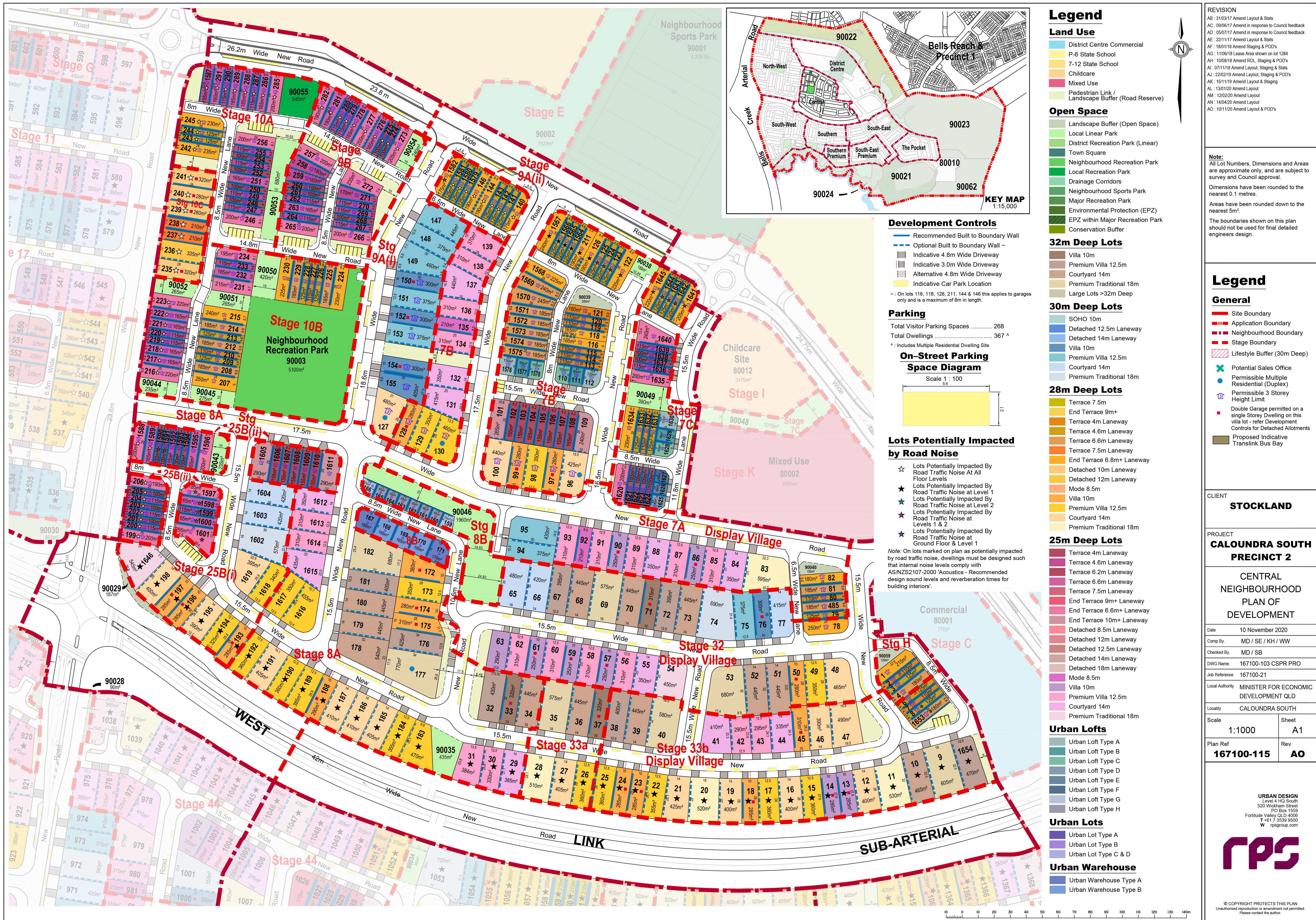




Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Stage Boundary
- Lifestyle Buffer (30m Deep)
- Permissible Multiple Residential (Duplex)
- Double Garage permitted on a single lot - refer Development Controls for Detached Allotments

Land Use

- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Emerging Community
- Pedestrian Link / Landscape Buffer (Road Reserve)

Open Space

- Landscape Buffer (Open Space)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square
- Neighbourhood Recreation Park
- Local Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection (EPZ)
- EPZ within Major Recreation Park
- Conservation Buffer

32m Deep Lots

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

30m Deep Lots

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

28m Deep Lots

- Terrace 7.5m
- End Terrace 9m+
- Terrace 4m Laneway
- 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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- Courtyard 14m
- Premium Traditional 18m

25m Deep Lots

- Terrace 4m Laneway
- Terrace 4.6m Laneway
- Terrace 6.2m Laneway
- Terrace 6.6m Laneway
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- End Terrace 9m+ Laneway
- End Terrace 6.6m+ 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

Development Controls

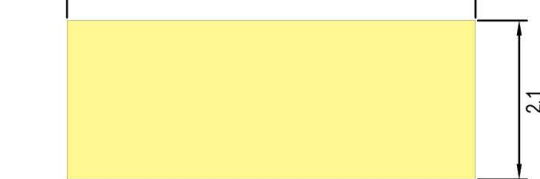
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.0m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

Parking

Total Visitor Parking Spaces 252
Total Dwellings 438

On-Street Parking Space Diagram

Scale 1: 100

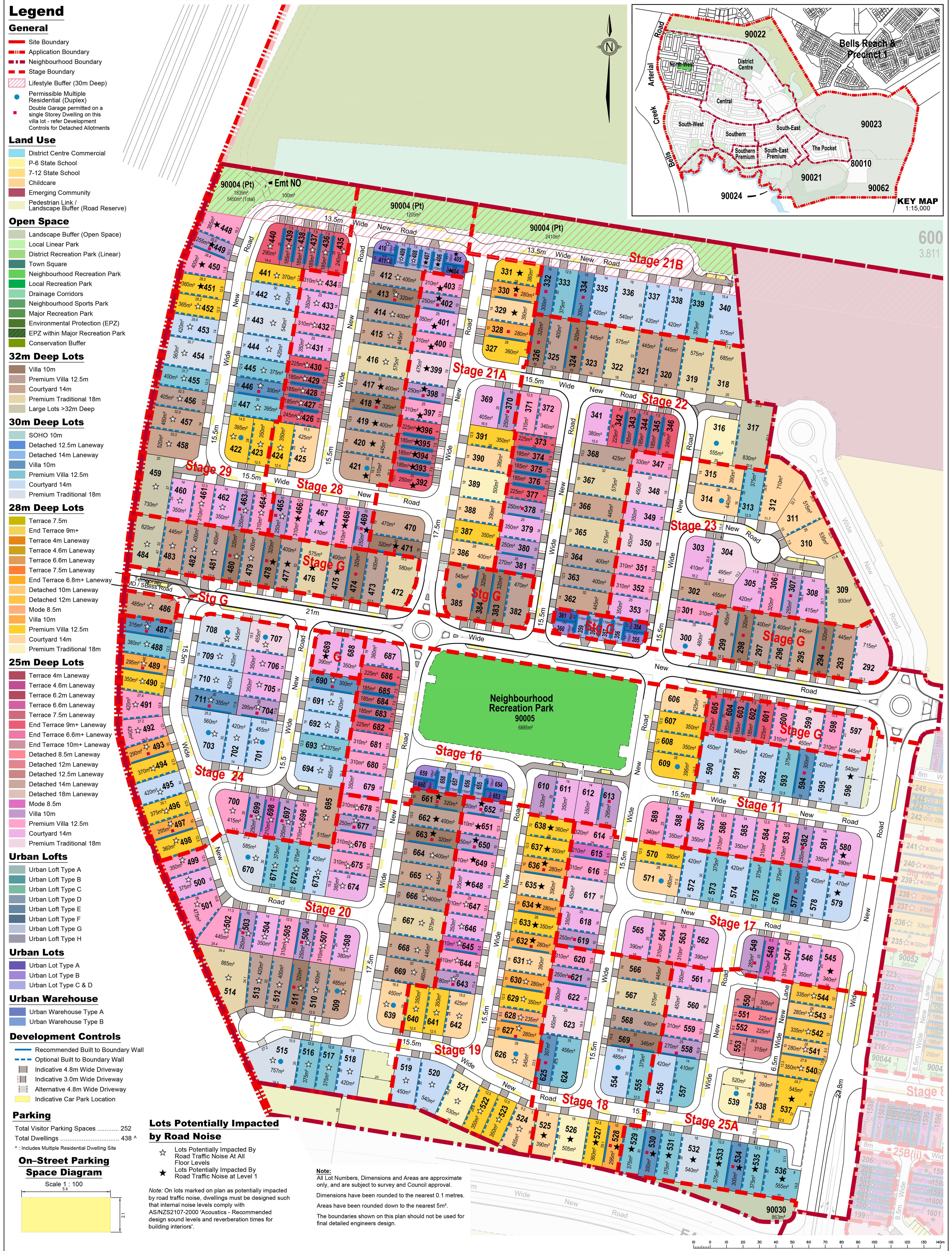
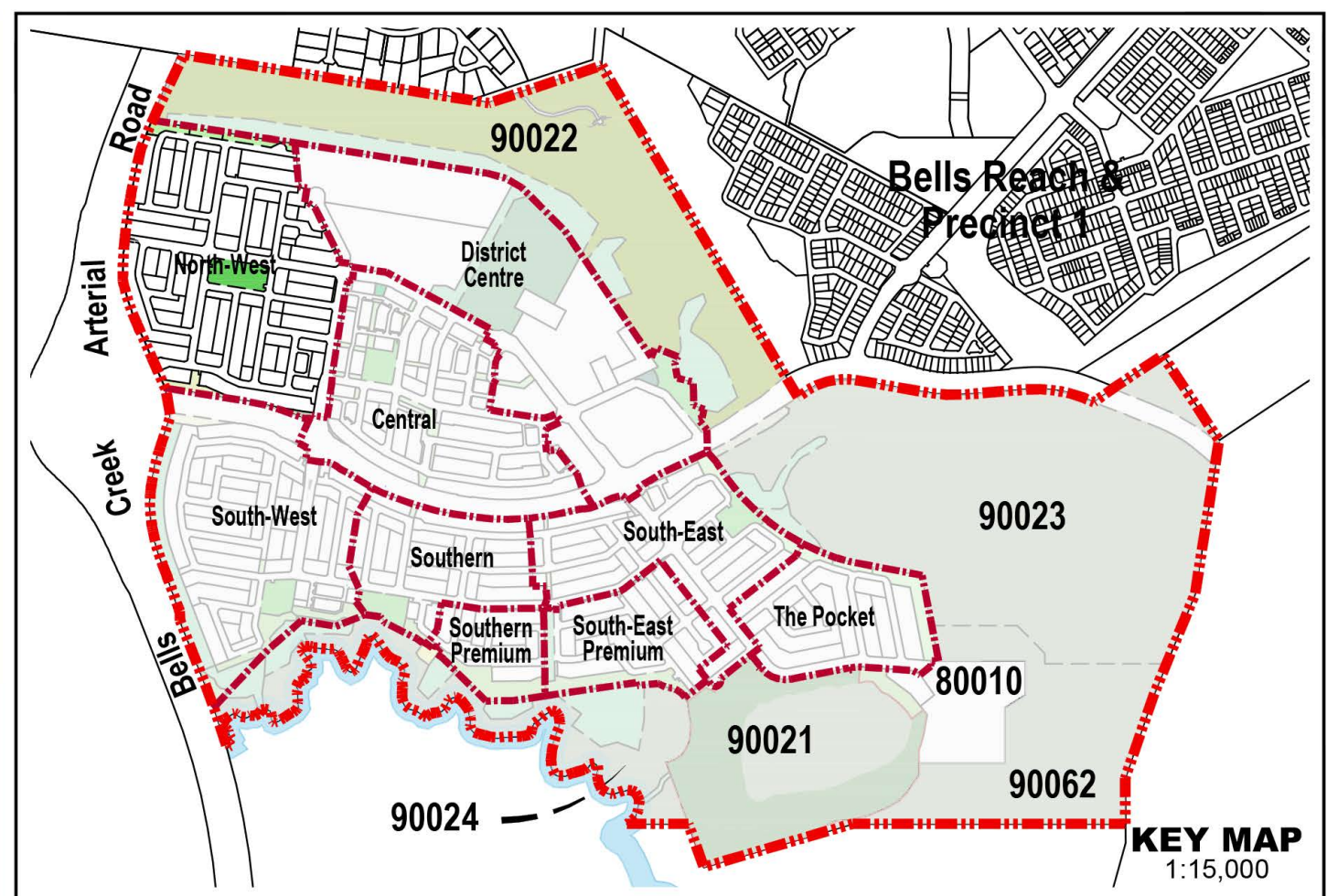


Lots Potentially Impacted by Road Noise

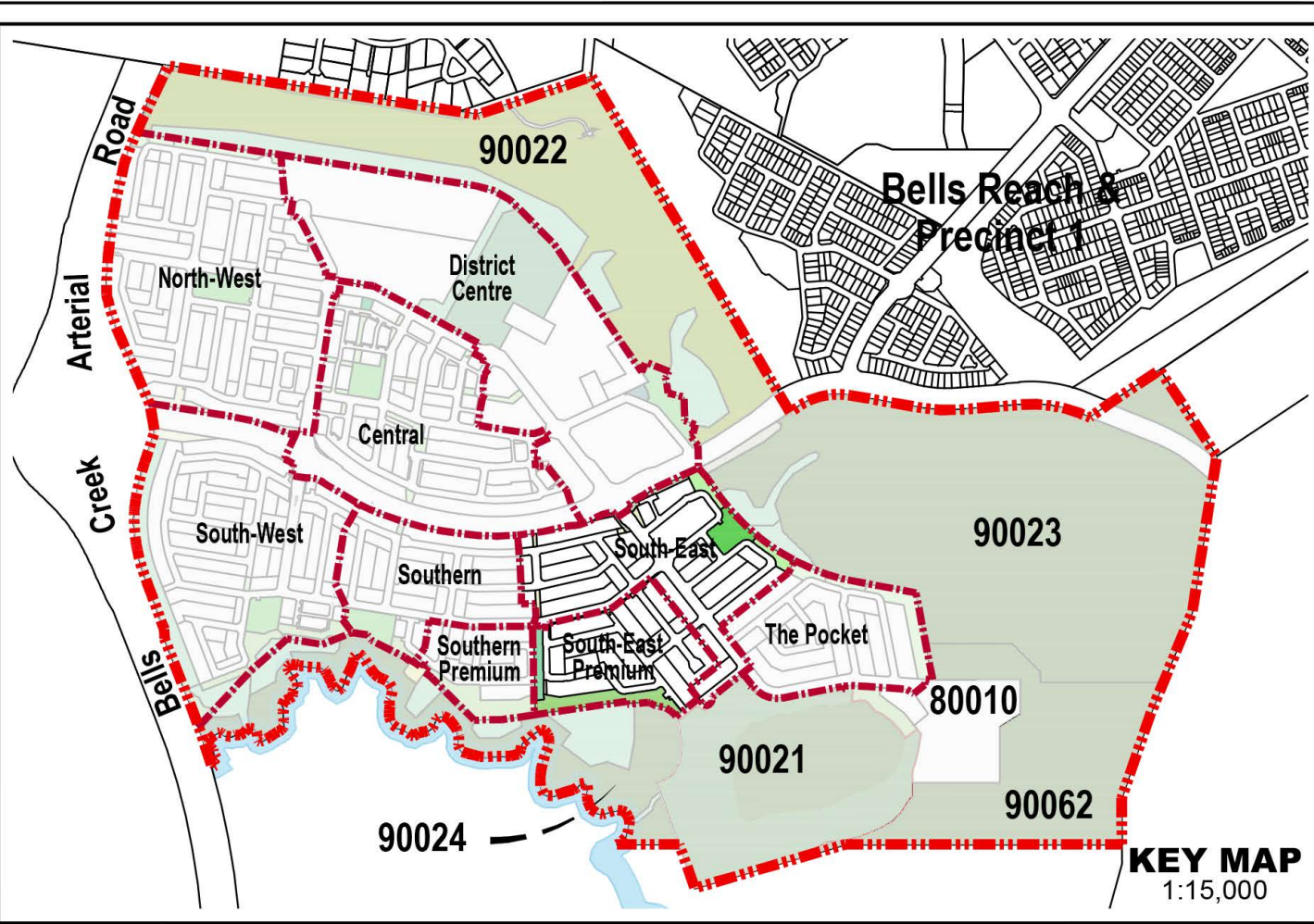
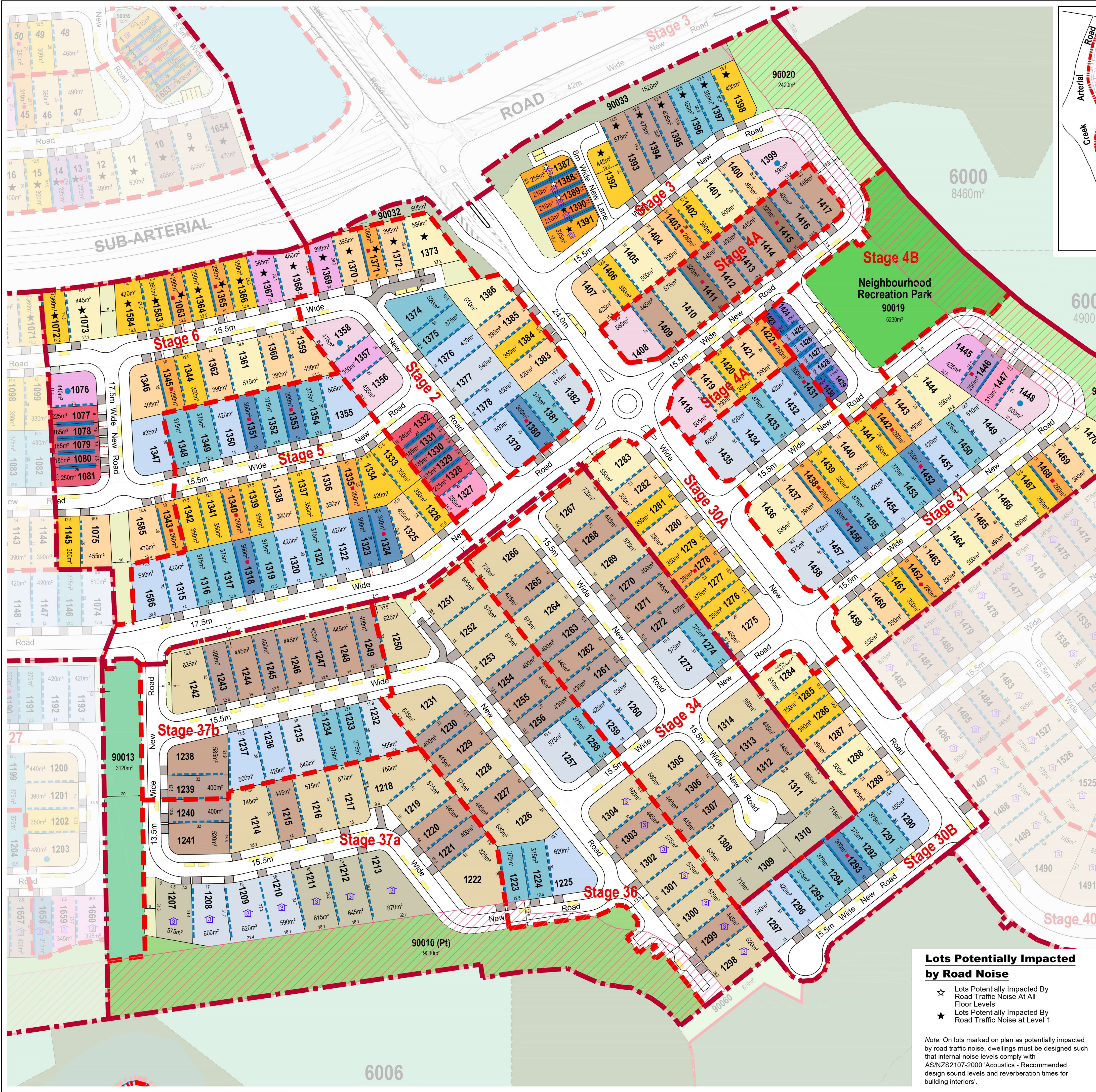
- Lots Potentially Impacted By Road Traffic Noise At All Floor Levels
- Lots Potentially Impacted By Road Traffic Noise At Level 1

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

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.



REVISION			PROJECT		CLIENT		STOCKLAND		URBAN DESIGN	
AB: 31/03/17 Amend Layout & Stats			CALOUNDRA SOUTH		NORTH WEST		Level 4 HQ South		520 Wickham Street	
AC: 06/06/17 Amend in response to Council feedback			PRECINCT 2		NEIGHBOURHOOD		PLAN OF DEVELOPMENT		PO Box 1559	
AD: 05/07/17 Amend in response to Council feedback			Job Ref. 167100-21		Date 10 November 2020		Scale 1:1000		Sheet A1	
AE: 22/11/17 Amend Layout & Stats			Comp By. MD / SE / WW		DWG Name. 167100-103 CSP2 PRO		Plan Ref 167100-117		Rev AO	
AF: 18/01/18 Amend Staging & POD's			Checked By. MD / SB		Locality CALOUNDRA SOUTH		Scale 1:1000		Sheet A1	
AG: 11/06/18 Lease Area shown on lot 1294			Local Authority MINISTER FOR ECONOMIC DEVELOPMENT QLD							
AH: 10/08/18 Amend ROL, Staging & POD's										
AI: 07/11/18 Amend Layout, Staging & POD's										
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										
AN: 14/04/20 Amend Layout										
AO: 10/10/20 Amend Layout & POD's										



Legend

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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- Villa 10m
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- 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

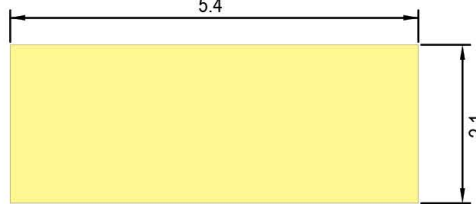
Parking

Total Visitor Parking Spaces 156
Total Dwellings 282*

*: Includes Multiple Residential Dwelling Site

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
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- Detached 12m Laneway
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- Premium Villa 12.5m
- 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 & Stats
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
AN : 14/04/20 Amend Layout
AO : 10/11/20 Amend Layout & 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
- Stage Boundary
- Neighbourhood Boundary
- Lifestyle Buffer (30m Deep)
- Blackbutt Forest
- 30m PMAV Offset to Blackbutt Forest
- 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

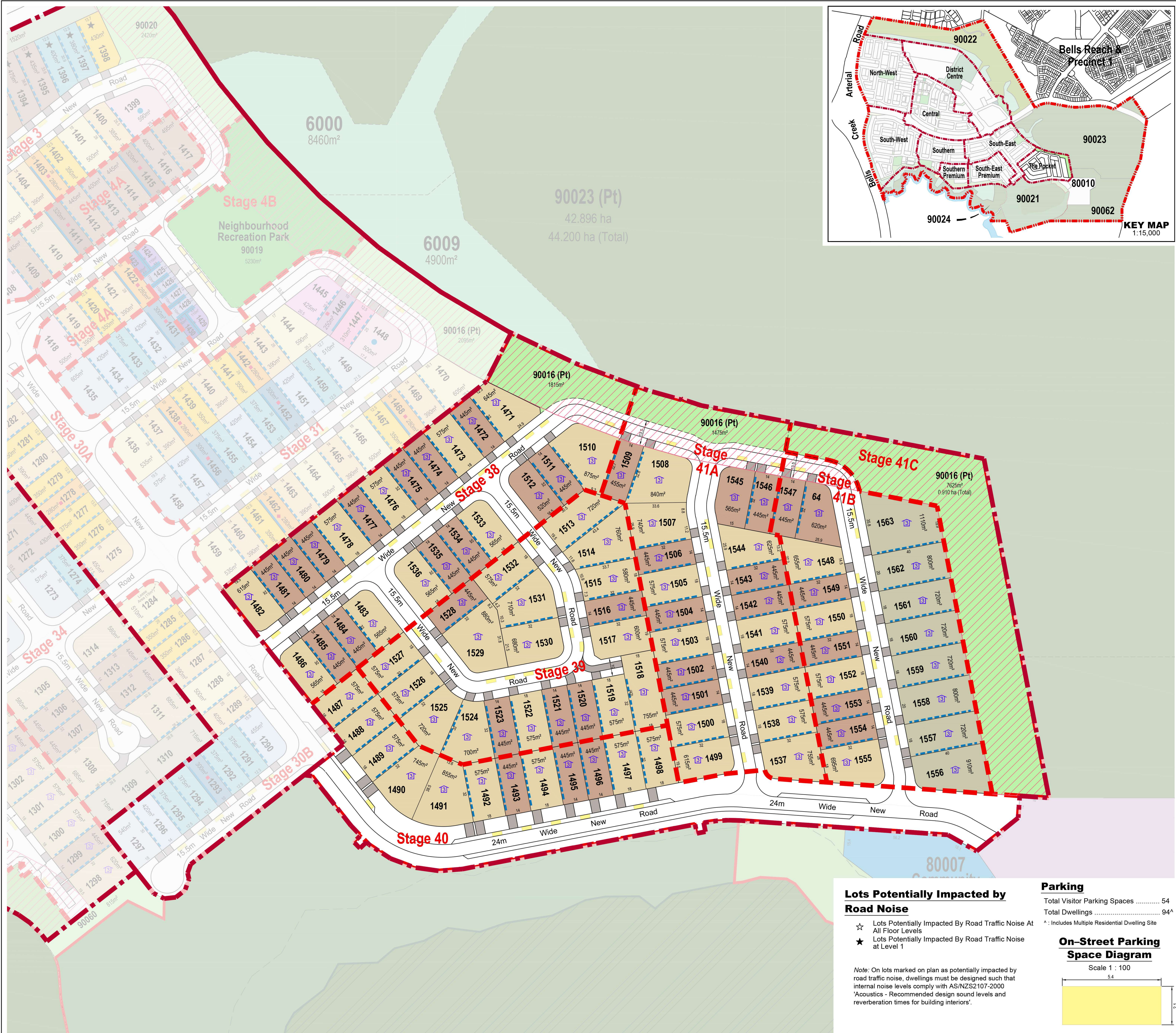
SOUTH-EAST
NEIGHBOURHOOD
PLAN OF
DEVELOPMENT

Date	10 November 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	Sheet 1:1000 A1
Plan Ref	Rev 167100-119 AO

URBAN DESIGN
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Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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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
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- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

28m Deep Lots

- Terrace 7.5m
- End Terrace 9m+
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25m Deep Lots

- Terrace 4m Laneway
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- Terrace 6.2m Laneway
- Terrace 6.6m Laneway
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Urban Lofts

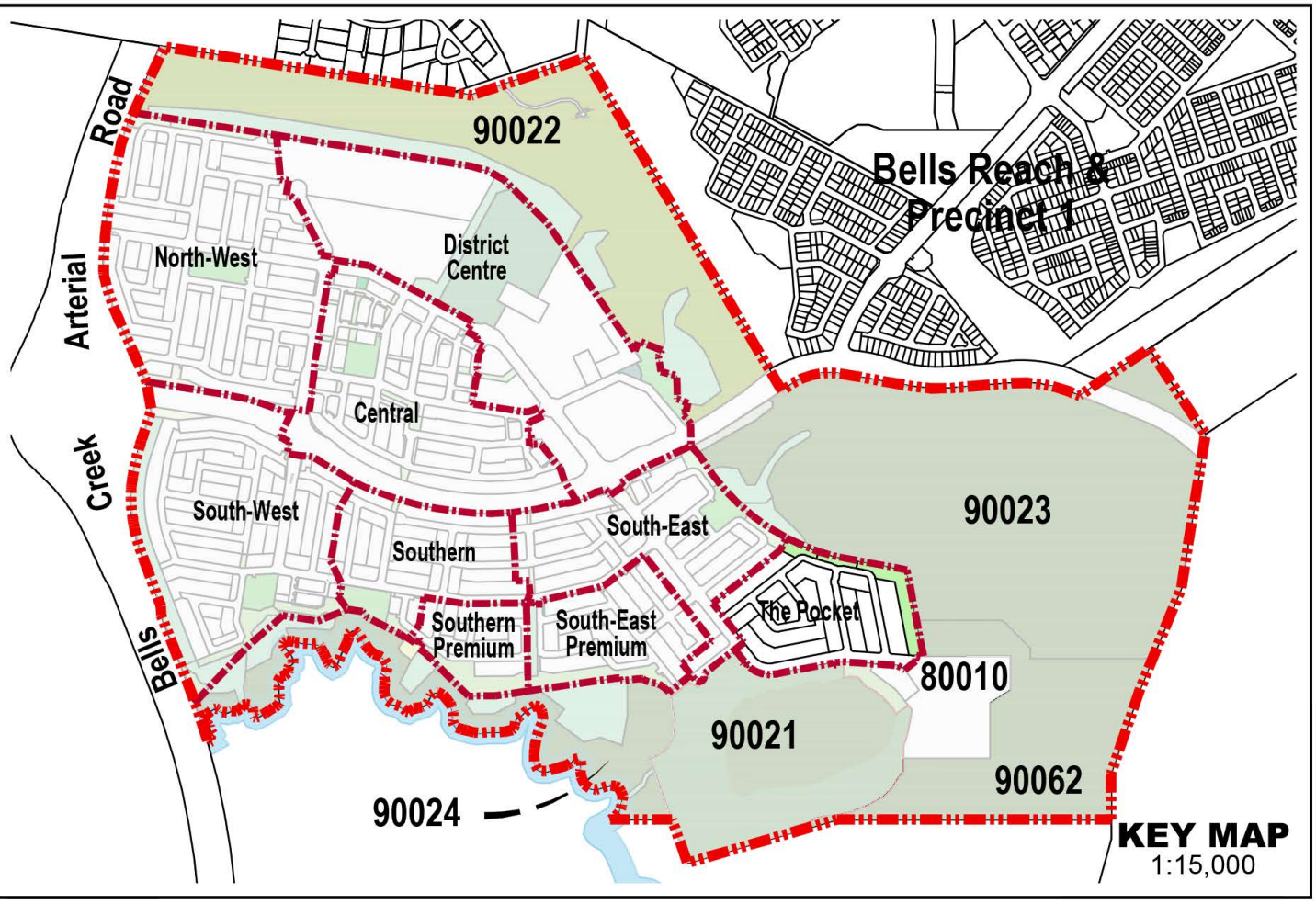
- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
- Urban Loft Type D
- Urban Loft Type E
- Urban Loft Type F
- Urban Loft Type G
- Urban Loft Type H

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

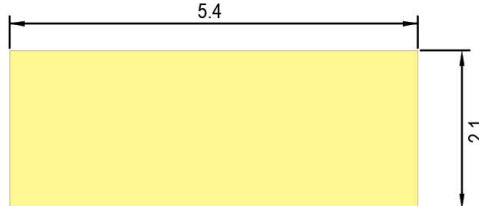
Note: On lots marked on plan as potentially impacted by road traffic noise, dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Parking

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

On-Street Parking Space Diagram

Scale 1 : 100



REVISION

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 : 11/06/18 Amend ROL, Staging & POD's
AI : 07/11/18 Amend Layout, Staging & Stats
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Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Stage Boundary
- 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 10 November 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

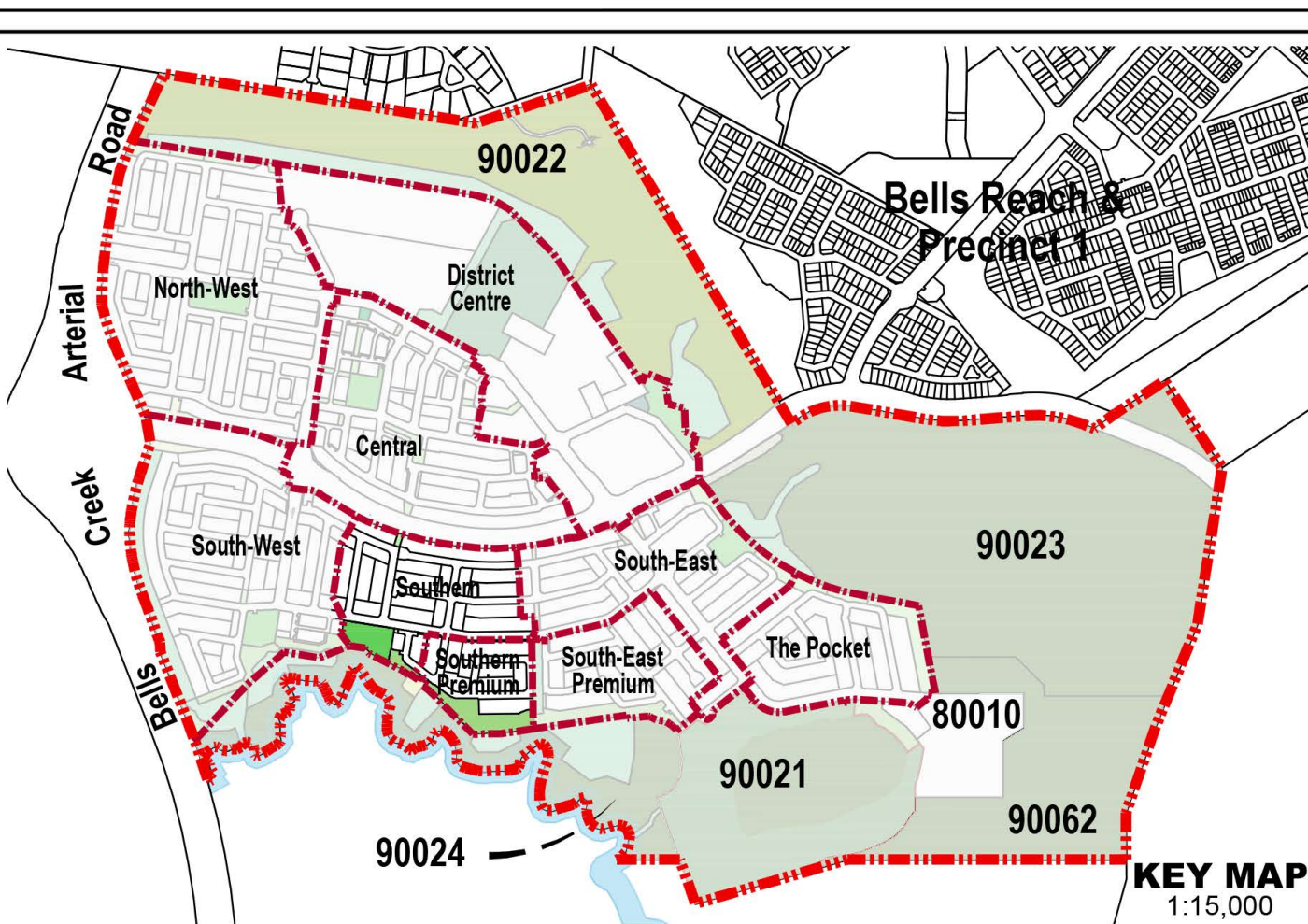
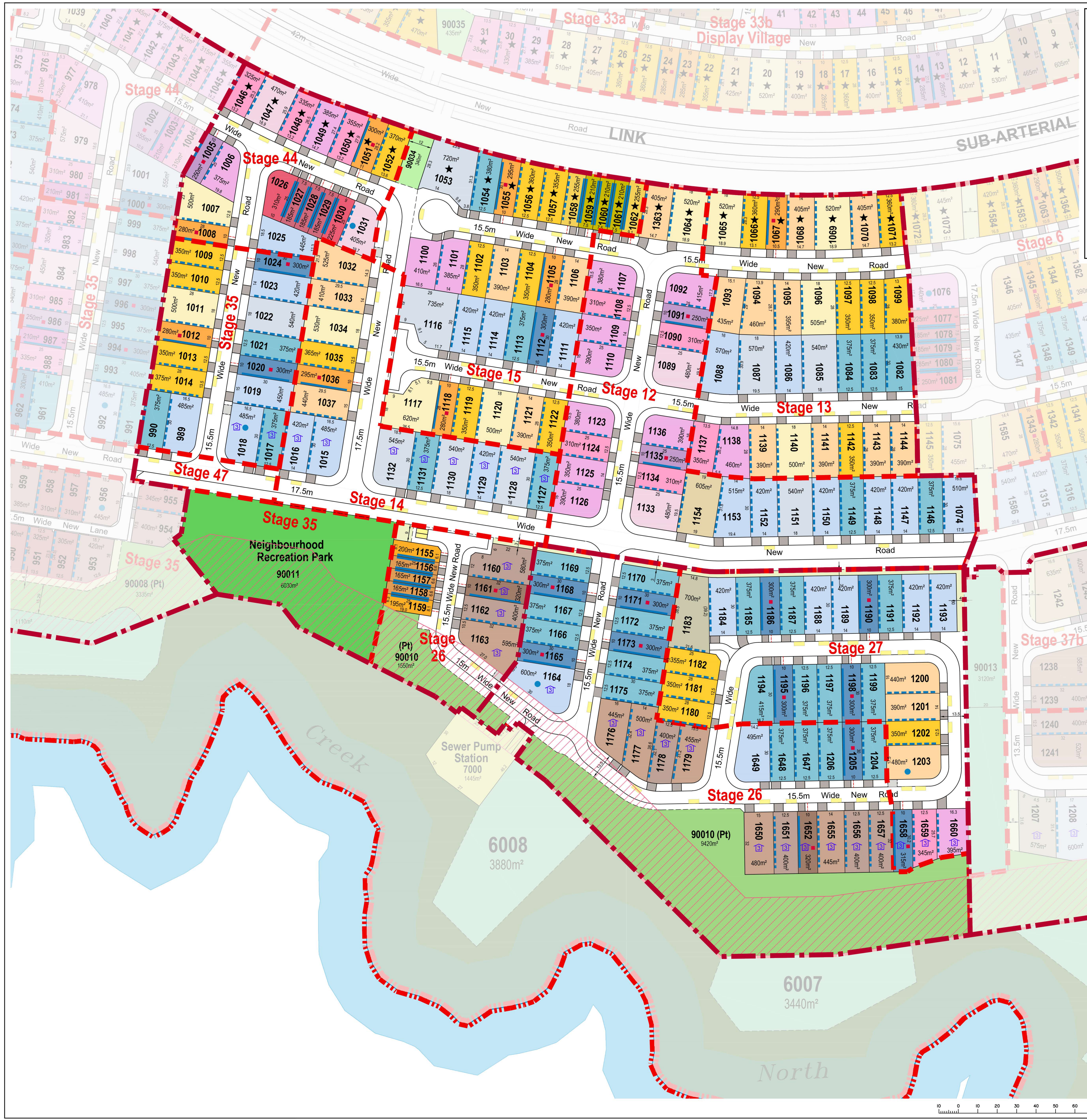
Scale 1:1000 Sheet A1

Plan Ref 167100-121 Rev AO

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
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25m Deep Lots

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- Terrace 4.6m Laneway
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Urban Lofts

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C
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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

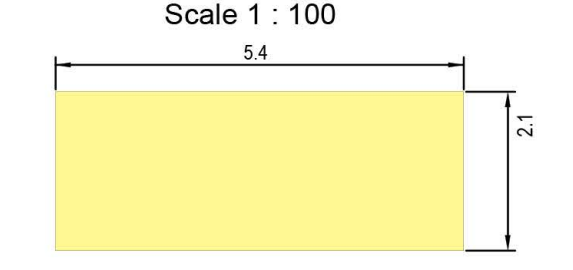
Development Controls

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

Parking

Total Visitor Parking Spaces 111
Total Dwellings 202 ^
^: Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram



Lots Potentially Impacted by Road Noise

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

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

REVISION
AG: 31/03/17 Amend Layout & Stats
AG: 09/06/17 Amend in response to Council feedback
AD: 22/11/17 Amend in response to Council feedback
AE: 22/11/17 Amend Layout & Stats
AF: 18/01/18 Amend Staging & POD's
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Note:
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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 villa lot - refer Development Controls for Detached Allotments
- Proposed Indicative Translink Bus Bay
- Sewer Pump Station

CLIENT

STOCKLAND

PROJECT

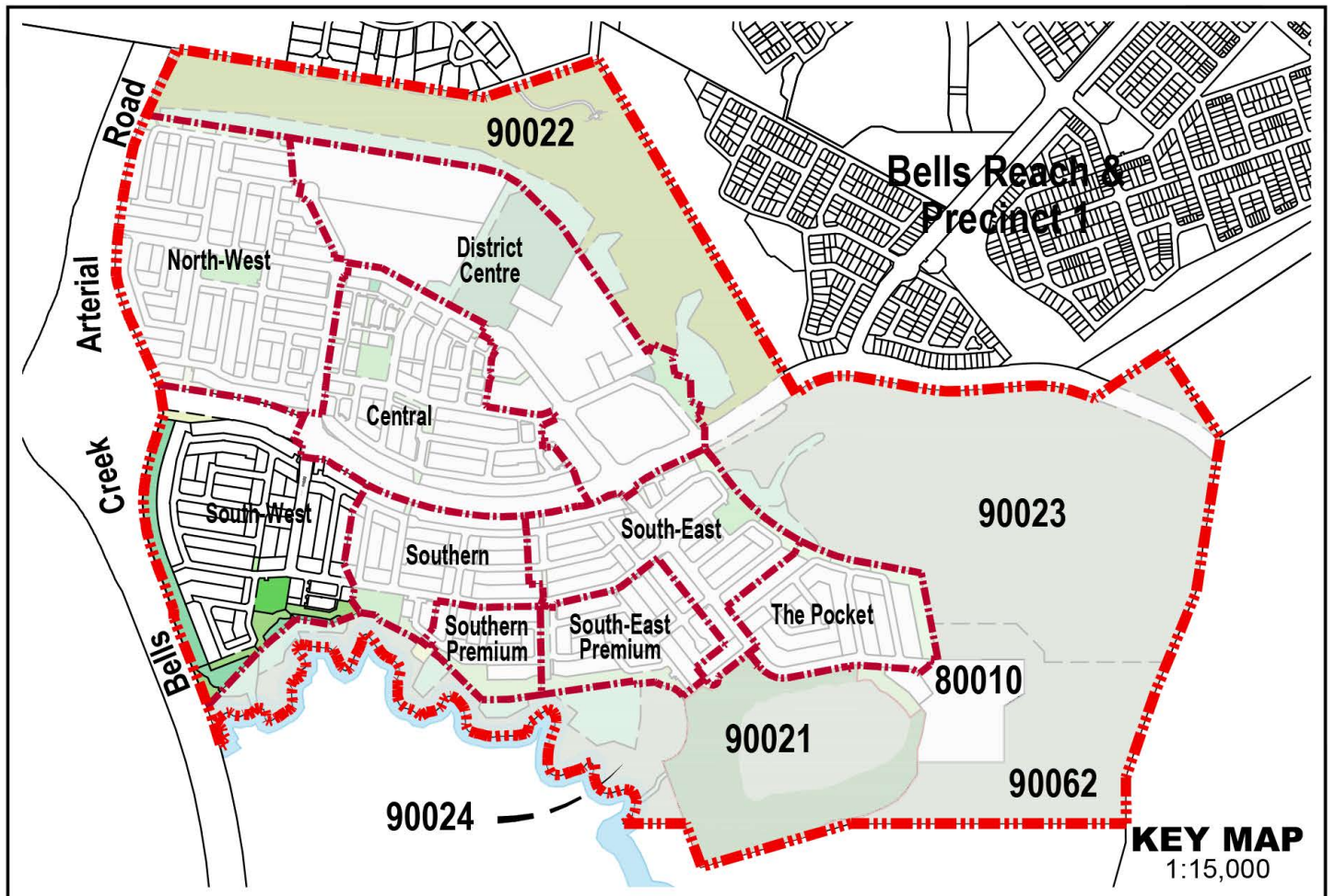
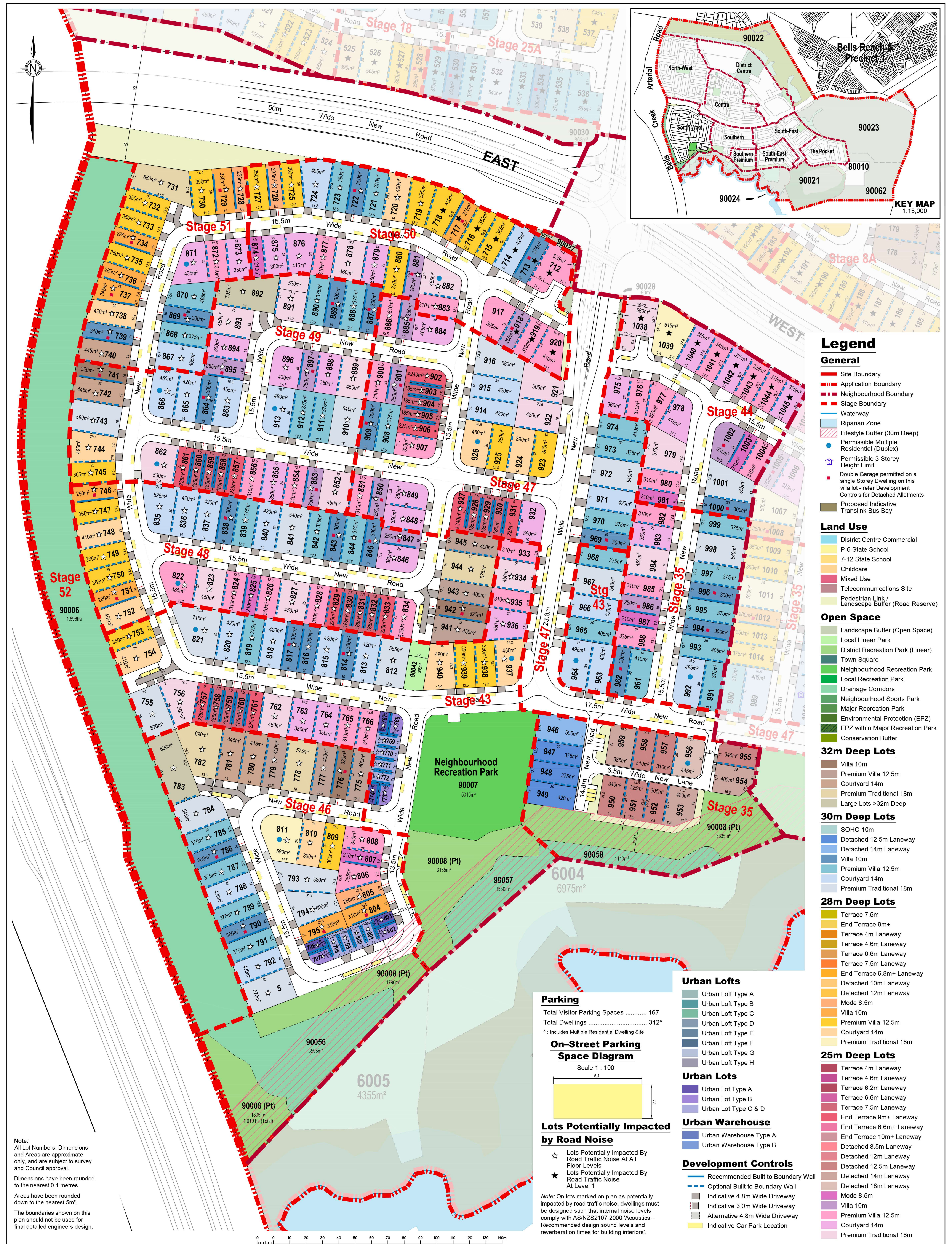
**CALOUNDRA SOUTH
PRECINCT 2**

**SOUTHERN
NEIGHBOURHOOD
PLAN OF
DEVELOPMENT**

Date	10 November 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	167100-123
Sheet	A1
Rev	AO

URBAN DESIGN
Level 4 H2 South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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W rpsgroup.com

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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
- 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
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32m Deep Lots

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

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- Detached 14m Laneway
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- Premium Villa 12.5m
- Courtyard 14m
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28m Deep Lots

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- 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

Development Controls

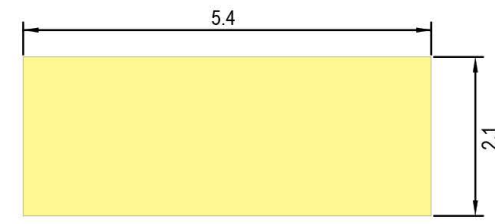
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.0m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

Parking

Total Visitor Parking Spaces 167
Total Dwellings 312^
^: Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

Scale 1 : 100



Lots Potentially Impacted by Road Noise

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

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

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

REVISION AB: 31/03/17 Amend Layout & Stats AC: 06/06/17 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 AN: 14/04/20 Amend Layout AO: 11/10/20 Amend Layout & POD's	PROJECT		CLIENT	
	CALOUNDRA SOUTH		STOCKLAND	
	PRECINCT 2		SOUTH WEST	
	Job Ref. 167100-21		Date 10 November 2020	
	Comp By. MD / SE / WW		DWG Name. 167100-103 CSP2 PRO	
Local Authority	Checked By. MD / SB		Locality CALOUNDRA SOUTH	
	Local Authority MINISTER FOR ECONOMIC DEVELOPMENT QLD		PLAN OF DEVELOPMENT	
			SOUTH WEST NEIGHBOURHOOD	
Scale 1:1000		Sheet A1		Plan Ref 167100-125
				Rev AO

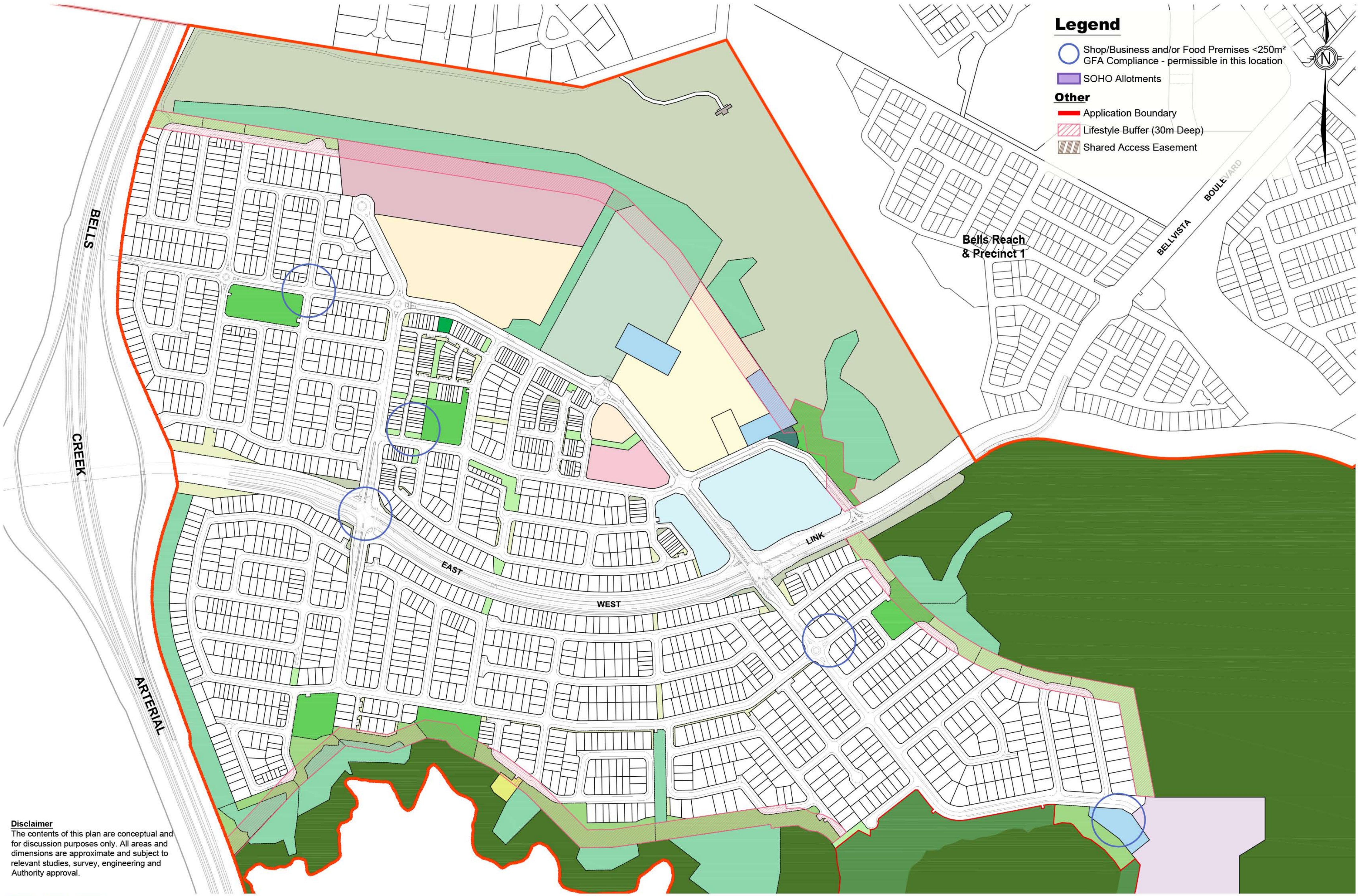


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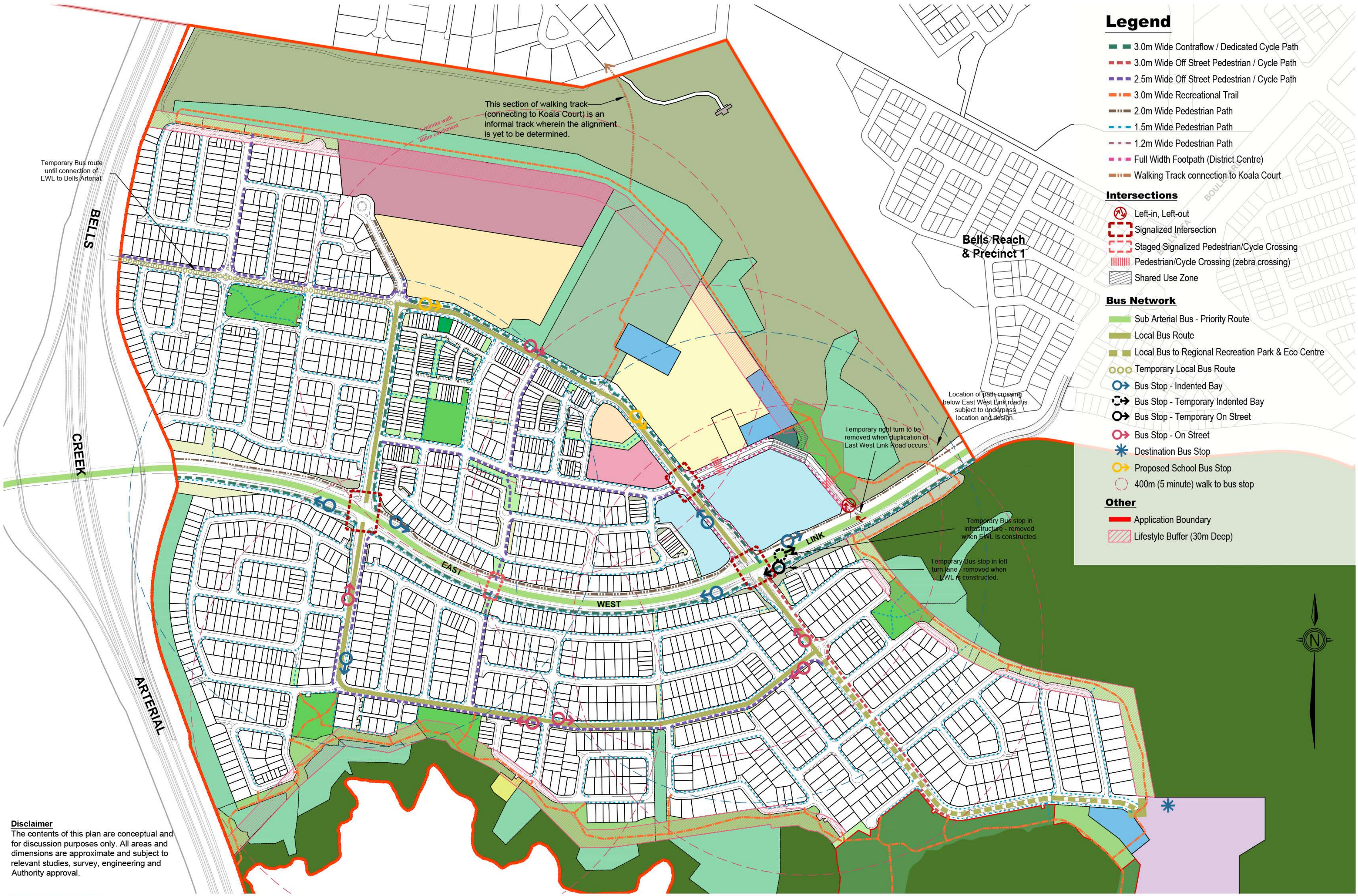
Disclaimer
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Legend

- 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

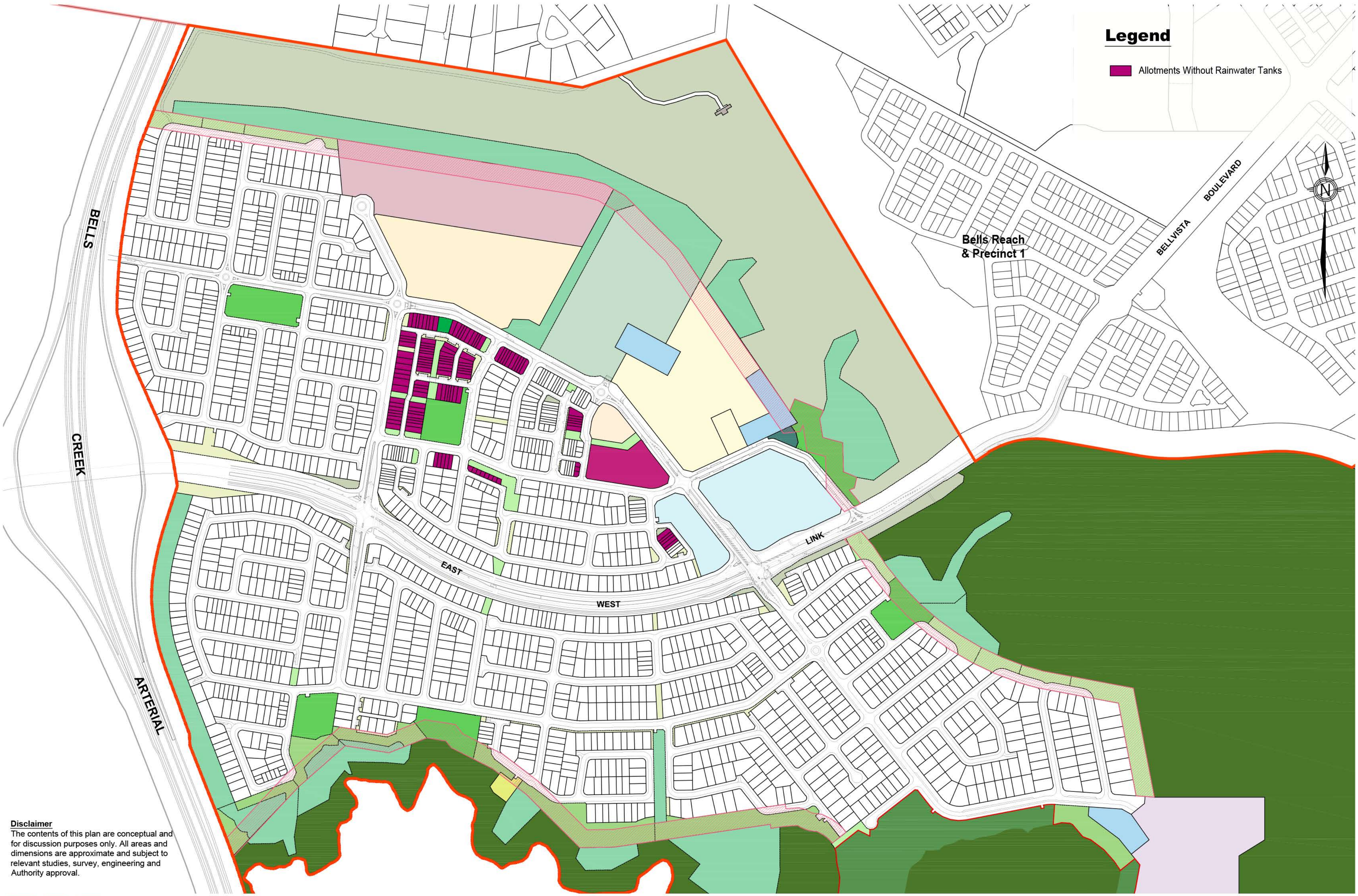
Bus Network

- 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