buffer (30m Deep)
- Potential Sales Office
- Permissible Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Double Garage permitted on a single Storey Dwelling on this villa lot - refer Development Controls for Detached Allotments
- Proposed Indicative Translink Bus Bay

CLIENT
STOCKLAND

PROJECT
CALOUNDRA SOUTH PRECINCT 2

CENTRAL NEIGHBOURHOOD PLAN OF DEVELOPMENT

Date	18 January 2018
Comp By	MD / SE / KH / WW
Checked By	MD / SB
DWG Name	167100-103 CSPR PRO
Job Reference	167100-21
Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT QLD
Locality	CALOUNDRA SOUTH
Scale	1:1000
Sheet	A1
Plan Ref	167100-115
Rev	AF

RPS

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REVISION	PROJECT	CALOUNDRA SOUTH PRECINCT 2	CLIENT	STOCKLAND
U 03/07/16 Minor Change Application V 06/07/16 Central Neighbourhood Yield W 30/08/16 Central Laneway Lots X 15/08/16 Removes potential sales office from 1423 Y 05/12/16 Minor change application Southern Precinct AA 10/01/17 Update Stats AB 31/02/17 Amend Layout & Stats AC 09/06/17 Amend in response to Council feedback AD 25/09/17 Amend in response to Council feedback AE 20/11/17 Amend Layout & Stats AF 18/01/18 Amend Staging & FCPs	Job Ref. 167100-21	Date 18 January 2018	NORTH WEST NEIGHBOURHOOD PLAN OF DEVELOPMENT	
	Comp By MD / SE / WW	DWG Name 167100-103 CSP2 PRO		
	Checked By MD / SB	Locality CALOUNDRA SOUTH		
	Local Authority MINISTER FOR ECONOMIC DEVELOPMENT QLD			

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Scale	Sheet	Plan Ref	Rev
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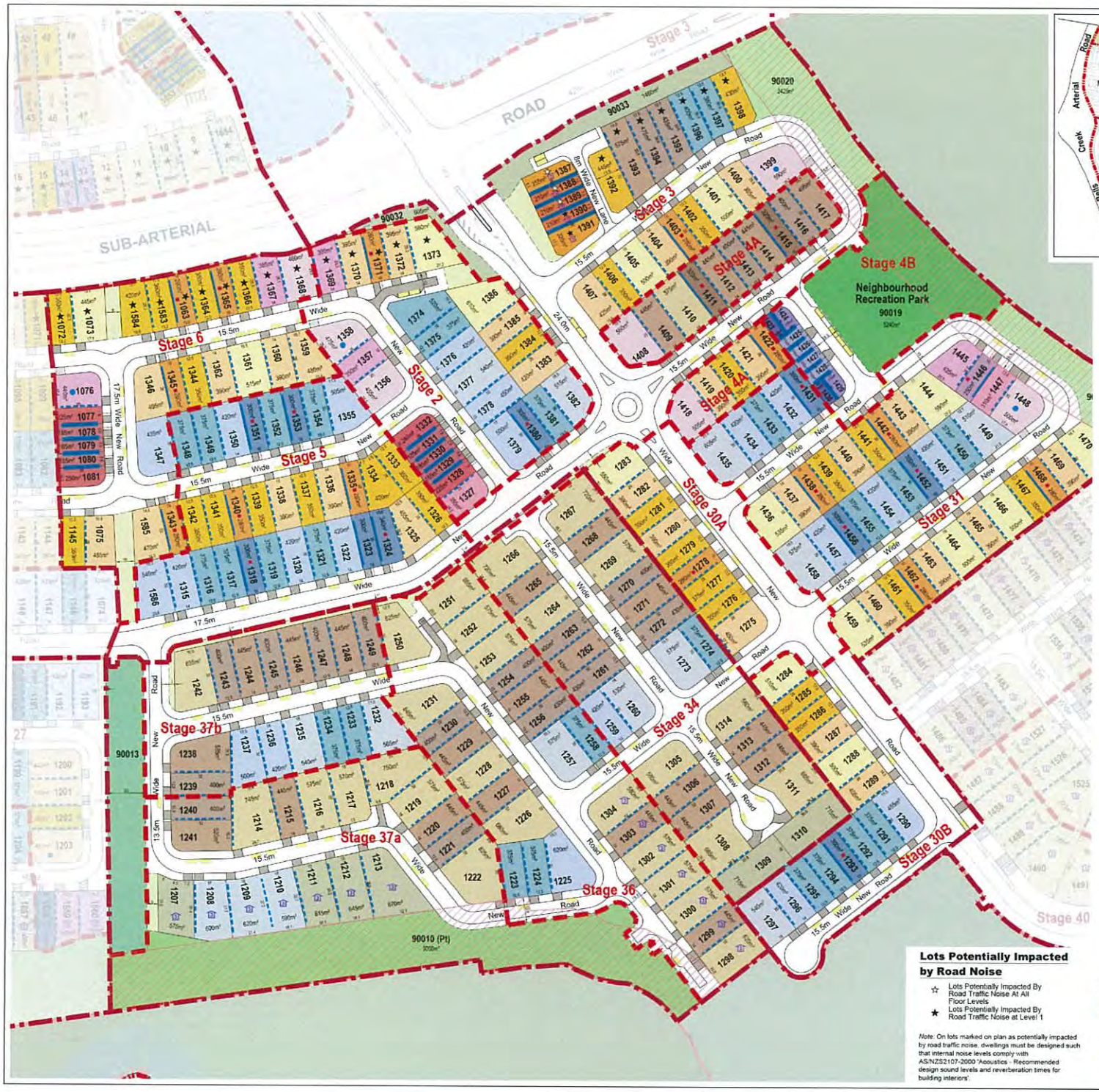

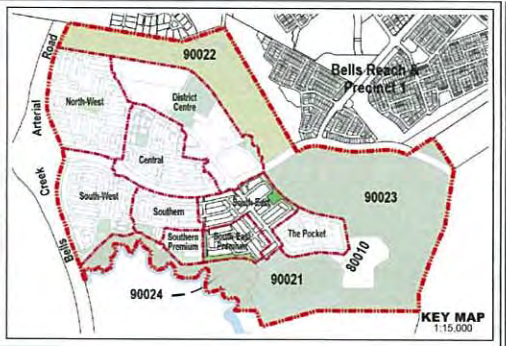

REVISION
U - 01/05/16 Minor Change Application
V - 05/09/16 Central Neighbourhood Kerbs
W - 01/09/16 Central Laneway Lots
X - 15/09/16 Remove potential sales office from 1423
Y - 01/12/16 Minor change application
Z - 16/12/16 Minor change application Southern Precinct
AA - 12/01/17 Update Stats
AB - 31/03/17 Amend Layout & Stats
AC - 05/05/17 Amend in response to Council feedback
AD - 05/07/17 Amend in response to Council feedback
AE - 22/11/17 Amend Layout & Stats
AF - 19/01/18 Amend Staging & POD's

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m²

The boundaries shown on this plan should not be used for final detailed engineers design.

Legend

General

- Site Boundary
- Application Boundary
- Stage Boundary
- Neighbourhood Boundary
- Lifestyle Buffer (30m Deep)
- Blackbutt Forest
- 30m PMAV Offset to Blackbutt Forest
- Permissible Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Double Garage permitted on a single Storey Dwelling on this villa lot - refer Development Controls for Detached Allotments
- Proposed Indicative Translink Bus Bay
- Sewer Pump Station

Legend

25m Deep Lots

- Terrace 4m Laneway
- Terrace 4.6m Laneway
- Terrace 6.2m Laneway
- Terrace 6.6m Laneway
- Terrace 7.5m Laneway
- End Terrace 9m+ Laneway
- End Terrace 6.6m+ Laneway
- End Terrace 10m+ Laneway
- Detached 8.5m Laneway
- Detached 12m Laneway
- Detached 12.5m Laneway
- Detached 14m Laneway
- Detached 18m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

Urban Lofts

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
- Urban Loft Type F
- Urban Loft Type G
- Urban Loft Type H

Urban Lots

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

Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B

Parking

Total Visitor Parking Spaces 156
Total Dwellings ..... 282^

^ : Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

Scale 1 : 100

Development Controls

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.0m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

Land Use

- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Mixed Use
- Pedestrian Link / Landscape Buffer (Road Reserve)

Open Space

- Landscape Buffer (Open Space)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square
- Neighbourhood Recreation Park
- Local Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection (EPZ)
- EPZ within Major Recreation Park
- Conservation Buffer

32m Deep Lots

- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m
- Large Lots >32m Deep

30m Deep Lots

- SOHO 10m
- Detached 12.5m Laneway
- Detached 14m Laneway
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

28m Deep Lots

- Terrace 7.5m
- End Terrace 9m+
- Terrace 4m Laneway
- Terrace 4.6m Laneway
- Terrace 6.6m Laneway
- Terrace 7.5m Laneway
- End Terrace 6.6m+ Laneway
- Detached 10m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

Lots Potentially Impacted by Road Noise

☆ Lots Potentially Impacted By Road Traffic Noise At All Floor Levels

★ Lots Potentially Impacted By Road Traffic Noise at Level 1

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'.

CLIENT
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PROJECT
CALOUNDRA SOUTH PRECINCT 2

SOUTH-EAST NEIGHBOURHOOD PLAN OF DEVELOPMENT

Date	18 January 2018
Designed By	MD / SE / KH / WW
Checked By	MD / SB
DWG Name	167100-103 CSPR PRO
Job Reference	167100-21
Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT QLD
Locality	CALOUNDRA SOUTH
Scale	1:1000
Sheet	A1
Plan Ref	167100-119
Rev	AF

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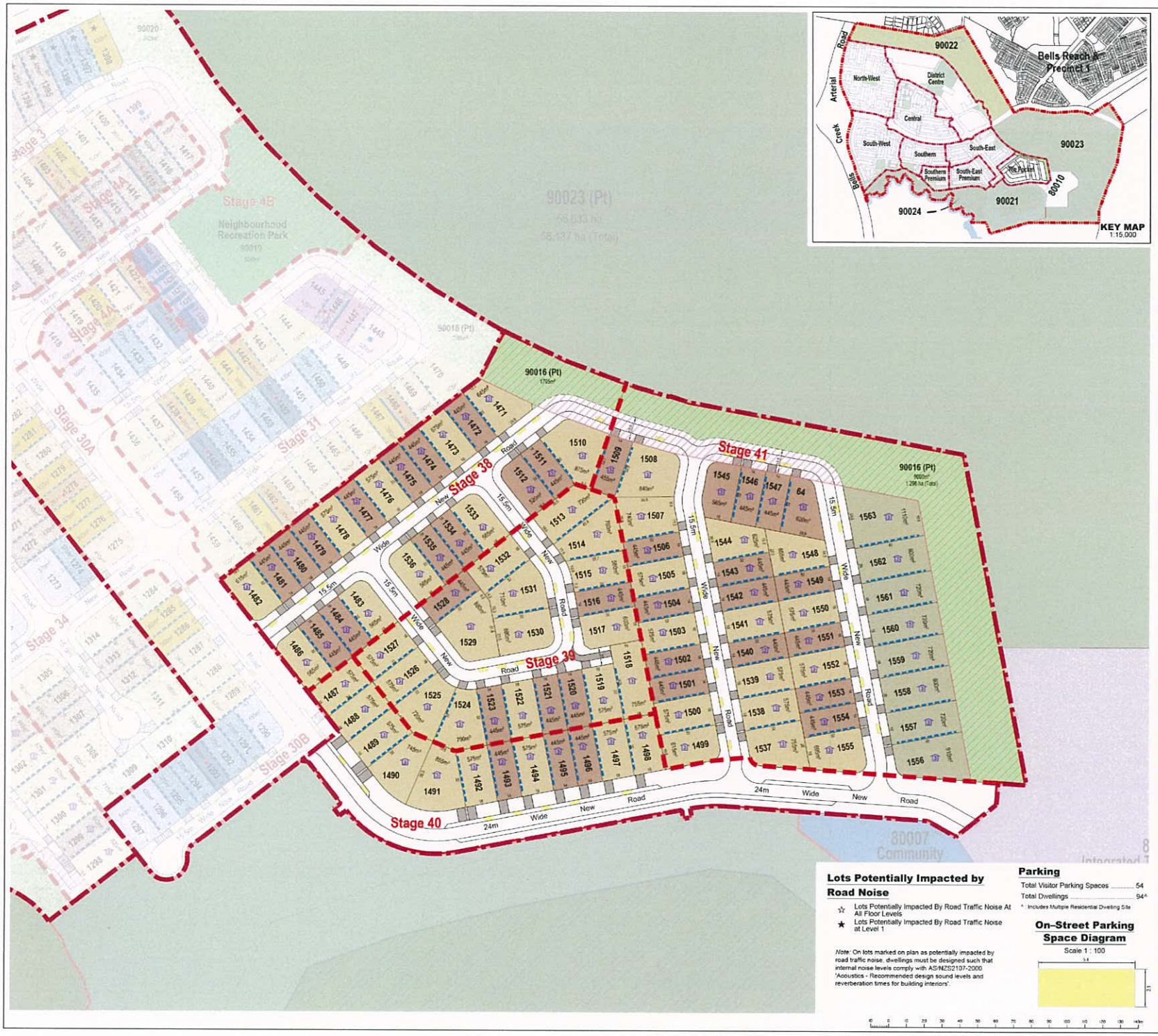

Lots Potentially Impacted by Road Noise

☆ Lots Potentially Impacted By Road Traffic Noise At All Floor Levels

★ Lots Potentially Impacted By Road Traffic Noise at Level 1

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'.

Parking

Total Visitor Parking Spaces 54

Total Dwellings ..... 94^A

^A Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

Scale 1 : 100

Legend

Land Use

- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Mixed Use
- Integrated Tourism Attraction
- Pedestrian Link / Landscape Buffer (Road Reserve)

Open Space

- Landscape Buffer (Open Space)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square
- Neighbourhood Recreation Park
- Local Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection (EPZ)
- EPZ within Major Recreation Park
- Conservation Buffer

32m Deep Lots

- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m
- Large Lots >32m Deep

30m Deep Lots

- SOHO 10m
- Detached 12.5m Laneway
- Detached 14m Laneway
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

28m Deep Lots

- Terrace 7.5m
- End Terrace 9m+
- Terrace 4m Laneway
- Terrace 4.6m Laneway
- Terrace 6.6m Laneway
- Terrace 7.5m Laneway
- End Terrace 6.8m+ Laneway
- Detached 10m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

25m Deep Lots

- Terrace 4m Laneway
- Terrace 4.6m Laneway
- Terrace 6.2m Laneway
- Terrace 6.6m Laneway
- Terrace 7.5m Laneway
- End Terrace 9m+ Laneway
- End Terrace 6.6m+ Laneway
- End Terrace 10m+ Laneway
- Detached 8.5m Laneway
- Detached 12m Laneway
- Detached 12.5m Laneway
- Detached 14m Laneway
- Detached 18m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

Urban Lofts

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
- Urban Loft Type F
- Urban Loft Type G
- Urban Loft Type H

Urban Lots

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

Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B

REVISION

U - 01/02/16 Minor Change Application
V - 05/09/16 Central Neighbourhood Yield
W - 04/08/16 Central Laneway Lots
X - 15/08/16 Remove potential sales office from 1473
Y - 01/12/16 Minor change application
Z - 16/12/16 Minor change application Southern Precinct
AA - 12/01/17 Update Stats
AB - 31/03/17 Amend Layout & Stats
AC - 05/06/17 Amend in response to Council feedback
AD - 05/07/17 Amend in response to Council feedback
AE - 22/11/17 Amend Layout & Stats
AF - 18/01/18 Amend Staging & POKPs

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m²

The boundaries shown on this plan should not be used for final detailed engineers design.

Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Stage Boundary
- Lifestyle Buffer (30m Deep)
- Blackbutt Forest
- 30m PMAV Offset to Blackbutt Forest
- WSF Habitat Protected
- Permissible 3 Storey Height Limit

Development Controls

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.0m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

CLIENT
STOCKLAND

PROJECT
CALOUNDRA SOUTH PRECINCT 2

POCKET NEIGHBOURHOOD PLAN OF DEVELOPMENT

Date	18 January 2018
Comp By	MD / SE / KH / WW
Checked By	MD / SB
DWG Name	167100-163 CSPR PRO
Job Reference	167100-21
Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT QLD
Locality	CALOUNDRA SOUTH
Scale	1:1000
Sheet	A1
Plan Ref	167100-121
Rev	AF

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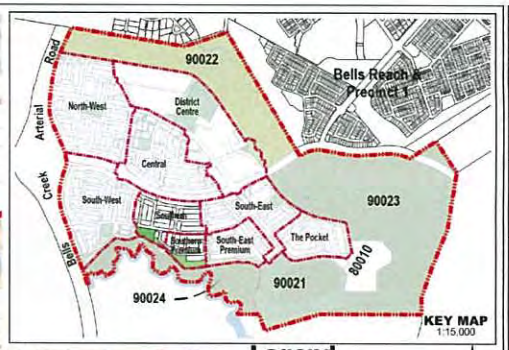

Legend

Land Use

- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Mixed Use
- Pedestrian Link / Landscape Buffer (Road Reserve)

Open Space

- Landscape Buffer (Open Space)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square
- Neighbourhood Recreation Park
- Local Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection (EPZ)
- EPZ within Major Recreation Park
- Conservation Buffer

Urban Lofts

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
- Urban Loft Type F
- Urban Loft Type G
- Urban Loft Type H

Urban Lots

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

Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B

Development Controls

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.0m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

Parking

Total Visitor Parking Spaces 108

Total Dwellings ..... 188 *

* Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

Scale 1 : 100

Lots Potentially Impacted by Road Noise

☆ Lots Potentially Impacted By Road Traffic Noise At All Floor Levels

★ Lots Potentially Impacted By Road Traffic Noise At Level 1

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'.

32m Deep Lots

- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m
- Large Lots >32m Deep

30m Deep Lots

- SOHO 10m
- Detached 12.5m Laneway
- Detached 14m Laneway
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

28m Deep Lots

- Terrace 7.5m
- End Terrace 9m+
- Terrace 4m Laneway
- Terrace 4.6m Laneway
- Terrace 6.6m Laneway
- Terrace 7.5m Laneway
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- Detached 10m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

25m Deep Lots

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- Terrace 4.6m Laneway
- Terrace 6.2m Laneway
- Terrace 6.6m Laneway
- Terrace 7.5m Laneway
- End Terrace 9m+ Laneway
- End Terrace 6.6m+ Laneway
- End Terrace 10m+ Laneway
- Detached 8.5m Laneway
- Detached 12m Laneway
- Detached 12.5m Laneway
- Detached 14m Laneway
- Detached 18m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

REVISION

U 01/02/16 Minor Change Application
V 02/03/16 Central Neighbourhood Yield
W 01/06/16 Central Laneway Lots
X 15/06/16 Remove potential noise office from 1423
Y 01/12/16 Minor change application
Z 16/12/16 Minor change application Southern Precinct
AA 12/01/17 Update Stats
AB 24/03/17 Amend Layout & Stats
AC 05/05/17 Amend in response to Council feedback
AD 05/05/17 Amend in response to Council feedback
AE 22/11/17 Amend Layout & Stats
AF 18/01/18 Amend Staging & POIOs

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Stage Boundary
- Waterway
- Riparian Zone
- Lifestyle Buffer (30m Deep)
- WSF Habitat Protected
- Permissible Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Double Garage permitted on a single Storey Dwelling on this villa lot - refer Development Controls for Detached Allotments
- Proposed Indicative Translink Bus Bay
- Sewer Pump Station

CLIENT
STOCKLAND

PROJECT
CALOUNDRA SOUTH PRECINCT 2

SOUTHERN NEIGHBOURHOOD PLAN OF DEVELOPMENT

Date	18 January 2018
Comp By	MD / SE / KH / WW
Checked By	MD / SB
DWG Name	167100-103 CSPR PRO
Job Reference	167100-21
Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT QLD
Locality	CALOUNDRA SOUTH
Scale 1:1000	Sheet A1
Plan Ref 167100-123	Rev AF

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REVISION	PROJECT	CALOUNDRA SOUTH PRECINCT 2	CLIENT	STOCKLAND
U 01/07/16 Minor Change Application V 06/07/16 Central Neighbourhood Yield W 08/08/16 Central Laneway Lots X 15/08/16 Remove potential sales office from 1473 Y 05/12/16 Minor change application Z 16/12/16 Minor change application Southern Precinct AA 12/01/17 Update Stats AB 31/01/17 Amend Layout & Stats AC 09/06/17 Amend in response to Council feedback AD 23/07/17 Amend in response to Council feedback AE 22/11/17 Amend Layout & Stats AF 18/01/18 Amend Staging & Yields	Job Ref. 167100-21	Date 18 January 2018	SOUTH WEST NEIGHBOURHOOD PLAN OF DEVELOPMENT	
	Comp By MD / SE / WW	DWG Name 167100-103 CSP2.PRO		
	Checked By MD / SB	Locality CALOUNDRA SOUTH		
	Local Authority MINISTER FOR ECONOMIC DEVELOPMENT QLD			

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Scale	Sheet	Plan Ref	Rev
1:1000	A1	167100-125	AF

Disclaimer
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RPS

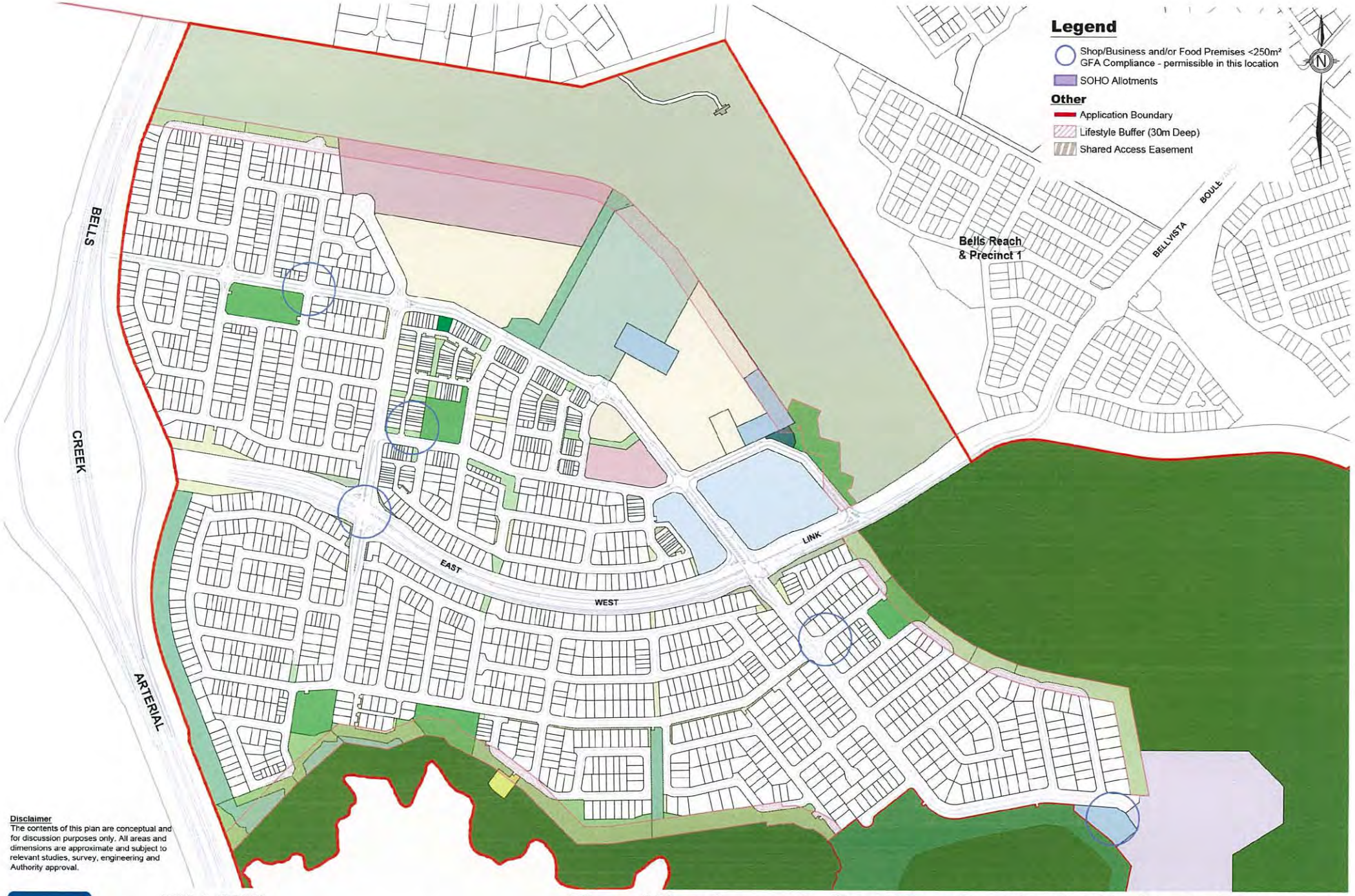
SCALE 1 : 4000 @ A2

0 100 200 300 400

DATE: 15 NOV 2017 DWG NAME : 167100-107 CSP2 PRO_PoD DWG # 167100-21-107_1AA

Plan of Development - Sub-Precincts

Caloundra South - Precinct 2



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RPS

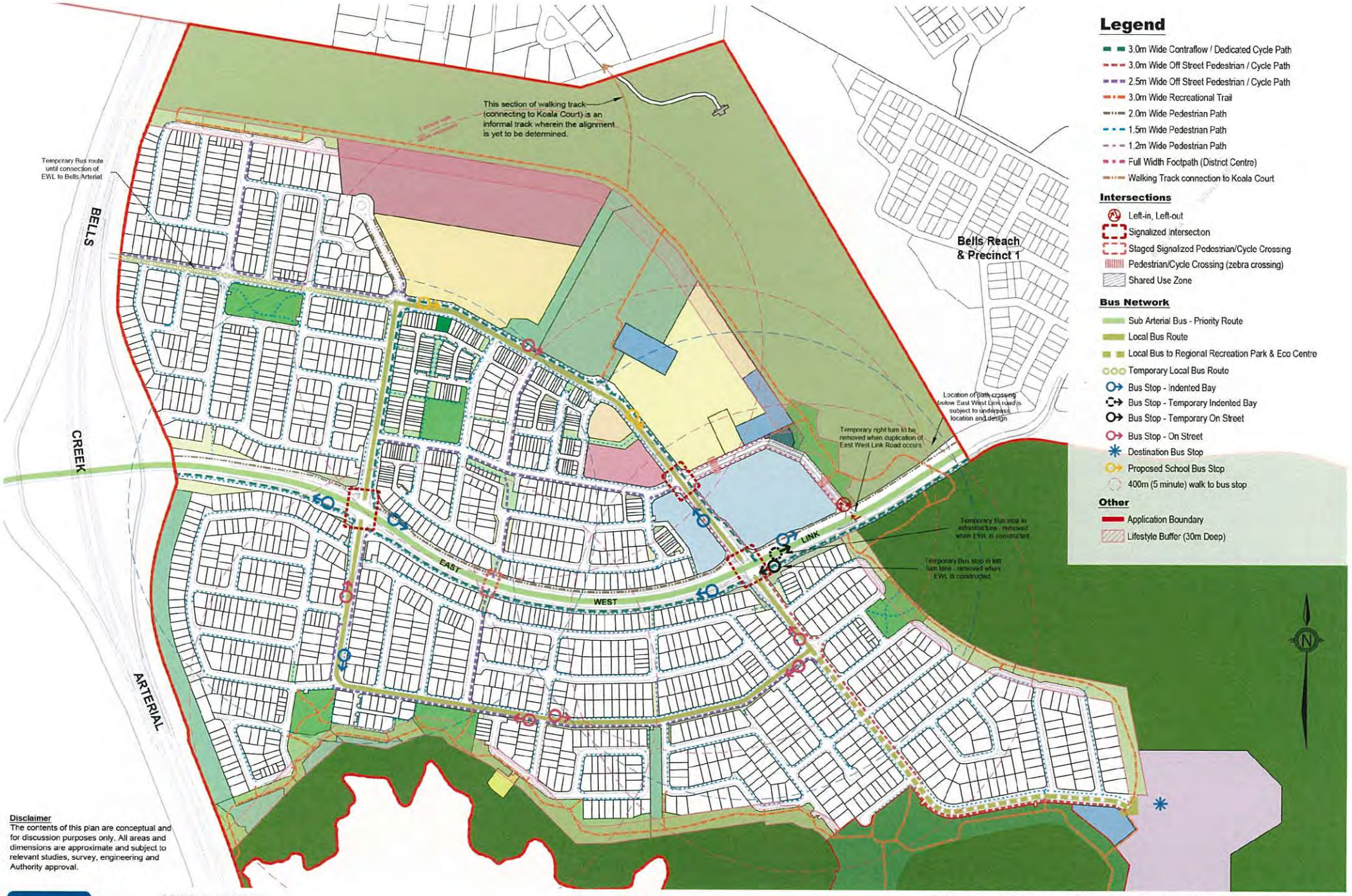
SCALE 1 : 4000 @ A2

0 100 200 300 400

Plan of Development - Small Non Residential Nodes and Business

Caloundra South - Precinct 2

DATE: 15 NOV 2017 DWG NAME : 167100-107 CSP2 PRO_PoD DWG # 167100-21-107_3AA



Disclaimer
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RPS

SCALE 1 : 4000 @ A2

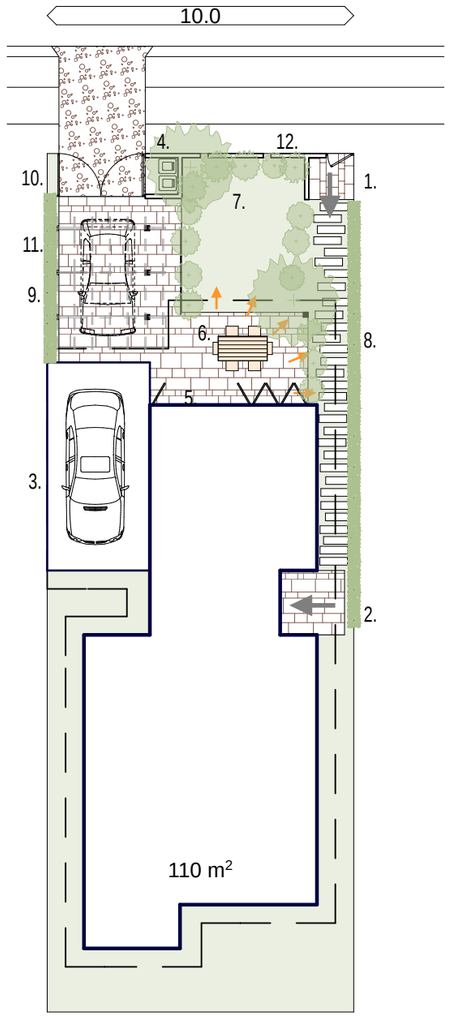
0 100 200 300 400

DATE: 18 JAN 2018 DWG NAME : 167100-107 CSP2 PRO_PoD DWG # 167100-21-107_5AB

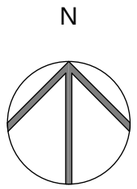
Plan of Development - Connectivity

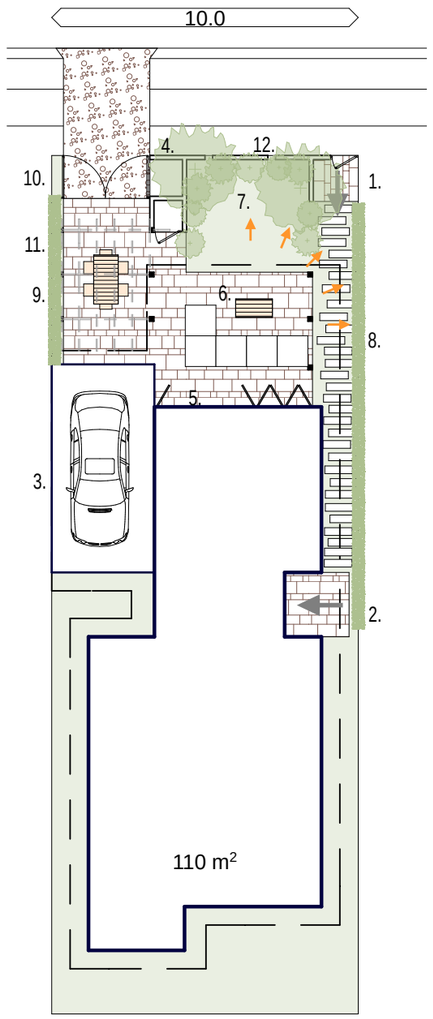
Caloundra South - Precinct 2

Siting and Fencing Examples



2 Car Option
1:200

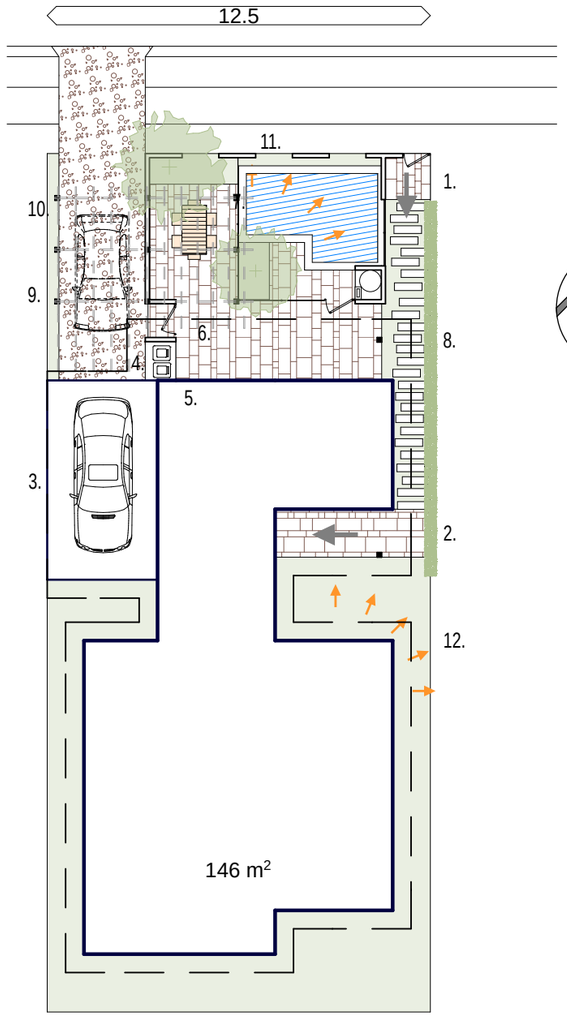




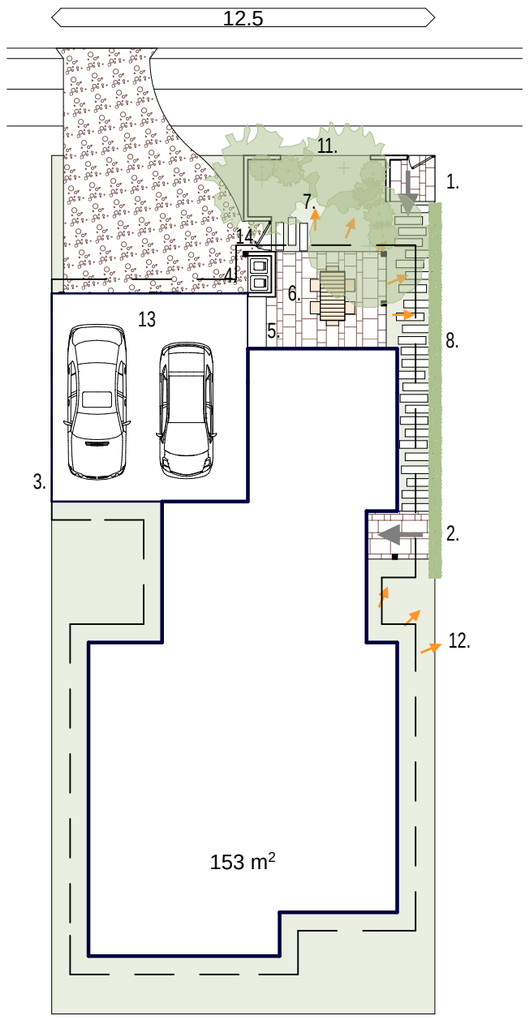
Courtyard Option
1:200

Key

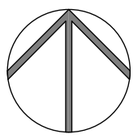
1. Gatehouse located adjacent to side boundary to maximise extent of useable courtyard with Northern aspect.
2. House front door located to side of house to maximise living area with Northern aspect.
3. Built to boundary garage wall to maximise amount of living area with Northern aspect
4. Locate Bin enclosure off driveway area for functionality and improve pedestrian visitor experience through gatehouse.
5. Extent of Glazing and doors from living area with Northern Aspect to be maximised. Configuration of doors should also consider functional pedestrian access for additional carapace.
6. Undercover outdoor living area provided with North Eastern aspect.
7. Northern courtyard landscaped in accordance with Stockland's Design Essential guidelines.
8. Separation between outdoor living area and visitor entry proposed via screening, change of level or landscaping.
9. Secondary car space provided in tandem arrangement proposed to be multipurpose through considerate design of pavement and pergola structure. Stencilled concrete, pavers, or exposed aggregate pavement is recommended. It is noted that plain concrete to the secondary car space will not be approved.
10. To maximise opportunity for dual use of carapace, an automated gate configured to not swing over the road verge or compromise use of multi purpose space is recommended.
11. Landscape structure/Pergola proposed over secondary car space to soften appearance from street. Solid roof integrated with roof design of residence with a 2.5m setback may also be considered.
12. Street fencing designed in accordance with Stockland's Design Essential guidelines



Pool Option
1:200

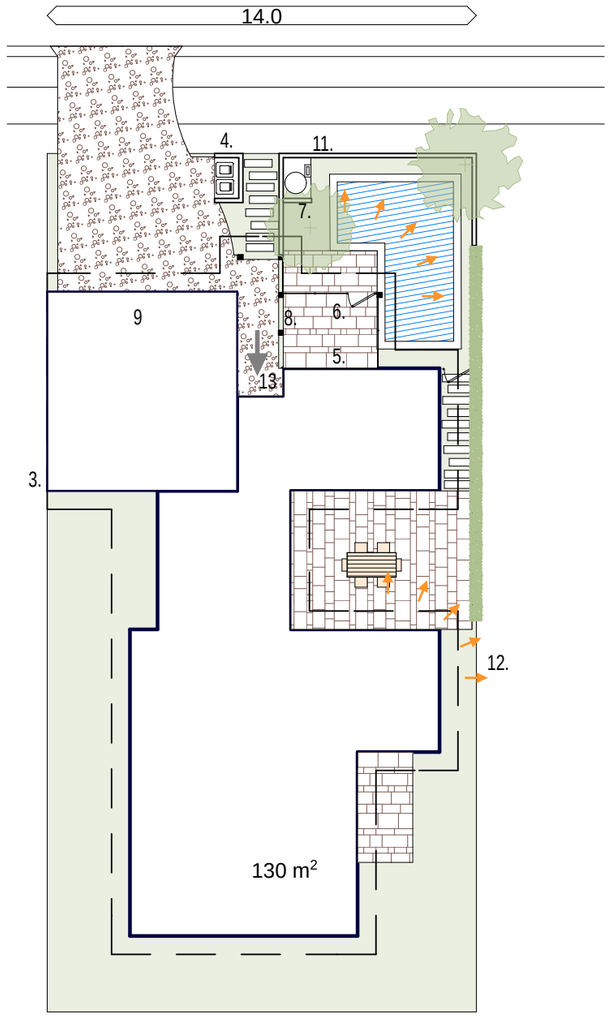


Courtyard Option
1:200

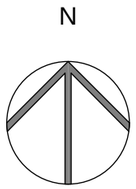


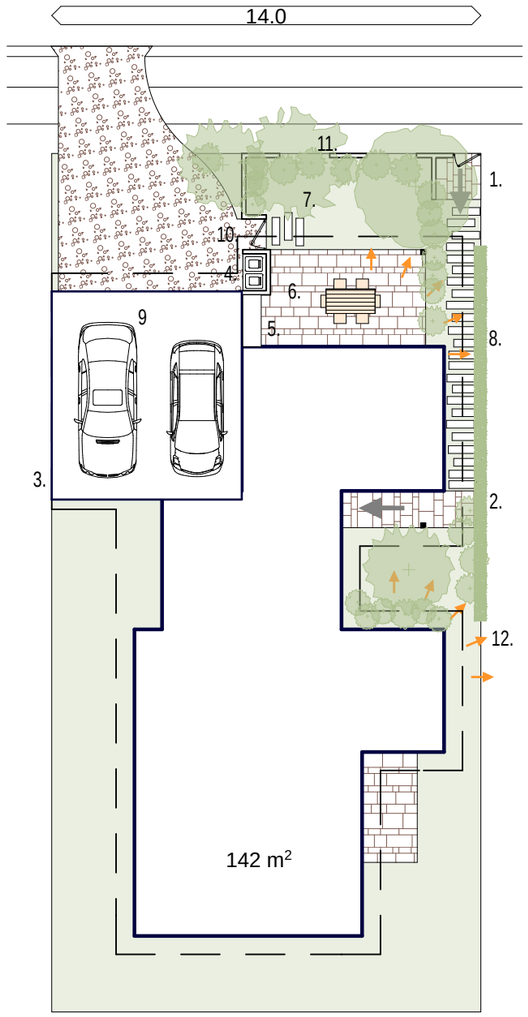
Key

1. Gatehouse located adjacent to side boundary to maximise extent of useable courtyard with Northern aspect.
2. House front door located to side of house to maximise living area with Northern aspect.
3. Built to boundary garage wall to maximise amount of living area with Northern aspect
4. Locate Bin enclosure off driveway area for functionality and improve pedestrian visitor experience through gatehouse.
5. Extent of Glazing and doors from living area with Northern Aspect to be maximised. Configuration of doors should also consider functional pedestrian access for additional carapace.
6. Undercover outdoor living area provided with North Eastern aspect.
7. Northern courtyard landscaped in accordance with Stockland's Design Essential guidelines.
8. Separation between outdoor living area and visitor entry proposed via screening, change of level or landscaping.
9. Secondary car space provided in tandem arrangement recommended to maximise size of Northern aspect courtyard. It is noted that plain concrete to this area will not be approved.
10. Landscape structure/Pergola proposed over secondary car space to soften appearance from street. Solid roof integrated with roof design of residence with a 2.5m setback may also be considered.
11. Street fencing designed in accordance with Stockland's Design Essential guidelines
12. Introduction of additional articulation to the Eastern elevation is recommended to allow rooms to the rear of the residence to achieve a Northern aspect.
13. Double car garage
14. Gated Secondary access between private Northern courtyard and driveway recommended.



Pool Option
1:200

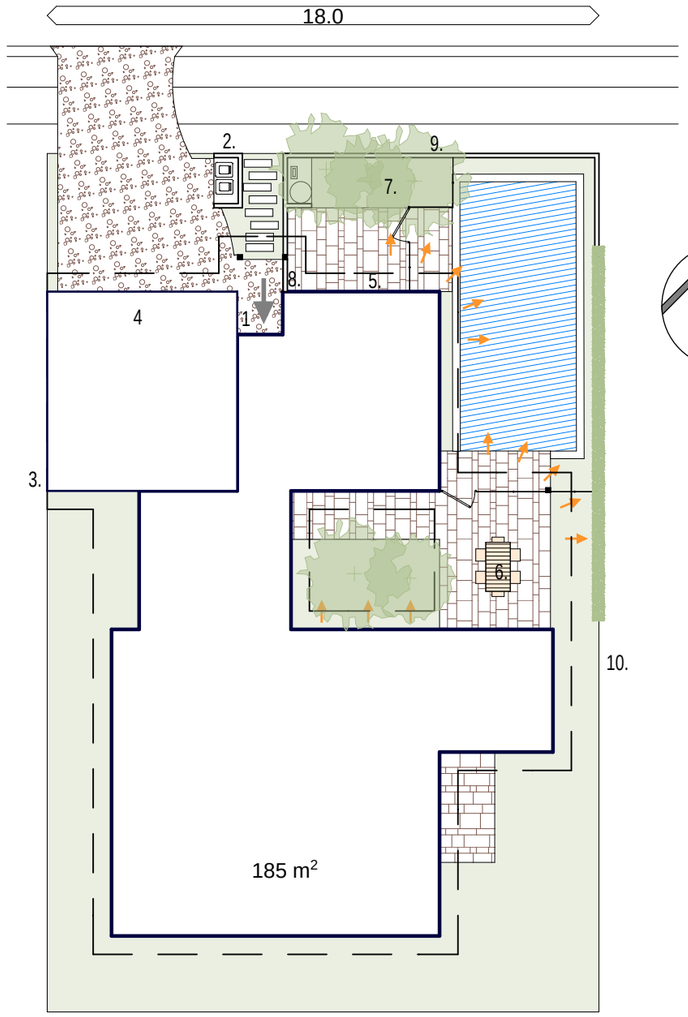




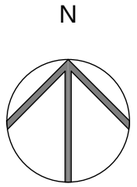
Courtyard Option
1:200

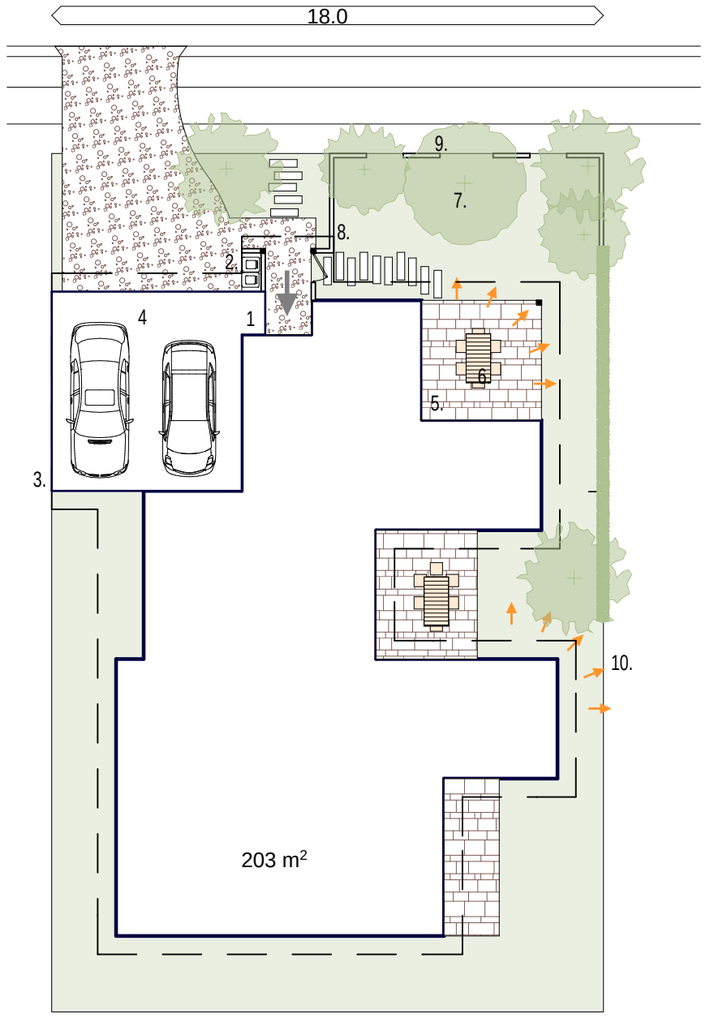
Key

1. Gatehouse located adjacent to side boundary to maximise extent of useable courtyard with Northern aspect.
2. House front door located to side of house to maximise living area with Northern aspect.
3. Built to boundary garage wall to maximise amount of living area with Northern aspect
4. Locate Bin enclosure off driveway area for functionality and improve pedestrian visitor experience through gatehouse.
5. Extent of Glazing and doors from living area with Northern Aspect to be maximised. Configuration of doors should also consider functional pedestrian access for additional carapace.
6. Undercover outdoor living area provided with North Eastern aspect.
7. Northern courtyard landscaped in accordance with Stockland's Design Essential guidelines.
8. Separation between outdoor living area and visitor entry proposed via screening, change of level or landscaping.
9. Double car garage
10. Gated Secondary access between private Northern courtyard and driveway recommended.
11. Street fencing designed in accordance with Stockland's Design Essential guidelines
12. Introduction of additional articulation to the Eastern elevation is recommended to allow rooms to the rear of the residence to achieve a Northern aspect.
13. Where entry is located within the Northern elevation of the residence. it is recommended that the width does not exceed 1.5 so not to adversely compromise the extent of living area with a Northern aspect.



Pool Option
1:200





Courtyard Option
1:200

Key

1. Entry is located within the Northern elevation of the residence. it is recommended that the width does not exceed 1.5 so not to adversely compromise the extent of living area with a Northern aspect.
2. Locate Bin enclosure off driveway area for functionality and improve pedestrian visitor experience through gatehouse.
3. Built to boundary garage wall to maximise amount of living area with Northern aspect
4. Double car garage
5. Extent of Glazing and doors from living area with Northern Aspect to be maximised where an appropriate overhang is provided.
6. Undercover outdoor living area provided with North Eastern aspect.
7. Northern courtyard landscaped in accordance with Stockland's Design Essential guidelines.
8. Separation between outdoor living area and visitor entry proposed via screening, change of level or landscaping.
9. Street fencing designed in accordance with Stockland's Design Essential guidelines
10. Introduction of additional articulation to the Eastern elevation is recommended to allow rooms to the rear of the residence to achieve a Northern aspect.

Fence Design | Vertical Panels

“Vertical" fencing panels are typically the preferred choice within developing housing areas, given the levels of security provided and their economy. This fencing typology can be enhanced through the use of contrasting materials and colours, but more importantly through the use of landscaping positioned on either side of the fence, considerably improving the privacy qualities achieved. The introduction of members "on edge" provide an inherent level of privacy from the approaching oblique angles whilst providing excellent surveillance from within.

Fence Design | Horizontal Panels

"Horizontal" fencing elements maximise the visual transparency available through street fencing, though no protection against the oblique view lines. Where privacy is a concern, the introduction of landscape elements to either side of the fence is recommend to diffuse these sight lines. Consideration to detailing is recommended, particularly in regards to configuration of dado panels and horizontal screen supports.

Fence Design | Pattern Arrangement

Pattern Arrangement systems typically combine areas of privacy to private courtyards with areas of good visual transparency to and from the private realm. Consideration of the position of the solid elements relative to the respective functional purpose and utilitarian nature of the courtyards should be given. This varying level of transparency is often achieved through the "patterning" of the same material, but can include the use of contrasting materials for particular aesthetic affect. The resultant affect is not only positive on the streets cape, but also provides good levels of privacy to the courtyard users.

Fence Design | Feature Panels

"Feature Panel" fencing provides high levels of privacy through the utilisation of depth of view techniques. The provision of a pattern (and often artistic element) along the street edge provides the passer by an object to focus on without taking in the activities beyond. For the "static occupant", these screens serve as a diffuser of light and view, but are still transparent enough to allow good surveillance of the public realm.

Landscape requirements	

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Trees & Palms Schedule

NATIVE

NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SHAPE	COLOUR	SEASON	EVERGREEN/ DECIDUOUS	BUSH TUCKER/ EDIBLE	COMMENTS
01	*Acmena smithii*	Narrow-leafed Lillypilly	8m	4m			Spring - Autumn	Evergreen	✓fruit	
02	*Archontophoenix cunninghamina*	Bangalow Palm	15m	4m			Summer	Evergreen	×	Mass plant in various heights, minimum 3 plants per clump
03	*Backhousia citriodora*	Lemon Myrtle	4-6m	3-5m			Summer-Autumn	Evergreen	×	Scented leaves, good for a sensory garden
04	*Backhousia myrtifolia*	Carrol	4m	3m			Spring	Evergreen	×	Good background screen
05	*Banksia aemula*	Wallum Banksia	5m	5m			Autumn-Winter	Evergreen	✓nectar	Distinctive form Bird attracting
06	*Banksia integrifolia*	Coastal Banksia	7m	5m			Summer-Winter	Evergreen	✓nectar	Bird attracting
07	*Buckinghamia celsissima*	Ivory Curl Tree	6-8m	3-5m			Summer	Evergreen	×	Floral display
08	*Callistemon salignus*	Pink Tips Bottlebrush	6m	4m			Spring	Evergreen	✓nectar	Damp areas
09	*Cupaniopsis anacardioides*	Beach Tamarind	8-10m	5-8m			Spring	Evergreen	×	
10	*Elaeocarpus reticulatus*	Blue Berry Ash	8-25m	3-5m			Summer	Evergreen	×	
11	*Harpullia pendula*	Tulipwood	8m	6m			Summer-Autumn	Evergreen	×	
12	*Livistona australis*	Cabbage Palm	15m	5m			Summer	Evergreen	✓	Grouped plantings
13	*Pandanus tectorius*	Screw Pine	8m	6m			Spring-Summer	Evergreen	×	
14	*Pandanus utilis*	Pandanus - Red Edge	9m	6m			Spring-Summer	Evergreen	×	
15	*Randia fitzalanii*	Native Gardenia	6m	6m			Spring	Evergreen	✓fruit	Scented Flowers, edible fruit
16	*Rhapis excelsa*	Broad Leaved Lady Palm	2m	3m			Spring	Evergreen	×	Part Shade
17	*Strelitzea nicolii*	Giant White Bird Strelizia	6m	2m			Spring-Summer	Evergreen	×	Full sun, part shade, can be hedged (used as shrub)
18	*Syzygium sp*	Lilly Pilly	10m	5m			Spring	Evergreen	✓	
19	*Tristaniopsis laurina 'luscious'*	Water Gum	6-8m	4-6m			Summer	Evergreen	×	Damp areas
20	*Viburnum odoratissimum*	Sweet Viburnum	4m	3m			Spring - Summer	Evergreen	×	Full sun, part shade, can be hedged (used as shrub)
21	*Xanthostemon chrysanthus*	Golden Penda	10-15m	6-12m			Spring	Evergreen	×	Medium shade tree in open spaces

Trees & Palms

NATIVE

01 *Acmena smithii*

02 *Archontophoenix cunninghamina*

03 *Backhousia citriodora*

04 *Backhousia myrtifolia*

05 *Banksia aemula*

06 *Banksia integrifolia*

07 *Buckinghamia celsissima*

08 *Callistemon salignus*

09 *Cupaniopsis anacardiodes*

10 *Elaeocarpus reticulatus*

11 *Harpullia pendula*

12 *Livistona australis*

Trees & Palms

NATIVE

13 *Pandanus tectorius*

14 *Pandanus utilis*

15 *Randia fitzalanii*

16 *Rhapis excelsa*

17 *Strelitzea nicolii*

18 *Syzygium sp*

19 *Tristaniopsis laurina 'luscious'*

20 *Viburnum odoratissimum*

21 *Xanthostemon chrysanthus*

Shrubs Schedule

NATIVE

NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SHAPE	COLOUR	SEASON	EVERGREEN/ DECIDUOUS	FEATURES	FRONT ENTRIES	GENERAL PLANTING	BUSH TUCKER/ EDIBLE	COMMENTS
01	*Acmena Smithii 'Allyn Magic'*	Dwarf Lillypilly	0.5 m	0.5 m			Spring	Evergreen		✓	✓	×	Low hedging plant
02	*Alpinea caerulea*	Native Ginger	2 - 2.5m	1 - 2 m			Autumn-Winter	Evergreen			✓	✓fruit	Shady position
03	*Alpinea zerumbet 'variegata'*	Variegated Ginger	1.5 - 2.4 m	1.2 - 1.8 m			Spring-Summer	Evergreen			✓	✓fruit	Shady position
04	*Banksia oblongifolia*	Fern-leafed Banksia	1.5-3 m	1.5 m			Summer	Evergreen			✓	✓fruit	Shady position
05	*Banksia robur*	Swamp Banksia	2-3 m	2-3 m			Spring-Summer	Evergreen	✓		✓	✓nectar	Bird attracting
06	*Banksia spinulosa*	Hairpin Banksia	1-3 m	2 m			Winter-Spring	Evergreen			✓	✓nectar	Bird attracting
07	*Callistemon 'Captain Cook'*	Bottlebrush	1.5 m	1.5 m			Autumn-Spring	Evergreen			✓	✓nectar	Bird attracting
08	*Callistemon 'Little John'*	Bottlebrush	0.6 m	0.6 m			Spring	Evergreen			✓	✓nectar	Bird attracting
09	*Callistemon 'Wilderness White'*	Bottlebrush	3 m	1.6 m			Summer	Evergreen			✓	✓nectar	Bird attracting
10	*Callistemon polandii*	Gold Tipped Bottlebrush	4 m	3 m			Spring	Evergreen			✓	✓nectar	Bird attracting
11	*Cordyline stricta*	Slender Palm Lily	5 m	1.5 m			Summer	Evergreen		✓		×	Shade/part shade
12	*Cordyline rubra*	Red Palm Lily	2-3 m	1-2 m			Spring	Evergreen		✓		×	Shade/part shade
13	*Cordyline australis 'Red Sensation'*	Palm Lily	3-9 m	0.9-4.6m			Late Spring	Evergreen	✓	✓		×	Shade/part shade Coloured foliage
14	*Grevillea 'Honey Gem'*	Honey Gem	4 m	3 m			Winter-Spring	Evergreen			✓	✓nectar	Bird attracting
15	*Grevillea 'Moonlight'*	Moonlight	5 m	3 m			Year Round	Evergreen			✓	✓nectar	Bird attracting
16	*Grevillea 'Misty Pink'*	Misty Pink	3 m	2.5-3 m			Winter-Spring-Summer	Evergreen			✓	✓nectar	Bird attracting
17	*Grevillea 'Orange Marmalade'*	Orange Marmalade	2.5 m	2 m			Year Round	Evergreen			✓	✓nectar	Bird attracting
18	*Leptospermum petersonii*	Lemon Scented Tea Tree	1.5-2 m	1.5 m			Spring	Evergreen			✓	×	Mass planting
19	*Melaleuca 'Claret Tops'*	Honey Myrtle	1-1.2 m	0.6-0.8 m			Spring	Evergreen			✓	×	Prunes well
20	*Melaleuca 'Snowflake'*	Manuka	1.8-2.4 m	2.4-3 m			Year Round	Evergreen			✓	×	Prunes well
21	*Syzygium 'Cascade'*	Weeping Lillypilly	2-3 m	1.5 m			Summer	Evergreen			✓	✓fruit	Medium hedge
22	*Syzygium australe 'Aussie Southern'*	Aussie Southern Lillypilly	2-3 m	3-5 m			Spring-Summer	Evergreen	✓	✓	✓	✓fruit	Medium hedge
23	*Syzygium australe 'Elite'*	Elite Lillypilly	3-5 m	2-3 m			Spring-Sunner	Evergreen	✓	✓	✓	✓fruit	Medium hedge
24	*Syzygium paniculatum*	Magenta Cherry	5-8 m	4-8 m			Summer	Evergreen		✓	✓	✓fruit	Medium hedge
25	*Westringia fruticosa*	Coastal Rosemary	2 m	5 m			Year Round	Evergreen			✓	×	Low Hedge
26	*Westringia 'Xena'*	Coastal Rosemary	1 m	1 m			Year Round	Evergreen			✓	×	Low Hedge
27	*Xanthorrhoea species*	Grass Tree	Up to 2 m	1.6 m			Spring	Evergreen	✓	✓		✓nectar	Feature Plant
28	*Xanthostemon 'Little Penda'*	Dwarf Xanthostemon	Up to 5 m	4-6m			Spring	Evergreen			✓	✓nectar	Slow growing

Shrubs

01 *Acmena Smithii 'Allyn Magic'*

02 *Alpinea caerulea*

03 *Alpinea zerumbet 'variegata'*

04 *Banksia oblongifolia*

05 *Banksia robur*

06 *Banksia spinulosa*

07 *Callistemon 'Captain Cook'*

08 *Callistemon 'Little John'*

09 *Callistemon 'Wilderness White'*

10 *Callistemon polandii*

11 *Cordyline stricta*

12 *Cordyline rubra*

Shrubs

NATIVE

13 *Cordyline australis 'Red Sensation'*

14 *Grevillea 'Honey Gem'*

15 *Grevillea 'Moonlight'*

16 *Grevillea 'Misty Pink'*

17 *Grevillea 'Orange Marmalade'*

18 *Leptospermum petersonii*

19 *Melaleuca 'Claret Tops'*

20 *Melaleuca 'Snowflake'*

21 *Syzygium 'Cascade'*

22 *Syzygium australe 'Aussie Southern'*

23 *Syzygium australe 'Elite'*

24 *Syzygium paniculatum*

Shrubs

25 *Westringia fruticosa*

26 *Westringia 'Xena'*

27 *Xanthorrhoea species*

28 *Xanthostemon 'Little Penda'*

Shrubs Schedule

EXOTIC

NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SHAPE	COLOUR	SEASON	EVERGREEN/ DECIDUOUS	FEATURES	FRONT ENTRIES	GENERAL PLANTING	BUSH TUCKER/ EDIBLE	COMMENTS
01	*Acalypha 'Inferno'*	Acalypha	2 m	1 m			Spring	Evergreen			✓	×	Red/bronze foliage
02	*Acalypha wilkesiana 'Macrophylla'*	Red / Copper Leaf	3 m	2 m			Spring-Summer	Evergreen			✓	×	Coloured foliage
03	*Heliconia 'Red Xmas'*	Red Christmas	1 m	1.2m			Winter-Spring	Evergreen	✓		✓	×	Shady position
04	*Heliconia 'Scarlet Torch'*	Torch Heliconia	1.5-1.8 m	1.5-2 m			Spring-Summer	Evergreen	✓		✓	×	Shady position
05	*Hibiscus rosa-sinensis*	Rose of China	2.5-5 m	1.5-3 m			Summer-Autumn	Evergreen			✓	×	Large flowers
06	*Ixora 'Prince of Orange'*	Prince of Orange	2 m	1.5 m			Spring-Autumn	Evergreen	✓	✓		×	Part shade
07	*Ixora 'Pink Malay'*	Pink Malay	1 m	1 m			Spring	Evergreen	✓	✓		×	Part shade
08	*Metrosideros 'Fiji Fire'*	Fiji Christmas Bush	3 m	1 m			Summer	Evergreen	✓	✓	✓	×	Screening shrub
09	*Metrosideros thomasii*	NZ Christmas Bush	5 m	5 m			Summer	Evergreen		✓	✓	×	Screening shrub
10	*Russelia equisetiformis*	Firecracker Plant	5 m	1.5 m			Year Round	Evergreen		✓	✓	×	Colourful flowers
11	*Strelitzea reginae*	Bird of Paradise	2-3 m	1-2 m			Winter-Spring	Evergreen	✓	✓		×	Feature plant
12	*Zamia furfuracea*	Cardboard Palm	0.6-1.5 m	1.5-2.5m			Late Spring	Evergreen	✓	✓		×	Feature Plant

Shrubs

01 *Acalypha 'Inferno'*

02 *Acalypha wilkesiana 'Macrophylla'*

03 *Heliconia 'Red Xmas'*

04 *Heliconia 'Scarlet Torch'*

05 *Hibiscus rosa-sinensis*

06 *Ixora 'Prince of Orange'*

07 *Ixora 'Pink Malay'*

08 *Metrosideros 'Fiji Fire'*

09 *Metrosideros thomasii*

10 *Russelia equisetiformis*

11 *Strelitzea reginae*

12 *Zamia furfuracea*

Groundcovers & Grasses Schedule

NATIVE

NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SHAPE	COLOUR	SEASON	EVERGREEN/ DECIDUOUS	FEATURES	FRONT ENTRIES	GENERAL PLANTING	BUSH TUCKER/ EDIBLE	COMMENTS
01	*Anigozanthus 'big red'*	Red Kangaroo Paw	0-2m	up to 1m			Spring-Summer	Evergreen	✓		✓	×	Full sun
02	*Anigozanthus 'yellow gem'*	Yellow Kangaroos Paw	0-2m	up to 1m			Spring-Summer	Evergreen	✓		✓	×	Full sun
03	*Asplenium australasicum*	Crows Nest Fern	0.5m-1.5m	up to 2m			Year round	Evergreen		✓		×	Shade
04	*Babingtonia virgata 'la petite'*	Dwarf Baeckea	0.5m-1m	0.5m-1.5m			Summer	Evergreen			✓	×	
05	*Blechnum cartilagineum*	Gristle Fern	0.5m-1.5m	0.5m-1.5m			Year round	Evergreen			✓	×	Shade
06	*Cissus antarctica*	Native Grape	1m-5m	up to 1.5m			Spring	Evergreen			✓	✓fruit	Sun / part shade
07	*Cissus hypoglauca*	Water Vine	1m-1.5m	up to 1.5m			Spring-Summer	Evergreen			✓	✓fruit	Shade
08	*Crinum pedunculatum*	Swamp Lily	1m-2m	up to 1m			Spring-Summer	Evergreen			✓	×	
09	*Dianella brevipedunculata*	Blue Flax Lily	0.5m-1m	up to 1.5m			Spring-Summer	Evergreen	✓	✓	✓	×	
10	*Dianella caerulea*	Flax Lily	0.5m-1m	up to 2.5m			Spring-Summer	Evergreen			✓	×	
11	*Dianella congesta*	Flax Lily	0.5m-1m	up to 1.5m			Spring-Summer	Evergreen			✓	×	
12	*Dianella revoluta*	Flax Lily	0.5m-1m	up to 1.5m			Spring-Summer	Evergreen			✓	×	
13	*Ficinia nodosa*	Knobbly Club Rush	0.5m-3m	up to 2.5m			Spring-Summer	Evergreen			✓	×	
14	*Grevillea 'royal mantle'*	Royal Mantle	1m-2m	up to 3m			Winter-Spring	Evergreen			✓	×	raised planters tops of walls
15	*Hibbertia scandens*	Snake Vine	0.5m-3m	1m-5m			Spring-Summer	Evergreen			✓	×	
16	*Lomandra hystrix*	Slender Mat Rush	0.5m-1m	1m-1.5m			Spring-Summer	Evergreen			✓	✓	More moisture than L. longifolia, leaf bases
17	*Lomandra longifolia*	Mat Rush	0.5m-1m	1m-1.5m			Spring-Summer	Evergreen			✓	✓	Less moisture than L. hystrix, leaf bases
18	*Melaleuca thymifolia*	Dwarf Honey Myrtle	1m-1.5m	1m-2m			Winter-Summer	Evergreen			✓	×	
19	*Myoporum ellipticum*	Coastal Myoporum	0.5m-1m	up to 2m			Summer-Autumn	Evergreen		✓	✓	×	
20	*Rhoeo species*	Moses in a Cradle	0.5m	0.5m			Summer	Evergreen		✓	✓	×	Feature plant red / purple colour
21	*Scaevola'purple fanfare'*	Fan Flower	0.5m	up to 1.5m			Spring-Summer	Evergreen			✓	×	Tops of walls rockeries
22	*Viola hederacea*	Native Violet	0.5m-1m	0.5m-1m			Year round	Evergreen	✓	✓		×	Shade spreads under plantings
23	*Vitex ovata*	Prostrate Vitex	0.5m	up to 2m			Summer	Evergreen			✓	×	Full sun low cover for exposed areas

Groundcovers & Grasses

NATIVE

01 *Anigozanthus 'big red'*

02 *Anigozanthus 'yellow gem'*

03 *Asplenium australasicum*

04 *Babingtonia virgata 'la petite'*

05 *Blechnum cartilagineum*

06 *Cissus antarctica*

07 *Cissus hypoglauca*

08 *Crinum pedunculatum*

09 *Dianella brevipedunculata*

10 *Dianella caerulea*

11 *Dianella congesta*

12 *Dianella revoluta*

Groundcovers & Grasses

NATIVE

13 *Ficinia nodosa*

14 *Grevillea 'royal mantle'*

15 *Hibbertia scandens*

16 *Lomandra hystrix*

17 *Lomandra longifolia*

18 *Melaleuca thymifolia*

19 *Myoporum ellipticum*

20 *Rhoeo species*

21 *Scaevola "purple fanfare"*

22 *Viola hederacea*

23 *Vitex ovata*

Groundcovers & Grasses Schedule

EXOTIC

NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SHAPE	COLOUR	SEASON	EVERGREEN/ DECIDUOUS	FEATURES	FRONT ENTRIES	GENERAL PLANTING	BUSH TUCKER/ EDIBLE	COMMENTS
01	*Agapanthus africanus*	Agapanthus	0.5m-1m	up to 1.5m			Summer	Evergreen		✓	✓	×	
02	*Dietes bicolor*	Yellow Wild Iris	0.5m-1m	0.5m-1m			Spring-Summer	Evergreen		✓	✓	×	
03	*Dietes grandiflora*	Wild Iris	0.5m-1m	0.5m-1m			Spring-Summer	Evergreen		✓	✓	×	
04	*Ergeron karvinskiansis*	Seaside Daisy	15cm-25cm	up to 20cm			Winter-Spring	Evergreen		✓	✓	×	
05	*Evolvulus pilosus*	Blue Eyes	30cm	up to 1m			Spring-Summer	Evergreen		✓	✓	×	
06	*Formium species*	NZ Flax	1m-4m	up to 2m			Spring	Evergreen		✓	✓	×	Architectural Plant
07	*Hemerocallis hybrids*	Day Lillies	0.5m-1m	up to 1m			Spring-Summer	Evergreen	✓	✓	✓	×	
08	*Hymenocallis littoralis*	Spider Lily	0.5m-1m	up to 1m			Summer	Evergreen	✓	✓		×	
09	*Juniperus conferta*	Shore Juniper	0-0.5m	3m-5m			Spring	Evergreen	✓	✓		×	
10	*Liriope 'Evergreen Giant'*	Evergreen Giant	0.5m-1m	0.5m-1m			Summer-Autumn	Evergreen	✓	✓	✓	×	
11	*Liriope muscari*	Lilyturf	0.5m-1m	0.5m-1m			Spring	Evergreen	✓	✓	✓	×	
12	*Nandina domestica Pygmaea 'Nana'*	Dwarf Sacred Bamboo	0.5m	0.5m-1m			Summer-Winter	Evergreen	✓	✓	✓	×	
13	*Ophiopogon japonicus*	Mondo Grass	15cm-30cm	10cm-20cm			Summer	Evergreen			✓	×	
14	*Ophiopogon 'Stripey White'*	Variegated Lily	0-0.5m	up to 0.5m			Spring	Evergreen			✓	×	Syn. Liriope Stripey White
15	*Trachelospermum "Tricolour"*	Variegated Jasmine	0.5m-2m	up to 1.5m			Spring-Summer	Evergreen			✓	×	
16	*Trachelospermum asiaticum*	Yellow Star Jasmine	6m-9m	up to 4m			Spring-Summer	Evergreen			✓	×	
17	*Tulbaghia violacea*	Society Garlic	0.5m	0-0.5m			Spring-Autumn	Evergreen	✓	✓	✓	×	

Groundcovers & Grasses

EXOTIC

01 *Agapanthus africanus*

02 *Dietes bicolor*

03 *Dietes grandiflora*

04 *Ergeron karvinskiansis*

05 *Evolvulus pilosus*

06 *Formium species*

07 *Hemerocallis hybrids*

08 *Hymenocallis littoralis*

09 *Juniperus conferta*

10 *Liriope "Evergreen Giant"*

11 *Liriope muscari*

12 *Nandina domestica Pygmaea 'Nana'*

Groundcovers & Grasses

13 *Ophiopogon japonicus*

14 *Ophiopogon 'Stripey White'*

15 *Trachelospermum "Tricolour"*

16 *Trachelospermum asiaticum*

17 *Tulbaghia violacea*