AURA
Business Park

DESIGN GUIDELINES

JULY 2017

Stockland
it's your place

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AURA PROJECT VISION

Aura, the City of Colour is set to become the most vibrant new community on the Sunshine Coast.

A world class standard in sustainable community creation in a city that blends a coastal lifestyle with the best of city living. As Australia's largest master planned community and largest 6 star Green Star community, Aura will be a city that caters for every life stage. A place where urban villages will blend seamlessly with a thriving city heart, business hubs, schools, a university, retirement and aged care options, sporting and cultural centres, recreation parks, an extensive transport network, conservation areas and much more.

Business innovation and economic prosperity is a cornerstone of Aura, with the dynamic new city catering to all levels of business. A thriving city heart will be complemented by business hubs nurturing new and diverse global opportunities for an array of industries.

BUSINESS PRECINCT DESIGN INTENT

The Aura Business Park is envisioned to be a well connected, high quality sustainable precinct where businesses can thrive.

Building design and orientation within the precinct is to contribute to the visual amenity of the surrounding landscape, and achieve a high standard of industrial urban design that aligns with the project vision and is connected to the broader community. To help achieve this vision, Stockland review and endorse all building designs prior to construction.

STOCKLAND APPROVAL PROCESS

Stockland has prepared these Design Guidelines to guide design within the Business Park precincts to ensure continuity with the greater Aura community. Each site is required to obtain Covenant approval prior to submission for Compliance Assessment through Economic Development Queensland. The Design Guidelines apply in addition to, and not in lieu of other statutory requirements, and should be read in conjunction with all relevant Development Codes that apply, including the Plan of Development endorsed by Economic Development Queensland (EDQ) for Precincts 3, 4, 5 and Part 6 of Aura and any supporting management plan.

As outlined in further detail below, following receipt of Covenant Approval from Stockland in accordance with the provisions of these Business Park Design Guidelines, subsequent approval will also need to be obtained from Economic Development Queensland for Compliance Assessment endorsement.

To ensure a smooth design review process, please pass this document to your architect/designer so that a design package can be prepared for endorsement by Stockland. Please refer to the Checklist on the next page for further details regarding the material that is required to be submitted to Stockland for Covenant Approval.

Note: Any material variations to an approval or further building works on lots will require a further approval from Stockland.

DESIGN VARIATION

Stockland reserves the right to approve works which do not comply with these Design Guidelines and to vary the requirements of the Design Guidelines at our discretion. Where designs are proposed that will vary from these Design Guidelines, they will be assessed on their design merit by Stockland. Variations will only be considered where it can be demonstrated that they still achieve the desired objectives for the community of Aura.

STOCKLAND COVENANT APPLICATION CHECKLIST

The package of material required to accompany the Stockland Covenant Approval application, must include each of the following with respect to the proposed development:

A statement about how the proposed development addresses the Design Criteria prescribed by Sections 1 – 11 of the 'Business Park Design Guidelines' ☐

A full set of Architectural Plans, including: ☐

Site Plan/s (min. scale 1:200) which shows the following: ☐

1. The location and site area of the land to which the application relates (relevant land);
2. The north point;
3. The boundaries of the relevant land (in metes and bounds);
4. Any road frontages of the relevant land, including the name of the road;
5. Any existing or proposed easements on the relevant land and their function;
6. The location and use of buildings on land adjoining the relevant land;
7. All vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked;
8. The location of refuse storage including associated screening;
9. Any proposed earthworks;
10. The location of any proposed fences and retaining walls on the relevant land and their height;
11. The location of any proposed landscaping on the relevant land;
12. The location of any stormwater detention (rain tanks) on the relevant land;
13. Contours levels for the relevant land;
14. Finished floor levels;
15. Setbacks from boundaries;
16. The location of water quality treatment bioretention/rain gardens;
17. The location of solar PV panels;
18. The location of bike racks for bicycle parking;
19. Proposed landscaping plan; and
20. The location of rainwater tanks.

Floor Plan/s (min. scale 1:200) which show the following: ☐

1. The north point;
2. The intended use of each area on the floor plan;
3. The gross floor area of each proposed floor area;
4. Key dimensions; and
5. Window positions.

Elevations (min. scale 1:200) which show the following: ☐

1. Plans of all building elevations and façades, clearly labelled to identify orientation (e.g. north orientation);
2. Maximum number of storeys and maximum building height above natural ground level;
3. Roof pitches;
4. Eave depths;
5. Awning depths and heights;
6. Materials and colour schedules for external walls, roofing, water tanks etc; and
7. All external plant, fixtures/fittings and equipment (e.g. air conditioners).

Sections (min. scale 1:200) which show key sections (i.e. a minimum of 4 sections) through the proposed development. ☐

A statement about the intensity and scale of the proposed use (e.g. proposed mix and yield of uses); and ☐

Details regarding signage. ☐

Environemental Management Plan as per section 10 ☐

SUSTAINABILITY OBJECTIVES

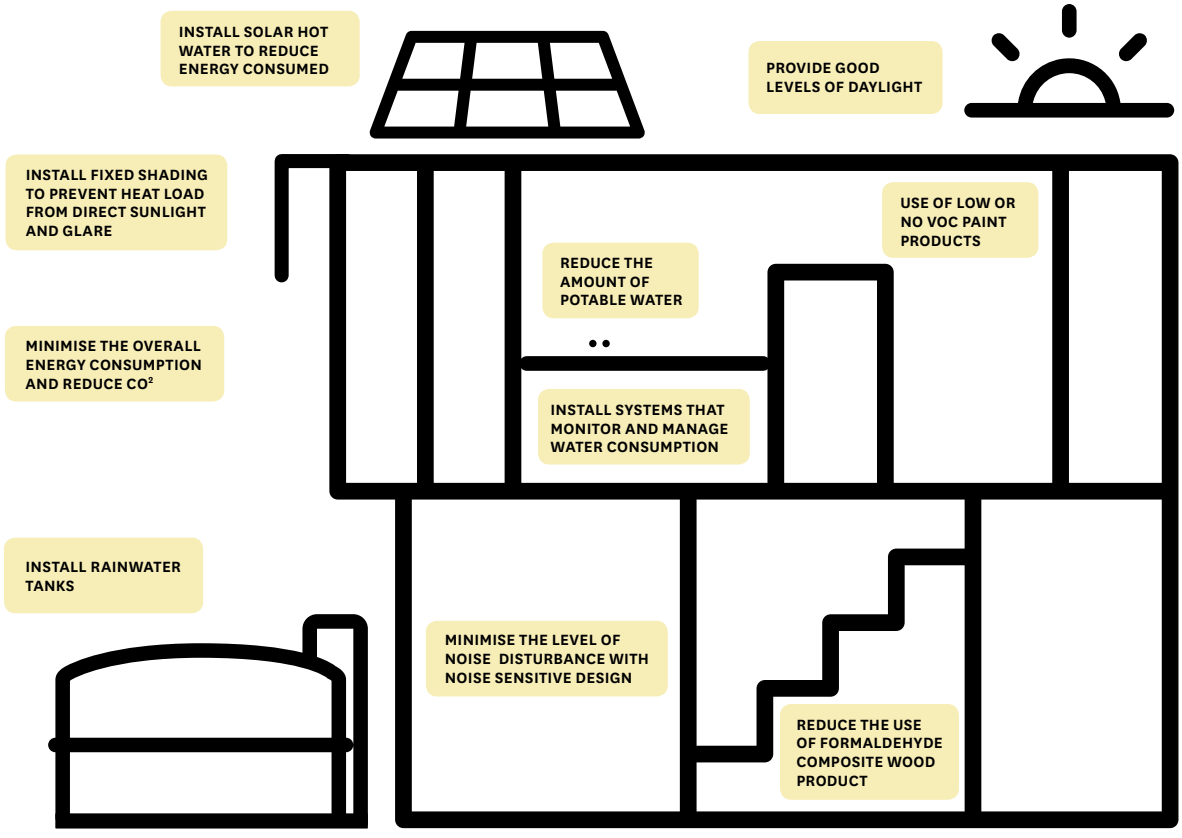
Our vision is to deliver a business park with buildings that have lower greenhouse gas emissions, consume less water and reduce waste to landfill, offering better quality indoor environments and more resilient to the impacts of climate change. By delivering on this commitment, it will help future proof these assets and reduce the cost of occupancy, create more engaging social spaces and improve the functionality of the workplace

Development is encouraged to incorporate sustainable design principles into built form, as follows:

- Promote the health and wellbeing of building occupants through the achievement of healthy standards in air quality and indoor air comfort levels;
- Reduce the use of formaldehyde composite wood product in order to promote a healthy indoor environment;
- Encourage designs that provide good levels of daylight for building users;
- Encourage noise sensitive design to minimise the level of disturbance associated with external noise impacts within the building;
- Encourage noise sensitive design in order to minimise noise emissions from development negatively impacting on the wider community;
- To reduce carbon dioxide emissions by minimising the overall energy consumption of the building and building processes by encouraging a combination of good design principles, energy reduction strategies and monitoring overall demand.
- To encourage recycling of waste associated with onsite construction activities;
- Minimise the use of materials and products that have ozone depleting and global warming potential.
- Reduce the amount of potable water used in buildings;
- Encourage the design of systems that monitor and manage water consumption.
- To minimise the environmental impact of building materials used by sourcing locally produced materials, with consideration to be given to sourcing construction materials locally from within South East Queensland.

Additional design measures to consider include:

- Install leaf guards over rainwater sumps to prevent blockages and minimise ongoing maintenance.
- Hail covers on box gutter downpipes to prevent blockages with adequate overflow pipes directed externally to prevent internal leaks.
- Use of low or no VOC (Volatile Organic Compound) paint products internally to improve indoor air quality.
- Provide naturally ventilated warehouse spaces to reduce energy from mechanical ventilation.
- Install fixed shading to prevent heat load from direct sunlight and glare.
- Provide Laserlite sheets in warehouse areas for high natural daylighting levels.
- Use passive design strategies to minimise artificial lighting and mechanical ventilation systems.
- Install water and electricity sub-metering to track utility consumption and identify high usage.
- Install rainwater tanks for toilet flushing and landscape irrigation.
- Install Solar hot water to reduce energy consumed for water heating and high rated WELS water efficient tapware and sanitary fixtures to reduce water consumption.



ECONOMIC DEVELOPMENT QUEENSLAND (EDQ) APPROVAL PROCESS

In addition to obtaining Covenant Approval from Stockland for the proposed development design, a Compliance Assessment approval also needs to be obtained from Economic Development Queensland (EDQ) in accordance with Section 82 of the Economic Development Act 2012.

An illustration of the Compliance Assessment process is provided by way of the below figure, as extracted from the endorsed Plan of Development for Precincts 3, 4, 5 and Part 6 of Aura.

Section 3
Identifies approval development subject to compliance assessment for the Northern Locality – Precinct 3, 4, 5 and Part 6.

Step 1
Refer Figure 5 to identify what Precinct or Sub-Precinct is applicable.

Step 2
Refer to the relevant precinct in Section 3 to identify if you are seeking Approved Development (Compliance Assessment) under this PoD.

Where Approved Development (Compliance Assessment) under this PoD.
The application will need to meet the following test.

Where meeting all Design Standards
(identified in the relevant Precinct in section 3).
Development is considered to be in accordance with this PoD.

Compliance Approval Issued

Where not meeting all Design Standards
(identified in the relevant Precinct in section 3).
Development that does not generally comply with all design standards cannot proceed and a new PDA Development Approval will need to be sought to facilitate the development.

Operational Works and/or Building Works
Operational Works Certification in accordance with Conditions Building Work will also be privately certified at this point.

While every effort has been made to align the design provisions of these Design Guidelines with those prescribed by the endorsed Plan of Development, the obligation rests with each landowner to ensure their proposed form of development meets the requirements of both the Stockland Approval process, as well as the EDQ Compliance Assessment process.

Following receipt of Covenant Approval from Stockland, a Compliance Assessment application is to be packaged up and lodged with Economic Development Queensland prior to obtaining any further approvals for Building Works, or commencing works on-site.

Applications for Compliance Assessment can be submitted to EDQ as below:

Minister for Department of Infrastructure, Local Government and Planning
PO Box 15009
City East QLD 4002
Email: pdadevelopmentassessment@dilgp.qld.gov.au

1. STREETSCAPE PRESENTATION

Design Intent: Buildings must contribute positively to the streetscape and urban environment and achieve a high standard of visual amenity that is expected of a development within Aura.

Façade articulation

- Design shall include a combination of design elements such as articulation, projections, recesses and openings to enhance the design of the premises;
- Built form shall generate visual interest at the street level, having regard to the proportion of openings of windows, materials and features. Blank walls are avoided;
- Buildings must be designed with office and entrance foyers orientated to nearby footpaths or roads;
- On all street frontages, the warehouse façade must be located a minimum of 2m behind the office façade.

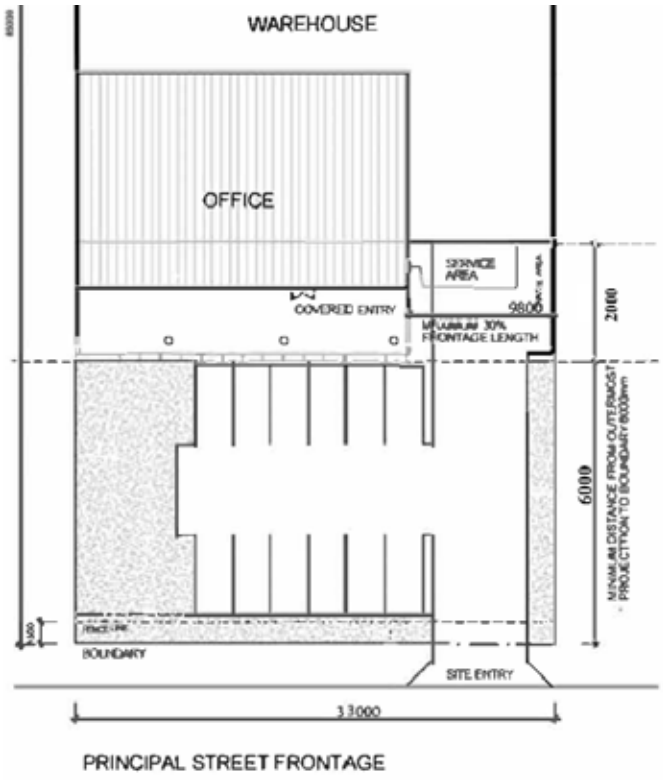
Entry visibility

- Buildings shall address the street frontage or frontages by:
  - Providing clear, legible entry points for both pedestrians and vehicles;
  - Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths.
- A formal entry must be provided to all buildings. The entry must be designed to:
  - Address the Principal Street Frontage;
  - Be clearly identifiable from the street and be distinguished from the balance of the building façade;
  - Be well lit and appropriately signposted; and
  - Be free from areas of concealment.

Separation of space

- Vehicle entries are not to provide the main customer entry to the building.
- 'Back of house' areas used for storage, loading or building plant equipment are screened and/or located so as not to be visible from a public street.
  Consideration will only be given to locating service entrances to the street frontage where the following design criteria are met:
  (i) No more than 30% of the façade is dedicated to service activity;
  (ii) Service entrances must be set back a minimum of 2m behind the front facade (Refer to Figure 1); and
  (iii) The servicing area is able to be entirely screened from view when not in use by service vehicles.

FIGURE 1: Extent of service area facing principal street frontage.

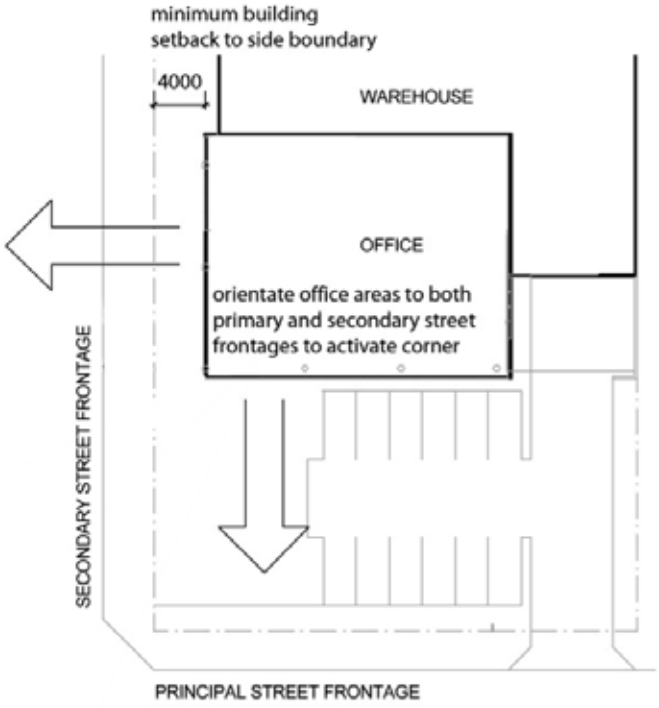


1. STREETSCAPE PRESENTATION - CONTINUED

Corner presentation

- On lots with two street frontages, the design is to:
  - Include a combination of design elements such as projections, recesses and openings to enhance the character of the precinct;
  - Incorporate horizontal and vertical variations in the façade through the use of various finishes such as timber, glass and tin; and
  - Blank walls are not located on either street frontage (Refer to Figure 2).

FIGURE 2: Lots with two street frontages.



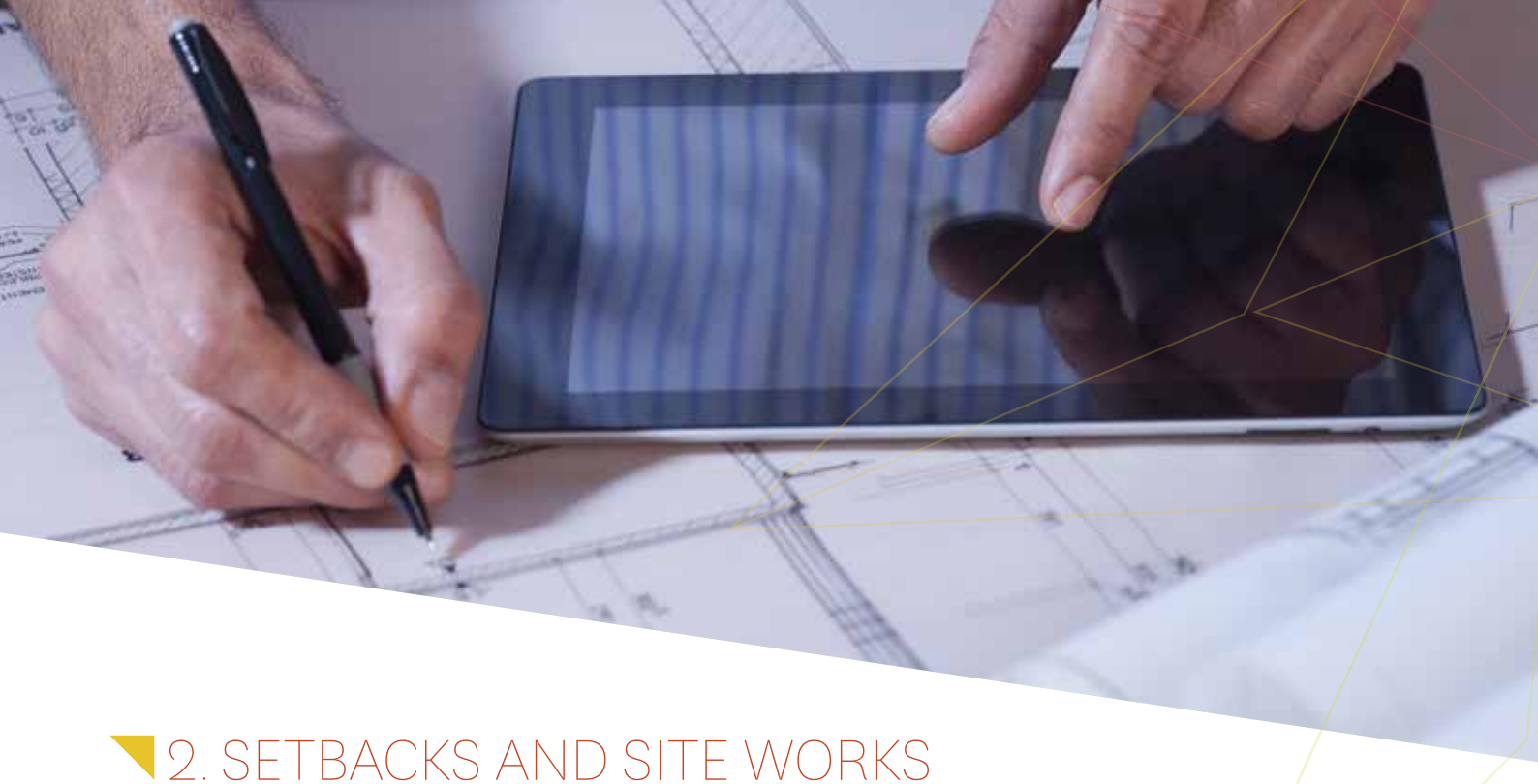
Key frontage sites

Development on a Key Frontage Site, as nominated on Figure 3 below, is to ensure an attractive presentation is visible from the key road frontages by displaying to following specific design controls:

- Increased variation in materiality, ensuring the main façade is characterised by more than one (1) predominant type of material;
- Where required for security purposes, provide grills or translucent security screens rather than solid shutters, screens or roller doors;
- Provide the primary pedestrian entry to the building from the frontage facing towards the key road frontage;
- Discrete positioning of signage to ensure no undue proliferation of signage, as viewed from the key road frontages;
- Ensure no plant rooms or other rooftop equipment are visible from the key road frontages.

FIGURE 3: Key frontage sites.

● Key frontage sites



2. SETBACKS AND SITE WORKS

Design Intent: To encourage buildings of a scale and design compatible with adjoining developments.

Site cover

- The maximum proportion of the site covered by building, including roof overhangs such as awnings and eaves must not exceed 70% of the lot area.

Building setbacks

The design must ensure the built form of the development does not adversely impact on adjoining properties and encourages development that maintains a continuity of built form along all street frontages.

- The minimum setback from the Outermost Projection must be in accordance with the following table unless a built to boundary wall is proposed, in which case no setback requirement applies:

Lot Size	**Minimum distance in metres from Outermost Projection to a lot boundary**			
	Front	Rear	Side (adjoining lot)	Secondary Street Frontage & Public Area
< 3,500m²	6m	0m	0m	2m
3,500 – 10,000m²	6m	1.5m	2m	2m

The design must ensure the built form of the development does not adversely impact on the environmental and solar amenity of adjoining properties.

- The building height above finished ground level must not exceed 15m. Greater heights up to 25m may be permitted where demonstrated that the building is unable to be seen when travelling on the Bells Creek Arterial and by residential neighbourhoods, within and external to the UDA boundary.
- On lots with zero setbacks (i.e. built to boundary), architectural treatment is to be provided to this façade to reduce the scale and bulk of the building, as viewed from adjoining lots and/or from Public Areas (e.g. patterned pre-cast concrete panels with colour variation).

Site works

Earthworks and retaining structures must not unduly impact adjoining properties or Public Areas.

- Retaining for earthworks which can be viewed from a Public Area must include materials and finishes which are sympathetic to the streetscape.

All development is to be designed and located such that an acceptable level of flood immunity is achieved.

- Building floor levels must be at least 300mm above the depth of the flow during a 100 year ARI storm event. Outdoor storage areas are to be located above the 100 year ARI flood level.

3. BUILDING DETAILS & MATERIALS

Design Intent: Building design and detailing is to contribute to innovation in design of the built form and is of a quality that integrates with the contemporary design of Aura as viewed from a Public Area.

Detailing to buildings

- No temporary or demountable buildings are to be installed on a lot for permanent operations. Alternative building methodology will be considered on architectural merit;
- Office façades must be distinctly different to other façades of the building (including service and warehouse) through the use of alternative materials and or treatments;
- Office façades consisting of untreated concrete tilt panel, infill windows and/or simplistic awning structures are not acceptable.

The form of any building is to reflect high quality and construction standards through the innovative, flexible and varied use of:

- façade treatments;
- roof pitch design height and style;
- building materials, colours and finishes;
- parapet design, roofing heights and building treatments; and
- colours and building textures.

Building façades visible from any Public Area must be designed to incorporate:

- building elements such as windows and awnings where appropriate;
- fenestration and horizontal/vertical articulation of walls at least at 15 metre intervals to add visual interest;
- other features which contribute to an interesting and attractive appearance;
- An entrance awning or canopy at the principal public entrance; and
- Buildings are to be designed to include external shading devices to protect glazed areas on the north, east and west sides of the building.

Building materials

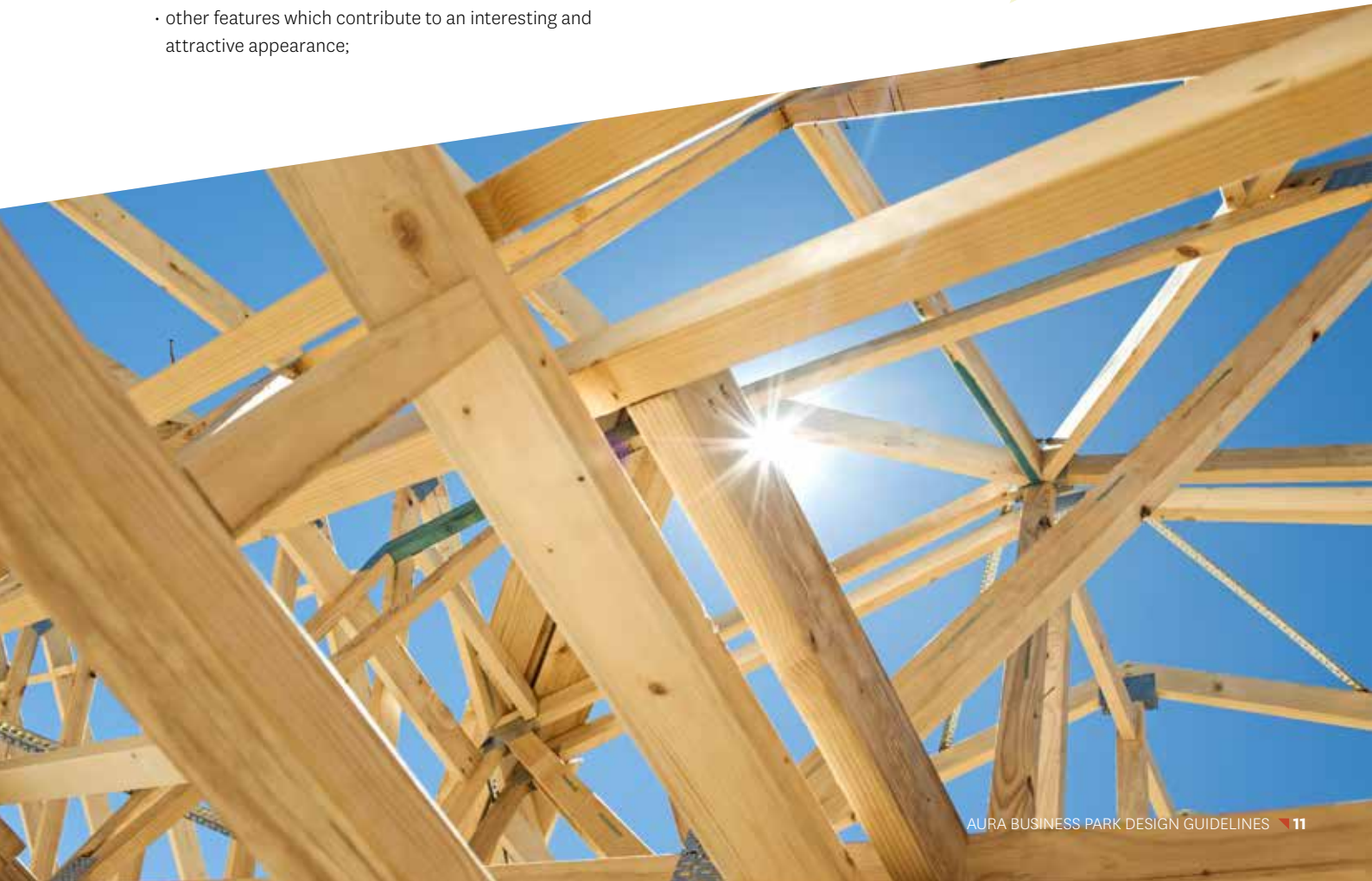
External façade materials are to include a mix of two or more of the following:

- Glazing-clear, tinted or colour backed;
- Brickwork;
- Coloured rendered/bagged finish or split face concrete block work;
- Painted precast concrete panels;
- Commercial panel systems including prefinished CFC, prefinished metal panels, tiles, stone;
- Recycled materials (e.g. timber);
- Corten steel; and
- All other materials will be considered on architectural merit.

External roof materials may include corrugated or metal deck sheeting.

The range of external finishes and colours on any individual building is to be compatible and considered in a coordinated manner.

Low maintenance and robust materials are preferred.



4. LANDSCAPE DESIGN

Design Intent: To create a pleasant streetscape environment and landscaped open space, which enhances the attractiveness of Aura.

Landscape density

- At least 10% of the site is to be landscaped for lots greater than 2200m^2 or a minimum of 5% of the site is landscaped for lots less than 2200m^2. Landscaped areas must comprise soft native landscaping and must be a minimum of 1 metre wide to be included in the 5 – 10% calculation for the lot landscaped area (percentage dependent on site area).
- A landscape strip is to be provided within the site boundary measuring a minimum width of 2 metres to both Principal and Secondary Street Frontages.
- A minimum of 70% of the lot landscaping requirement is to be located between the building and the Principal Street Frontage.
- Where lots have two street frontages, landscaping can be calculated using both Principal and Secondary Street Frontages.
- Trees are to be provided every 9 lineal metres of street frontage at a miminum.
- There must be a mininum of 3 x 1.5m plants or trees (at time of planting).
- Plant selection must be made up of 90% drought toloerant species.

Landscaping is to be provided to all Public Areas and is to be maintained in perpetuity to a high level which enhances the overall amenity of the streetscape.

- Trees, Shrubs and Ground covers must be the following minimum container sizes (at planting):
  - Trees to all Frontages – 100L
  - Trees to Entrances to Buildings – 200L
  - All other trees – 45L
  - Shrubs – 200mm
  - Ground Covers – 140mm
- Landscaping, consisting of shrubs and ground covers, must partially screen and soften the appearance of any fencing to the street frontage.

Landscaping within car park areas

- Shade trees must be planted in car parks at a rate of one (1) tree per six (6) car parking spaces.
- Landscaping must not impede the function of or access to services facilities and sight lines for vehicle movements. Landscaping must provide good sight lines for vehicle and non-vehicular access to the lot and must:
  - Avoid dense screening to pathways;
  - Ensure all surfaces are stable and do not exceed maximum gradients; and
  - Guide direction of movement through the site.

5. FENCING

Design Intent: All fencing is to be of a design that provides for maximum security and or separation without adversely affecting overall amenity and streetscape quality providing a consistent and uniform presentation.

Street front fencing

- Street frontages may be unfenced or where street frontage fencing is required for security purposes, it should be transparent (minimum 70 per cent transparent).
- Where fencing is provided, it should be:
  - Black powder coated palisade type fencing as shown in Appendix E.
  - To finished all other height areas. Of fence to have a maximum height of 1800mm to public areas and 2000mm all all fixings aluminium to be parts to galvanised be powdercoated tamperproof black. Torx screws with centre pin. Centres to be gate filled with details & liquid hinges nails to (where prevent required) removal. To manufacturers recommendations.
  - Maximum fence post spacing is to be 2.4m with support posts size set in accordance with selected manufacturer's requirements.
- Fencing to all street frontages must be located a minimum of 1.0m from the lot boundary to allow for landscape buffer (this is within the 2m landscape buffer).
- Gates must open inward or be sliding to avoid any pedestrian or vehicle conflicts.

Side & rear boundary fencing

Fencing materials must be in keeping with the high amenity value of the built form.

- Acceptable fencing materials for rear and side boundaries include but are not limited to:
  - Black coated wire mesh;
  - Black powder coated palisade type fencing; and
  - Rendered and painted masonry.
- Unacceptable fencing materials include:
  - Colorbond panels;
  - Barbed wire; and
  - CCA treated timber; and
  - Uncoated wire mesh.
- All fencing must have a height of no greater than 1.8m to Public Areas and 2m to all other areas.

Passive surveillance

Fencing design shall incorporate the principles of crime prevention through design by allowing passive surveillance of streetscapes, and contributes to the amenity of the streetscape and the area.

Gates provided on the property boundary must open inward into the lot or slide along the boundary. Gates are not to open into a Public Area.

6. VEHICLE ACCESS

Design Intent: Traffic access and car parking must contribute positively to Aura, promoting a safe and functional environment.

On-site car parking

- On-site car parking must be in accordance with the rates prescribed by the endorsed Plan of Development for Precincts 3, 4, 5 and Part 6, as provided at Appendix B of this document.
- On-site parking areas must incorporate the following:
  - Employee parking shall be situated near staff entrances/ access points;
  - Disabled parking spaces shall be close to the main building entrance and be clearly signposted; and
  - Visitor car parking must be located towards the front of the lot and must be ameliorated by landscape and aesthetic treatments.

Site access

Parking and loading areas must be:

- Well lit; and
- Located to maximise sight lines for manoeuvring vehicles.

Loading and unloading areas must be separated from public and visitor car parking and access points.

Access to a lot shall satisfy the following:

- A single driveway (entrance/exit) for lots is preferred. A secondary access point may be considered only where it can be demonstrated that safe access can be provided and where soft landscaping is provided to achieve a viable landscape buffer. In such instances, such driveways must not be closer than 10m from each other or any adjoining property access point unless shared access is provided;
- Not closer than 10m to an intersecting street where the driveway is on the same side of the street;
- Allows vehicles to always enter the street at right angles.

With reference to the Road Typologies Map provided at Appendix B of this document, sites which gain access from an 'Industrial Trunk Connector road', driveway access must provide access to and from the street in a forward direction.

Sites which gain access from an 'Industrial Access Street' must limit any on-street manoeuvring to reversing on or off the site in one movement only.

Where an on-site waste collection area is provided, access and manoeuvring areas must provide for a HRV (Heavy Rigid Vehicle) of 12.5m in length.

Pavements for car parking bays and access ways within the site, (i.e. other than the verge and cross overs within the road reserve), must be constructed in one of the following ways:

- Reinforced concrete minimum thickness to be 100mm for parking areas and 150mm for access ways;
- Gravel sub-base with a minimum thickness of 25mm of asphalt surfacing; or
- Gravel surfaced with approved concrete paver.

Bicycle parking

- A mininum of 5 bicycle parks must be included per premise or must be in accordance with the rates prescribed by the endorsed Plan of Development for Precincts 3, 4, 5 and Part 6, as provided at Appendix C of this document (whichever is more).

7. STORAGE AREAS & DESIGN OF ANCILLARY ITEMS

Design Intent: Site layout and building design must reinforce safe operational procedures for storage of materials and contribute to overall risk and hazard management.

Developments must make provision for proposed and future infrastructure requirements, including where relevant:

- Access and space allocation for future trade waste connections;
- Storage tanks;
- Air conditioning plant;
- Refuse recycling areas;
- Recycling storage areas;
- Waste pretreatment devices;
- Other ancillary equipment;
- Trade waste connections; and
- Water tanks.

Plans submitted to Stockland for Covenant Approval must show evidence of the above requirements having been met.

Design should encourage the inclusion of storage space that facilitates the recycling of resources used within offices and warehouses to reduce waste going to landfill.

- Typical design must demonstrate a dedicated storage area is provided for the separation, collection and recycling of office and warehouse consumables (glass, steel, aluminium, cardboard, paper, plastic) with good access for all building occupants and for collection by recycling companies.

Ensure all plant and equipment does not adversely impact on the presentation of the development.

- Storage of materials plant and infrastructure requirements must be visually screened from public view. Screens must not be more than 10% transparent.
- All roof-top plant must be concealed from public view by roof parapets, pitched roofs or screens.
- All aerials, antennae, satellite dishes and other communications equipment must be located to be unobtrusive from Public Areas.

Ensure development operations maintain compliance with all relevant environmental legislative requirements, including:

- Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended;
- Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended; and
- Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.

Stormwater quality objectives for the Business Park are to be adhered to by incorporating bio-pods into development in the following locations and with the nominated sizes and average ponding depths, as illustrated on the Catchment Plan provided at Appendix D of this document:

- All allotments in the northern catchment (1.5% of the allotment area – 200mm average ponding depth);
- All allotments in the east and west catchments larger than 1,200m^2 (1% of the ground surfaces, i.e. excluding all rooves – 200mm ponding depth).

8. SIGNAGE

Design Intent: Signage is to be consistent with the professional presentation and character of Aura.

These guidelines are intended to apply for individual signs, but where they form part of a coordinated signage plan, they may be varied subject to further approval from Stockland.

It is the Applicant's responsibility to ensure all signage complies with the provisions of the Sunshine Coast Council's Advertising Devices Code, as set out under the Sunshine Coast Planning Scheme 2014. In accordance with the provisions of the Plan of Development endorsed by Economic Development Queensland (EDQ) for Precincts 3, 4, 5 and Part 6 of Aura, signage is exempt (i.e. no further approval required), where designed in accordance with the provisions of Council's Code.

A copy of the Advertising Devices Code can be accessed via the following link:
https://www.sunshinecoast.qld.gov.au/Development/Planning-Documents/Sunshine-Coast-Planning-Scheme-2014/View-the-Sunshine-Coast-Planning-Scheme-2014-Text/Part-9-Development-Codes

Signage within the lot

One full pylon sign is the preferred sign per lot. The requirements of these signs are as follows:

- Is mounted as a freestanding structure in a landscaped environment;
- Is situated at least 3m from any site boundary;
- Does not project beyond the front alignment of the site;
- Is designed and treated in such a way that supporting framework and the back of the sign face area blend with the surrounding streetscape or field a view; and
- Has a maximum thickness not exceeding 75mm per metre of height above ground level.

Maximum height and sign face area

Total Street Frontage	Maximum Height (m)	Maximum SIgn Face Area (m^2)
Less than 40m	• 5.0m if 1 (one) sign • 4.0 if 2 (two) signs	$10m^2$
Greater than 40m	• 7.5m if 1 (one) sign • 5.0 if 2 (two) signs	• $15m^2$ if 1 (one) sign • $10m^2$ if 2 (two) signs

- Signage is to only advertise the name of the businesses which are being conducted on the lot. No third-party signage is permitted.

Scale and location of signs on buildings

The scale of the sign shall be compatible with the building and building elements on which it is affixed and to which it is in proximity, as well as nearby buildings, streets and other existing signs. Consideration shall be given to the sign's relationship to the overall appearance of the development as well as surrounding development.

Building signage

- All signage, whether affixed to a wall, roof, fascia or awning of the building is to be fully contained within the height of the building. Signage is not permitted to extend above the roof line of the building.
- The thickness of all signs affixed to a building should not protrude more than 300mm from the face of the building to which they are attached.
- Wall Signage, whether painted or otherwise affixed flat to a wall should not exceed 20% of the visible wall space.
- All proposed signage is to be submitted for review in conjunction with the Covenant Application to Stockland.

9. SUSTAINABILITY

Design Intent: Construct buildings that respond positively to the key environmental issues of climate change, energy and water efficiency and waste management.

Energy Efficiency

The use of LED light fittings is mandatory for energy efficiency and reduced carbon emissions in office and warehouse areas internally and in car park and loading areas externally and to achieve a lighting design that reduces pollution from unnecessary light dispersion into the night sky and onto neighboring properties. LED lights will need to;

- Demonstrate that no light beam is directed beyond the lot boundaries or upwards without falling directly on a surface with the explicit purpose of illumination of that surface and where the design complies with AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.
- In warehouses, the lighting circuits should be switched into functional zones matched to occupancy or zoned into areas of no greater than 500m^2 and to be switched or dimmed to 25% after hours for safety and security.
- Warehouse lighting will be controlled by an intelligent lighting control system with manual overrides, daylight and motion sensors and programmable time scheduling.

Development is designed and operated to minimise production of greenhouse gas emissions by implementing a range of emission-limiting measures, including:

- Cross ventilation to reduce energy demand from cooling;
- Mandatory installation of solar panels (preferably with a northern orientation, where possible) capable of generating 5 kilowatts, unless a reduced capacity can be demonstrated as being appropriate for a specific low-intensity industrial function (e.g. warehouse); and
- As a positive energy efficiency requirements all premises within the Aura Business Park are to meet the criteria for 'cool roof' requirements. All roofs will need to meet a solar absorbance rating of 0.5 or less. The Bluescope 'Coolmax' roof sheeting product is recommended. Cool/max is better in terms of thermal efficiency and will reduce energy cooling costs compared to Zincalume and Colorbond – this should reduce overall energy use in the building and provide better comfort conditions in non-air conditioned warehouse areas.

Water Efficiency

All lots within the Aura Business Park must include a water tank and include the following requirements:

- 50% of roof to drain to tank(s)
- A 5,000L tank is to be provided at a minimum. For premises with more than 5 toilets, the tank must be increased in size by 1,000L per toilet (this can be split over multiple tanks)
- The tank(s) are to be connected for outdoor and toilet use.

To reduce the amount of potable water used in bathrooms, toilets and kitchen areas, provide tapware, sanitary fittings and fixtures and appliances with a minimum WELS rating of 3 stars or better.

Landscaping

Landscaping practices are encouraged to achieve the following goals:

- To reduce the amount of potable water used in landscaping and to maximise opportunities for rainwater harvesting and reuse;
- Limit the use of turf such that it does not represent more than 30% of the total landscaping within a lot;
- Use of species such that at least 90% of total site landscaping is drought tolerant; and

To encourage practices that reduce the amount of topsoil and fill removed from the lot. Where practical, topsoil is to remain on the lot and utilised in garden areas to promote positive plant growth and aid in decreasing surface runoff and erosion control.

10. CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT

During the civil works phase of the development, environmental impacts due to construction will be carried out in accordance with the requirements of a site specific Environmental Management Plan (EMP) submitted as part of the Covenant Application.

It is the responsibility of the building contractor to ensure compliance with all relevant regulations in order to minimise the effects of construction activity upon the environment, in particular:

- Prevention of wind blown litter;
- Silt traps, soil erosion control; and
- Avoid off-site drainage contamination.

Lot scale bioretention/rain gardens

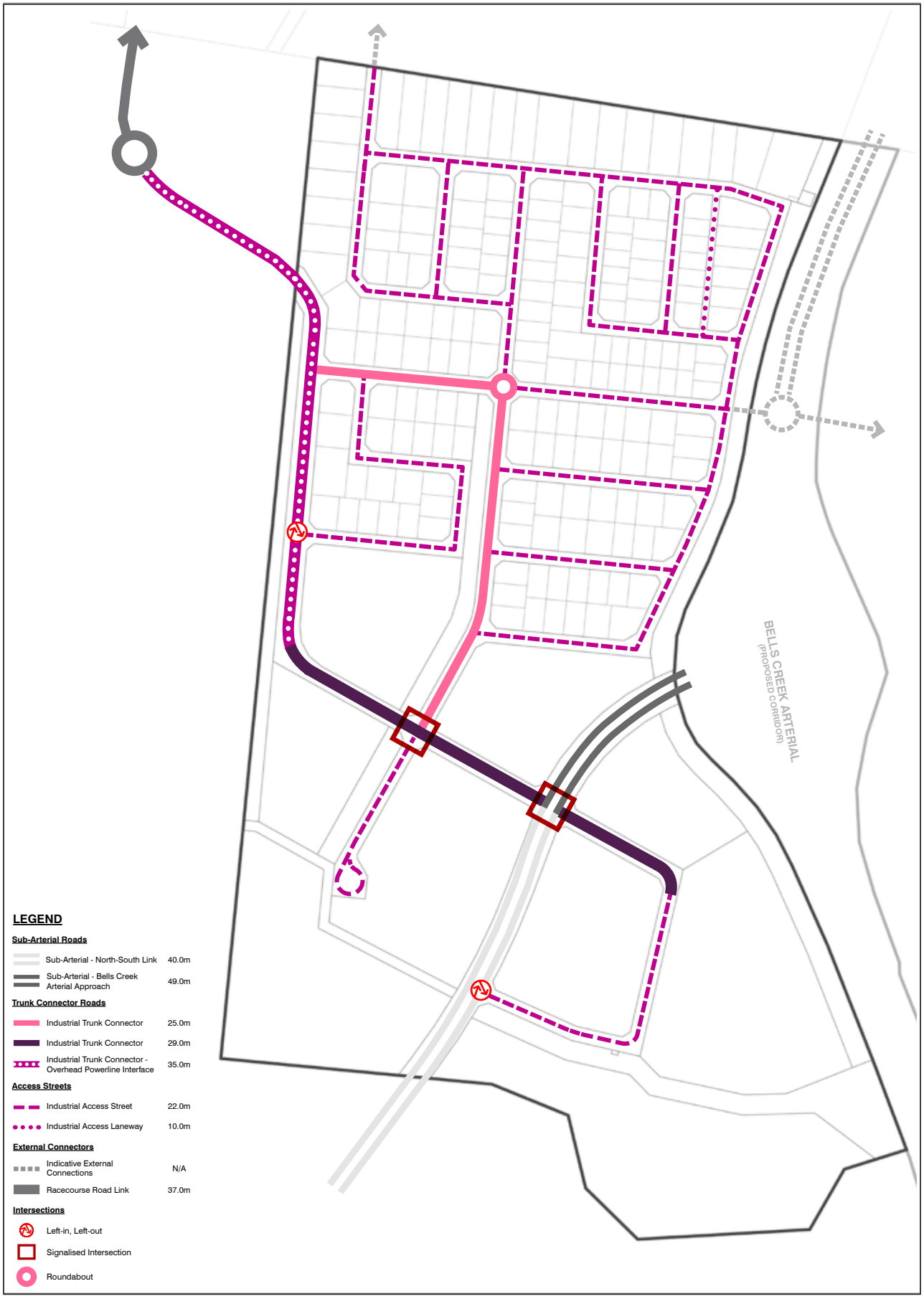
Each development is to demonstrate how standard best practice pollutant load removal targets will be satisfied (i.e. 80%, 60%, 45% and 90% removal of the average annual loads for suspended solids, total phosphorus, total nitrogen and gross pollutants). A range of Stormwater quality management measures (e.g. bioretention) could be applied to comply with these targets.

Pollutant load reduction measures are to be included within the boundary of each allotment and locations must be shown on the plans for covenant approval.

APPENDIX A – DEFINITIONS

Term	Definition
Key frontage site	Sites nominated on Figure 3 of this document as having high visibility from the Bells Creek Arterial Road
Principal street frontage	The principal street frontage of a corner block is that which is most commonly addressed by other buildings in the block
Secondary street frontage	The secondary street frontage of a corner block is that which is not considered to be the principal street frontage
Public area	Publicly accessible land that is not privately owned land and may include parks, reserves, road reserves and the like
Outermost projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Fenestration	The arrangement of windows in a building

APPENDIX B – ROAD TYPOLOGIES MAP



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Brisbane
Level 7, 123 Albert Street
Brisbane QLD 4000
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Urbis Pty Ltd ABN 50 105 256 228

CALOUNDRA SOUTH - PRECINCTS 3-6

Road Hierarchy

SCALE: 1:5000 @ A3

0 50 100 150 200 250

PROJECT NO: BD0348
DATE: 31.10.16
DRAWING NO: POD
REV: Q

APPENDIX C – CAR & BICYCLE PARKING RATES

Land Use	Car spaces	Service vehicle spaces	Cycle spaces
Agricultural Supply Store	1 space / 20m² total use area (where ≤ 100m² total use area) + 1 space / 50m² total use area (for component > 100m² total use area)	• Where ≤ 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where ≥ 600m² GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m² total use area + 1 customer space / 100m² total use area
Bulk Landscape Supplies	1 space / 100m² GFA	• Where requiring access via a road – HRV (Type A Access) + occasional access for AV • Where requiring access via a street – HRV (Type B Access) + occasional access for AV	Not Required
Garden Centre	1 space / 20m² total use area (where ≤ 100m² total use area) + 1 space / 50m² total use area (for component > 100m² total use area)	• Where requiring access via a road – HRV (Type A Access) • Where requiring access via a street – HRV (Type B Access)	1 employee space / 100m² total use area + 1 customer space / 100m² total use area
Business[1]	1 space / 30m² GFA	• Where ≤ 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where ≥ 600m² GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m² GFA + 1 customer space / 100m² GFA
Educational Establishment	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	1 student / employee space / 100m² GFA
Emergency Services	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Utility Installation			
Sales Office	2 spaces	Not required	Not required
Food Premises[1]	1 space / 15m² GFA where in all other Sub-Precinct/s.	• Where ≤ 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where ≥ 600m² GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m² GFA + 1 customer space / 100m² GFA
Fast Food Premises[1]			
Indoor Entertainment (Hotel)[1]	1 space / 20m² GFA		
Place of Assembly	1 space / 15m² GFA	• Where requiring access via a road – SRV (Type A Access) + occasional access for MRV • Where requiring access via a street – SRV (Type B Access) + occasional access for MRV	1 space / 50m² GFA
Community Facility	1 space / 20m² GFA	VAN + WCV (where > 200m² GFA)	1 employee space / 50m² GFA + 1 visitor space / 50m² GFA
Crematorium	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time, including 1 space / 15m² GFA for chapel component	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time

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

APPENDIX C – CAR & BICYCLE PARKING RATES

Land Use	Car spaces	Service vehicle spaces	Cycle spaces
Research and Technology Facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Funeral Parlour	1 space / 30m² GFA	WCV	1 employee space / 400m² GFA
Service Station	1 space / 20m² GFA (when involving sale of goods) + 2 spaces / service bay (min. 4 spaces)	AV	1 employee space / 100m² GFA + 1 customer space / 100m² GFA
Shop[2]	1 space / 20m² GFA	• Where ≤ 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where ≥ 600m² GFA – 1 VAN + SRV + 1 MRV	
Outdoor Sales	1 space / 20m² total use area (where ≤ 200m² total use area) + 1 space / 100m² total use area (for component > 200m² total use area)	• Where ≤ 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where ≥ 600m² GFA – 1 VAN + 1 SRV + 1 MRV	
Veterinary Hospital	1 space / 20m² GFA	• Where requiring access via a road – SRV (Type A Access) + occasional access for MRV • Where requiring access via a street – SRV (Type B Access) + occasional access for MRV	
Indoor Sport and Recreation	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.
Outdoor Sport and Recreation	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time.	• Where requiring access via a road – MRV (Type A Access) + WCV; • Where requiring access via a street – MRV (Type B Access) + WCV	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.
Warehouse	1 space / 50m² GFA (where ≤ 500m² GFA) + 1 space / 100m² GFA (for component > 500m² GFA)	• Where requiring access via a road – MRV (Type A Access) + WCV; • Where requiring access via a street – MRV (Type B Access) + WCV	1 employee space / 500m² GFA
Low Impact Industry	1 space / 50m² GFA (where ≤ 500m² GFA) + 1 space / 100m² GFA (for component > 500m² GFA)	• Where requiring access via a road – MRV (Type A Access) + WCV; • Where requiring access via a street – MRV (Type B Access) + WCV	1 employee space / 500m² GFA

2. (a) Where gross floor area exceeds 200m², provision is to be made for on-site refuse collection;

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

APPENDIX C – CAR & BICYCLE PARKING RATES

Land Use	Car spaces	Service vehicle spaces	Cycle spaces
Wholesale Nursery	• Where ≤ 100m² total use area – 1 space / 20m² total use area • Where > 100m² total use area – 1 space / 50m² total use area	• Where requiring access via a road – AV (Type A Access) • Where requiring access via a street – AV (Type B Access)	Not required
Service Industry	1 space / 50m² GFA (where ≤ 500m² GFA) + 1 space / 100m² GFA (for component > 500m² GFA)	• Where requiring access via a road – AV (Type A Access) • Where requiring access via a street – AV (Type B Access)	1 employee space / 500m² GFA
Showroom	1 space / 20m² GFA (where ≤ 100m² GFA) + 1 space / 50m² GFA (for component > 100m² GFA)	• Where ≤ 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where ≥ 600m² GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m² GFA + 1 customer space / 100m² GFA
Telecommunications Facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (min. 1 space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Car Park	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required

Notes:

(1) Type A Access – where the design vehicle access must:

(i) enable entering and exiting the site in a forward motion;

(ii) enable travel though the site on circulation roads / aisles to access service areas, without significant impact on external or internal traffic operations; and

(iii) enable on-site manoeuvring to park and load / unload in a designated service area.

(2) Type B Access – where the design vehicle access must:

(i) enable standing wholly within the site without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces; and

(ii) limit any on-street manoeuvring to reversing on or off the site in one movement only.

The swept path of the vehicle may cover the overall width of a two-way undivided driveway.

(3) Where a development is for a residential activity or community activity use, and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.

(4) Occasional access (for the maximum size of service vehicle expected less than 20 times per year) is to be provided for vehicles that occasionally service a site as part of its normal operation. Examples of this type of servicing are a furniture removal van at a multiple dwelling or office development and a refuse collection vehicle at a community activity facility. Vehicle access must:

(i) enable standing wholly within the site;

(ii) enable reverse manoeuvres limited to one only, either to or from the site; and

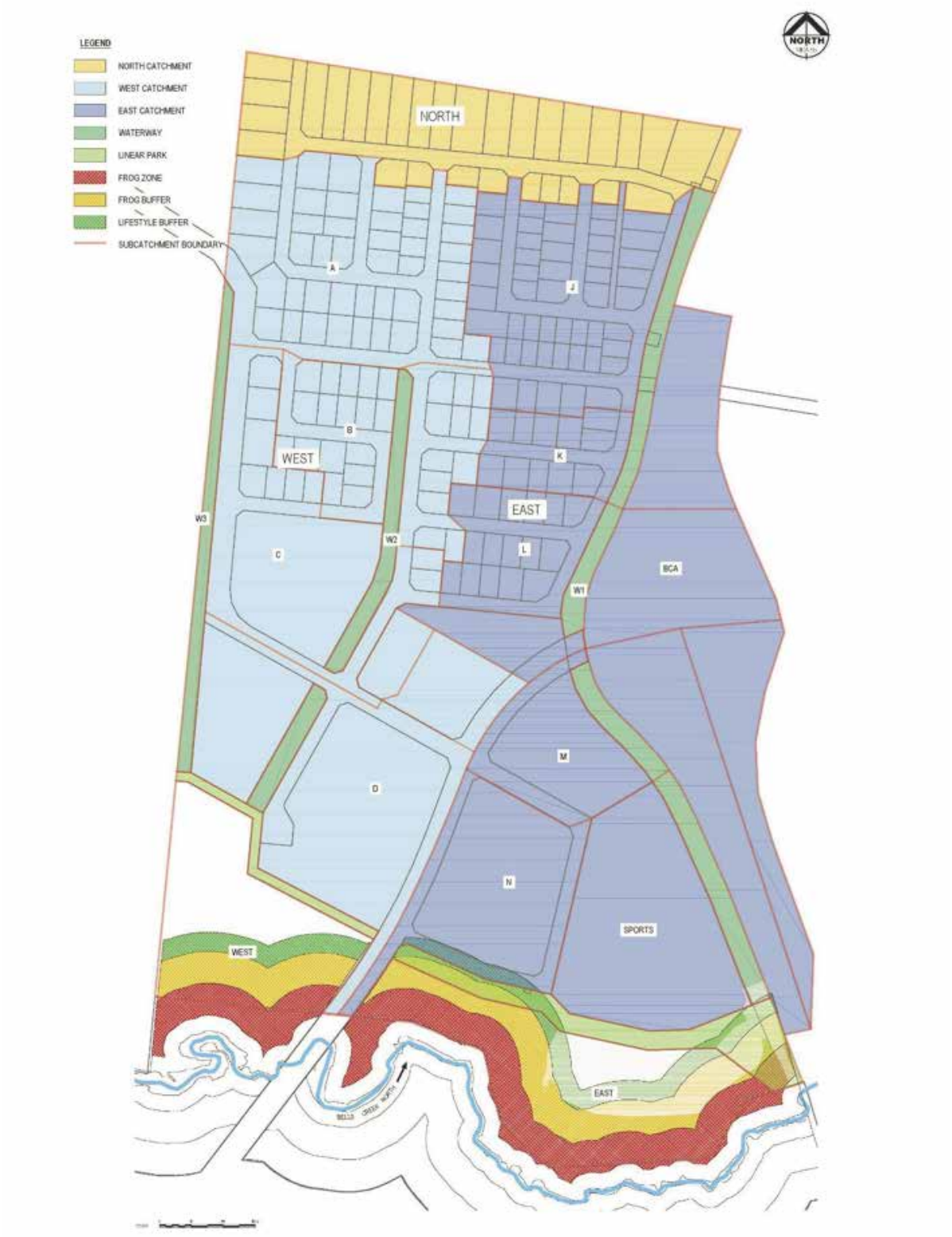
(iii) enable the swept path of the vehicle to be not greater than the width of the access driveway.

APPENDIX D – STORMWATER QUALITY CATCHMENT PLAN

Aura Precincts 3, 4 and 5 – Allotment Onsite Stormwater Management

Stormwater management is required on the allotments within the commercial and industrial allotments of Precincts 3, 4 and 5 of Aura. The requirements vary between the catchments shown in Figure 1.

Figure 1: Aura Precincts 3, 4 and 5 Catchments



APPENDIX D – STORMWATER QUALITY CATCHMENT PLAN

Stormwater management on the allotments is required as per below:

- East and West catchments in accordance with Table 1.
- North catchment in accordance with Table 2.

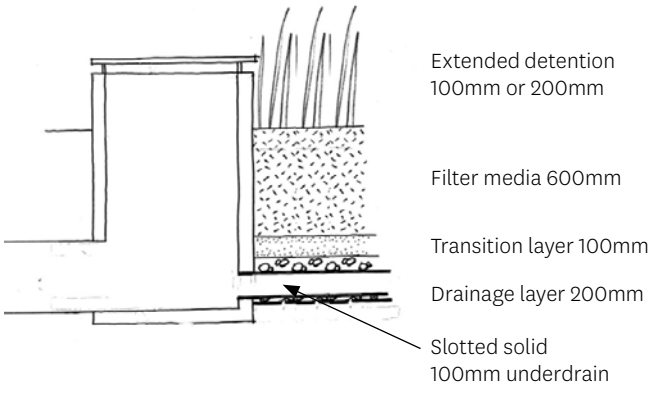
Table 1: EAST AND WEST CATCHMENTS: Allotment Onsite Stormwater Management Requirements

Bioretention systems (biopods)	Requirement
Allotments < 1200m²	No bioretention required
Industrial Allotments > 1200m²	Bioretention required to treat all ground level runoff Treatment area = 1% of ground surface area Extended detention (ponding) depth = 200mm Refer typical bioretention section in Figure 2 for minimum media requirements and Figure 3 for expected design outcomes. Design to comply with Bioretention Technical Design Guidelines (Water by Design)
Commercial Allotments > 1200m²	Bioretention required to treat all ground level runoff Treatment area = 1% of ground surface area Extended detention (ponding) depth = 100mm Refer typical bioretention section in Figure 2 for minimum media requirements and Figure 3 for expected design outcomes. Design to comply with Bioretention Technical Design Guidelines (Water by Design)

Table 2: NORTH CATCHMENT: Allotment Onsite Stormwater Management Requirements

Bioretention systems (biopods)	Requirement
All allotments	Bioretention required to treat all runoff from allotment (roof and ground level), i.e. direct all runoff to bioretention Treatment area = 1.35% of total allotment area Extended detention (ponding) depth = 200mm Refer typical bioretention section in Figure 2 for minimum media requirements and Figure 3 for expected design outcomes. Design to comply with Bioretention Technical Design Guidelines (Water by Design)

Figure 2: Typical section through bioretention

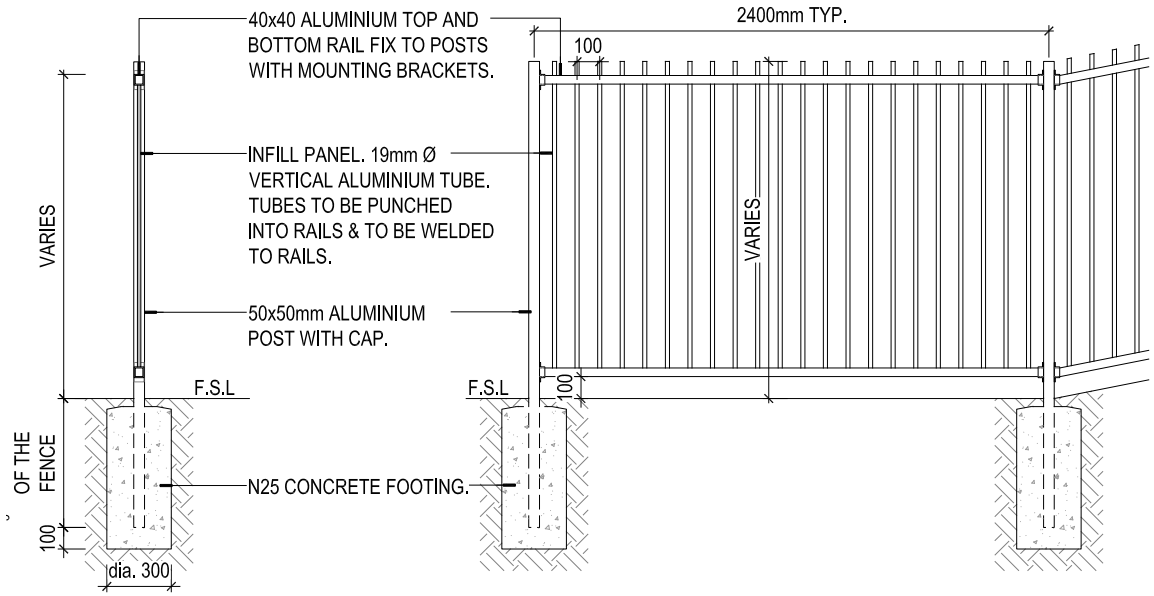


Refer Bioretention Technical Design Guidelines (Water by Design) for design details and specifications

Figure 3: Expected bioretention outcomes

APPENDIX E – STREET-FRONT FENCING

Figure 4: Palisades for street fronts



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Business Park

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