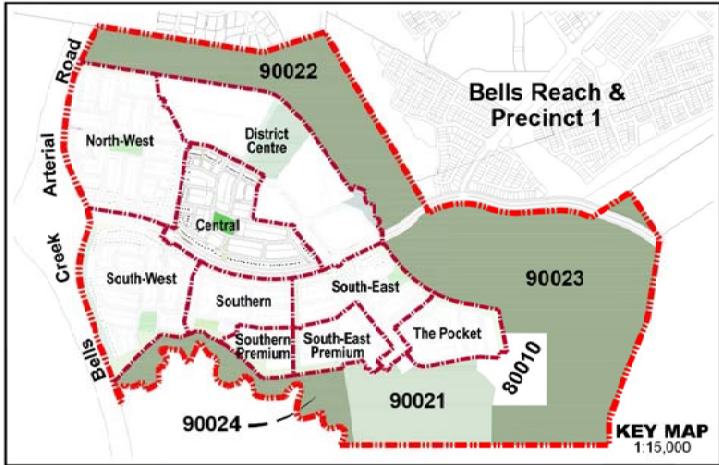
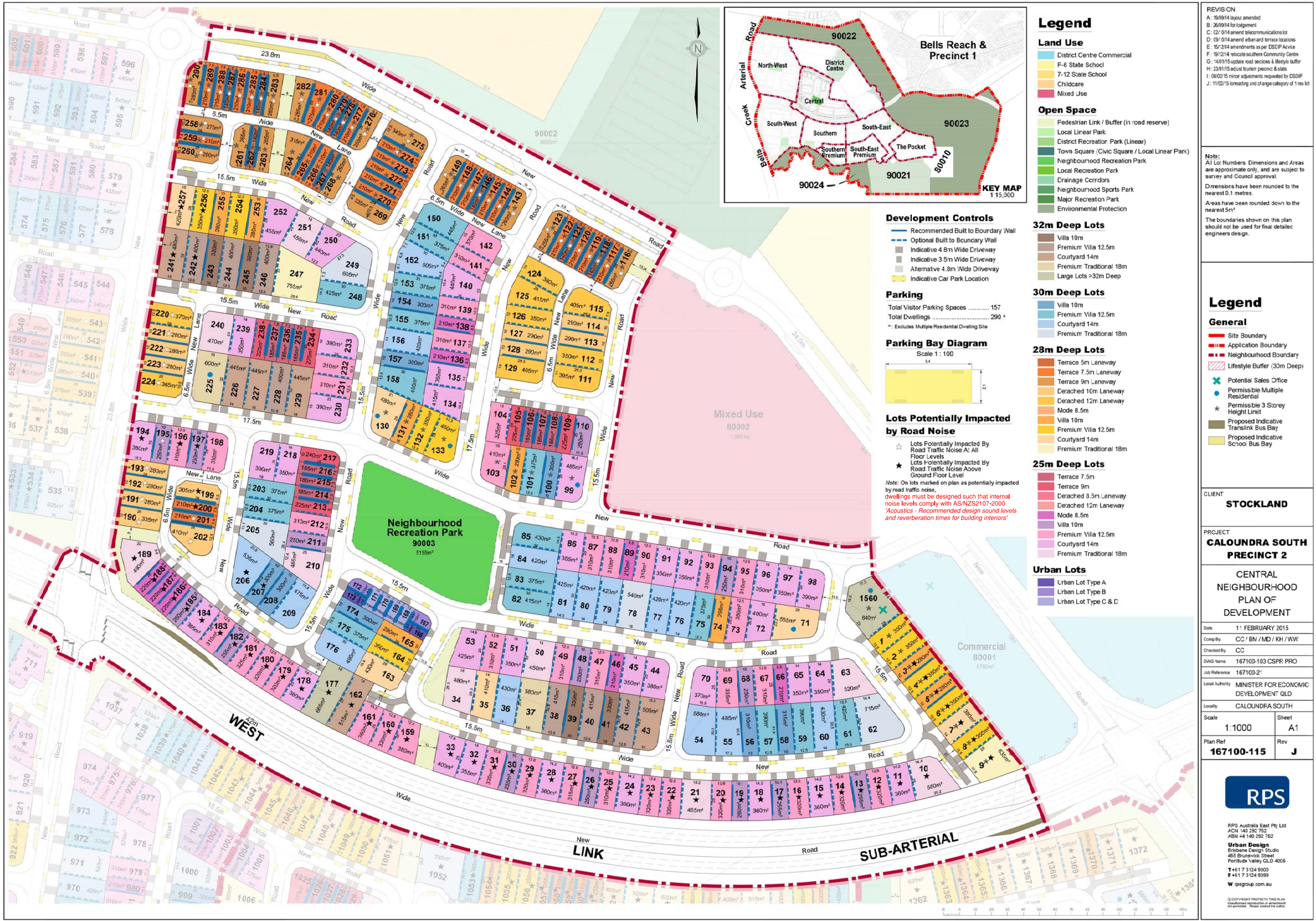




Legend

Land Use

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

Open Space

- Pedestrian Link / Buffer (in road reserve)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square (Civic Square / Local Linear Park)
- Neighbourhood Recreation Park
- Local Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection

32m Deep Lots

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

30m Deep Lots

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

28m Deep Lots

- Terrace 5m Laneway
- Terrace 7.5m Laneway
- Terrace 9m 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 7.5m
- Terrace 9m
- Detached 8.5m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

Urban Lots

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

Development Controls

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.5m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

Parking

Total Visitor Parking Spaces 157
Total Dwellings 290
^ Excludes Multiple Residential Dwelling Site

Parking Bay 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 Above Ground Floor Level

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

A: 19/09/14 layout amended
B: 26/09/14 for lodgement
C: 02/10/14 amend telecommunications lot
D: 09/10/14 amend urban and terrace locations
E: 15/12/14 amendments as per DSDIP Advice
F: 19/12/14 relocate southern Community Centre
G: 14/01/15 update road sections & lifestyle buffer
H: 23/01/15 adjust terrace precinct & state
I: 06/02/15 minor adjustments requested by DSDIP
J: 11/02/15 formatting and change category of 1 res lot

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
- Lifestyle Buffer (30m Deep)
- Potential Sales Office
- Permissible Multiple Residential
- Permissible 3 Storey Height Limit
- Proposed Indicative Translink Bus Bay
- Proposed Indicative School Bus Bay

CLIENT

STOCKLAND

PROJECT

CALOUNDRA SOUTH PRECINCT 2

CENTRAL NEIGHBOURHOOD PLAN OF DEVELOPMENT

Date: 11 FEBRUARY 2015
Comp By: CC / BM / MD / KH / WW
Checked By: CC
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: J

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Legend

General

- Site Boundary
 - Application Boundary
 - Neighbourhood Boundary
 - Lifestyle Buffer (30m Deep)
 - Blackbutt Forest
 - Permissible Multiple Residential
- ### Land Use
- District Centre Commercial
 - P-6 State School
 - 7-12 State School
 - Childcare
 - Emerging Community

Open Space

- Pedestrian Link / Buffer (in road reserve)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square (Civic Square/Local Linear Park)
- Neighbourhood Recreation Park
- Local Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection

32m Deep Lots

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

30m Deep Lots

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

28m Deep Lots

- Terrace 5m Laneway
- Terrace 7.5m Laneway
- Terrace 9m 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 7.5m
- Terrace 9m
- Detached 8.5m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

Urban Lots

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

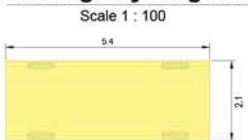
Development Controls

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.5m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

Parking

Total Visitor Parking Spaces 233
Total Dwellings 420 ^
^: Excludes Multiple Residential Dwelling Site

Parking Bay 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 Above Ground Floor Level

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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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	
A: 19/09/14 layout amended		CALOUNDRA SOUTH PRECINCT 2		STOCKLAND	
B: 26/09/14 for lodgement		Job Ref. 167100-21		Date 11 FEBRUARY 2015	
C: 02/10/14 amend telecommunications lot		Comp By. CC / BM / MD / KH		DWG Name. 167100-103 CSP2 PRO	
D: 09/10/14 amend urban and terrace locations		Checked By. CC		Locality CALOUNDRA SOUTH	
E: 15/12/14 amendments as per DSOP Advice		Local Authority MINISTER FOR ECONOMIC DEVELOPMENT QLD			
F: 19/12/14 relocate southern Community Centre					
G: 14/01/15 update road sections & lifestyle buffer					
H: 23/01/15 adjust tourism precinct & stats					
I: 06/02/15 minor adjustments requested by DSOP					
J: 11/02/15 formatting and change category of 1 res lot					

PROJECT		CLIENT	
CALOUNDRA SOUTH PRECINCT 2		STOCKLAND	
Job Ref. 167100-21		Date 11 FEBRUARY 2015	
Comp By. CC / BM / MD / KH		DWG Name. 167100-103 CSP2 PRO	
Checked By. CC		Locality CALOUNDRA SOUTH	
Local Authority MINISTER FOR ECONOMIC DEVELOPMENT QLD			

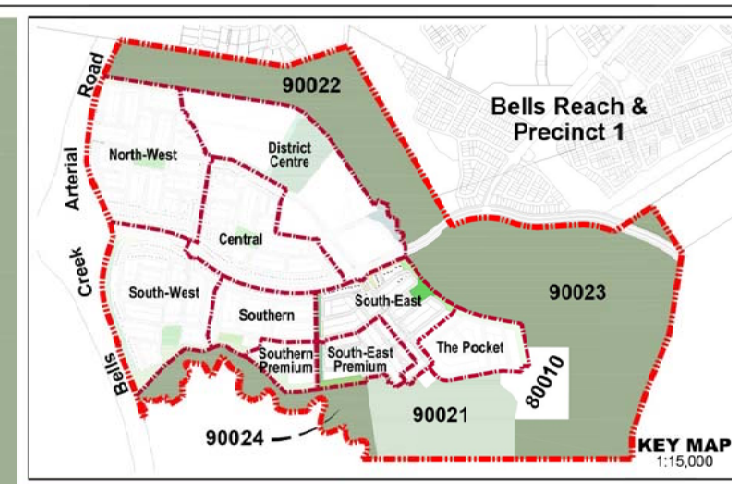
REVISION		PROJECT		CLIENT	
A: 19/09/14 layout amended		CALOUNDRA SOUTH PRECINCT 2		STOCKLAND	
B: 26/09/14 for lodgement		Job Ref. 167100-21		Date 11 FEBRUARY 2015	
C: 02/10/14 amend telecommunications lot		Comp By. CC / BM / MD / KH		DWG Name. 167100-103 CSP2 PRO	
D: 09/10/14 amend urban and terrace locations		Checked By. CC		Locality CALOUNDRA SOUTH	
E: 15/12/14 amendments as per DSOP Advice		Local Authority MINISTER FOR ECONOMIC DEVELOPMENT QLD			
F: 19/12/14 relocate southern Community Centre					
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H: 23/01/15 adjust tourism precinct & stats					
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J: 11/02/15 formatting and change category of 1 res lot					



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Scale	Sheet	Plan Ref	Rev
1:1000	A1	167100-117	J



Legend

Land Use

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

Open Space

- Pedestrian Link / Buffer (in road reserve)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square (Civic Square / Local Linear Park)
- Neighbourhood Recreation Park
- Local Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection

32m Deep Lots

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

30m Deep Lots

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

28m Deep Lots

- Terrace 5m Laneway
- Terrace 7.5m Laneway
- Terrace 9m 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 7.5m
- Terrace 9m
- Detached 8.5m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

Urban Lots

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

Development Controls

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.5m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

Parking

Total Visitor Parking Spaces 135
Total Dwellings 263^A
^A: Excludes Multiple Residential Dwelling Site

Parking Bay 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 Above Ground Floor Level

Notes: 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
A: 19/09/14 layout amended
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G: 14/01/15 update road sections & lifestyle buffer
H: 23/01/15 adjust tourism precinct & stats
I: 06/02/15 minor adjustments requested by DSDIP
J: 11/02/15 formatting and change category of 1 res lot

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
- Lifestyle Buffer (30m Deep)
- Blackbutt Forest
- 30m PMAV Offset to Blackbutt Forest
- Permissible Multiple Residential
- Permissible 3 Storey Height Limit
- Potential Sales Office
- Proposed Indicative Translink Bus Bay

CLIENT
STOCKLAND

PROJECT
**CALOUNDRA SOUTH
PRECINCT 2**

**SOUTH-EAST
NEIGHBOURHOOD
PLAN OF
DEVELOPMENT**

Date	11 FEBRUARY 2015
Comp By:	CC / BM / MD / KH / WW
Checked By:	CC
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	J



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Legend

Land Use

- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Mixed Use
- Integrated Tourism Attraction

Open Space

- Pedestrian Link / Buffer (in road reserve)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square (Civic Square / Local Linear Park)
- Neighbourhood Recreation Park
- Local Recreation Park
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection

32m Deep Lots

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

30m Deep Lots

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

28m Deep Lots

- Terrace 5m Laneway
- Terrace 7.5m Laneway
- Terrace 9m 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 7.5m
- Terrace 9m
- Detached 8.5m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

Urban Lots

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

Development Controls

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.5m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

Parking

Total Visitor Parking Spaces 48

Total Dwellings 91*

* Excludes Multiple Residential Dwelling Site

Parking Bay 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 Above Ground Floor Level

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

- A: 19/09/14 layout amended
- B: 26/09/14 for lodgement
- C: 02/10/14 amend telecommunications lot
- D: 09/10/14 amend urban and terrace locations
- E: 15/12/14 amendments as per DSIP Advice
- F: 19/12/14 relocate southern Community Centre
- G: 14/01/15 update road sections & lifestyle buffer
- H: 23/01/15 adjust tourism precinct & stats
- I: 06/02/15 minor adjustments requested by DSIP
- J: 11/02/15 formatting and change category of 1 res lot

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
- 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
PLAN OF
DEVELOPMENT**

Date	11 FEBRUARY 2015
Comp By	CC / BM / MD / KH / WW
Checked By	CC
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	167100-121
Sheet	A1
Rev	J

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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
-  Neighbourhood Boundary
-  Waterway
-  Riparian Zone
-  Lifestyle Buffer (30m Deep)
-  Blackbutt Forest
-  WSF Habitat Protected
-  Permissible Multiple Residential
-  Permissible 3 Storey Height Limit

CLIENT
STOCKLAND

PROJECT
**CALOUNDRA SOUTH
PRECINCT 2**

SOUTHERN
NEIGHBOURHOOD
PLAN OF
DEVELOPMENT

Date	11 FEBRUARY 2015	
Comp By	CC / BM / MD / KH / WW	
Checked By	CC	
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	167100-123	Rev J

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