

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
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25m Deep Lots

- Terrace 4m Laneway
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- Terrace 6.2m Laneway
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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

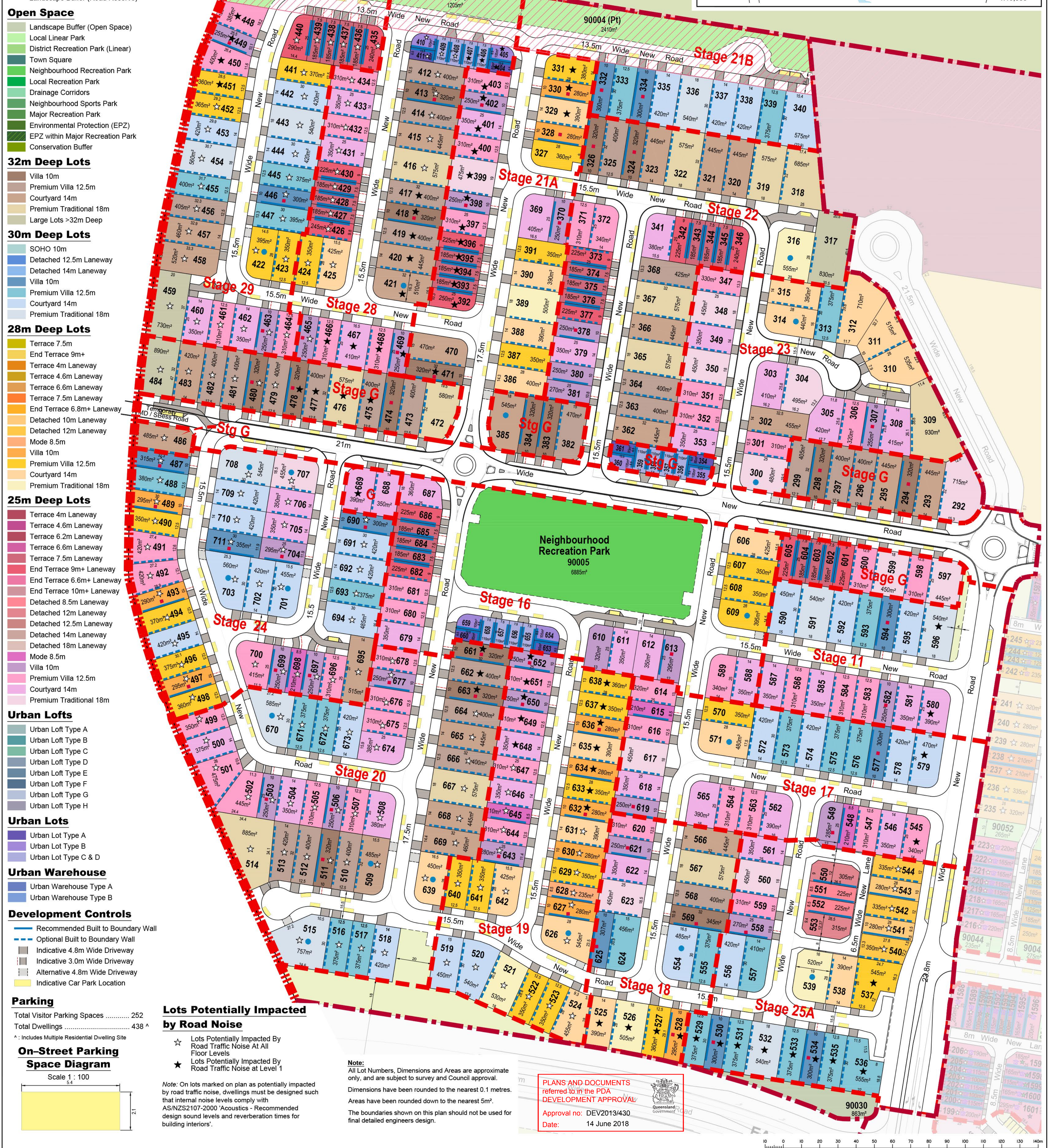
Total Visitor Parking Spaces 252

Total Dwellings 438

^: Includes Multiple Residential Dwelling Site

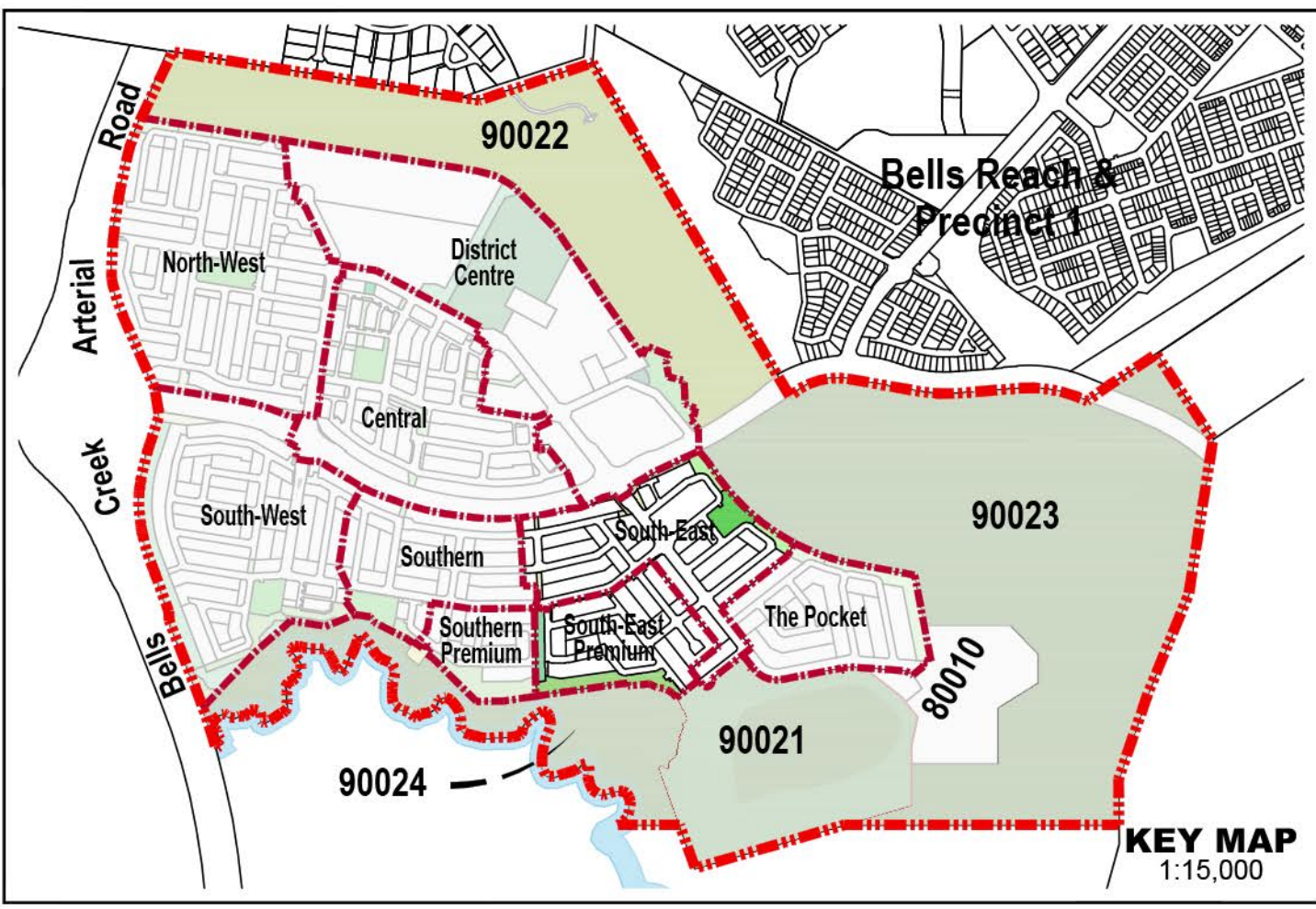
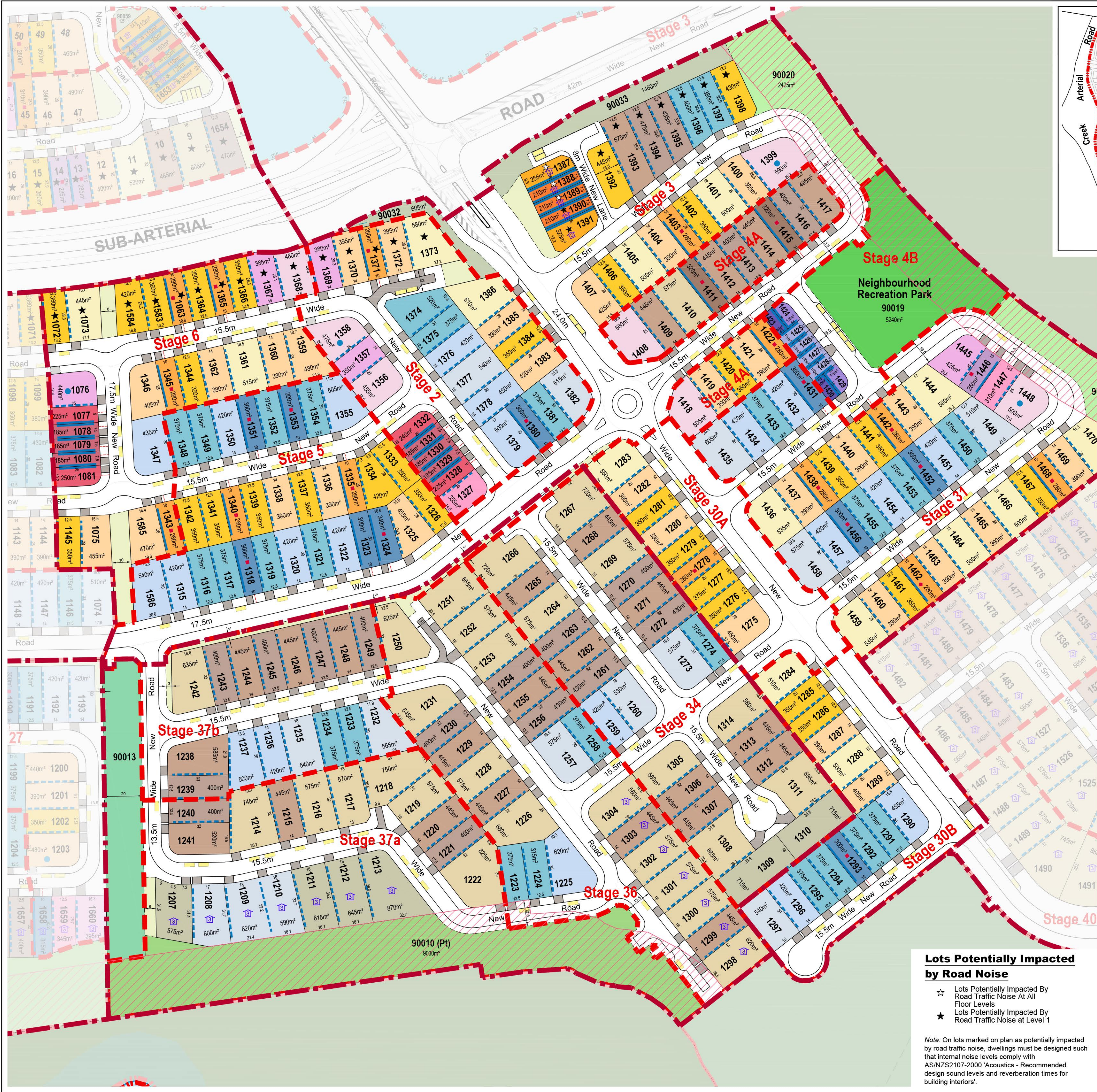
On-Street Parking Space Diagram

Scale 1: 100



REVISION 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: 19/12/16 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 AE: 22/11/17 Amend Layout & Stats AF: 18/01/18 Amend Staging & POD's	PROJECT CALOUNDRA SOUTH PRECINCT 2	CLIENT STOCKLAND	Job Ref. 167100-21 Date 18 January 2018 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	PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2013/430 Date: 14 June 2018	Scale 1:1000	Sheet A1	Plan Ref 167100-117	Rev AF
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2013/430

Date: 14 June 2018



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
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 - 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
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 - 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
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- Open Space**
 - Villa 10m
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 - Large Lots >32m Deep
- 32m Deep Lots**
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 - Terrace 7.5m
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REVISION

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

AE : 22/11/17 Amend Layout & Stats

AF : 18/01/18 Amend Staging & PO's

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	18 January 2018
Comp By	MD / SE / KH / VWW
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	AF

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Legend

Land Use

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

Open Space

- Landscape Buffer (Open Space)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square
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- Local Recreation Park
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- Site Boundary
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- 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 18 January 2018

Comp By MD / SE / KH / VVW

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 167100-121

Rev AF

RPS

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Legend

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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

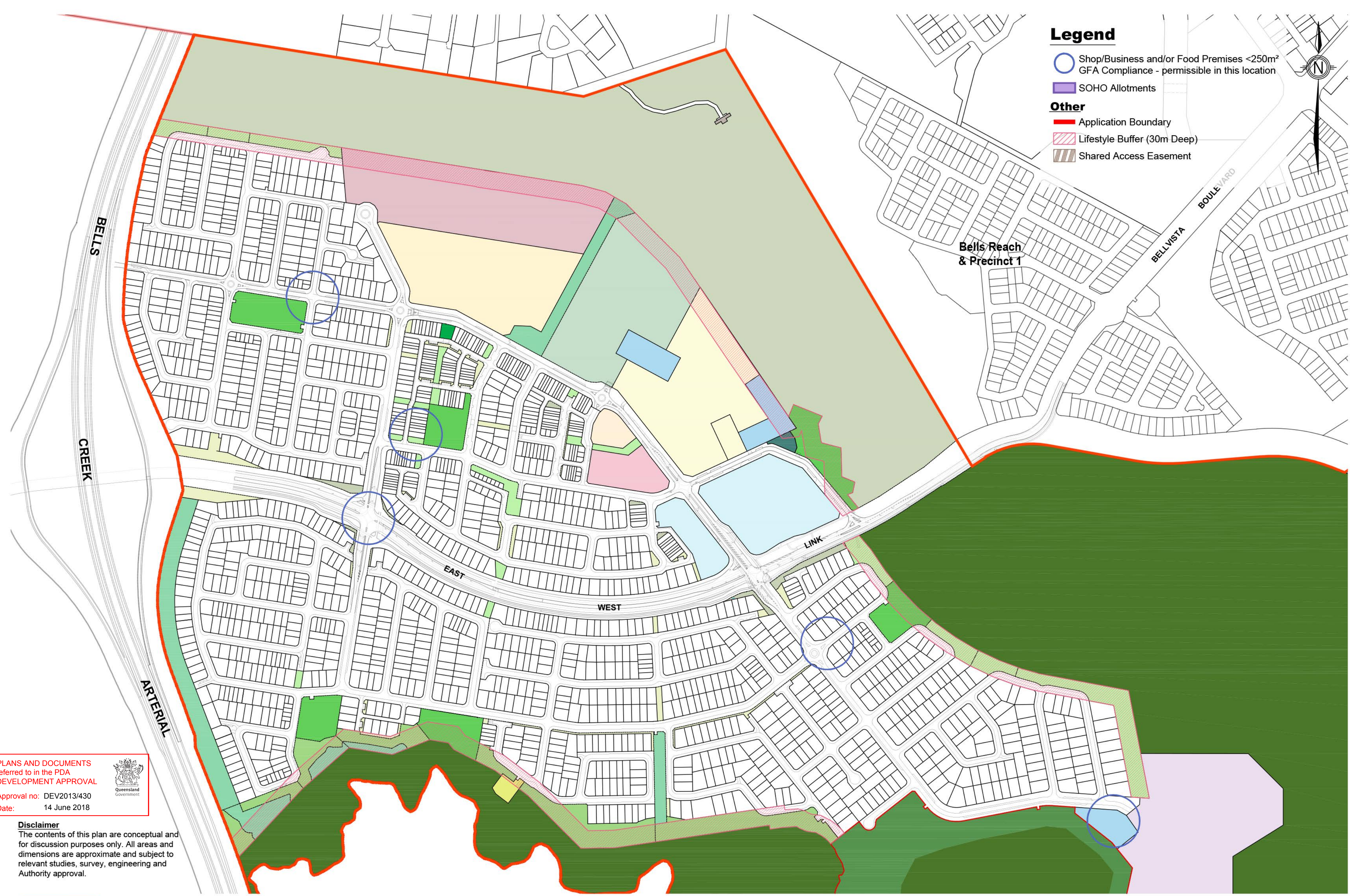
Approval no: DEV2013/430
Date: 14 June 2018



Disclaimer
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relevant studies, survey, engineering and
Authority approval.

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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DEVELOPMENT APPROVAL

Approval no: DEV2013/430
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