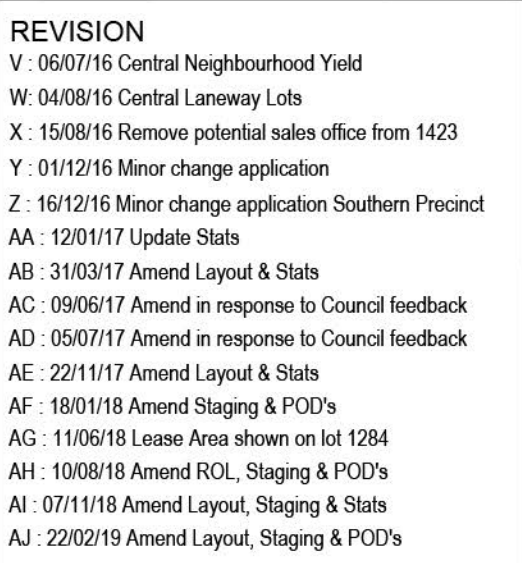




Legend

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 Indicated Translink Bus Bay

CLIENT
STOCKLAND

PROJECT
**CALOUNDRA SOUTH
PRECINCT 2**

CENTRAL
NEIGHBOURHOOD
PLAN OF
DEVELOPMENT

Date 22 February 2019

Comp By. MD / SE / KH / WW

Checked By. MD / SB

DWG Name. 167100-103 CSPR PRO

Job Reference 167100-21

Local Authority MINISTER FOR ECONOMIC

DEVELOPMENT QLD

Locality CALOUNDRA SOUTH

Scale	Sheet
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1:1000	A1
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Plan Ref	Rev
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167100-115	AJ
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URBAN DESIGN
Level 4 HQ South
555 W. Main Street

PO Box 1559
Fortitude Valley QLD 4006

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222



12

100

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Please contact the author.

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
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25m Deep Lots

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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

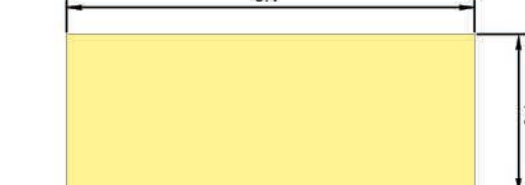
Total Visitor Parking Spaces 252
Total Dwellings 438

^: Includes Multiple Residential Dwelling Site

On-Street Parking

Space Diagram

Scale 1: 100

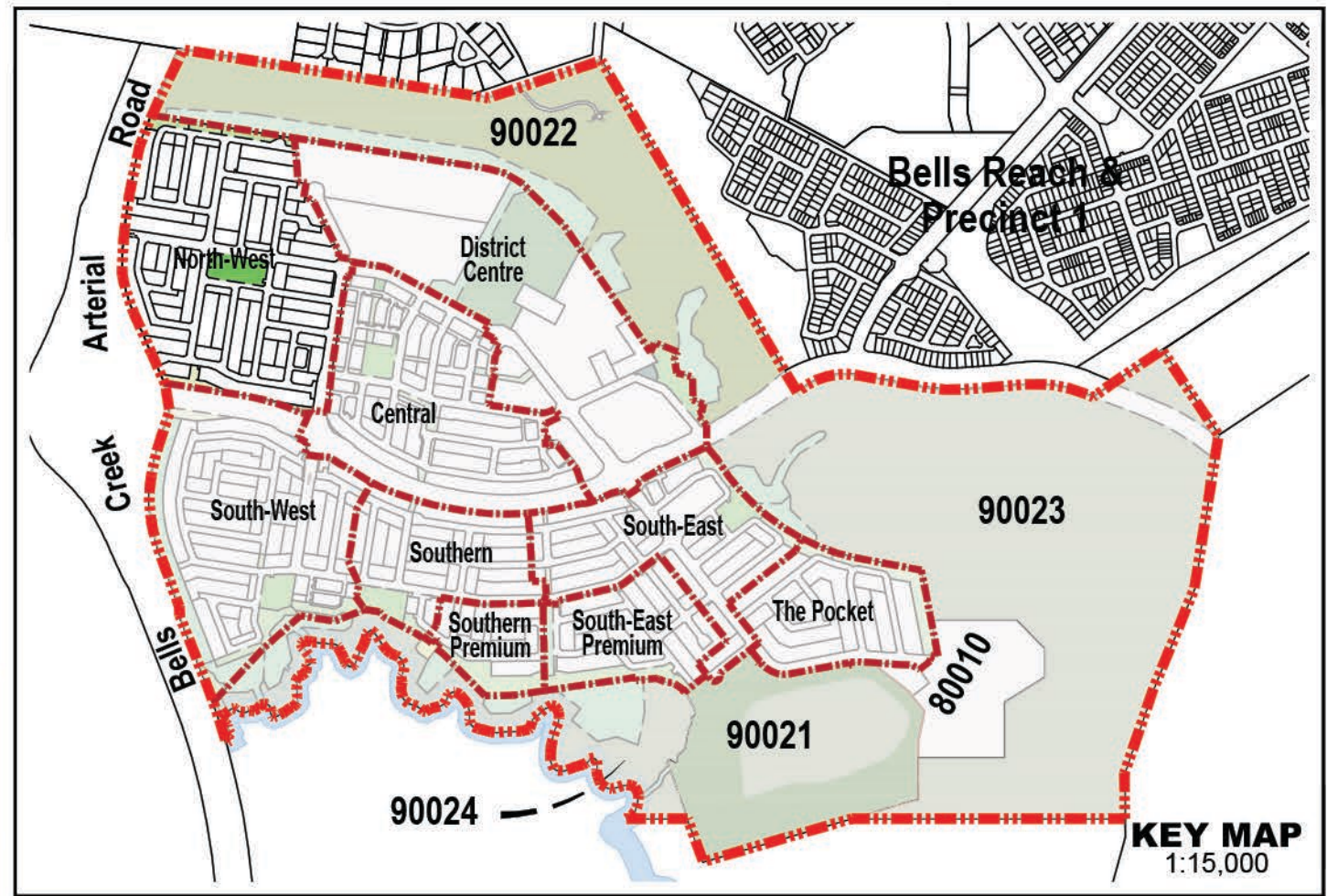


Lots Potentially Impacted by Road Noise

- ★ 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.

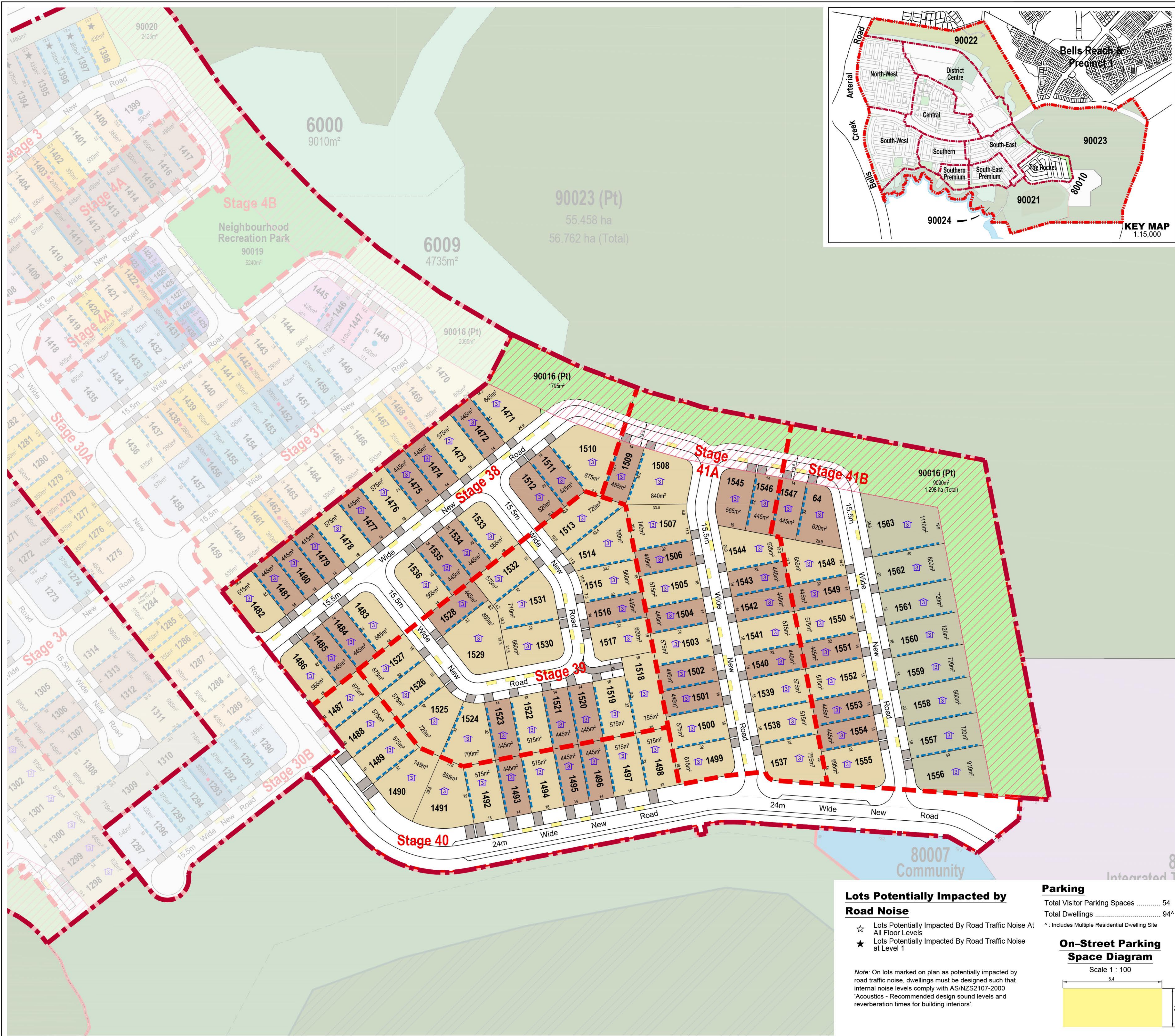


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REVISION V: 06/07/16 Central Neighbourhood Yield W: 04/09/16 Central Lane/way Lots X: 15/08/16 Remove potential sales office from 1423 Y: 01/12/16 Minor change application Z: 16/12/16 Minor change application Southern Precinct AA: 12/01/17 Update Stats AB: 13/03/17 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: 16/01/18 Amend Staging & POD's AG: 15/06/18 Lease Area shown on lot 1284 AH: 10/08/18 Amend RCL, Staging & POD's AI: 07/11/18 Amend Layout, Staging & Stats AJ: 22/02/19 Amend Layout, Staging & POD's	PROJECT CALOUNDRA SOUTH PRECINCT 2		CLIENT STOCKLAND NORTH WEST NEIGHBOURHOOD PLAN OF DEVELOPMENT		 © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3538 6500 W rpsgroup.com							
	Job Ref.	167100-21	Date	22 February 2019	Scale	1:1000	Sheet	A1	Plan Ref	167100-117	Rev	AJ
	Comp By.	MD / SE / VVV	DWG Name.	167100-103 CSP2 PRO								
	Checked By.	MD / SB	Locality	CALOUNDRA SOUTH								
	Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT QLD										



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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
- Major Recreation Park
- Environmental Protection (EPZ)
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- Conservation Buffer

32m Deep Lots

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

30m Deep Lots

- SOHO 10m
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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
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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



REVISION
V : 06/07/16 Central Neighbourhood Yield
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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
- 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 22 February 2019

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 AJ

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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

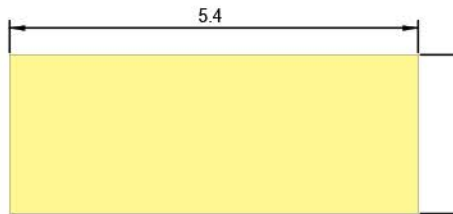
Note: On lots marked on plan as potentially impacted by road traffic noise, dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Parking

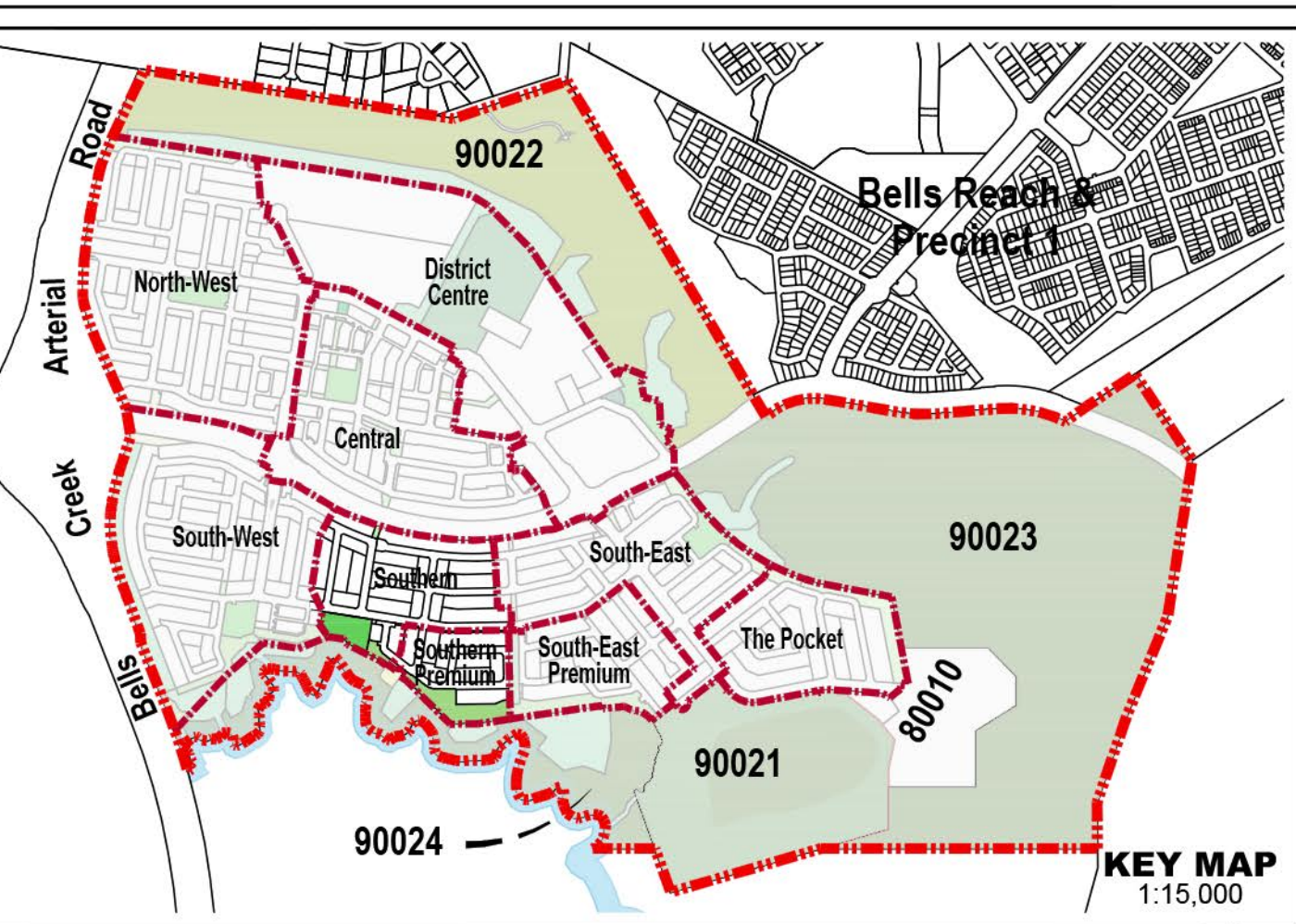
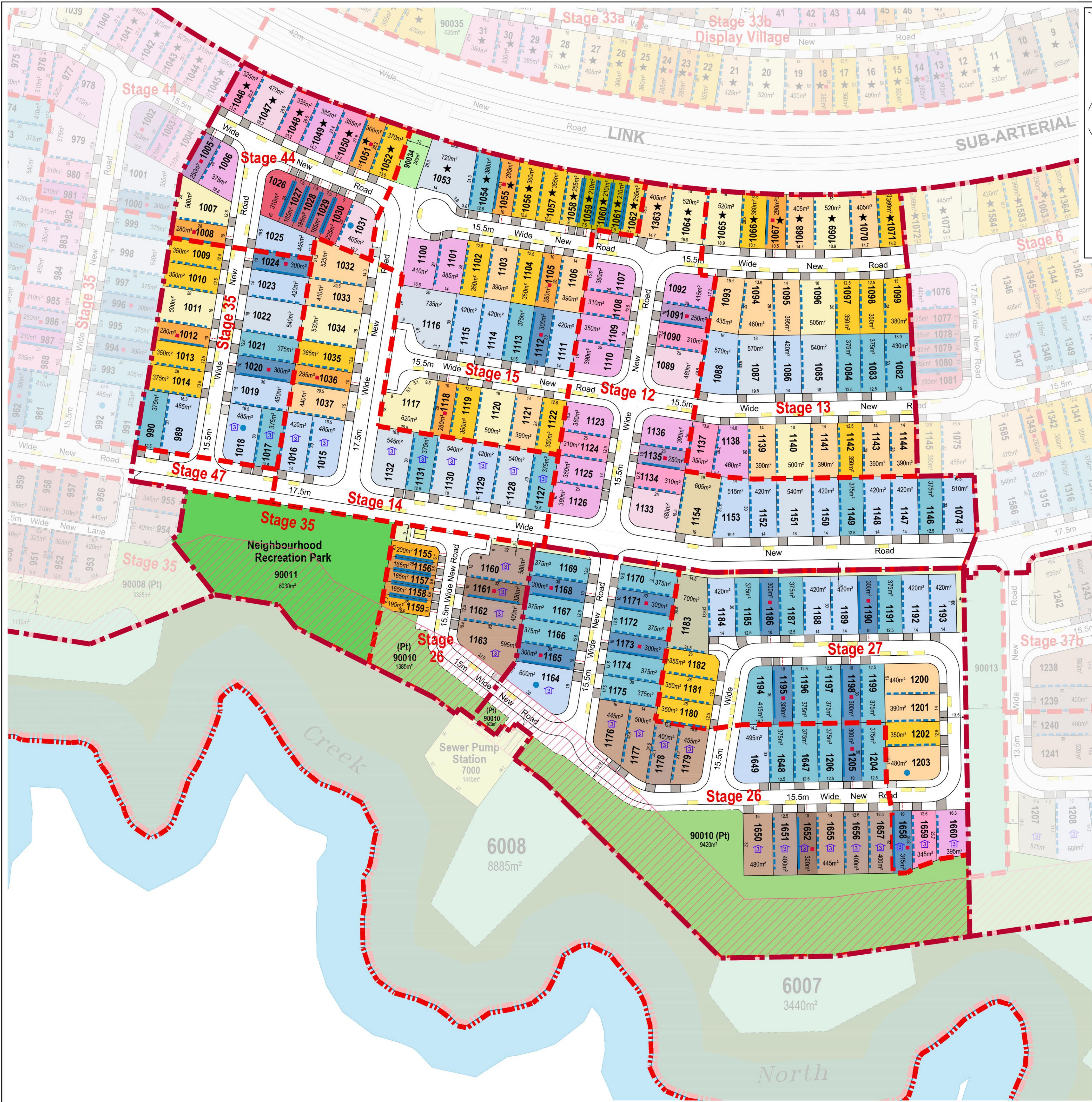
Total Visitor Parking Spaces 54
Total Dwellings 94⁺
^: Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

Scale 1 : 100



10 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
- Drainage Corridors
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- Major Recreation Park
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- Large Lots >32m Deep

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Urban Lofts

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Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B

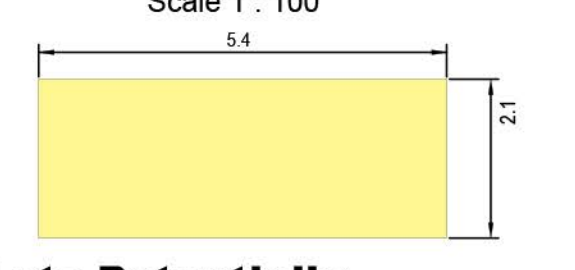
Development Controls

- 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 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'.

REVISION
V: 06/07/16 Central Neighbourhood Yield
W: 04/08/16 Central LaneWAY Lots
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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
- 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
**CALOUDRA SOUTH
PRECINCT 2**

**SOUTHERN
NEIGHBOURHOOD
PLAN OF
DEVELOPMENT**

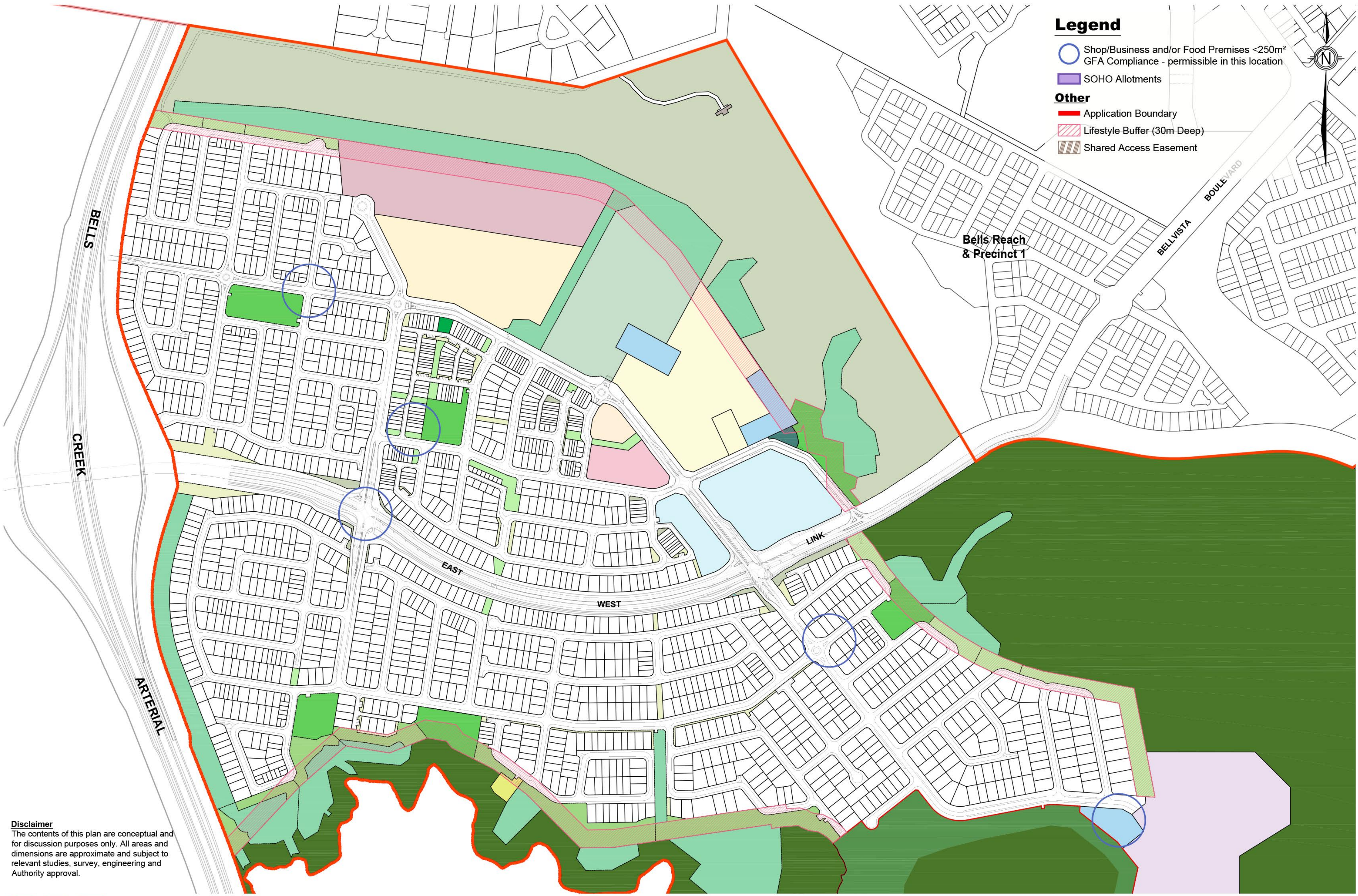
Date	22 February 2019
Comp By	MD / SE / KH / VW
Checked By	MD / SB
DWG Name	167100-103 CSPPR PRO
Job Reference	167100-21
Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT QLD
Locality	CALOUDRA SOUTH
Scale	1:1000
Plan Ref	167100-123
Sheet	A1
Rev	AJ

URBAN DESIGN
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Fortitude Valley QLD 4006
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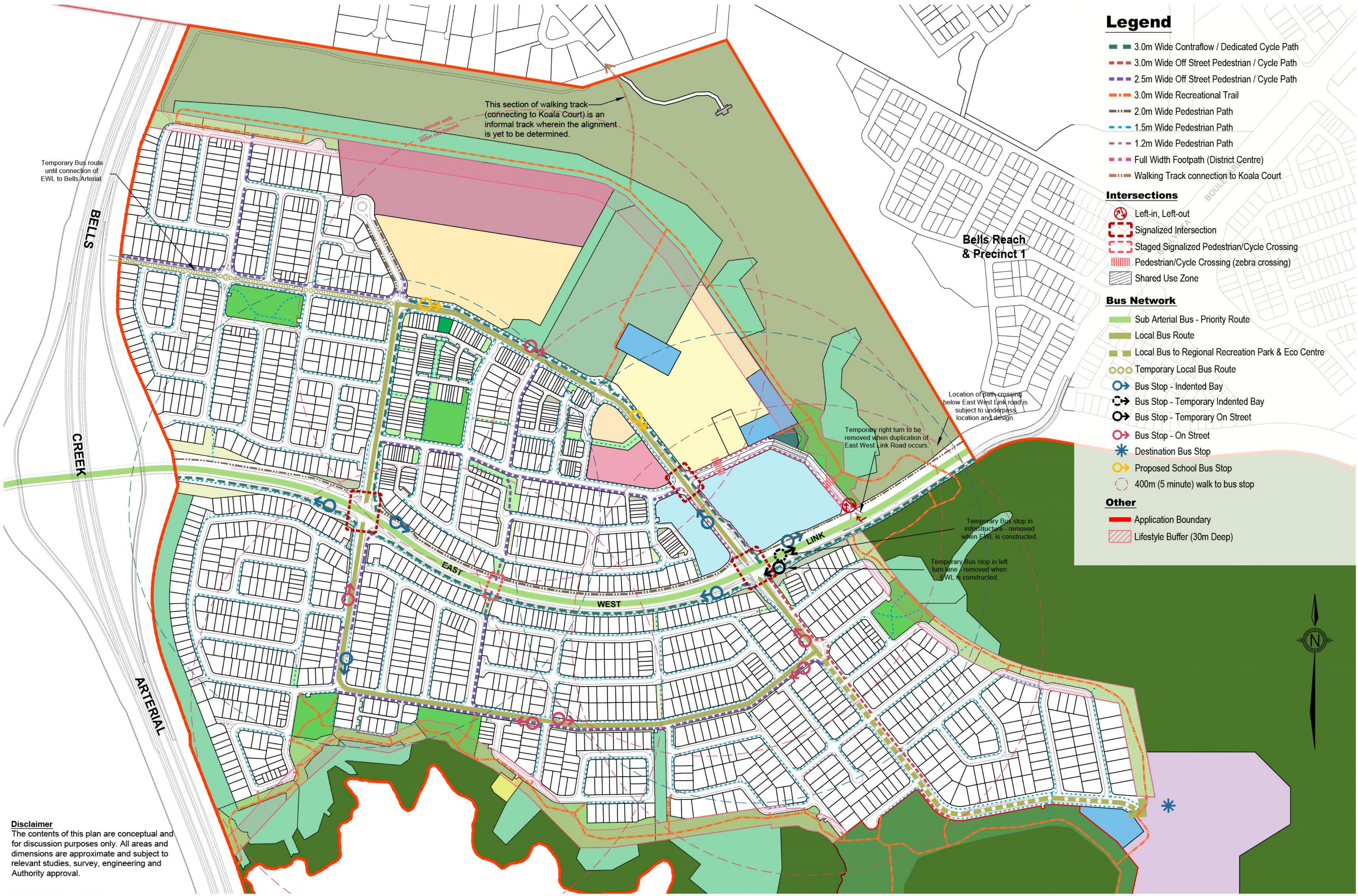
Disclaimer
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Legend

- 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

Disclaimer
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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

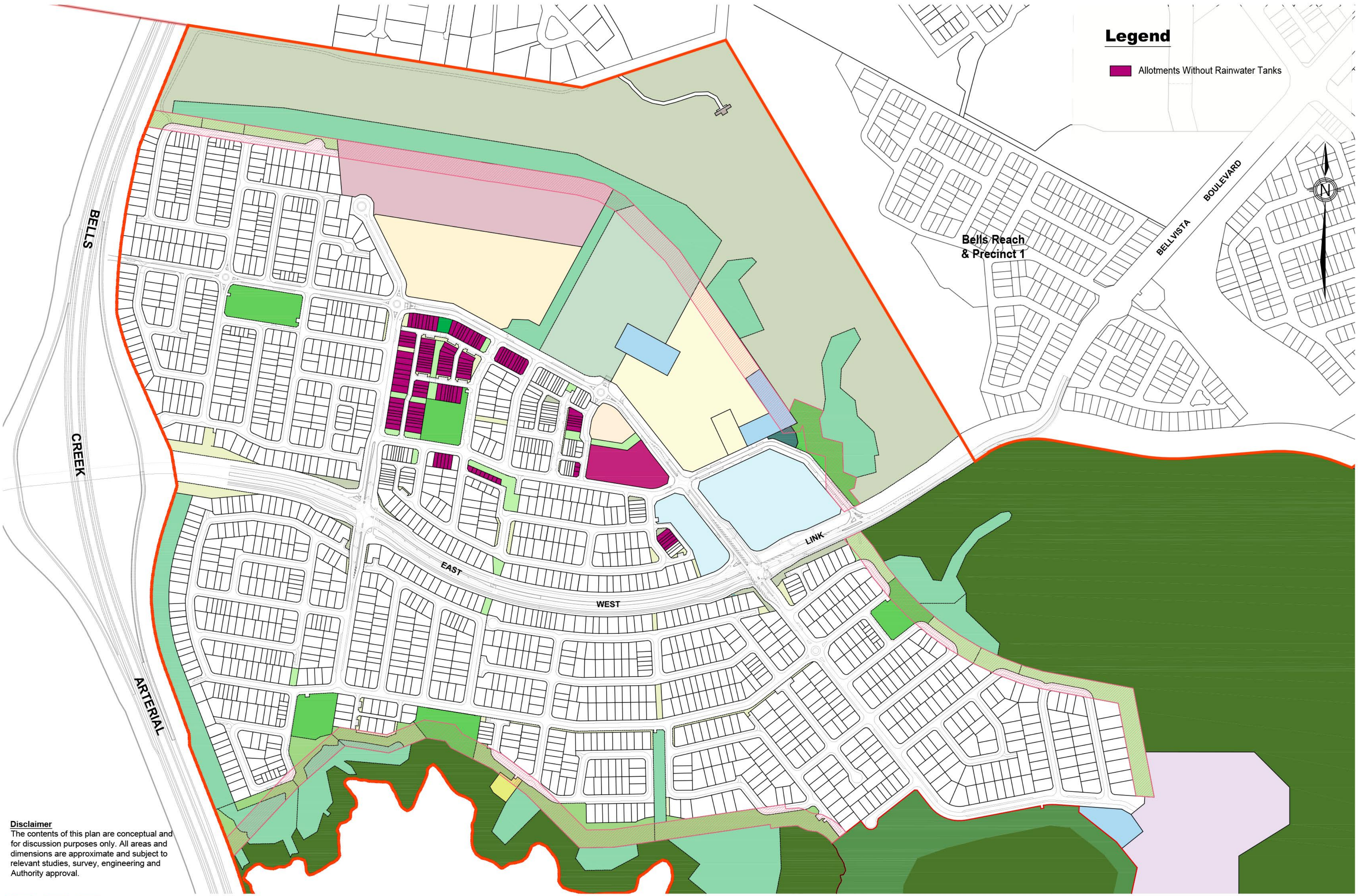
Bus Network

- 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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Legend

■ Allotments Without Rainwater Tanks

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