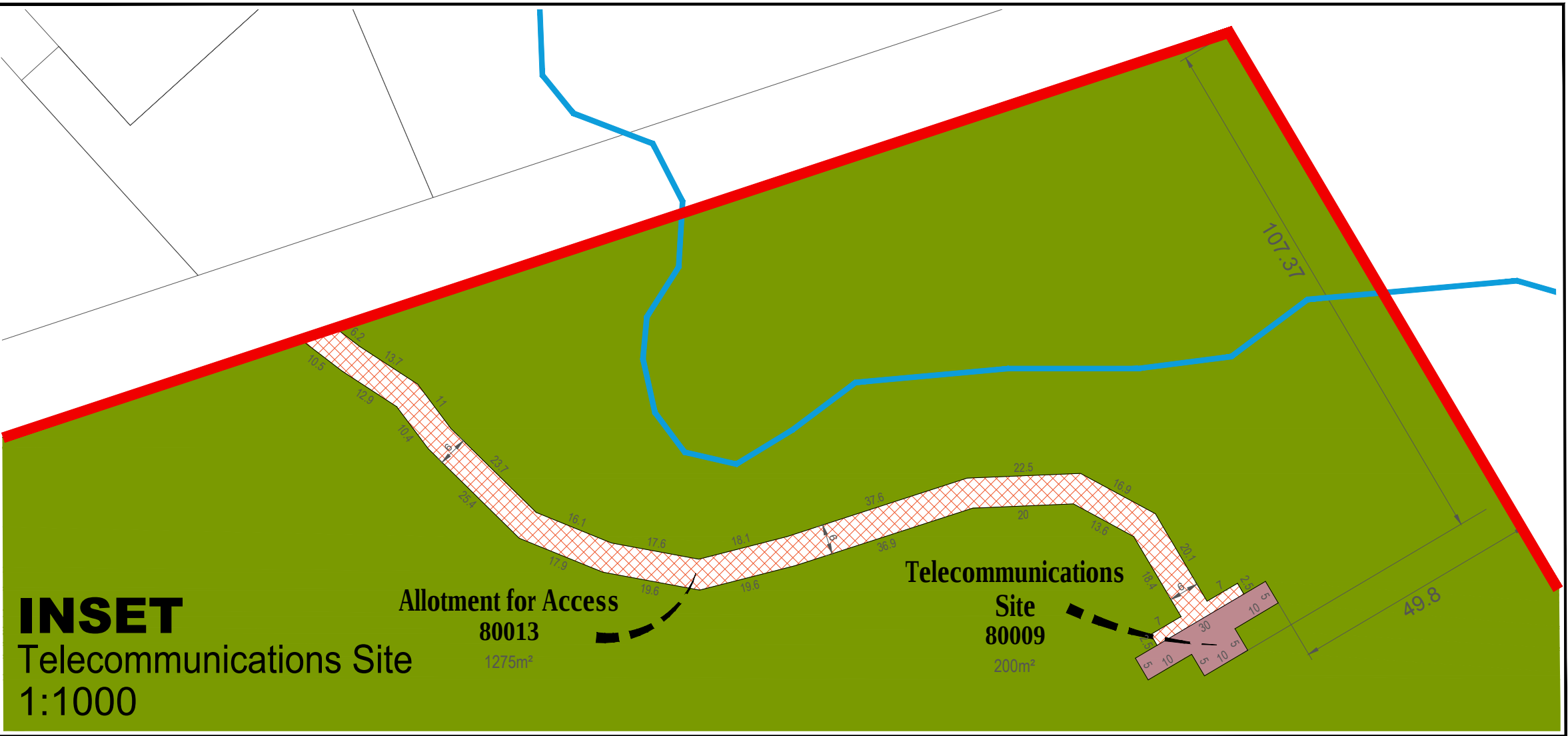
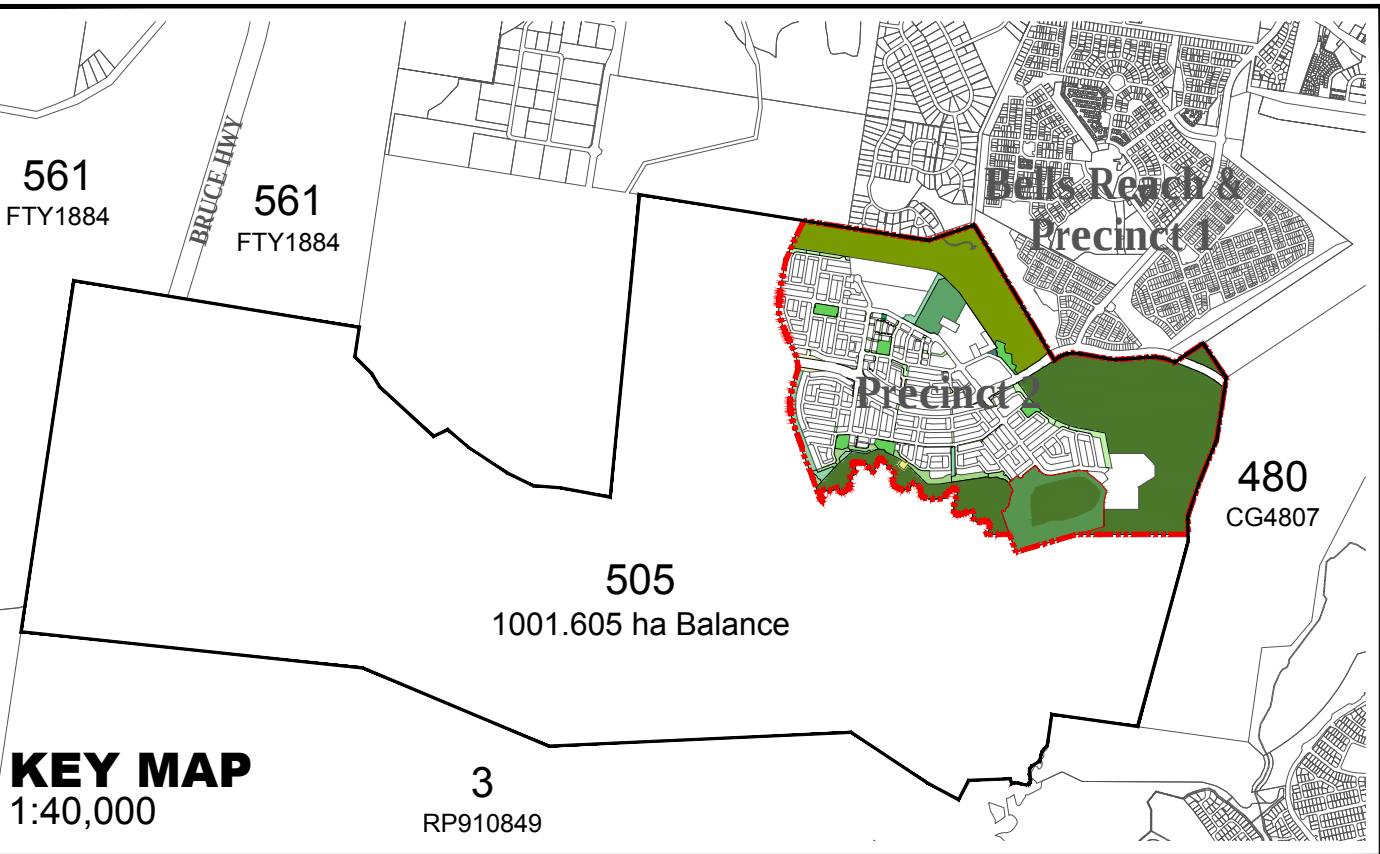
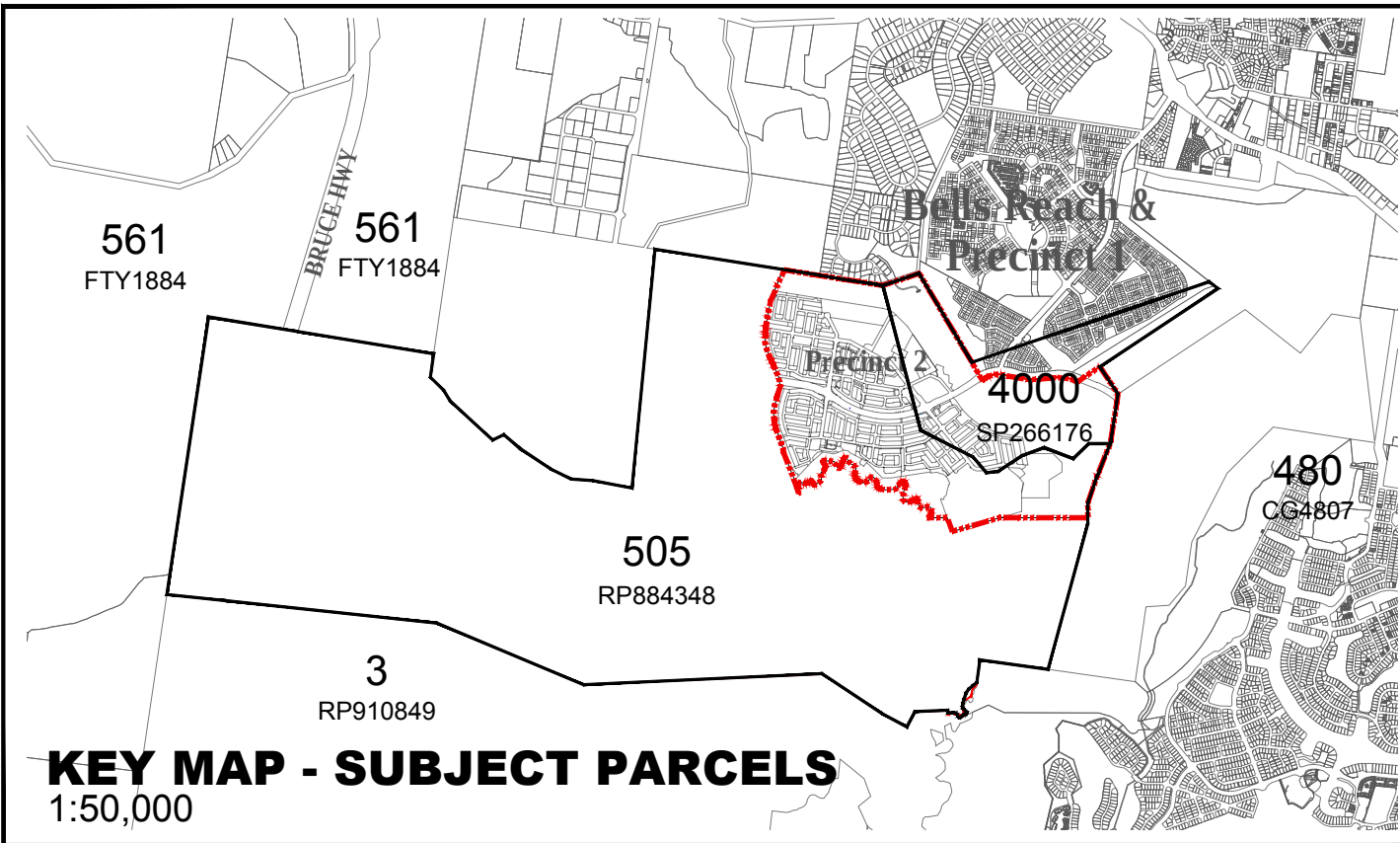
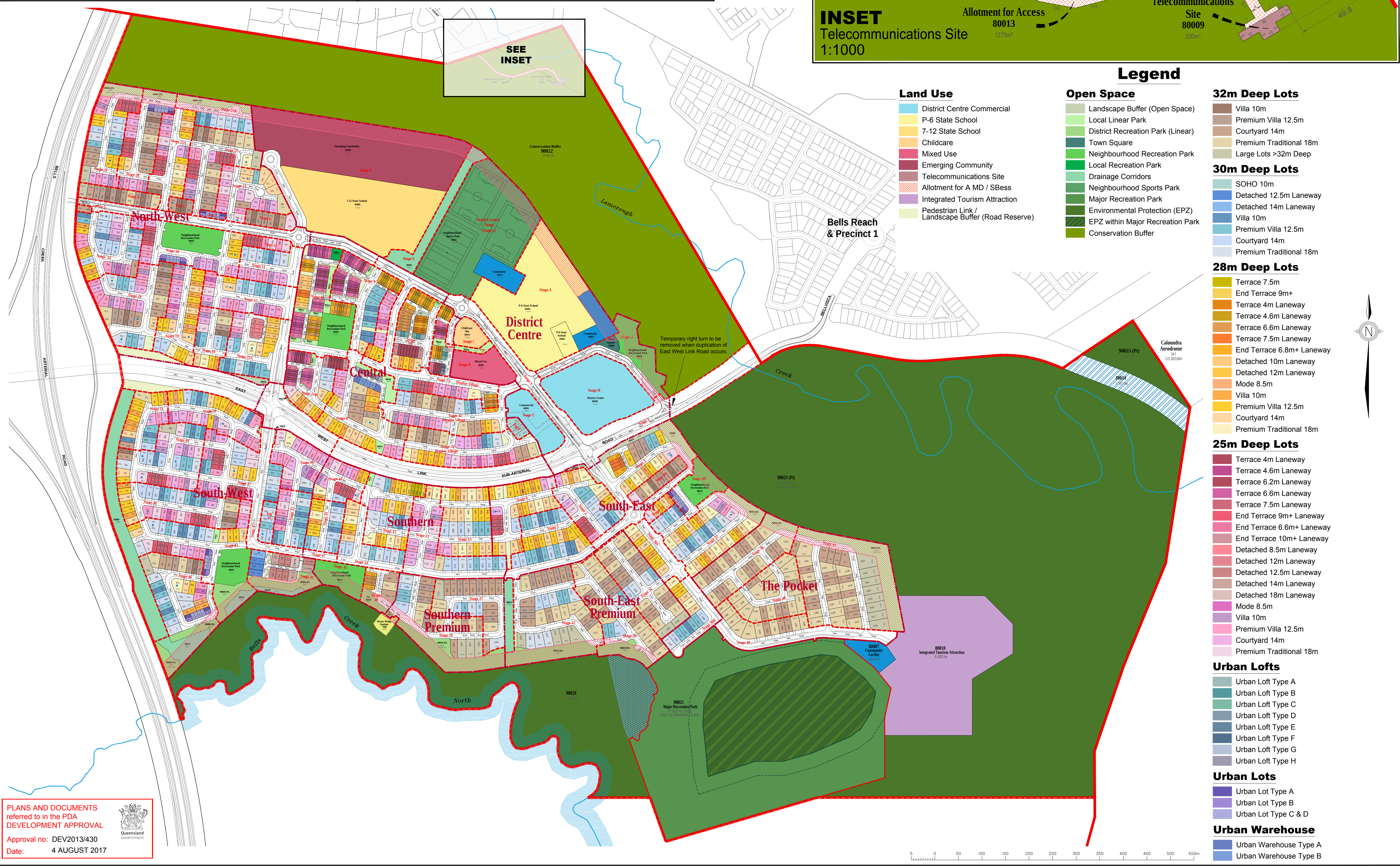




REVISION
T : 23/03/16 Res driveway changes in Stages 7A & 32
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Areas have been rounded down to the nearest 5m².
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Legend

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

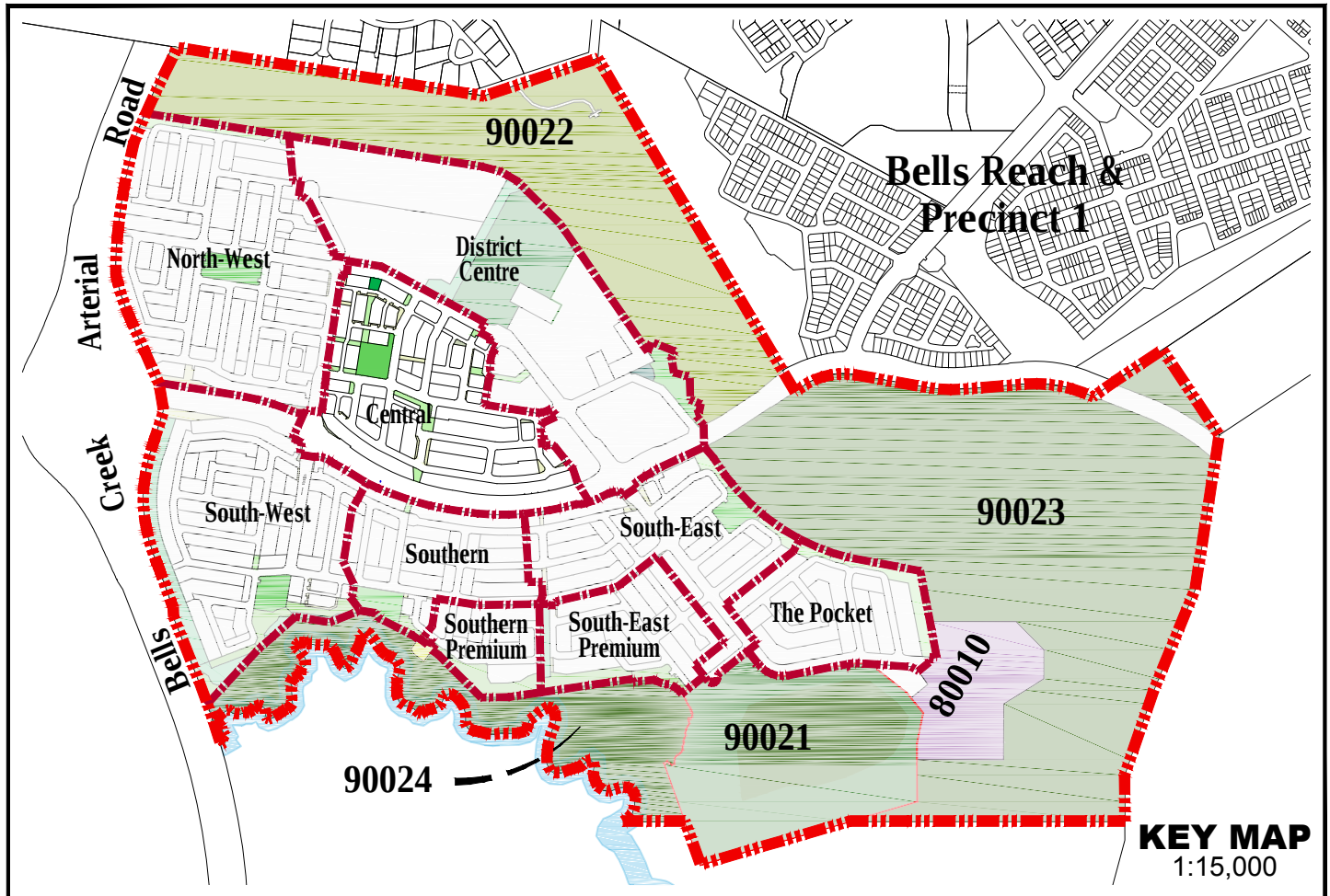
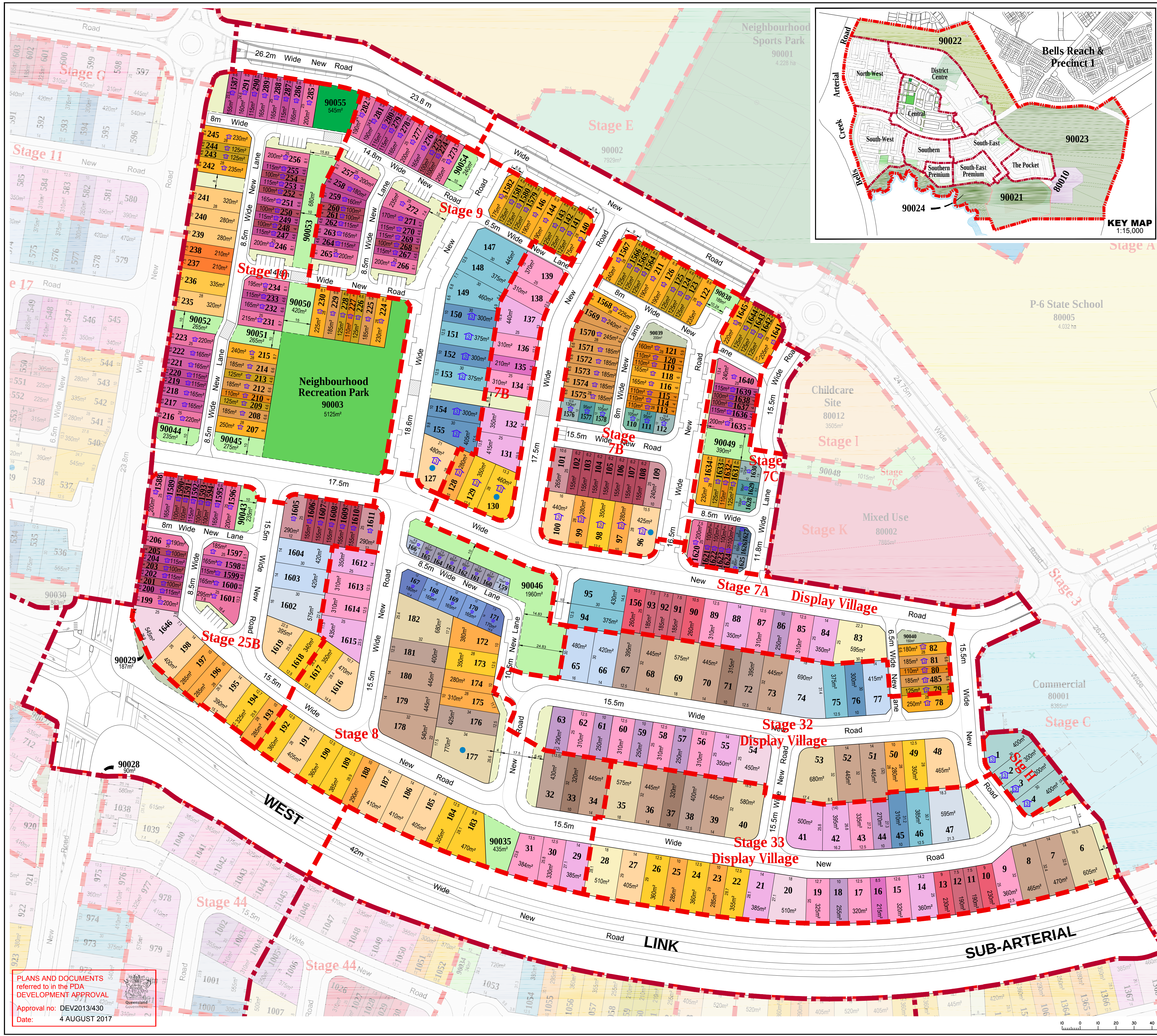
Date 05 July 2017
Comp By MD / SE / KH / WW
Checked By MD / SB
DWG Name 167100-103 CSPPR PRO
Job Reference 167100-21
Local Authority MINISTER FOR ECONOMIC DEVELOPMENT QLD
Locality CALOUNDRA SOUTH
Scale 1:4000 Sheet A1
Plan Ref 167100-112 Rev AD

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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
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- 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
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Areas have been rounded down to the nearest 5m².
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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 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: 167100-114 Rev: AD



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

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
- 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
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- Detached 12.5m Laneway
- Detached 14m Laneway
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- 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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2013/430
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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 : 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	PROJECT CALOUNDRA SOUTH PRECINCT 2		CLIENT STOCKLAND NORTH WEST NEIGHBOURHOOD ALLOTMENT LAYOUT		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 ©COPYRIGHT PROTECTS THIS PLAN Unauthorized 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 05 July 2017				Scale 1:1000	Sheet A1	Plan Ref 167100-116	Rev AD
	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								



REVISION
T : 23/03/16 Res driveway changes in Stages 7A & 32
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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 Multiple Residential (Duplex)
 - Permissible 3 Storey Height Limit
 - Proposed Indicative Translink Bus Bay
 - Sewer Pump Station
- #### 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

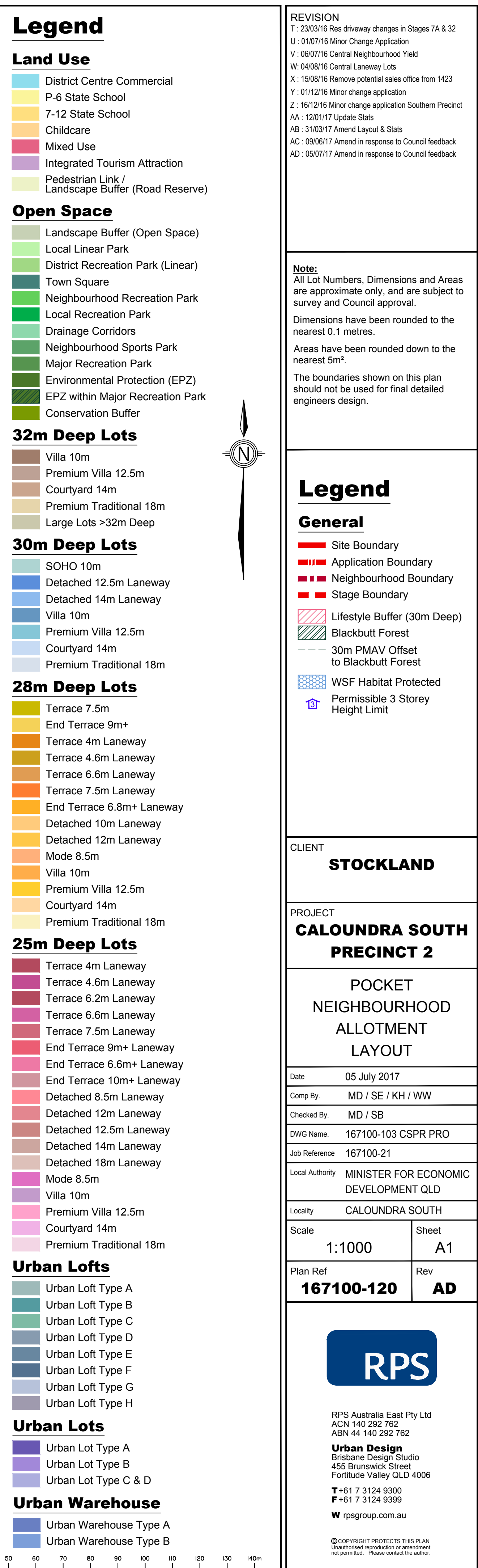
CLIENT	
STOCKLAND	
PROJECT	
CALOUNDRA SOUTH PRECINCT 2	
SOUTH-EAST NEIGHBOURHOOD ALLOTMENT LAYOUT	
Date	05 July 2017
Comp By	MD / SE / KH / WW
Checked By	MD / SB
DWG Name	167100-103 CSPPR PRO
Job Reference	167100-21
Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT QLD
Locality	CALOUNDRA SOUTH
Scale	1:1000
Sheet	A1
Plan Ref	Rev
167100-118	AD

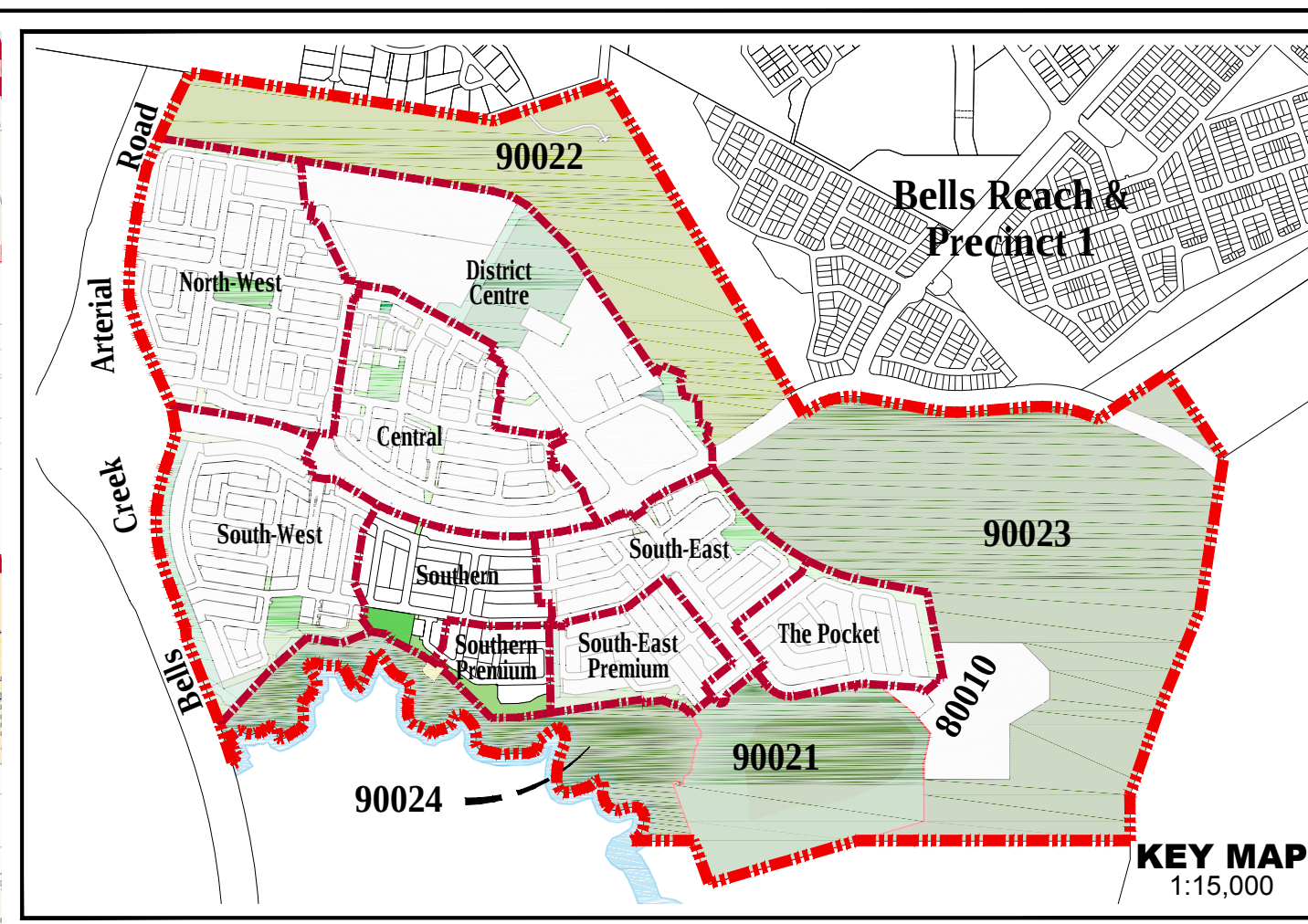
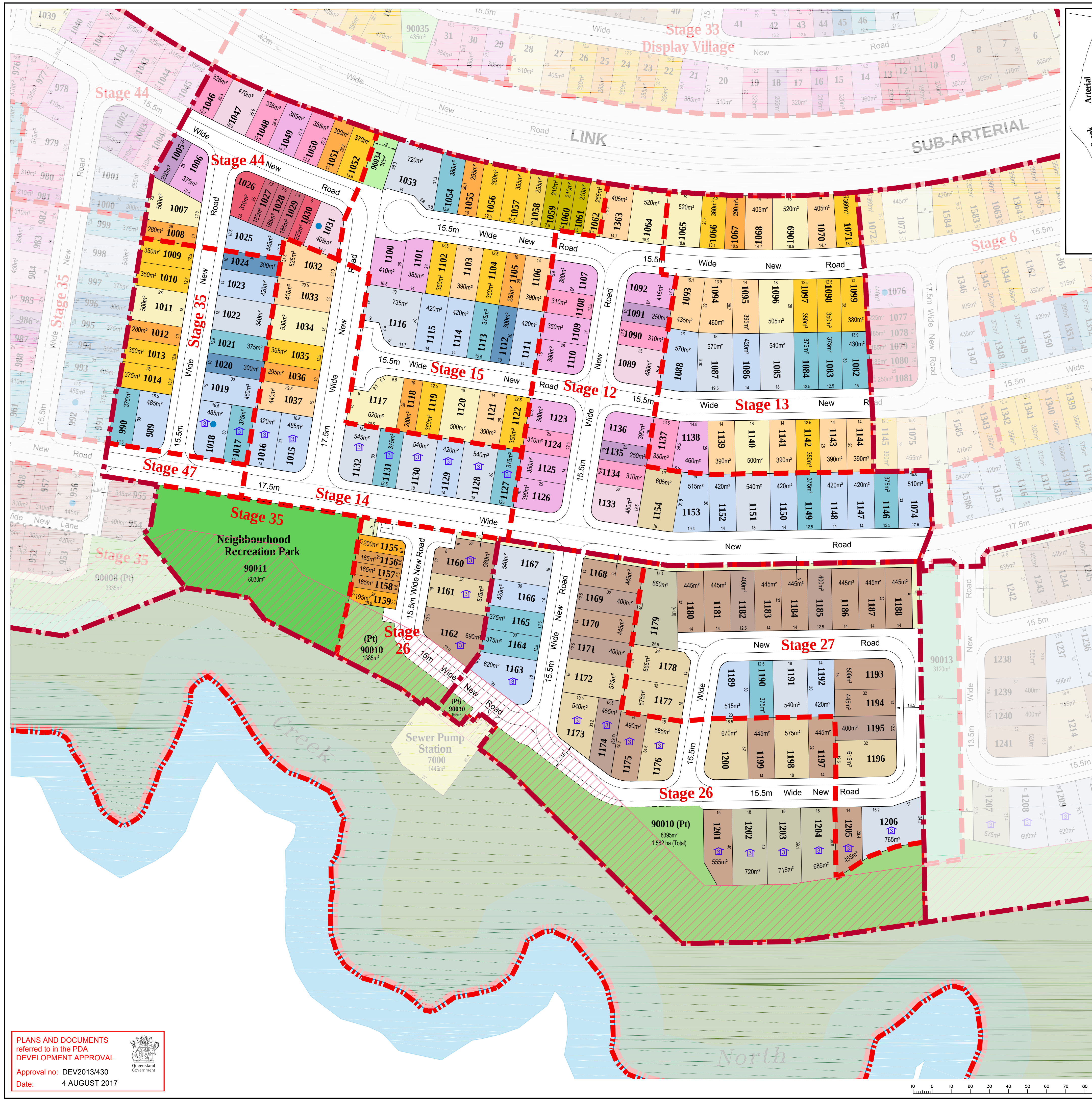
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REVISION
T : 23/03/16 Res driveway changes in Stages 7A & 32
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Legend

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

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
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- Detached 12m Laneway
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25m Deep Lots

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- Terrace 6.6m Laneway
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- End Terrace 9m+ Laneway
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- End Terrace 10m+ Laneway
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- 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

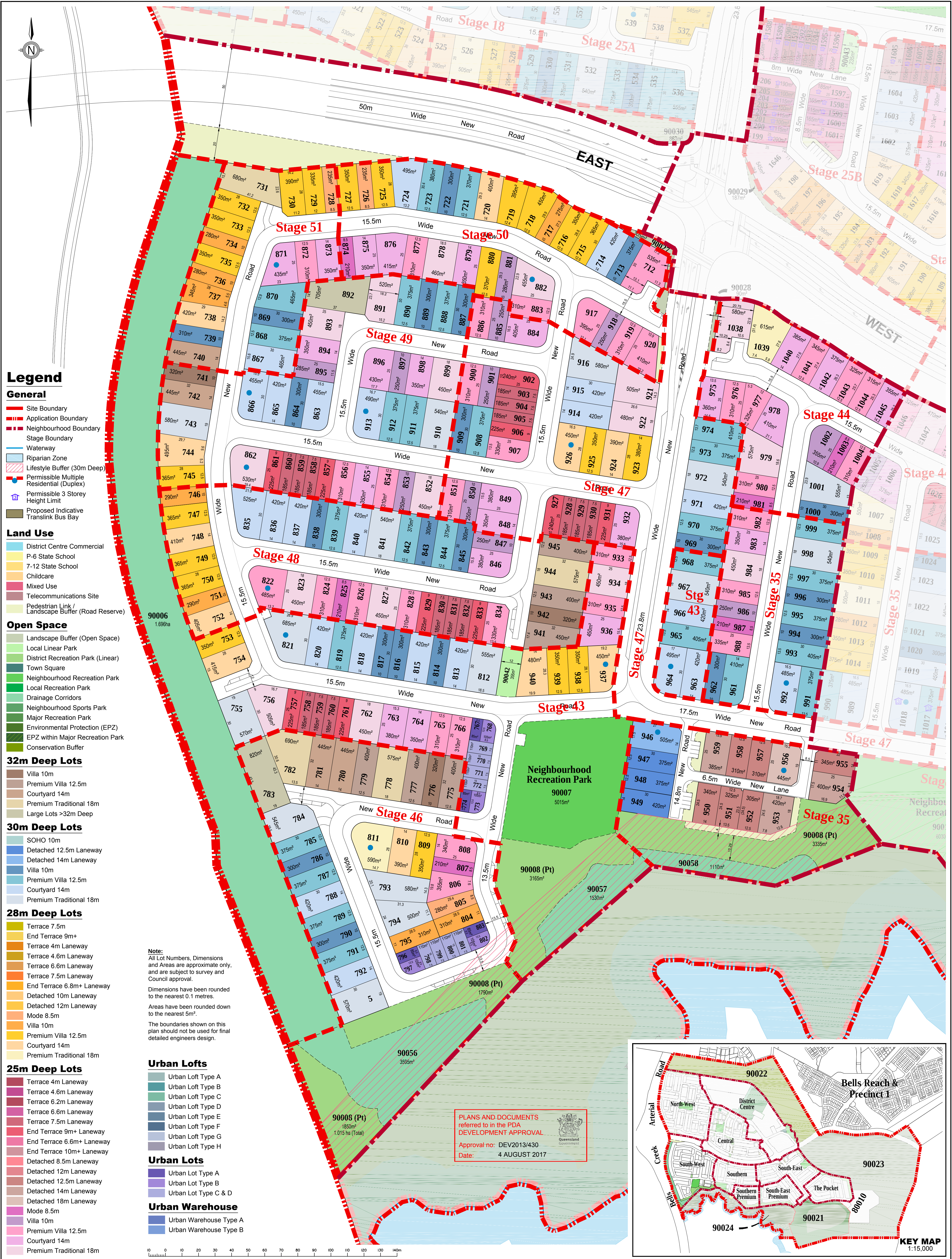
Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B

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

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ABN 44 140 292 762
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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	

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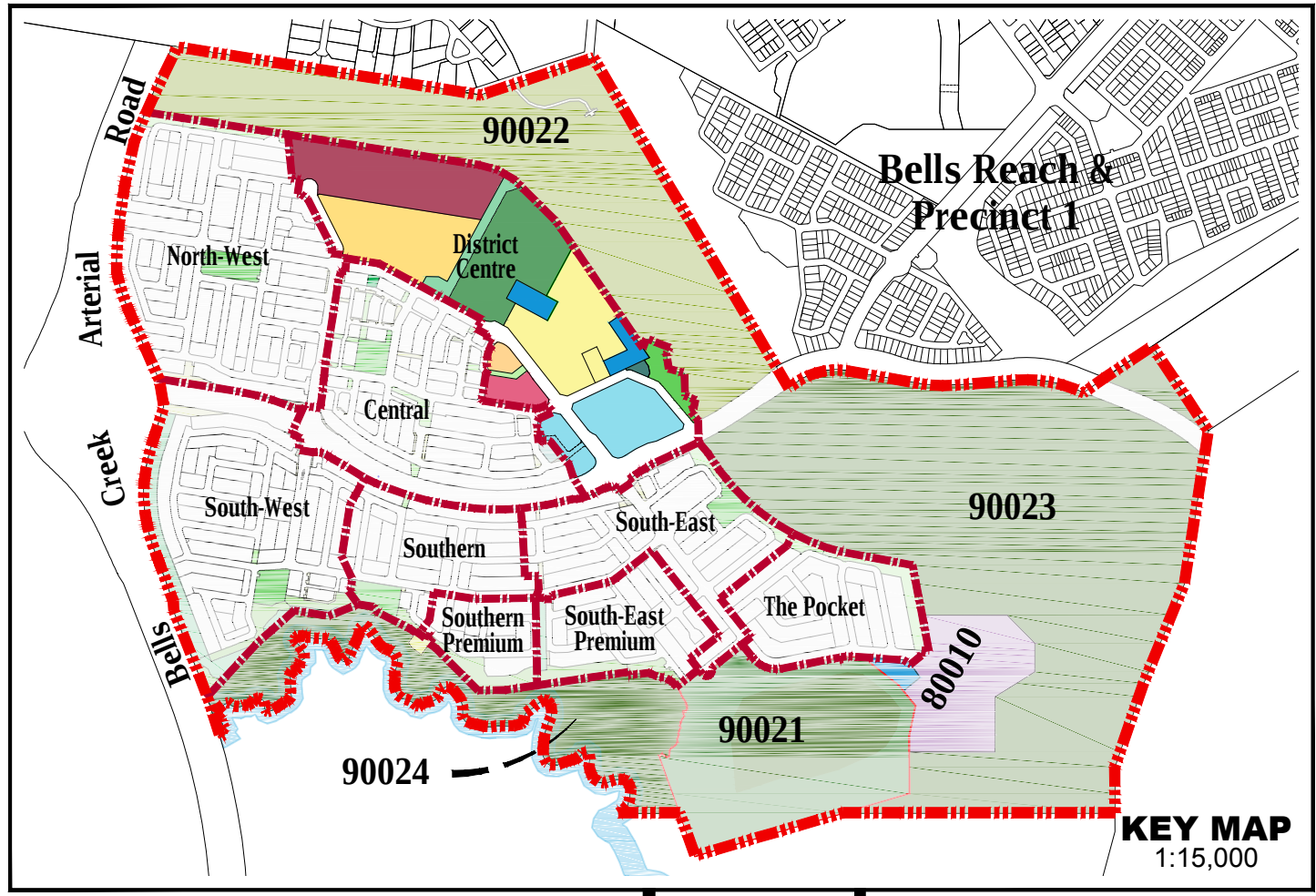
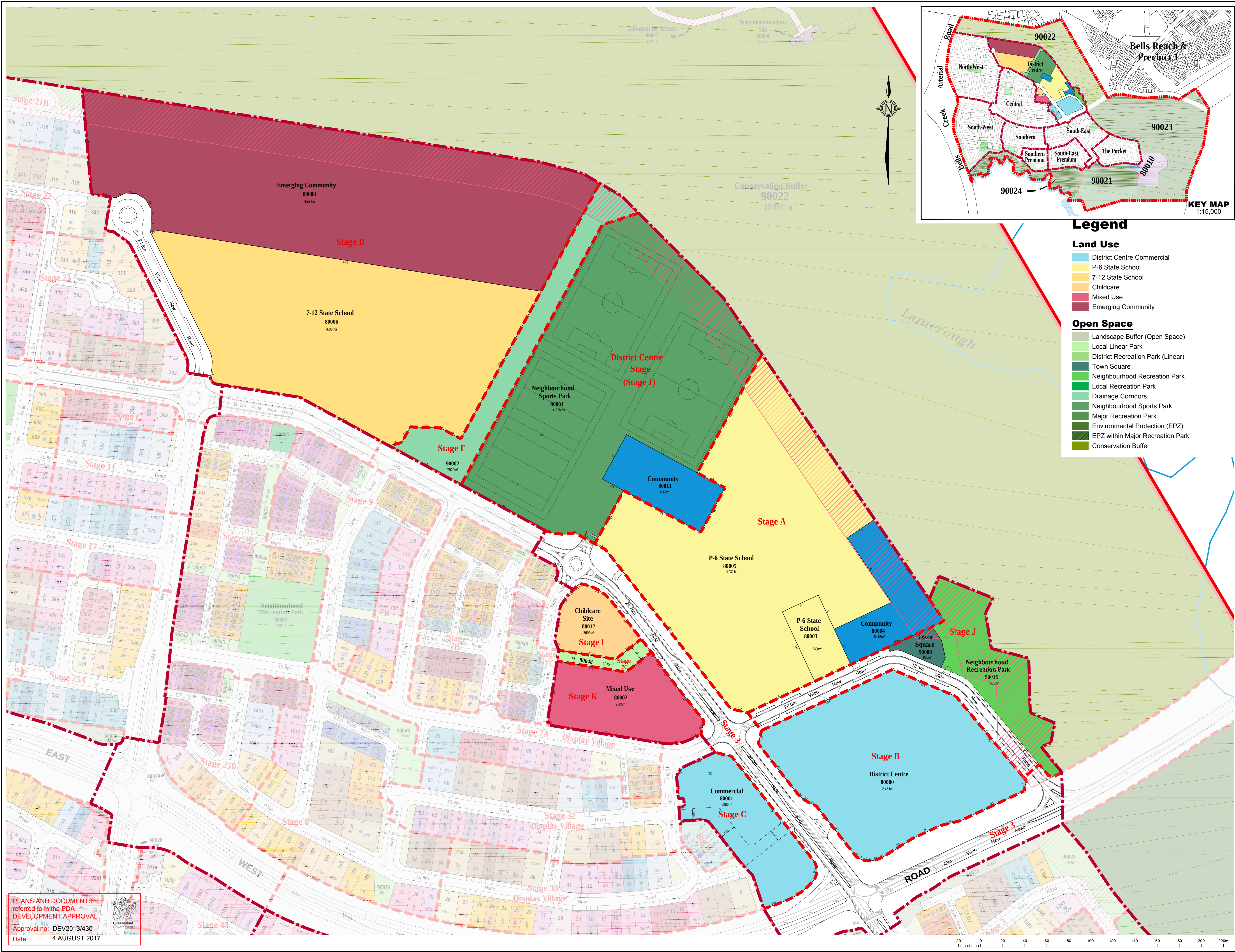
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Legend

Land Use

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

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
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Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Stage Boundary
- Waterway
- Riparian Zone
- Lifestyle Buffer (30m Deep)
- Potential Sales Office
- Drainage Corridors
- 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 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: 1:1500 Sheet: A1

Plan Ref: 167100-126 Rev: AD



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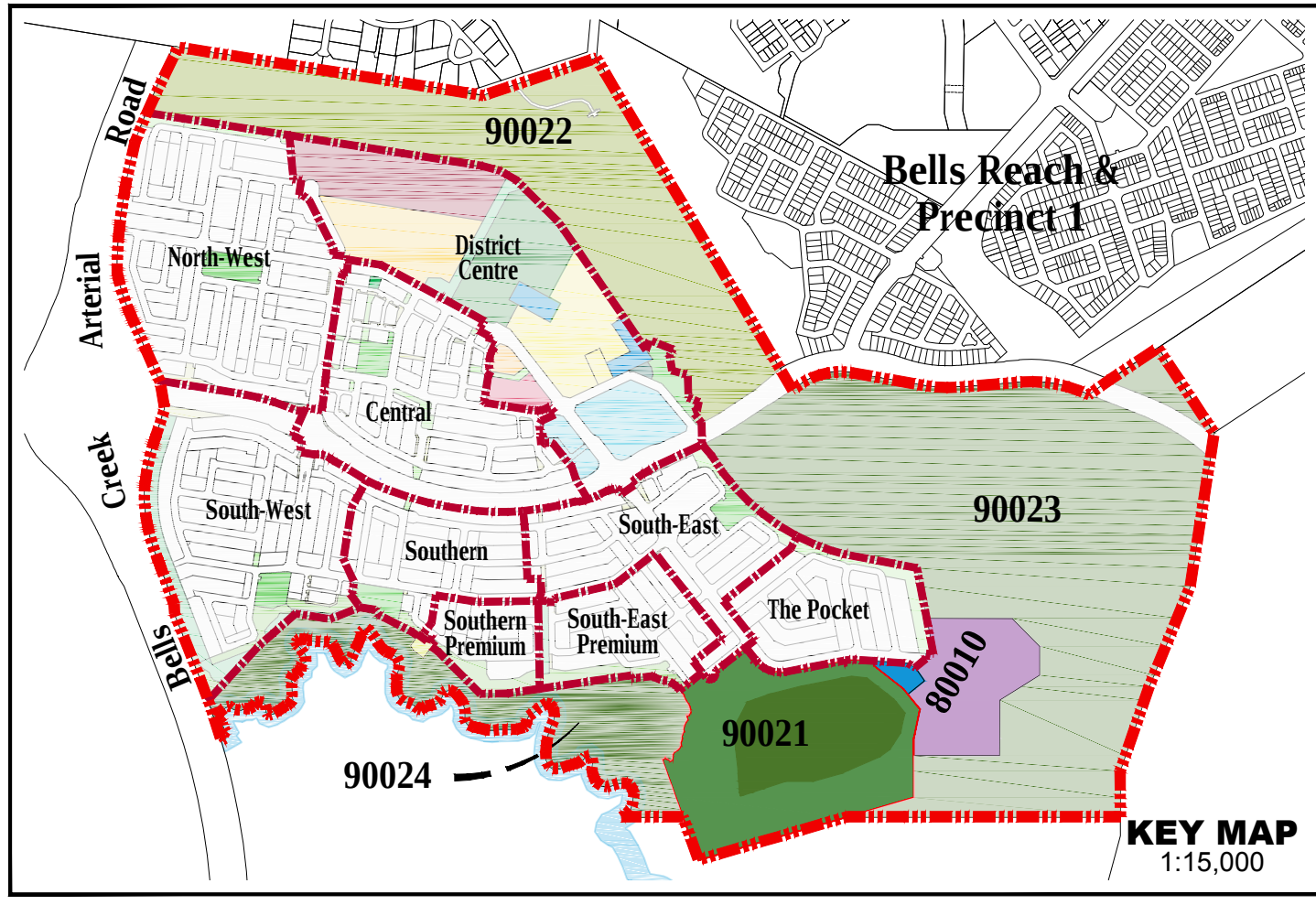
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referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2013/430

Date: 4 AUGUST 2017





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Areas have been rounded down to the nearest 5m².
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- 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	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	1:1500	Sheet A1
Plan Ref	167100-137	Rev AD



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



YIELD BREAKDOWN																			
Single Family Dwellings	Typical Lot Area	Neighbourhood																	
		Central - Urban Village		North-West Gateway		South-Eastern Lifestyle		South-Eastern Premium		The Pocket - Community Title Precinct		Southern Lifestyle		Southern Premium		South-Western Gateway		Overall Precinct 2	
		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 Product																			
Urban Lot Type A	87.5 m²	—	0%	6	1%	2	1%	—	0%	—	0%	—	0%	—	0%	4	1%	12	0.73%
Urban Lot Type B	105.0 m²	—	0%	6	1%	2	1%	—	0%	—	0%	—	0%	—	0%	4	1%	12	0.73%
Urban Lot Type C & D	112.5 m²	—	0%	12	3%	4	2%	—	0%	—	0%	—	0%	—	0%	8	3%	24	1.47%
Subtotal		0	0%	24	6%	8	4%	0	0%	0	0%	0	0%	0	0%	16	5%	48	2.9%
Urban Loft Product																			
Urban Loft Type A	121 m²	3	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	3	0.18%
Urban Loft Type B	98 m²	3	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	3	0.18%
Urban Loft Type C	106 m²	3	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	3	0.18%
Urban Loft Type D	106 m²	1	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	1	0.06%
Urban Loft Type E	65 m²	1	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	1	0.06%
Urban Loft Type F	65 m²	1	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	1	0.06%
Urban Loft Type G	75 m²	2	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.12%
Urban Loft Type H	65 m²	6	2%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	6	0.37%
Subtotal		20	6%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	20	1.2%
Urban Warehouse Product																			
Urban Warehouse Type A	175 m²	2	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.12%
Urban Warehouse Type A	165 m²	3	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	3	0.18%
Subtotal		5	1%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	5	0.3%
25m Deep Product																			
Terrace 4m Laneway	155 m²	22	6%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	22	1.34%
Terrace 4.6m Laneway	155 m²	27	7%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	27	1.65%
Terrace 6.2m Laneway	155 m²	12	3%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	12	0.73%
Terrace 6.6m Laneway	155 m²	18	5%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	18	1.10%
Terrace 7.5m Laneway	187.5 m²	5	1%	22	5%	6	3%	—	0%	—	0%	3	2%	—	0%	15	5%	51	3.11%
End Terrace 9.0m+ Laneway	225 m²	4	1%	14	3%	4	2%	—	0%	—	0%	2	1%	—	0%	10	3%	34	2.08%
End Terrace 6.6m+ Laneway	155 m²	23	6%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	23	1.40%
End Terrace 10.0m+ Laneway	250 m²	4	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	4	0.24%
Detached 8.5m Laneway	250 m²	—	0%	2	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.12%
Detached 12.0m Laneway	300 m²	—	0%	2	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.12%
Detached 12.5m Laneway	313 m²	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	6	2%	6	0.37%
Detached 14m Laneway	350 m²	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	3	1%	3	0.18%
Detached 18m Laneway	450 m²	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	1	0%	1	0.06%
Mode 8.5m	212.5 m²	2	1%	4	1%	—	0%	—	0%	—	0%	—	0%	—	0%	6	2%	12	0.73%
Villa 10m	250 m²	7	2%	27	6%	1	1%	—	0%	—	0%	3	2%	—	0%	11	4%	49	2.99%
Premium Villa 12.5m	312.5 m²	20	6%	50	12%	2	1%	—	0%	—	0%	8	6%	—	0%	34	11%	114	6.96%
Courtyard 14m	350 m²	13	4%	39	9%	5	3%	—	0%	—	0%	13	9%	—	0%	23	8%	93	5.68%
Premium Traditional 18m	450 m²	3	1%	12	3%	7	4%	—	0%	—	0%	4	3%	—	0%	17	6%	43	2.63%
Subtotal		160	44%	172	41%	25	13%	0	0%	0	0%	33	23%	0	0%	126	42%	516	31.5%
28m Deep Product																			
Terrace 7.5m	210 m²	—	0%	—	0%	—	0%	—	0%	—	0%	3	2%	—	0%	—	0%	3	0.18%
End Terrace 9.0m+	252 m²	—	0%	—	0%	—	0%	—	0%	—	0%	2	1%	—	0%	—	0%	2	0.12%
Terrace 4m Laneway	112 m²	10	3%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	10	0.61%
Terrace 4.6m Laneway	123 m²	24	7%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	24	1.47%
Terrace 6.6m Laneway	185 m²	14	4%	—	0%	—	0%	—	0%	—	0%	3	2%	—	0%	—	0%	17	1.04%
Terrace 7.5m Laneway	210 m²	2	1%	—	0%	3	2%	—	0%	—	0%	—	0%	—	0%	—	0%	5	0.31%
End Terrace 6.6m+ Laneway	190 m²	22	6%	—	0%	2	1%	—	0%	—	0%	2	1%	—	0%	—	0%	26	1.59%
Detached 10.0m Laneway	280 m²	4	1%	2	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	6	0.37%
Detached 12.0m Laneway	336 m²	1	0%	3	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	4	0.24%
Mode 8.5m	238 m²	—	0%	1	0%	—	0%	—	0%	—	0%	—	0%	—	0%	3	1%	4	0.24%
Villa 10m	280 m²	13	4%	11	3%	14	7%	—	0%	—	0%	8	6%	—	0%	8	3%	54	3.30%
Premium Villa 12.5m	350 m²	16	4%	28	7%	30	16%	—	0%	—	0%	18	13%	—	0%	22	7%	114	6.96%
Courtyard 14m	392 m²	13	4%	20	5%	30	16%	—	0%	—	0%	16	11%	—	0%	11	4%	90	5.49%
Premium Traditional 18m	504 m²	2	1%	5	1%	15	8%	—	0%	—	0%	10	7%	—	0%	2	1%	34	2.08%
Subtotal		121	34%	70	17%	94	49%	0	0%	0	0%	62	44%	0	0%	46	15%	393	24.0%
30m Deep Product																			
SOHO 10m	300 m²	4	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	4	0.24%
Detached 12.5m Laneway	300 m²	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	3	1%	3	0.18%
Detached 14m Laneway	420 m²	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	1	0%	1	0.06%
Villa 10m	300 m²	6	2%	11	3%	10	5%	—	0%	—	0%	3	2%	—	0%	21	7%	51	3.11%
Premium Villa 12.5m	375 m²	9	2%	24	6%	21	11%	6	7%	—	0%	12	8%	3	7%	28	9%	103	6.29%
Courtyard 14m	420 m²	5	1%	29	7%	17	9%	4	5%	—	0%	19	13%	4	9%	24	8%	102	6.23%
Premium Traditional 18m	540 m²	3	1%	9	2%	6	3%	8	9%	—	0%	9	6%	3	7%	15	5%	53	3.24%
Subtotal		27	7%	73	17%	54	28%	18	21%	0	0%	43	30%	10	23%	92	31%	317	19.4%
32m Deep Product																			
Villa 10m	320 m²	3	1%	16	4%	2	1%	—	0%	—	0%	—	0%	—	0%	3	1%	24	1.47%
Premium Villa 12.5m	400 m²	6	2%	26	6%	4	2%	14	16%	—	0%	—	0%	6	14%	6	2%	62	3.79%
Courtyard 14m	448 m²	13	4%	23	5%	5	3%	20	24%	37	39%	2	1%	16	36%	4	1%	120	7.33%
Premium Traditional 18m	576 m²	7	2%	12	3%	1	1%	27	32%	49	52%	2	1%	8	18%	4	1%	110	6.72%
Large Lots >32m deep	760 m²	—	0%	3	1%	—	0%	6	7%	8	9%	—	0%	4	9%	2	1%	23	1.40%
Subtotal		29	8%	80	19%	12	6%	67	79%	94	100%	4	3%	34	77%	19	6%	339	20.7%
Total Residential Allotments		362	100%	419	100%	193	100%	85	100%	94	100%	142	100%	44	100%	299	100%	1638	100%
Designated Multiple Residential Lots		4		19		4						2				14		43	

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	28.3237 ha	19.3354 ha	23.9725 ha	12.6773 ha	7.5024 ha	9.0229 ha	9.0205 ha	4.0876 ha	20.9595 ha	128.3889 ha	263.2907 ha
Saleable Area											
Residential Allotments	—	9.0997 ha	14.9447 ha	7.3169 ha	4.4942 ha	5.4559 ha	5.5337 ha	2.2488 ha	10.7088 ha	—	59.8027 ha
Mixed Use Allotments	0.7885 ha	—	—	—	—	—	—	—	—	—	0.7885 ha
Emerging Community	4.9875 ha	—	—	—	—	—	—	—	—	—	4.9875 ha
Commercial Allotments	3.2883 ha	—	—	—	—	—	—	—	—	—	3.2883 ha
Community Uses	1.0080 ha	—	—	—	—	—	—	—	—	0.4003 ha	1.4083 ha
Child Care	0.3506 ha	—	—	—	—	—	—	—	—	—	0.3506 ha
Telecommunications Site	—	—	—	—	—	—	—	—	—	0.0200 ha	0.0200 ha
Allotment for Access	—	—	—	—	—	—	—	—	—	0.1273 ha	0.1273 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	3.9996 ha	—	—	—	—	—	—	—	—	—	3.9996 ha
Total Area of Allotments	18.7049 ha	9.0997 ha	14.9447 ha	7.3169 ha	4.4942 ha	5.4559 ha	5.5337 ha	2.2488 ha	10.7088 ha	6.8925 ha	85.4001 ha
Road											
Sub Arterial Road	1.3874 ha	3.0564 ha	—	—	—	—	—	—	1.5542 ha	0.9699 ha	6.9679 ha
Connector Streets	1.2406 ha	0.7782 ha	0.9412 ha	1.0512 ha	—	0.9710 ha	—	—	0.5937 ha	—	5.5759 ha
Local Access Streets	1.0342 ha	4.8357 ha	6.4627 ha	2.9712 ha	1.6961 ha	1.5072 ha	2.6840 ha	0.9085 ha	3.9206 ha	—	26.0202 ha
Pedestrian link / Landscape Buffer (Road Reserve)	—	0.3247 ha	0.3017 ha	0.1490 ha	0.0970 ha	—	0.0273 ha	0.0737 ha	0.2693 ha	—	1.2427 ha
Future Road Purposes	—	—	—	—	—	—	—	—	—	1.1671 ha	1.1671 ha
Total Area of New Road	3.6622 ha	8.9950 ha	7.7056 ha	4.1714 ha	1.7931 ha	2.4782 ha	2.7113 ha	0.9822 ha	6.3378 ha	2.1370 ha	40.9738 ha
Open Space											
Neighbourhood Recreation Park	0.7382 ha	0.5126 ha	0.6889 ha	0.5241 ha	—	—	0.6030 ha	—	0.5015 ha	—	3.5683 ha
Local Recreation Park	—	0.0549 ha	—	—	—	—	—	—	—	—	0.0549 ha
Town Square	0.0951 ha	—	—	—	—	—	—	—	—	—	0.0951 ha
Landscape Buffer (Open Space)	—	0.0540 ha	0.0864 ha	0.2128 ha	—	—	—	—	0.0406 ha	—	0.3938 ha
Local Linear Park	0.1019 ha	0.6192 ha	0.5469 ha	0.4521 ha	—	1.0888 ha	0.0340 ha	—	0.0358 ha	—	2.8787 ha
District Recreation Park (Linear)	—	—	—	—	0.9028 ha	—	0.1385 ha	0.8566 ha	1.0150 ha	—	2.9129 ha
Drainage Corridors	0.7929 ha	—	—	—	0.3123 ha	—	—	—	2.3200 ha	—	3.4252 ha
Neighbourhood Sports Park	4.2285 ha	—	—	—	—	—	—	—	—	—	4.2285 ha
Major Recreation Park	—	—	—	—	—	—	—	—	—	—	—
Environmental Protection (EPZ)	—	—	—	—	—	—	—	—	—	17.5680 ha	17.5680 ha
EPZ within Major Recreation Park	—	—	—	—	—	—	—	—	—	71.2075 ha	71.2075 ha
Conservation Buffer	—	—	—	—	—	—	—	—	—	6.5912 ha	6.5912 ha
Total Open Space	5.9566 ha	1.2407 ha	1.3222 ha	1.1890 ha	1.2151 ha	1.0888 ha	0.7755 ha	0.8566 ha	3.9129 ha	119.3594 ha	136.9168 ha
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	—	42m	172m	50m	55m	20m	25m	10m	119m	—	493m
Laneway	—	895m	110m	48m	—	—	—	—	164m	—	1217m
13.5m Wide New Road	—	—	257m	425m	257m	165m	100m	278m	151m	—	1633m
14.8m Wide New Road	—	206m	—	—	—	—	—	—	—	—	206m
15.5m Wide New Road	33m	1229m	2529m	1401m	778m	799m	963m	345m	2653m	—	10730m
16.5m Wide New Road	—	134m	—	—	—	—	—	—	—	—	134m
17.5m Wide New Road	14m	734m	448m	349m	—	—	587m	—	126m	—	2258m
18.6m Wide New Road	—	186m	—	—	—	—	—	—	—	—	186m
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	926m	4381m	4290m	2698m	1090m	1403m	1675m	633m	3763m	215m	21074m