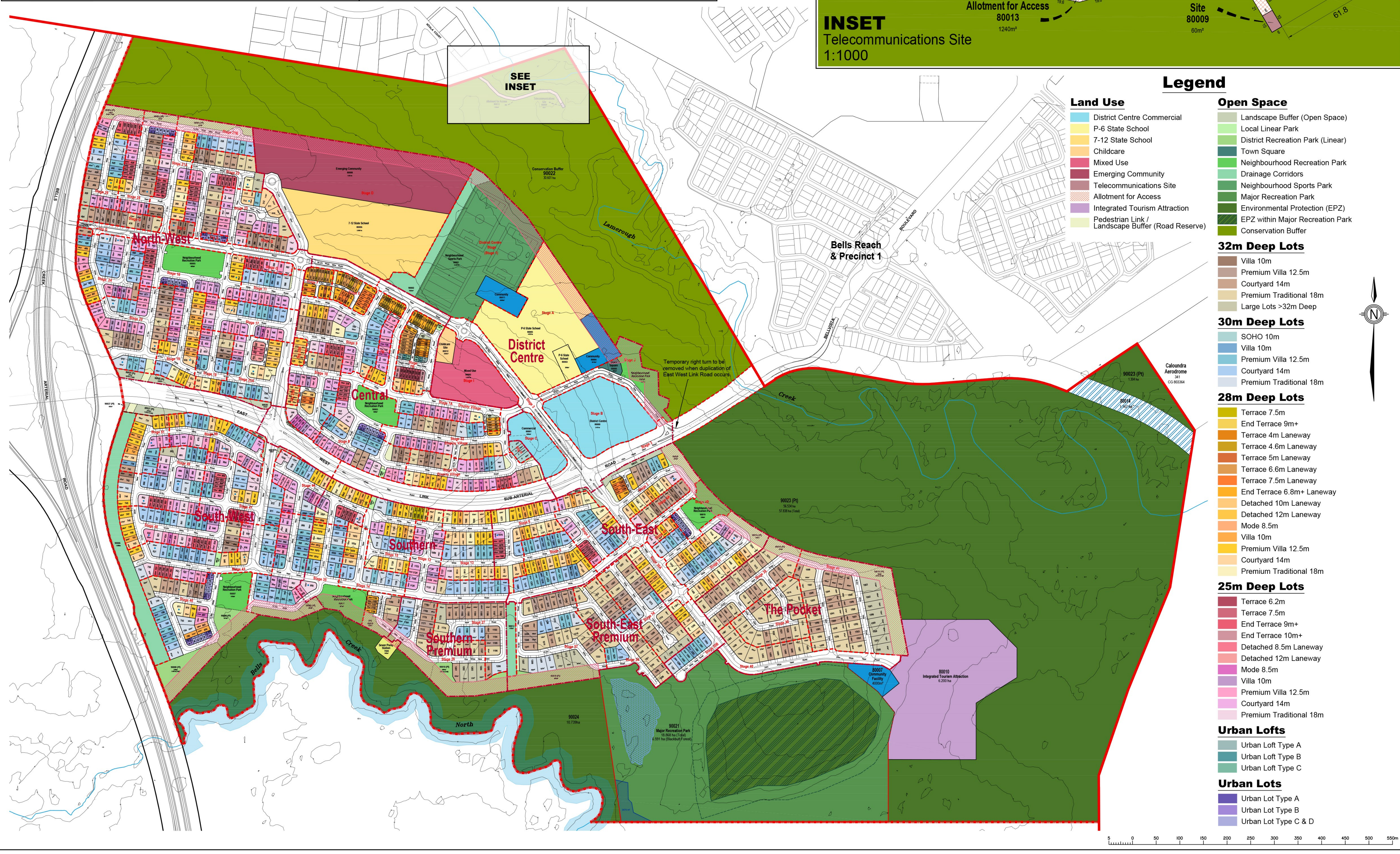
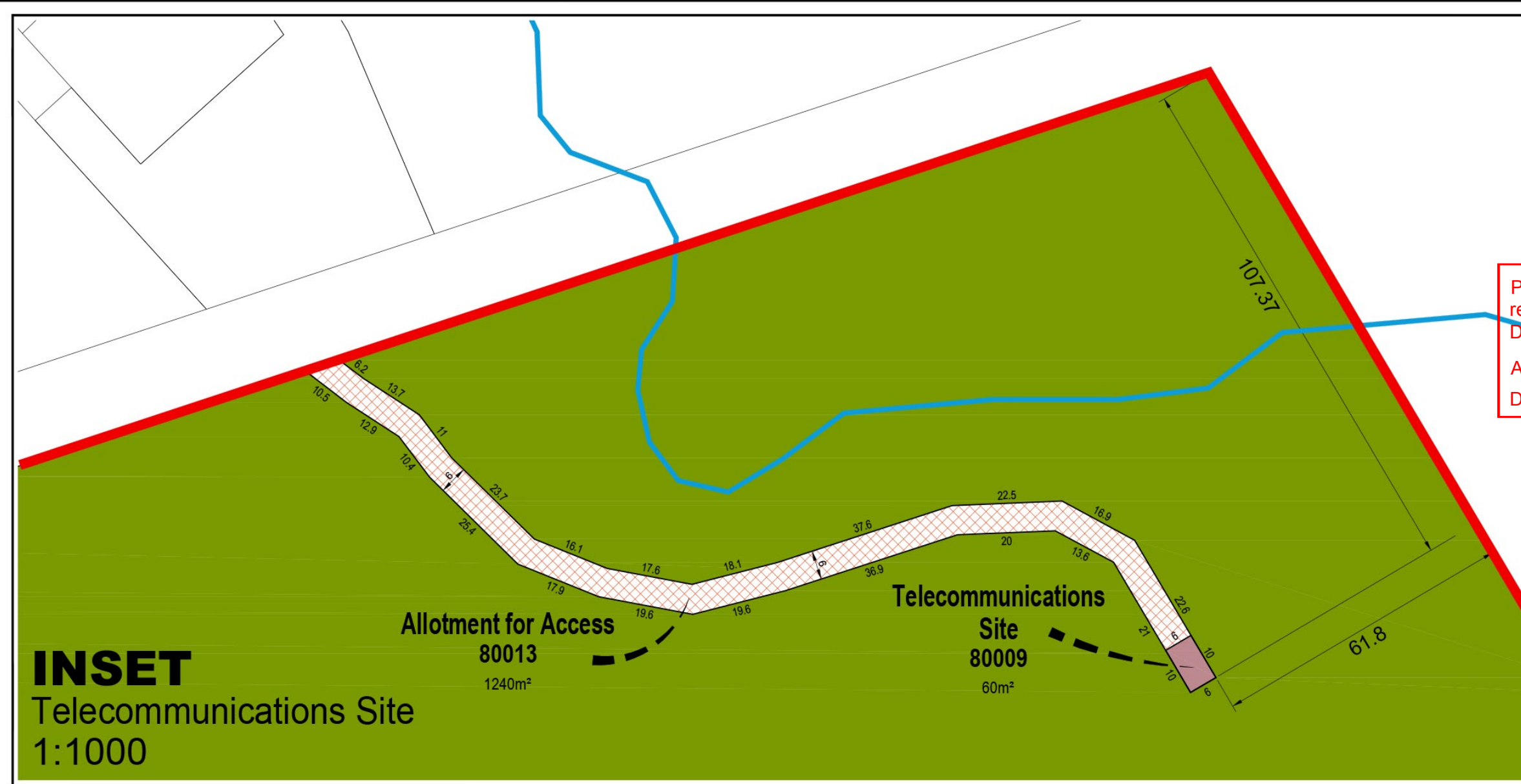
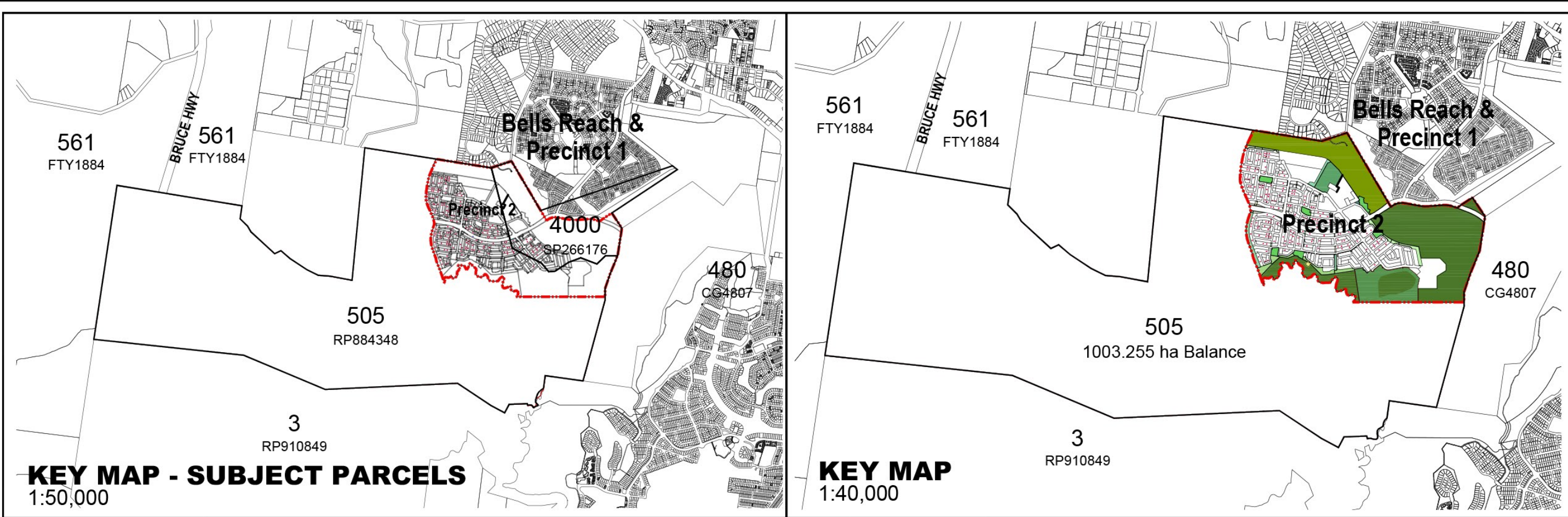




REVISION
Q: 15/12/15 Amend Open Space, Staging, Allotments
R: 04/03/16 Minor Change Application
S: 14/03/16 Minor Changes
T: 23/03/16 Res driveway changes in Stages 7A & 32
U: 01/07/16 Minor Change Application
V: 06/07/16 Central Neighbourhood Yield
W: 04/08/16 Central Laneway Lots
X: 15/08/16 Remove potential sales office from 1423
Y: 01/12/16 Minor change application
Z: 16/12/16 Minor change application Southern Precinct

PLANS AND DOCUMENTS
related to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2013/430
Date: 13 JAN 2017



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)
- Blackbutt Forest
- 30m PMAV Offset to Blackbutt Forest
- WSF Habitat Protected
- Lot for Future Road Purposes
- Permissible Multiple Residential (Duplex)
- Proposed Indicative Translink Bus Bay
- Sewer Pump Station

CLIENT

STOCKLAND

PROJECT

**CALOUNDRA SOUTH
PRECINCT 2**

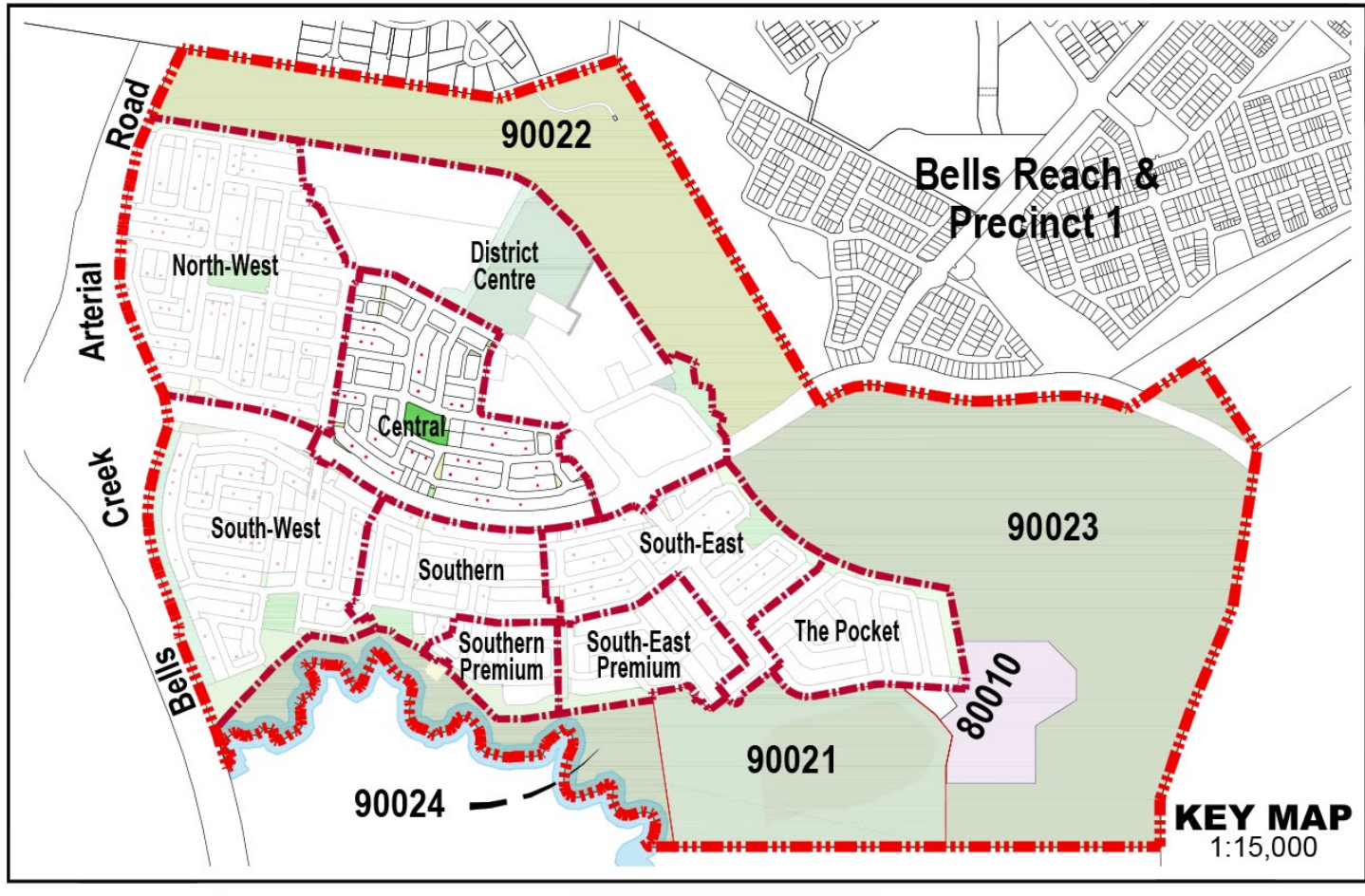
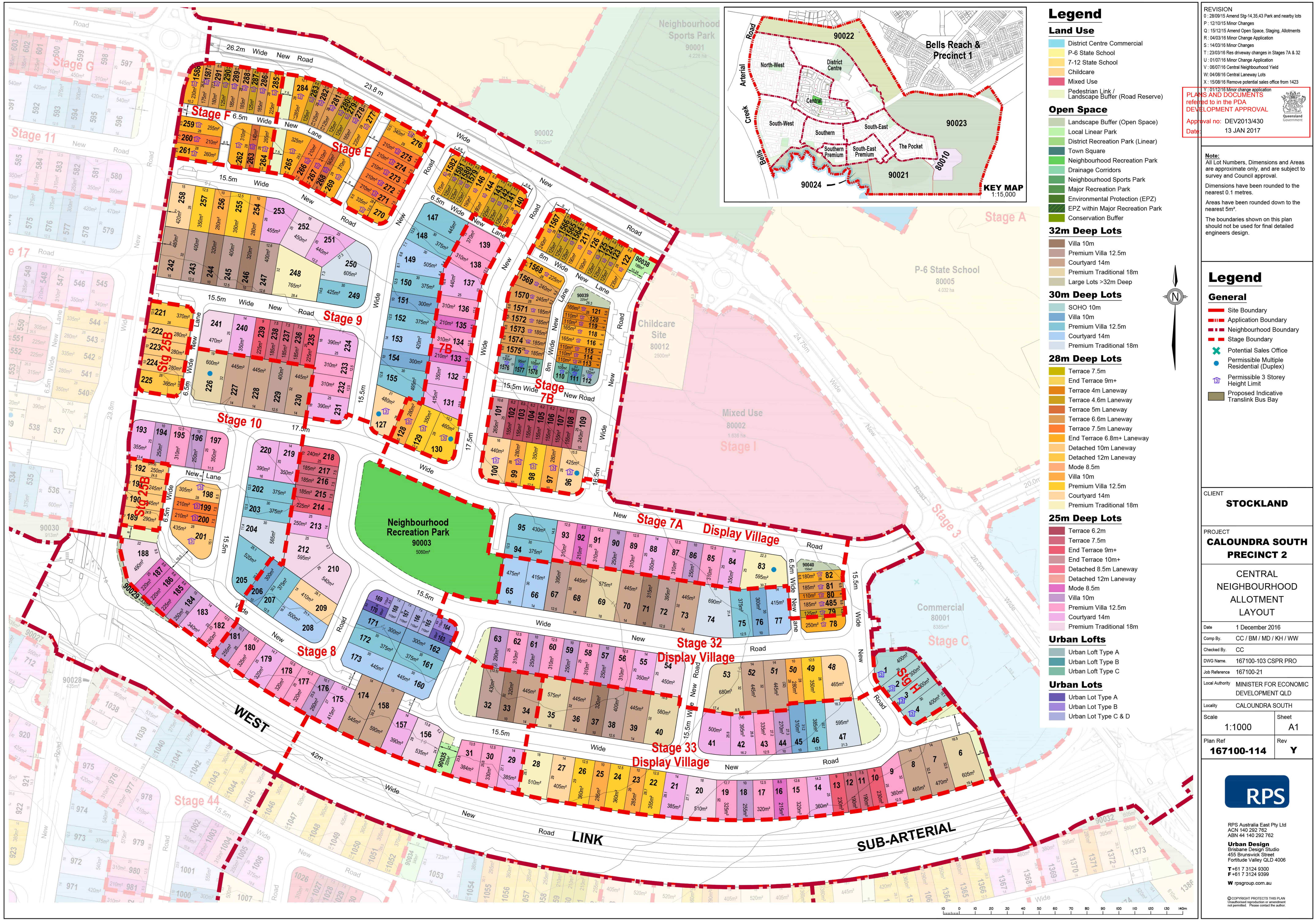
**OVERALL
ALLOTMENT
LAYOUT**

Date	16 December 2016
Comp By:	CC / BM / MD / KH / WW
Checked By:	CC
DWG Name:	167100-103 CSPPR PRO
Job Reference:	167100-21
Local Authority:	MINISTER FOR ECONOMIC DEVELOPMENT QLD
Locality:	CALOUNDRA SOUTH
Scale:	1:4000
Sheet:	A1
Plan Ref:	167100-112
Rev:	Z



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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
- 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
- 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 5m 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

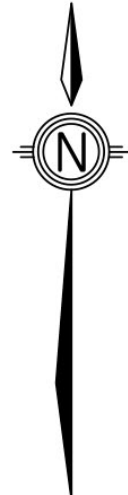
- Terrace 6.2m
- Terrace 7.5m
- End Terrace 9m+
- End Terrace 10m+
- Detached 8.5m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

Urban Lofts

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C

Urban Lots

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



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2013/430

Date: 13 JAN 2017

Note:
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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
- Potential Sales Office
- Permissible Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Proposed Indicative Translink Bus Bay

CLIENT

STOCKLAND

PROJECT

**CALOUNDRA SOUTH
PRECINCT 2**

**CENTRAL
NEIGHBOURHOOD
ALLOTMENT
LAYOUT**

Date 1 December 2016

Comp By: CC / BM / MD / KH / WW

Checked By: CC

DWG Name: 167100-103 CSPPR PRO

Job Reference: 167100-21

Local Authority: MINISTER FOR ECONOMIC DEVELOPMENT QLD

Locality: CALOUNDRA SOUTH

Scale: 1:1000 Sheet A1

Plan Ref: 167100-114 Rev Y



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Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Stage Boundary
- Lifestyle Buffer (30m Deep)
- Permissible Multiple Residential (Duplex)

Land Use

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

Open Space

- Landscape Buffer (Open Space)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square
- Neighbourhood 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
- 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 5m 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 6.2m
- Terrace 7.5m
- End Terrace 9m+
- End Terrace 10m+
- Detached 8.5m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

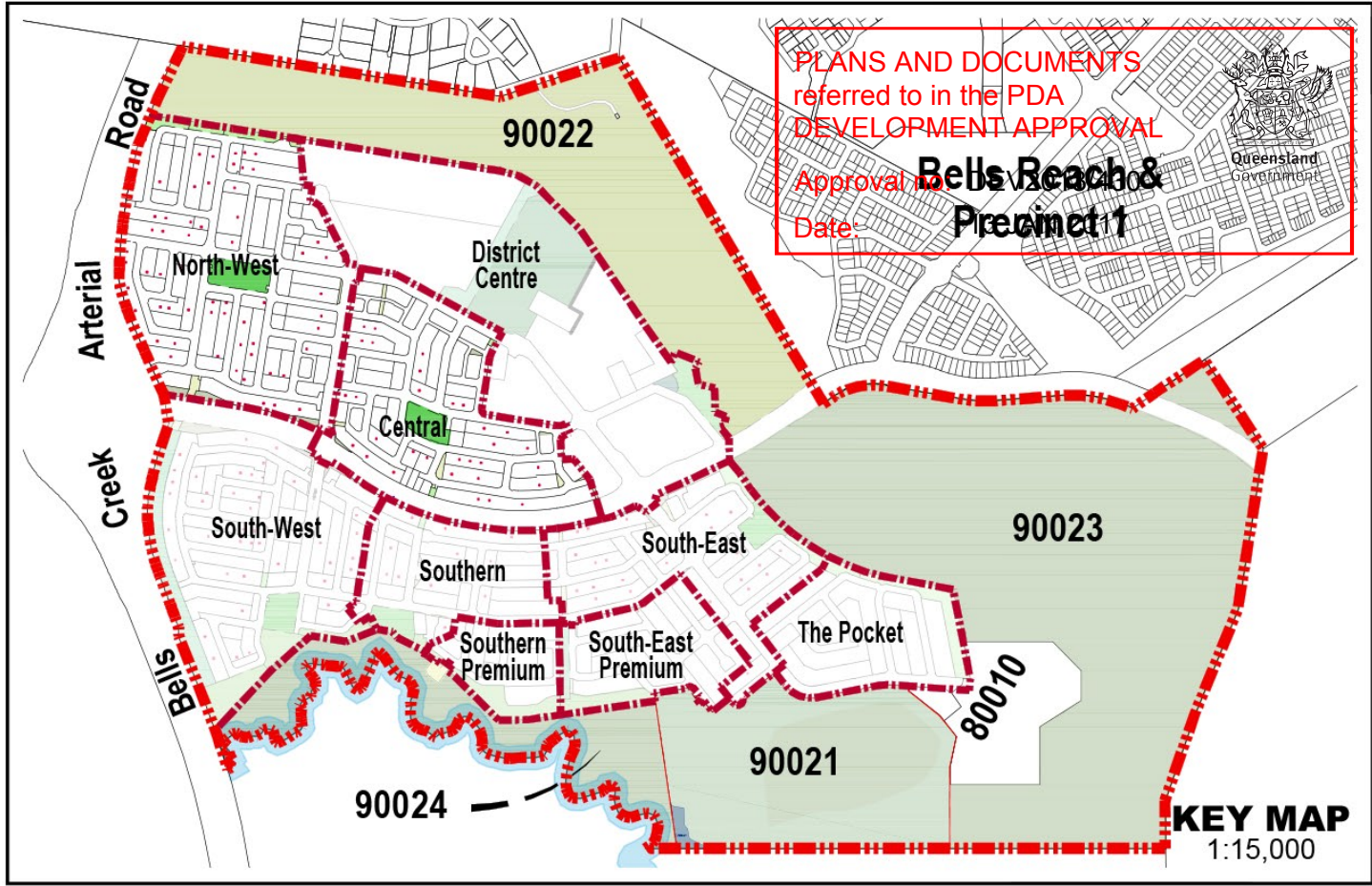
Urban Lofts

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C

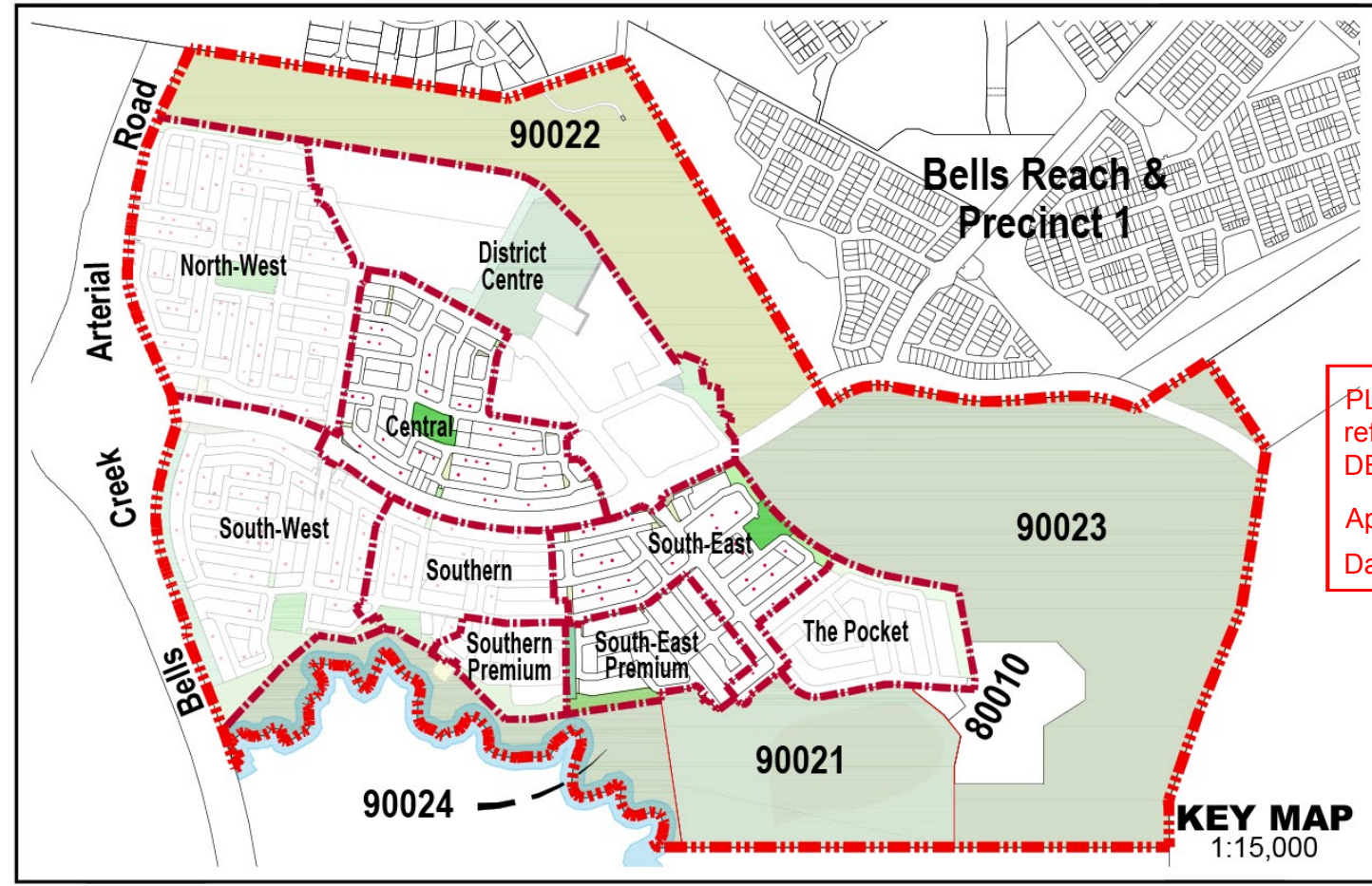
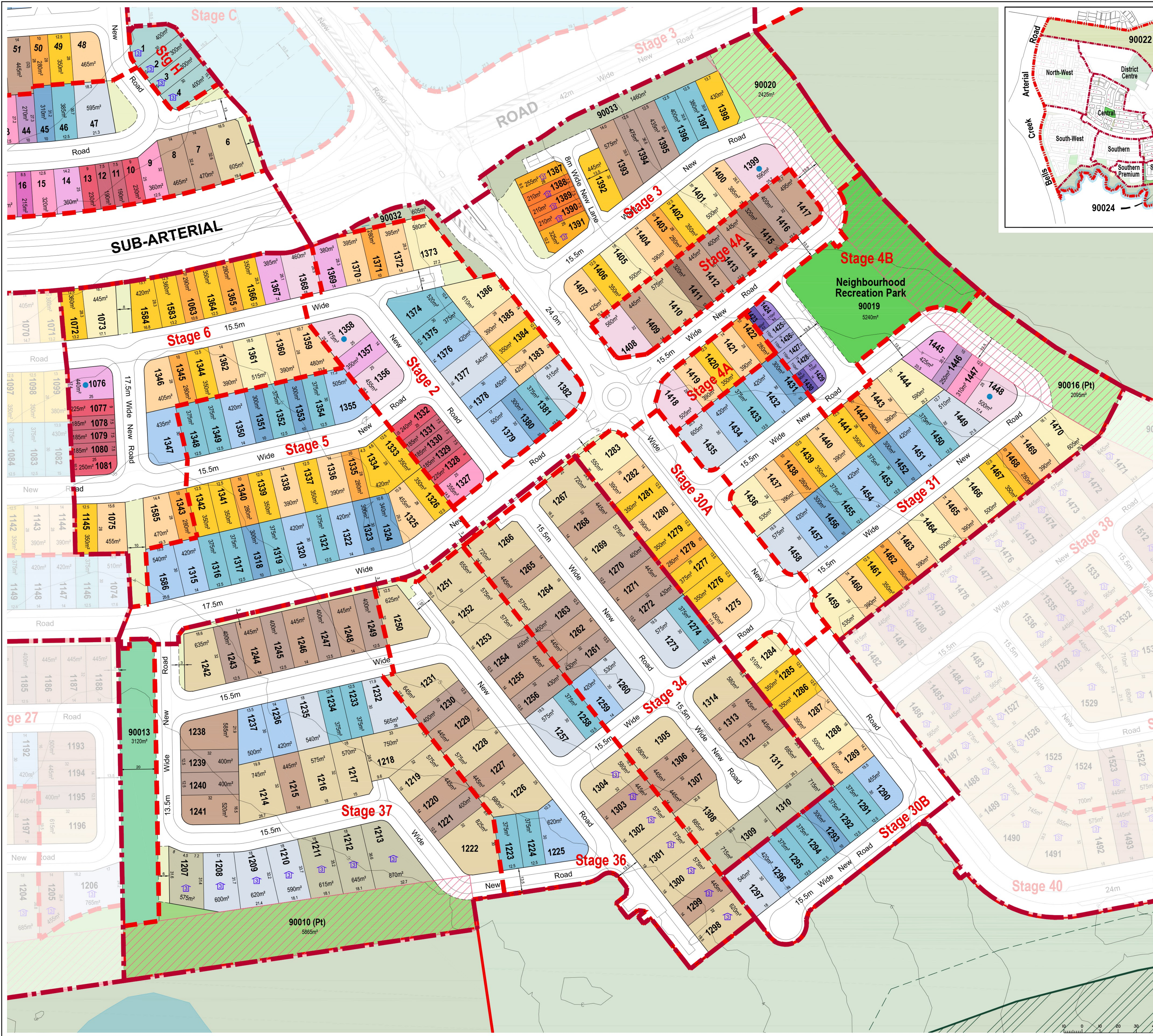
Urban Lots

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

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
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Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.



PROJECT		CALOUNDRA SOUTH PRECINCT 2		CLIENT		STOCKLAND		RPS RPS Australia East Pty Ltd ACN 140 282 762 ABN 44 140 282 762 Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 T +61 7 3124 9300 F +61 7 3124 9399 W rpsgroup.com.au ©COPYRIGHT PROTECTS THIS PLAN Unauthorized reproduction or amendment not permitted. Please contact the author.							
Job Ref.		167100-21		Date		1 December 2016		NORTH WEST NEIGHBOURHOOD ALLOTMENT LAYOUT							
Comp By.		CC / BM / MD / KH		DWG Name.		167100-103 CSP2 PRO									
Checked By.		CC		Locality		CALOUNDRA SOUTH									
Local Authority		MINISTER FOR ECONOMIC DEVELOPMENT QLD						Scale		Sheet		Plan Ref		Rev	
								1:1000		A1		167100-116		Y	



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
- 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
- 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 5m 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 6.2m
- Terrace 7.5m
- End Terrace 9m+
- End Terrace 10m+
- Detached 8.5m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

Urban Lots

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

REVISION
0 : 28/09/15 Amend Stg-14, 35, 43 Park and nearby lots
P : 12/10/15 Minor Changes
Q : 15/12/15 Amend Open Space, Staging, Allotments
R : 04/03/16 Minor Change Application
S : 14/03/16 Minor Changes
T : 23/03/16 Res driveway changes in Stages 7A & 32
U : 01/07/16 Minor Change Application
V : 06/07/16 Central Neighbourhood Yield
W : 04/08/16 Central Laneway Lots
X : 15/08/16 Remove potential sales office from 1423
Y : 01/12/16 Minor change application

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2013/430
Date: 13 JAN 2017



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 Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Proposed Indicative Translink Bus Bay
- Sewer Pump Station

CLIENT

STOCKLAND

PROJECT

**CALOUNDRA SOUTH
PRECINCT 2**

**SOUTH-EAST
NEIGHBOURHOOD
ALLOTMENT
LAYOUT**

Date 1 December 2016

Comp By: CC / BM / MD / KH / WW

Checked By: CC

DWG Name: 167100-103 CSPPR PRO

Job Reference: 167100-21

Local Authority: MINISTER FOR ECONOMIC DEVELOPMENT QLD

Locality: CALOUNDRA SOUTH

Scale: 1:1000 Sheet: A1

Plan Ref: 167100-118 Rev: Y

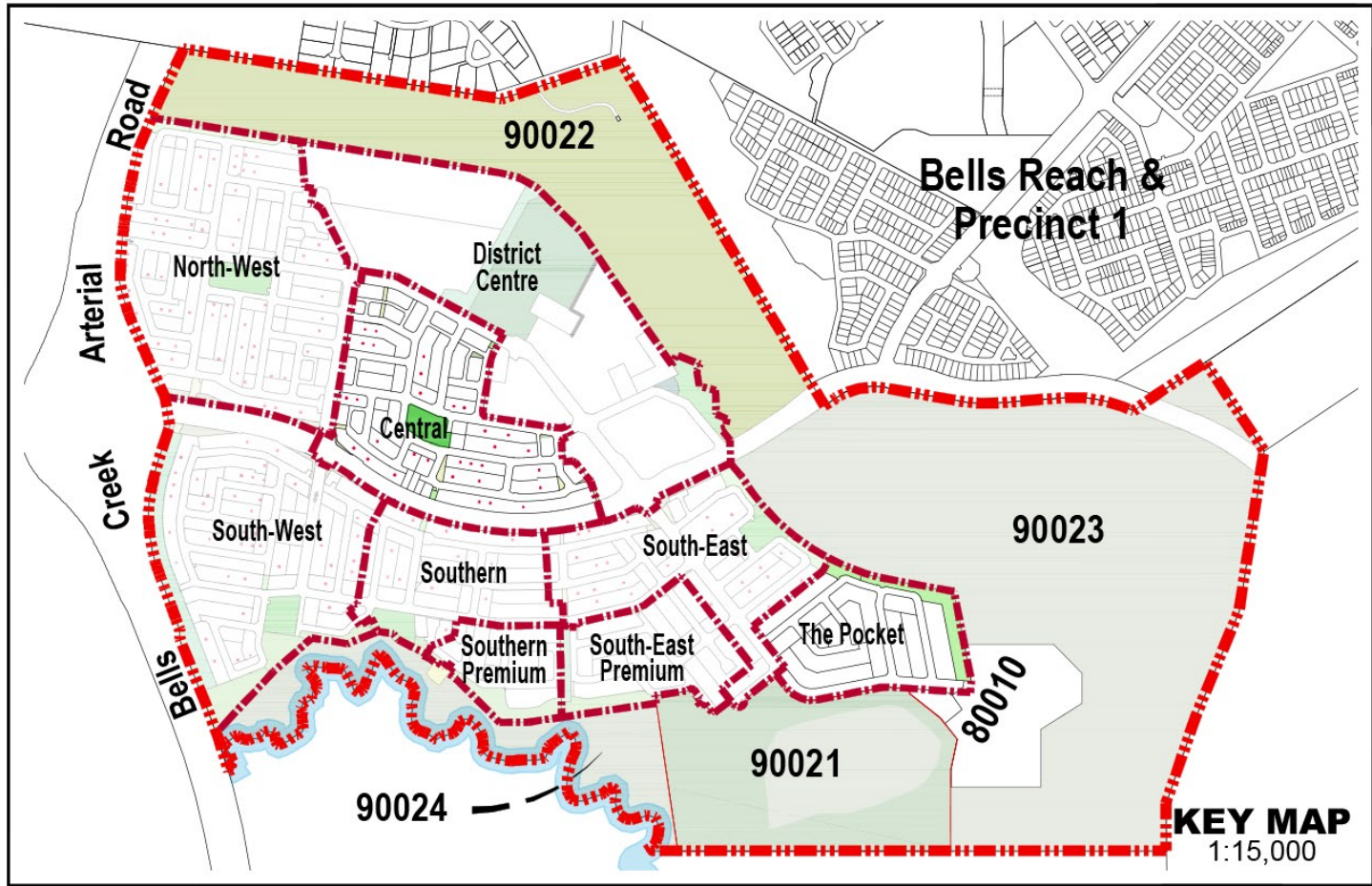


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Legend

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
- 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
- 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 5m 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

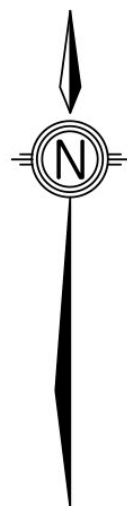
- Terrace 6.2m
- Terrace 7.5m
- End Terrace 9m+
- End Terrace 10m+
- Detached 8.5m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

Urban Lofts

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C

Urban Lots

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



PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL
Approval no: DEV2013/430
Date: 13 JAN 2017

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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

CLIENT

STOCKLAND

PROJECT

**CALOUNDRA SOUTH
PRECINCT 2**

**POCKET
NEIGHBOURHOOD
ALLOTMENT
LAYOUT**

Date 1 December 2016

Comp By: CC / BM / MD / KH / WW

Checked By: CC

DWG Name: 167100-103 CSPPR PRO

Job Reference: 167100-21

Local Authority: MINISTER FOR ECONOMIC
DEVELOPMENT QLD

Locality: CALOUNDRA SOUTH

Scale: 1:1000

Sheet: A1

Plan Ref: 167100-120

Rev: Y



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Fortitude Valley QLD 4006

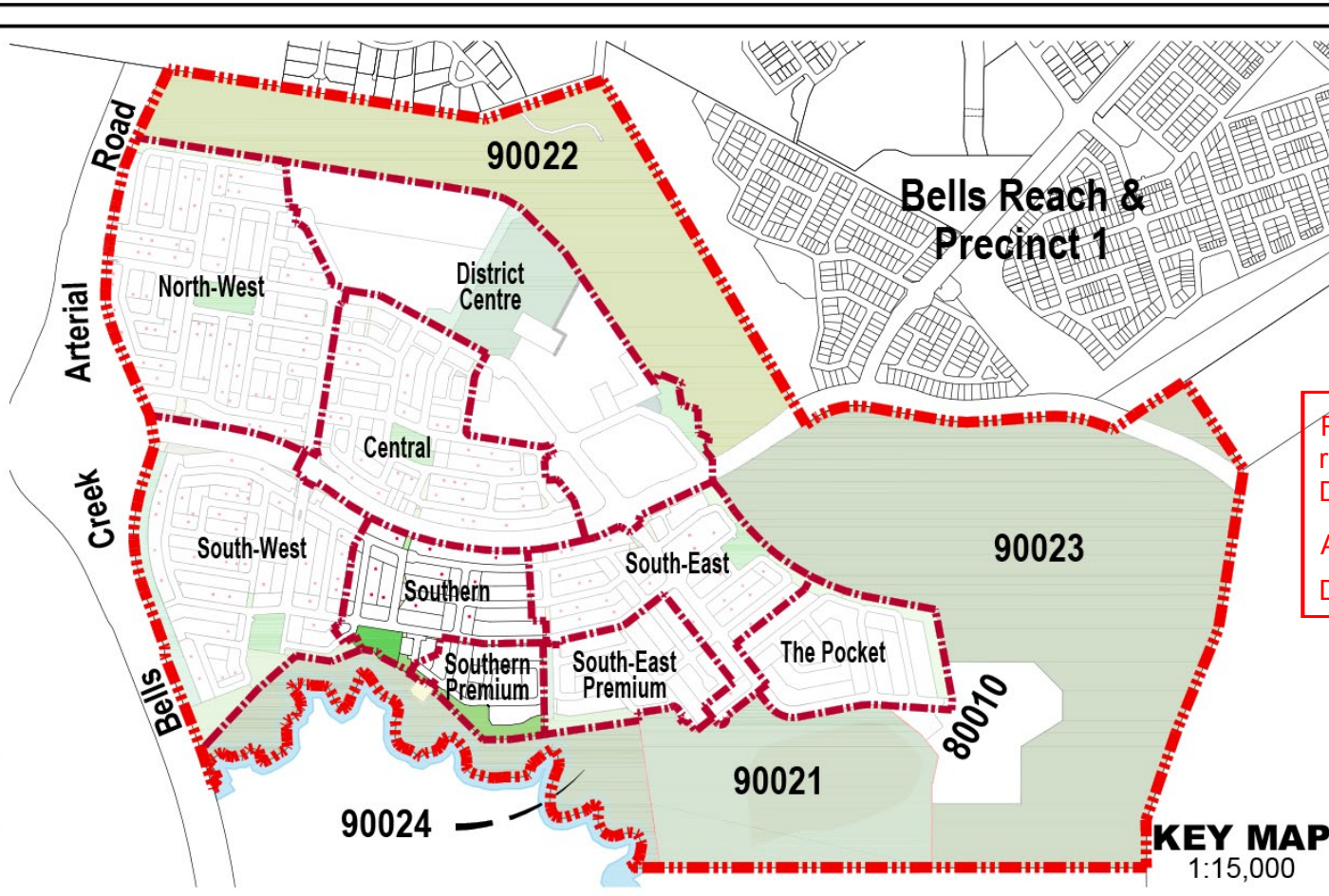
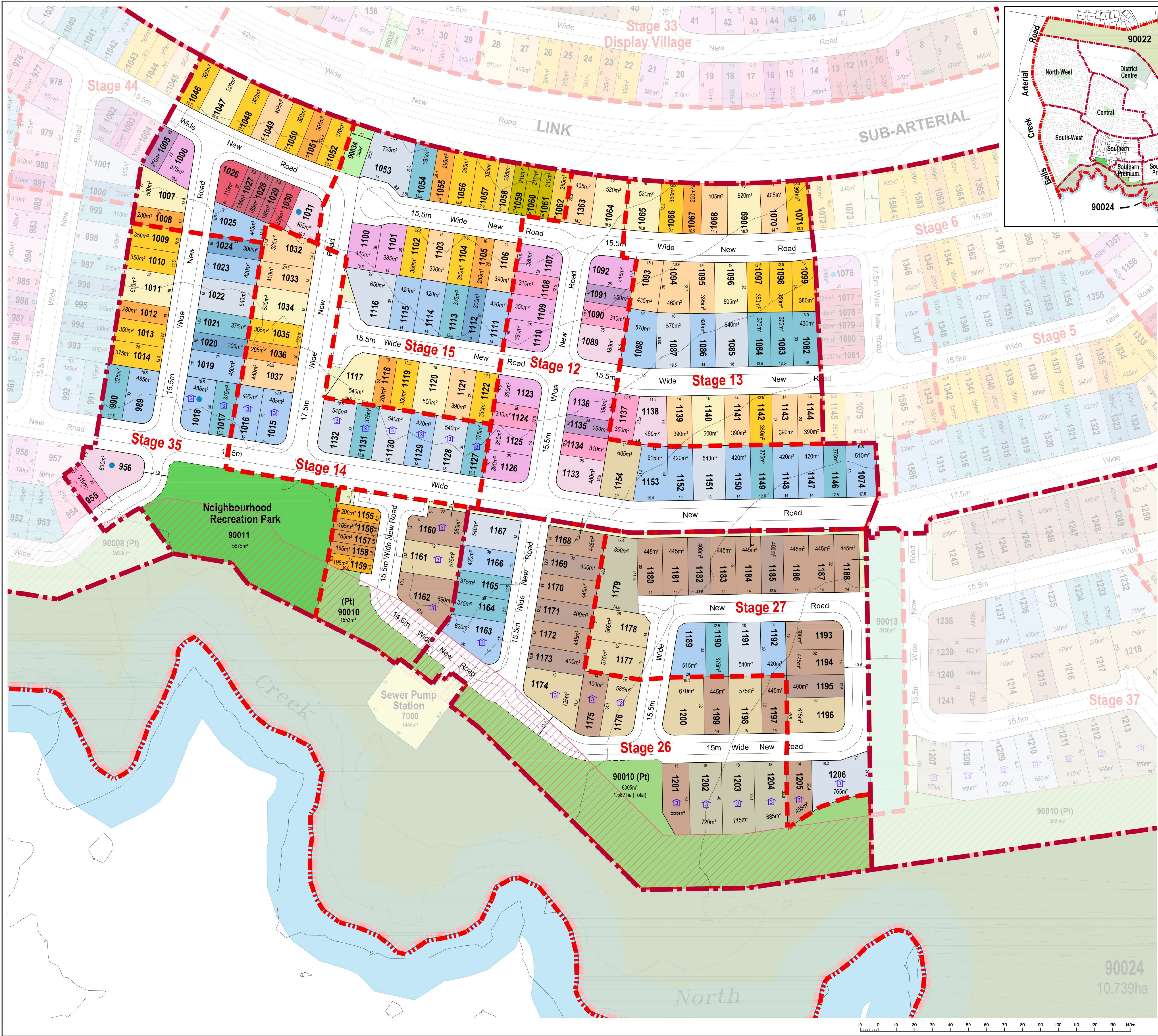
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10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140m



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
- 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
- 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 5m 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 6.2m
- Terrace 7.5m
- End Terrace 9m+
- End Terrace 10m+
- Detached 8.5m Laneway
- Detached 12m 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 Lots

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

REVISION
Q: 15/12/15 Amend Open Space, Staging, Allotments
R: 04/03/16 Minor Change Application
S: 04/03/16 Minor Changes
T: 23/03/16 Res driveway changes in Stages 7A & 32
U: 01/07/16 Minor Change Application
V: 08/07/16 Central Neighbourhood Yield
W: 04/08/16 Central Laneway Lots
X: 15/08/16 Remove potential sales office from 1423
Y: 01/12/16 Minor change application
Z: 18/12/16 Minor change application Southern Precinct

PLANS AND DOCUMENTS
related to the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2013/430
Date: 13 JAN 2017



Note:
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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
- Sewer Pump Station

CLIENT

STOCKLAND

PROJECT

**CALOUDRA SOUTH
PRECINCT 2**

**SOUTHERN
NEIGHBOURHOOD
ALLOTMENT
LAYOUT**

Date: 16 December 2016

Comp By: CC / BM / MD / KH / WW

Checked By: CC

DWG Name: 167100-103 CSPPR PRO

Job Reference: 167100-21

Local Authority: MINISTER FOR ECONOMIC
DEVELOPMENT QLD

Locality: CALOUDRA SOUTH

Scale: 1:1000

Sheet: A1

Plan Ref: 167100-122

Rev: Z



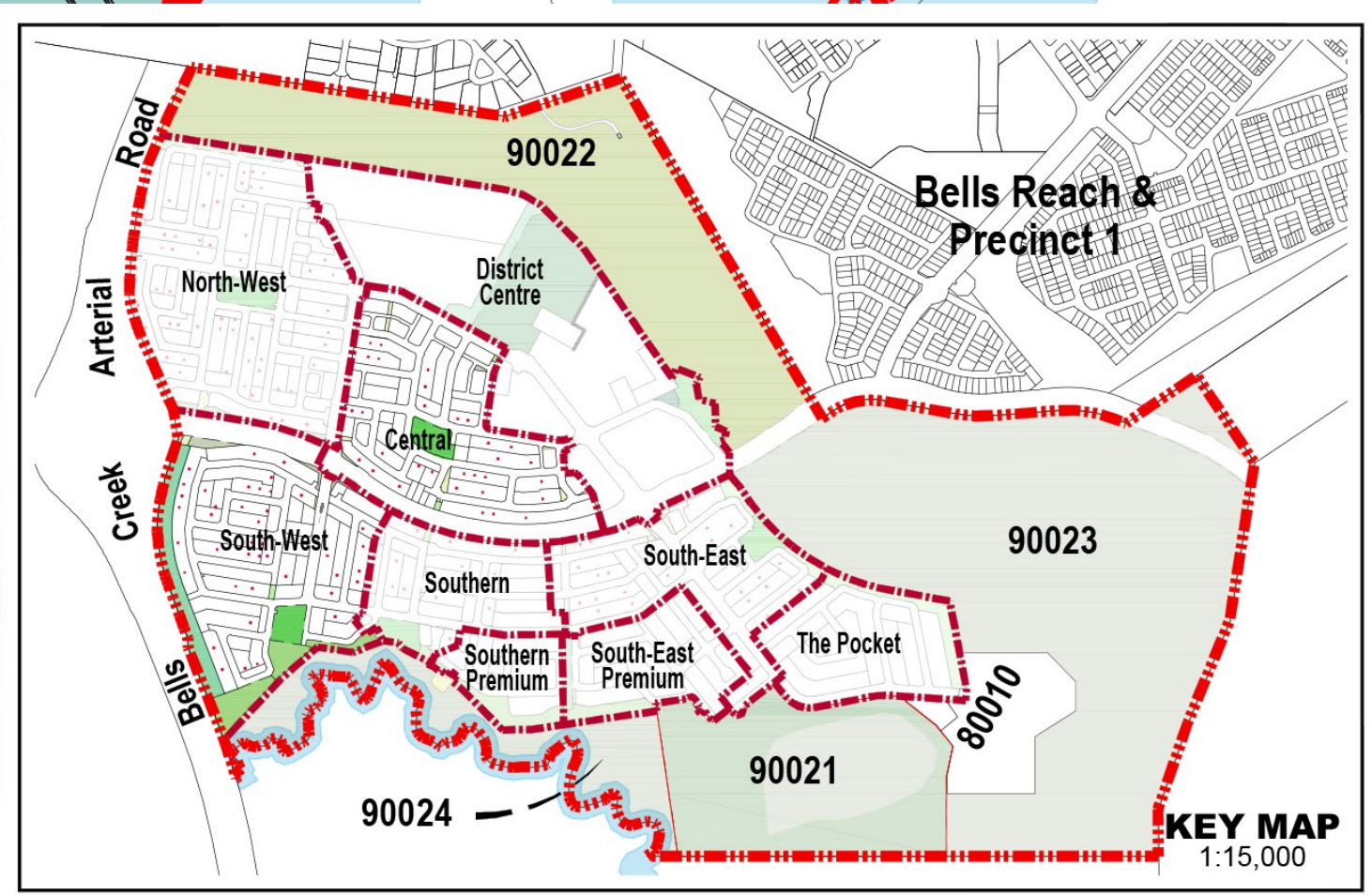
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ABN 44 140 292 782
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Fortitude Valley QLD 4006
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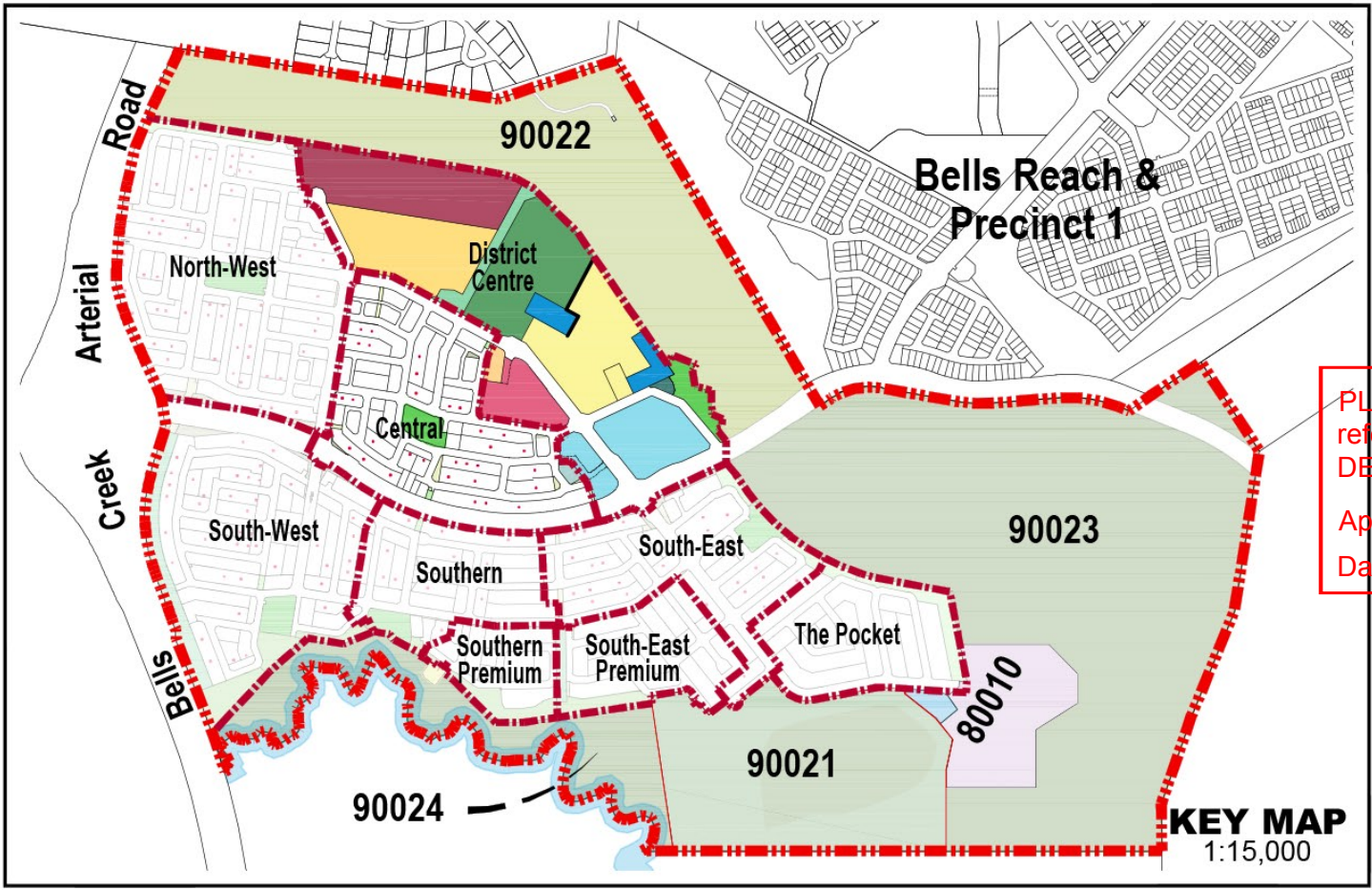
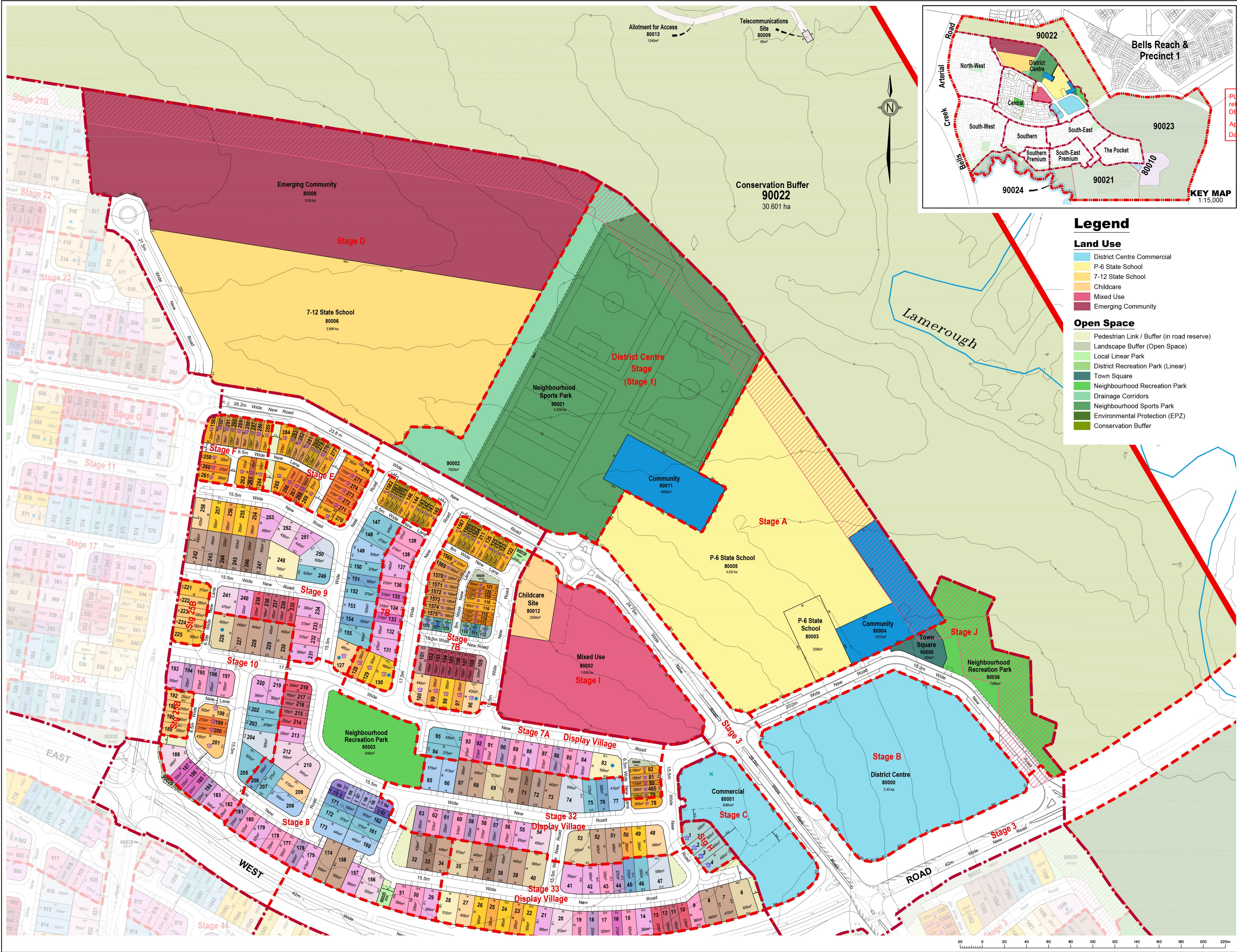


Note:
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

- Legend**
- General**
- Site Boundary
 - Application Boundary
 - Neighbourhood Boundary
 - Stage Boundary
 - Waterway
 - Riparian Zone
 - Lifestyle Buffer (30m Deep)
 - Permissible Multiple Residential (Duplex)
 - Permissible 3 Storey Height Limit
 - Proposed Indicative Translink Bus Bay
- Land Use**
- District Centre Commercial
 - P-6 State School
 - 7-12 State School
 - Childcare
 - Mixed Use
 - Telecommunications Site
 - Pedestrian Link / Landscape Buffer (Road Reserve)
- Open Space**
- Landscape Buffer (Open Space)
 - Local Linear Park
 - District Recreation Park (Linear)
 - Town Square
 - Neighbourhood 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
 - 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 5m Laneway
 - Terrace 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 6.2m
 - Terrace 7.5m
 - End Terrace 9m+
 - End Terrace 10m+
 - Detached 8.5m Laneway
 - Detached 12m 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 Lots**
- Urban Lot Type A
 - Urban Lot Type B
 - Urban Lot Type C & D



REVISION O: 28/09/15 Amend Stg-14,35,43 Park and nearby lots P: 12/10/15 Minor Changes Q: 15/12/15 Amend Open Space, Staging, Allotments R: 04/03/16 Minor Change Application S: 14/03/16 Minor Changes T: 23/03/16 Res driveway changes in Stages 7A & 32 U: 01/07/16 Minor Change Application V: 06/07/16 Central Neighbourhood Yield W: 04/08/16 Central Laneway Lots X: 15/08/16 Remove potential sales office from 1423 Y: 01/12/16 Minor change application	PROJECT CALOUNDRA SOUTH PRECINCT 2		CLIENT STOCKLAND		RPS RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 ©COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author. T+61 7 3124 9300 F+61 7 3124 9399 W rpsgroup.com.au			
	Job Ref. 167100-21		Date 1 December 2016		SOUTH WEST NEIGHBOURHOOD ALLOTMENT LAYOUT			
	Comp By. CC / BM / MD / KH		DWG Name. 167100-103 CSP2 PRO					
	Checked By. CC		Locality CALOUNDRA SOUTH					
	Local Authority MINISTER FOR ECONOMIC DEVELOPMENT QLD							
	Scale 1:1000		Sheet A1		Plan Ref 167100-124		Rev Y	



Legend

Land Use

- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Mixed Use
- Emerging Community

Open Space

- Pedestrian Link / Buffer (in road reserve)
- Landscape Buffer (Open Space)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square
- Neighbourhood Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
- Environmental Protection (EPZ)
- Conservation Buffer

REVISION
0 : 28/09/15 Amend Stg-14, 35, 43 Park and nearby lots
P : 12/10/15 Minor Changes
Q : 15/12/15 Amend Open Space, Staging, Allotments
R : 04/03/16 Minor Change Application
S : 14/03/16 Minor Changes
T : 23/03/16 Res driveway changes in Stages 7A & 32
U : 01/07/16 Minor Change Application
V : 06/07/16 Central Neighbourhood Yield
W : 04/08/16 Central Laneway Lots
X : 15/08/16 Remove potential sales office from 1423
Y : 01/12/16 Minor change application

PLANS AND DOCUMENTS
related to the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2013/430
Date: 13 JAN 2017



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)
- Potential Sales Office
- Permissible Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Proposed Indicative Translink Bus Bay
- Proposed Indicative School Bus Bay

CLIENT

STOCKLAND

PROJECT

**CALOUNDRA SOUTH
PRECINCT 2**

**DISTRICT CENTRE
NEIGHBOURHOOD
ALLOTMENT
LAYOUT**

Date 1 December 2016

Comp By: CC / BM / MD / KH / WW

Checked By: CC

DWG Name: 167100-103 CSPPR PRO

Job Reference: 167100-21

Local Authority: MINISTER FOR ECONOMIC
DEVELOPMENT QLD

Locality: CALOUNDRA SOUTH

Scale: 1:1500

Sheet: A1

Plan Ref: 167100-126

Rev: Y

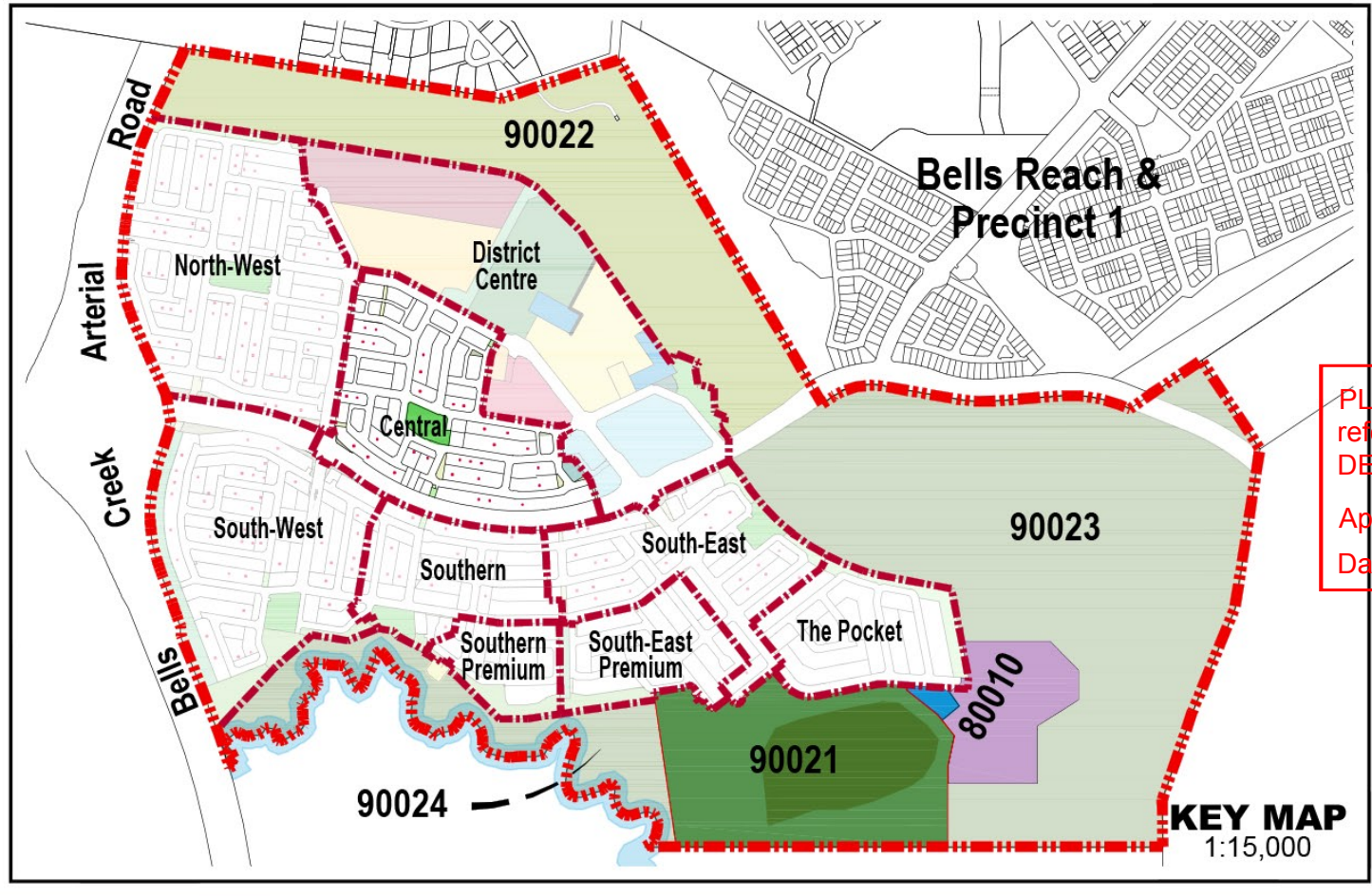


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REVISION	
0 : 28/09/15 Amend Stg-14,35,43 Park and nearby lots	
P : 12/10/15 Minor Changes	
Q : 15/12/15 Amend Open Space, Staging, Allotments	
R : 04/03/16 Minor Change Application	
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Y : 01/12/16 Minor change application	
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL	
Approval no:	DEV2013/430
Date:	13 JAN 2017

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
 - Contours (1m Interval)
 - Waterway
 - Blackbutt Forest
 - 30m PMAV Offset
 - Lifestyle Buffer (30m Deep)
 - WSF Habitat Protected
- Land Use**
- Community Facility
 - Integrated Tourism Attraction
- Open Space**
- Major Recreation Park
 - Environmental Protection (EPZ)
 - EPZ within Major Recreation Park

CLIENT	
STOCKLAND	
PROJECT	
CALOUNDRA SOUTH PRECINCT 2	
ECO SANCTUARY SUB-PRECINCT ALLOTMENT LAYOUT	
Date	1 December 2016
Comp By:	CC / BM / MD / KH / WW
Checked By:	CC
DWG Name:	167100-103 CSPPR PRO
Job Reference	167100-21
Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT QLD
Locality	CALOUNDRA SOUTH
Scale	Sheet
1:1500	A1
Plan Ref	Rev
167100-137	Y



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YIELD BREAKDOWN

Single Family Dwellings	Typical Lot Area	Neighbourhood																Overall Precinct 2	
		Central - Urban Village		North-West Gateway		South-Eastern Lifestyle		South-Eastern Premium		The Pocket - Community Title Precinct		Southern Lifestyle		Southern Premium		South-Western Gateway		no.	% of lot yield
Urban Lot Product		no.	% of lot yield	no.	% of lot yield	no.	% of lot yield	no.	% of lot yield	no.	% of lot yield	no.	% of lot yield	no.	% of lot yield	no.	% of lot yield	no.	% of lot yield
Urban Lot Type A	87.5 m²	2	1%	6	1%	2	1%	—	0%	—	0%	—	0%	—	0%	4	1%	14	0.88%
Urban Lot Type B	105.0 m²	2	1%	6	1%	2	1%	—	0%	—	0%	—	0%	—	0%	4	1%	14	0.88%
Urban Lot Type C & D	112.5 m²	4	1%	12	3%	4	2%	—	0%	—	0%	—	0%	—	0%	8	3%	28	1.77%
Subtotal		8	3%	24	6%	8	4%	—	0%	—	0%	—	0%	—	0%	16	5%	56	3.5%
Urban Loft Product																			
Urban Loft Type A	121 m²	2	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Urban Loft Type B	98 m²	2	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Urban Loft Type C	106 m²	2	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Subtotal		6	2%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	6	0.4%
25m Deep Product																			
Terrace 6.2m	155 m²	7	2%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	7	0.44%
Terrace 7.5m	187.5 m²	8	3%	22	5%	6	3%	—	0%	—	0%	3	2%	—	0%	15	5%	54	3.41%
End Terrace 9.0m+	225 m²	6	2%	14	3%	4	2%	—	0%	—	0%	2	1%	—	0%	10	3%	36	2.27%
End Terrace 10.0m+	250 m²	2	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Detached 8.5m Laneway	250 m²	—	0%	2	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Detached 12.0m Laneway	300 m²	—	0%	2	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Mode 8.5m	212.5 m²	7	2%	4	1%	—	0%	—	0%	—	0%	—	0%	—	0%	6	2%	17	1.07%
Villa 10m	250 m²	13	4%	27	6%	1	1%	—	0%	—	0%	3	2%	—	0%	12	4%	56	3.53%
Premium Villa 12.5m	312.5 m²	28	9%	50	12%	2	1%	—	0%	—	0%	6	4%	—	0%	31	10%	117	7.38%
Courtyard 14m	350 m²	24	8%	39	9%	5	3%	—	0%	—	0%	11	8%	—	0%	23	8%	102	6.44%
Premium Traditional 18m	450 m²	8	3%	12	3%	7	4%	—	0%	—	0%	5	3%	—	0%	18	6%	50	3.15%
Subtotal		103	33%	172	40%	25	13%	—	0%	—	0%	30	21%	—	0%	115	39%	445	28.1%
28m Deep Product																			
Terrace 7.5m	210 m²	—	0%	—	0%	—	0%	—	0%	—	0%	3	2%	—	0%	—	0%	3	0.19%
End Terrace 9.0m+	252 m²	—	0%	—	0%	—	0%	—	0%	—	0%	2	1%	—	0%	—	0%	2	0.13%
Terrace 4m Laneway	112 m²	7	2%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	7	0.44%
Terrace 4.6m Laneway	123 m²	18	6%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	18	1.14%
Terrace 5m Laneway	140 m²	2	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Terrace 6.6m Laneway	185 m²	17	6%	—	0%	—	0%	—	0%	—	0%	3	2%	—	0%	—	0%	20	1.26%
Terrace 7.5m Laneway	210 m²	10	3%	—	0%	3	2%	—	0%	—	0%	—	0%	—	0%	—	0%	13	0.82%
End Terrace 6.6m+ Laneway	190 m²	25	8%	—	0%	2	1%	—	0%	—	0%	2	1%	—	0%	—	0%	29	1.83%
Detached 10.0m Laneway	280 m²	9	3%	2	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	11	0.69%
Detached 12.0m Laneway	336 m²	2	1%	3	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	5	0.32%
Mode 8.5m	238 m²	—	0%	1	0%	—	0%	—	0%	—	0%	—	0%	—	0%	3	1%	4	0.25%
Villa 10m	280 m²	8	3%	11	3%	14	7%	—	0%	—	0%	8	6%	—	0%	7	2%	48	3.03%
Premium Villa 12.5m	350 m²	9	3%	27	6%	30	16%	—	0%	—	0%	21	15%	—	0%	22	7%	109	6.88%
Courtyard 14m	392 m²	7	2%	20	5%	30	16%	—	0%	—	0%	17	12%	—	0%	12	4%	86	5.43%
Premium Traditional 18m	504 m²	3	1%	6	1%	15	8%	—	0%	—	0%	11	8%	—	0%	1	0%	36	2.27%
Subtotal		117	38%	70	17%	94	49%	—	0%	—	0%	67	47%	—	0%	45	15%	393	24.8%
30m Deep Product																			
SOHO 10m	300 m²	4	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	4	0.25%
Villa 10m	300 m²	7	2%	11	3%	10	5%	—	0%	—	0%	3	2%	—	0%	21	7%	52	3.28%
Premium Villa 12.5m	375 m²	16	5%	23	5%	21	11%	6	7%	—	0%	12	8%	3	7%	37	12%	118	7.44%
Courtyard 14m	420 m²	8	3%	29	7%	17	9%	4	5%	—	0%	19	13%	5	11%	29	10%	111	7.00%
Premium Traditional 18m	540 m²	4	1%	10	2%	6	3%	8	9%	—	0%	9	6%	2	5%	16	5%	55	3.47%
Subtotal		39	13%	73	17%	54	28%	18	21%	—	0%	43	30%	10	23%	103	35%	340	21.5%
32m Deep Product																			
Villa 10m	320 m²	5	2%	16	4%	2	1%	—	0%	—	0%	—	0%	—	0%	3	1%	26	1.64%
Premium Villa 12.5m	400 m²	8	3%	26	6%	4	2%	14	16%	—	0%	—	0%	6	14%	6	2%	64	4.04%
Courtyard 14m	448 m²	16	5%	23	5%	5	3%	20	24%	37	39%	2	1%	17	39%	4	1%	124	7.82%
Premium Traditional 18m	576 m²	6	2%	12	3%	1	1%	27	32%	49	52%	2	1%	7	16%	4	1%	108	6.81%
Large Lots >32m deep	760 m²	—	0%	3	1%	—	0%	6	7%	8	9%	—	0%	4	9%	2	1%	23	1.45%
Subtotal		35	11%	80	19%	12	6%	67	79%	94	100%	4	3%	34	77%	19	6%	345	21.8%
Total Residential Allotments		308	100%	419	99%	193	100%	85	100%	94	100%	144	100%	44	100%	298	100%	1585	100.0%
Designated Multiple Residential Lots		5		19		4		—		—		3		—		13		44	

LAND BUDGET

	District Centre	Central Gateway	North-West Gateway	South-Eastern Lifestyle	South-Eastern Premium	The Pocket - Community Title Precinct	Southern Lifestyle	Southern Premium	South-Western Gateway	Other	Overall Precinct 2
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
Area of Subject Site	28.9683 ha	18.4952 ha	23.9983 ha	12.6774 ha	7.1841 ha	9.0229 ha	9.1655 ha	4.0878 ha	20.9866 ha	127.0542 ha	261.6403 ha
Saleable Area											
Residential Allotments	—	9.4162 ha	14.9565 ha	7.3169 ha	4.4942 ha	5.4788 ha	5.6760 ha	2.2488 ha	10.7519 ha	—	60.3393 ha
Mixed Use Allotments	1.6359 ha	—	—	—	—	—	—	—	—	—	1.6359 ha
Emerging Community	4.9995 ha	—	—	—	—	—	—	—	—	—	4.9995 ha
Commercial Allotments	3.2883 ha	—	—	—	—	—	—	—	—	—	3.2883 ha
Community Uses	1.0080 ha	—	—	—	—	—	—	—	—	0.4003 ha	1.4083 ha
Child Care	0.2501 ha	—	—	—	—	—	—	—	—	—	0.2501 ha
Telecommunications Site	—	—	—	—	—	—	—	—	—	0.0060 ha	0.0060 ha
Allotment for Access	—	—	—	—	—	—	—	—	—	0.1240 ha	0.1240 ha
Sewer Pump Station	—	—	—	—	—	—	—	—	—	0.1449 ha	0.1449 ha
Intergrated Tourism Attraction	—	—	—	—	—	—	—	—	—	6.2000 ha	6.2000 ha
P - 6 State School	4.2824 ha	—	—	—	—	—	—	—	—	—	4.2824 ha
7-12 State School	3.9991 ha	—	—	—	—	—	—	—	—	—	3.9991 ha
Total Area of Allotments	19.4633 ha	9.4162 ha	14.9565 ha	7.3169 ha	4.4942 ha	5.4788 ha	5.6760 ha	2.2488 ha	10.7519 ha	6.8752 ha	86.6778 ha
Road											
Sub Arterial Road	1.3638 ha	2.8367 ha	—	—	—	—	—	—	1.5472 ha	0.9704 ha	6.7181 ha
Connector Streets	1.2509 ha	0.7782 ha	0.8945 ha	1.0512 ha	—	0.9710 ha	—	—	0.6034 ha	—	5.5492 ha
Local Access Streets	1.0356 ha	4.6766 ha	6.4850 ha	2.9713 ha	1.6938 ha	1.4843 ha	2.7182 ha	0.9087 ha	4.0507 ha	—	26.0242 ha
Pedestrian link / Landscape Buffer (Road Reserve)	—	0.1932 ha	0.1265 ha	0.1490 ha	0.0970 ha	—	0.0313 ha	0.0737 ha	0.0392 ha	—	0.7099 ha
Future Road Purposes	—	—	—	—	—	—	—	—	—	1.1633 ha	1.1633 ha
Total Area of New Road	3.6503 ha	8.4847 ha	7.5060 ha	4.1715 ha	1.7908 ha	2.4553 ha	2.7495 ha	0.9824 ha	6.2405 ha	2.1337 ha	40.1647 ha
Open Space											
Neighbourhood Recreation Park	0.7382 ha	0.5062 ha	0.6889 ha	0.5241 ha	—	—	0.5675 ha	—	0.5103 ha	—	3.5352 ha
Town Square	0.0951 ha	—	—	—	—	—	—	—	—	—	0.0951 ha
Landscape Buffer (Open Space)	—	0.0468 ha	0.3000 ha	0.2128 ha	—	—	—	—	0.2945 ha	—	0.8541 ha
Local Linear Park	—	0.0413 ha	0.5469 ha	0.4521 ha	—	1.0888 ha	0.0340 ha	—	0.0358 ha	—	2.1989 ha
District Recreation Park (Linear)	—	—	—	—	0.5868 ha	—	0.1385 ha	0.8566 ha	1.4573 ha	—	3.0392 ha
Drainage Corridors	0.7929 ha	—	—	—	0.3123 ha	—	—	—	1.6963 ha	—	2.8015 ha
Neighbourhood Sports Park	4.2285 ha	—	—	—	—	—	—	—	—	—	4.2285 ha
Major Recreation Park	—	—	—	—	—	—	—	—	—	18.8685 ha	18.8685 ha
Environmental Protection (EPZ)	—	—	—	—	—	—	—	—	—	68.5753 ha	68.5753 ha
EPZ within Major Recreation Park	—	—	—	—	—	—	—	—	—	6.5912 ha	6.5912 ha
Conservation Buffer	—	—	—	—	—	—	—	—	—	30.6014 ha	30.6014 ha
Total Open Space	5.8547 ha	0.5943 ha	1.5358 ha	1.1890 ha	0.8991 ha	1.0888 ha	0.7400 ha	0.8566 ha	3.9942 ha	118.0452 ha	134.7977 ha
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	—	152m	172m	50m	55m	20m	25m	10m	152m	—	636m
6.5m Wide New Lane	—	524m	110m	48m	—	—	—	—	—	—	682m
13.5m Wide New Road	—	—	257m	425m	257m	165m	157m	278m	302m	—	1841m
15.5m Wide New Road	—	1501m	2529m	1401m	778m	799m	963m	345m	2653m	—	10969m
16.5m Wide New Road	—	327m	—	—	—	—	—	—	—	—	327m
17.5m Wide New Road	14m	667m	448m	349m	—	—	587m	—	126m	—	2191m
20m Wide New Road	136m	—	—	—	—	—	—	—	—	—	136m
21m Wide New Road	—	—	383m	—	—	—	—	—	—	—	383m
21.5m Wide New Road	178m	—	—	—	—	—	—	—	—	—	178m
23.8m Wide New Road	40m	249m	391m	—	—	—	—	—	241m	—	921m
24m Wide New Road	19m	—	—	425m	—	419m	—	—	—	—	863m
24.75m Wide New Road	209m	—	—	—	—	—	—	—	—	—	209m
26.2m Wide New Road	—	69m	—	—	—	—	—	—	—	—	69m
42m Wide New Road	297m	615m	—	—	—	—	—	—	—	215m	1127m
50m Wide New Road	—	22m	—	—	—	—	—	—	309m	—	331m
Total Length of New Road	893m	4126m	4290m	2698m	1090m	1403m	1732m	633m	3783m	215m	20863m