

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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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

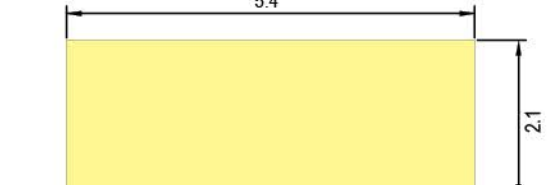
Total Visitor Parking Spaces 252
Total Dwellings 438

^: Includes Multiple Residential Dwelling Site

On-Street Parking

Space Diagram

Scale 1: 100

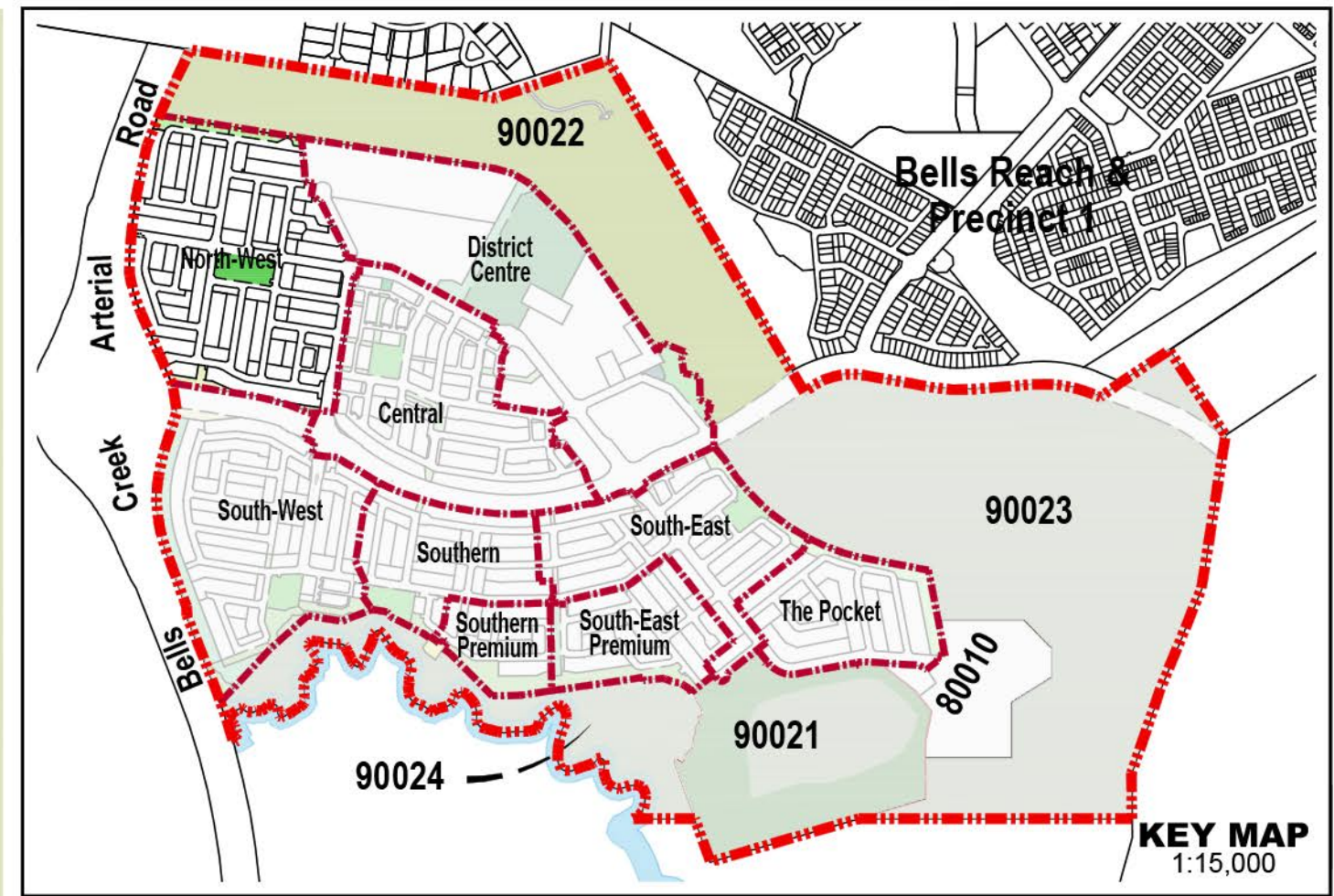


Lots Potentially Impacted by Road Noise

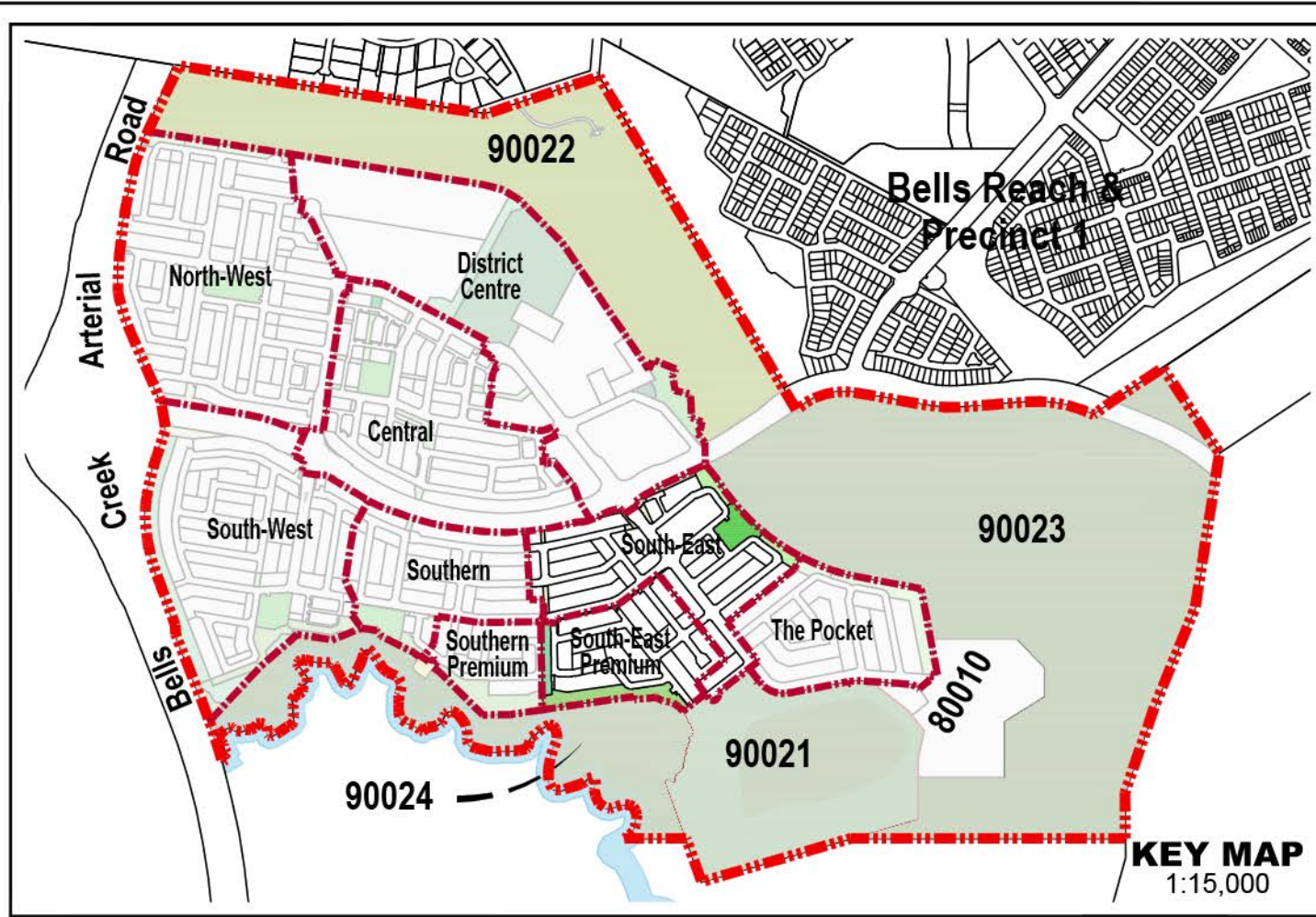
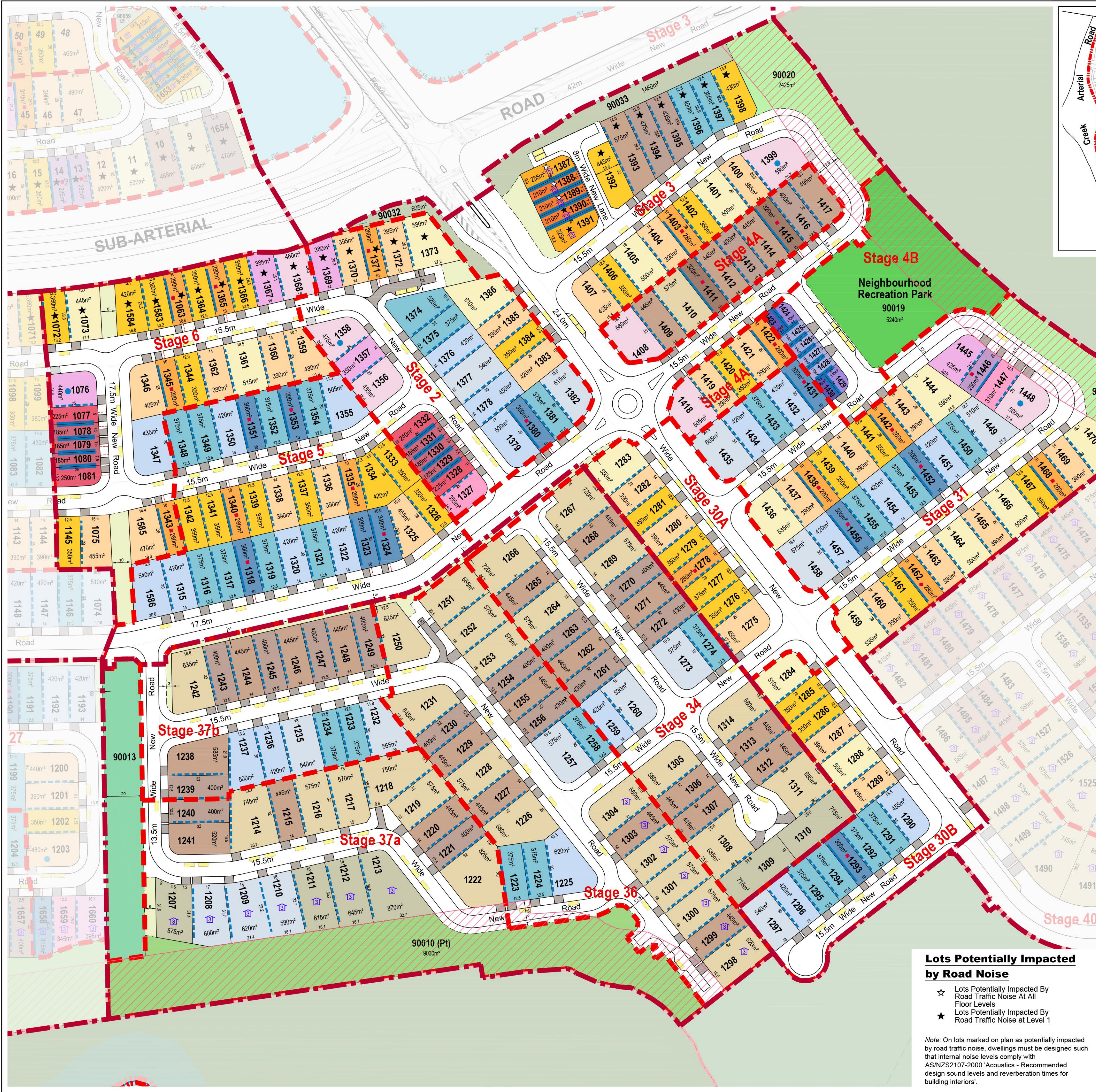
- ★ Lots Potentially Impacted By Road Traffic Noise At All Floor Levels
- ★ Lots Potentially Impacted By Road Traffic Noise At Level 1

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'.

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 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	PROJECT CALOUNDRA SOUTH PRECINCT 2		CLIENT STOCKLAND		RPS RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 T +61 7 3124 9300 F +61 7 3124 9399 W rpsgroup.com.au ©COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.			
	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							
	NORTH WEST NEIGHBOURHOOD PLAN OF DEVELOPMENT							
Scale 1:1000		Sheet A1	Plan Ref 167100-117	Rev AF				



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
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Urban Lofts

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Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B

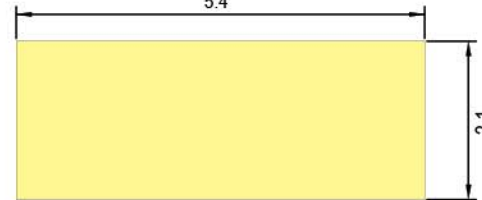
Parking

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

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
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28m Deep Lots

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REVISION
U : 01/07/16 Minor Change Application
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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
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Note:
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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
- Neighbourhood Recreation Park
- Local Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
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32m Deep Lots

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- Large Lots >32m Deep

30m Deep Lots

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REVISION
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Legend

General

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

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 / VW

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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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'.

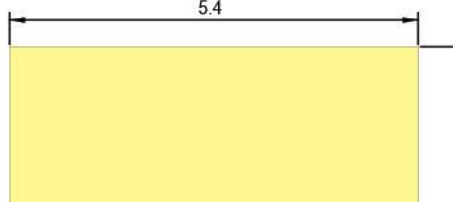
Parking

Total Visitor Parking Spaces 54
Total Dwellings 94[^]

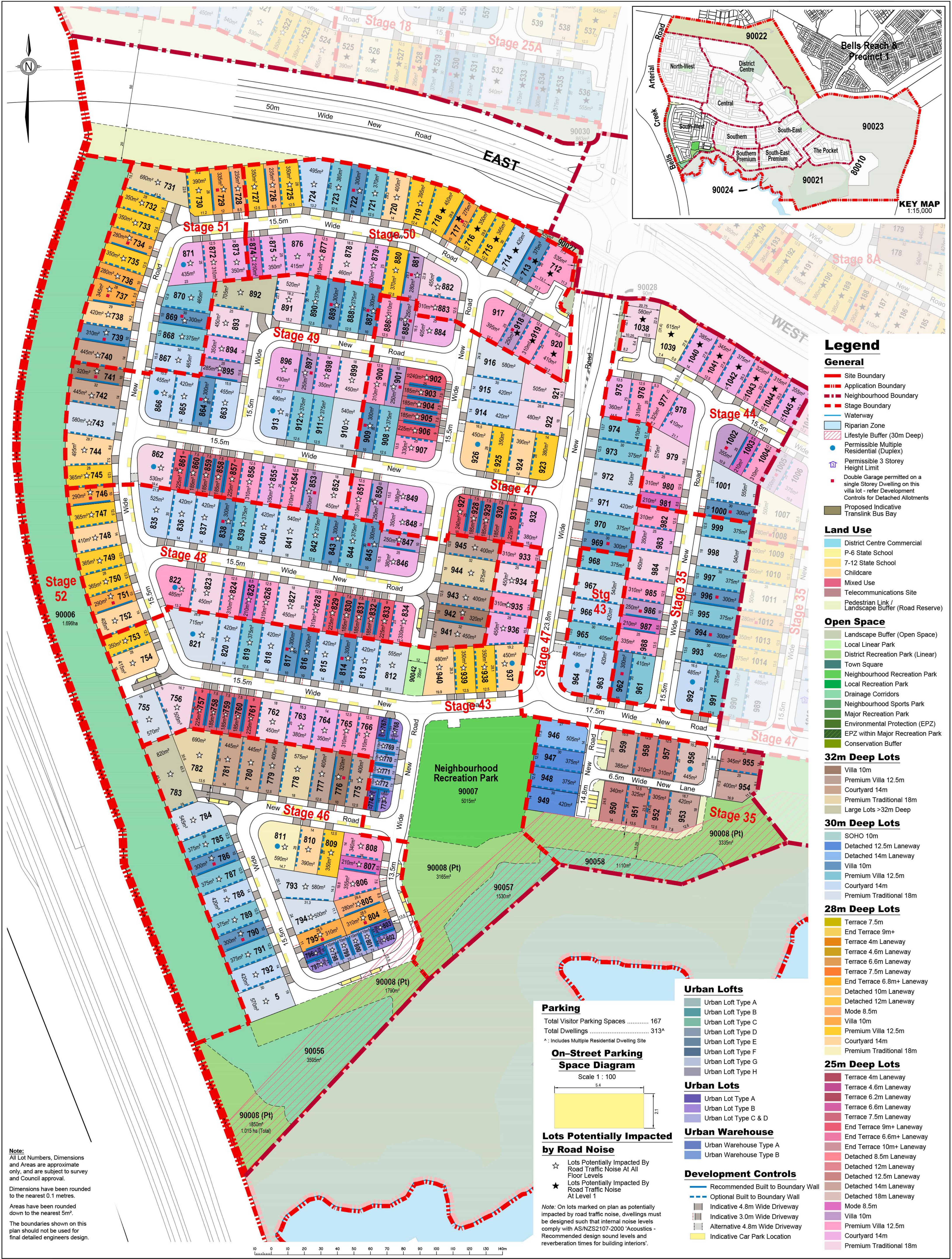
[^]: Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

Scale 1 : 100



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



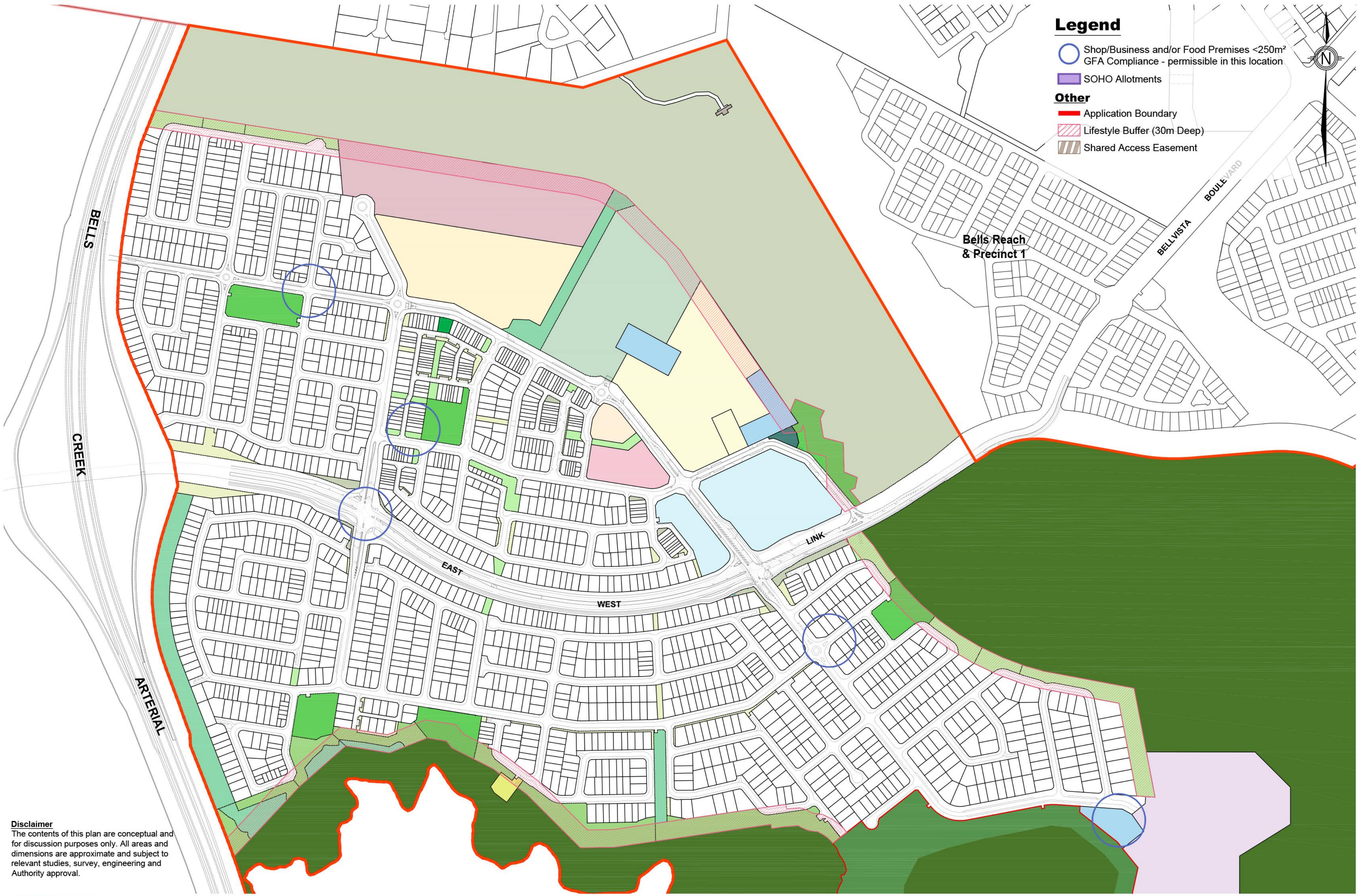
REVISION U: 01/07/16 Minor Change Application V: 06/07/16 Central Neighbourhood Yield W: 04/08/16 Central LaneWAY Lots X: 15/08/16 Remove potential sales office from 1423 Y: 01/12/16 Minor change application Z: 16/12/16 Minor change application Southern Precinct AA: 12/01/17 Update Stats AB: 31/03/17 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 & POI's		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 4006 T +61 7 3124 9300 F +61 7 3124 9399 W rpsgroup.com.au	
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		Scale 1:1000		Sheet A1		Plan Ref 167100-125		Rev AF			



Legend

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

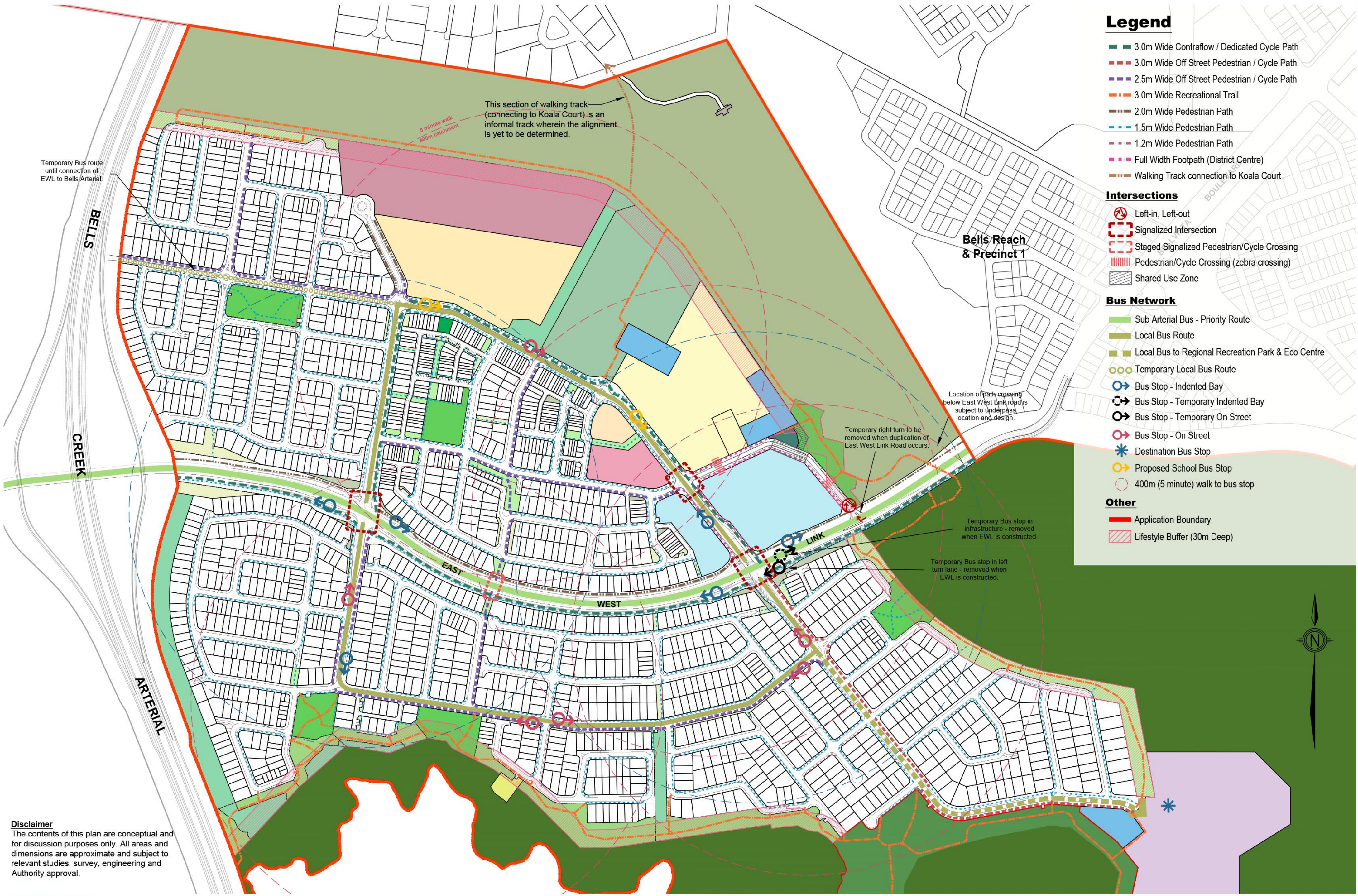
Disclaimer
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Legend

- 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)

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SCALE 1 : 4000 @ A2