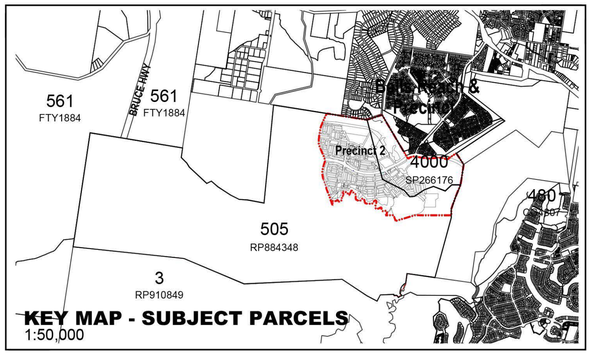
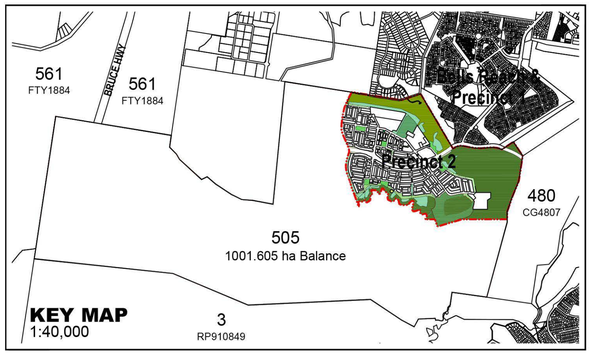
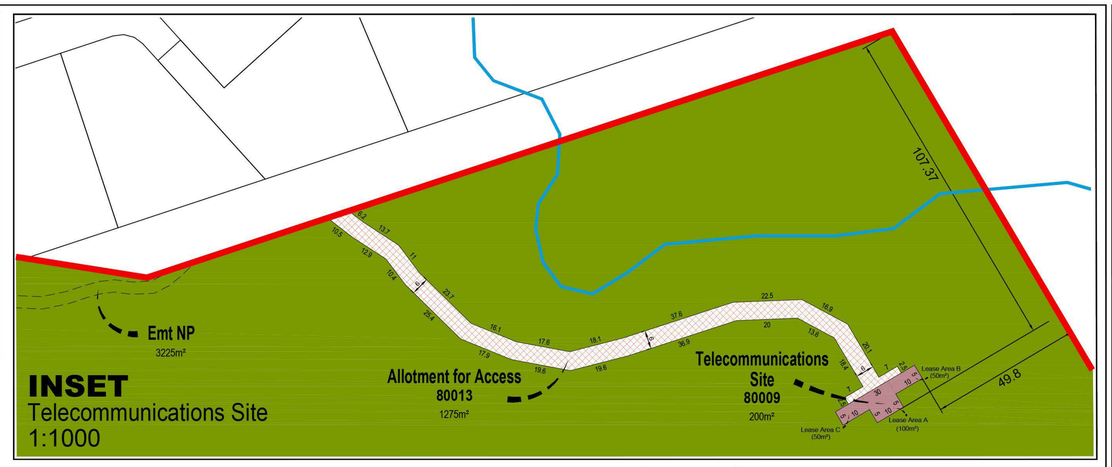








Legend

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
- Detached 10m Laneway
- Detached 12m Laneway
- Mode 8.5m
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- End Terrace 10m+ Laneway
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- Detached 18m Laneway
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Urban Lofts
- Urban Loft Type A
- Urban Loft Type B
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- 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

REVISION
AB : 31/03/17 Amend Layout & Stats
AC : 09/06/17 Amend in response to Council feedback
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AL : 13/01/20 Amend Layout
AM : 12/02/20 Amend Layout

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

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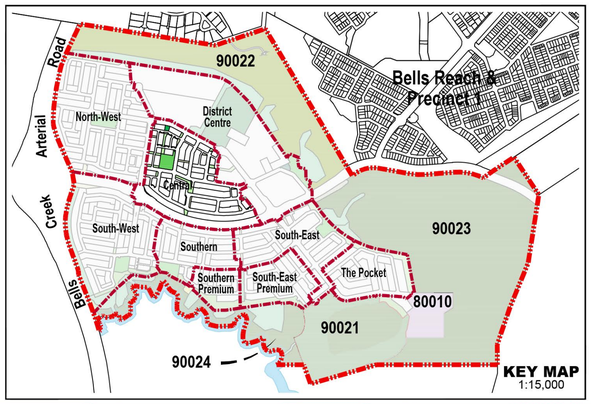
PROJECT
CALOUNDRA SOUTH PRECINCT 2

OVERALL ALLOTMENT LAYOUT

Date	12 February 2020
Comp By.	MD / SE / KH / VW
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	**AM**

URBAN DESIGN
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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
- 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
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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

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
AB : 31/03/17 Amend Layout & Stats
AC : 09/06/17 Amend in response to Council feedback
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Areas have been rounded down to the nearest 5m².

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CLIENT
STOCKLAND

PROJECT
CALOUNDRA SOUTH PRECINCT 2

CENTRAL NEIGHBOURHOOD ALLOTMENT LAYOUT

Date	12 February 2020
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	AM

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

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
- 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

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
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- Detached 18m Laneway
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Urban Lofts

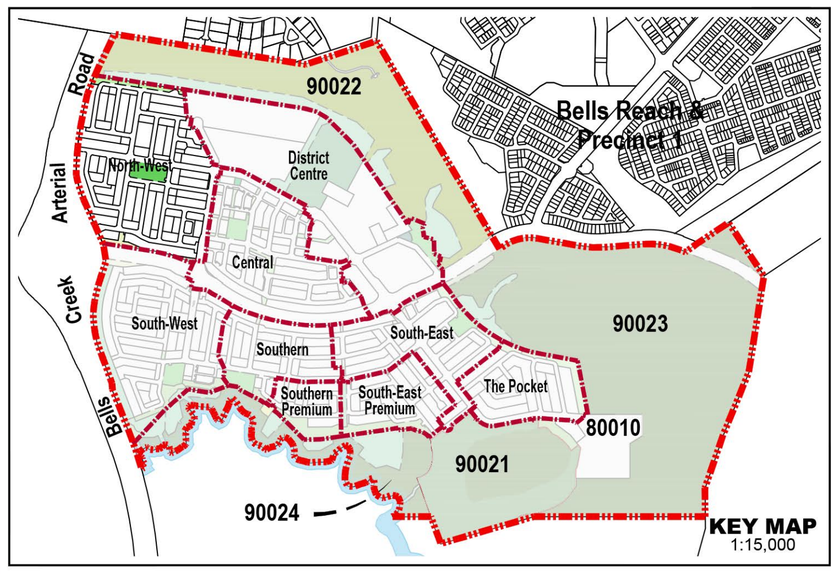
- Urban Loft Type A
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- Urban Loft Type G
- Urban Loft Type H

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



90004 (Pt) 1835m² 5450m² (Total) · Emt NO 100m² · 90004 (Pt) 1205m² · 90004 (Pt) 2410m² · 13.5m Wide New Road · Stage 21B · Stage 21A · Stage 22 · Stage 29 · Stage 28 · Stage G · Stage 23 · Stage 24 · Stage 16 · Stage 20 · Stage 19 · Stage 18 · Stage 25A · Stage 17 · Stage 11 · Stage 10C · Neighbourhood Recreation Park 90005 6885m² · 90030 863m² · Temporary MD / SBess Road · 21m · 17.5m · 15.5m Wide New Road · 50m Wide New Road · 21.5m Wide New Road · 23.8m · 6.5m Wide New Lane · 8.5m Wide New Road · 8m Wide New Road · 600 3.811

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.

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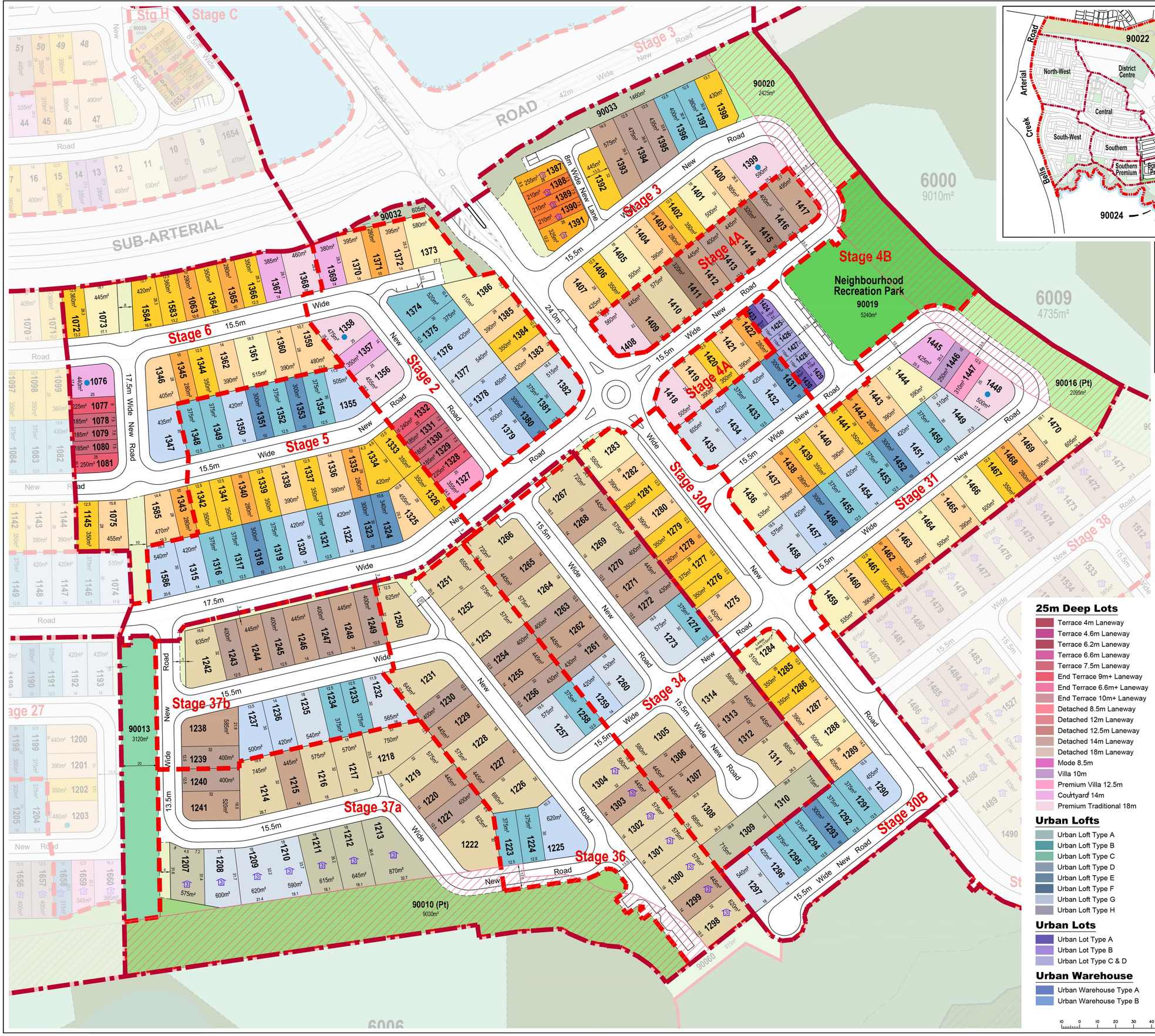
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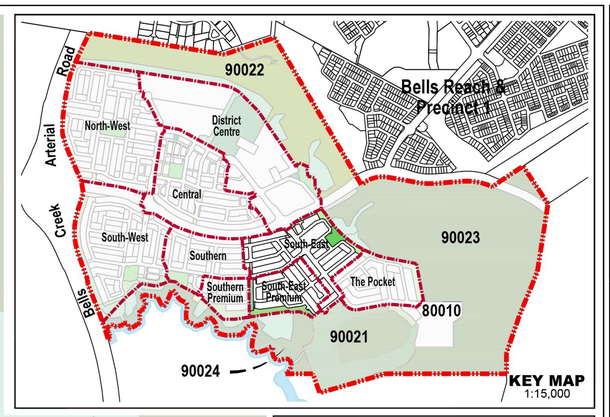
PROJECT	**CALOUNDRA SOUTH PRECINCT 2**	CLIENT	**STOCKLAND**
Job Ref.	167100-21	Date	12 February 2020
Comp By.	MD / SE / WW	DWG Name.	167100-103 CSP2 PRO
Checked By.	MD / SB	Locality	CALOUNDRA SOUTH
Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT QLD		NORTH WEST NEIGHBOURHOOD ALLOTMENT LAYOUT

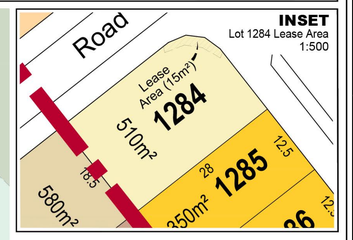
URBAN DESIGN
Level 4 HQ South
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PO Box 1559
Fortitude Valley QLD 4006
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Scale	Sheet	Plan Ref	Rev
1:1000	A1	**167100-116**	**AM**







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
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- Terrace 7.5m Laneway
- End Terrace 9m+ Laneway
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- Detached 8.5m Laneway
- Detached 12m Laneway
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- 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
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- Urban Loft Type E
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- Urban Loft Type G
- Urban Loft Type H

Urban Lots
- Urban Lot Type A
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- Urban Lot Type C & D

Urban Warehouse
- Urban Warehouse Type A
- Urban Warehouse Type B

32m Deep Lots
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28m Deep Lots
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10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140m

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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 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	12 February 2020
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	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
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32m Deep Lots
- Villa 10m
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- Premium Traditional 18m
- Large Lots >32m Deep

30m Deep Lots
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28m Deep Lots
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25m Deep Lots
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- Urban Loft Type H

Urban Lots
- Urban Lot Type A
- Urban Lot Type B
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Urban Warehouse
- Urban Warehouse Type A
- Urban Warehouse Type B

N

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

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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 3 Storey Height Limit

CLIENT
STOCKLAND

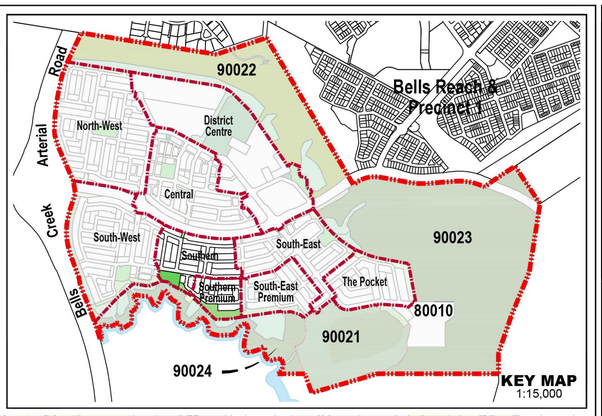
PROJECT
CALOUNDRA SOUTH PRECINCT 2

POCKET NEIGHBOURHOOD ALLOTMENT LAYOUT

Date	12 February 2020
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	**AM**

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AI : 07/11/18 Amend Layout, Staging & Stats
AJ : 22/02/19 Amend Layout, Staging & POD's
AK : 15/11/19 Amend Layout & Staging
AL : 13/01/20 Amend Layout
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
- Waterway
- Riparian Zone
- Lifestyle Buffer (30m Deep)
- WSF Habitat Protected
- Permissible Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Sewer Pump Station

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	12 February 2020
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: AM

URBAN DESIGN
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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
- 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
- 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

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

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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

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

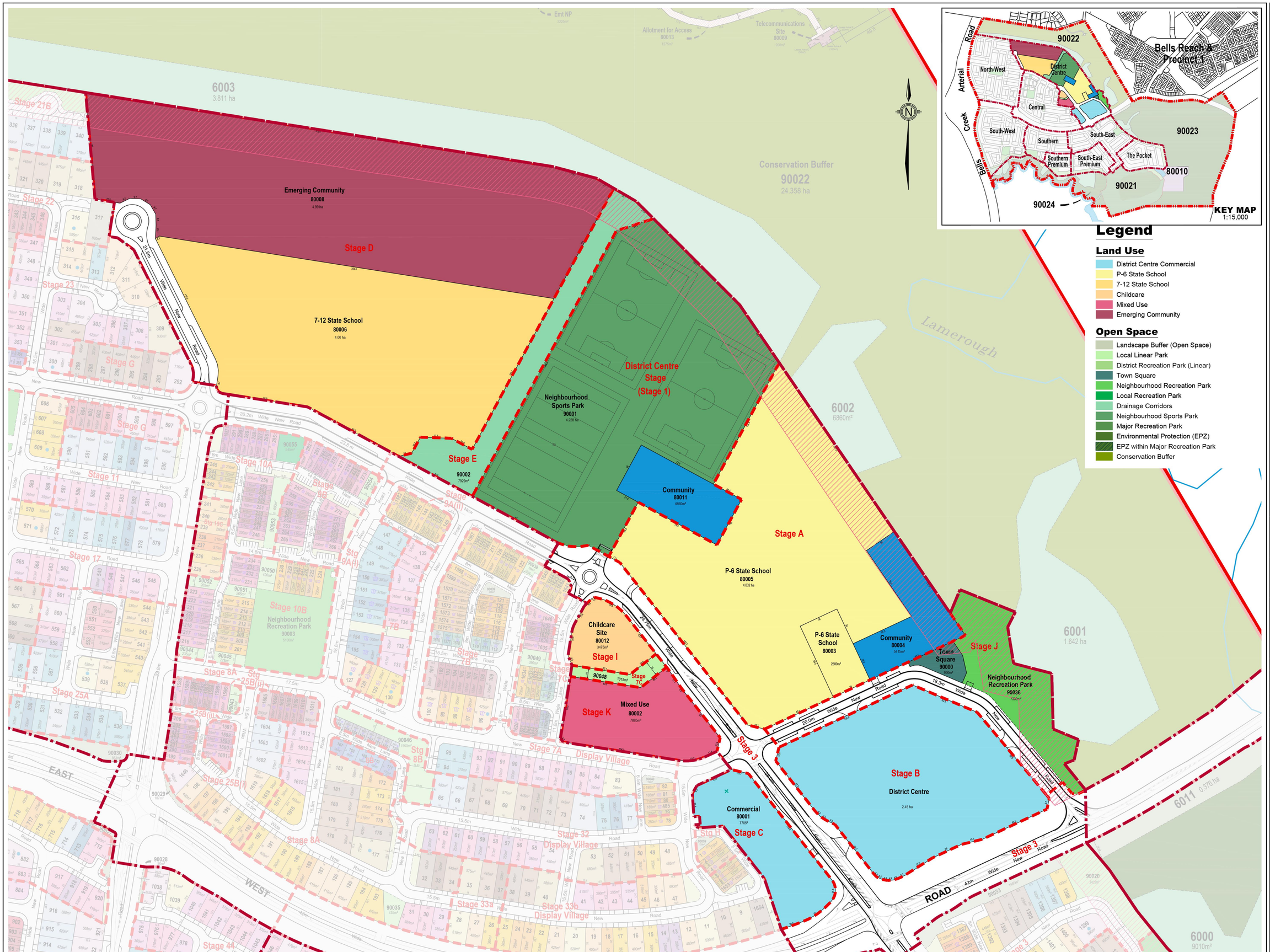
REVISION
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PROJECT	**CALOUNDRA SOUTH PRECINCT 2**	CLIENT	**STOCKLAND**
Job Ref.	167100-21	Date	12 February 2020
Comp By.	MD / SE / WW	DWG Name.	167100-103 CSP2 PRO
Checked By.	MD / SB	Locality	CALOUNDRA SOUTH
Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT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

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Scale	Sheet	Plan Ref	Rev
1:1000	A1	**167100-124**	**AM**



Legend

Land Use

- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Mixed Use
- Emerging Community

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

Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Stage Boundary
- Waterway
- Riparian Zone
- Lifestyle Buffer (30m Deep)
- Potential Sales Office
- Permissible Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Proposed Indicative Translink Bus Bay
- Proposed Indicative School Bus Bay

REVISION

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Areas have been rounded down to the nearest 5m².

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STOCKLAND

PROJECT
CALOUNDRA SOUTH PRECINCT 2

DISTRICT CENTRE NEIGHBOURHOOD ALLOTMENT LAYOUT

Date	12 February 2020
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	**AM**

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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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STOCKLAND

PROJECT
CALOUNDRA SOUTH PRECINCT 2

ECO SANCTUARY SUB-PRECINCT ALLOTMENT LAYOUT

Date	12 February 2020
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: **167100-137**	Rev: **AM**

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20 0 20 40 60 80 100 120 140 160 180 200 220m

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%	—	—	—	—	1	2%	2	1%	**20**	**1.21%**
Subtotal		**29**	**8%**	**80**	**19%**	**12**	**6%**	**67**	**79%**	—	—	—	—	**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**	

To be updated to reflect correct areas

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**	**12.6780 ha**	**7.5024 ha**	**9.0234 ha**	**9.0205 ha**	**4.0876 ha**	**20.9595 ha**	**128.3877 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	—	—	—	—	—	—	—	—	—	0.1276 ha	**0.1276 ha**
Sewer Pump Station	—	—	—	—	—	—	—	—	—	0.1449 ha	**0.1449 ha**
Integrated Tourism Attraction	—	—	—	—	—	—	—	—	—	4.1786 ha	**4.1786 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**	**4.8714 ha**	**83.1908 ha**
Road											
Arterial Road	—	—	—	—	—	—	—	—	—	0.0855 ha	**0.0855 ha**
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	2.9719 ha	1.6961 ha	1.5077 ha	2.6840 ha	0.9121 ha	3.9174 ha	—	**26.0992 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**	**4.1721 ha**	**1.7931 ha**	**2.4787 ha**	**2.7113 ha**	**0.9850 ha**	**6.3346 ha**	**2.2225 ha**	**41.1359 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	0.3759 ha	**0.7827 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	0.0816 ha	**2.9603 ha**
District Recreation Park (Linear)	—	—	—	—	0.9028 ha	—	0.1385 ha	0.9588 ha	1.0150 ha	0.5053 ha	**3.5204 ha**
Drainage Corridors	0.7929 ha	—	—	—	0.3123 ha	—	—	—	2.3200 ha	11.4937 ha	**14.9189 ha**
Neighbourhood Sports Park	4.2285 ha	—	—	—	—	—	—	—	—	—	**4.2285 ha**
Major Recreation Park	—	—	—	—	—	—	—	—	—	16.8079 ha	**16.8079 ha**
Environmental Protection (EPZ)	—	—	—	—	—	—	—	—	—	67.6814 ha	**67.6814 ha**
- EPZ within Major Recreation Park	—	—	—	—	—	—	—	—	—	*6.8079 ha*	*6.8079 ha*
Conservation Buffer	—	—	—	—	—	—	—	—	—	24.3480 ha	**24.3480 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**	**121.2938 ha**	**138.9640 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
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
AK : 15/11/19 Amend Layout & Staging
AL : 13/01/20 Amend Layout
AM : 12/02/20 Amend Layout

PROJECT **CALOUNDRA SOUTH PRECINCT 2**

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

CLIENT **STOCKLAND**

DEVELOPMENT STATISTICS

AMENDED IN RED
By: Jennifer Davison
Date: 24 FEB 2020

Queensland Government

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Scale NTS | Sheet A1 | Plan Ref **167100-113** | Rev **AM**