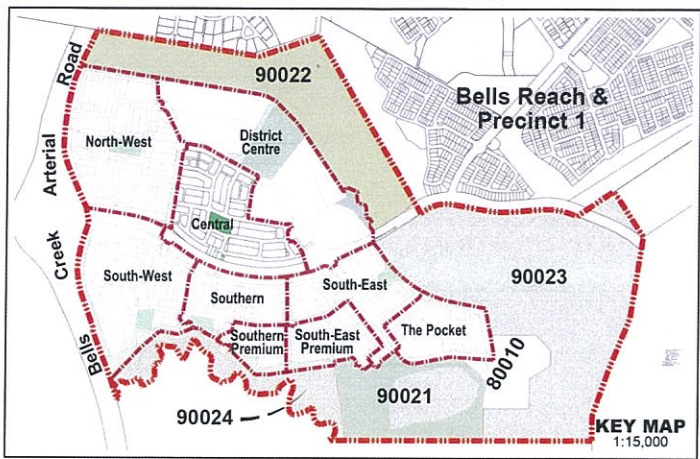
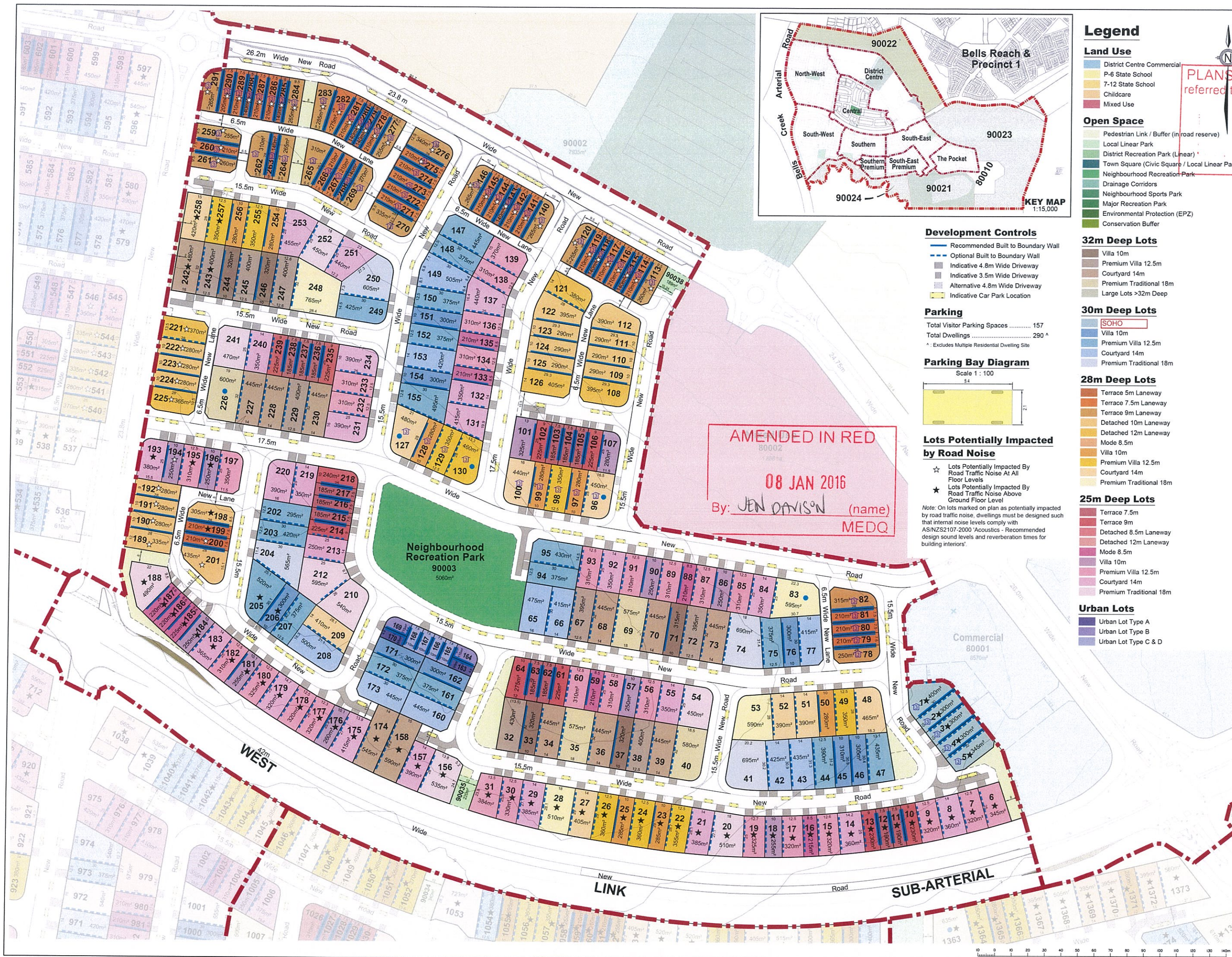




Legend

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)
- 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

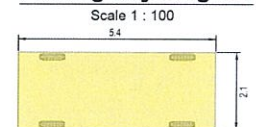
Development Controls

- 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



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
I: 06/02/15 minor adjustments requested by DSDP
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 Sigs 14, 35, 43 Park and nearby lots
P: 27/10/15 Amend Sigs 14, 35, 43 Park and nearby lots
Q: 15/12/15 Amend Open Space, Staging, Allotments

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
08 JAN 2016

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 (Duplex)
- Permissible 3 Storey Height Limit
- Proposed Indicative Translink Bus Bay
- Sewer Pump Station

CLIENT
STOCKLAND

PROJECT
**CALOUNDRA SOUTH
PRECINCT 2**

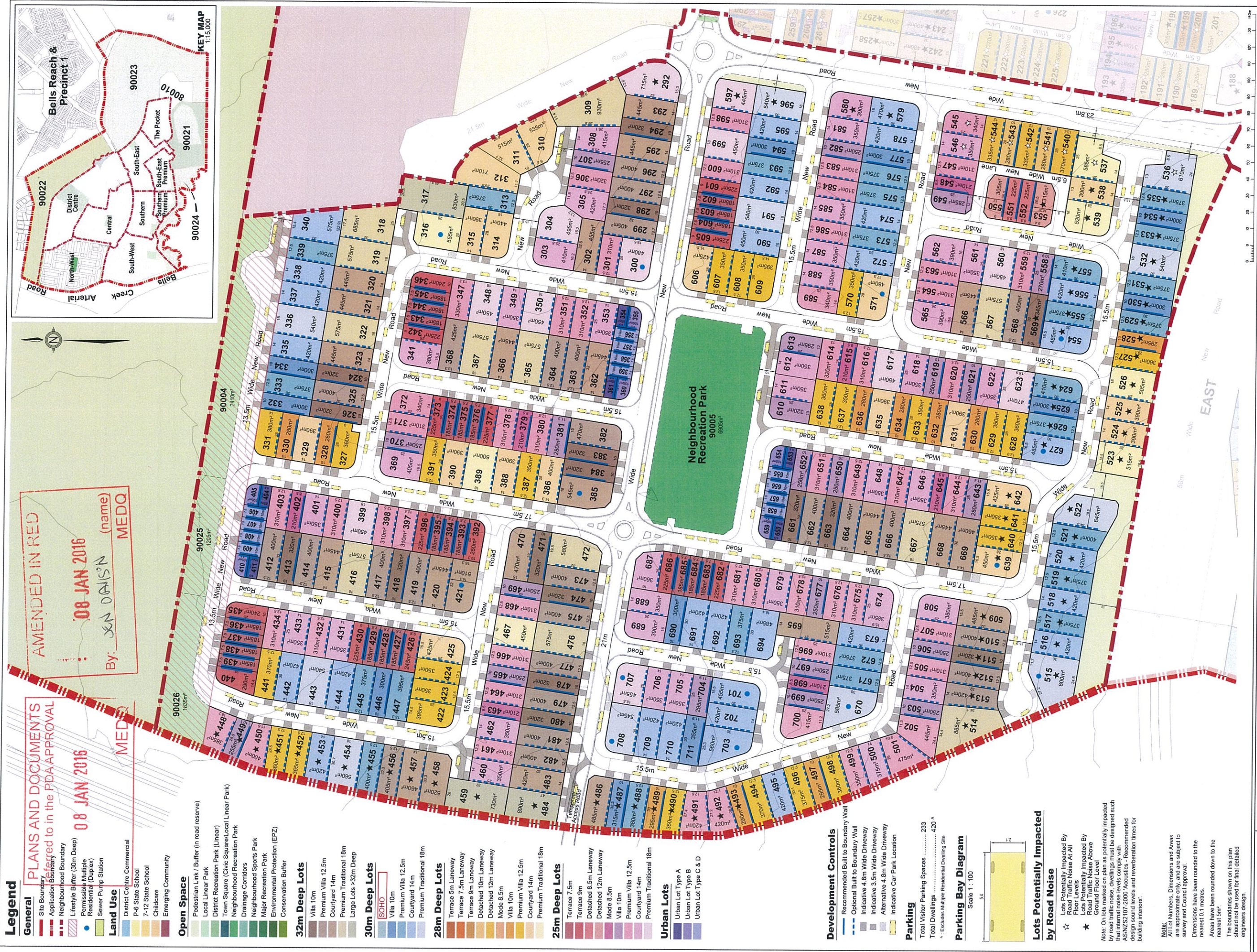
**CENTRAL
NEIGHBOURHOOD
PLAN OF
DEVELOPMENT**

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: 167100-115 Rev: Q



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Legend

- General**
 - Site Boundary
 - Application 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 10m 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 4.5m 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

Scale 1 : 100



Lots Potentially Impacted by Road Noise

- ☆ Lots Potentially Impacted by Road 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/NZS1017:2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Notes

All Lot Numbers, Dimensions and Areas are preliminary 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.

AMENDED IN RED
08 JAN 2016
By: JN DAIN (name) MEDQ

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
08 JAN 2016
MEDQ

PROJECT CALOUNDRA SOUTH PRECINCT 2

CLIENT STOCKLAND

Job Ref. 167100-21

Date 15 December 2015

Comp By. CC / BM / MD / KH

Checked By. CC

Local Authority MINISTER FOR ECONOMIC DEVELOPMENT QLD

Revision 1

Rev Q

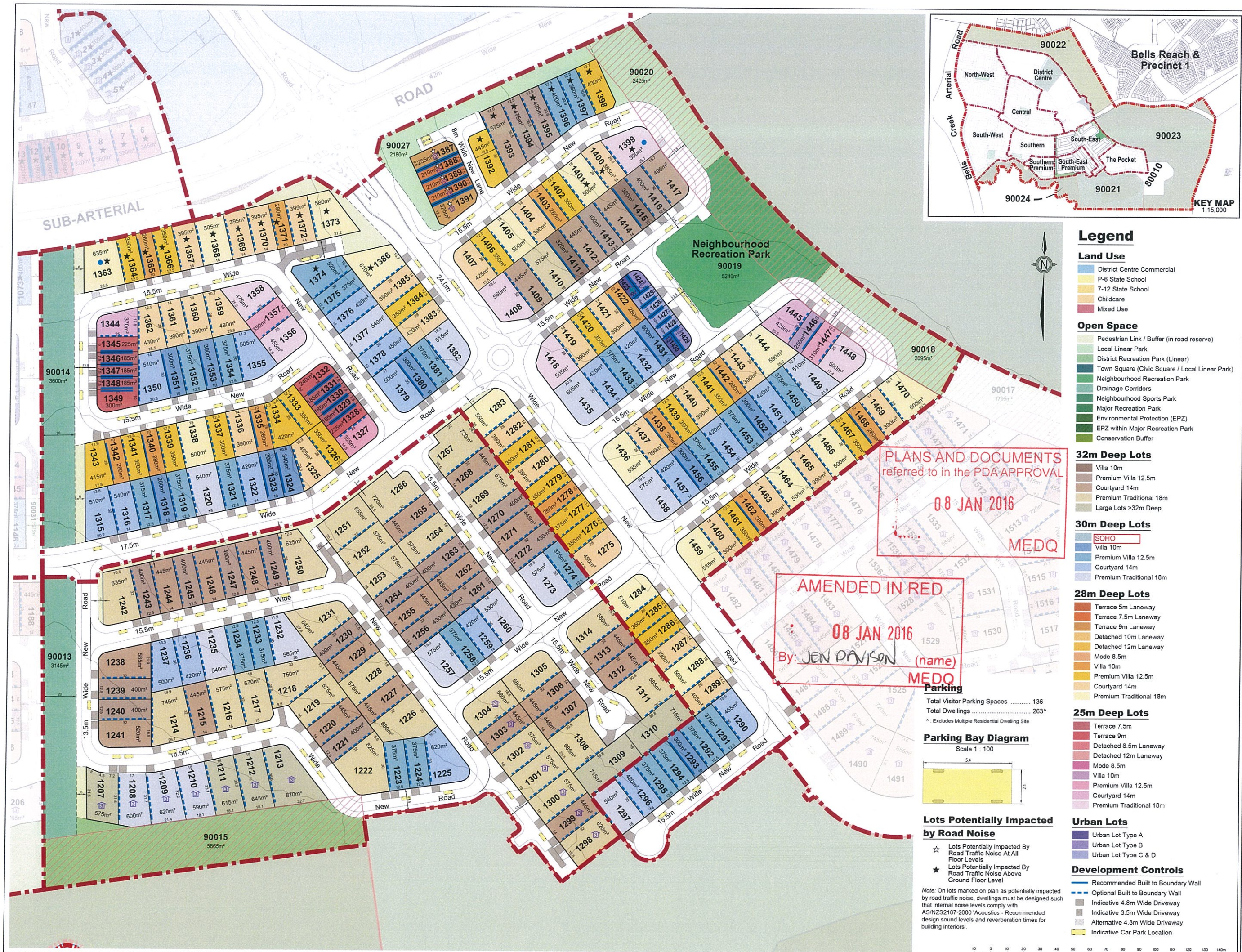
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Sheet A1

Plan Ref 167100-117

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REVISION
I: 06/02/15 minor adjustments requested by DSDP
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:
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 (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
PLAN OF
DEVELOPMENT**

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: 167100-119
Rev: Q



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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
- 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

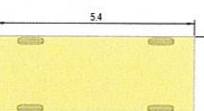
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C & D

Parking

Total Visitor Parking Spaces 48
Total Dwellings 94

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
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
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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:
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

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

CLIENT

STOCKLAND

PROJECT

CALOUNDRA SOUTH
PRECINCT 2

POCKET
NEIGHBOURHOOD
PLAN OF
DEVELOPMENT

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: 167100-121

Rev: Q

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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

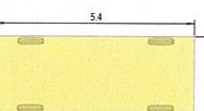
08 JAN 2016

Parking

Total Visitor Parking Spaces 48
Total Dwellings 94

Parking Bay Diagram

Scale 1 : 100



Lots Potentially Impacted by Road Noise

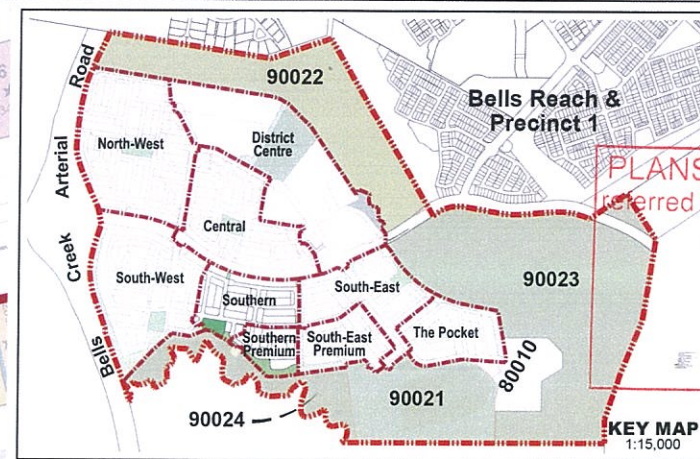
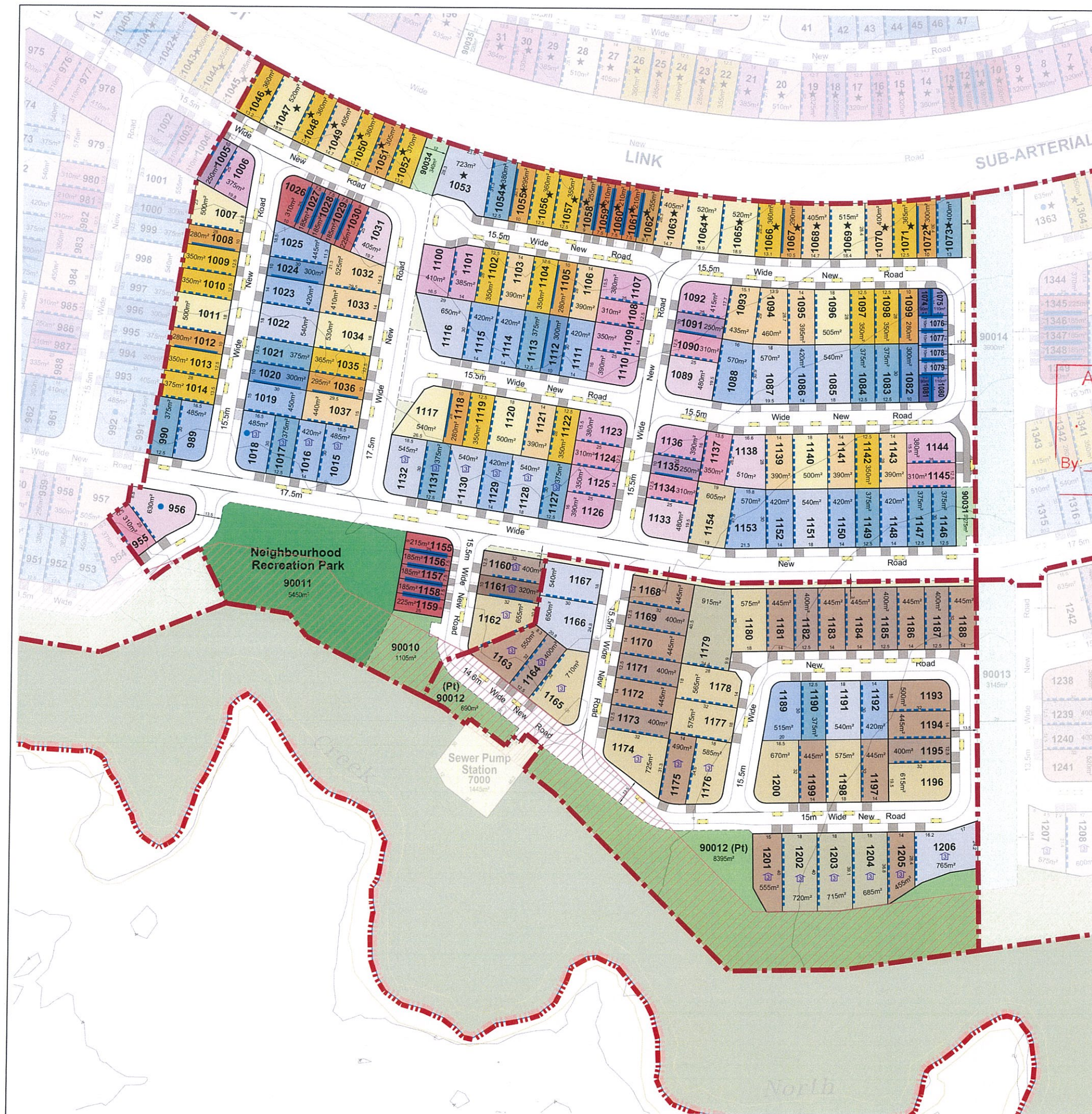
- ★ Lots Potentially Impacted By Road Traffic Noise At All Floor Levels
- ★ Lots Potentially Impacted By Road Traffic Noise Above Ground Floor Level

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.

AMENDED IN RED

08 JAN 2016

By: JEN O'NEILL (name)
MEDQ



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)
- 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

Development Controls

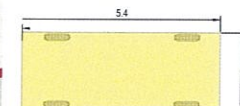
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.5m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

Parking

Total Visitor Parking Spaces 109
Total Dwellings 198
* 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
I: 06/02/15 minor adjustments requested by DSDP
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 Stp-14.35.43 Park and nearby lots
P: 12/10/15 Amend Open Space and Stormwater
Q: 15/12/15 Amend Stormwater and Stormwater
08 JAN 2016

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
PLAN OF
DEVELOPMENT

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: 167100-123

Rev: Q

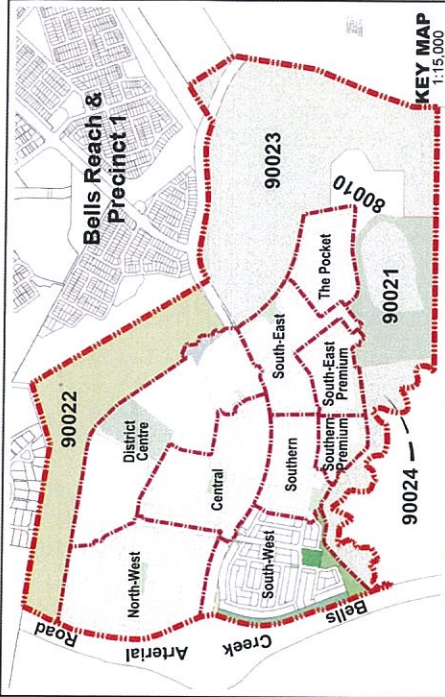
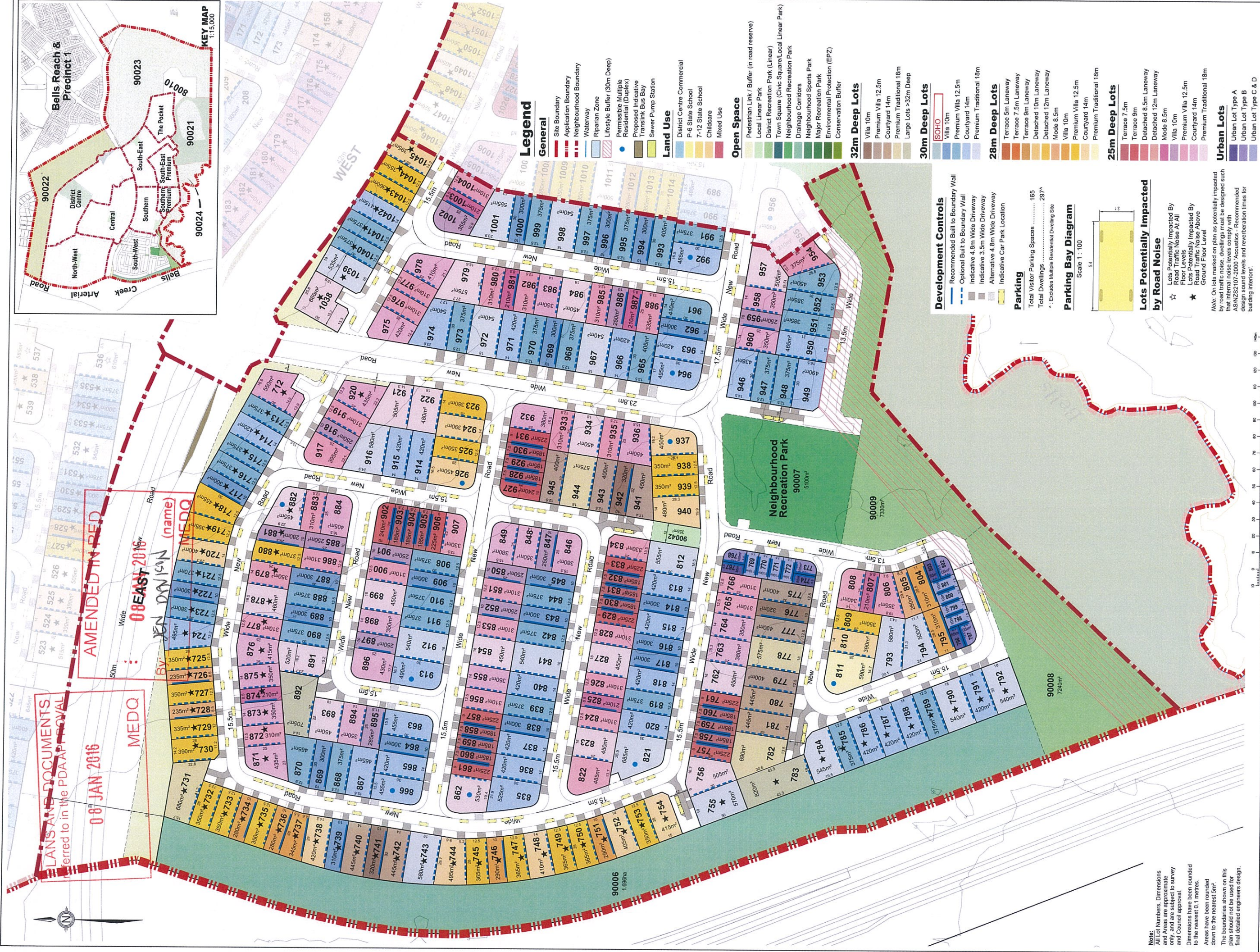


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Note:
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

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: 165
- Total Dwellings: 297*
- *: 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'.

Legend

- General**
 - Site Boundary
 - Application Boundary
 - Neighbourhood Boundary
 - Waterway
 - Riparian Zone
 - Lifestyle Buffer (30m Deep)
 - Permissible Multiple Residential (Duplex)
 - Proposed Indicative Translink Bus Bay
 - Sewer Pump Station
- 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 (Chic Square/Local Linear Park)
 - Neighbourhood Recreation Park
 - Neighbourhood Sports Park
 - Major Recreation Park
 - Environmental Protection (EP2)
 - 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

PROJECT

CALOUNDRA SOUTH PRECINCT 2

CLIENT

STOCKLAND

REVISION

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

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		

Scale

1:1000

Sheet

A1

Plan Ref

167100-125

Rev

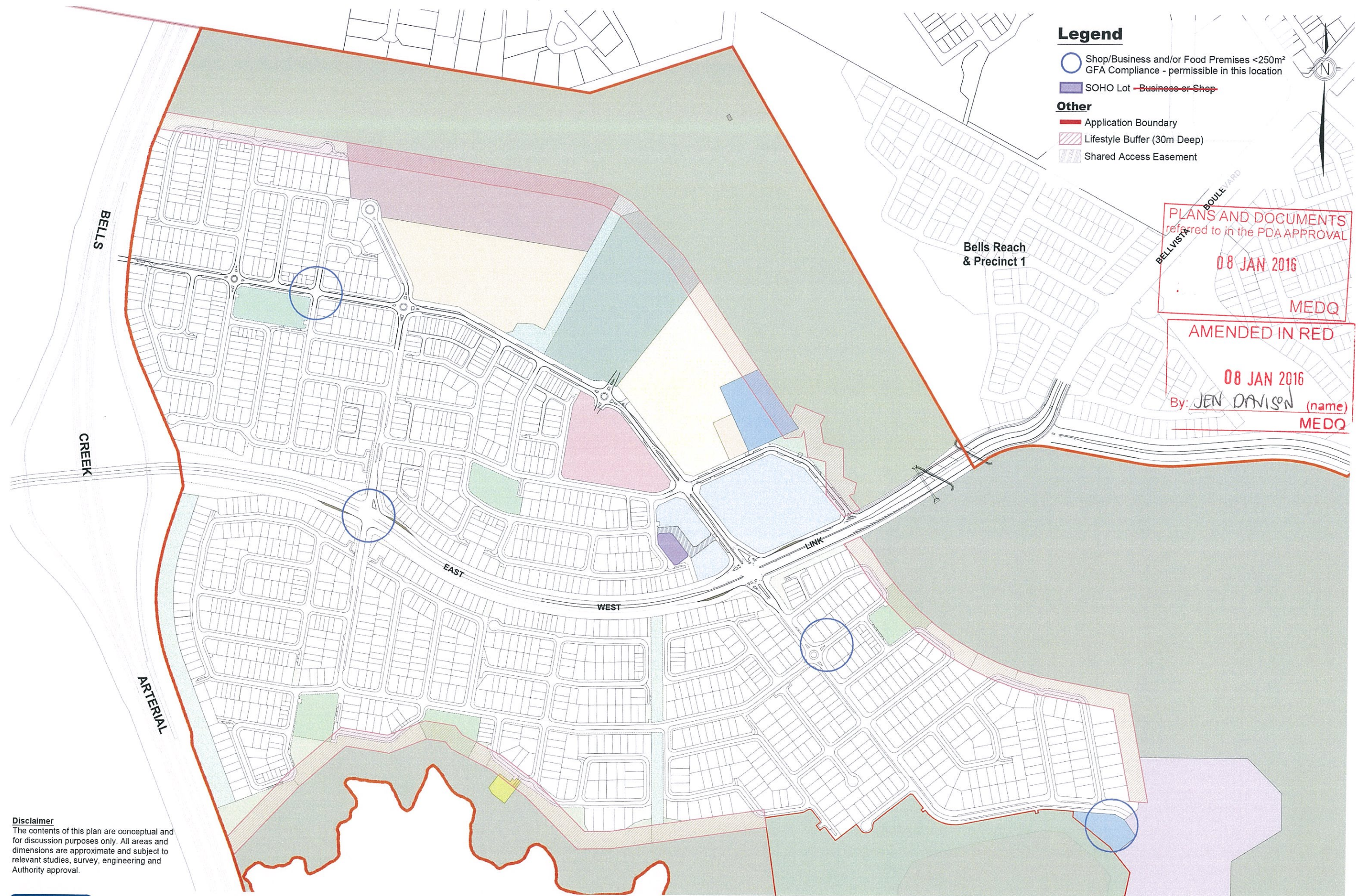
Q

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ABN 44 140 292 762
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F+61 7 3124 9399
W rpsgroup.com.au



Disclaimer
The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Authority approval.



Legend

- Shop/Business and/or Food Premises <250m²
GFA Compliance - permissible in this location
- SOHO Lot ~~Business or Shop~~
- Other**
 - Application Boundary
 - Lifestyle Buffer (30m Deep)
 - Shared Access Easement

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

08 JAN 2016

MEDQ

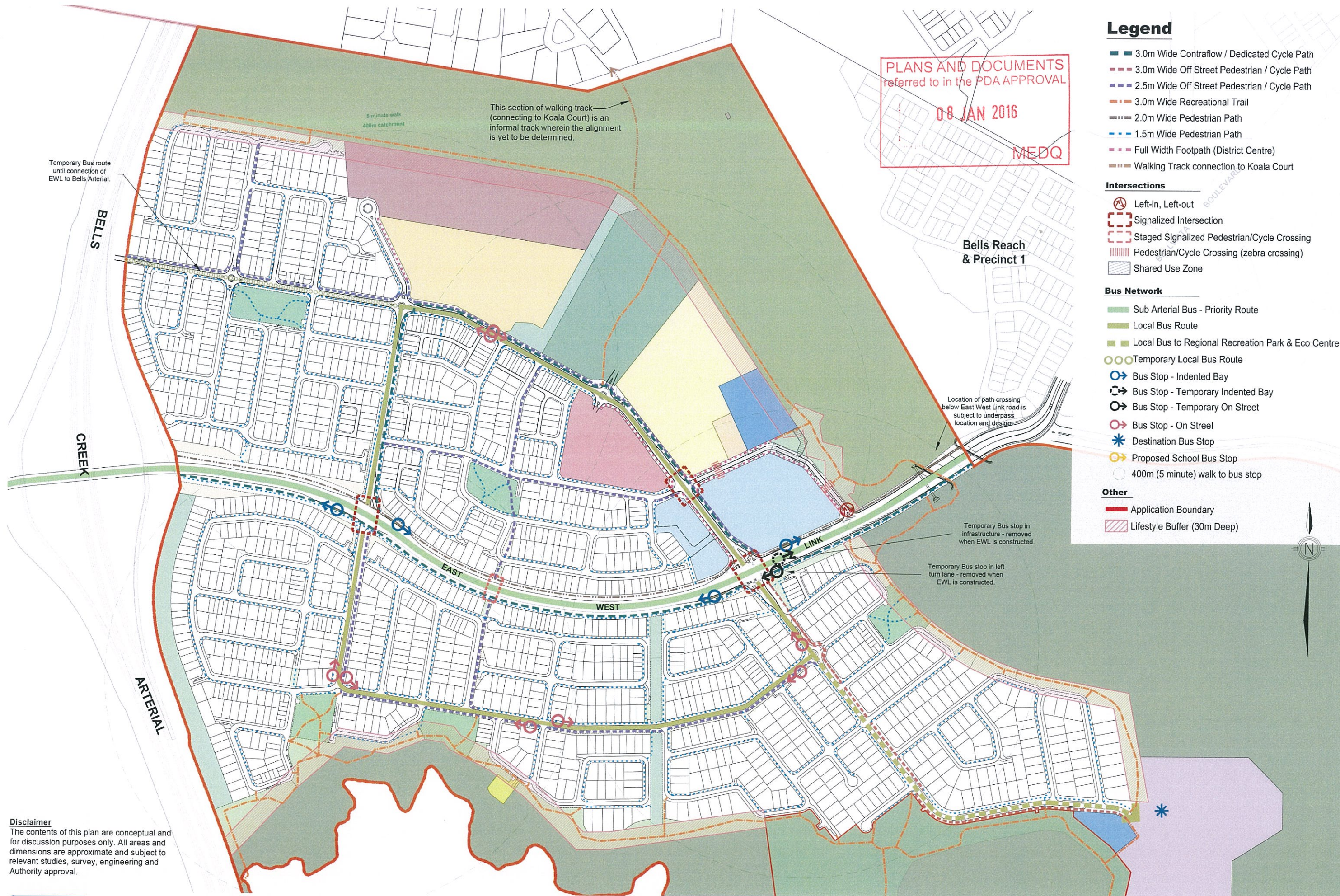
AMENDED IN RED

08 JAN 2016

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MEDQ

Disclaimer
The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Authority approval.



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
- 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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