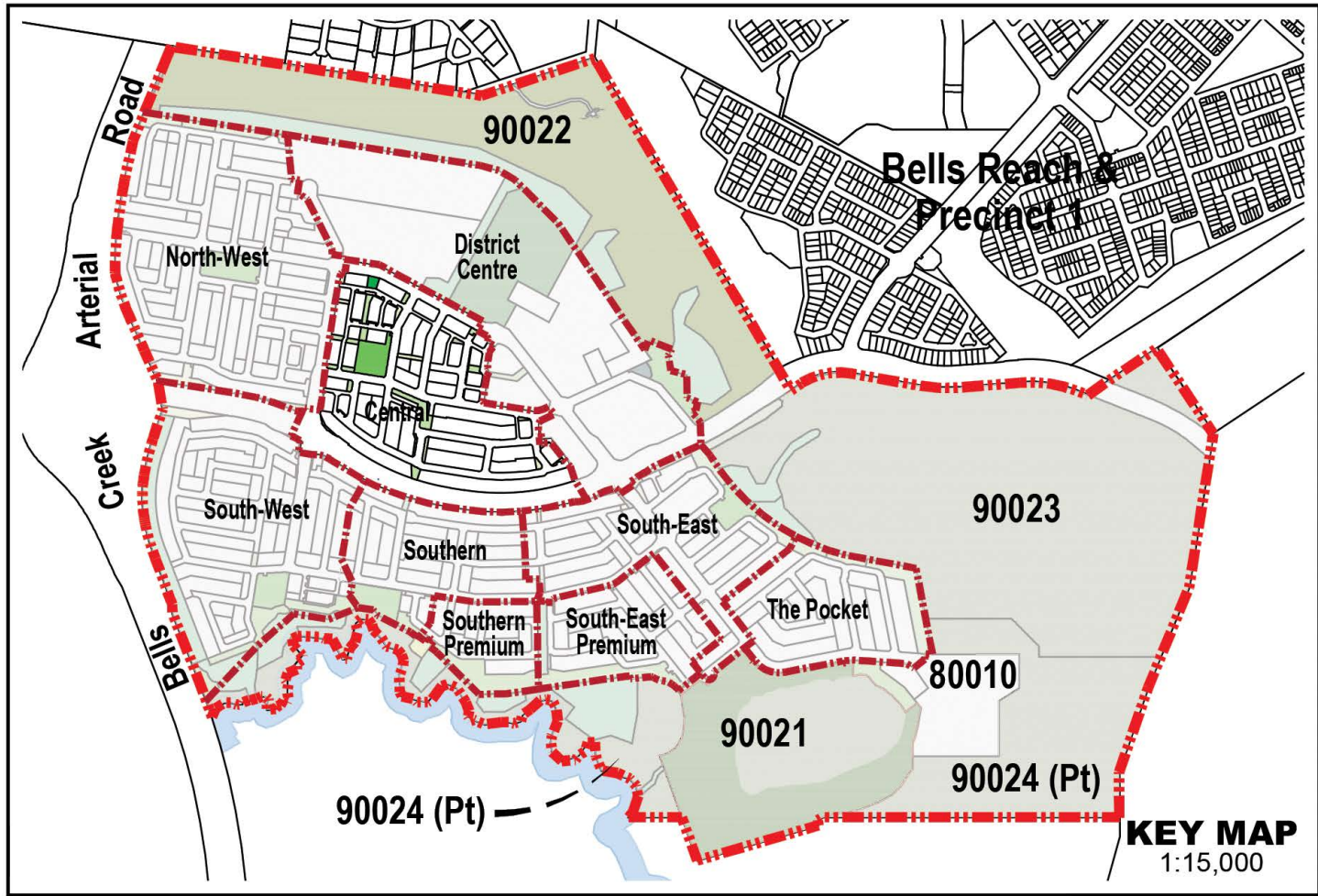
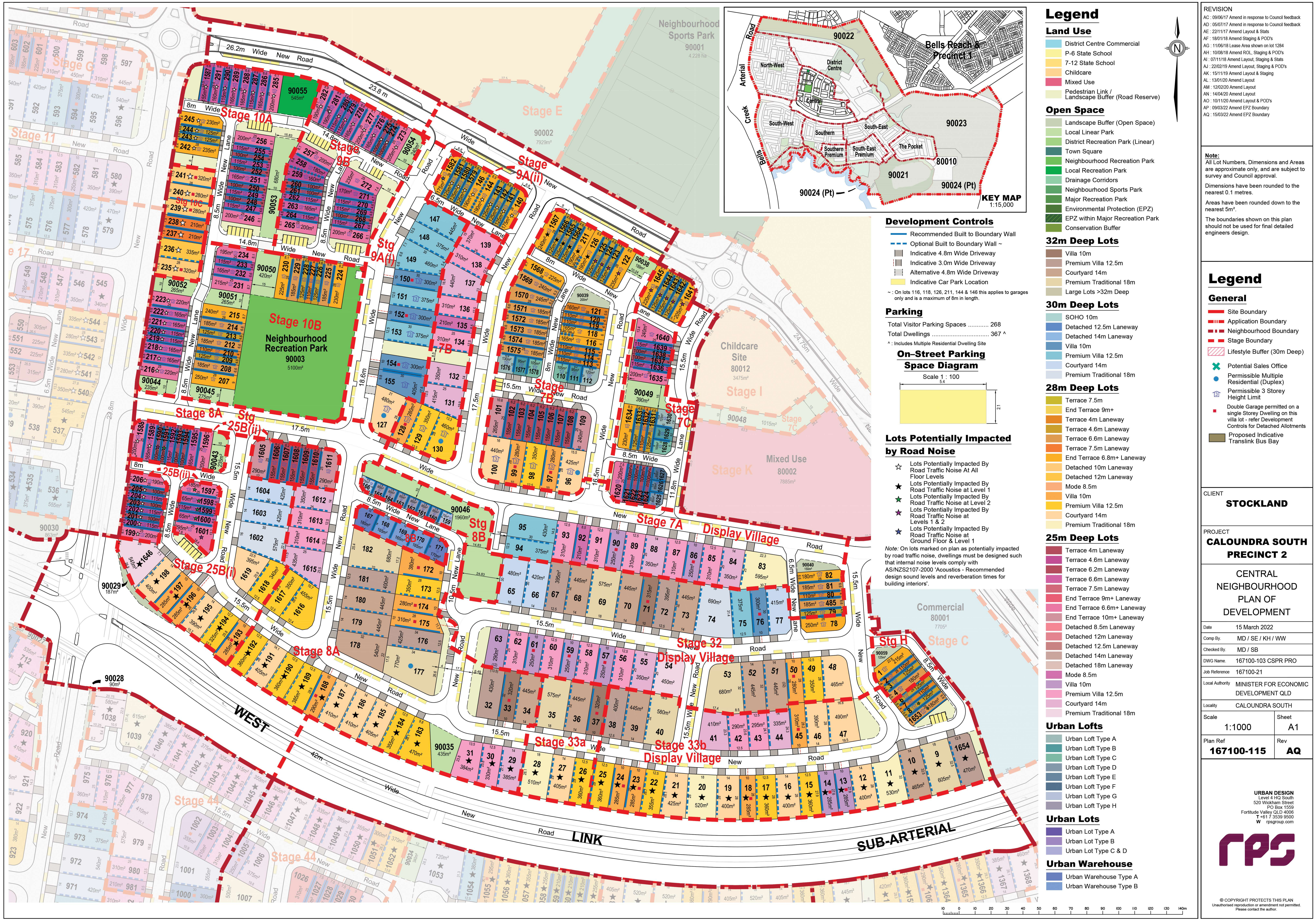




Legend

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
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- Detached 12m Laneway
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25m Deep Lots

- Terrace 4m Laneway
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- Terrace 6.2m Laneway
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- 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

~: On lots 116, 118, 126, 211, 144 & 146 this applies to garages only and is a maximum of 8m in length.

Parking

Total Visitor Parking Spaces 268
Total Dwellings 367 ^

^: 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
- ★ Lots Potentially Impacted By Road Traffic Noise At Level 2
- ★ Lots Potentially Impacted By Road Traffic Noise At Levels 1 & 2
- ★ Lots Potentially Impacted By Road Traffic Noise at Ground Floor & 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

- AC : 09/06/17 Amend in response to Council feedback
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- AH : 10/06/18 Amend ROL, Staging & POD's
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- 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
- AP : 09/03/22 Amend EPZ Boundary
- AQ : 15/03/22 Amend EPZ Boundary

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)
- Potential Sales Office
- 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

CLIENT

STOCKLAND

PROJECT

**CALOUNDRA SOUTH
PRECINCT 2**

**CENTRAL
NEIGHBOURHOOD
PLAN OF
DEVELOPMENT**

Date 15 March 2022

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: 167100-115

Rev: AQ

URBAN DESIGN
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Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Stage Boundary
- Lifestyle Buffer (30m Deep)
- Permissible Multiple Residential (Duplex)
- Double Garage permitted on a single Storey Dwelling on this villa 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
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- 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 6.2m Laneway
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- Terrace 7.5m Laneway
- End Terrace 9m+ Laneway
- End Terrace 6.6m+ Laneway
- End Terrace 10m+ Laneway
- Detached 8.5m Laneway
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- Detached 14m Laneway
- 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

Development Controls

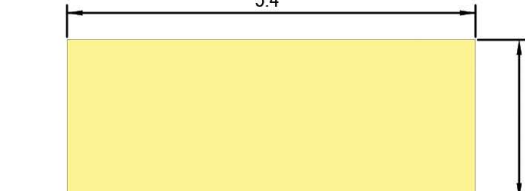
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.0m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

Parking

Total Visitor Parking Spaces 252
Total Dwellings 438

On-Street Parking Space Diagram

Scale 1: 100

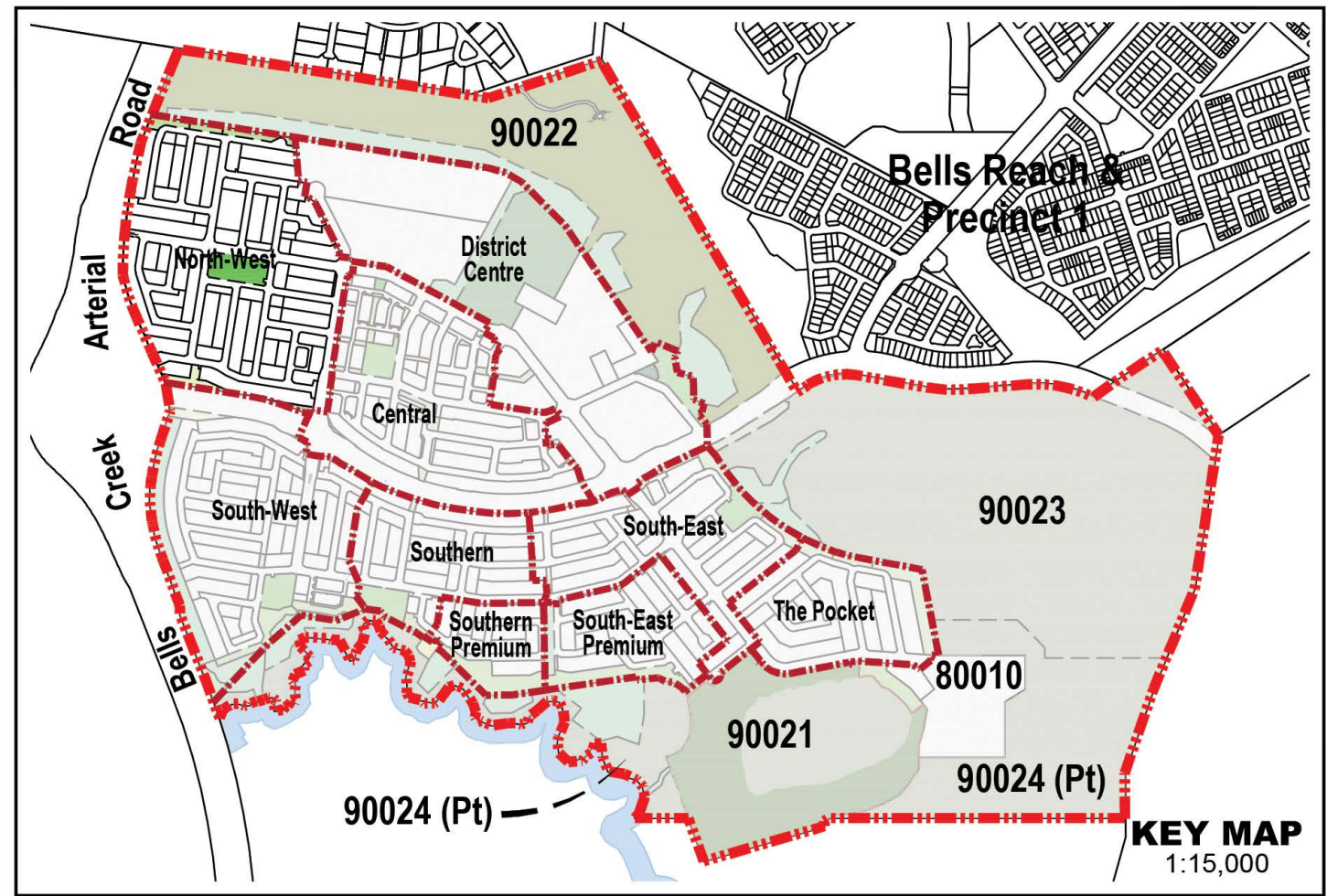


Lots Potentially Impacted by Road Noise

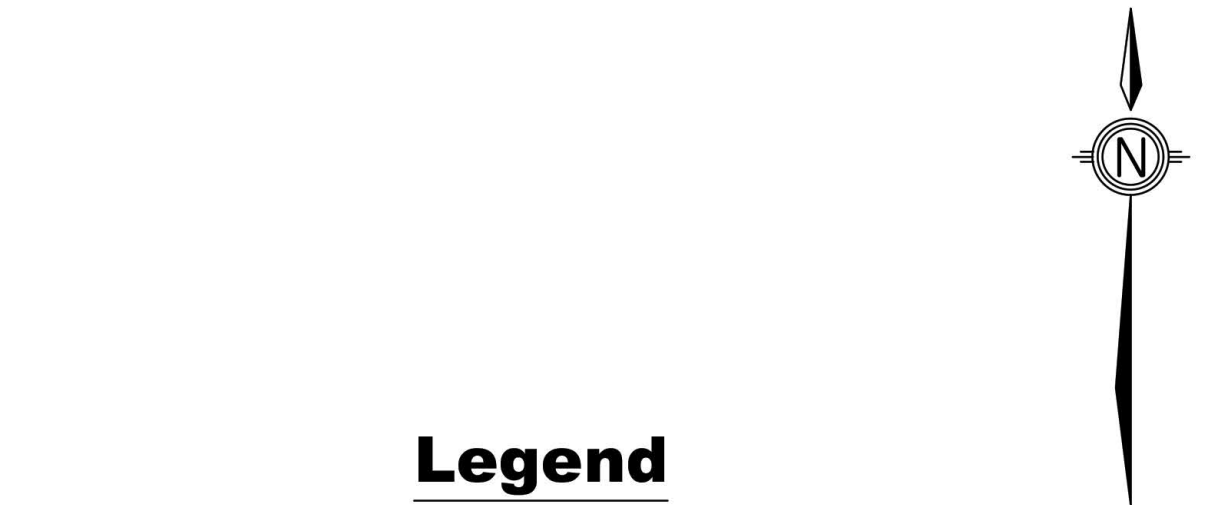
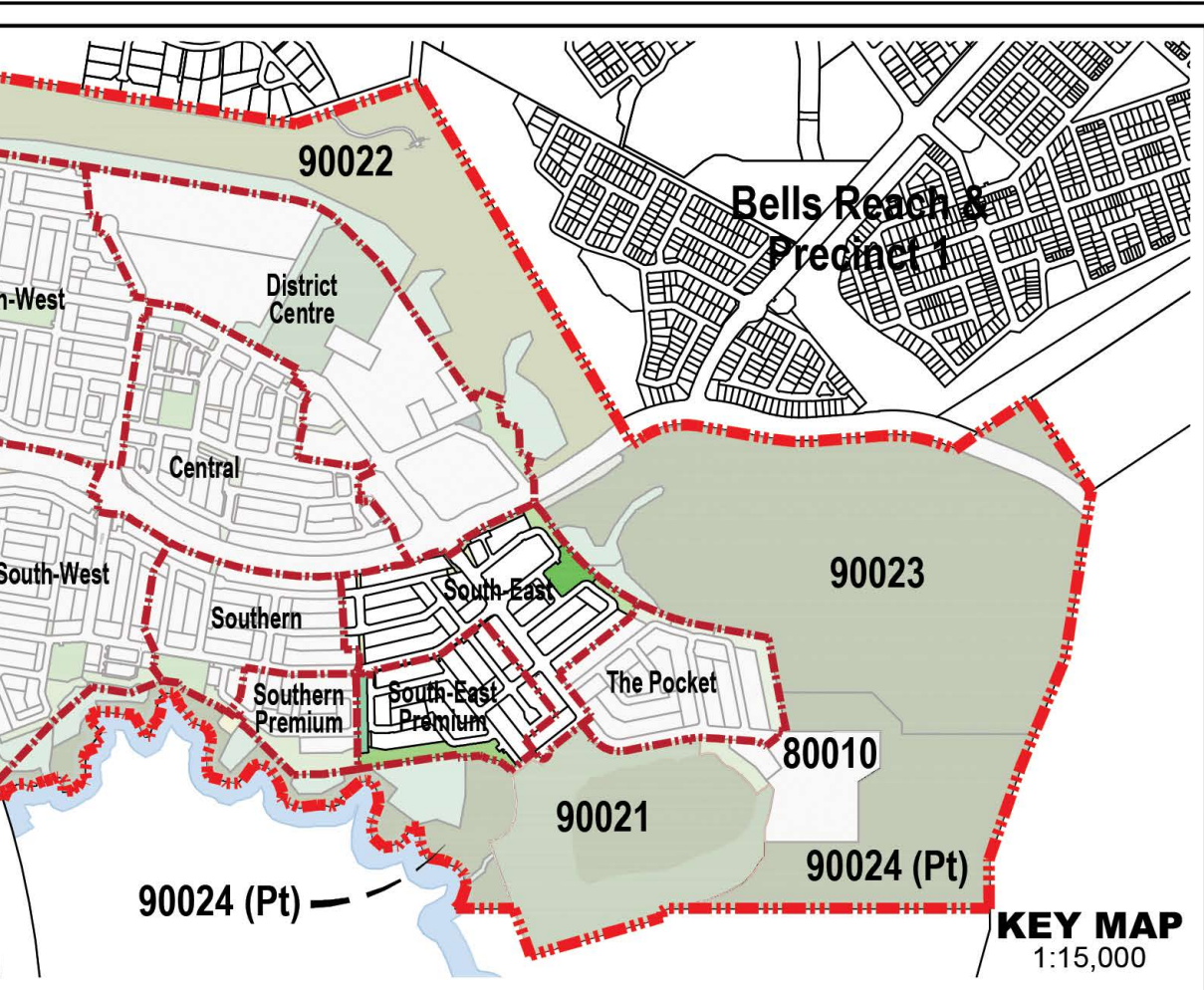
- ★ Lots Potentially Impacted By Road Traffic Noise At All Floor Levels
- ★ Lots Potentially Impacted By Road Traffic Noise At Level 1

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:
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Areas have been rounded down to the nearest 5m².
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REVISION 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 & Stab 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: 01/11/18 Amend Layout, Staging & Stab 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 AP: 09/03/22 Amend EPZ Boundary AQ: 15/03/22 Amend EPZ Boundary	PROJECT CALOUNDRA SOUTH PRECINCT 2		CLIENT STOCKLAND		 URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 6500 W rpsgroup.com			
	Job Ref. 167100-21		Date 15 March 2022		NORTH WEST NEIGHBOURHOOD PLAN OF DEVELOPMENT			
	Comp By. MD / SE / WWW		DWG Name. 167100-103 CSP2 PRO					
	Checked By. MD / SB		Locality CALOUNDRA SOUTH					
	Local Authority MINISTER FOR ECONOMIC DEVELOPMENT QLD							
	Scale 1:1000		Sheet A1		Plan Ref 167100-117		Rev AQ	



- ### 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
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 - Detached 18m Laneway
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 - 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^a
^a: 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

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
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 - 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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 - Courtyard 14m
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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

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
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AG : 11/06/18 Lease Area shown on lot 1284
AH : 10/08/18 Amend ROL, Staging & POD's
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AJ : 22/02/19 Amend Layout, Staging & POD's
AK : 15/11/19 Amend Layout & Staging
AL : 13/01/20 Amend Layout
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AO : 10/11/20 Amend Layout & POD's
AP : 09/03/22 Amend EPZ Boundary
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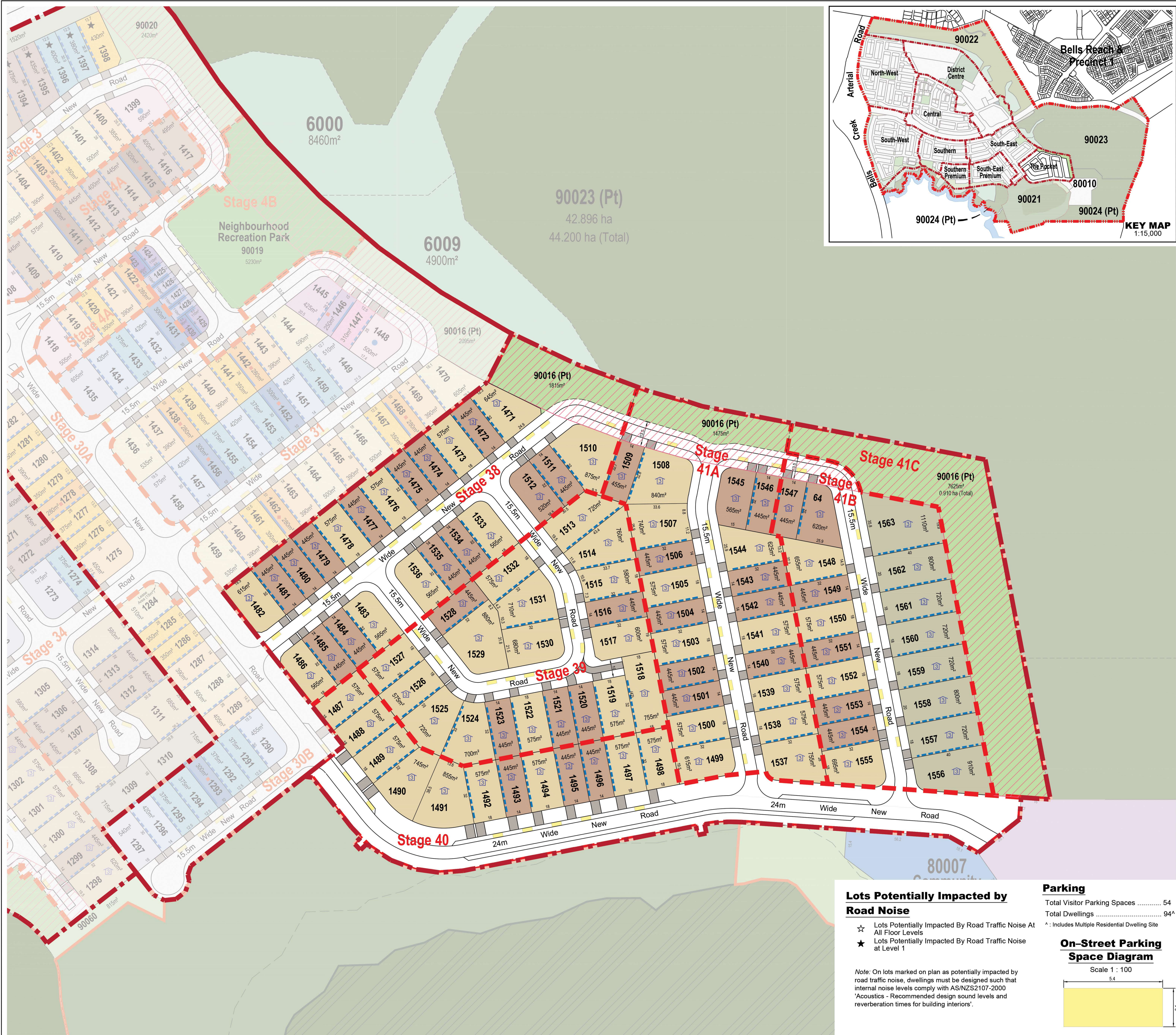
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

- ### 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 15 March 2022	
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 167100-119		Rev AQ	

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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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
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32m Deep Lots

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

30m Deep Lots

- SOHO 10m
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28m Deep Lots

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Urban Lofts

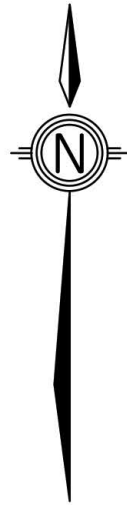
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Urban Lots

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Urban Warehouse

- Urban Warehouse Type A
- Urban Warehouse Type B



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Note:

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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

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 15 March 2022

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 AQ

URBAN DESIGN
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Fortitude Valley QLD 4006
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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'.

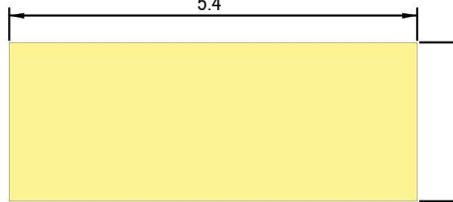
Parking

Total Visitor Parking Spaces 54
Total Dwellings 94^

^ : Includes Multiple Residential Dwelling Site

On-Street Parking Space Diagram

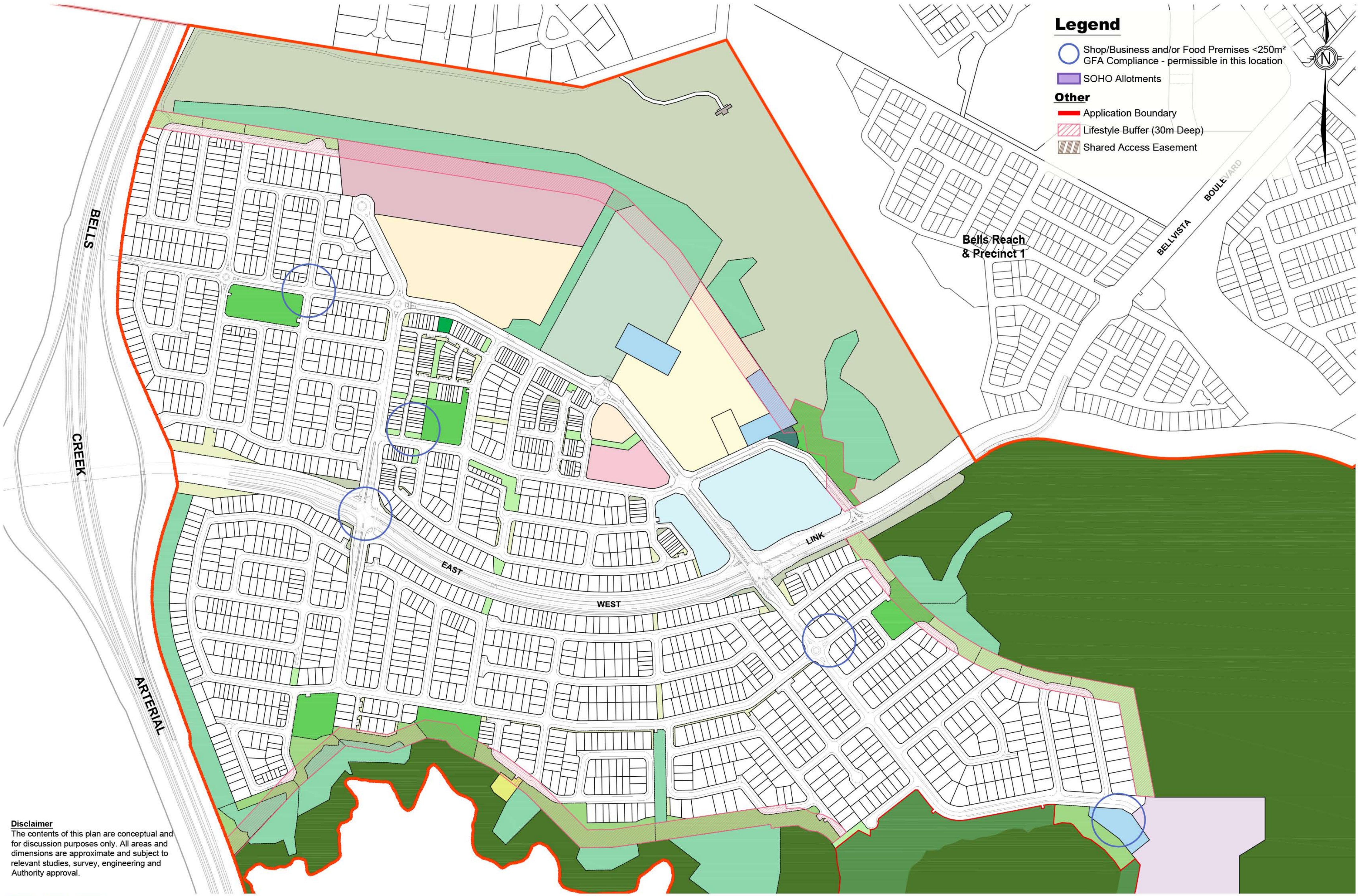
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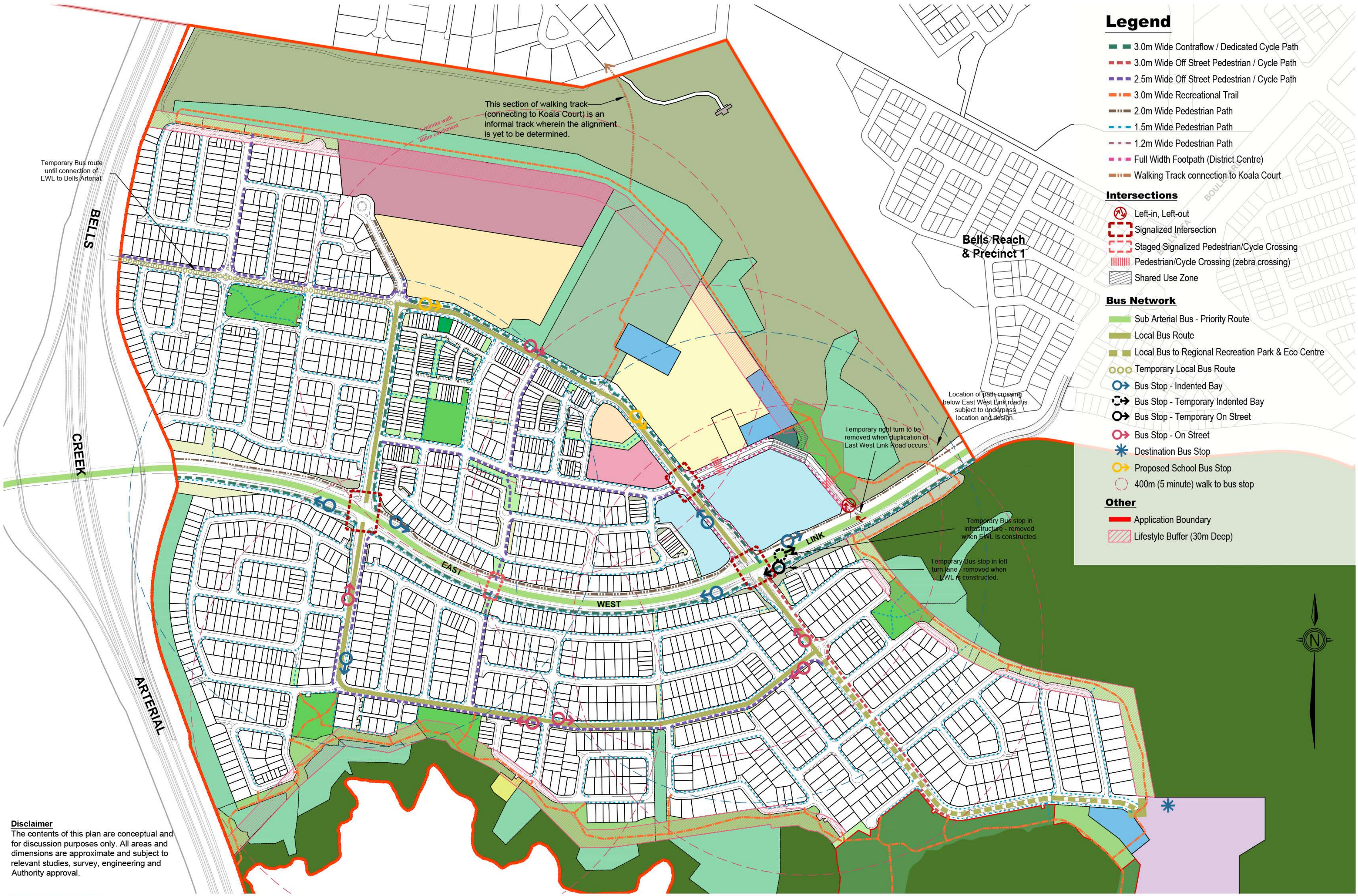
Disclaimer
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Legend

- 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

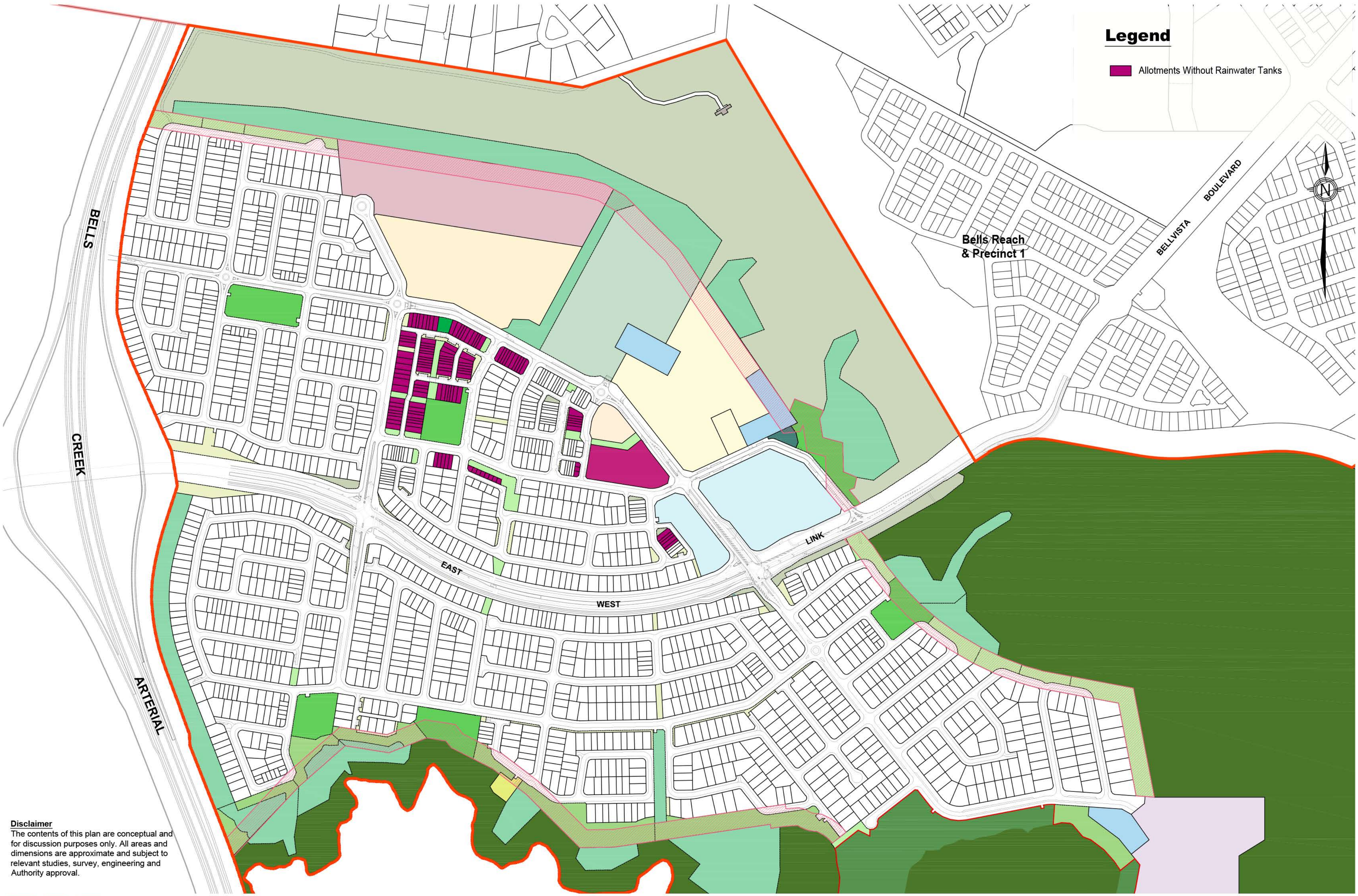
Bus Network

- 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

Disclaimer
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Plan of Development - Allotments Without Rainwater Tanks

Caloundra South - Precinct 2