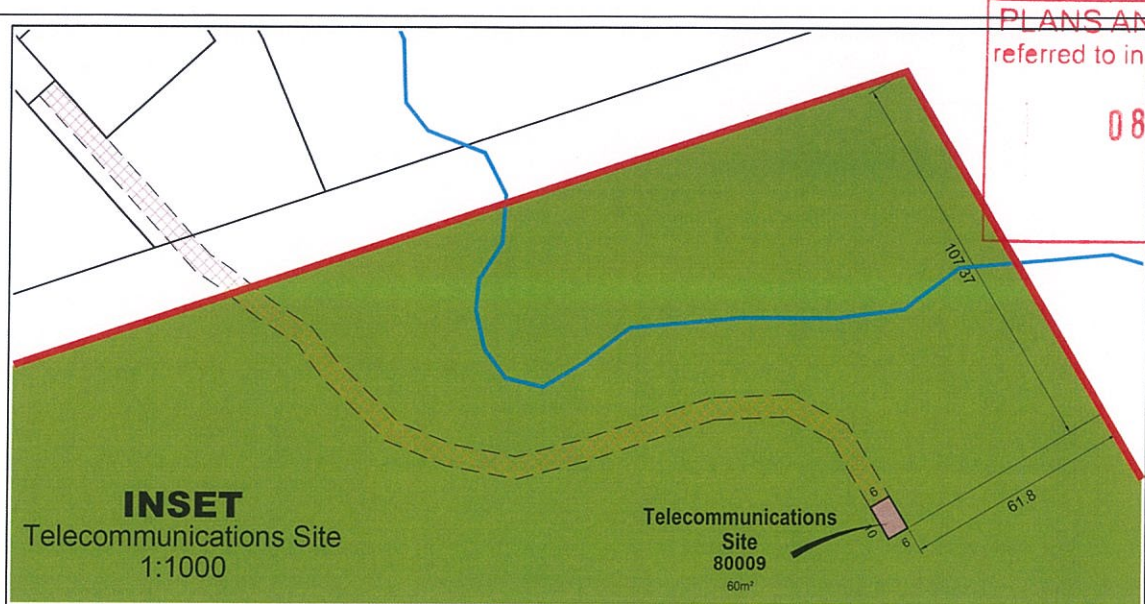
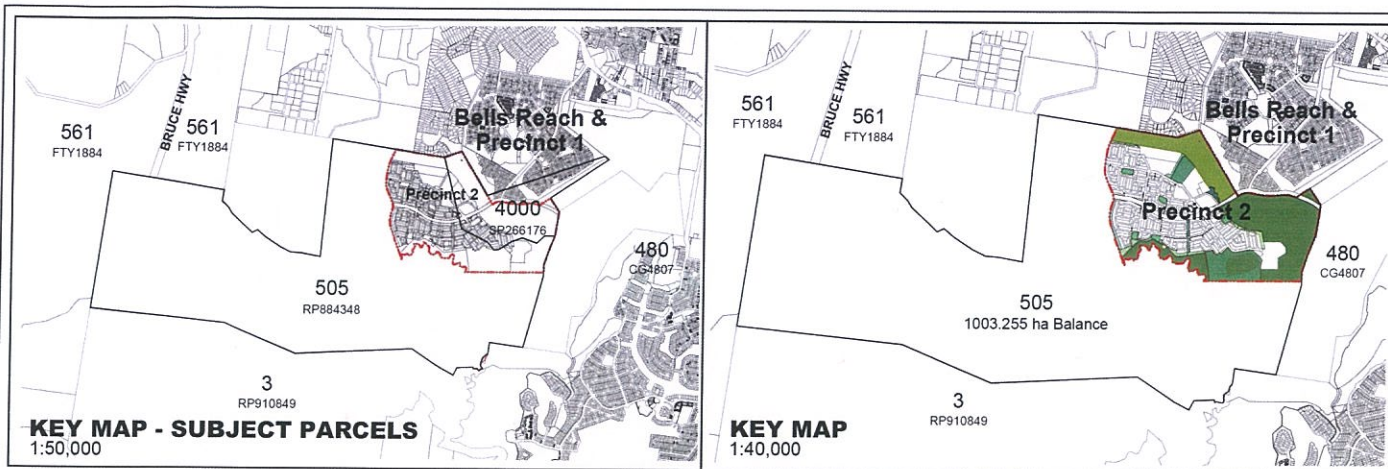




Legend

Land Use

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

PLANS AND DOCUMENTS referred to in the plans

08 JAN 2016

MEDQ

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
- Waterway
- Riparian Zone
- Lifestyle Buffer (30m Deep)
- Blackbutt Forest
- 30m PMAV Offset to Blackbutt Forest
- WSF Habitat Protected
- Access Easement for Telecommunications Site
- Lot for Future Road Purposes
- Permissible Multiple Residential (Duplex)
- Proposed Indicative Translink Bus Bay
- Sewer Pump Station

CLIENT

STOCKLAND

PROJECT

CALOUNDRA SOUTH PRECINCT 2

OVERALL

ALLOTMENT LAYOUT

Date

15 December 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

1:4000

Plan Ref

167100-112

Sheet

A1

Rev

Q

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PLANS AND BY-LAWS FOR THE ANNUAL MEETING

referred to in the BY-LAWS

commercial

08 JAN 2015

1. 06/08/15 minor adjustments requested by DSDIP
1. 11/02/15 forming and change delivery of 1 res
1. 15/07/15 new dv layout & update lot numbering
2. 29/07/15 Amend Transfer fees
N : 06/08/15 Amend Allotments, Roads and Parking
N : 21/09/15 Change Request
O : 28/09/15 Amend Stp-14,35,43 Park and nearby lots
12/1/15 Amend
O : 15/12/15 Amend Open Spaces, Staging, Allotments

MEDQ

REVISION

- 06/02/15 minor adjustments requested by DSDIP
- 11/02/15 formatting and change category of 1 res to K
- 15/07/15 new driveway layout & update lot numbering
- 24/07/15 add transformer sites
- 06/08/15 Amend Allotments, Roads and Parking
- N: 21/09/15 Change Request
- 0: 28/09/15 Amend Sigs-14,35,43 Park and nearby lots
- 0: 12/10/15 Amend Open
- 0: 15/12/15 Amend Open Space, Staging, Allotments

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
-  Potential Sales Office
-  Permissible Multiple Residential (Duplex)
-  Permissible 3 Storey Height Limit
-  Proposed Indicative Translink Bus Bay
-  Sewer Pump Station

CLIENT

STOCKLAND

PROJECT

**CALOUNDRA SOUTH
PRECINCT 2**

CENTRAL
NEIGHBOURHOOD
ALLOTMENT
LAYOUT

Date:	15 December 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	167100-114		Rev Q



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Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Lifestyle Buffer (30m Deep)
- Permissible Multiple Residential (duplex)
- Sewer Pump Station

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
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection (EPZ)
- Conservation Buffer

32m Deep Lots

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

30m Deep Lots

- SOHO
- 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

PLANS AND DOCUMENTS
Carried to in the PDA APPROVAL

08 JAN 2016

MEDQ

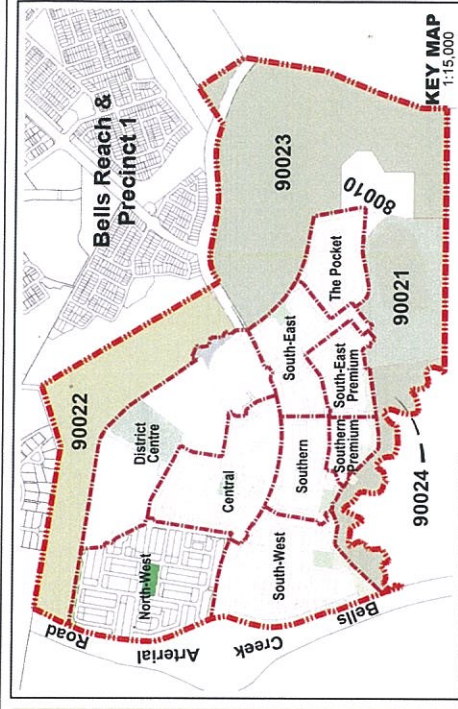
AMENDED IN RED

08 JAN 2016

By: JEN DAVIN (name)

MEDQ

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
I: 06/02/15 minor adjustments requested by DSUP
J: 11/02/15 finalising and change category 4 1 res lot
K: 15/02/15 new ch layout & update lot numbering
L: 24/07/15 add transformer sites
M: 06/08/15 Amend Alignments, Roads and Parking
N: 21/09/15 Change Road
O: 28/09/15 Amend Sigs 14, 34, 43 Park and nearby lots
P: 12/10/15 Minor Changes
Q: 15/12/15 Amend Open Space, Signage, Alignments

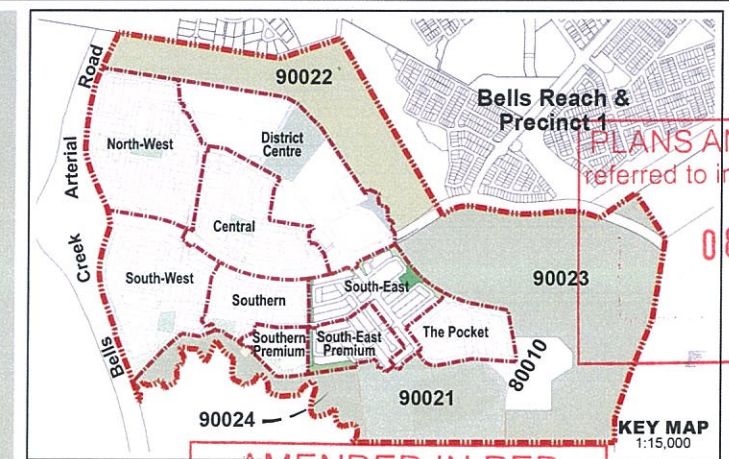
PROJECT		CLIENT	
CALOUNDRA SOUTH PRECINCT 2		STOCKLAND	
Job Ref.	167100-21	Date	15 December 2015
Comp By.	CC / BM / MD / KH	DWG Name.	167100-103 CSP2 PRO
Checked By.	CC	Locality	CALOUNDRA SOUTH
Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT QLD		



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NORTH WEST
NEIGHBOURHOOD
ALLOTMENT LAYOUT

Scale	Sheet	Plan Ref	Rev
1:1000	A1	167100-116	Q



AMENDED IN RED

08 JAN 2016

By: JEN DAVIS (name)

Legend MEDQ

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
- 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
- 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

REVISION
I: 06/02/15 minor adjustments requested by DSDIP
J: 11/02/15 formatting and change category of 1 res lot
K: 15/07/15 new driveway layout & update lot numbering
L: 24/07/15 add transformer sites
M: 06/08/15 Amend Alignments, Roads and Parking
N: 21/09/15 Change Request
O: 28/09/15 Amend Site 1438, 1439 and 1440/1441
P: 12/10/15 Amend Site 1442, 1443 and 1444/1445
Q: 15/12/15 Amend Site 1446, 1447 and 1448/1449

08 JAN 2016

MEDQ

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
- WSF Habitat Protected
- Permissible Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Potential Sales Office
- Proposed Indicative Translink Bus Bay
- Sewer Pump Station

CLIENT

STOCKLAND

PROJECT

CALOUNDRA SOUTH
PRECINCT 2

SOUTH-EAST
NEIGHBOURHOOD
ALLOTMENT
LAYOUT

Date

15 December 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

167100-118

Sheet

A1

Rev

Q

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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
- 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
- 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



REVISION
I: 06/02/15 minor adjustments requested by DSDIP
J: 11/02/15 formatting and change category of 1 res lot
K: 15/07/15 new dv layout and update lot numbering
L: 24/07/15 add transformer sites
M: 06/08/15 Amend Allotments, Roads and Parking
N: 21/09/15 Change Request
O: 28/09/15 Amend Stp 14,35,43 Park and nearby lots
P: 12/10/15 Minor Changes
Q: 15/12/15 Amend Open Space, Staging, Allotments

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
- WSF Habitat Protected
- Permissible 3 Storey Height Limit
- Sewer Pump Station

CLIENT

STOCKLAND

PROJECT

CALOUNDRA SOUTH
PRECINCT 2

POCKET
NEIGHBOURHOOD
ALLOTMENT
LAYOUT

Date	15 December 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	167100-120
Rev	Q



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PLANS AND DOCUMENTS
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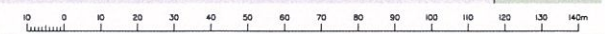
08 JAN 2016

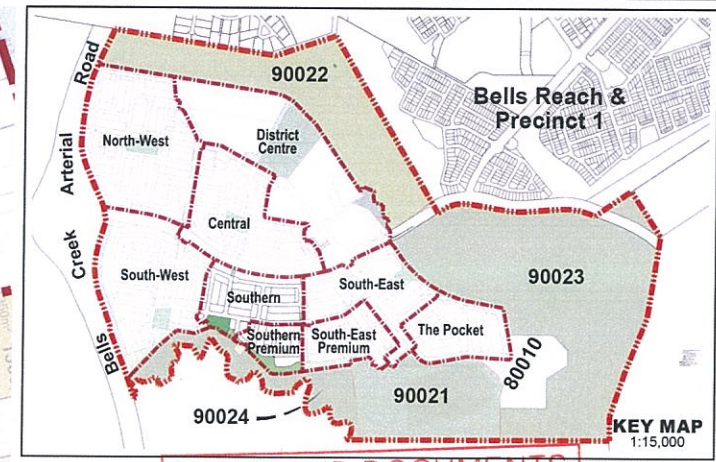
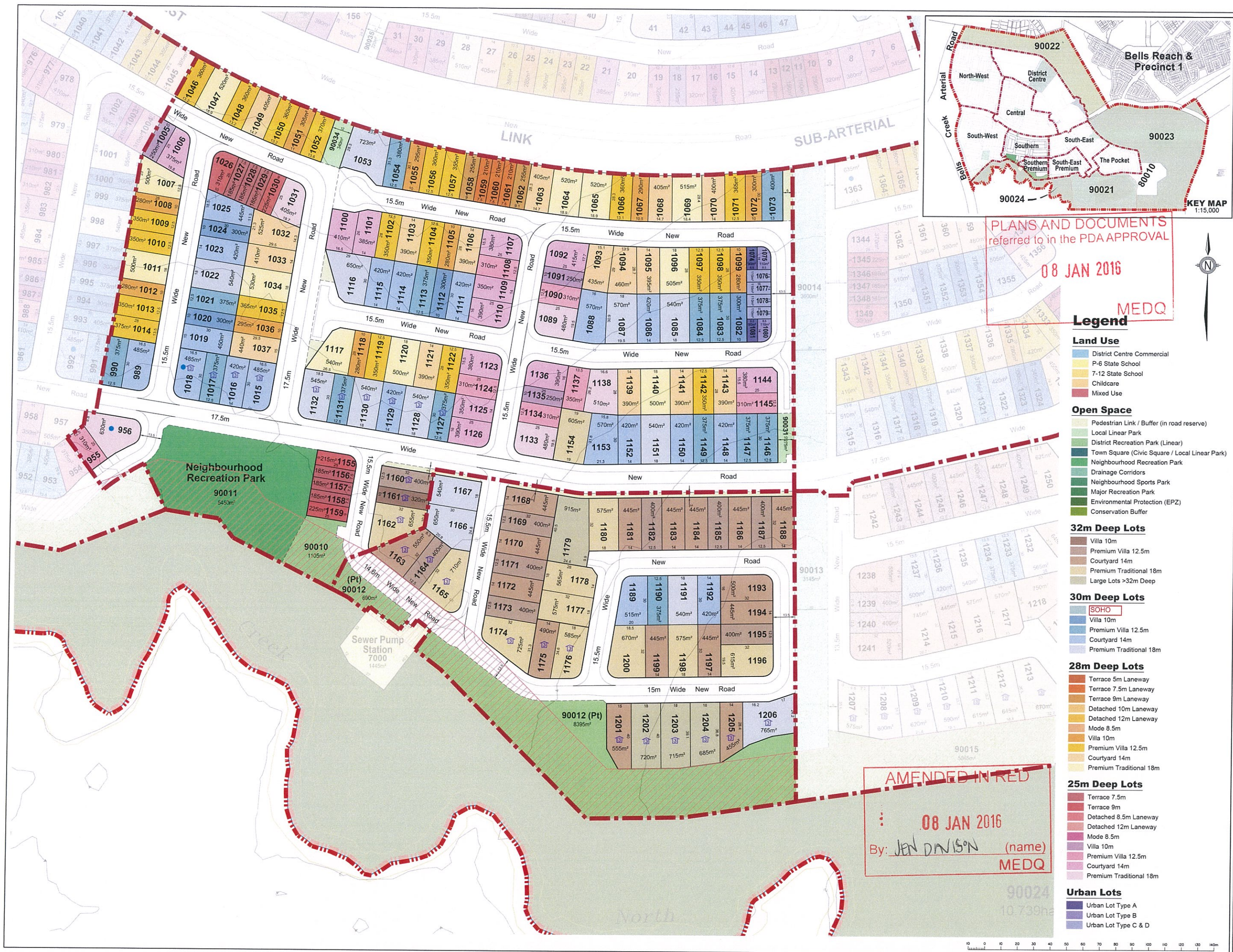
MEDQ

AMENDED IN RED

08 JAN 2016

By: JEN DAVISON (name)
MEDQ





PLANS AND DOCUMENTS referred to in the PDA APPROVAL

08 JAN 2016

Legend MEDQ

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
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
- Environmental Protection (EPZ)
- Conservation Buffer

32m Deep Lots

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

30m Deep Lots

- SOHO
- 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

REVISION
I: 06/02/15 minor adjustments requested by DSOP
J: 11/02/15 formatting and change category of 1 res lot
K: 15/07/15 new dv layout & update lot numbering
L: 24/07/15 add transformer sites
M: 06/08/15 Amend Allotments, Roads and Parking
N: 28/09/15 Change Request
O: 28/09/15 Amend Stg-14.35.43 Park and nearby lots
P: 12/10/15 Minor Changes
Q: 15/12/15 Amend Open Space, Staging, Allotments

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
- Waterway
- Riparian Zone
- Lifestyle Buffer (30m Deep)
- WSF Habitat Protected
- Permissible Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Sewer Pump Station

CLIENT

STOCKLAND

PROJECT

CALOUNDRA SOUTH
PRECINCT 2

SOUTHERN
NEIGHBOURHOOD
ALLOTMENT
LAYOUT

Date	15 December 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	167100-122
Rev	Q

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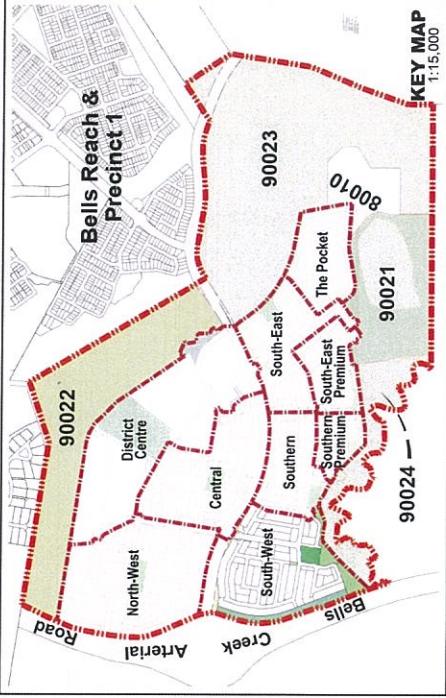


PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
08 JAN 2016
AMENDED IN RED
08 JAN 2016
BY: JEN DRIBSEN

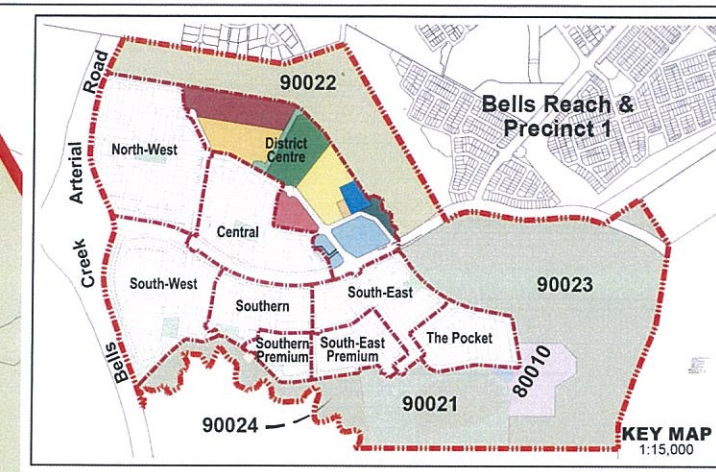
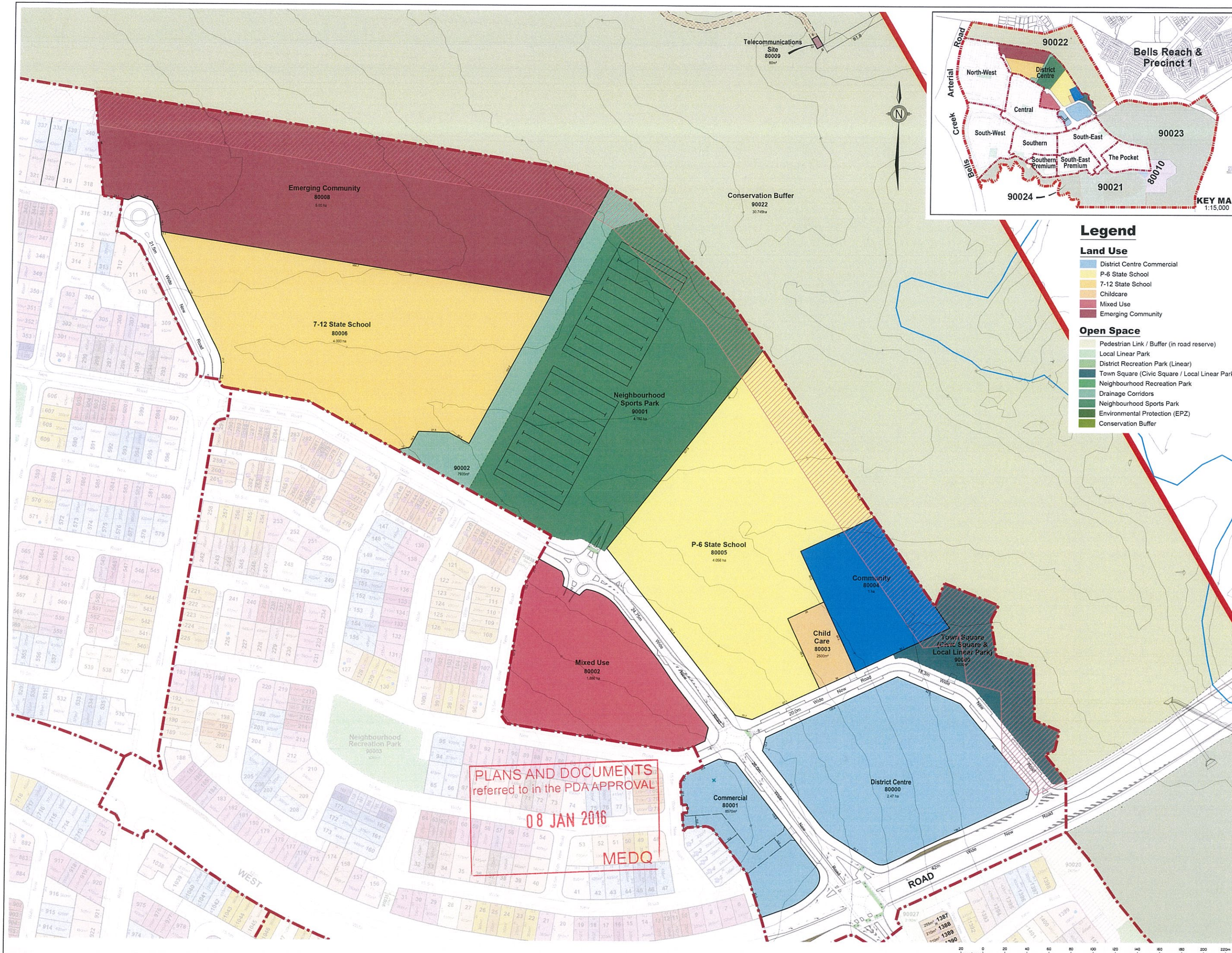
Note:
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and Areas are approximate only,
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Dimensions have been rounded
to the nearest 0.1 metres.
Areas have been rounded down
to the nearest 5m².
The boundaries shown on this
plan should not be used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

Legend

- General**
- Site Boundary
 - Application Boundary
 - Neighbourhood Boundary
 - Waterway
 - Riparian Zone
 - Lifestyle Buffer (30m Deep)
 - Permissible Multiple Residential (Duplex)
 - Permissible 3 Storey Height Limit
 - Proposed Indicative Translink Bus Bay
 - Sewer Pump Station
- Land Use**
- District Centre Commercial
 - P-6 State School
 - 7-12 State School
 - Childcare
 - Mixed Use
 - Telecommunications Site
- 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
 - Drainage Corridors
 - Neighbourhood Sports Park
 - Major Recreation Park
 - Environmental Protection (EPZ)
 - Conservation Buffer
- 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



REVISION		PROJECT		CLIENT	
I: 06/02/15 minor adjustments requested by DSP/UP		CALOUNDRA SOUTH		CALOUNDRA SOUTH	
J: 11/02/15 finalising and change category of 1 lot		PRECINCT 2		MINISTER FOR ECONOMIC DEVELOPMENT QLD	
K: 15/07/15 new 6v layout & update lot numbering		Job Ref.	167100-21	Date	15 December 2015
L: 24/07/15 add and transform sites		Comp By.	CC / BM / MD / KH	DWG Name.	167100-103 CSP2 PRO
M: 06/08/15 Amend Allotments, Roads and Parking		Checked By.	CC	Locality	CALOUNDRA SOUTH
N: 21/08/15 Change Request		Local Authority	MINISTER FOR ECONOMIC DEVELOPMENT QLD		
O: 28/08/15 Amend Sp-14, 15, 16, 17 and nearby lots					
P: 12/10/15 Minor Changes					
Q: 15/12/15 Amend Open Space, Staging, Allotments					
Urban Design RPS Australia Pty Ltd ACN 140 292 762 455 Brunswick Street Fortitude Valley QLD 4006 T +61 7 3124 9300 F +61 7 3124 9399 W rpsgroup.com.au		Scale		Sheet	Rev
RPS		1:1000		A1	Q
SOUTH WEST NEIGHBOURHOOD ALLOTMENT LAYOUT		Plan Ref		167100-124	



Legend

Land Use

- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Mixed Use
- 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
- Drainage Corridors
- Neighbourhood Sports Park
- Environmental Protection (EPZ)
- Conservation Buffer

REVISION
I: 06/02/15 minor adjustments requested by DSDIP
J: 11/02/15 formatting and change category of 1 res lot
K: 15/07/15 new dv layout & update lot numbering
L: 24/07/15 add transformer sites
M: 06/08/15 Amend Allotments, Roads and Parking
N: 21/09/15 Change Request
O: 28/09/15 Amend Slg:14,35,43 Park and nearby lots
P: 12/10/15 Minor Changes
Q: 15/12/15 Amend Open Space, Staging, Allotments

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

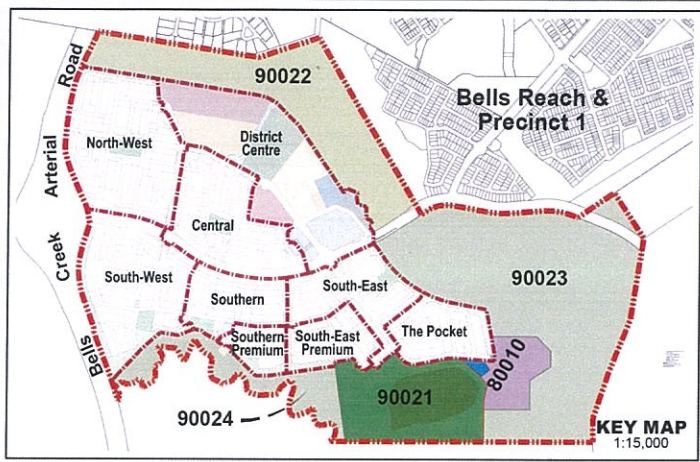
- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Waterway
- Riparian Zone
- Lifestyle Buffer (30m Deep)
- Potential Sales Office
- Permissible Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Proposed Indicative Translink Bus Bay
- Proposed Indicative School Bus Bay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

CLIENT	
STOCKLAND	
PROJECT	
CALOUNDRA SOUTH PRECINCT 2	
DISTRICT CENTRE NEIGHBOURHOOD ALLOTMENT LAYOUT	
Date	15 December 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	1:1500
Sheet	A1
Plan Ref	167100-126
Rev	Q



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REVISION
I: 06/02/15 minor adjustments requested by DSDIP
J: 11/02/15 formatting and change category of 1 res lot
K: 15/07/15 new dv layout & update lot numbering
L: 24/07/15 add transformer sites
M: 06/08/15 Amend Allotments, Roads and Parking
N: 21/09/15 Change Request
O: 28/09/15 Amend Stg-14.35.43 Park and nearby lots
P: 12/10/15 Minor Changes
Q: 15/12/15 Amend Open Space, Staging, Allotments

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
 - Contours (1m Interval)
 - Waterway
 - Blackbutt Forest
 - 30m PMAV Offset
 - Lifestyle Buffer (30m Deep)
 - Sewer Pump Station
 - WSF Habitat Protected
- Land Use**
- Community Facility
 - Integrated Tourism Attraction
- Open Space**
- Major Recreation Park
 - Environmental Protection (EPZ)
 - EPZ within Major Recreation Park

CLIENT	
STOCKLAND	
PROJECT	
CALOUNDRA SOUTH PRECINCT 2	
ECO SANCTUARY SUB-PRECINCT ALLOTMENT LAYOUT	
Date	15 December 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	1:1500
Sheet	A1
Plan Ref	167100-137
Rev	Q

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

08 JAN 2016

MEDQ

RPS

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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			
		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 Product																		
Urban Lot Type A	87.5 m²	2	1%	6	1%	2	1%	—	0%	—	0%	—	0%	4	1%	16	1.03%	
Urban Lot Type B	105.0 m²	2	1%	6	1%	2	1%	—	0%	—	0%	—	0%	4	1%	16	1.03%	
Urban Lot Type C & D	112.5 m²	4	1%	12	3%	4	2%	—	0%	—	0%	—	0%	8	3%	32	2.05%	
Subtotal		8	3%	24	6%	8	4%	—	0%	—	0%	—	0%	16	5%	64	4.1%	
25m Deep Product																		
Terrace 7.5m	187.5 m²	13	4%	22	5%	6	3%	—	0%	—	0%	—	0%	15	5%	62	3.97%	
Terrace 9.0m	225 m²	10	3%	14	3%	4	2%	—	0%	—	0%	—	0%	10	3%	42	2.69%	
Detached 8.5m Laneway	250 m²	—	0%	2	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%	
Detached 12.0m Laneway	300 m²	—	0%	2	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%	
Mode 8.5m	212.5 m²	8	3%	7	2%	—	0%	—	0%	—	0%	—	0%	6	2%	21	1.35%	
Villa 10m	250 m²	11	4%	22	5%	1	1%	—	0%	—	0%	—	0%	12	4%	49	3.14%	
Premium Villa 12.5m	312.5 m²	28	10%	53	13%	3	2%	—	0%	—	0%	—	0%	31	10%	122	7.82%	
Courtyard 14m	350 m²	23	8%	37	9%	2	1%	—	0%	—	0%	—	0%	23	8%	97	6.22%	
Premium Traditional 18m	450 m²	8	3%	12	3%	6	3%	—	0%	—	0%	—	0%	18	6%	49	3.14%	
Subtotal		101	35%	171	41%	22	12%	—	0%	—	0%	—	0%	115	39%	446	28.6%	
28m Deep Product																		
Terrace 5.0m Laneway	140.0 m²	9	3%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	9	0.58%	
Terrace 7.5m Laneway	210.0 m²	28	10%	—	0%	3	2%	—	0%	—	0%	—	0%	—	0%	34	2.18%	
Terrace 9.0m Laneway	252 m²	18	6%	—	0%	2	1%	—	0%	—	0%	—	0%	—	0%	22	1.41%	
Detached 10.0m Laneway	235 m²	17	6%	2	0%	—	0%	—	0%	—	0%	—	0%	—	0%	19	1.22%	
Detached 12.0m Laneway	336 m²	5	2%	3	1%	—	0%	—	0%	—	0%	—	0%	—	0%	8	0.51%	
Mode 8.5m	238 m²	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	3	0.19%	
Villa 10m	280 m²	8	3%	10	2%	12	7%	—	0%	—	0%	—	0%	7	2%	47	3.01%	
Premium Villa 12.5m	350 m²	9	3%	26	6%	25	14%	—	0%	—	0%	—	0%	22	7%	102	6.54%	
Courtyard 14m	392 m²	9	3%	19	5%	29	16%	—	0%	—	0%	—	0%	12	4%	85	5.45%	
Premium Traditional 18m	504 m²	4	1%	7	2%	16	9%	—	0%	—	0%	—	0%	1	0%	39	2.50%	
Subtotal		107	37%	67	16%	87	49%	—	0%	—	0%	—	0%	45	15%	368	23.6%	
30m Deep Product																		
SOHO	300 m²	5	2%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	5	0.32%	
Villa 10m	300 m²	8	3%	11	3%	10	6%	—	0%	—	0%	—	0%	19	6%	52	3.33%	
Premium Villa 12.5m	375 m²	17	6%	25	6%	18	10%	6	7%	—	8%	1	2%	35	12%	115	7.37%	
Courtyard 14m	420 m²	10	3%	30	7%	15	8%	4	5%	—	11%	2	5%	31	10%	109	6.99%	
Premium Traditional 18m	540 m²	4	1%	11	3%	7	4%	8	9%	—	6%	4	9%	17	6%	60	3.85%	
Subtotal		44	15%	77	18%	50	28%	18	21%	—	28%	7	16%	102	34%	341	21.9%	
32m Deep Product																		
Villa 10m	320 m²	5	2%	16	4%	2	1%	—	0%	—	0%	—	0%	3	1%	27	1.73%	
Premium Villa 12.5m	400 m²	8	3%	26	6%	20	16%	14	16%	—	1%	8	18%	6	2%	67	4.29%	
Courtyard 14m	448 m²	12	4%	23	5%	5	3%	20	24%	33	35%	16	36%	4	1%	113	7.24%	
Premium Traditional 18m	576 m²	4	1%	12	3%	1	1%	27	32%	52	56%	9	20%	4	1%	111	7.12%	
Large Lots >32m deep	760 m²	—	0%	3	1%	—	0%	6	7%	8	9%	—	0%	4	9%	23	1.47%	
Subtotal		29	10%	80	19%	30	7%	67	79%	93	100%	4	3%	37	84%	19	6%	
Total Residential Allotments																		
Designated Multiple Residential Lots		289	100%	419	100%	179	100%	85	100%	93	100%	154	100%	44	100%	297	100%	
By: JEN PATSON 2 (name)		5															10	33
referred to in the PDA APPROVAL																		

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	
29.0185 ha		18.3919 ha		23.9954 ha		12.3705 ha		7.1865 ha		9.0220 ha		9.3415 ha		4.2457 ha		20.9924 ha		127.0531 ha		261.6175 ha	
Saleable Area																					
Residential Allotments		9.4435 ha		14.9841 ha		6.8135 ha		4.4942 ha		5.4788 ha		5.7562 ha		2.3155 ha		10.7519 ha		—		60.0377 ha	
Mixed Use Allotments		—		—		—		—		—		—		—		—		—		1.8860 ha	
Emerging Community		—		—		—		—		—		—		—		—		—		5.0000 ha	
Commercial Allotments		—		—		—		—		—		—		—		—		—		3.3267 ha	
Community Uses		—		—		—		—		—		—		—		—		—		1.4003 ha	
Child Care		—		—		—		—		—		—		—		—		—		0.2502 ha	
Telecommunications Site		—		—		—		—		—		—		—		—		—		0.0060 ha	
Sewer Pump Station		—		—		—		—		—		—		—		—		—		0.1449 ha	
Integrated Tourism Attraction		—		—		—		—		—		—		—		—		—		6.2000 ha	
P - 6 State School		—		—		—		—		—		—		—		—		—		4.0559 ha	
7-12 State School		—		—		—		—		—		—		—		—		—		4.0000 ha	
Total Area of Allotments		9.4435 ha		14.9841 ha		6.8135 ha		4.4942 ha		5.4788 ha		5.7562 ha		2.3155 ha		10.7519 ha		6.7512 ha		86.3077 ha	
Road																					
Sub Arterial Road		2.7610 ha		—		—		—		—		—		—		1.5477 ha		0.9460 ha		6.6411 ha	
Connector Streets		0.7778 ha		0.8945 ha		1.0369 ha		—		0.9710 ha		—		—		0.6219 ha		—		5.5337 ha	
Local Access Streets		4.6172 ha		6.4950 ha		2.8205 ha		1.6940 ha		1.4834 ha		2.8224 ha		0.9602 ha		4.0375 ha		—		25.9934 ha	
Pedestrian Connections-Thresholds		0.2449 ha		0.3857 ha		0.1452 ha		0.0968 ha		—		0.0450 ha		0.0609 ha		0.3337 ha		—		1.3122 ha	
Future Road Purposes		—		—		—		—		—		—		—		—		—		1.1671 ha	
Total Area of New Road		8.4009 ha		7.7752 ha		4.0026 ha		1.7908 ha		2.4544 ha		2.8674 ha		1.0211 ha		6.5408 ha		2.1131 ha		40.6475 ha	
Open Space																					
Neighbourhood Recreation Park		0.5062 ha		0.6906 ha		0.5241 ha		—		—		0.5454 ha		—		0.5103 ha		—		2.7766 ha	
Town Square		—		—		—		—		—		—		—		—		—		0.8330 ha	
Civic Square / Linear Local Park		0.8330 ha		—		—		—		—		—		—		—		—		2.4434 ha	
Local Linear Park		—		0.0413 ha		0.5455 ha		0.6704 ha		1.0888 ha		0.0616 ha		0.9091 ha		0.0358 ha		—		3.0641 ha	
District Recreation Park (Linear)		—		—		—		—		—		—		—		—		—		1.4573 ha	
Drainage Corridor		0.7937 ha		—		0.3599 ha		0.3147 ha		—		—		—		1.6963 ha		—		3.1646 ha	
Neighbourhood Sports Park		4.1918 ha		—		—		—		—		—		—		—		—		4.1918 ha	
Major Recreation Park		—		—		—		—		—		—		—		—		—		18.8684 ha	
Environmental Protection (EPZ)		—		—		—		—		—		—		—		—		—		68.5753 ha	
EPZ within Major Recreation Park		—		—		—		—		—		—		—		—		—		6.5912 ha	
Conservation Buffer		—		—		—		—		—		—		—		—		—		30.7451 ha	
Total Open Space		5.8185 ha		0.5475 ha		1.2361 ha		1.5544 ha		1.0888 ha		0.7179 ha		0.9091 ha		3.6997 ha		118.1888 ha		134.6623 ha	
Street Type																					
Shared Access Driveway		Length		Length		Length		Length		Length		Length		Length		Length		Length		Length	
6.5m Wide New Lane		152m		172m		50m		55m		20m		25m		10m		152m		—		635m	
13.5m Wide New Road		524m		110m		48m		—		165m		—		—		—		—		682m	
15.5m Wide New Road		—		257m		425m		257m		165m		157m		278m		302m		—		1841m	
20m Wide New Road		1828m		2529m		980m		776m		799m		983m		345m		2653m		—		10894m	
21m Wide New Road		667m		448m		301m		—		—		565m		—		126m		—		2120m	
21m Wide New Road		136m		—		—		—		—		—		—		—		—		136m	
21.5m Wide New Road		—		383m		—		—		—		—		—		—		—		383m	
23.8m Wide New Road		178m		—		—		—		—		—		—		—		—		178m	
24m Wide New Road		40m		249m		—		—		—		—		—		241m		—		921m	
24.75m Wide New Road		19m		—		425m		—		419m		—		—		—		—		863m	
26.2m Wide New Road		209m		—		—		—		—		—		—		—		—		209m	
42m Wide New Road		69m		—		—		—		—		—		—		—		—		69m	
50m Wide New Road		297m		615m		—		—		—		—		—		—		—		1128m	
Total Length of New Road		892m		4125m		2229m		1089m		1403m		1730m		633m		309m		215m		331m	
						4291m				1403m		1730m		633m		3783m		—		20390m	