

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
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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

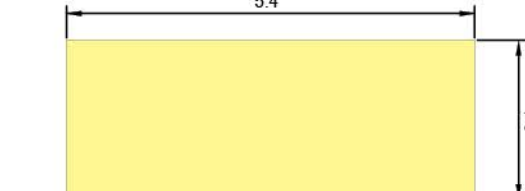
Parking

Total Visitor Parking Spaces 252
Total Dwellings 438

On-Street Parking

Space Diagram

Scale 1 : 100

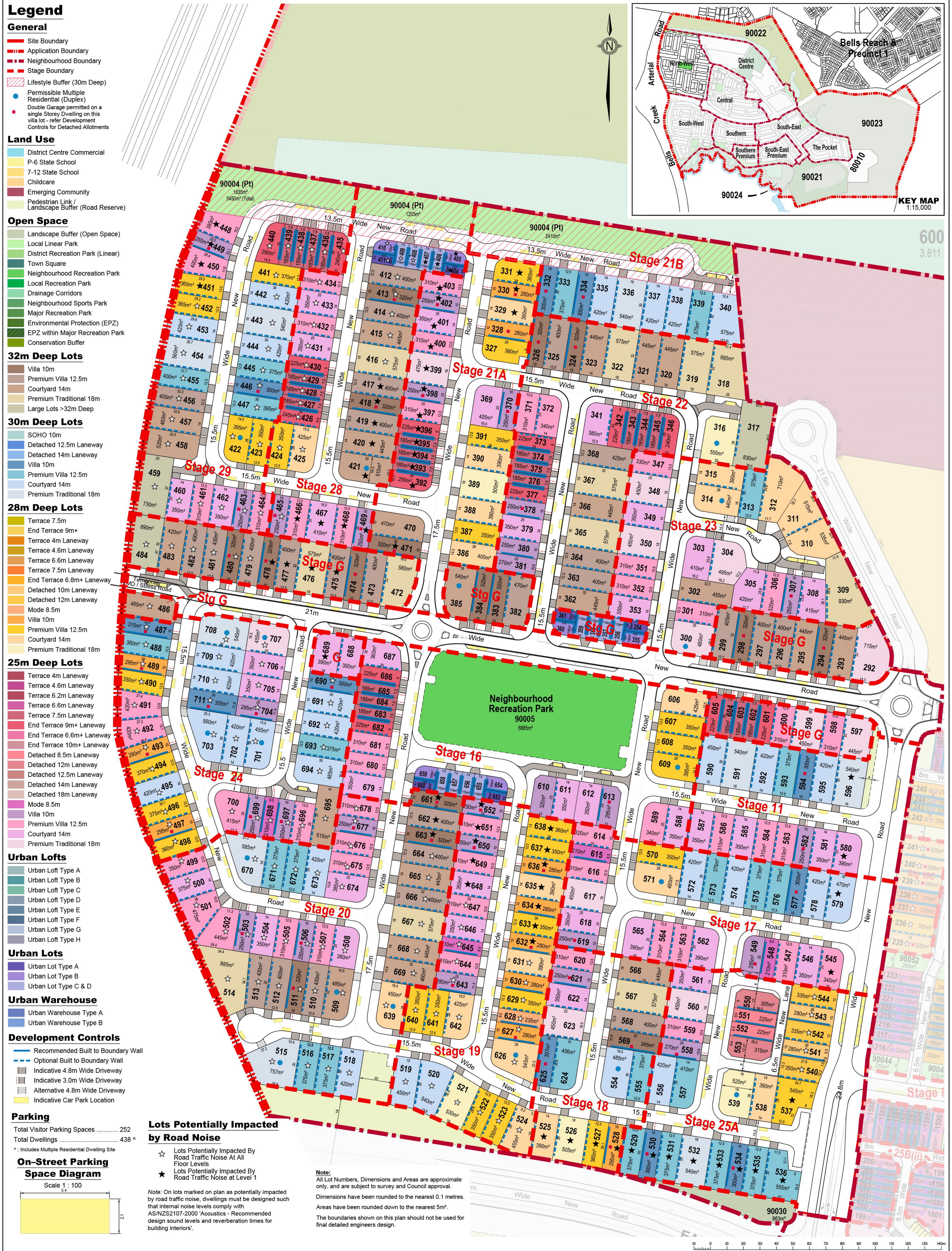
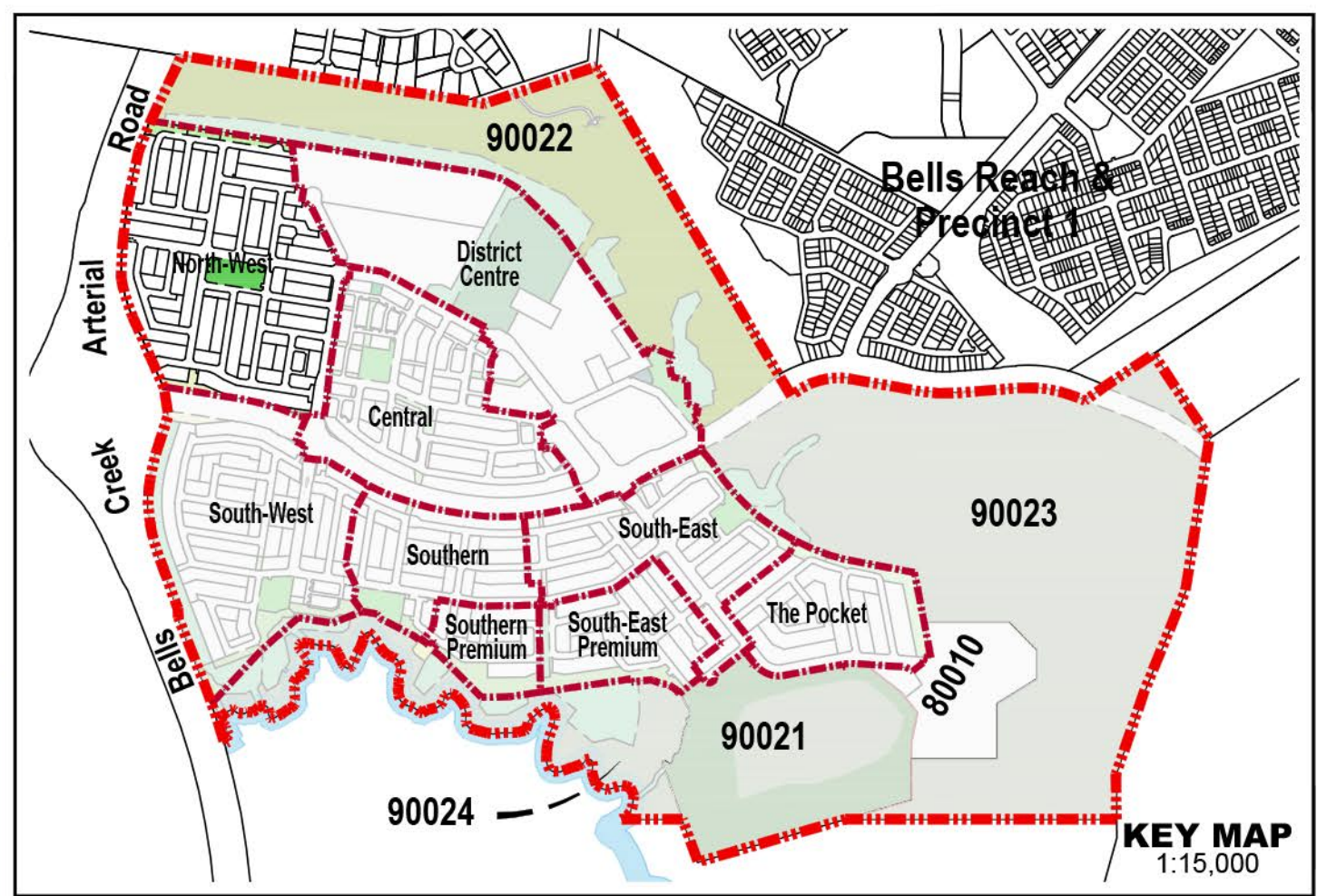


Lots Potentially Impacted by Road Noise

- 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'.

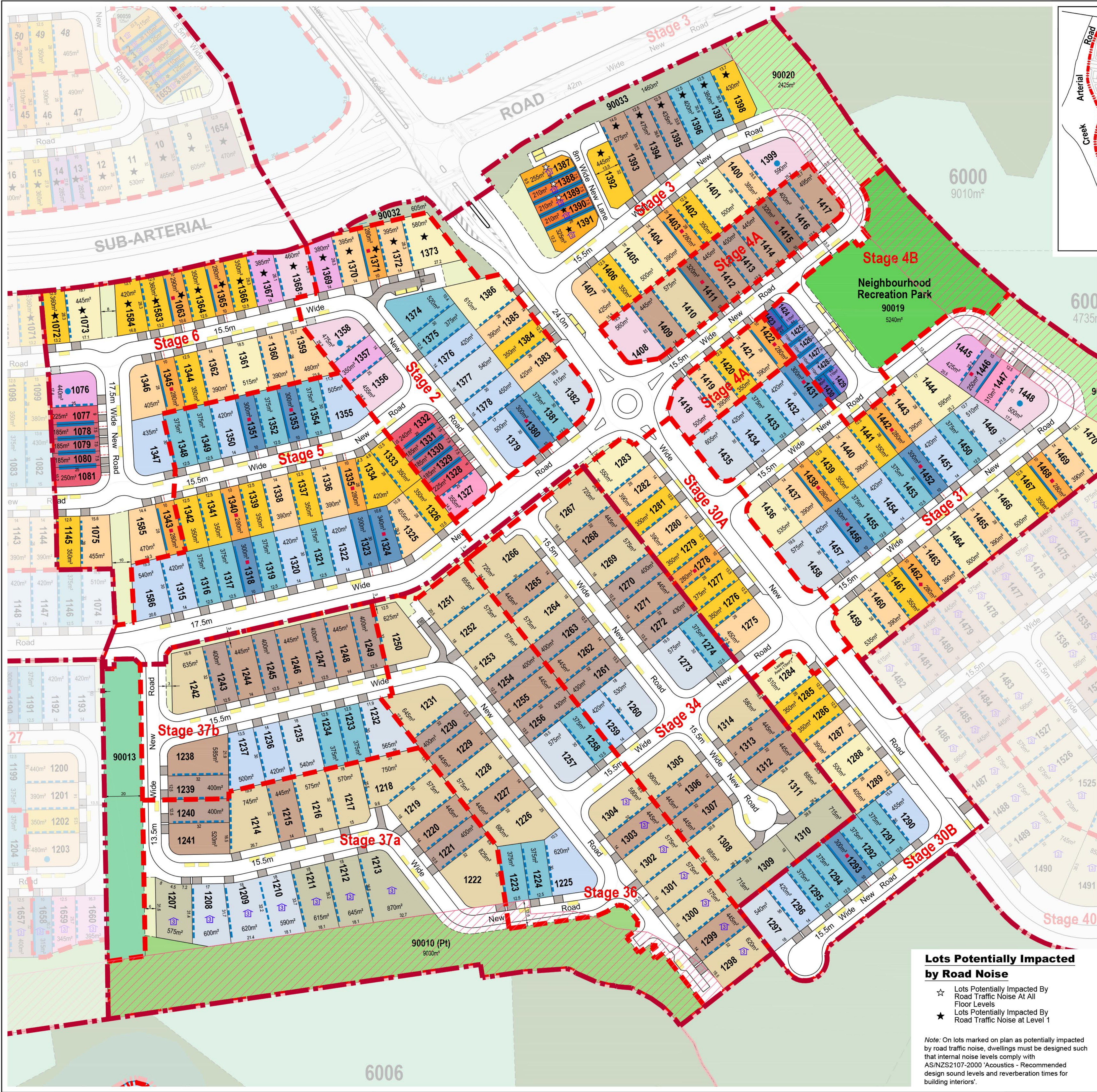
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The boundaries shown on this plan should not be used for final detailed engineers design.



REVISION V: 06/07/18 Central Neighbourhood Yield W: 04/08/18 Central Laneway Lots X: 15/08/18 Remove potential sales office from 1423 Y: 01/12/18 Minor change application Z: 16/12/18 Minor change application Southern Precinct AA: 12/01/17 Update Stats AB: 31/03/17 Amend Layout & Stats AC: 08/05/17 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 AG: 11/06/18 Lease Area shown on lot 1284 AH: 10/08/18 Amend RCL, Staging & POD's AI: 07/11/18 Amend Layout, Staging & Stats	PROJECT CALOUNDRA SOUTH PRECINCT 2		CLIENT STOCKLAND		RPS RPS Australia East Pty Ltd Brisbane Design Studio ACN 140 292 762 Fortitude Valley QLD 4006 ©COPYRIGHT PROTECTS THIS PLAN Unauthorized reproduction or amendment not permitted. Please contact the author. 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 7 November 2018	NORTH WEST NEIGHBOURHOOD PLAN OF DEVELOPMENT					
	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 167100-117	Rev AI	



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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
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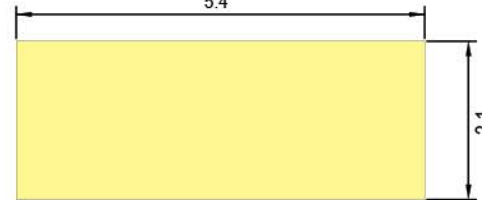
Parking

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)

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
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32m Deep Lots

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- Premium Villa 12.5m
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- Large Lots >32m Deep

30m Deep Lots

- SOHO 10m
- Urban Lot 12.5m Laneway
- Detached 14m Laneway
- Villa 10m
- Premium Villa 12.5m
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28m Deep Lots

- Terrace 7.5m
- End Terrace 9m+
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REVISION
V: 06/07/16 Central Neighbourhood Yield
W: 04/08/16 Central Laneway Lots
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AG: 11/06/18 Lease Area shown on lot 1284
AH: 10/08/18 Amend ROL, Staging & POD's
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Note:
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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	7 November 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	AI



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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
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32m Deep Lots

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

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28m Deep Lots

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25m Deep Lots

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Urban Lofts

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- Urban Loft Type B
- Urban Loft Type C
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Urban Lots

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Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B



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 7 November 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 Sheet A1

Plan Ref 167100-121

Rev AI



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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'.

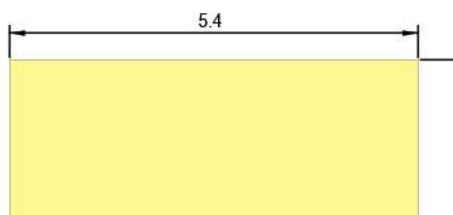
Parking

Total Visitor Parking Spaces 54
Total Dwellings 94^

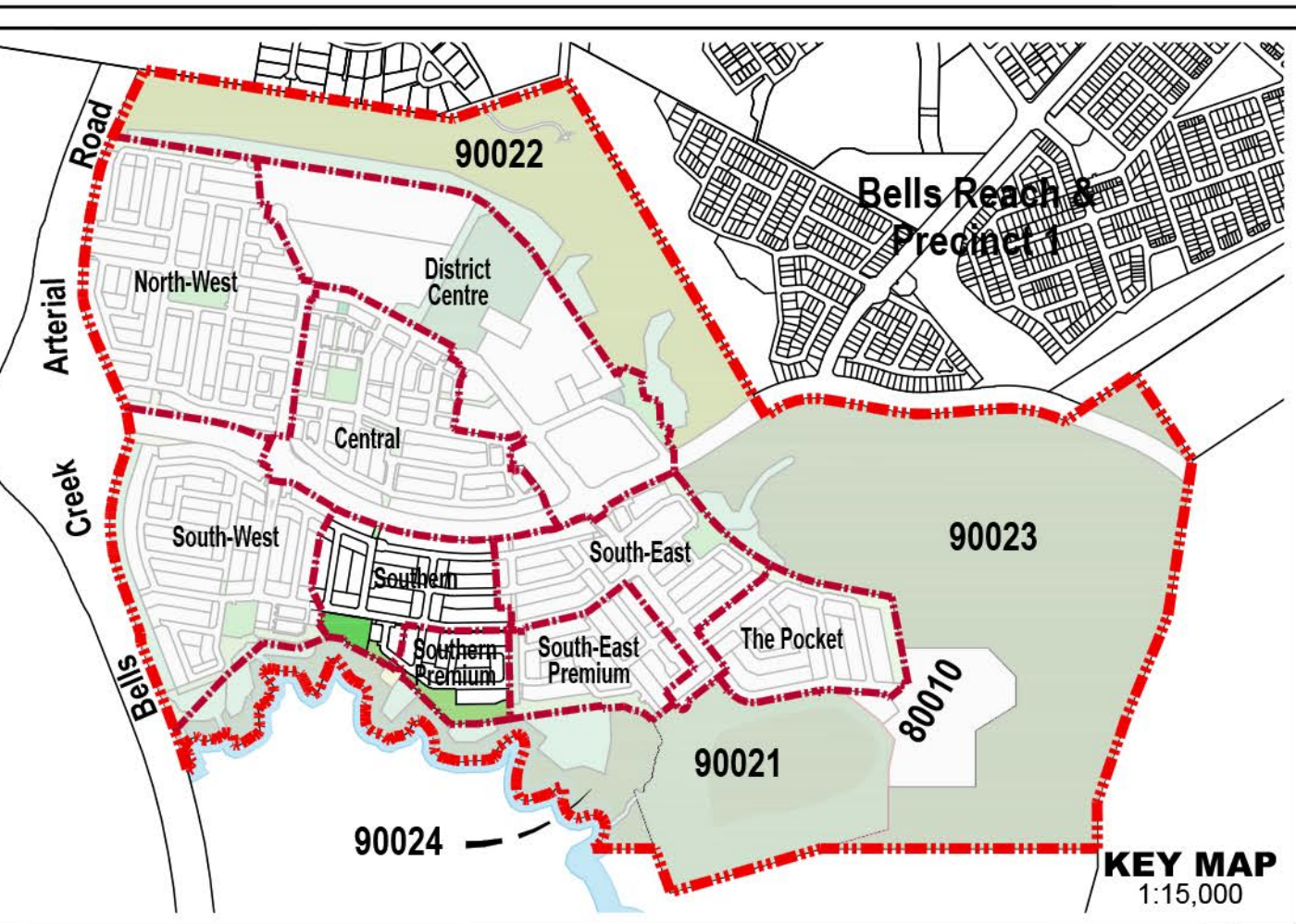
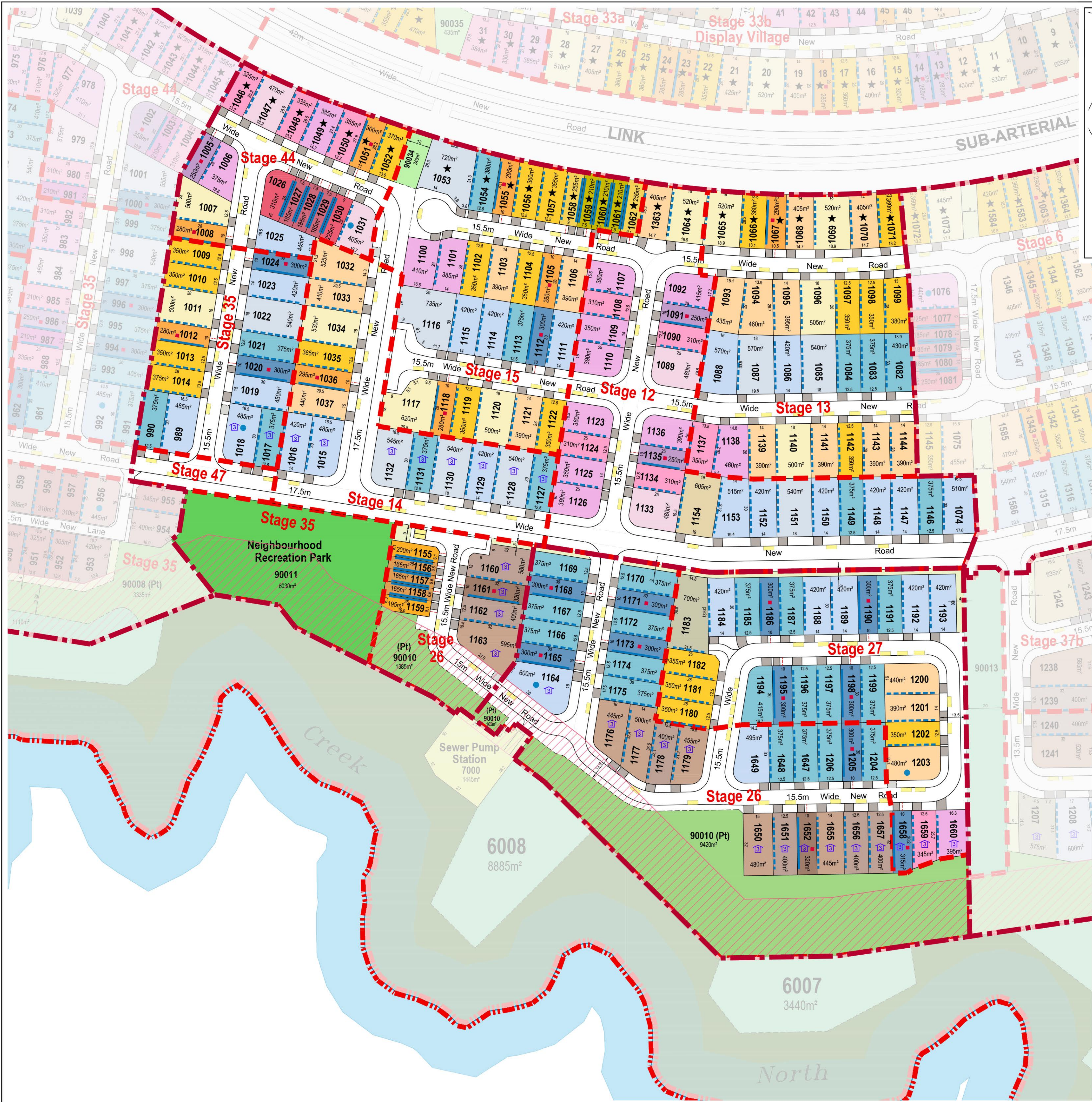
^ : Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

Scale 1 : 100



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



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
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 - EPZ within Major Recreation Park
 - Conservation Buffer
- 32m Deep Lots**
- Villa 10m
 - Premium Villa 12.5m
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 - Premium Traditional 18m
 - Large Lots >32m Deep
- 30m Deep Lots**
- SOHO 10m
 - Detached 12.5m Laneway
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 - Premium Traditional 18m
- 28m Deep Lots**
- Terrace 7.5m
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- Urban Warehouse Type A
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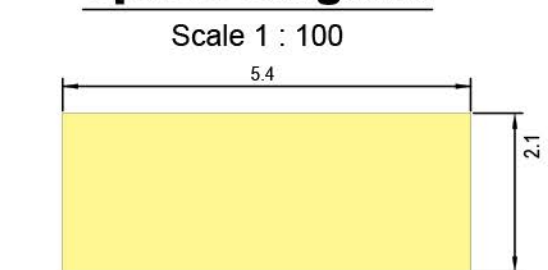
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- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.0m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

Parking

Total Visitor Parking Spaces 111
Total Dwellings 202 ^
^: Includes 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 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'.

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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
 - Double Garage permitted on a single Storey Dwelling on this 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 7 November 2018	
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 167100-123		Rev AI	

RPS

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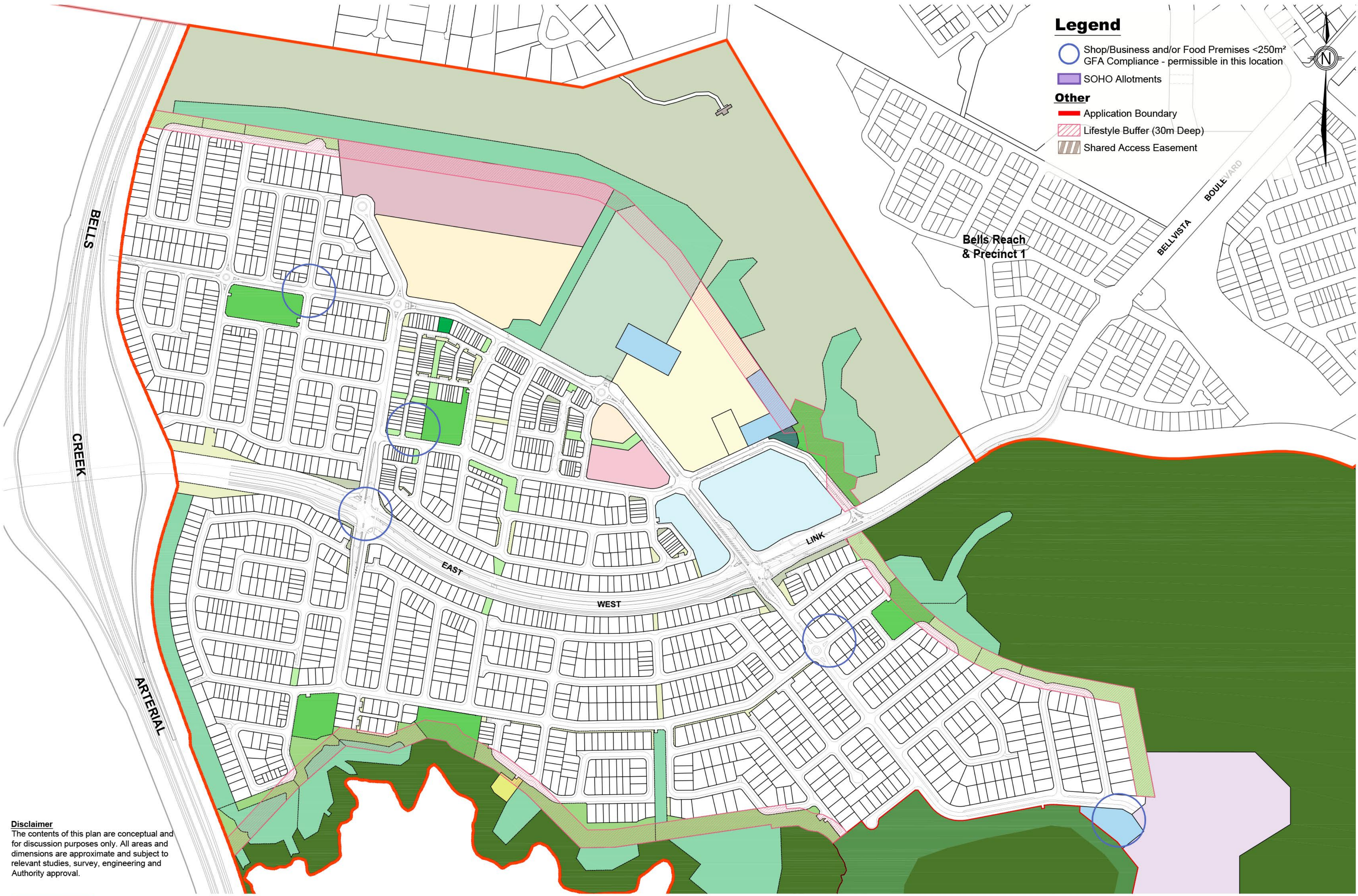
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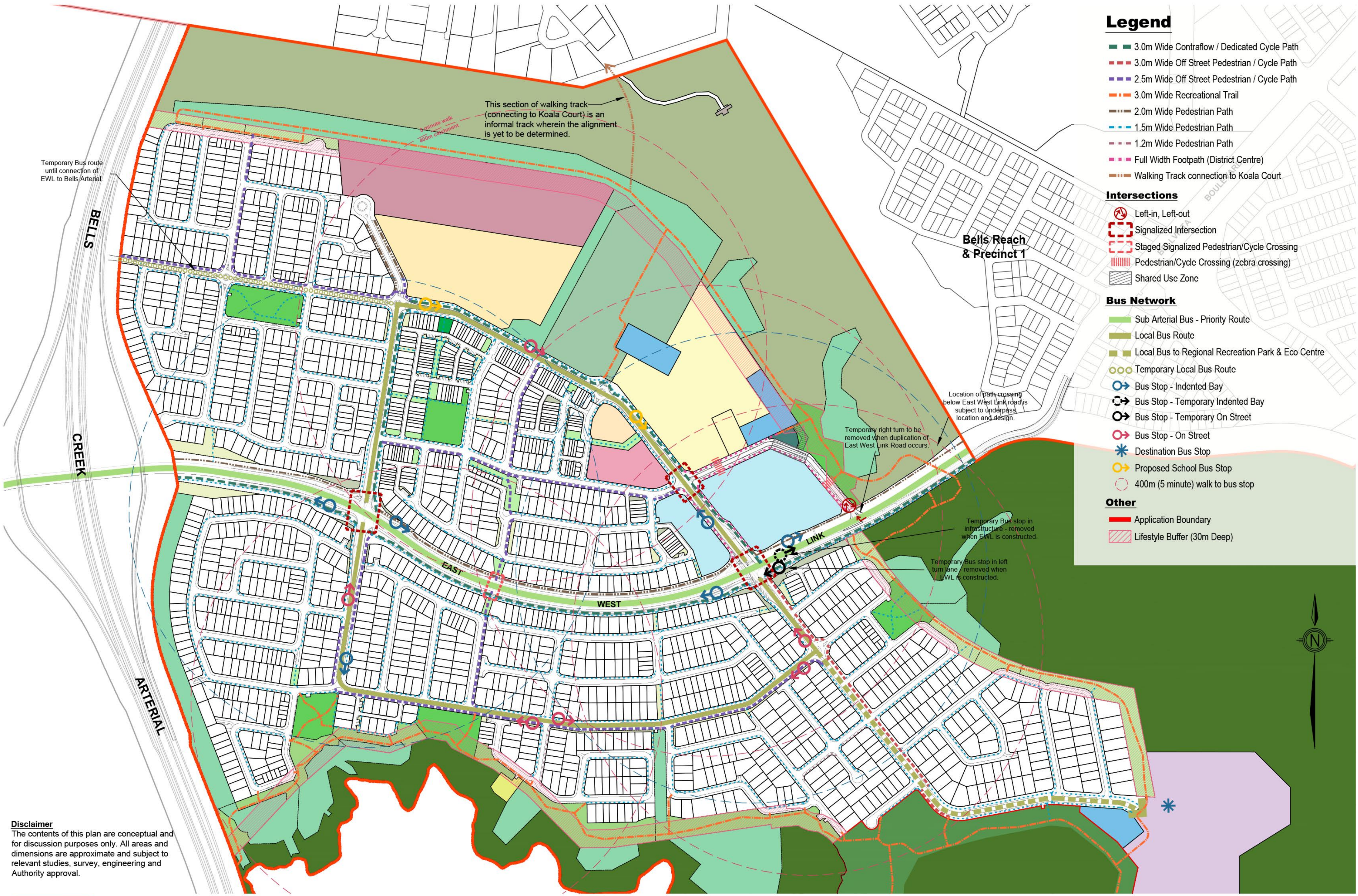
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Legend

- 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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