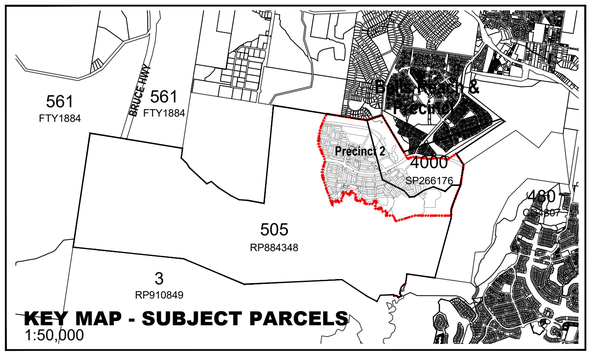

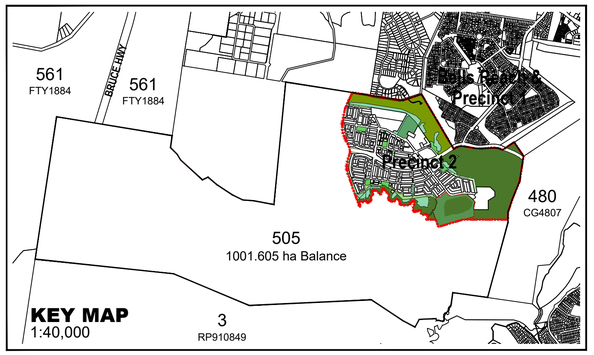

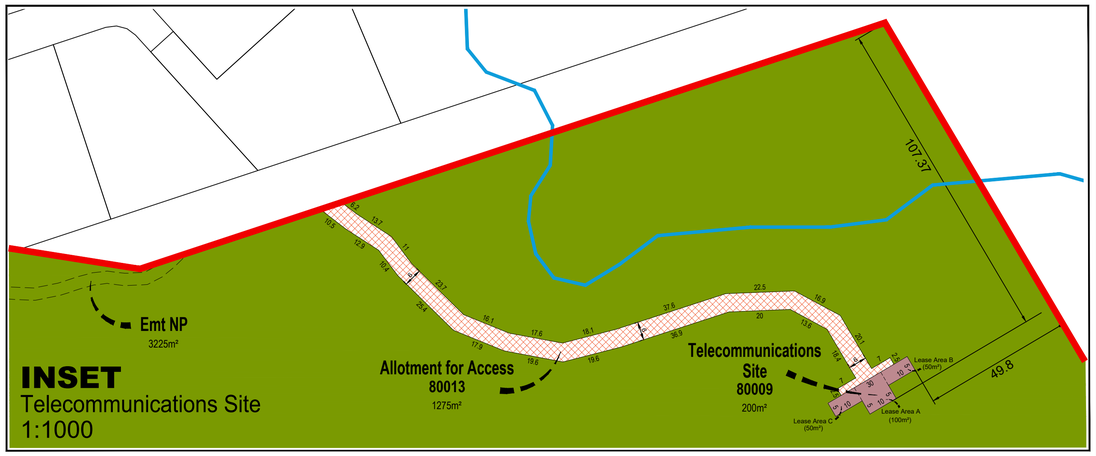

Legend

Land Use
- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Mixed Use
- Emerging Community
- Telecommunications Site
- Allotment for A MD / SBess
- 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)
- 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
- Terrace 4.6m Laneway
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Urban Lofts
- Urban Loft Type A
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Urban Lots
- Urban Lot Type A
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Urban Warehouse
- Urban Warehouse Type A
- Urban Warehouse Type B

REVISION
V : 06/07/16 Central Neighbourhood Yield
W: 04/08/16 Central Laneway Lots
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AJ : 22/02/19 Amend Layout, Staging & POD'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
- 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	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	1:4000
Sheet	A1
Plan Ref	167100-112
Rev	AJ

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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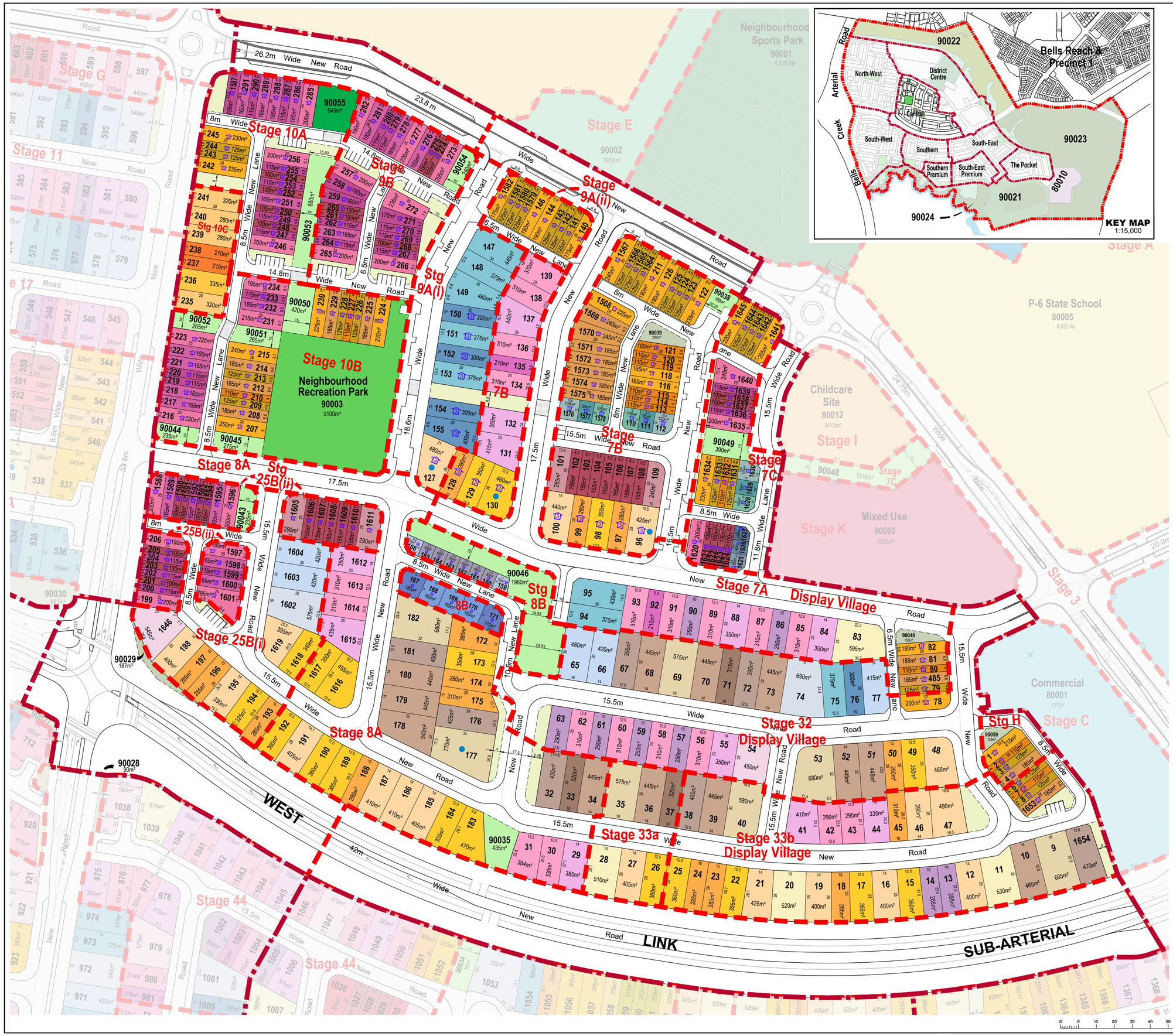

Legend

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
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Urban Lofts

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- 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

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

REVISION
V : 06/07/16 Central Neighbourhood Yield
W: 04/08/16 Central Laneway Lots
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CLIENT
STOCKLAND

PROJECT
CALOUNDRA SOUTH PRECINCT 2

CENTRAL NEIGHBOURHOOD ALLOTMENT LAYOUT

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: 1:1000	Sheet: A1
Plan Ref: 167100-114	Rev: AJ

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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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
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- Terrace 6.6m Laneway
- Terrace 7.5m Laneway
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- Urban Loft Type H

Urban Lots

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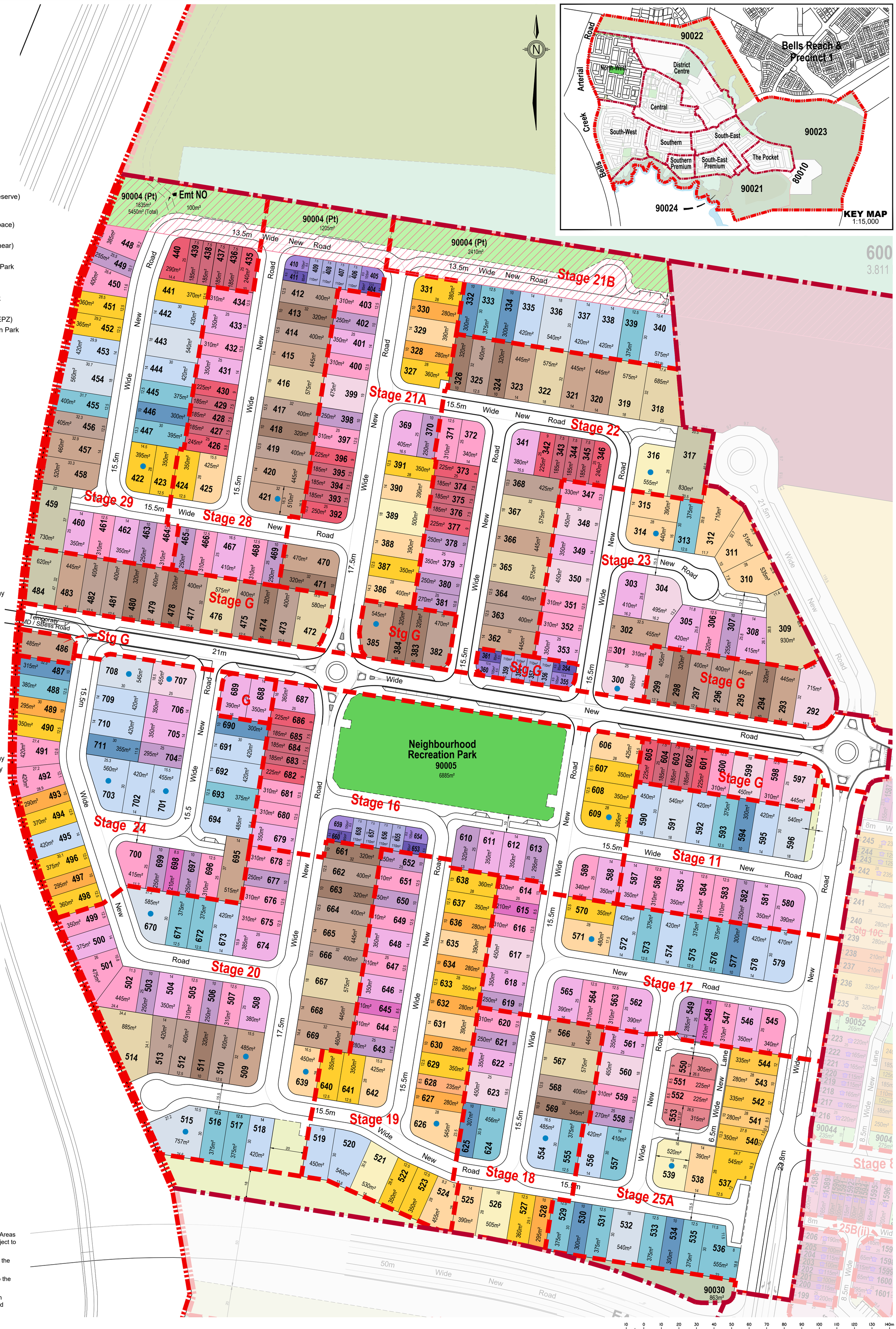
- Urban Lot Type C & D

Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B



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REVISION
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
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AJ : 22/02/19 Amend Layout, Staging & POD's

PROJECT	**CALOUNDRA SOUTH PRECINCT 2**	CLIENT	**STOCKLAND**
Job Ref. 167100-21	Date 22 February 2019	NORTH WEST NEIGHBOURHOOD ALLOTMENT LAYOUT	
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			

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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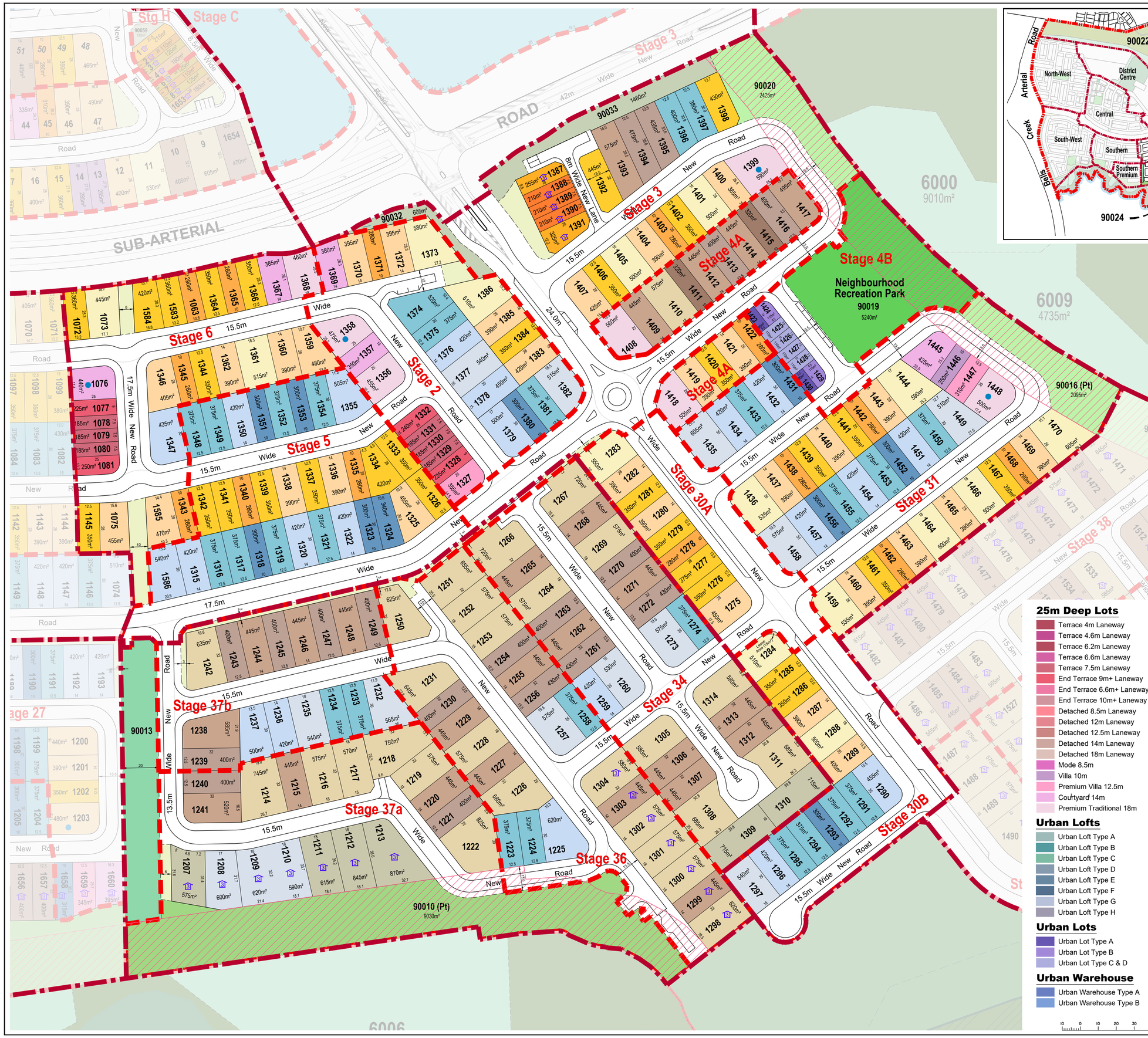
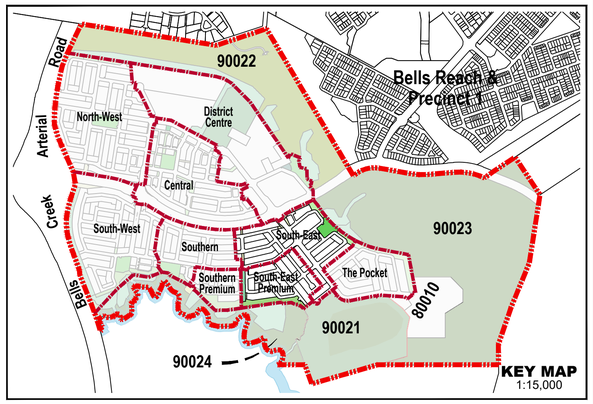
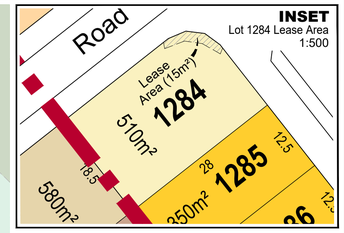
Scale	Sheet	Plan Ref	Rev
1:1000	A1	**167100-116**	**AJ**







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)
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- 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
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- Mode 8.5m
- Villa 10m
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25m Deep Lots

- Terrace 4m Laneway
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Urban Lofts

- Urban Loft Type A
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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

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

REVISION
V : 06/07/16 Central Neighbourhood Yield
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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 Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Proposed Indicative Translink Bus Bay
- Sewer Pump Station

CLIENT
STOCKLAND

PROJECT
CALOUNDRA SOUTH PRECINCT 2

SOUTH-EAST NEIGHBOURHOOD ALLOTMENT LAYOUT

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 1:1000	Sheet A1
Plan Ref 167100-118	Rev AJ

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520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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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
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32m Deep Lots

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- Large Lots >32m Deep

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- SOHO 10m
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- Detached 14m Laneway
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- Premium Traditional 18m

28m Deep Lots

- Terrace 7.5m
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25m Deep Lots

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

CLIENT
STOCKLAND

PROJECT
CALOUNDRA SOUTH PRECINCT 2

POCKET NEIGHBOURHOOD ALLOTMENT LAYOUT

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	1:1000
Sheet	A1
Plan Ref	**167100-120**
Rev	**AJ**

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
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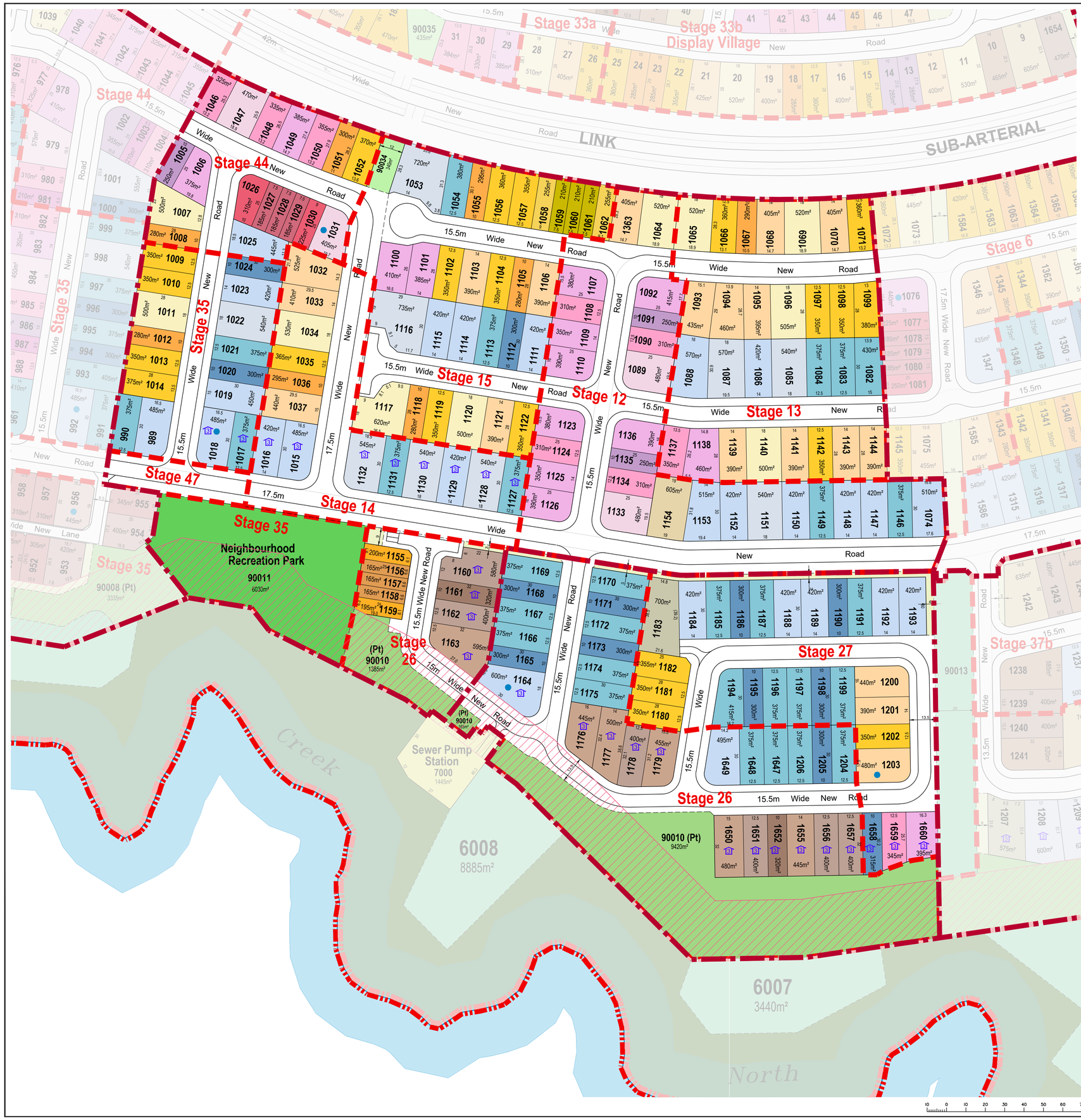

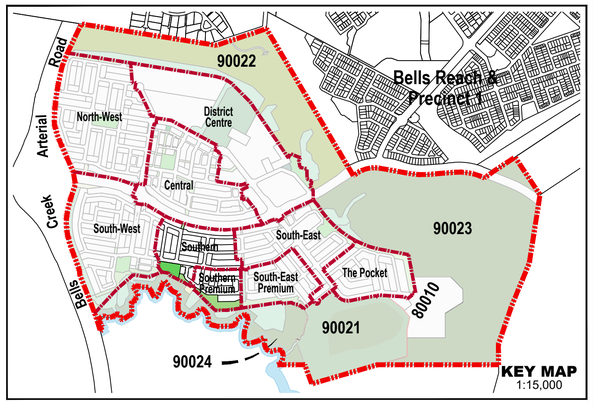

REVISION
V : 06/07/16 Central Neighbourhood Yield
W: 04/08/16 Central Laneway Lots
X : 15/08/16 Remove potential sales office from 1423
Y : 01/12/16 Minor change application
Z : 16/12/16 Minor change application Southern Precinct
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AE : 22/11/17 Amend 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 ROL, Staging & POD's
AI : 07/11/18 Amend Layout, Staging & Stats
AJ : 22/02/19 Amend Layout, Staging & POD's

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
- 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

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
- 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

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

CLIENT
STOCKLAND

PROJECT
CALOUNDRA SOUTH PRECINCT 2

SOUTHERN NEIGHBOURHOOD ALLOTMENT LAYOUT

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	1:1000
Sheet	A1
Plan Ref	167100-122
Rev	AJ

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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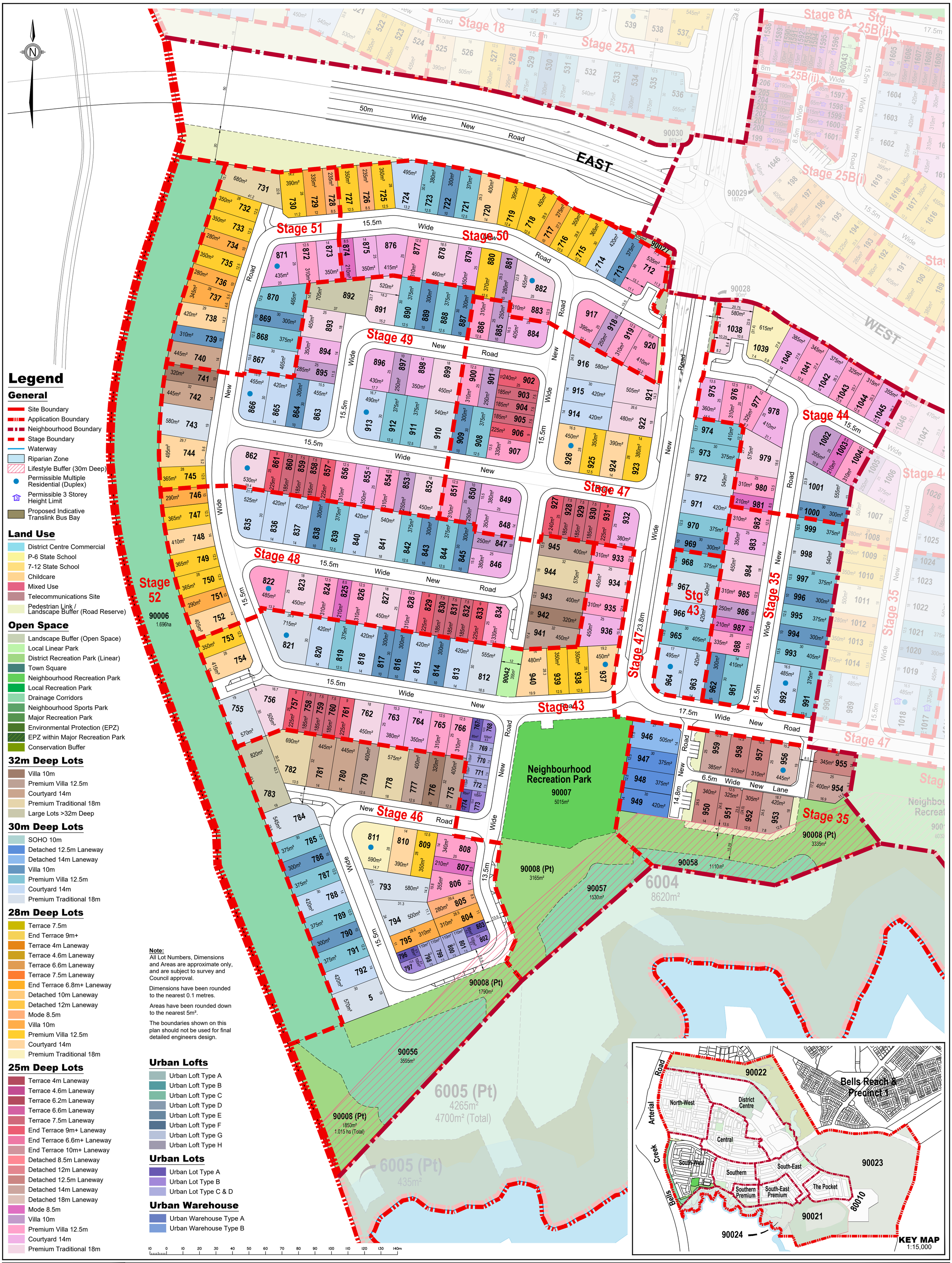

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AJ : 22/02/19 Amend Layout, Staging & POD's

PROJECT	**CALOUNDRA SOUTH PRECINCT 2**	CLIENT	**STOCKLAND**
Job Ref. 167100-21	Date 22 February 2019	SOUTH WEST NEIGHBOURHOOD ALLOTMENT LAYOUT	
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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Level 4 HQ South
520 Wickham Street
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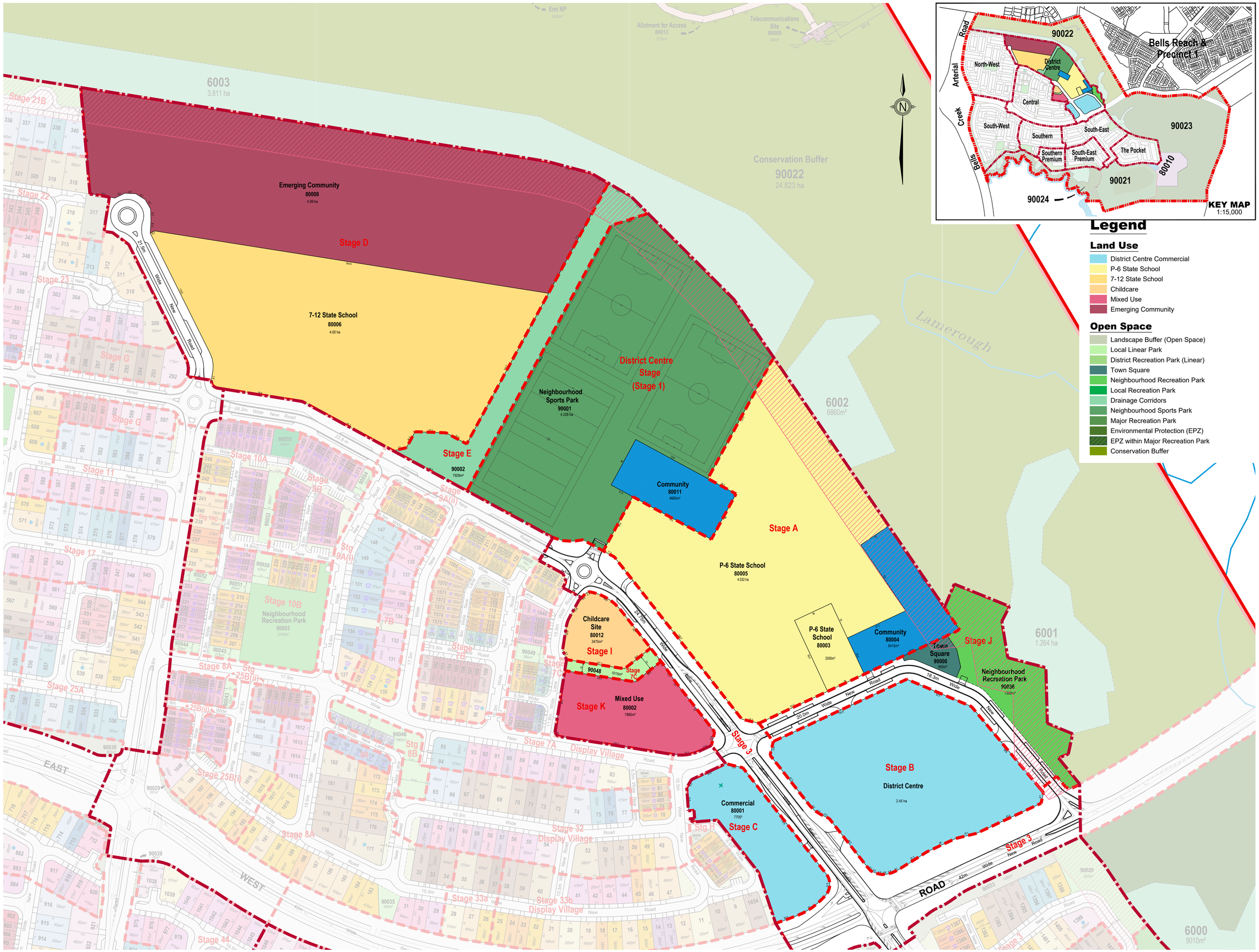
Scale	Sheet	Plan Ref	Rev
1:1000	A1	**167100-124**	**AJ**



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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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STOCKLAND

PROJECT
CALOUNDRA SOUTH PRECINCT 2

DISTRICT CENTRE NEIGHBOURHOOD ALLOTMENT LAYOUT

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: 1:1500	Sheet: A1
Plan Ref: 167100-126	Rev: AJ

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Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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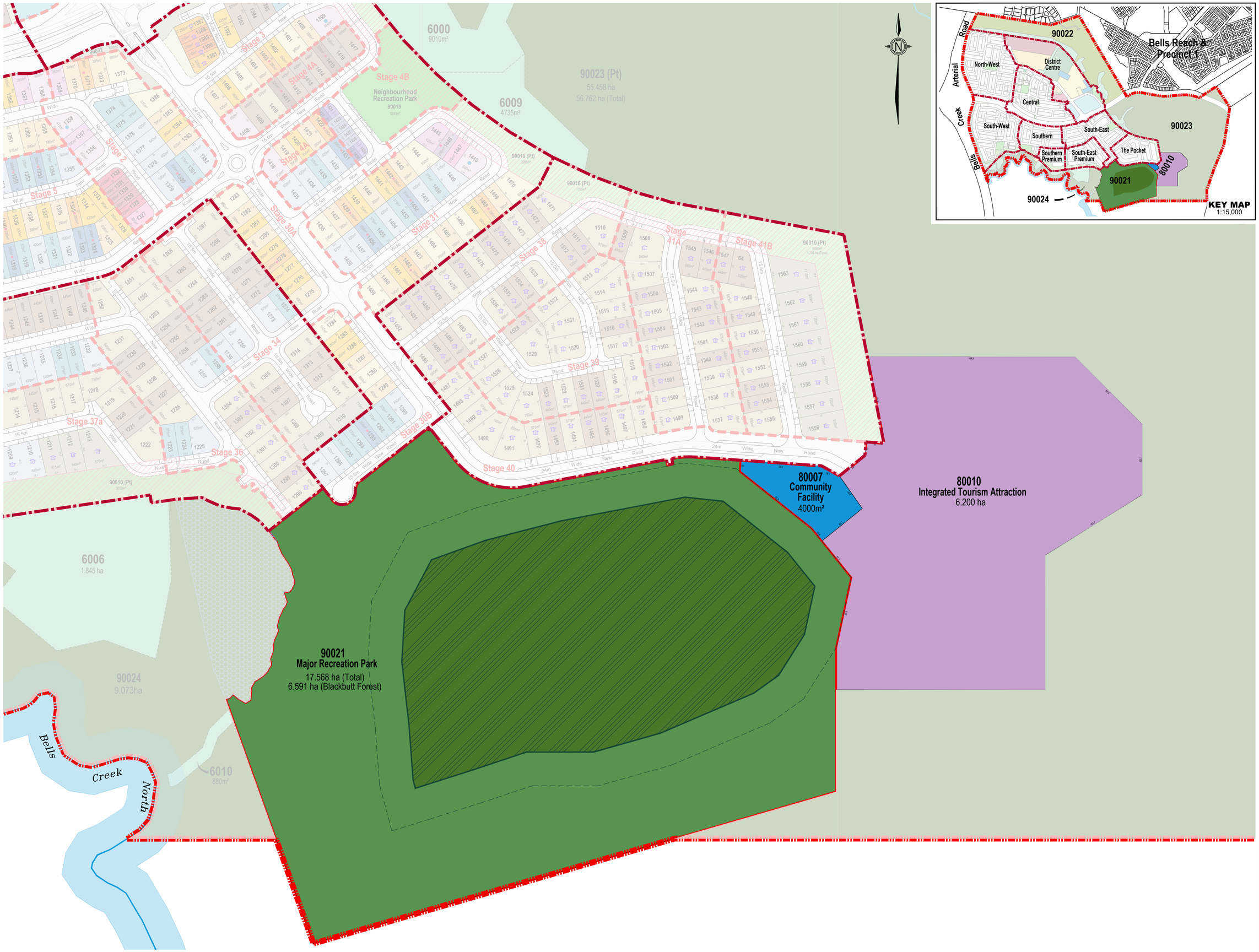

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Areas have been rounded down to the nearest 5m².

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
- 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

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PROJECT
CALOUNDRA SOUTH PRECINCT 2

ECO SANCTUARY SUB-PRECINCT ALLOTMENT LAYOUT

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
1:1500	A1

Plan Ref	Rev
167100-137	**AJ**

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YIELD BREAKDOWN

Single Family Dwellings	Typical Lot Area	Neighbourhood																Overall Precinct 2	
		Central - Urban Village		North-West Gateway		South-Eastern Lifestyle		South-Eastern Premium		The Pocket - Community Title Precinct		Southern Lifestyle		Southern Premium		South-Western Gateway			
Urban Lot Product		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 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**	**1.45%**
Subtotal		**—**	**0%**	**24**	**6%**	**8**	**4%**	**—**	**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**	**0.36%**
Subtotal		**20**	**6%**	**—**	**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%**	**5**	**0.3%**
25m Deep Product																			
Terrace 4m Laneway	155 m²	22	6%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	**22**	**1.33%**
Terrace 4.6m Laneway	155 m²	27	7%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	**27**	**1.64%**
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**	**1.09%**
Terrace 7.5m	187.5 m²	—	0%	22	5%	6	3%	—	0%	—	0%	3	2%	—	0%	15	5%	**46**	**2.79%**
End Terrace 9.0m	225 m²	—	0%	14	3%	4	2%	—	0%	—	0%	2	1%	—	0%	10	3%	**30**	**1.82%**
End Terrace 6.6m+ Laneway	155 m²	23	6%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	**23**	**1.39%**
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**	**0.36%**
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	8	2%	27	6%	1	1%	—	0%	—	0%	3	2%	—	0%	11	4%	**50**	**3.03%**
Premium Villa 12.5m	312.5 m²	19	5%	50	12%	2	1%	—	0%	—	0%	8	6%	1	2%	34	11%	**114**	**6.90%**
Courtyard 14m	350 m²	11	3%	39	9%	5	3%	—	0%	—	0%	13	9%	1	2%	23	8%	**92**	**5.57%**
Premium Traditional 18m	450 m²	2	1%	12	3%	7	4%	—	0%	—	0%	4	3%	—	0%	17	6%	**42**	**2.54%**
Subtotal		**148**	**41%**	**172**	**41%**	**25**	**13%**	**—**	**0%**	**—**	**0%**	**33**	**23%**	**2**	**4%**	**126**	**42%**	**506**	**30.6%**
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	12	3%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	**12**	**0.73%**
Terrace 4.6m Laneway	123 m²	27	7%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	**27**	**1.64%**
Terrace 6.6m Laneway	185 m²	16	4%	—	0%	—	0%	—	0%	—	0%	3	2%	—	0%	—	0%	**19**	**1.15%**
Terrace 7.5m Laneway	210 m²	2	1%	—	0%	3	2%	—	0%	—	0%	—	0%	—	0%	—	0%	**5**	**0.30%**
End Terrace 6.6m+ Laneway	190 m²	23	6%	—	0%	2	1%	—	0%	—	0%	2	1%	—	0%	—	0%	**27**	**1.64%**
Detached 10.0m Laneway	280 m²	4	1%	2	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	**6**	**0.36%**
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	15	4%	11	3%	14	7%	—	0%	—	0%	8	6%	—	0%	9	3%	**57**	**3.45%**
Premium Villa 12.5m	350 m²	19	5%	28	7%	30	16%	—	0%	—	0%	18	13%	4	7%	21	7%	**120**	**7.27%**
Courtyard 14m	392 m²	18	5%	20	5%	30	16%	—	0%	—	0%	16	11%	3	5%	11	4%	**98**	**5.94%**
Premium Traditional 18m	504 m²	4	1%	5	1%	15	8%	—	0%	—	0%	10	7%	—	0%	2	1%	**36**	**2.18%**
Subtotal		**141**	**39%**	**70**	**17%**	**94**	**49%**	**—**	**0%**	**—**	**0%**	**62**	**43%**	**7**	**13%**	**46**	**15%**	**420**	**25.4%**
30m Deep Product																			
SOHO 10m	300 m²	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	**—**	**0.00%**
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	5	1%	11	3%	10	5%	—	0%	—	0%	3	2%	10	18%	21	7%	**60**	**3.63%**
Premium Villa 12.5m	375 m²	8	2%	24	6%	21	11%	6	7%	—	0%	12	8%	18	33%	28	9%	**117**	**7.09%**
Courtyard 14m	420 m²	5	1%	29	7%	17	9%	4	5%	—	0%	19	13%	7	13%	24	8%	**105**	**6.36%**
Premium Traditional 18m	540 m²	2	1%	9	2%	6	3%	8	9%	—	0%	9	6%	—	0%	15	5%	**49**	**2.97%**
Subtotal		**20**	**6%**	**73**	**17%**	**54**	**28%**	**18**	**21%**	**—**	**0%**	**43**	**30%**	**35**	**64%**	**92**	**31%**	**335**	**20.3%**
32m Deep Product																			
Villa 10m	320 m²	3	1%	16	4%	2	1%	—	0%	—	0%	1	1%	1	2%	3	1%	**26**	**1.57%**
Premium Villa 12.5m	400 m²	7	2%	26	6%	4	2%	14	16%	—	0%	2	1%	4	7%	6	2%	**63**	**3.82%**
Courtyard 14m	448 m²	12	3%	23	5%	5	3%	20	24%	37	39%	1	1%	5	9%	4	1%	**107**	**6.48%**
Premium Traditional 18m	576 m²	7	2%	12	3%	1	1%	27	32%	49	52%	1	1%	—	0%	4	1%	**101**	**6.12%**
Large Lots >32m deep	760 m²	—	0%	3	1%	—	0%	6	7%	8	9%	—	0%	1	2%	2	1%	**20**	**1.21%**
Subtotal		**29**	**8%**	**80**	**19%**	**12**	**6%**	**67**	**79%**	**94**	**100%**	**5**	**3%**	**11**	**20%**	**19**	**6%**	**317**	**19.2%**
Total Residential Allotments		**363**	**100%**	**419**	**100%**	**193**	**100%**	**85**	**100%**	**94**	**100%**	**143**	**100%**	**55**	**100%**	**299**	**100%**	**1651**	**100%**
Designated Multiple Residential Lots ●		4		19		4		—		—		2		2		13		**44**	

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	**28.2523 ha**	**19.4068 ha**	**23.9725 ha**	**12.6773 ha**	**7.5024 ha**	**9.0209 ha**	**9.0205 ha**	**4.0876 ha**	**20.9595 ha**	**128.3909 ha**	**263.2907 ha**
Saleable Area											
Residential Allotments	—	9.0847 ha	14.9447 ha	7.3169 ha	4.4942 ha	5.4559 ha	5.5337 ha	2.1438 ha	10.7120 ha	—	**59.6859 ha**
Mixed Use Allotments	0.7885 ha	—	—	—	—	—	—	—	—	—	**0.7885 ha**
Emerging Community	4.9875 ha	—	—	—	—	—	—	—	—	—	**4.9875 ha**
Commercial Allotments	3.2200 ha	—	—	—	—	—	—	—	—	—	**3.2200 ha**
Community Uses	1.0080 ha	—	—	—	—	—	—	—	—	0.4003 ha	**1.4083 ha**
Child Care	0.3475 ha	—	—	—	—	—	—	—	—	—	**0.3475 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	**18.6335 ha**	**9.0847 ha**	**14.9447 ha**	**7.3169 ha**	**4.4942 ha**	**5.4559 ha**	**5.5337 ha**	**2.1438 ha**	**10.7120 ha**	**6.8925 ha**	**85.2119 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	4.9131 ha	6.4627 ha	2.9712 ha	1.6961 ha	1.5052 ha	2.6840 ha	0.9121 ha	3.9174 ha	—	**26.0960 ha**
Pedestrian link / Landscape Buffer (Road Reserve)	—	0.3231 ha	0.3017 ha	0.1490 ha	0.0970 ha	—	0.0273 ha	0.0729 ha	0.2693 ha	—	**1.2403 ha**
Future Road Purposes	—	—	—	—	—	—	—	—	—	1.1671 ha	**1.1671 ha**
Total Area of New Road	**3.6622 ha**	**9.0708 ha**	**7.7056 ha**	**4.1714 ha**	**1.7931 ha**	**2.4762 ha**	**2.7113 ha**	**0.9850 ha**	**6.3346 ha**	**2.1370 ha**	**41.0472 ha**
Open Space											
Neighbourhood Recreation Park	0.7382 ha	0.5102 ha	0.6889 ha	0.5241 ha	—	—	0.6030 ha	—	0.5015 ha	—	**3.5659 ha**
Local Recreation Park	—	0.0549 ha	—	—	—	—	—	—	—	—	**0.0549 ha**
Town Square	0.0951 ha	—	—	—	—	—	—	—	—	—	**0.0951 ha**
Landscape Buffer (Open Space)	—	0.0670 ha	0.0864 ha	0.2128 ha	—	—	—	—	0.0406 ha	—	**0.4068 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	0.9588 ha	1.0150 ha	—	**3.0151 ha**
Drainage Corridors	0.7929 ha	—	—	—	0.3123 ha	—	—	—	2.3200 ha	11.1370 ha	**14.5622 ha**
Neighbourhood Sports Park	4.2285 ha	—	—	—	—	—	—	—	—	—	**4.2285 ha**
Major Recreation Park	—	—	—	—	—	—	—	—	—	17.5680 ha	**17.5680 ha**
Environmental Protection (EPZ)	—	—	—	—	—	—	—	—	—	65.8337 ha	**65.8337 ha**
- EPZ within Major Recreation Park	—	—	—	—	—	—	—	—	—	*6.5912 ha*	*6.5912 ha*
Conservation Buffer	—	—	—	—	—	—	—	—	—	24.8227 ha	**24.8227 ha**
Total Open Space	**5.9566 ha**	**1.2513 ha**	**1.3222 ha**	**1.1890 ha**	**1.2151 ha**	**1.0888 ha**	**0.7755 ha**	**0.9588 ha**	**3.9129 ha**	**119.3614 ha**	**137.0316 ha**
Street Type	**Length**	**Length**	**Length**	**Length**	**Length**	**Length**	**Length**	**Length**	**Length**	**Length**	**Length**
Shared Access Driveway	—	—	172m	50m	55m	20m	25m	10m	119m	—	**451m**
Laneway	—	1025m	110m	48m	—	—	—	—	164m	—	**1347m**
13.5m Wide New Road	—	—	257m	425m	257m	165m	100m	225m	151m	—	**1580m**
14.8m Wide New Road	—	206m	—	—	—	—	—	—	—	—	**206m**
15.5m Wide New Road	33m	1229m	2529m	1401m	778m	799m	963m	353m	2653m	—	**10738m**
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**	**4469m**	**4290m**	**2698m**	**1090m**	**1403m**	**1675m**	**588m**	**3763m**	**215m**	**21117m**

REVISION
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 & POD's
AG : 11/06/18 Lease Area shown on lot 1284
AH : 10/08/18 Amend ROL, 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**
Job Ref. 167100-21	Date 22 February 2019	DEVELOPMENT STATISTICS	
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			

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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Scale	Sheet	Plan Ref	Rev
NTS	A1	**167100-113**	**AJ**