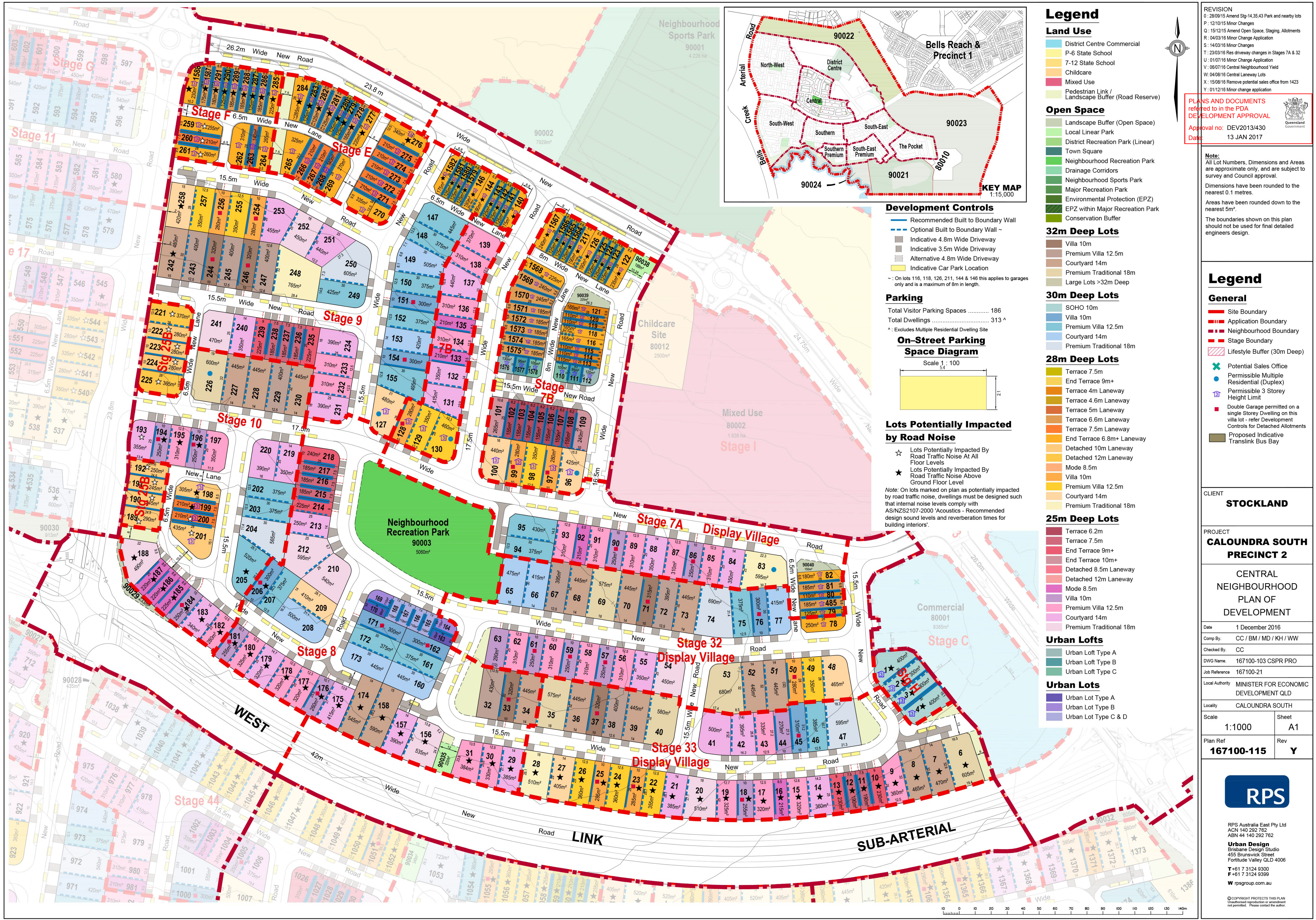




Legend

- 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

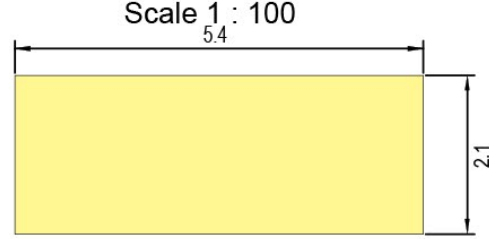
Development Controls

- Recommended Built to Boundary Wall
  - Optional Built to Boundary Wall ~
  - Indicative 4.8m Wide Driveway
  - Indicative 3.5m 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 ..... 186  
Total Dwellings ..... 313 ^  
^: Excludes Multiple Residential Dwelling Site

On-Street Parking Space Diagram



Lots Potentially Impacted by Road Noise

- ☆ Lots Potentially Impacted By Road Traffic Noise At All Floor Levels
  - ★ Lots Potentially Impacted By Road Traffic Noise Above Ground Floor Level
- 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.

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 Change  
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)
- 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<br>PRECINCT 2                      |  |                                          |  |
| CENTRAL<br>NEIGHBOURHOOD<br>PLAN OF<br>DEVELOPMENT |  |                                          |  |
| 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<br>DEVELOPMENT QLD |  |
| Locality                                           |  | CALOUNDRA SOUTH                          |  |
| Scale                                              |  | Sheet                                    |  |
| 1:1000                                             |  | A1                                       |  |
| Plan Ref                                           |  | Rev                                      |  |
| 167100-115                                         |  | Y                                        |  |

**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

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.



Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Stage Boundary
- Lifestyle Buffer (30m Deep)
- Permissible Multiple Residential (Duplex)
- Double Garage permitted on a single Storey Dwelling on this villa lot - refer Development Controls for Detached Allotments

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

Development Controls

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.5m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

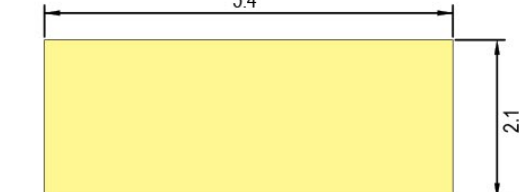
Parking

Total Visitor Parking Spaces ..... 248  
Total Dwellings ..... 438 ^

^: Excludes Multiple Residential Dwelling Site

On-Street Parking

Space Diagram

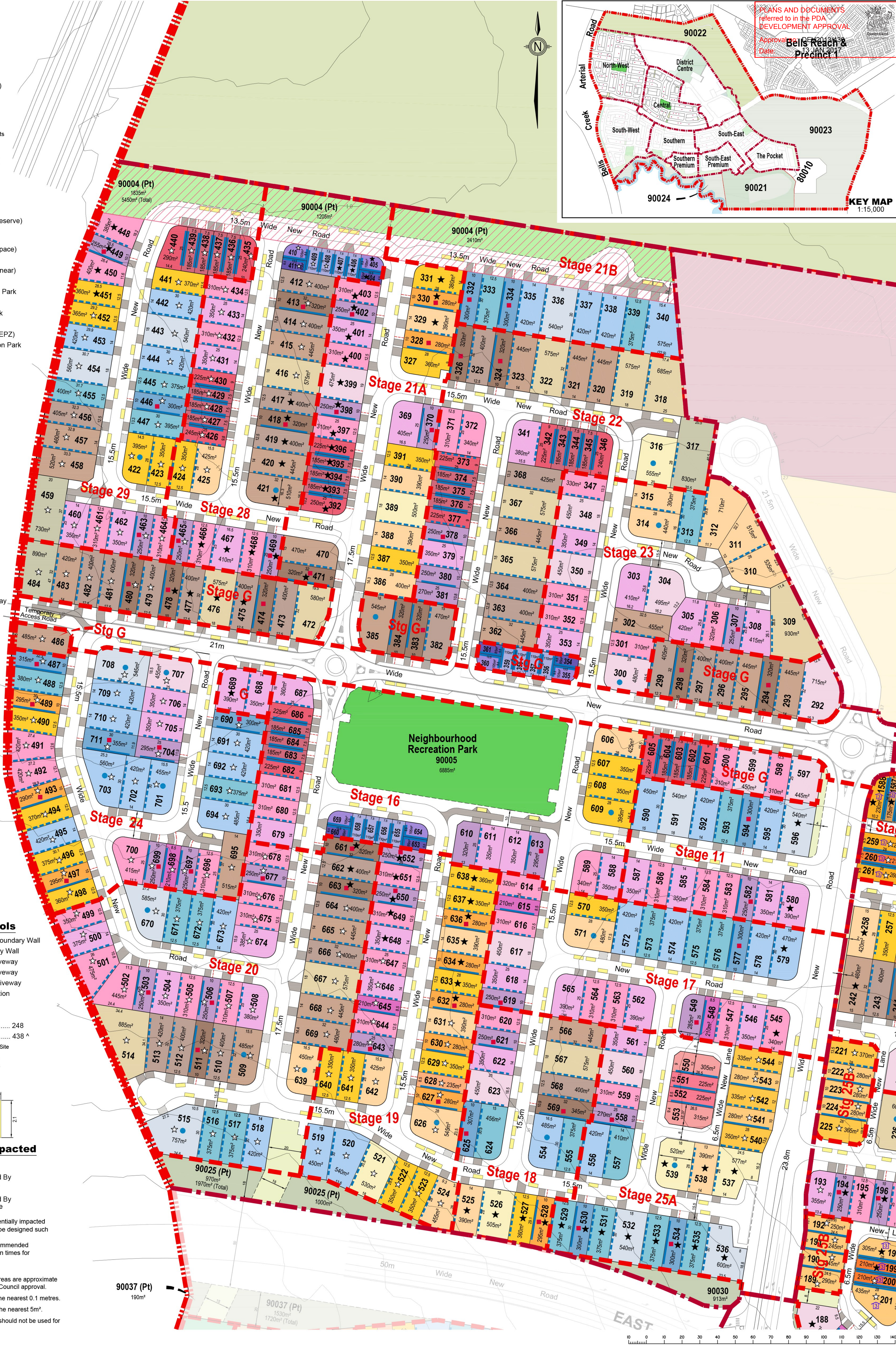
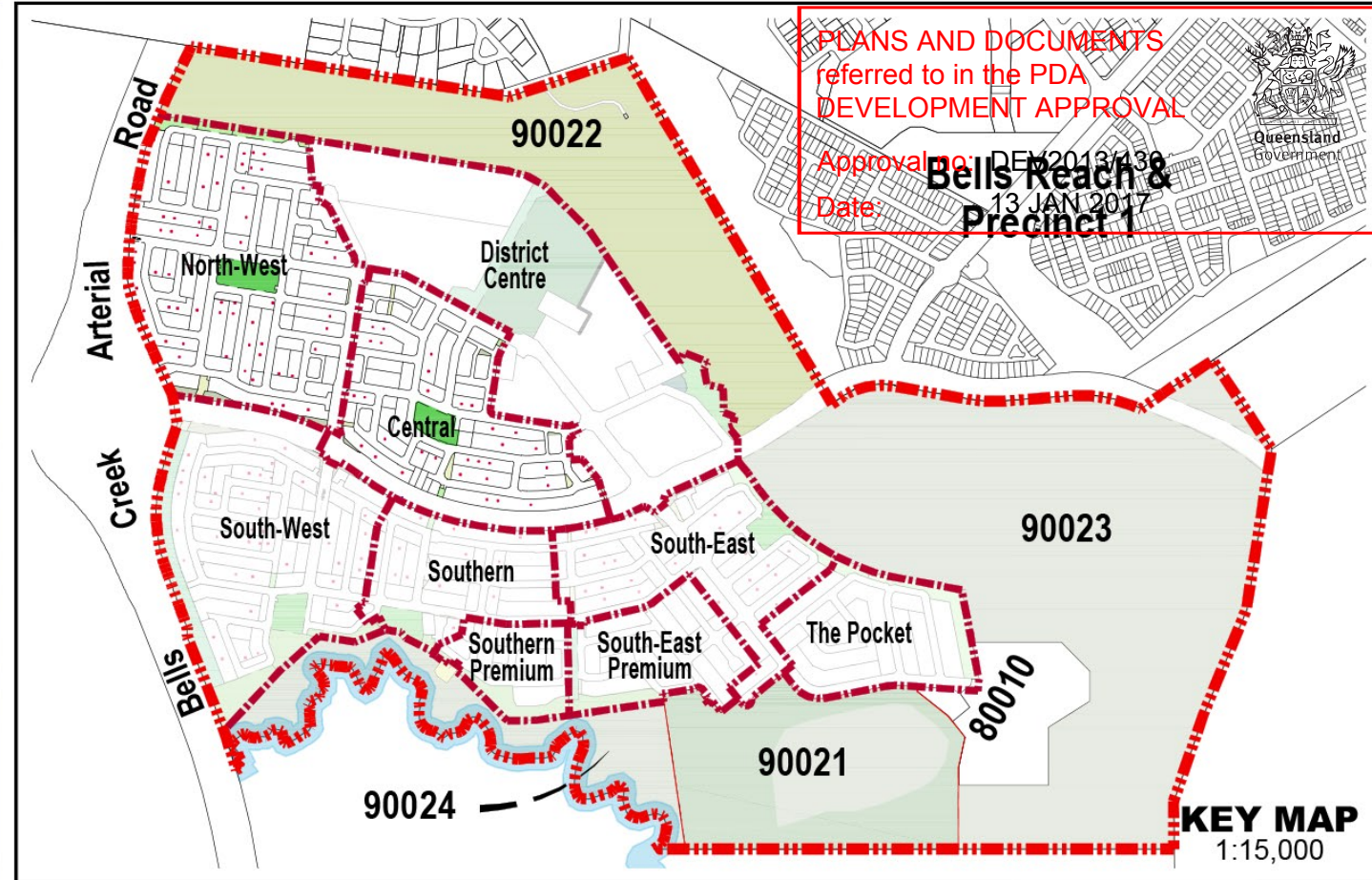


Lots Potentially Impacted by Road Noise

- Lots Potentially Impacted By Road Traffic Noise At All Floor Levels
- Lots Potentially Impacted By Road Traffic Noise Above Ground Floor Level

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'.

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.



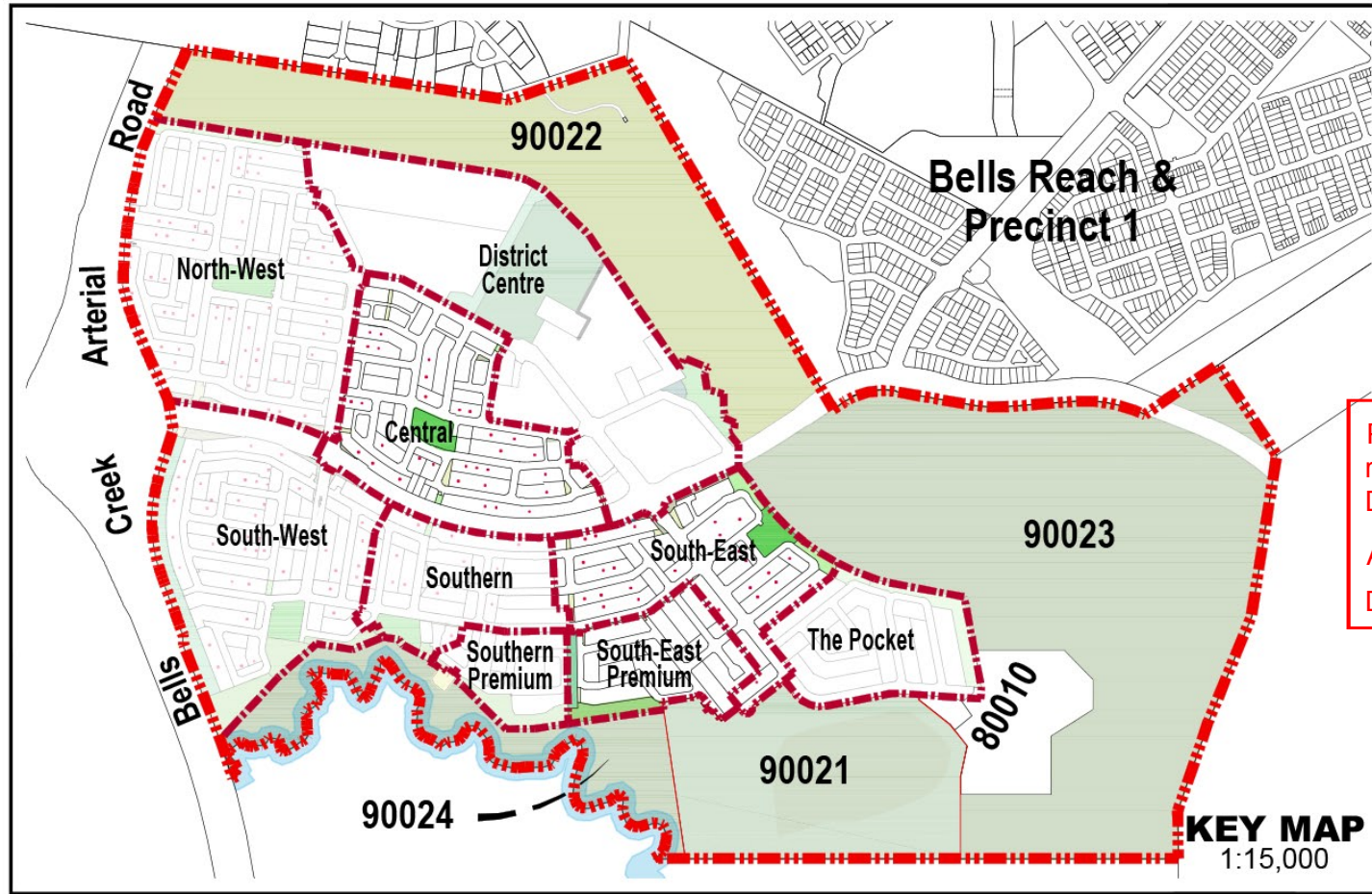
|                                                     |                                                     |
|-----------------------------------------------------|-----------------------------------------------------|
| REVISION                                            | O: 28/09/15 Amend Stg-14,35,43 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<br>PRECINCT 2         |                               |
| Job Ref.        | 167100-21                             | Date 1 December 2016          |
| 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 |                               |

|                                                    |                  |  |
|----------------------------------------------------|------------------|--|
| CLIENT                                             | <b>STOCKLAND</b> |  |
| <hr/>                                              |                  |  |
| NORTH WEST<br>NEIGHBOURHOOD<br>PLAN OF DEVELOPMENT |                  |  |

|                                                                                       |                                                                                                                      |       |                                                                                                  |          |            |     |   |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------|----------|------------|-----|---|
|  | RPS Australia East Pty Ltd<br>ACN 140 282 762<br>ABN 14 140 282 762                                                  |       | Urban Design<br>Brisbane Design Studio<br>455 Brunswick Street<br>Fortitude Valley QLD 4006      |          |            |     |   |
|                                                                                       | ©COPYRIGHT PROTECTS THIS PLAN<br>Unauthorized reproduction or amendment<br>not permitted. Please contact the author. |       | T +61 7 3124 9300<br>F +61 7 3124 9399<br>W <a href="http://rpsgroup.com.au">rpsgroup.com.au</a> |          |            |     |   |
| Scale                                                                                 | 1:1000                                                                                                               | Sheet | A1                                                                                               | Plan Ref | 167100-117 | Rev | Y |





|                                                        |  |
|--------------------------------------------------------|--|
| <b>REVISION</b>                                        |  |
| 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                  |  |
| <b>PLANS AND DOCUMENTS</b>                             |  |
| 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.

|                                       |                                                                                                                         |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Legend</b>                         |                                                                                                                         |
| <b>General</b>                        |                                                                                                                         |
| 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 a villa lot - refer Development Controls for Detached Allotments |
| Proposed Indicative Translink Bus Bay | Sewer Pump Station                                                                                                      |

|                                              |                                       |
|----------------------------------------------|---------------------------------------|
| CLIENT                                       |                                       |
| <b>STOCKLAND</b>                             |                                       |
| PROJECT                                      |                                       |
| <b>CALOUNDRA SOUTH PRECINCT 2</b>            |                                       |
| SOUTH-EAST NEIGHBOURHOOD PLAN OF DEVELOPMENT |                                       |
| 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 A1                              |
| Plan Ref                                     | Rev Y                                 |
| <b>167100-119</b>                            |                                       |

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

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.

|                                               |      |
|-----------------------------------------------|------|
| <b>Parking</b>                                |      |
| Total Visitor Parking Spaces                  | 148  |
| Total Dwellings                               | 282* |
| * Excludes Multiple Residential Dwelling Site |      |
| <b>On-Street Parking Space Diagram</b>        |      |
| Scale 1 : 100                                 |      |
|                                               |      |
| <b>Development Controls</b>                   |      |
| Recommended Built to Boundary Wall            |      |
| Optional Built to Boundary Wall               |      |
| Indicative 4.8m Wide Driveway                 |      |
| Indicative 3.5m Wide Driveway                 |      |
| Alternative 4.8m Wide Driveway                |      |
| Indicative Car Park Location                  |      |

**Lots Potentially Impacted by Road Noise**

- Lots Potentially Impacted By Road Traffic Noise At All Floor Levels
- Lots Potentially Impacted By Road Traffic Noise Above Ground Floor Level

*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
- 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 Lots

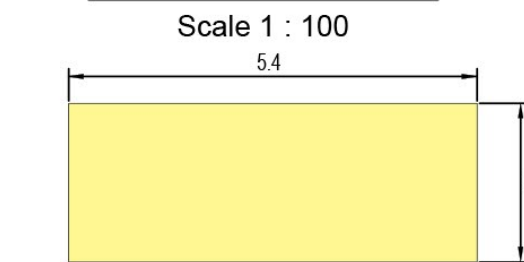
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C & D

### Parking

Total Visitor Parking Spaces ..... 54  
Total Dwellings ..... 94<sup>A</sup>

<sup>A</sup> : Excludes Multiple Residential Dwelling Site

### On-Street Parking Space Diagram



### Lots Potentially Impacted by Road Noise

- ☆ Lots Potentially Impacted By Road Traffic Noise At All Floor Levels
- ★ Lots Potentially Impacted By Road Traffic Noise Above Ground Floor Level



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 5m<sup>2</sup>.  
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 3.5m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

CLIENT

**STOCKLAND**

PROJECT

**CALOUNDRA SOUTH  
PRECINCT 2**

**POCKET  
NEIGHBOURHOOD  
PLAN OF  
DEVELOPMENT**

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

Plan Ref: 167100-121

Sheet: A1

Rev: Y



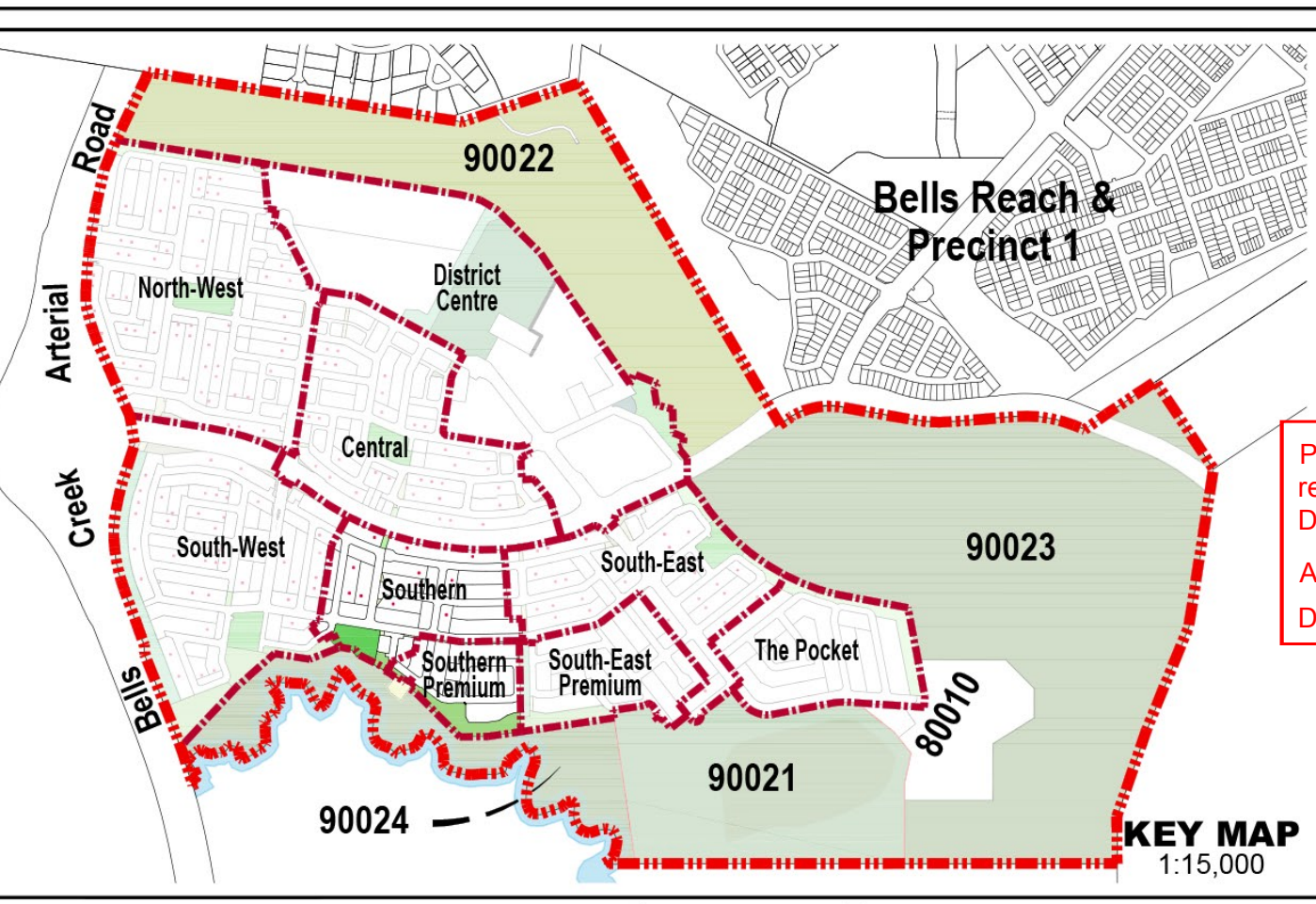
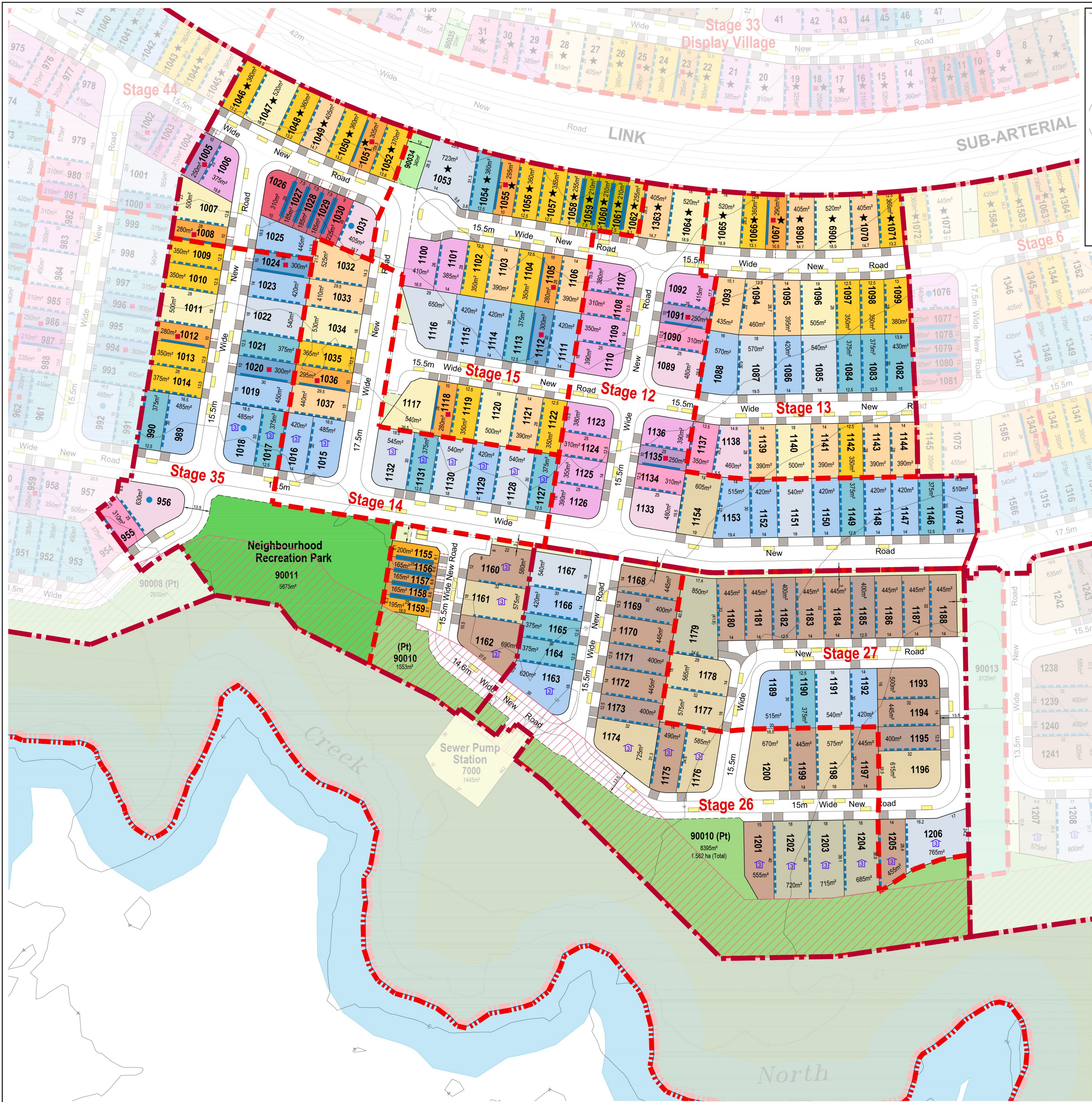
RPS Australia East Pty Ltd  
ACN 140 292 762  
ABN 44 140 292 762

**Urban Design**  
Brisbane Design Studio  
455 Brunswick Street  
Fortitude Valley QLD 4006

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.





## 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

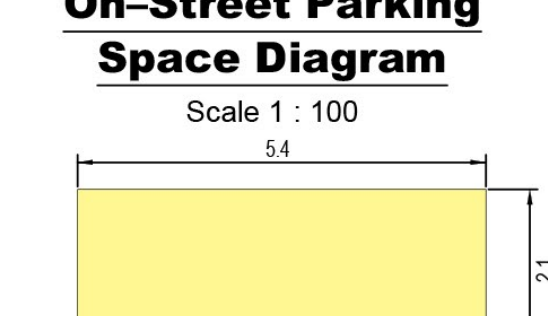
## Development Controls

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.5m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

## Parking

Total Visitor Parking Spaces ..... 108  
Total Dwellings ..... 191 ^  
^: Excludes Multiple Residential Dwelling Site

## On-Street Parking Space Diagram



## Lots Potentially Impacted by Road Noise

- ☆ Lots Potentially Impacted By Road Traffic Noise At All Floor Levels
- ★ Lots Potentially Impacted By Road Traffic Noise Above Ground Floor Level

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'.

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: 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 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
- 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**

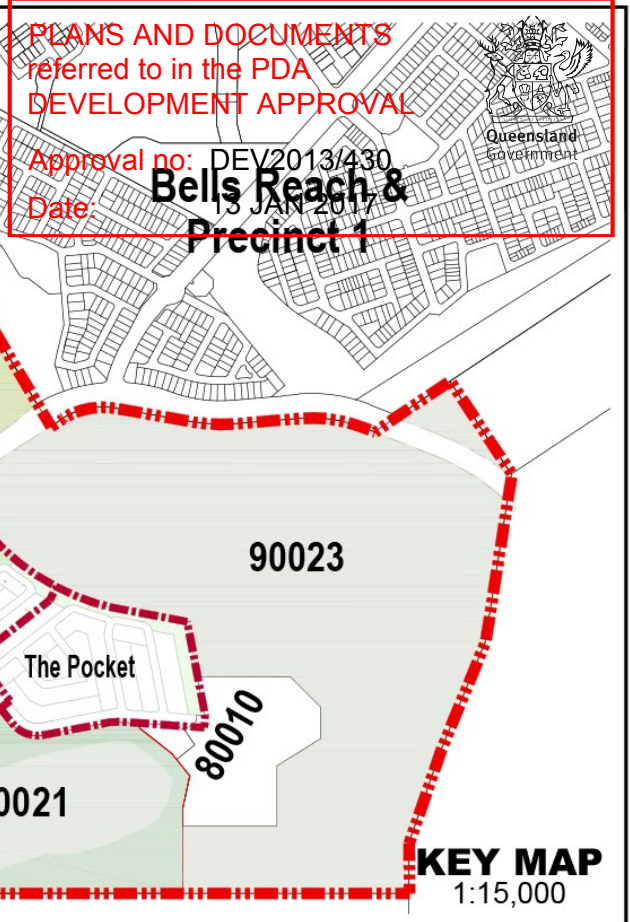
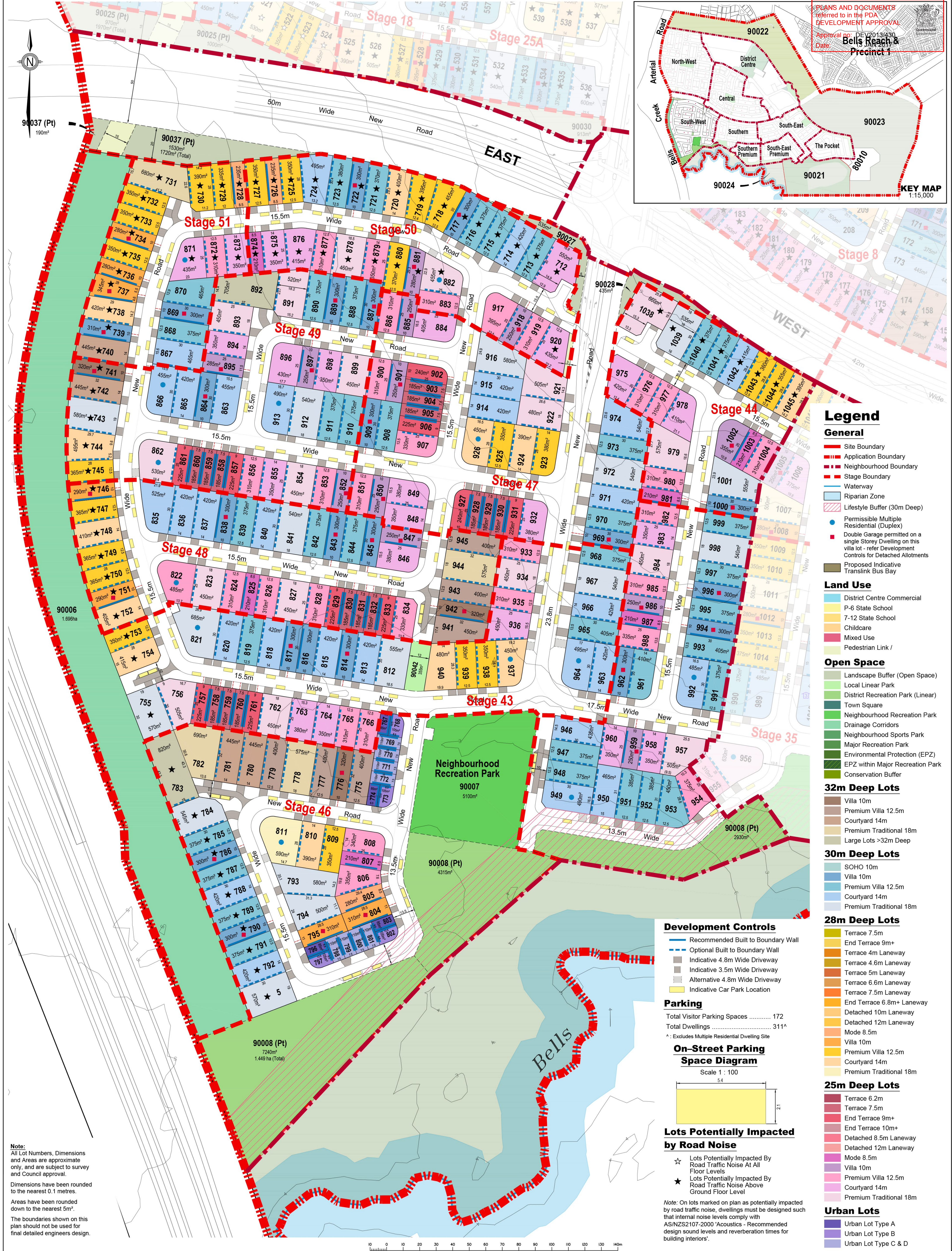
|                   |                                       |
|-------------------|---------------------------------------|
| Date              | 16 December 2016                      |
| Comp By:          | CC / BM / MD / KH / WW                |
| Checked By:       | CC                                    |
| DWG Name:         | 167100-103 CSPPR PRO                  |
| Job Reference:    | 167100-21                             |
| Local Authority:  | MINISTER FOR ECONOMIC DEVELOPMENT QLD |
| Locality:         | CALOUNDRA SOUTH                       |
| Scale             | Sheet                                 |
| 1:1000            | A1                                    |
| Plan Ref          | Rev                                   |
| <b>167100-123</b> | <b>Z</b>                              |

**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  
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





### Legend

#### General

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

#### Land Use

- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Mixed Use
- Pedestrian Link /
- 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

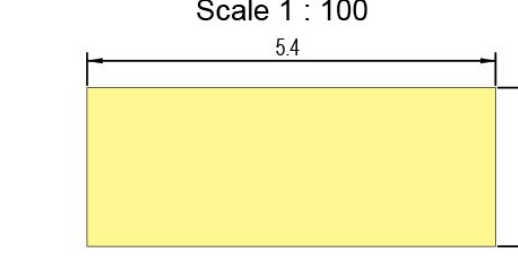
#### Development Controls

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.5m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

#### Parking

Total Visitor Parking Spaces ..... 172  
Total Dwellings ..... 311<sup>A</sup>  
<sup>A</sup>: Excludes Multiple Residential Dwelling Site

#### On-Street Parking Space Diagram



#### Lots Potentially Impacted by Road Noise

- ☆ Lots Potentially Impacted By Road Traffic Noise At All Floor Levels
- ★ Lots Potentially Impacted By Road Traffic Noise Above Ground Floor Level

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'.

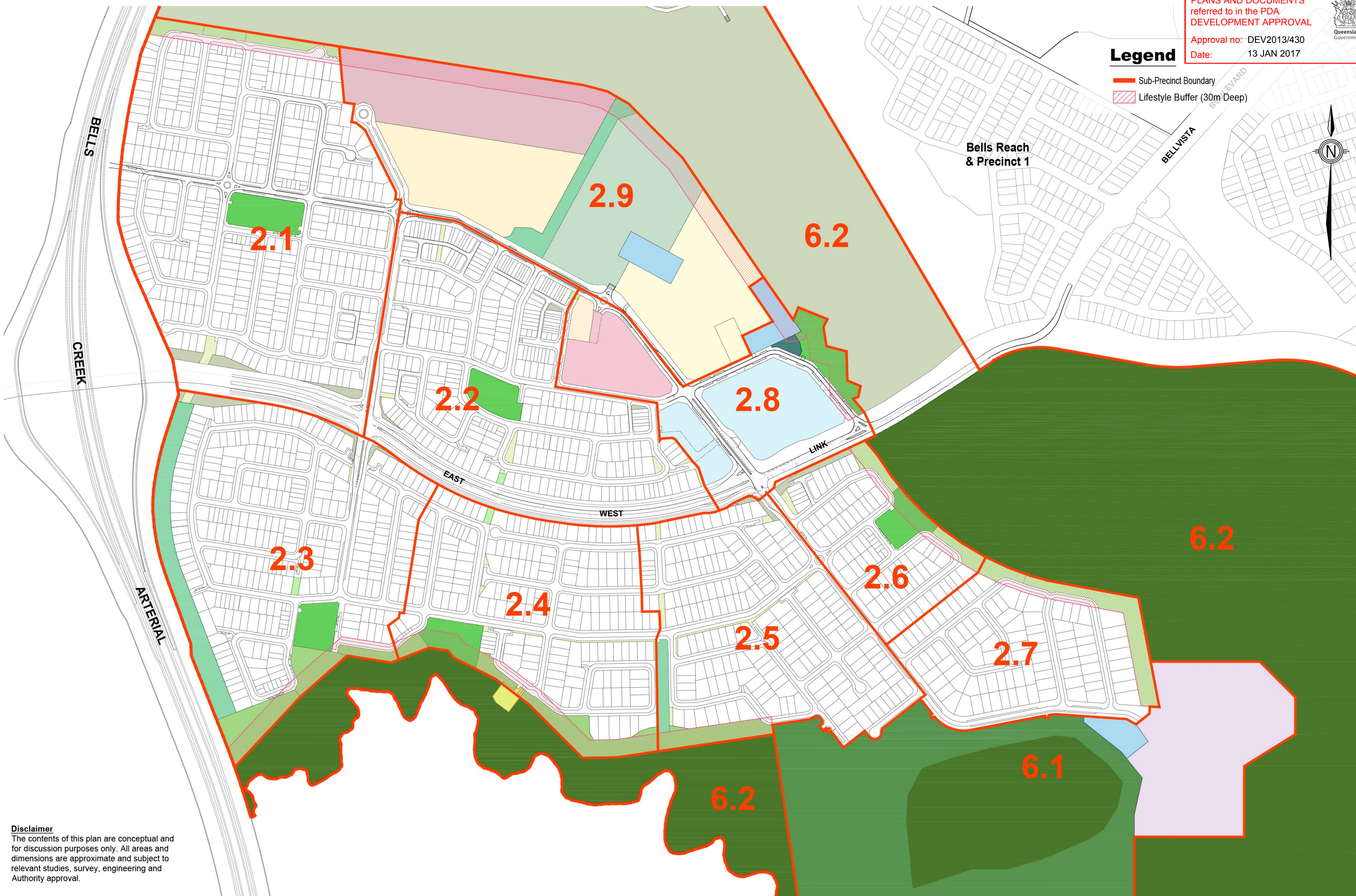
**Note:**  
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
Dimensions have been rounded to the nearest 0.1 metres.  
Areas have been rounded down to the nearest 5m<sup>2</sup>.  
The boundaries shown on this plan should not be used for final detailed engineers design.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                     |                                       |                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |            |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|--|
| <div>REVISION</div> <div>O : 28/09/15 Amend Stg-14,35,43 Park and nearby lots</div> <div>P : 12/10/15 Minor Changes</div> <div>Q : 15/12/15 Amend Open Space, Staging, Allotments</div> <div>R : 04/03/16 Minor Change Application</div> <div>S : 14/03/16 Minor Changes</div> <div>T : 23/03/16 Res driveway changes in Stages 7A &amp; 32</div> <div>U : 01/07/16 Minor Change Application</div> <div>V : 06/07/16 Central Neighbourhood Yield</div> <div>W : 04/08/16 Central Lane way Lots</div> <div>X : 15/08/16 Remove potential sales office from 1423</div> <div>Y : 01/12/16 Minor change application</div> | <div>PROJECT</div> <div>CALOUNDRA SOUTH</div> <div>PRECINCT 2</div> |                                       | <div>CLIENT</div> <div>STOCKLAND</div> <div>SOUTH WEST</div> <div>NEIGHBOURHOOD</div> <div>PLAN OF DEVELOPMENT</div> | <div><div><div></div></div><div>RPS</div></div> <div>RPS Australia East Pty Ltd<br/>Brisbane Design Studio<br/>455 Brunswick Street<br/>Fortitude Valley QLD 4006</div> <div>Urban Design<br/>Brisbane Design Studio<br/>455 Brunswick Street<br/>Fortitude Valley QLD 4006</div> <div>T +61 7 3124 9300<br/>F +61 7 3124 9399<br/>W rpsgroup.com.au</div> <div>©COPYRIGHT PROTECTS THIS PLAN<br/>Unauthorized reproduction or amendment<br/>not permitted. Please contact the author.</div> |          |            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Job Ref.                                                            | 167100-21                             | Date                                                                                                                 | 1 December 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 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 | 167100-125 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                     |                                       |                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Rev      | Y          |  |



## Legend

- Sub-Precinct Boundary
- Lifestyle Buffer (30m Deep)



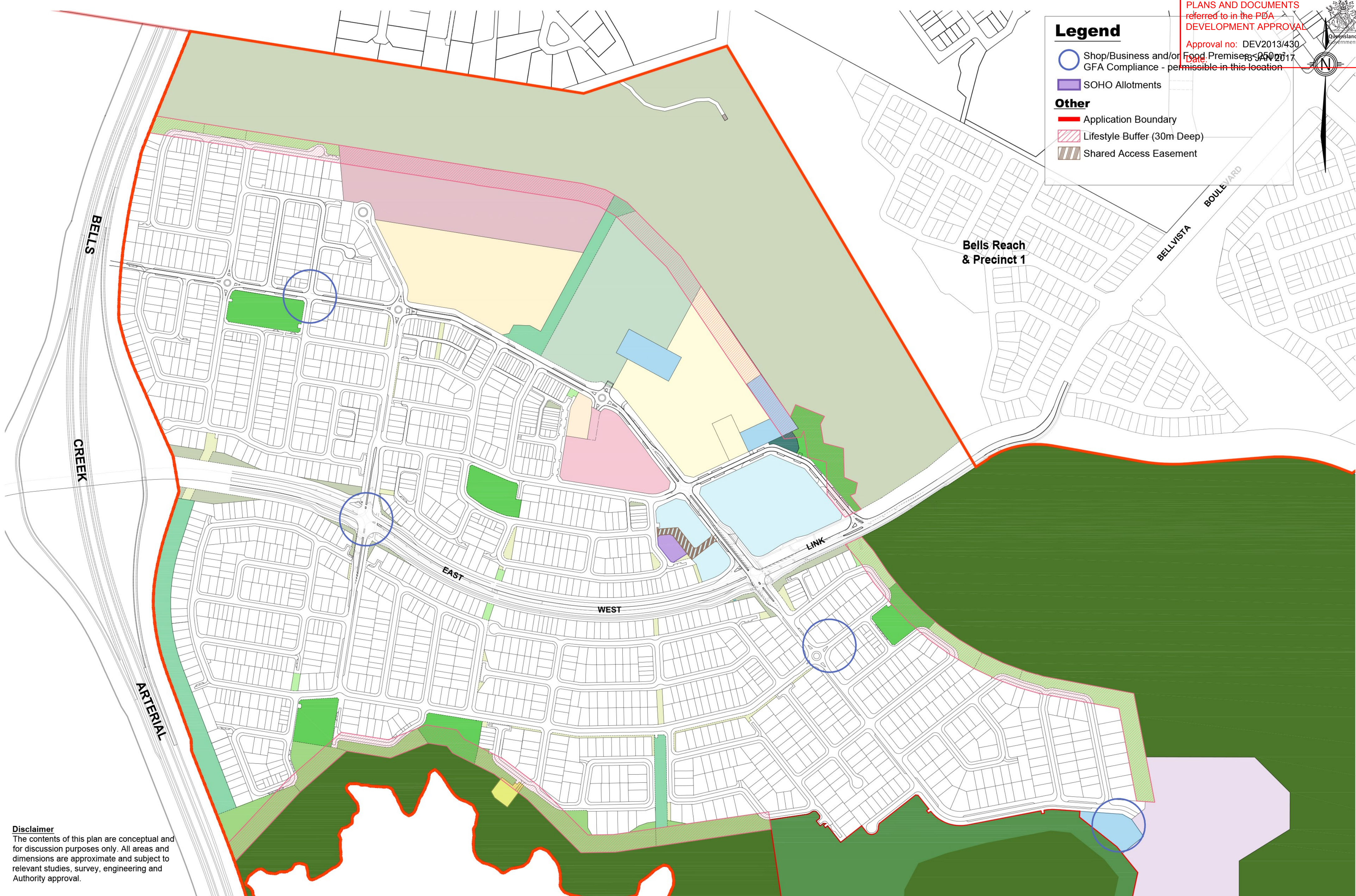
**Disclaimer**  
The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Authority approval.





## Legend

- Shop/Business and/or Food Premises < 250m<sup>2</sup> GFA Compliance - permissible in this location
- SOHO Allotments
- Other**
  - Application Boundary
  - Lifestyle Buffer (30m Deep)
  - Shared Access Easement



**Disclaimer**  
The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Authority approval.





PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2013/430  
Date: 15 JAN 2017

## Legend

- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Off Street Pedestrian / Cycle Path
- 2.5m Wide Off Street Pedestrian / Cycle Path
- 3.0m Wide Recreational Trail
- 2.0m Wide Pedestrian Path
- 1.5m Wide Pedestrian Path
- Full Width Footpath (District Centre)
- Walking Track connection to Koala Court

## Intersections

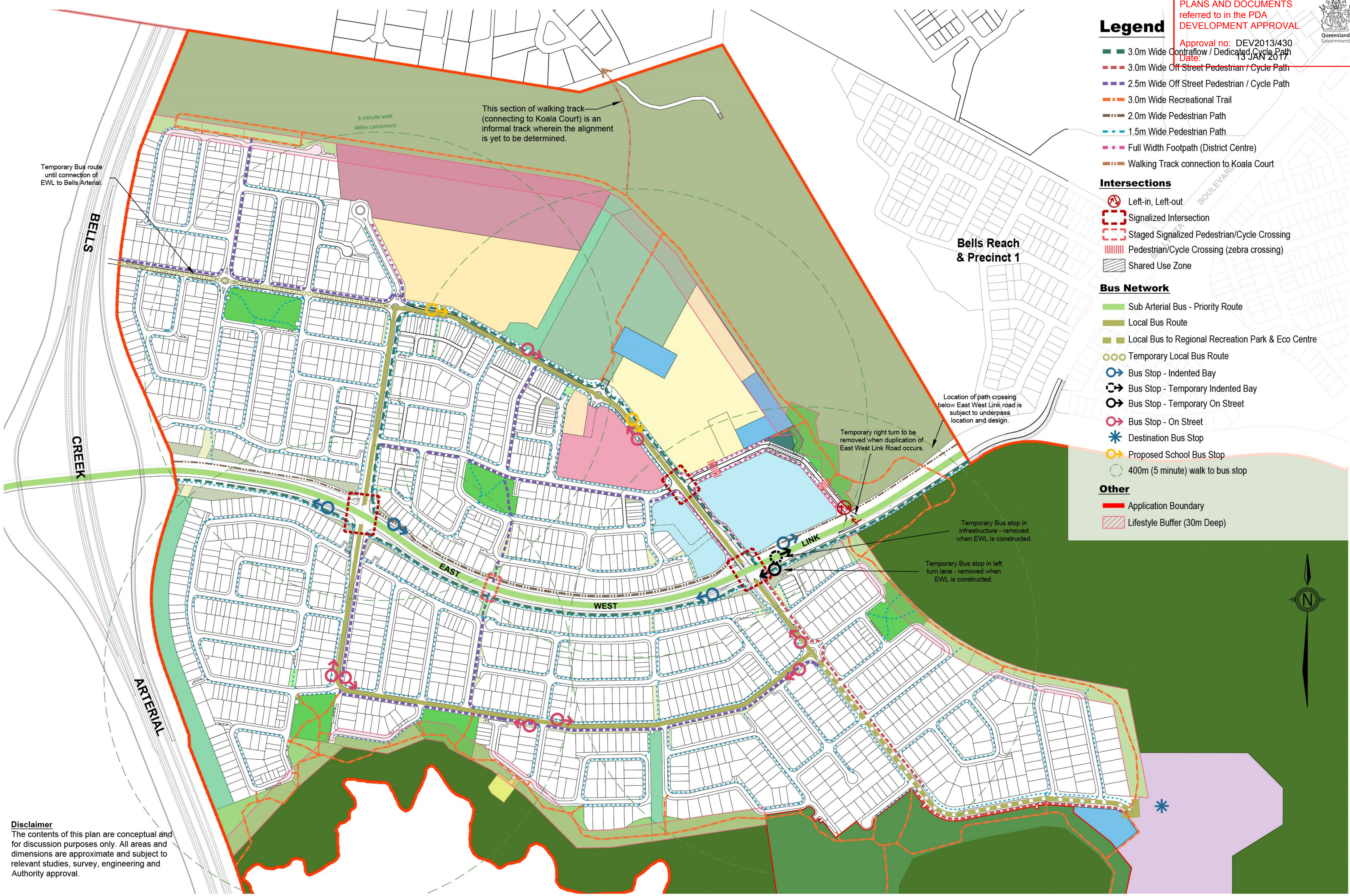
- Left-in, Left-out
- Signalized Intersection
- Staged Signalized Pedestrian/Cycle Crossing
- Pedestrian/Cycle Crossing (zebra crossing)
- Shared Use Zone

## Bus Network

- Sub Arterial Bus - Priority Route
- Local Bus Route
- Local Bus to Regional Recreation Park & Eco Centre
- Temporary Local Bus Route
- Bus Stop - Indented Bay
- Bus Stop - Temporary Indented Bay
- Bus Stop - Temporary On Street
- Bus Stop - On Street
- Destination Bus Stop
- Proposed School Bus Stop
- 400m (5 minute) walk to bus stop

## Other

- Application Boundary
- Lifestyle Buffer (30m Deep)



This section of walking track (connecting to Koala Court) is an informal track wherein the alignment is yet to be determined.

Temporary Bus route until connection of EWL to Bells Arterial.

Bells Reach & Precinct 1

Temporary right turn to be removed when duplication of East West Link Road occurs.

Location of path crossing below East West Link road is subject to underpass location and design.

Temporary Bus stop in infrastructure - removed when EWL is constructed.

Temporary Bus stop in left turn lane - removed when EWL is constructed.

**Disclaimer**  
The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Authority approval.

SCALE 1 : 4000 @ A2

# Plan of Development - Connectivity Caloundra South - Precinct 2