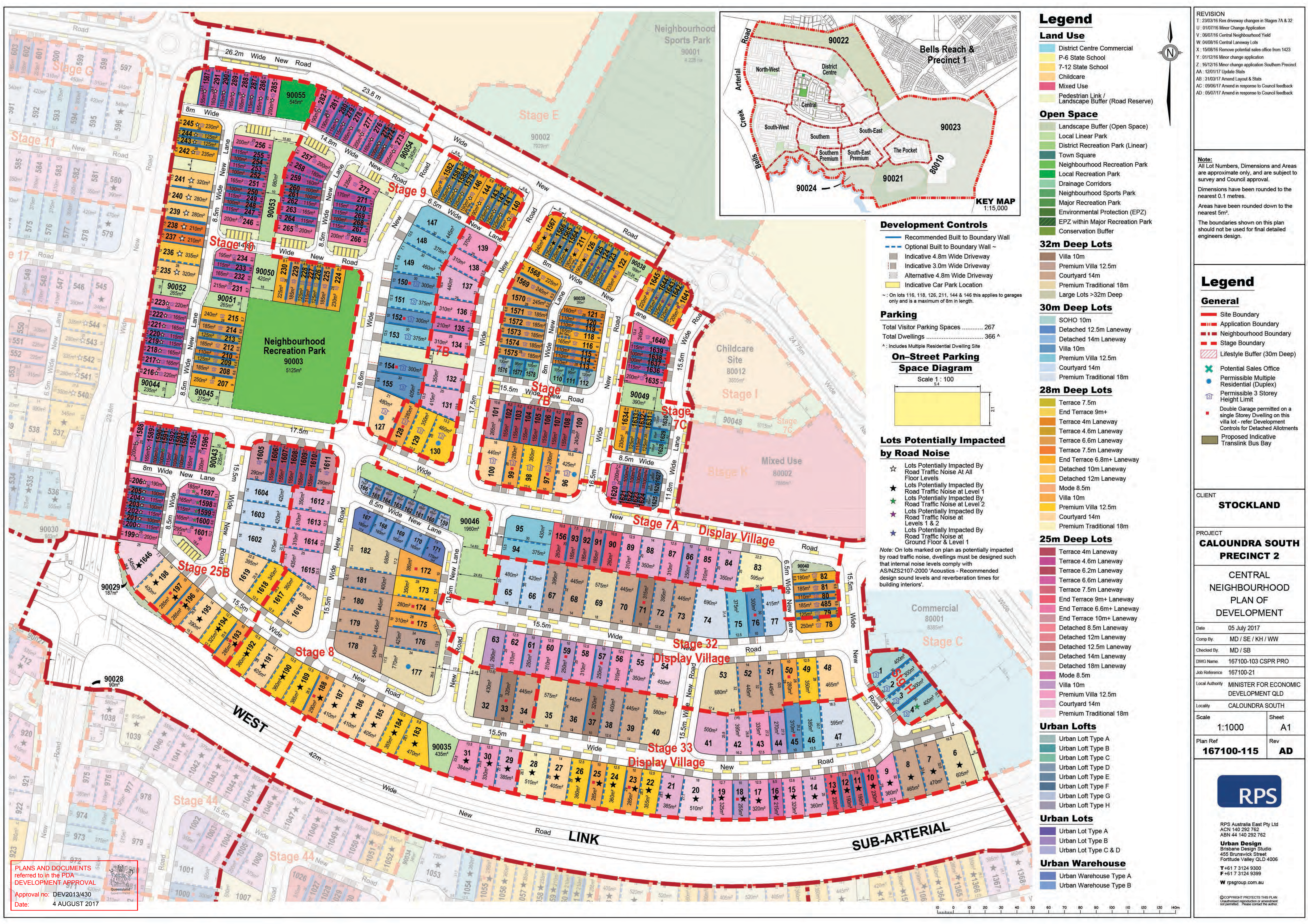
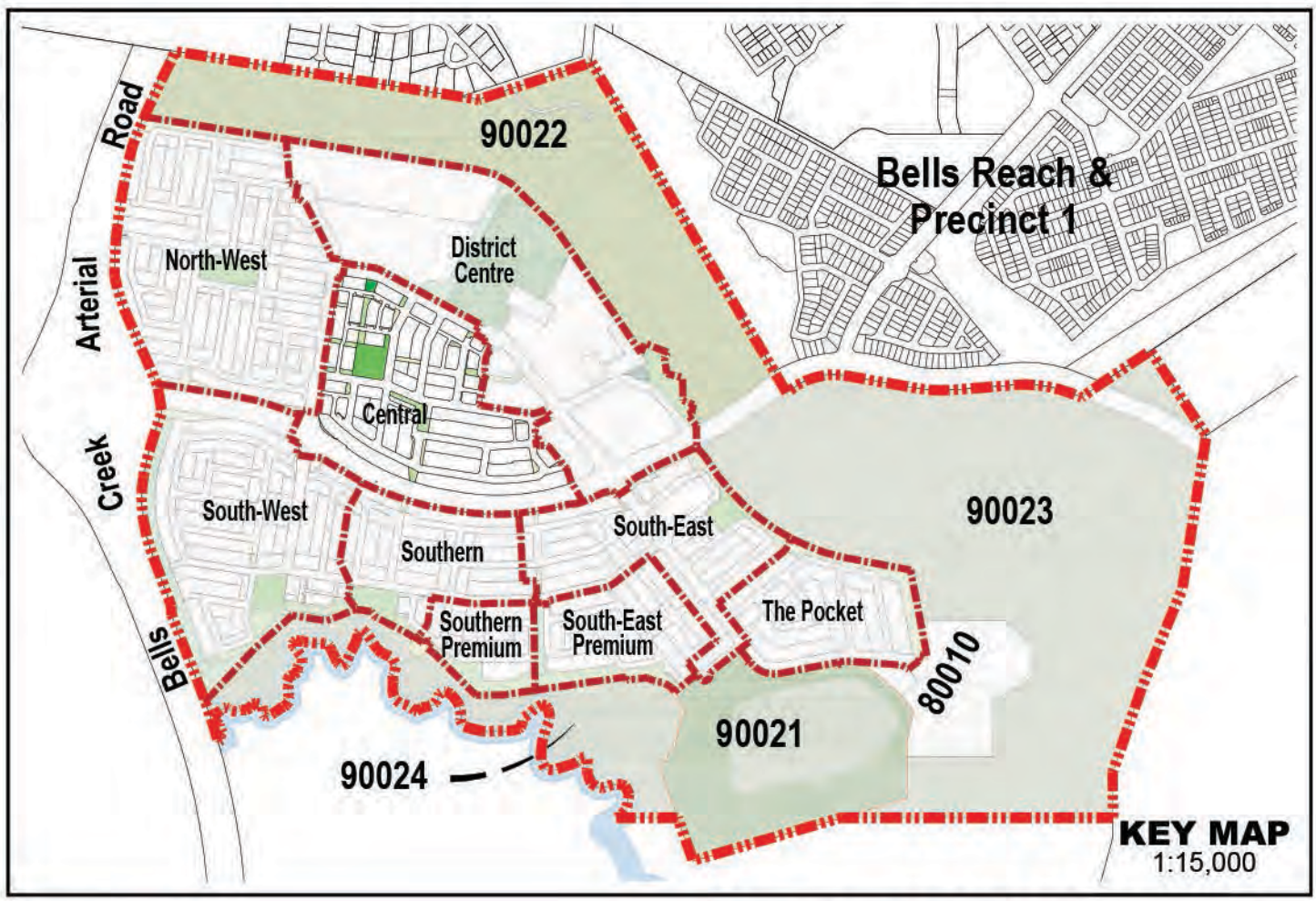




PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2013/430

Date: 4 AUGUST 2017



- ### Legend
- #### Land Use
- District Centre Commercial
 - P-6 State School
 - 7-12 State School
 - Childcare
 - Mixed Use
 - Pedestrian Link / Landscape Buffer (Road Reserve)
- #### Open Space
- Landscape Buffer (Open Space)
 - Local Linear Park
 - District Recreation Park (Linear)
 - Town Square
 - Neighbourhood Recreation Park
 - Local Recreation Park
 - Drainage Corridors
 - Neighbourhood Sports Park
 - Major Recreation Park
 - Environmental Protection (EPZ)
 - EPZ within Major Recreation Park
 - Conservation Buffer

- #### 32m Deep Lots
- Villa 10m
 - Premium Villa 12.5m
 - Courtyard 14m
 - Premium Traditional 18m
 - Large Lots >32m Deep
- #### 30m Deep Lots
- SOHO 10m
 - Detached 12.5m Laneway
 - Detached 14m Laneway
 - Villa 10m
 - Premium Villa 12.5m
 - Courtyard 14m
 - Premium Traditional 18m
- #### 28m Deep Lots
- Terrace 7.5m
 - End Terrace 9m+
 - Terrace 4m Laneway
 - Terrace 4.6m Laneway
 - Terrace 6.6m Laneway
 - Terrace 7.5m Laneway
 - End Terrace 6.8m+ Laneway
 - Detached 10m Laneway
 - Detached 12m Laneway
 - Mode 8.5m
 - Villa 10m
 - Premium Villa 12.5m
 - Courtyard 14m
 - Premium Traditional 18m
- #### 25m Deep Lots
- Terrace 4m Laneway
 - Terrace 4.6m Laneway
 - Terrace 6.2m Laneway
 - Terrace 6.6m Laneway
 - Terrace 7.5m Laneway
 - End Terrace 9m+ Laneway
 - End Terrace 6.6m+ Laneway
 - End Terrace 10m+ Laneway
 - Detached 8.5m Laneway
 - Detached 12m Laneway
 - Detached 12.5m Laneway
 - Detached 14m Laneway
 - Detached 18m Laneway
 - Mode 8.5m
 - Villa 10m
 - Premium Villa 12.5m
 - Courtyard 14m
 - Premium Traditional 18m

- #### Development Controls
- Recommended Built to Boundary Wall
 - Optional Built to Boundary Wall ~
 - Indicative 4.8m Wide Driveway
 - Indicative 3.0m Wide Driveway
 - Alternative 4.8m Wide Driveway
 - Indicative Car Park Location
- ~: On lots 116, 118, 126, 211, 144 & 146 this applies to garages only and is a maximum of 8m in length.

- #### Parking
- Total Visitor Parking Spaces 267
- Total Dwellings 366 ^
- ^: Includes Multiple Residential Dwelling Site
- #### On-Street Parking Space Diagram
- Scale 1 : 100
-

- #### Lots Potentially Impacted by Road Noise
- ☆ Lots Potentially Impacted By Road Traffic Noise At All Floor Levels
 - ★ Lots Potentially Impacted By Road Traffic Noise At Level 1
 - ★ Lots Potentially Impacted By Road Traffic Noise At Level 2
 - ★ Lots Potentially Impacted By Road Traffic Noise At Levels 1 & 2
 - ★ Lots Potentially Impacted By Road Traffic Noise at Ground Floor & Level 1
- Note: On lots marked on plan as potentially impacted by road traffic noise, dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

- #### 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

- #### Urban Lofts
- Urban Loft Type A
 - Urban Loft Type B
 - Urban Loft Type C
 - Urban Loft Type D
 - Urban Loft Type E
 - Urban Loft Type F
 - Urban Loft Type G
 - Urban Loft Type H
- #### Urban Lots
- Urban Lot Type A
 - Urban Lot Type B
 - Urban Lot Type C & D
- #### Urban Warehouse
- Urban Warehouse Type A
 - Urban Warehouse Type B

REVISION

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 offices from 1423

Y: 01/12/16 Minor change application

Z: 16/12/16 Minor change application Southern Precinct

AA: 12/01/17 Update Stats

AB: 31/03/17 Amend Layout & Stats

AC: 09/06/17 Amend in response to Council feedback

AD: 05/07/17 Amend in response to Council feedback

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Legend

General

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

CLIENT

STOCKLAND

PROJECT

CALOUNDRA SOUTH PRECINCT 2

CENTRAL NEIGHBOURHOOD PLAN OF DEVELOPMENT

Date 05 July 2017

Comp By MD / SE / KH / WW

Checked By MD / SB

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 167100-115 Rev AD

RPS

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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
- Local Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection (EPZ)
- EPZ within Major Recreation Park
- Conservation Buffer

32m Deep Lots

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

30m Deep Lots

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

28m Deep Lots

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

25m Deep Lots

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

Urban Lofts

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

Urban Lots

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

Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B

Development Controls

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

Parking

Total Visitor Parking Spaces 252

Total Dwellings 438

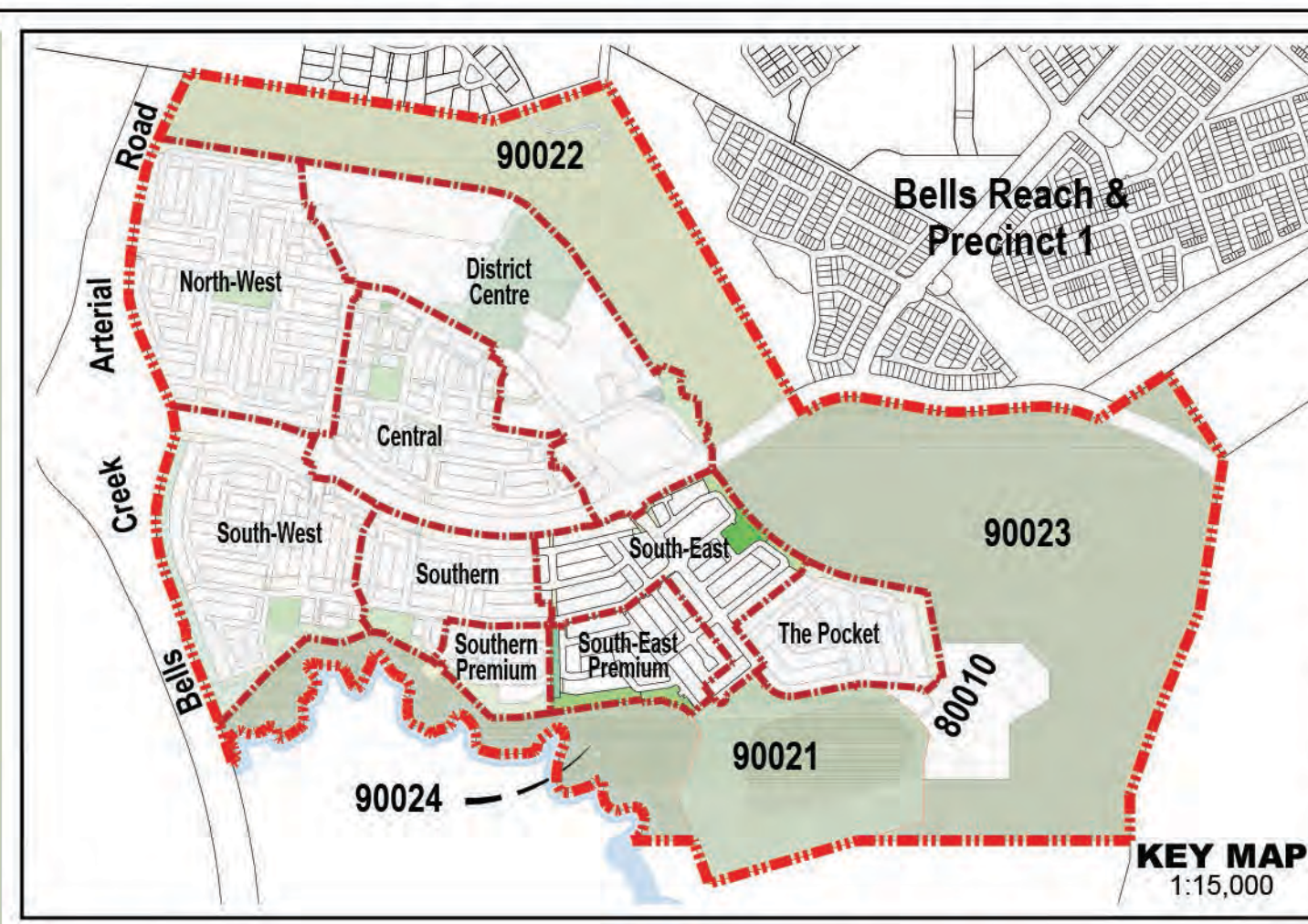
^: Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

Scale 1: 100



REVISION 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 : 15/12/16 Minor change application Southern Precinct AA: 12/01/17 Update Stats AB : 31/03/17 Amend Layout & Stats AC : 09/06/17 Amend in response to Council feedback AD : 05/07/17 Amend in response to Council feedback		PROJECT CALOUNDRA SOUTH PRECINCT 2		CLIENT STOCKLAND NORTH WEST NEIGHBOURHOOD PLAN OF DEVELOPMENT		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.					
Job Ref. 167100-21 Date 05 July 2017		Comp By. MD / SE / WWW DWG Name. 167100-103 CSP2 PRO		Checked By. MD / SB Locality CALOUNDRA SOUTH		Local Authority MINISTER FOR ECONOMIC DEVELOPMENT QLD		Scale 1:1000	Sheet A1	Plan Ref 167100-117	Rev AD



Legend

- 25m Deep Lots**
 - Terrace 4m Laneway
 - Terrace 4.6m Laneway
 - Terrace 6.2m Laneway
 - Terrace 6.6m Laneway
 - Terrace 7.5m Laneway
 - End Terrace 9m+ Laneway
 - End Terrace 6.6m+ Laneway
 - End Terrace 10m+ Laneway
 - Detached 8.5m Laneway
 - Detached 12m Laneway
 - Detached 12.5m Laneway
 - Detached 14m Laneway
 - Detached 18m Laneway
 - Mode 8.5m
 - Villa 10m
 - Premium Villa 12.5m
 - Courtyard 14m
 - Premium Traditional 18m
- Urban Lofts**
 - Urban Loft Type A
 - Urban Loft Type B
 - Urban Loft Type C
 - Urban Loft Type D
 - Urban Loft Type E
 - Urban Loft Type F
 - Urban Loft Type G
 - Urban Loft Type H
- Urban Warehouse**
 - Urban Warehouse Type A
 - Urban Warehouse Type B
- Parking**

Total Visitor Parking Spaces 156
Total Dwellings 282*

* Includes Multiple Residential Dwelling Site
- On-Street Parking Space Diagram**

Scale 1 : 100
- Development Controls**
 - Recommended Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Indicative 4.8m Wide Driveway
 - Indicative 3.0m Wide Driveway
 - Alternative 4.8m Wide Driveway
 - Indicative Car Park Location
- Land Use**
 - District Centre Commercial
 - P-6 State School
 - 7-12 State School
 - Childcare
 - Mixed Use
 - Pedestrian Link / Landscape Buffer (Road Reserve)
 - Landscape Buffer (Open Space)
 - Local Linear Park
 - District Recreation Park (Linear)
 - Town Square
 - Neighbourhood Recreation Park
 - Local Recreation Park
 - Drainage Corridors
 - Neighbourhood Sports Park
 - Major Recreation Park
 - Environmental Protection (EPZ)
 - EPZ within Major Recreation Park
 - Conservation Buffer
- Open Space**
 - Landscape Buffer (Open Space)
 - Local Linear Park
 - District Recreation Park (Linear)
 - Town Square
 - Neighbourhood Recreation Park
 - Local Recreation Park
 - Drainage Corridors
 - Neighbourhood Sports Park
 - Major Recreation Park
 - Environmental Protection (EPZ)
 - EPZ within Major Recreation Park
 - Conservation Buffer
- 32m Deep Lots**
 - Villa 10m
 - Premium Villa 12.5m
 - Courtyard 14m
 - Premium Traditional 18m
 - Large Lots >32m Deep
- 30m Deep Lots**
 - SOHO 10m
 - Detached 12.5m Laneway
 - Detached 14m Laneway
 - Villa 10m
 - Premium Villa 12.5m
 - Courtyard 14m
 - Premium Traditional 18m
- 28m Deep Lots**
 - Terrace 7.5m
 - End Terrace 9m+
 - Terrace 4m Laneway
 - Terrace 4.6m Laneway
 - Terrace 6.6m Laneway
 - Terrace 7.5m Laneway
 - End Terrace 6.8m+ Laneway
 - Detached 10m Laneway
 - Detached 12m Laneway
 - Mode 8.5m
 - Villa 10m
 - Premium Villa 12.5m
 - Courtyard 14m
 - Premium Traditional 18m

REVISION

T : 23/03/16 Res driveway changes in Stages 7A & 32
U : 01/07/16 Minor Change Application
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AA : 12/01/17 Update Stats
AB : 31/03/17 Amend Layout & Stats
AC : 09/06/17 Amend in response to Council feedback
AD : 05/07/17 Amend in response to Council feedback

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Legend

General

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

CLIENT

STOCKLAND

PROJECT

CALOUNDRA SOUTH PRECINCT 2

SOUTH-EAST NEIGHBOURHOOD PLAN OF DEVELOPMENT

Date	05 July 2017
Comp By	MD / SE / KH / WW
Checked By	MD / SB
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	167100-119
Sheet	A1
Rev	AD

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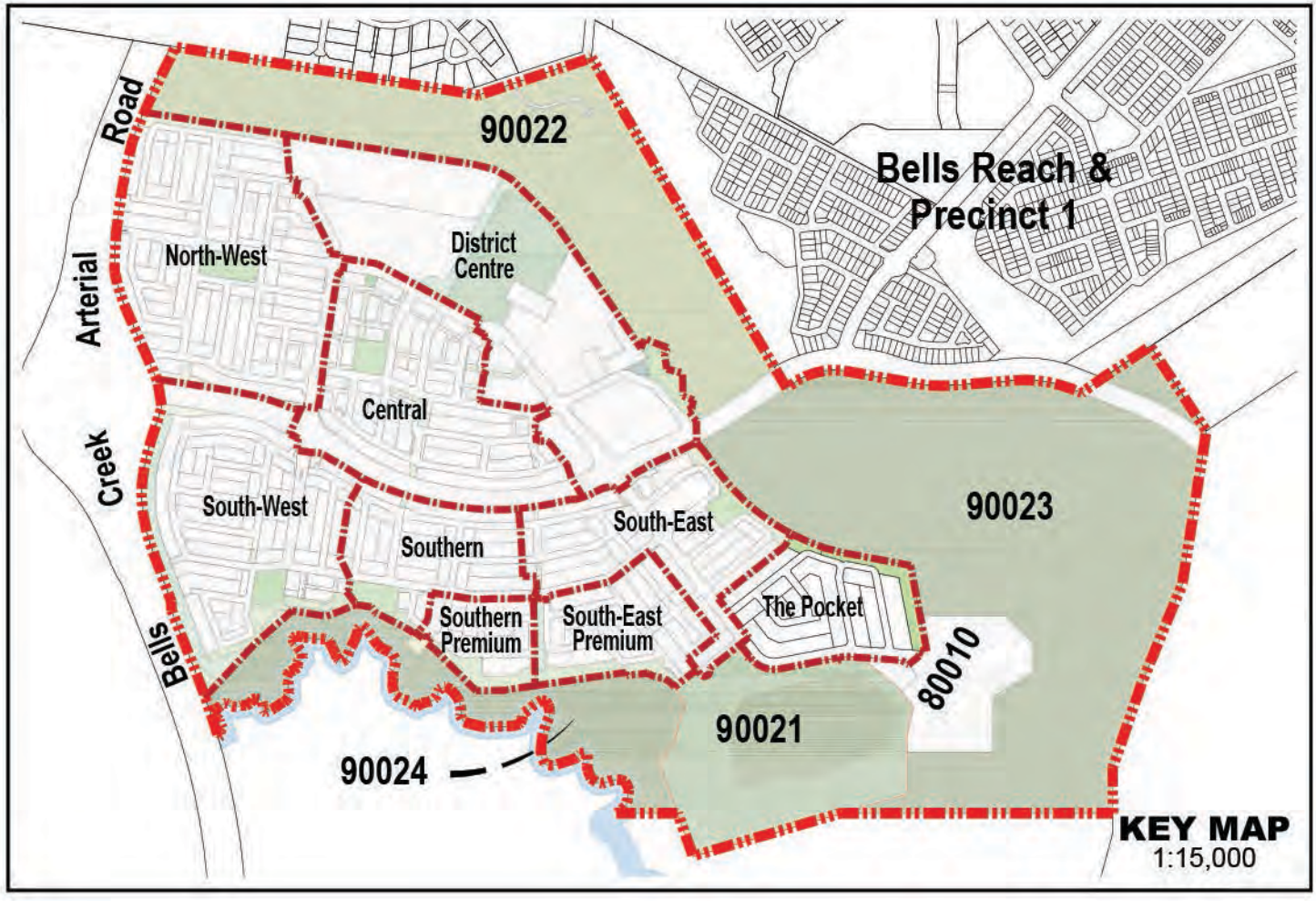
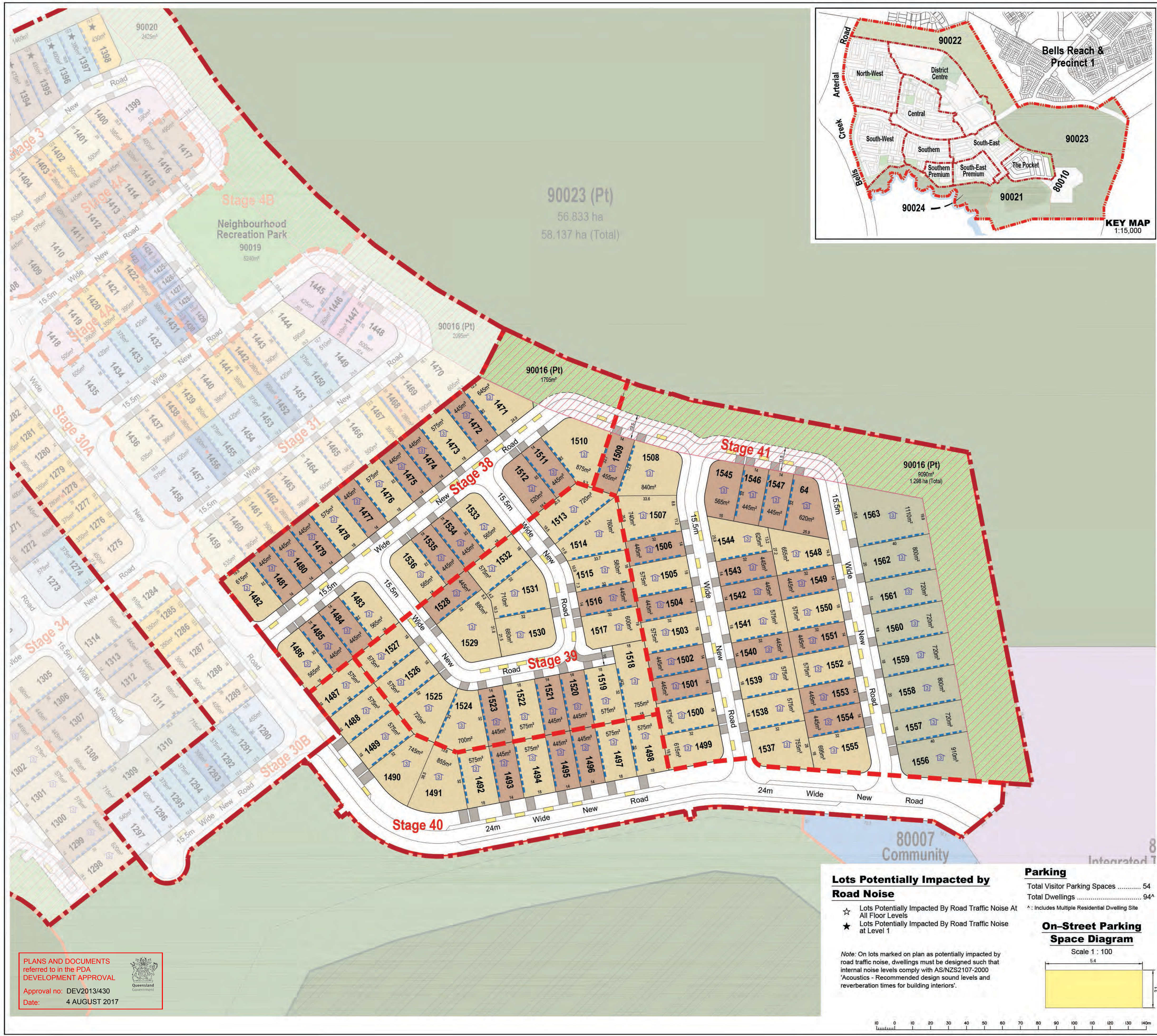
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2013/430
Date: 4 AUGUST 2017



Lots Potentially Impacted by Road Noise

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

Note: On lots marked on plan as potentially impacted by road traffic noise, dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.



Legend

Land Use

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

Open Space

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

32m Deep Lots

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

30m Deep Lots

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

28m Deep Lots

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

25m Deep Lots

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

Urban Lofts

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

Urban Lots

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

Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B



REVISION
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
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Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Legend

General

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

Development Controls

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

CLIENT

STOCKLAND

PROJECT

**CALOUNDRA SOUTH
PRECINCT 2**

**POCKET
NEIGHBOURHOOD
PLAN OF
DEVELOPMENT**

Date 05 July 2017

Comp By MD / SE / KH / WW

Checked By MD / SB

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

Rev AD

Sheet A1

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



Lots Potentially Impacted by Road Noise

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

Note: On lots marked on plan as potentially impacted by road traffic noise, dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

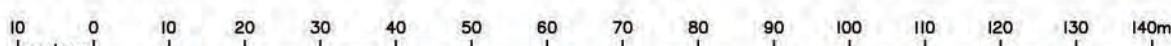
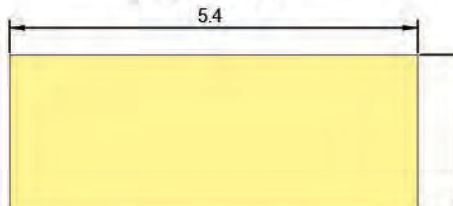
Parking

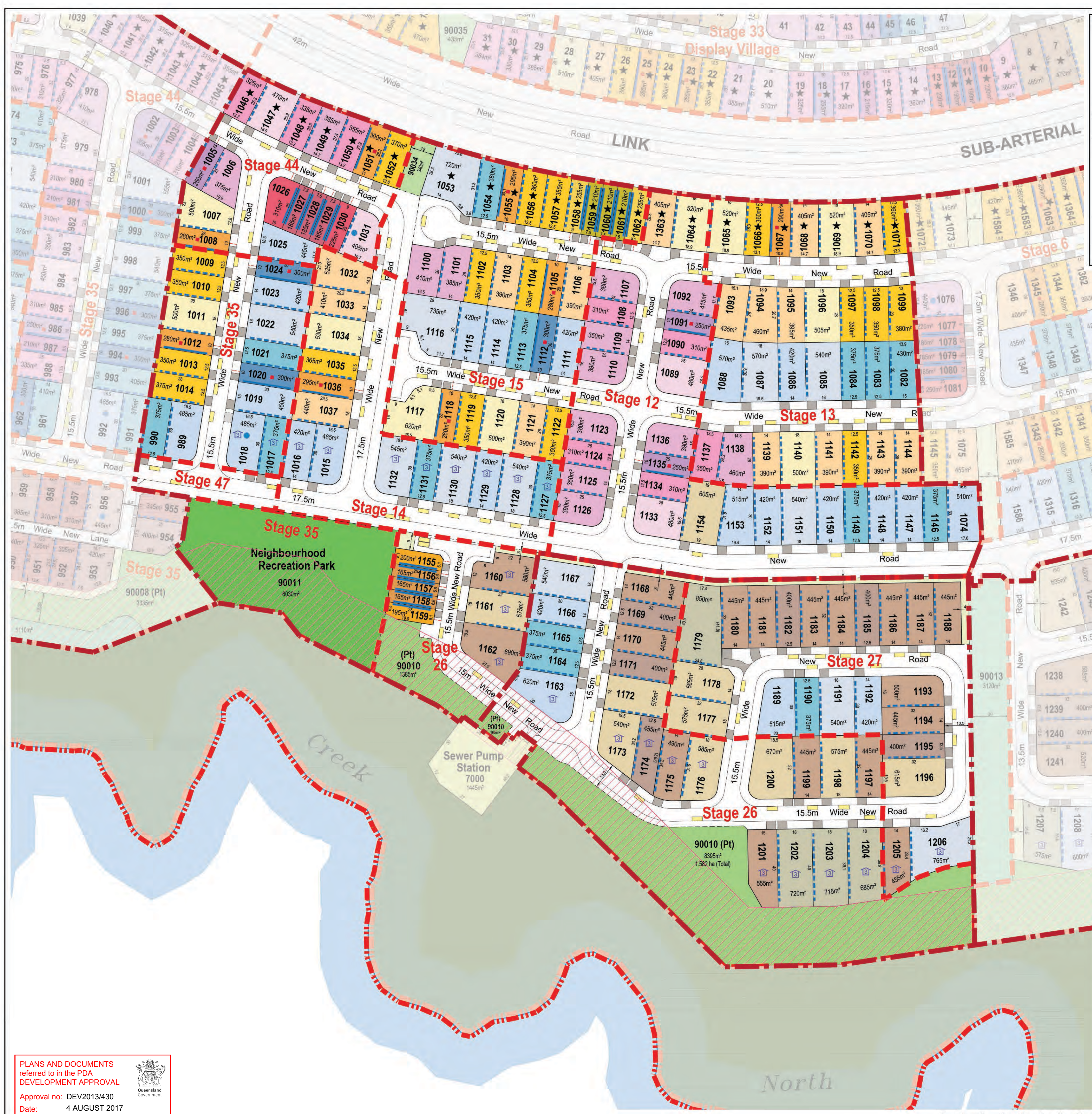
Total Visitor Parking Spaces 54
Total Dwellings 94⁺

^: Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

Scale 1 : 100





REVISION

T : 23/03/16 Res driveway changes in Stages 7A & 32
U : 01/07/16 Minor Change Application
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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.

KEY MAP

1:15,000

North-West, District Centre, Central, South-West, Southern, South-East, The Pocket, 90022, 90023, 90021, 90024, 80010

Legend

Land Use

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

Open Space

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

32m Deep Lots

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

30m Deep Lots

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

28m Deep Lots

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

25m Deep Lots

- Terrace 4m Laneway
- Terrace 4.6m Laneway
- Terrace 6.2m Laneway
- Terrace 6.6m Laneway
- Terrace 7.5m Laneway
- End Terrace 9m+ Laneway
- End Terrace 6.6m+ Laneway
- End Terrace 10m+ Laneway
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Urban Lofts

- Urban Loft Type A
- Urban Loft Type B
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- Urban Loft Type H

Urban Lots

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

Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B

Development Controls

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

Parking

Total Visitor Parking Spaces 108
Total Dwellings 188

^: Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

Scale 1 : 100

Lots Potentially Impacted by Road Noise

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

Note: On lots marked on plan as potentially impacted by road traffic noise, dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

PLANS AND DOCUMENTS

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Approval no: DEV2013/430
Date: 4 AUGUST 2017

STOCKLAND

PROJECT

**CALOUNDRA SOUTH
PRECINCT 2**

SOUTHERN NEIGHBOURHOOD PLAN OF DEVELOPMENT

Date: 05 July 2017
Comp By: MD / SE / KH / WW
Checked By: MD / SB
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: 167100-123
Sheet: A1
Rev: AD

RPS

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ABN 44 140 292 762

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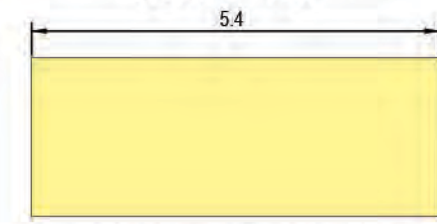
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Parking

Total Visitor Parking Spaces 167
Total Dwellings 313^A
^A: Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

Scale 1 : 100



Lots Potentially Impacted by Road Noise

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

Note: On lots marked on plan as potentially impacted by road traffic noise, dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Urban Lofts

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

Urban Lots

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

Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B

Development Controls

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

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
- Local Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection (EPZ)
- EPZ within Major Recreation Park
- Conservation Buffer

32m Deep Lots

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

30m Deep Lots

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

28m Deep Lots

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

25m Deep Lots

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

REVISION 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: 15/12/16 Minor change application Southern Precinct AA: 31/03/17 Update Stats AB: 31/03/17 Amend Layout & Stats AC: 09/06/17 Amend in response to Council feedback AD: 05/07/17 Amend in response to Council feedback		PROJECT CALOUNDRA SOUTH PRECINCT 2		CLIENT STOCKLAND		SOUTH WEST NEIGHBOURHOOD PLAN OF DEVELOPMENT		RPS		Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4005 T: +61 7 3124 9300 F: +61 7 3124 9399 W: rpsgroup.com.au	
Job Ref. 167100-21		Date 05 July 2017		Comp By. MD / SE / WW		DWG Name. 167100-103 CSP2 PRO		Checked By. MD / SB		Locality CALOUNDRA SOUTH	
Local Authority MINISTER FOR ECONOMIC DEVELOPMENT QLD		Scale 1:1000		Sheet A1		Plan Ref 167100-125		Rev AD			

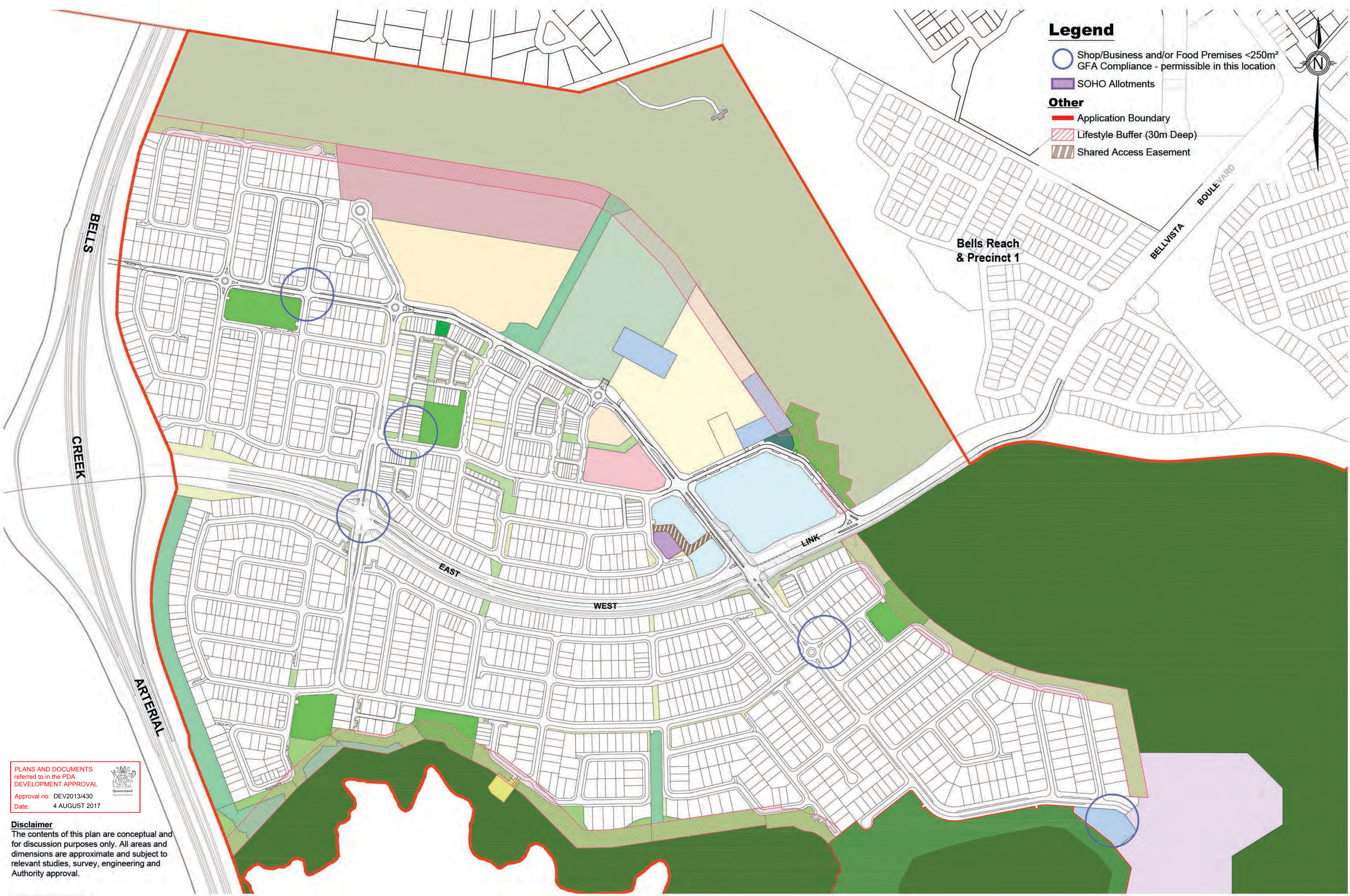


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Queensland
Government

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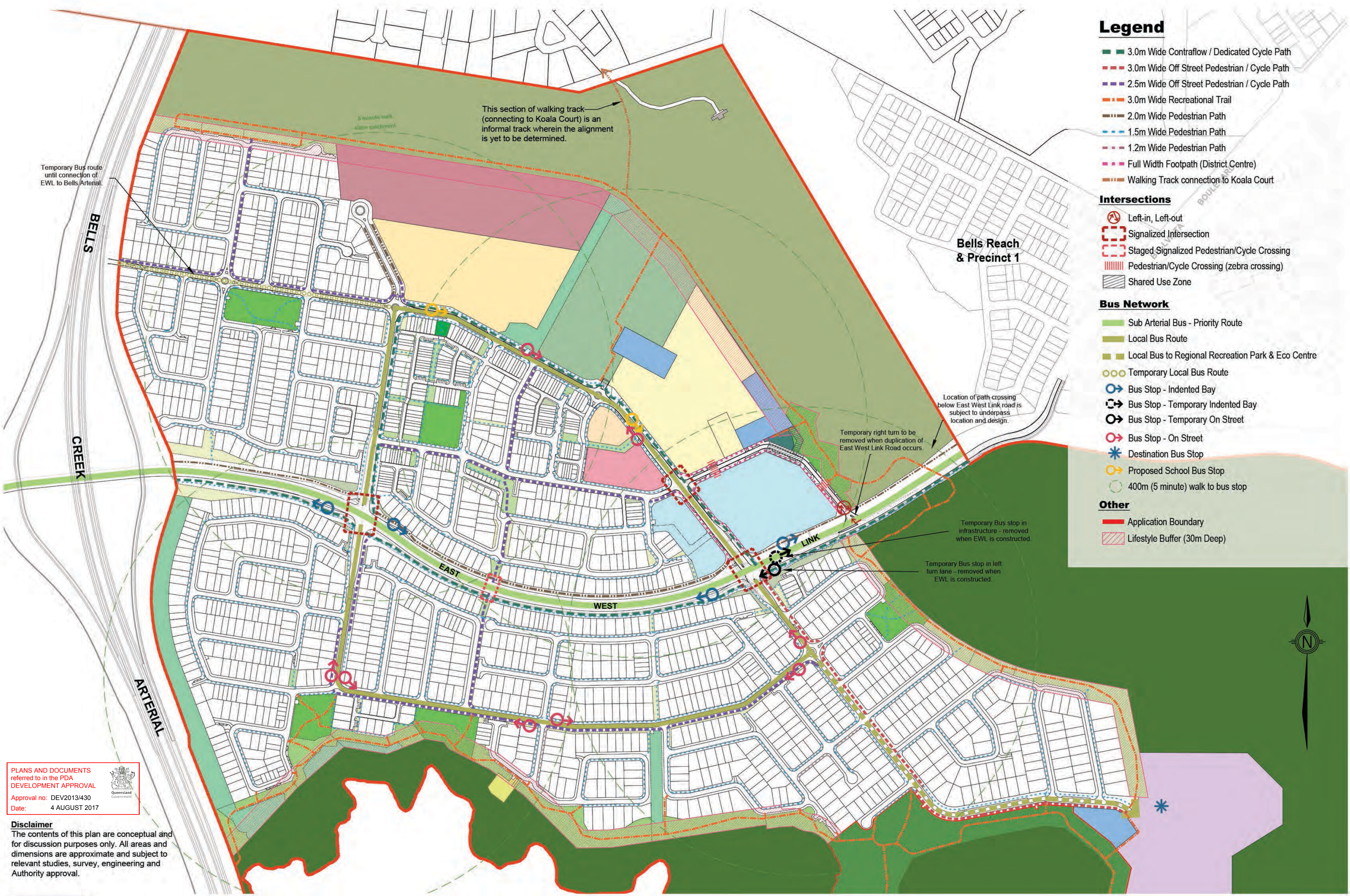
Legend

- Shop/Business and/or Food Premises <250m²
GFA Compliance - permissible in this location
- SOHO Allotments
- Other**
- Application Boundary
- ▨ Lifestyle Buffer (30m Deep)
- ▨ Shared Access Easement

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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
- 1.2m 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

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

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

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

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

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