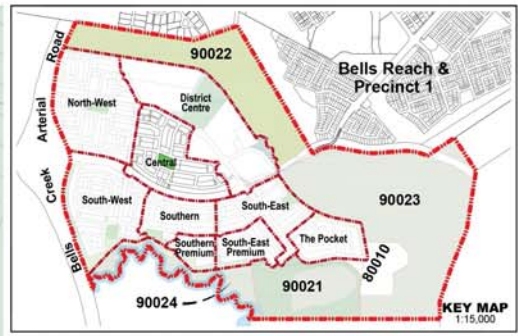
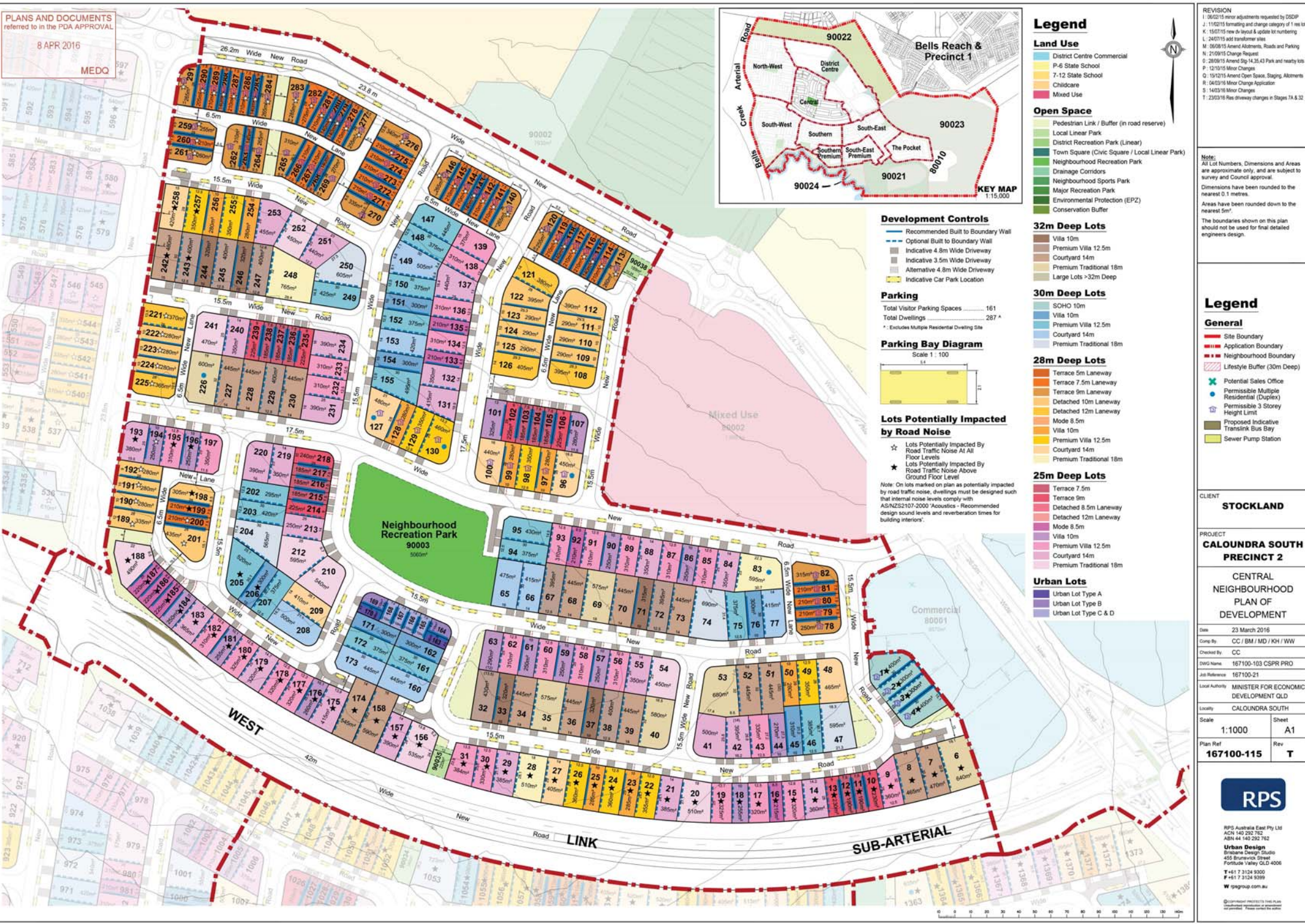


8 APR 2016

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 10m
- 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

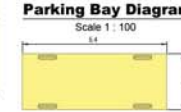
Development Controls

- 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: 161
- Total Dwellings: 287

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
1: 15/02/15 error adjustments requested by DSDP
2: 11/02/15 Surveying and change category of 1 res lot
3: 15/07/15 new driveway layout & update lot numbering
4: 24/07/15 add transformer sites
5: 06/08/15 Amend Allotments, Roads and Parking
6: 21/08/15 Change Request
7: 28/08/15 Amend Stp 14.35.43 Park and nearby lots
8: 19/12/15 Minor Changes
9: 14/03/16 Amend Open Space, Staging, Allotments
10: 14/03/16 Minor Change Application
11: 14/03/16 Minor Changes
12: 23/03/16 Res driveway changes in Stages 7A & 32

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

23 March 2016

Comp By

CC / BM / MD / KH / WW

Drawn 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

167100-115

Sheet

A1

Rev

T



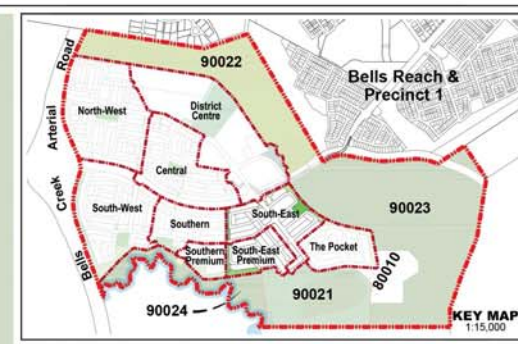
RPS Australia East Pty Ltd
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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

8 APR 2016

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)
- 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
- 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

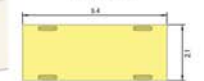
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative 4.8m Wide Driveway
- Indicative 3.5m Wide Driveway
- Alternative 4.8m Wide Driveway
- Indicative Car Park Location

Parking

Total Visitor Parking Spaces 148
Total Dwellings 264*

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

1: 06/02/15 error adjustments requested by DSDP

2: 11/02/15 formatting and change category of 1 res lot

3: 15/07/15 new dv layout & update lot numbering

4: 24/07/15 add transformer sites

5: 06/08/15 Amend Allotments, Roads and Parking

6: 21/08/15 Change Request

7: 28/08/15 Amend Stp 14.35.43 Park and nearby lots

8: 12/10/15 Minor Changes

9: 19/12/15 Amend Open Space, Staging, Allotments

10: 04/03/16 Minor Change Application

11: 14/03/16 Minor Changes

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: 14 March 2016
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: S

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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

8 APR 2016

MEDQ

Neighbourhood
Recreation Park
80019

90023
56,534 ha



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

28m Deep Lots

- Terrace 5m Laneway
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- Terrace 9m Laneway
- Detached 10m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
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- 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 54
Total Dwellings 94*

* 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/NZS22107-2000 'Acoustics'. Recommended design sound levels and reverberation times for building interiors.



REVISION
1: 06/02/15 error adjustments requested by ODSP
2: 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: 21/08/15 Change Request
O: 28/08/15 Amend Slop 14.35.43 Park and nearby lots
P: 12/10/15 Minor Changes
Q: 19/12/15 Amend Open Space, Staging, Allotments
R: 04/03/16 Minor Change Application
S: 14/03/16 Minor Changes

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: 14 March 2016

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: S

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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

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

30m Deep Lots

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- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
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28m Deep Lots

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- Terrace 9m Laneway
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- Premium Villa 12.5m
- Courtyard 14m
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- 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 108
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
1: 06/02/15 error adjustments requested by ODGP
2: 11/02/15 formatting and change category of 1 res lot
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5: 06/08/15 Amend Allotments, Roads and Parking
6: 21/08/15 Change Request
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9: 15/12/15 Amend Open Space, Staging, Allotments
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11: 14/03/16 Minor Changes

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)
- 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

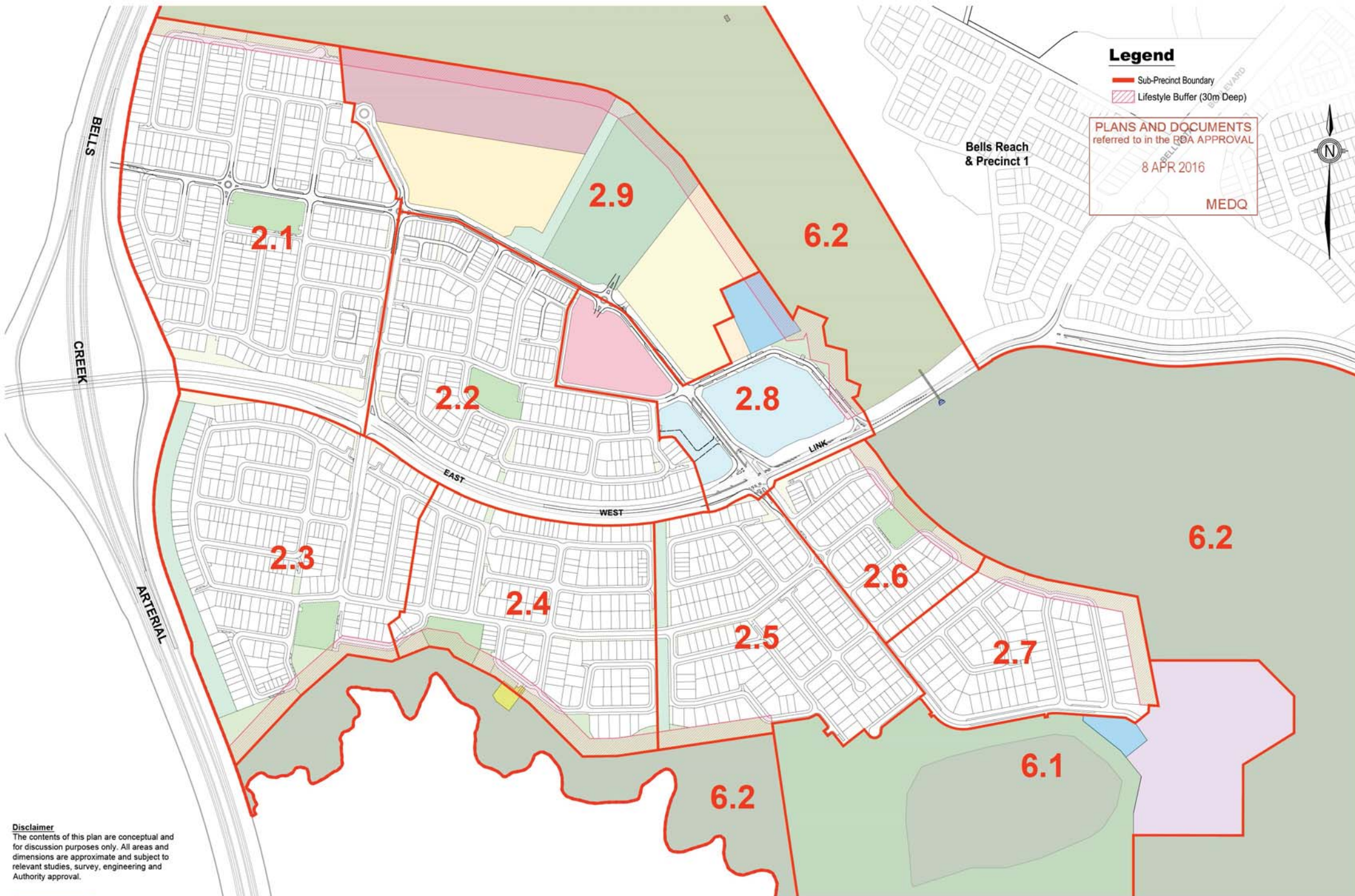
Date: 14 March 2016
Comp By: CC / BM / MD / KH / WW
Checked By: CC
DWG Name: 167100-103 CSPPR PRO
Job Reference: 167100-21
Local Authority: MINISTER FOR ECONOMIC DEVELOPMENT QLD
Locality: CALOUNDRA SOUTH
Scale: 1:1000 Sheet: A1
Plan Ref: 167100-123 Rev: S

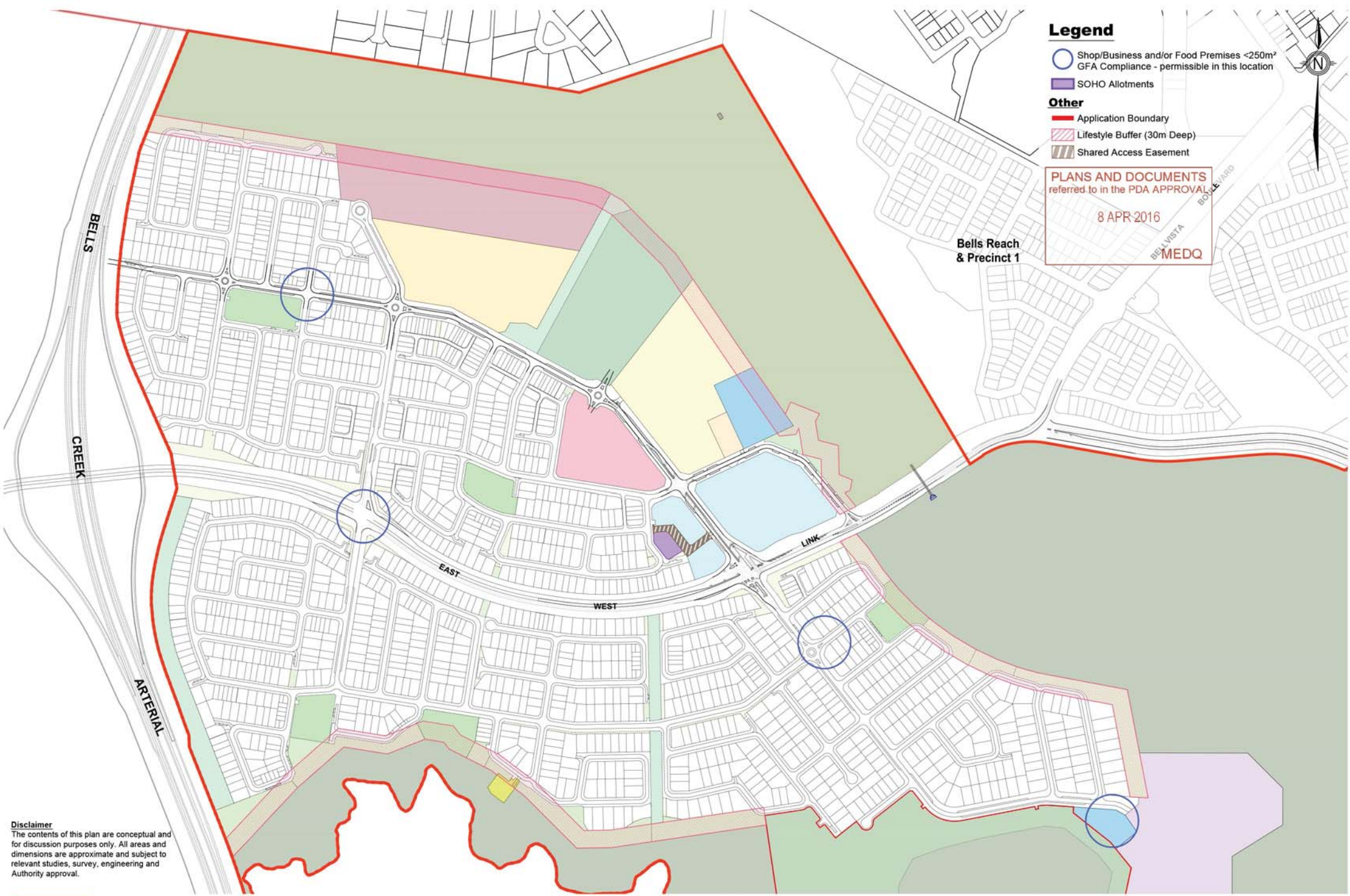
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[illegible]





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

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

8 APR 2016

BELLS REACH
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.

SCALE 1:4000 @ A2

RPS

DATE: 15 March 2016 DWG NAME: 167100-107 CSP2 PRO_PoD DWG # 167100-21-107_3Q

Plan of Development - Small Non Residential Nodes and Business

Caloundra South - Precinct 2

PLANS AND DOCUMENTS
referred to in the POA APPROVAL

8 APR 2016

MEDQ

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)



This section of walking track
(connecting to Koala Court) is an
informal track wherein the alignment
is yet to be determined.

Temporary Bus route
until connection of
EWL to Bells Arterial

Bells Reach
& Precinct 1

Location of path crossing
below East West Link road is
subject to underpass
location and design.

Temporary right turn to be
removed when duplication of
East West Link Road occurs.

Temporary Bus stop in
infrastructure - removed
when EWL is constructed.

Temporary Bus stop in left
turn lane - removed when
EWL is constructed.

Disclaimer
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for discussion purposes only. All areas and
dimensions are approximate and subject to
relevant studies, survey, engineering and
Authority approval.

SCALE 1:4000 @ A2

RPS

0 100 200 300 400

DATE: 16 March 2016 DWG NAME: 167100-107 CSP2 PRO_PoD DWG # 167100-21-107_5Q

Plan of Development - Connectivity Caloundra South - Precinct 2