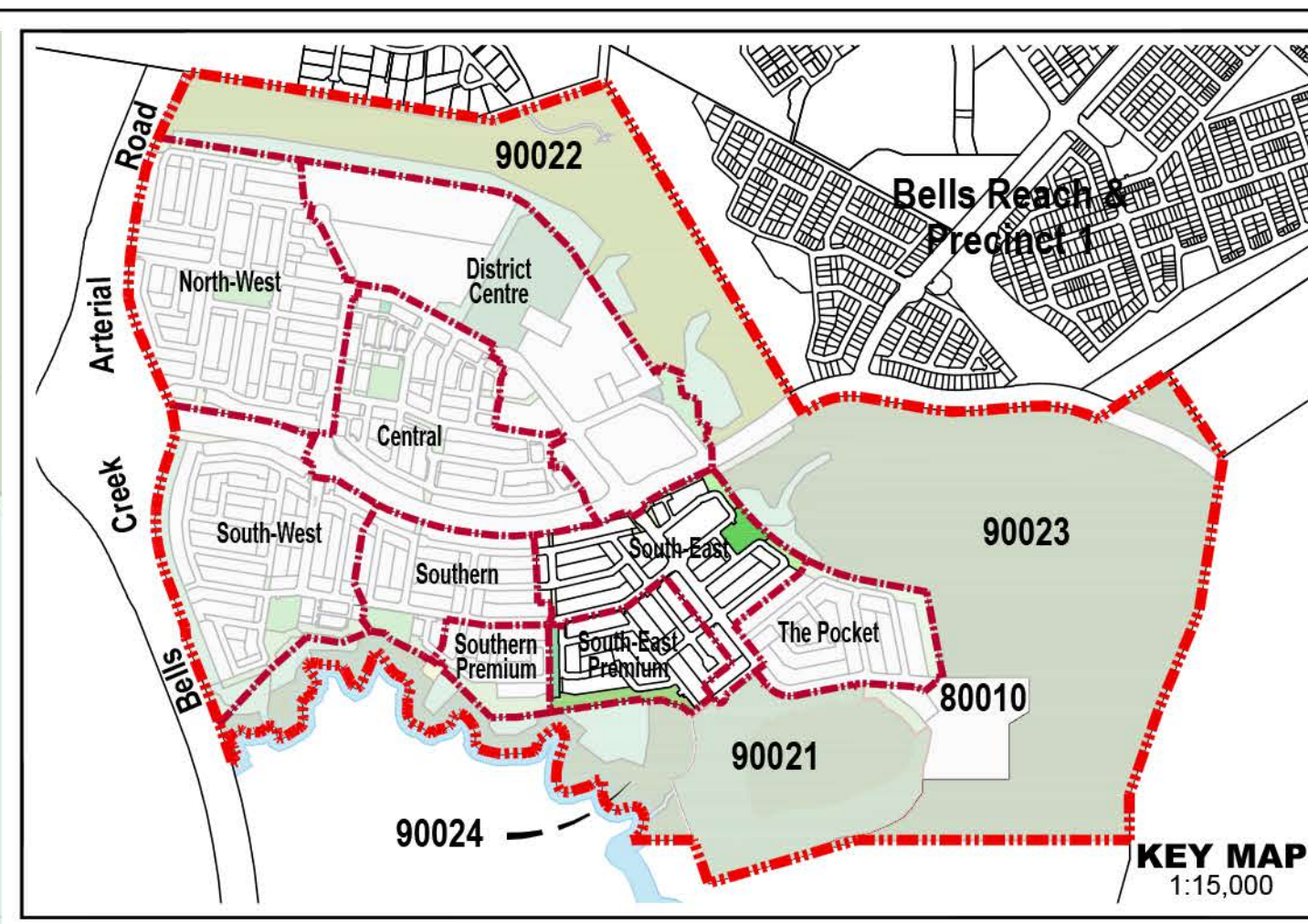
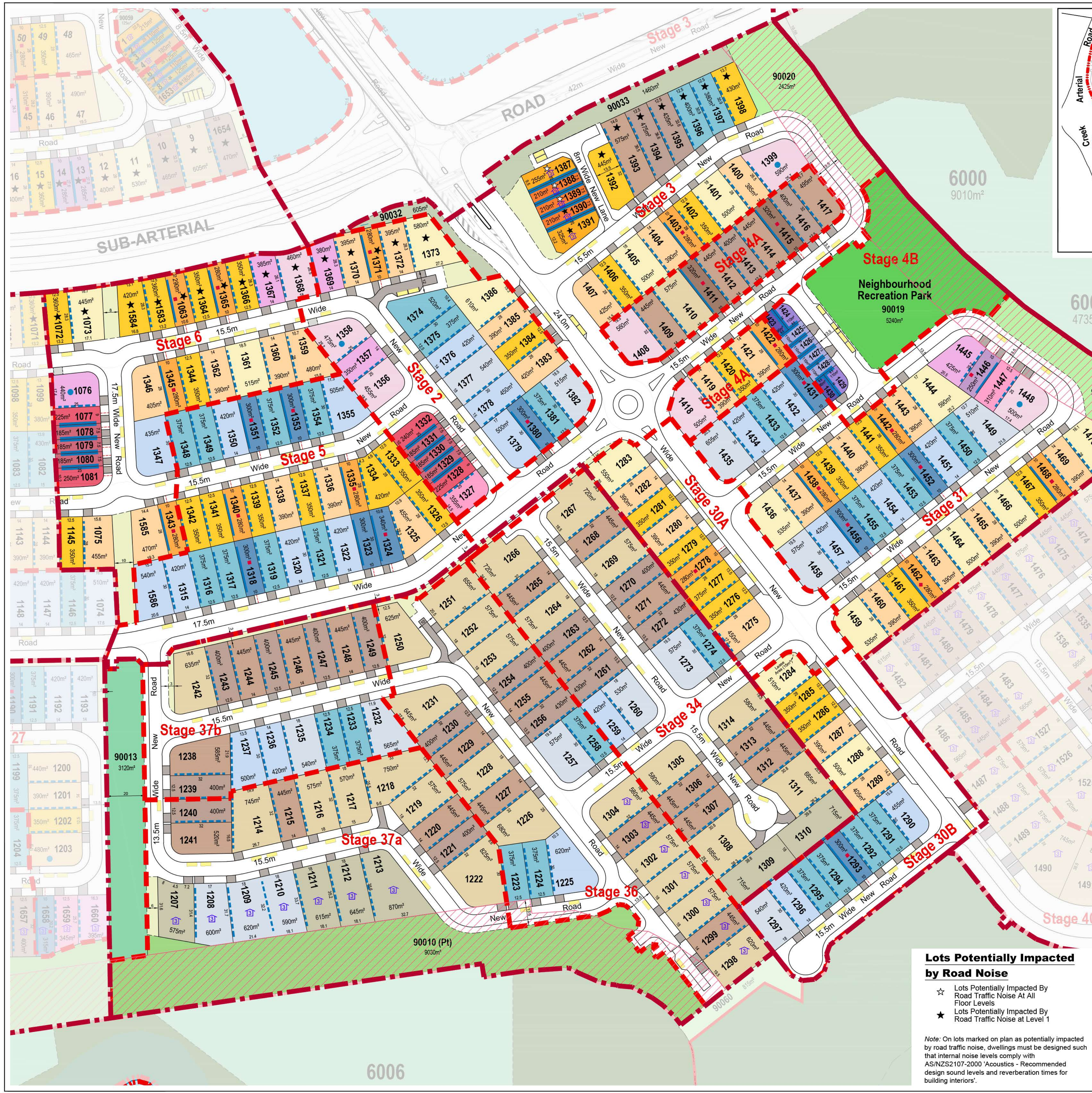




25m Deep Lots

- 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 Warehouse

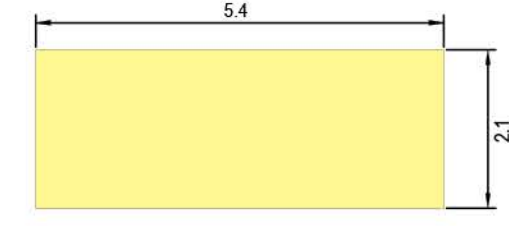
- Urban Warehouse Type A
- Urban Warehouse Type B

Parking

Total Visitor Parking Spaces 156
Total Dwellings 282*

On-Street Parking Space Diagram

Scale 1 : 100



Development Controls

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.0m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

Land Use

- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Mixed Use
- Pedestrian Link / Landscape Buffer (Road Reserve)
- Landscape Buffer (Open Space)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square
- Neighbourhood Recreation Park
- Local Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection (EPZ)
- EPZ within Major Recreation Park
- Conservation Buffer

32m Deep Lots

- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m
- Large Lots >32m Deep

30m Deep Lots

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

28m Deep Lots

- Terrace 7.5m
- End Terrace 9m+
- Terrace 4m Laneway
- Terrace 4.6m Laneway
- Terrace 6.6m Laneway
- Terrace 7.5m Laneway
- End Terrace 6.8m+ Laneway
- Detached 10m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
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- Courtyard 14m
- Premium Traditional 18m

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
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: 12/03/20 Amend Layout
AN: 14/04/20 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
- 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**

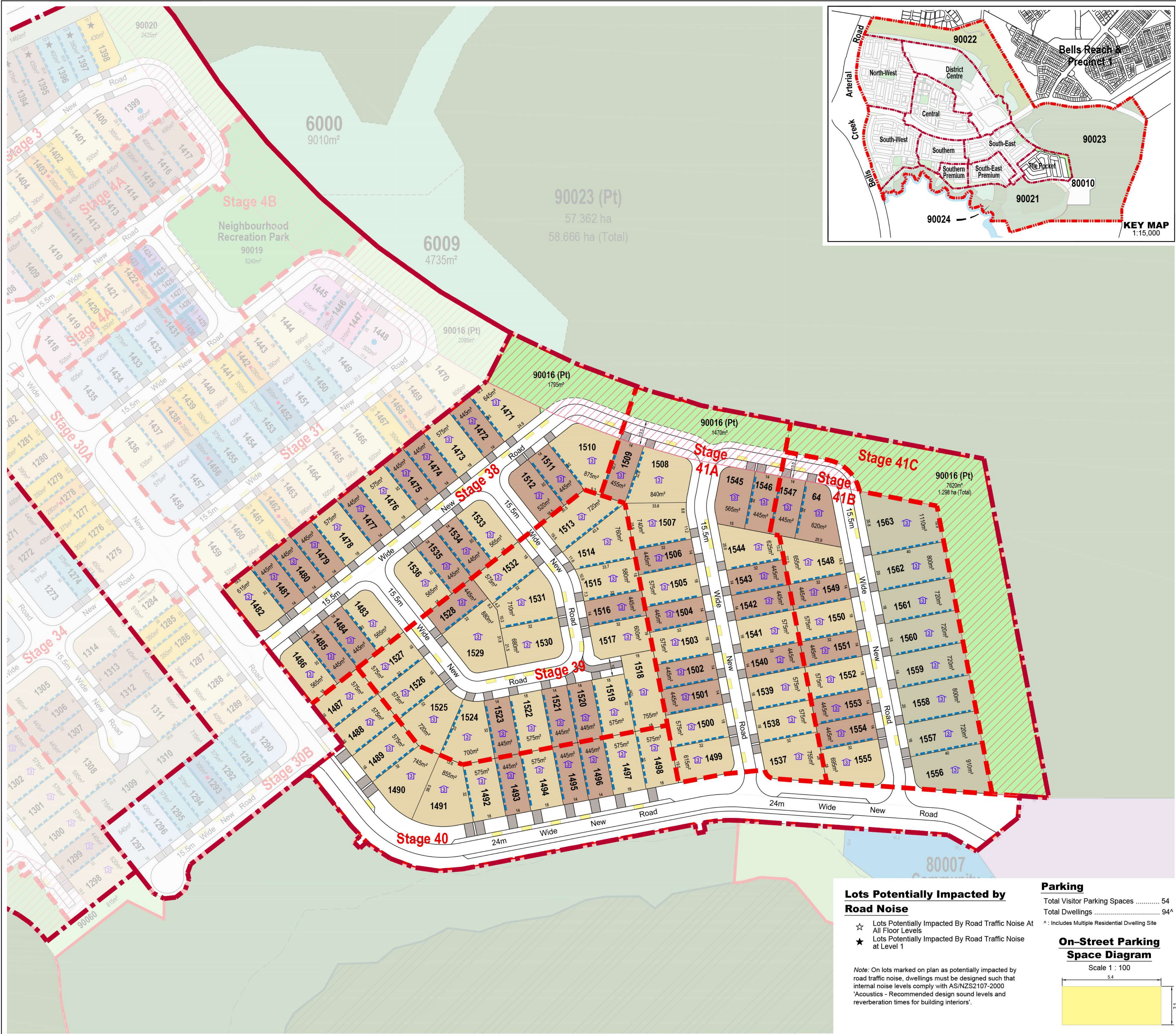
**SOUTH-EAST
NEIGHBOURHOOD
PLAN OF
DEVELOPMENT**

Date	14 April 2020
Comp By	MD / SE / KH / WW
Checked By	MD / SB
DWG Name	167100-103 CSPPR PRO
Job Reference	167100-21
Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT QLD
Locality	CALOUNDRA SOUTH
Scale	1:1000
Plan Ref	167100-119
Sheet	A1
Rev	AN

URBAN DESIGN
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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

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

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Urban Lofts

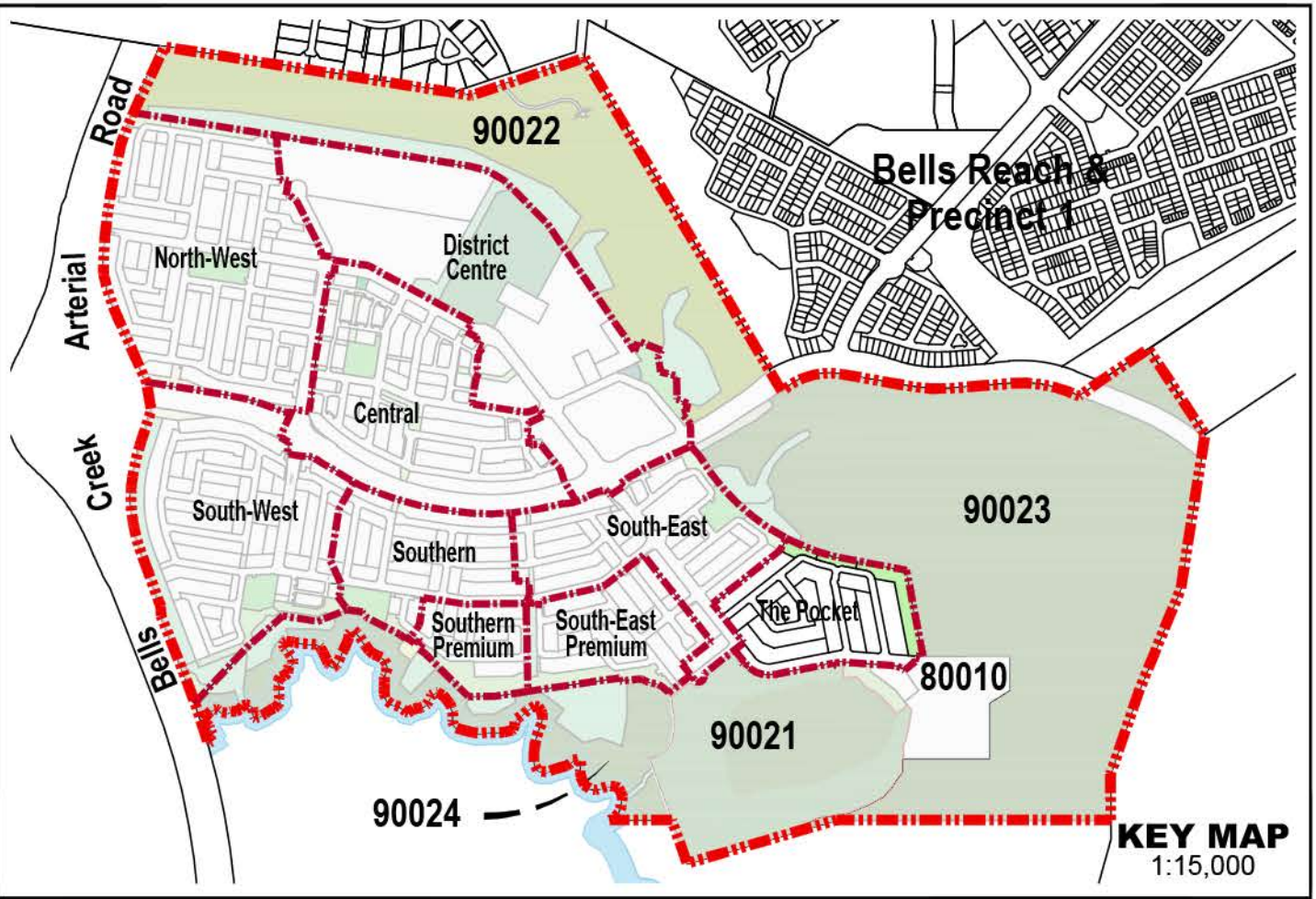
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
- Urban Loft Type F
- Urban Loft Type G
- Urban Loft Type H

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/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

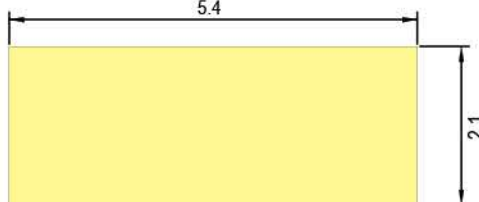
Parking

Total Visitor Parking Spaces 54
Total Dwellings 94

▲ : Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

Scale 1 : 100



REVISION

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Legend

General

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

Development Controls

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.0m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

CLIENT

STOCKLAND

PROJECT

**CALOUNDRA SOUTH
PRECINCT 2**

**POCKET
NEIGHBOURHOOD
PLAN OF
DEVELOPMENT**

Date 14 April 2020

Comp By MD / SE / KH / WW

Checked By MD / SB

DWG Name: 167100-103 CSPPR PRO

Job Reference 167100-21

Local Authority MINISTER FOR ECONOMIC
DEVELOPMENT QLD

Locality CALOUNDRA SOUTH

Scale 1:1000 Sheet A1

Plan Ref 167100-121 Rev AN

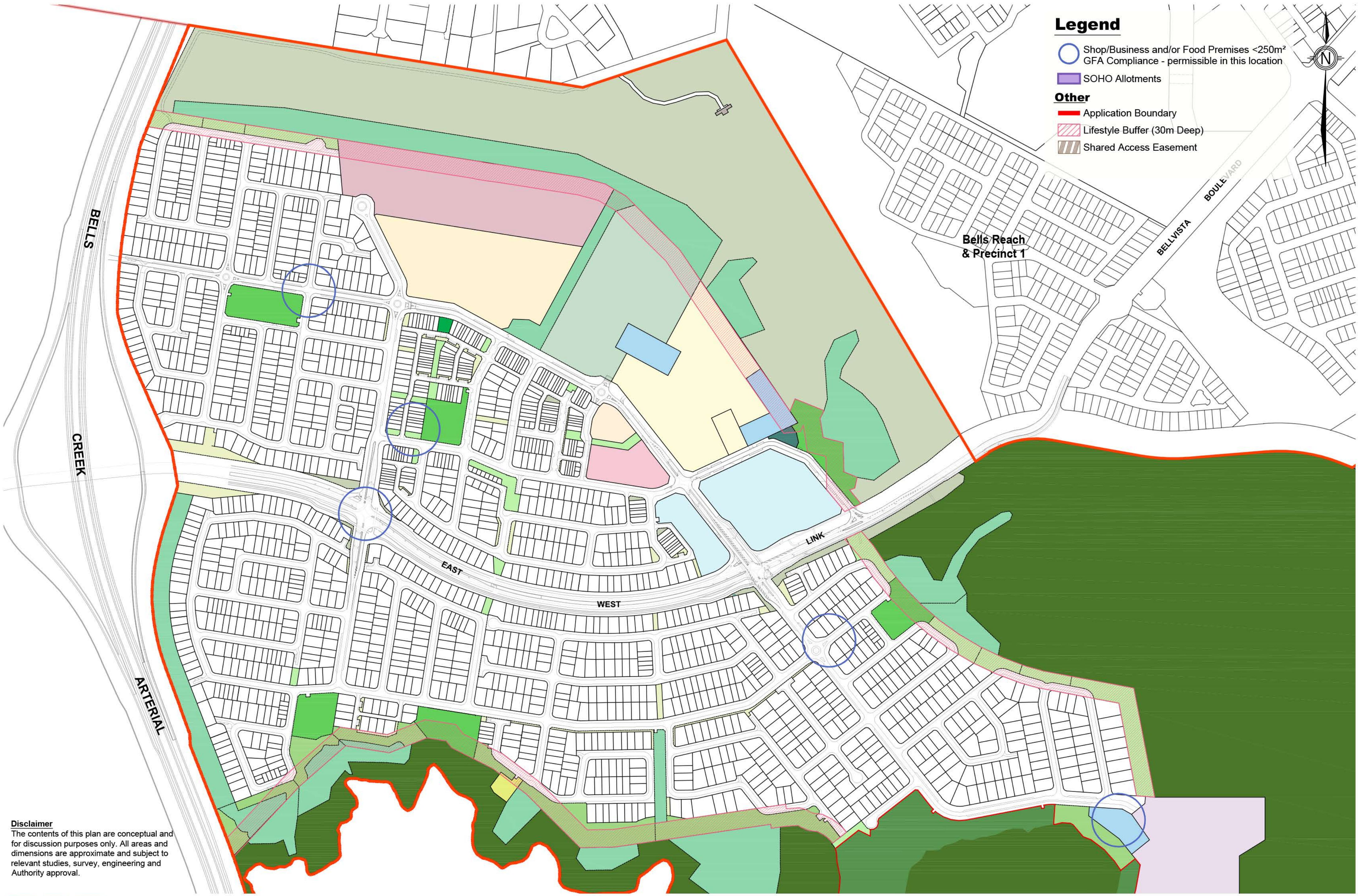
URBAN DESIGN
Level 4 HQ South
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T +61 7 3539 9500
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rps

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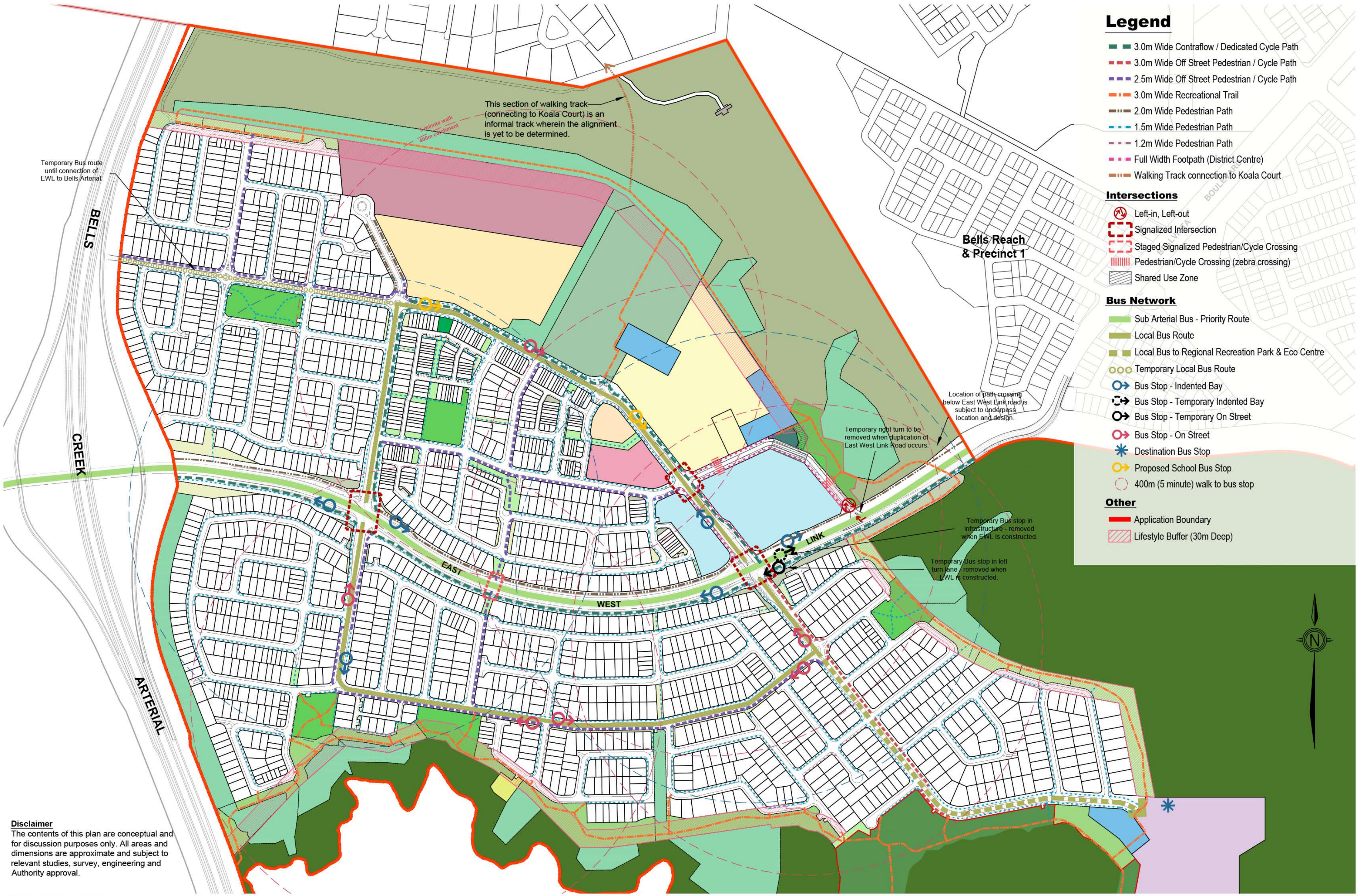
Disclaimer
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Legend

- 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

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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

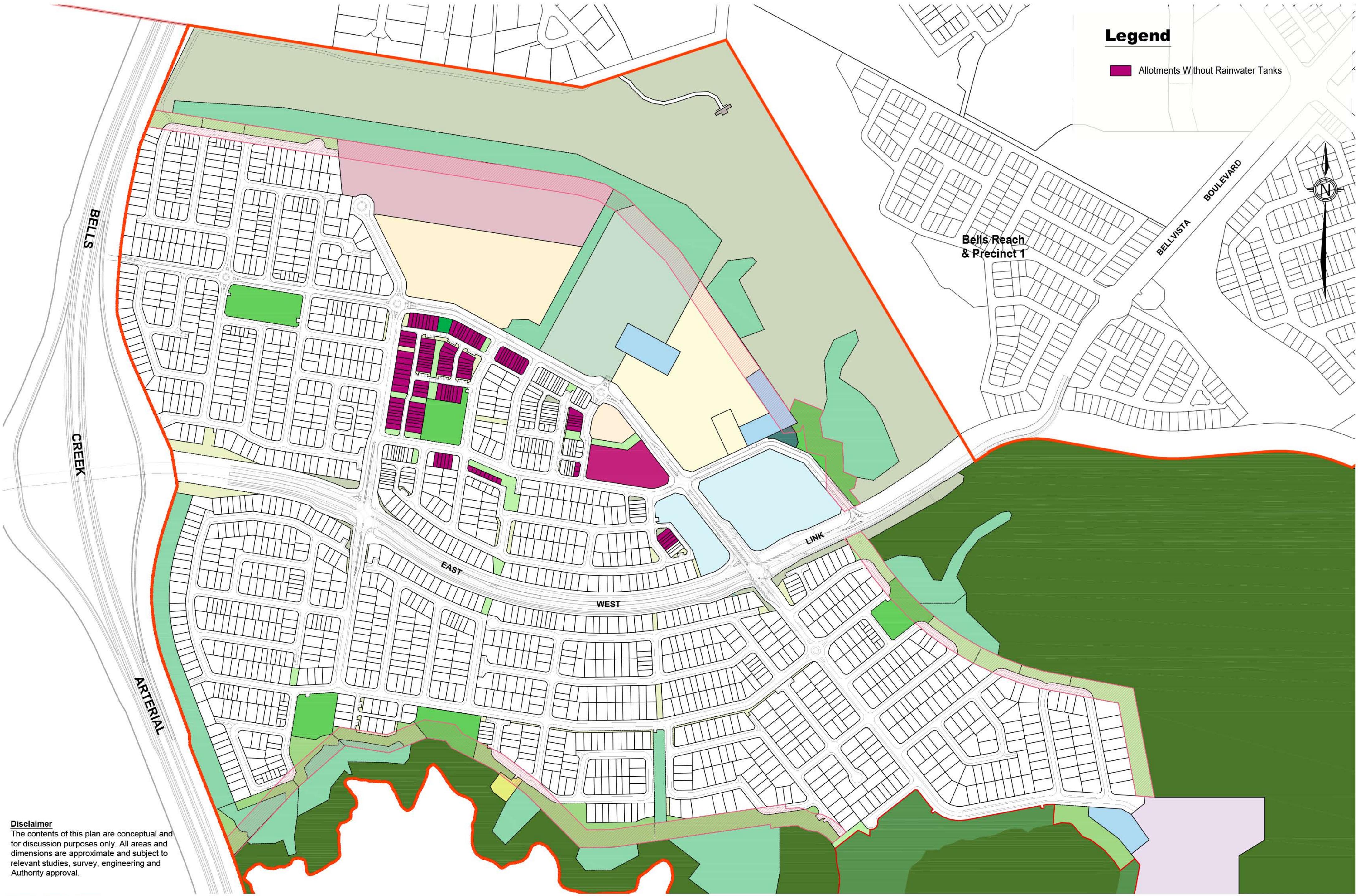
Bus Network

- 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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Plan of Development - Allotments Without Rainwater Tanks

Caloundra South - Precinct 2