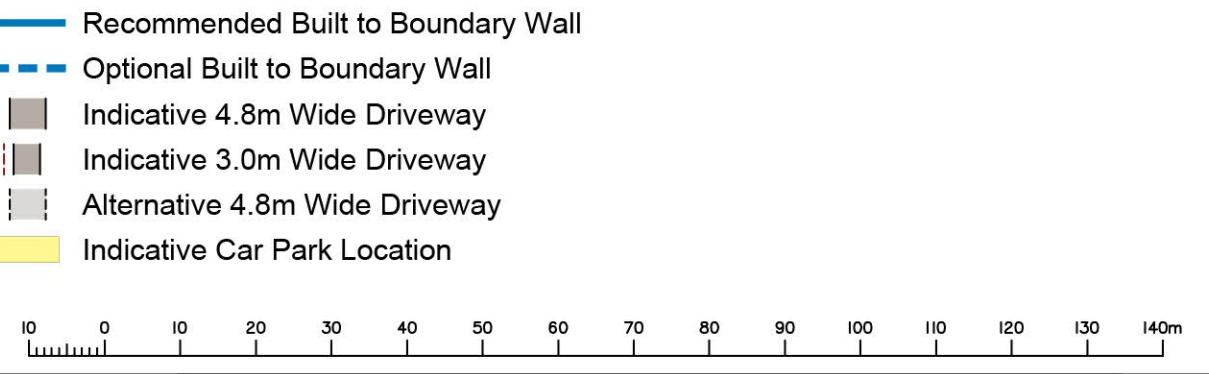
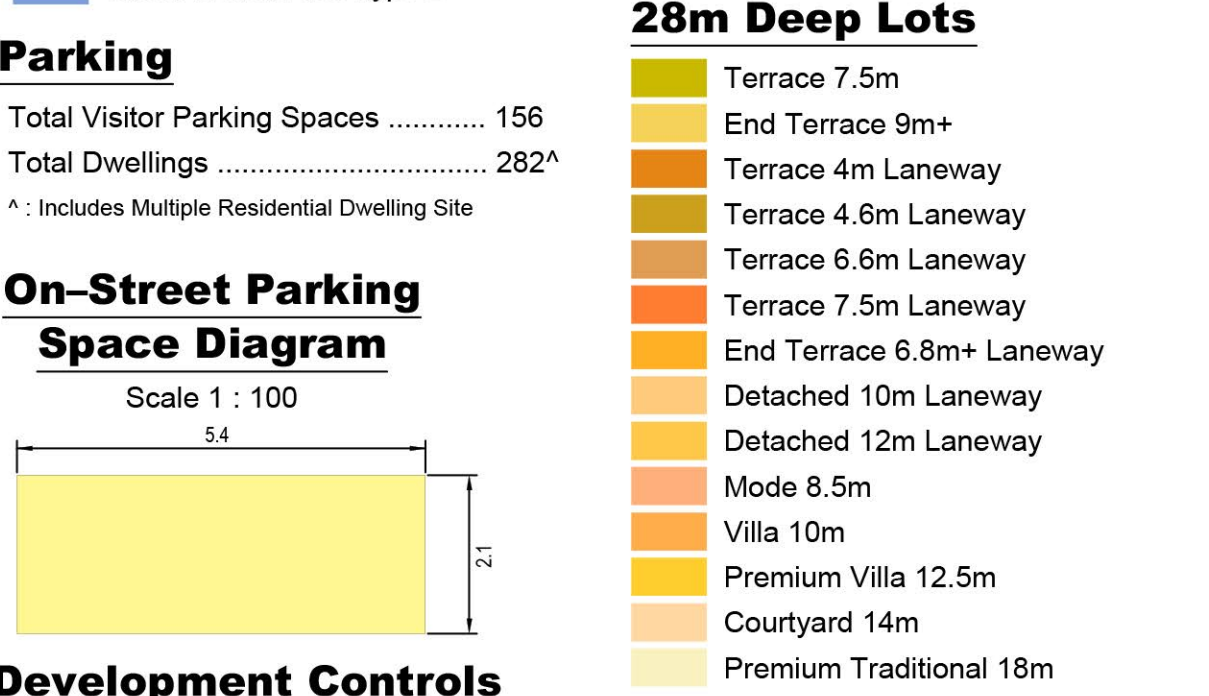
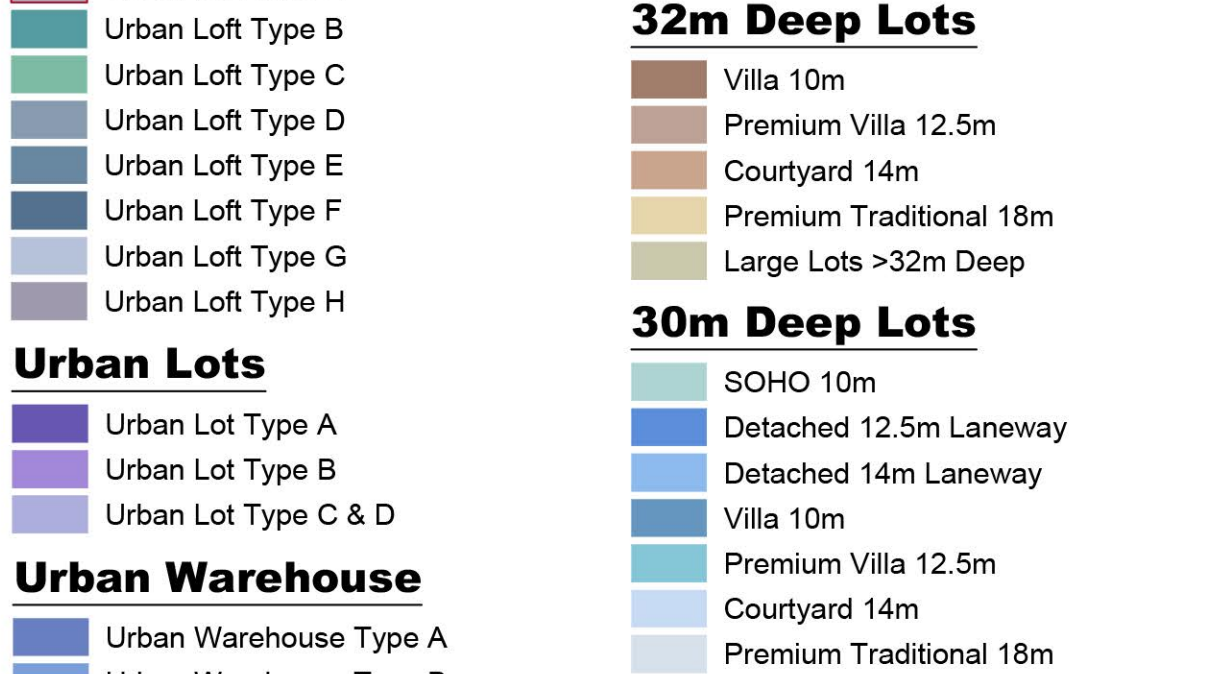
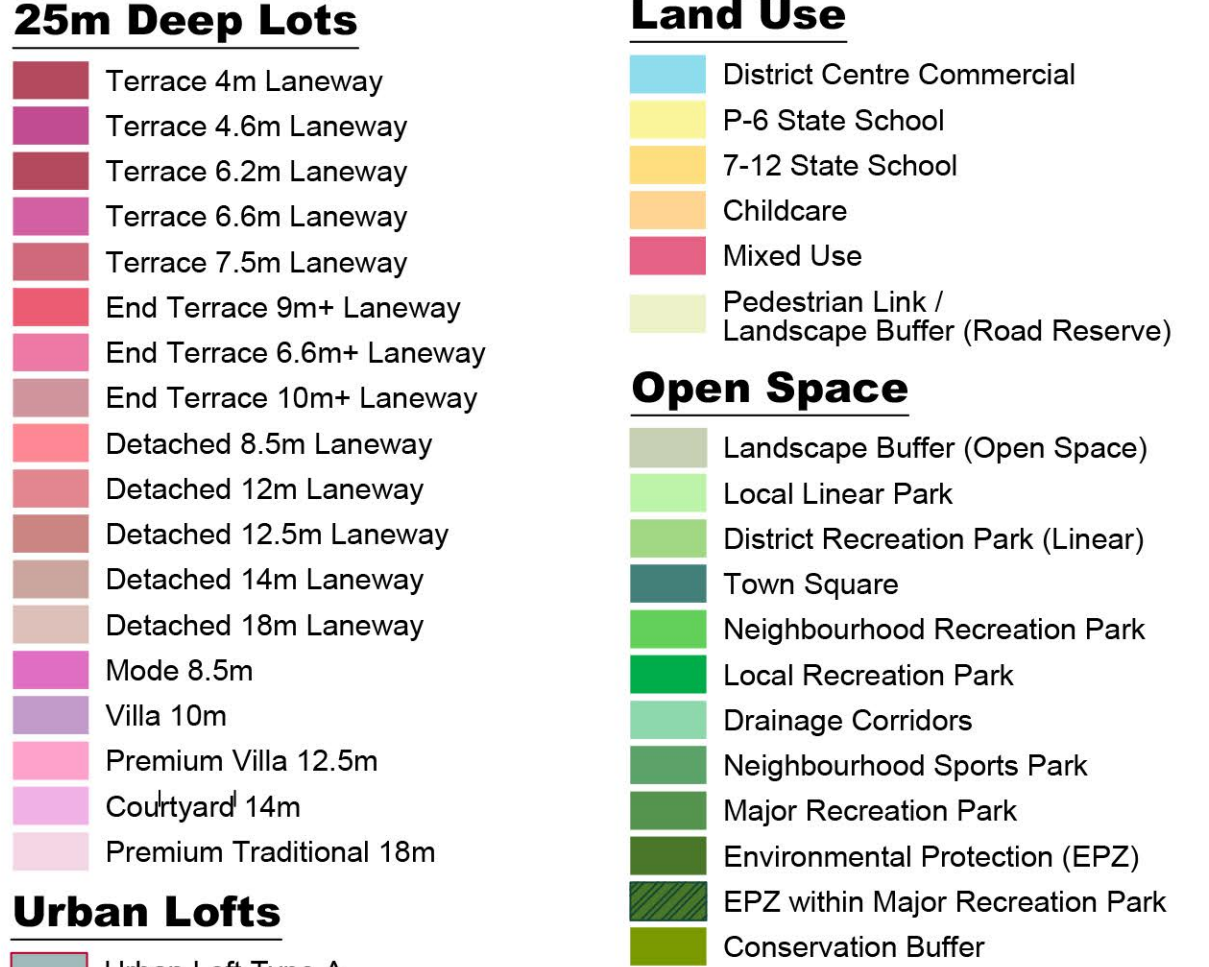
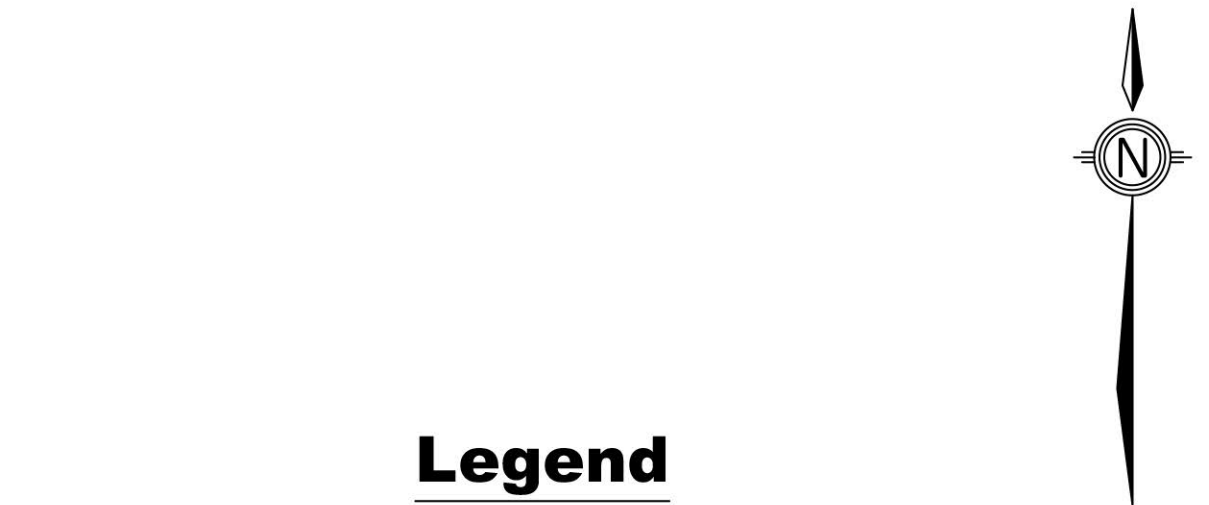
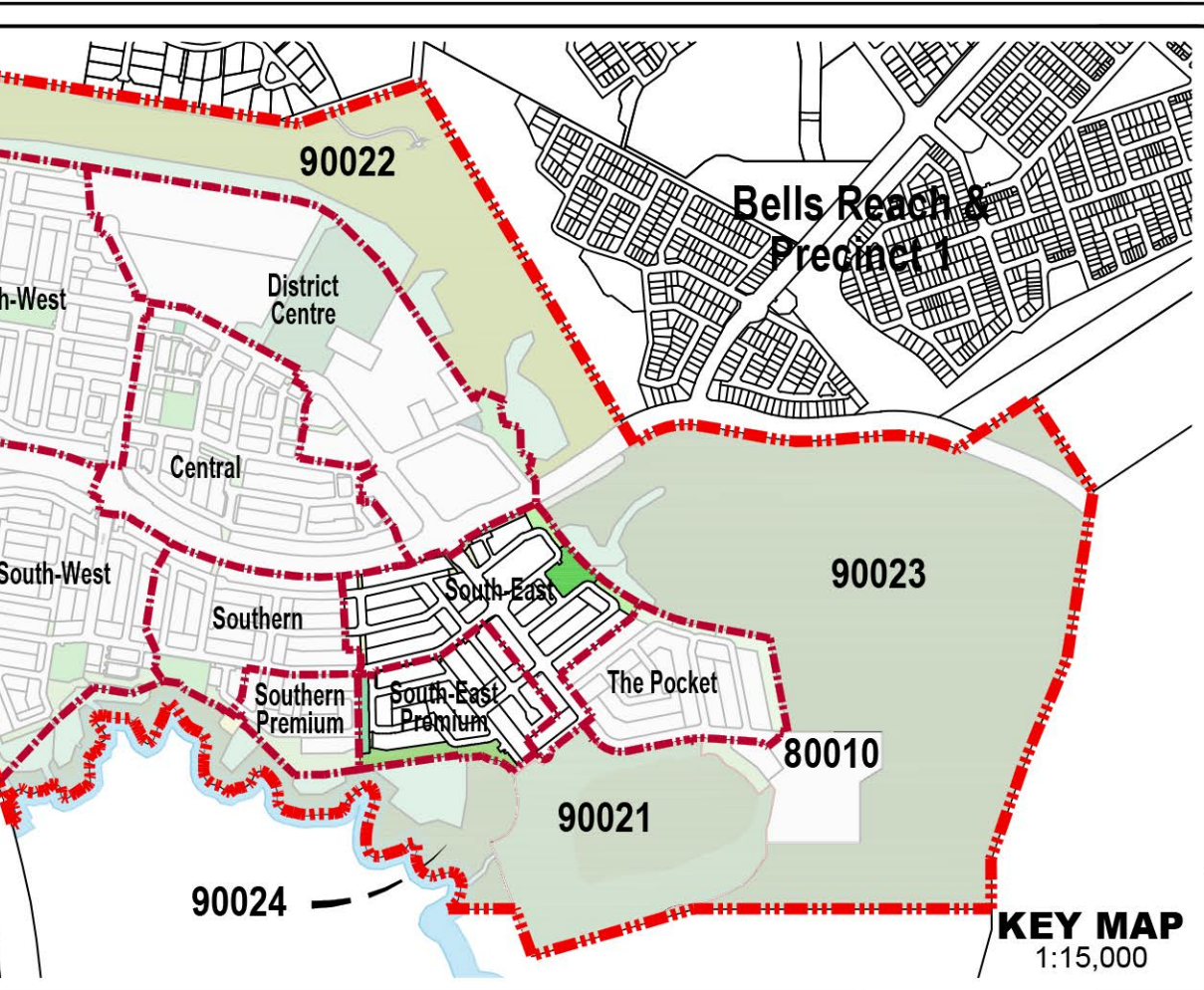
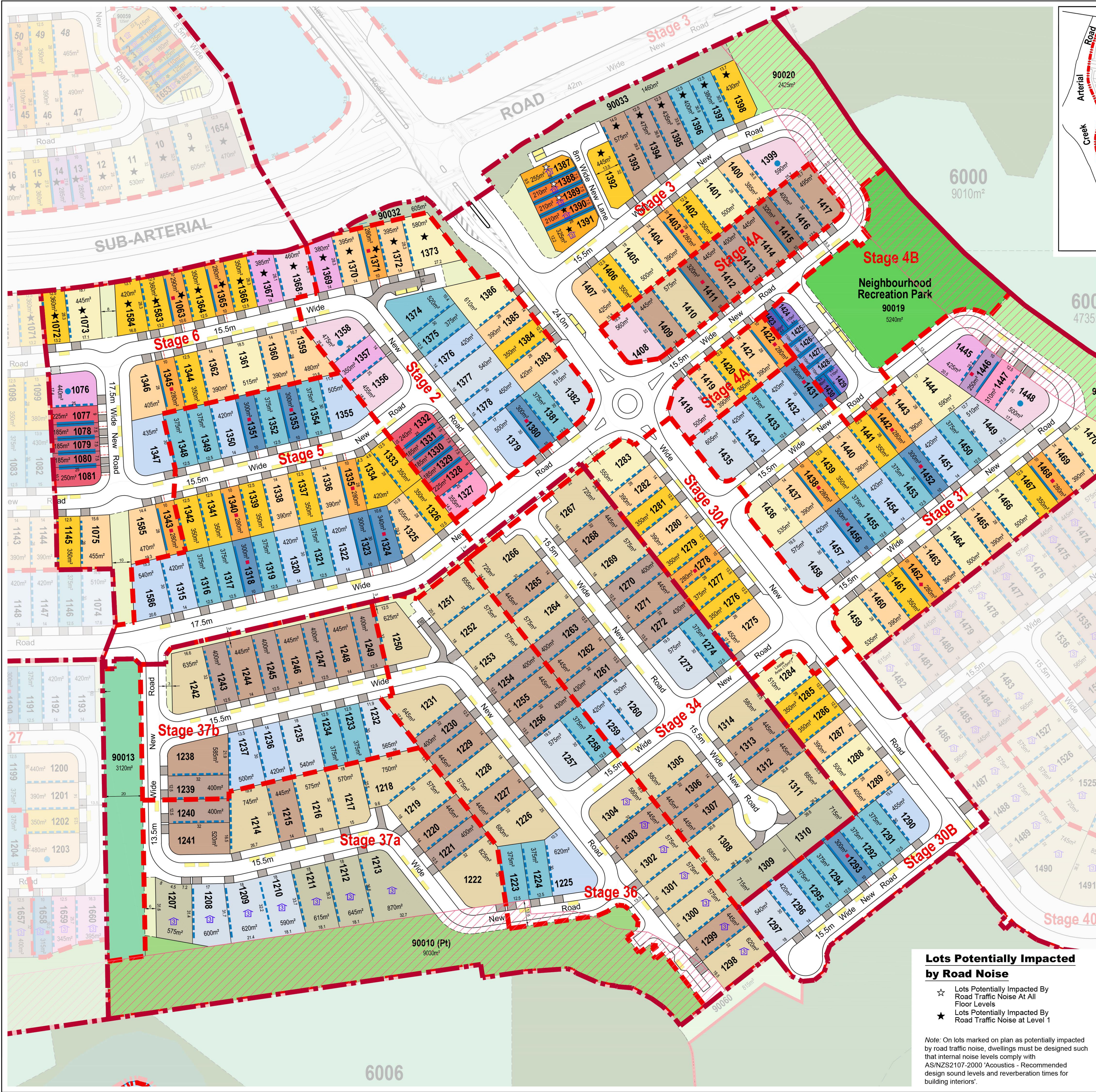


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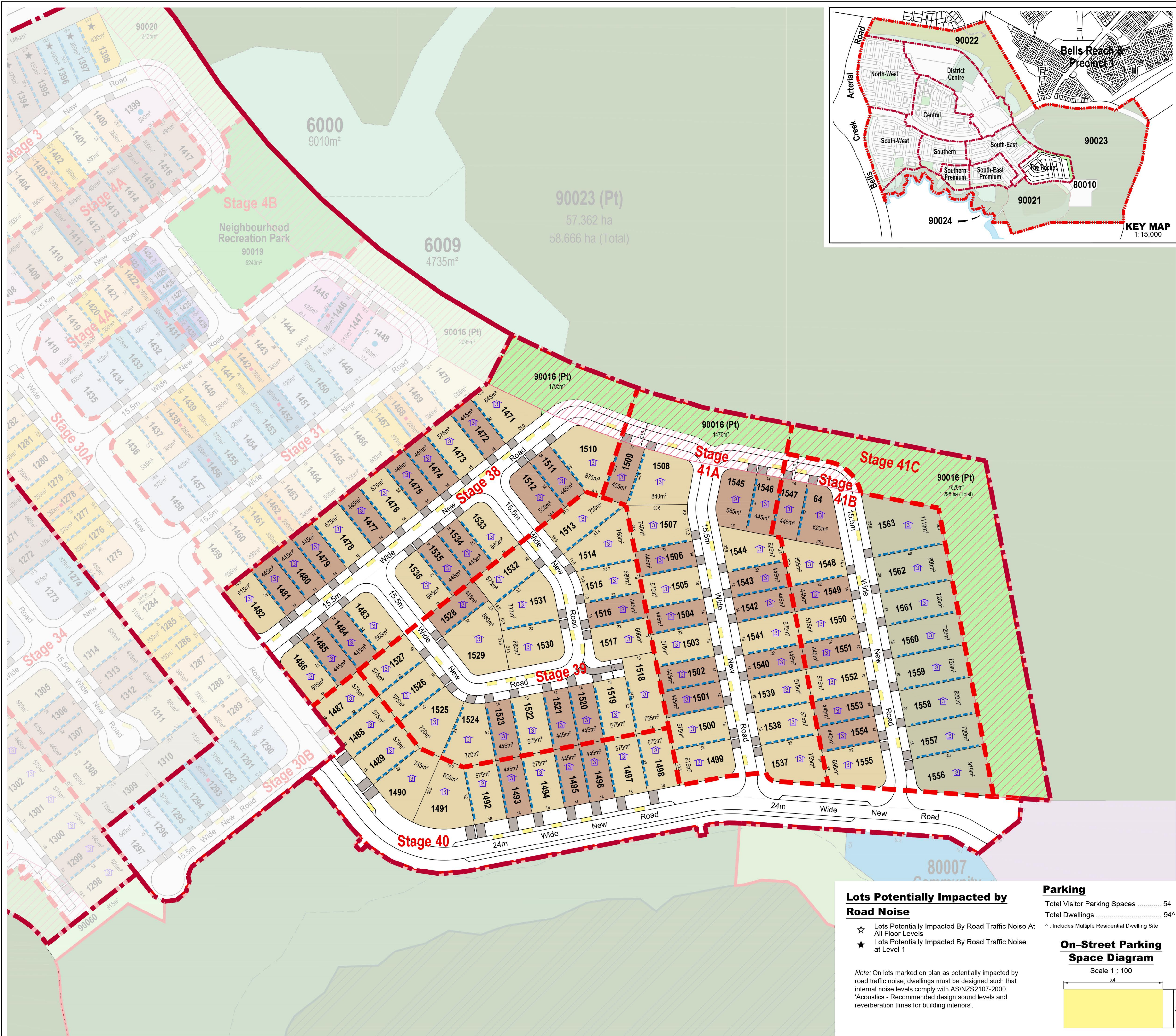
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Note:
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Legend
General
Site Boundary
Application Boundary
Stage Boundary
Neighbourhood Boundary
Lifestyle Buffer (30m Deep)
Blackbutt Forest
30m PMAV Offset to Blackbutt Forest
Mixed Use
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 12 February 2020
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: 167100-119 Rev AM

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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)
- 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
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- Premium Traditional 18m

25m Deep Lots

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- Terrace 6.6m Laneway
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- Detached 18m Laneway
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Urban Lofts

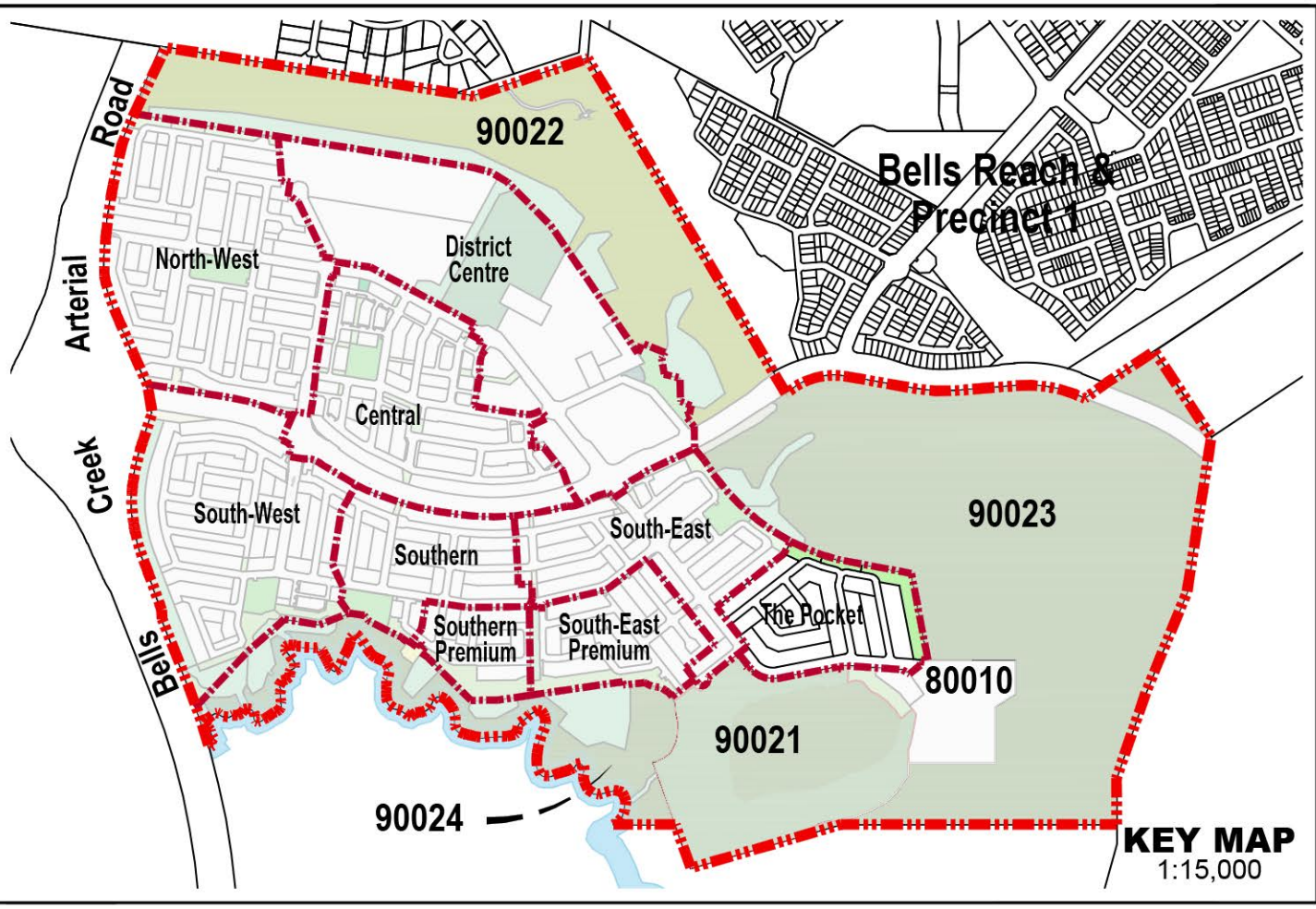
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
- Urban Loft Type F
- Urban Loft Type G
- Urban Loft Type H

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



Lots Potentially Impacted by Road Noise

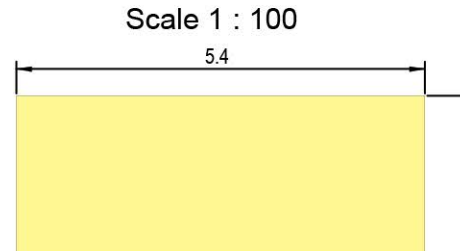
- ☆ Lots Potentially Impacted By Road Traffic Noise At All Floor Levels
- ★ Lots Potentially Impacted By Road Traffic Noise at Level 1

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/NZS107:2000 '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



REVISION

AB : 31/03/17 Amend Layout & Stats
AC : 09/06/17 Amend in response to Council feedback
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AM : 12/02/20 Amend Layout

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 12 February 2020

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

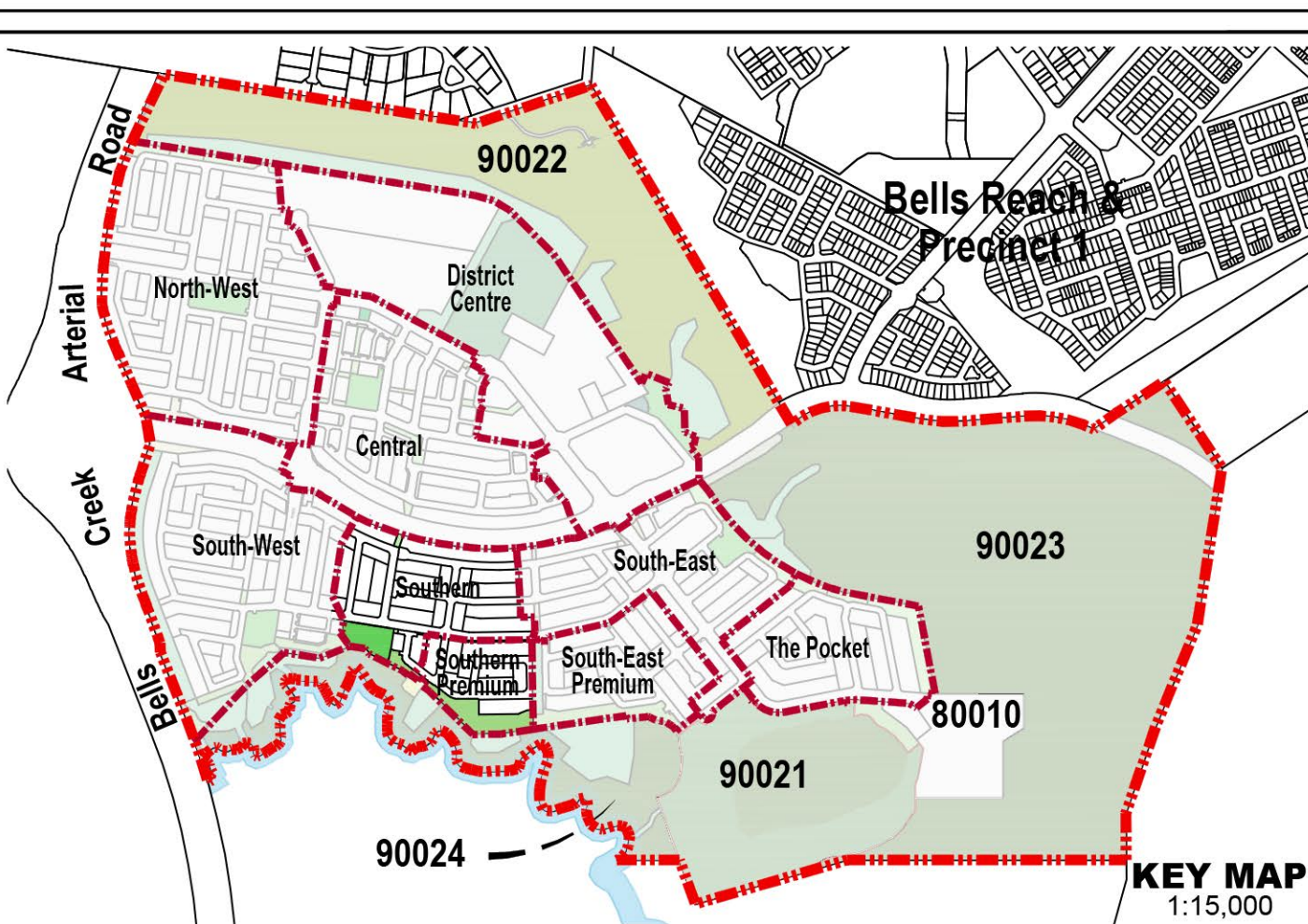
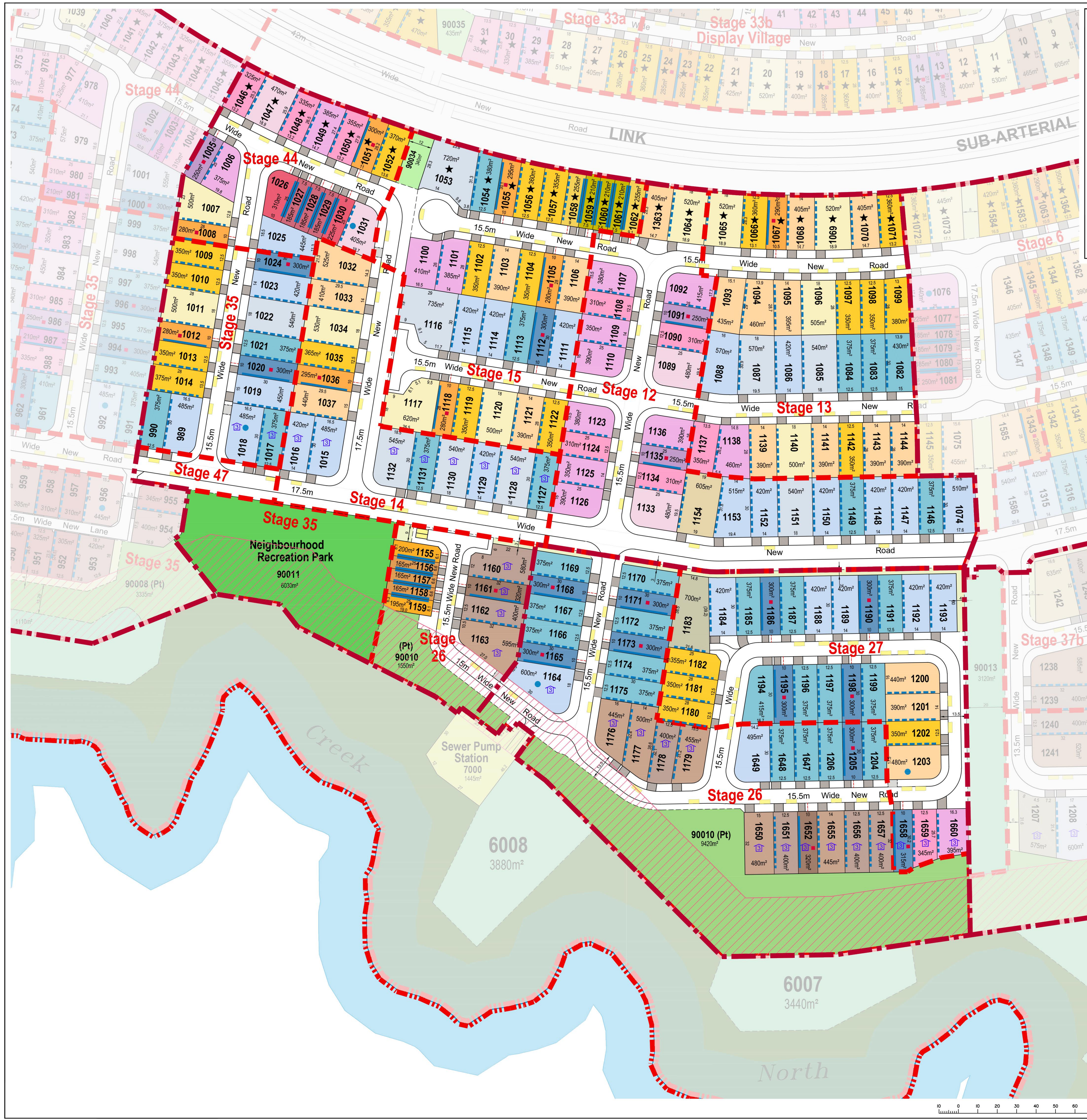
Scale: 1:1000 Sheet: A1

Plan Ref: 167100-121 Rev: AM

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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
- Terrace 7.5m Laneway
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- Detached 12m Laneway
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25m Deep Lots

- Terrace 4m Laneway
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- 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

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

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'.

REVISION

AB : 31/03/17 Amend Layout & Stats
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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
- 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	12 February 2020
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
Plan Ref	167100-123
Sheet	A1
Rev	AM

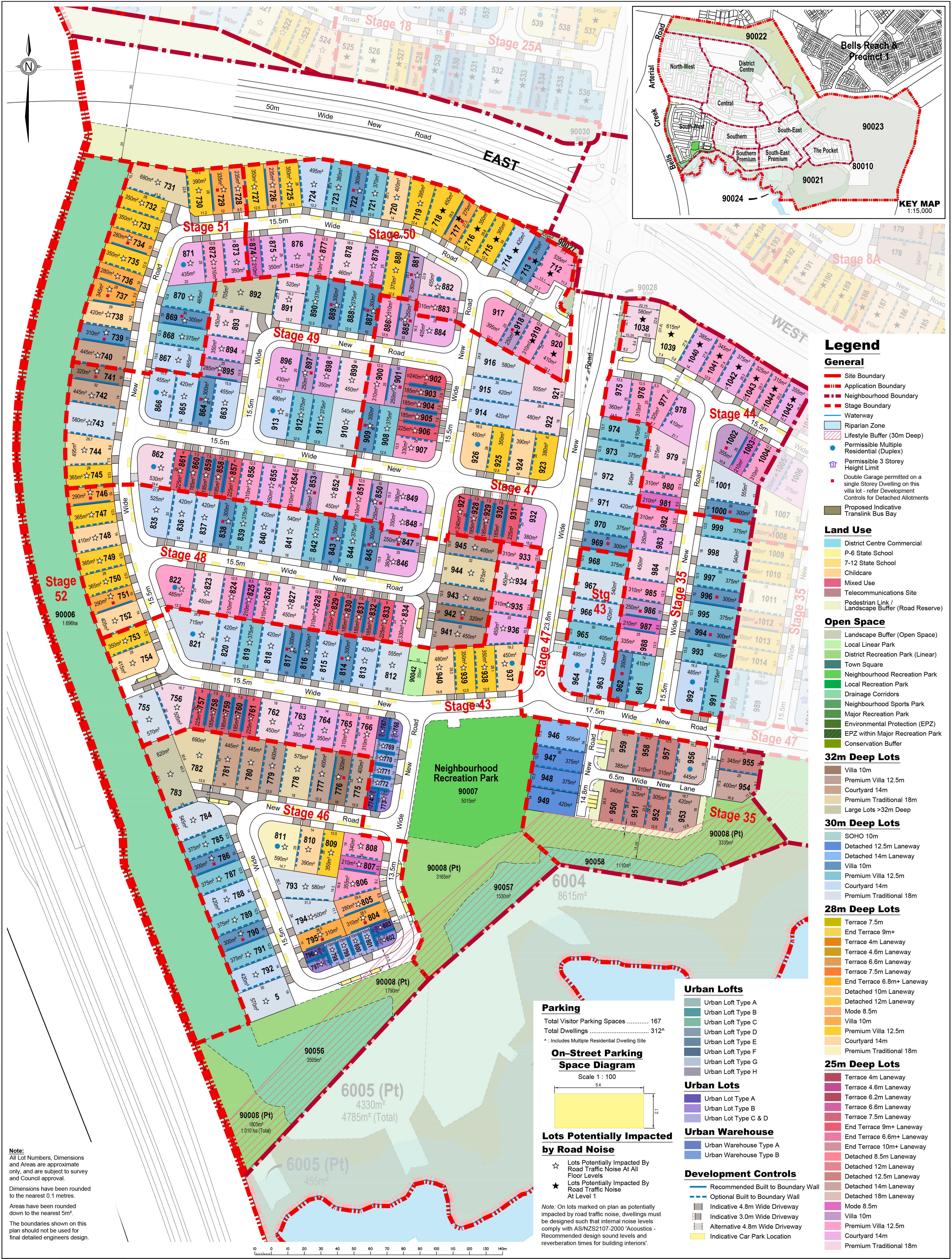
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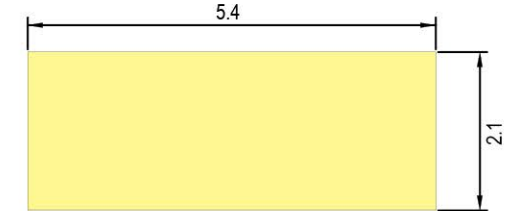
Parking

Total Visitor Parking Spaces 167
Total Dwellings 312^A

^A: 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'.

Urban Lofts

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
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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

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

Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Stage Boundary
- Waterway
- Riparian Zone
- Lifestyle Buffer (30m Deep)
- 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

Land Use

- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Mixed Use
- Telecommunications Site
- 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
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- Courtyard 14m
- Premium Traditional 18m
- Large Lots >32m Deep

30m Deep Lots

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- Detached 14m Laneway
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

28m Deep Lots

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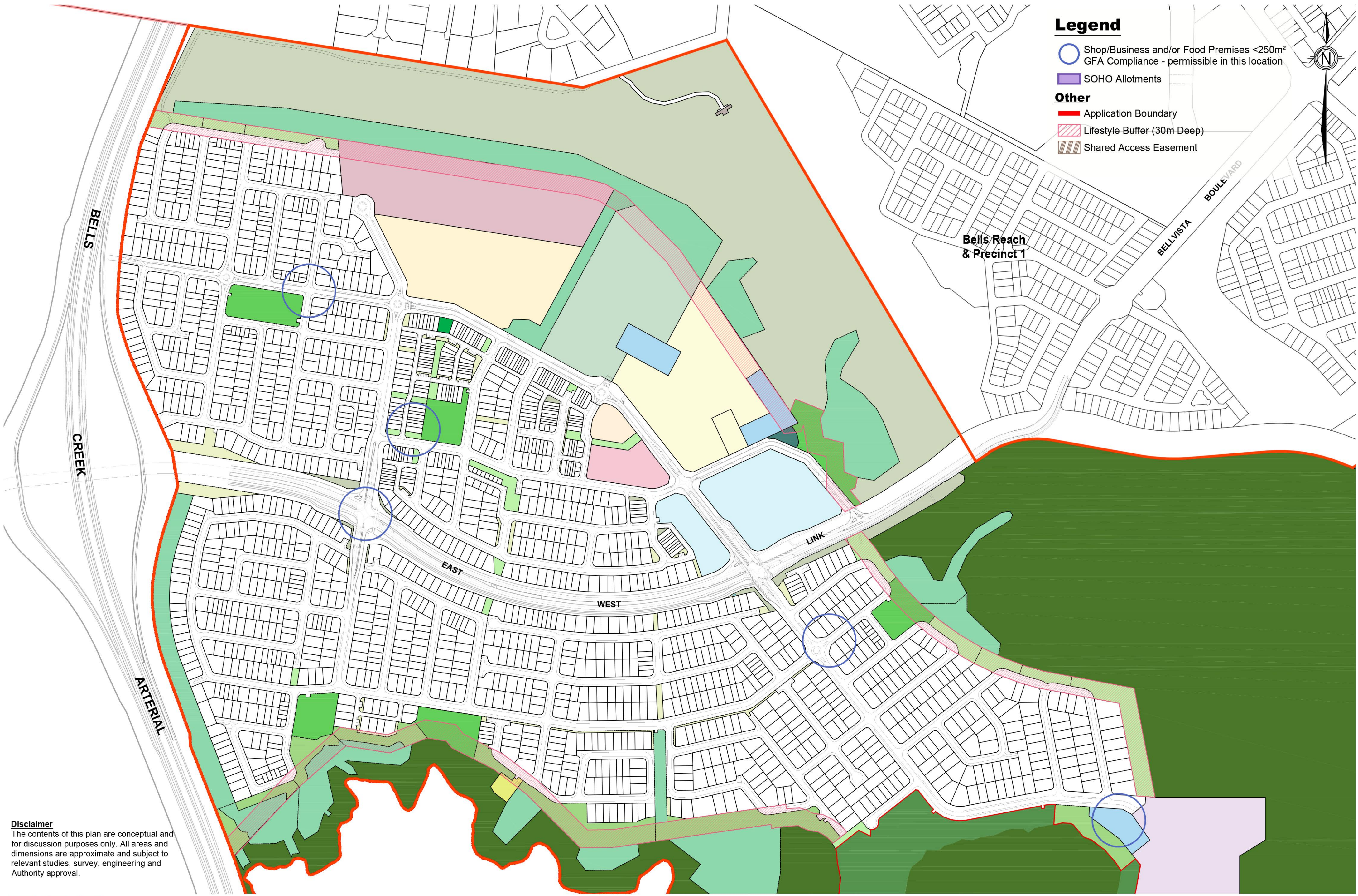
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PROJECT		CLIENT	
CALOUNDRA SOUTH PRECINCT 2		STOCKLAND	
Job Ref.	167100-21	Date	12 February 2020
Comp By.	MD / SE / WW	DWG Name.	167100-103 CSP2 PRO
Checked By.	MD / SB	Locality	CALOUNDRA SOUTH
Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT QLD		

SOUTH WEST NEIGHBOURHOOD PLAN OF DEVELOPMENT	
--	--

Scale		Sheet		Plan Ref		Rev	
1:1000		A1		167100-125		AM	

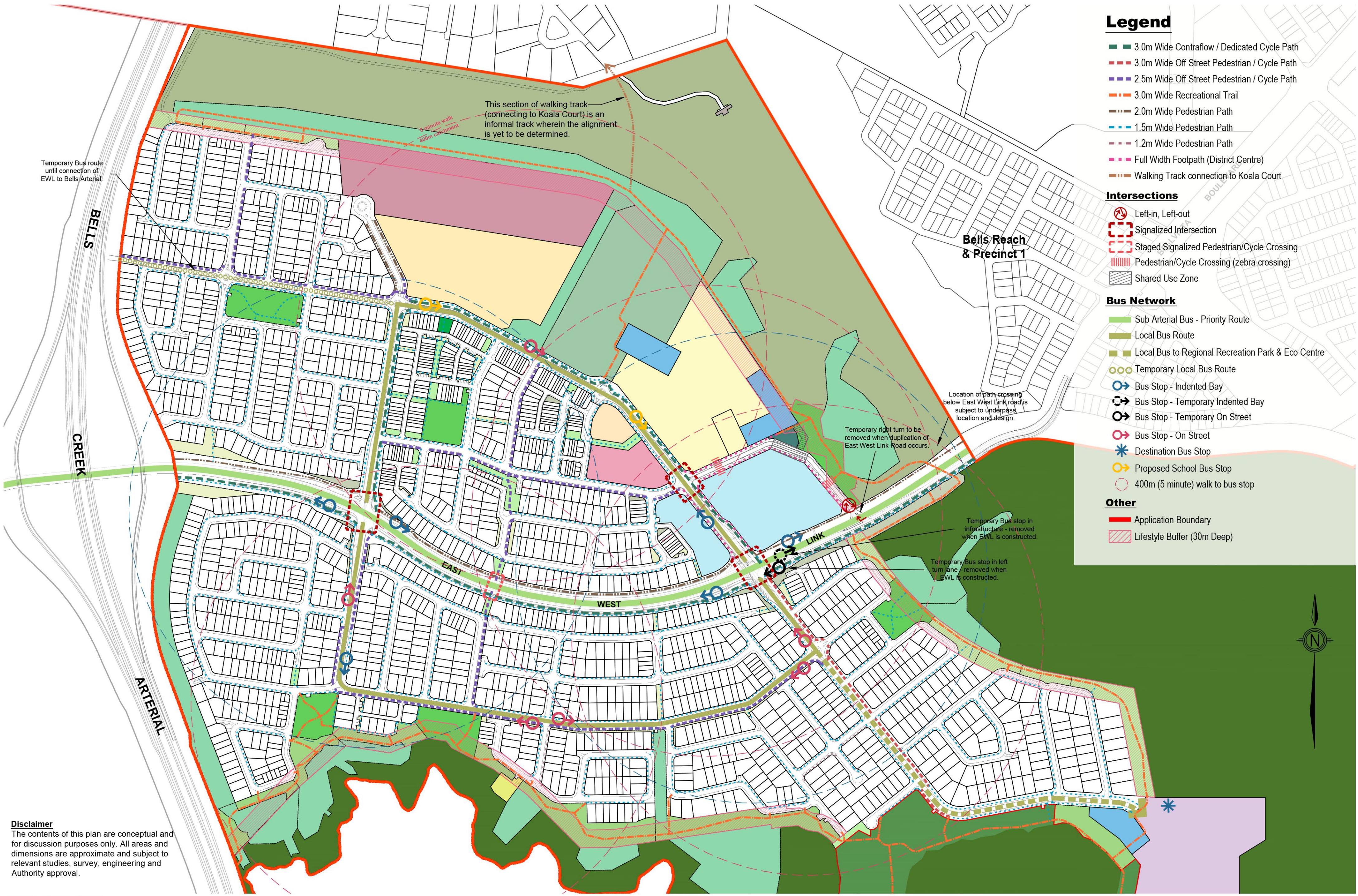




Legend

- 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

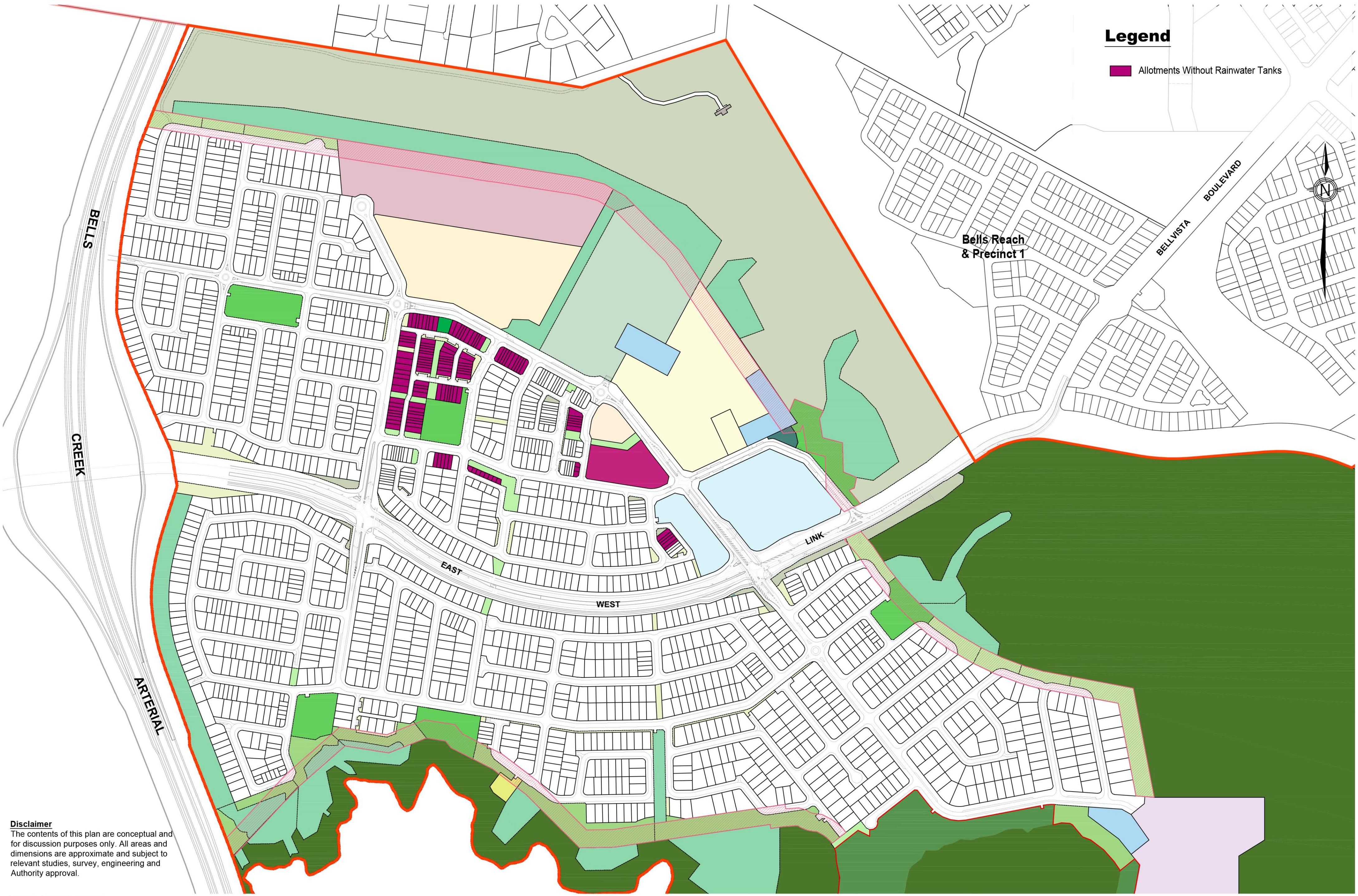
Bus Network

- 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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