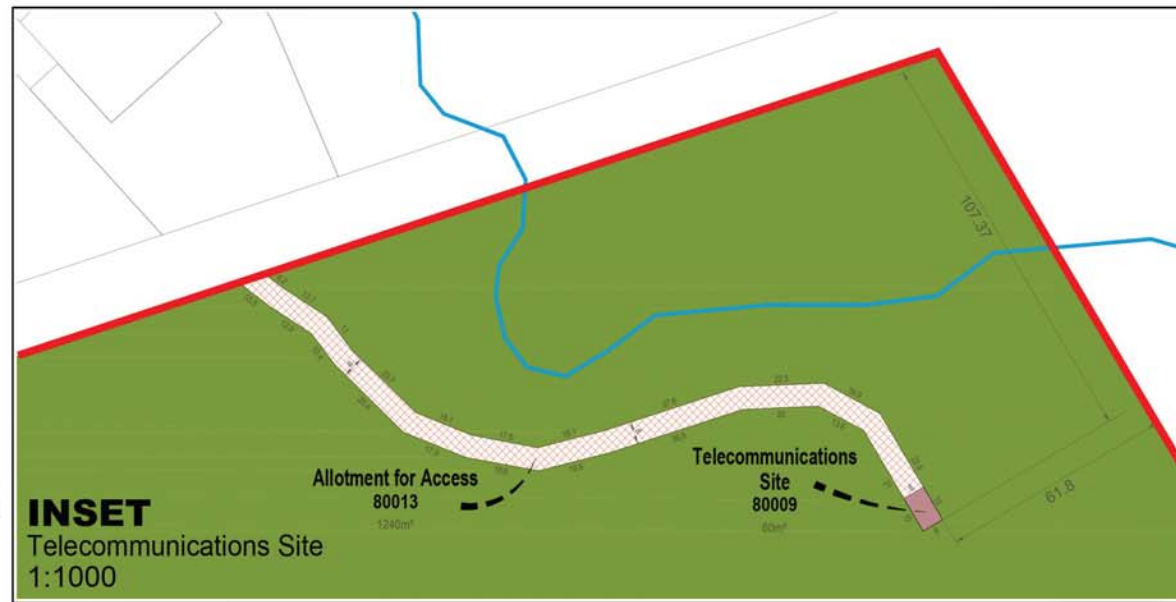
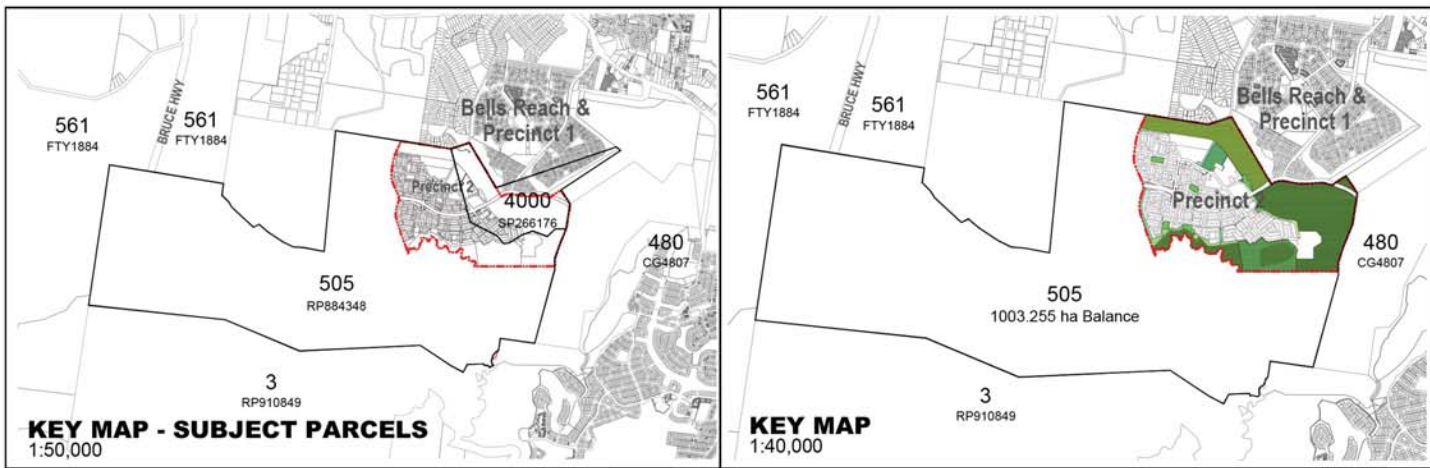
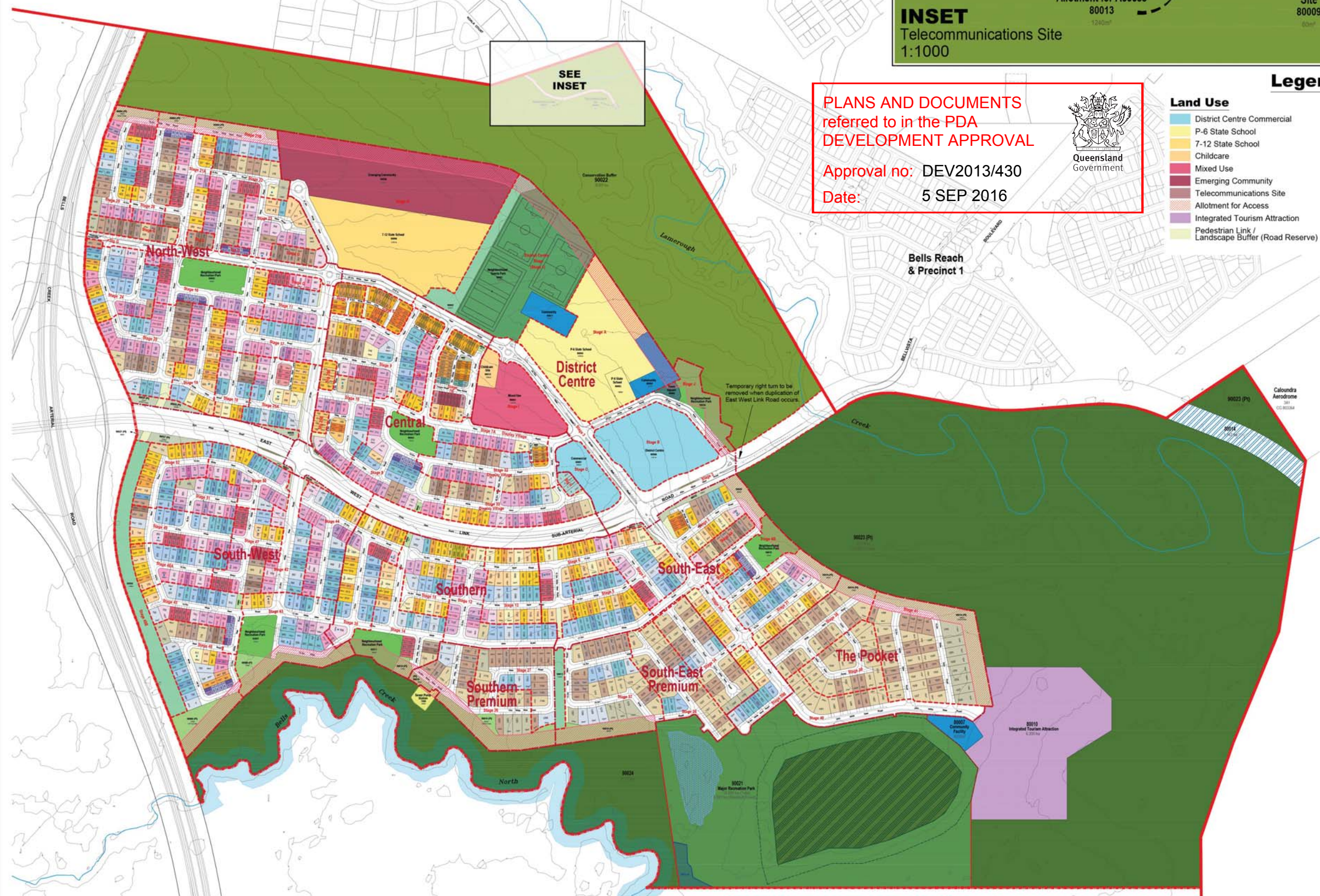




REVISION
0 : 28/09/15 Amend Slip-14, 35, 43 Park and nearby lots
P : 12/10/15 Minor Changes
Q : 15/12/15 Amend Open Space, Staging, Allotments
R : 04/03/16 Minor Change Application
S : 14/03/16 Minor Changes
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U : 01/07/16 Minor Change Application
V : 06/07/16 Central Neighbourhood Yield
W : 04/08/16 Central Laneway Lots
X : 15/08/16 Remove potential sales office from 1423

Note:
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Areas have been rounded down to the nearest 5m².
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2013/430

Date: 5 SEP 2016



Legend

- Land Use**
- District Centre Commercial
 - P-6 State School
 - 7-12 State School
 - Childcare
 - Mixed Use
 - Emerging Community
 - Telecommunications Site
 - Allotment for Access
 - 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
 - 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 7.5m
 - End Terrace 9m+
 - Terrace 4m Laneway
 - Terrace 4.6m Laneway
 - Terrace 5m Laneway
 - Terrace 6.6m Laneway
 - Terrace 7.5m Laneway
 - End Terrace 6.8m+ 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 6.2m
 - Terrace 7.5m
 - End Terrace 9m+
 - End Terrace 10m+
 - Detached 8.5m Laneway
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 - Mode 8.5m
 - Villa 10m
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 - Courtyard 14m
 - Premium Traditional 18m
- Urban Lofts**
- Urban Loft Type A
 - Urban Loft Type B
 - Urban Loft Type C
- Urban Lots**
- Urban Lot Type A
 - Urban Lot Type B
 - Urban Lot Type C & D

Legend

- General**
- Site Boundary
 - Application Boundary
 - Neighbourhood Boundary
 - Stage Boundary
 - Waterway
 - Riparian Zone
 - Lifestyle Buffer (30m Deep)
 - Blackbutt Forest
 - 30m PMAV Offset to Blackbutt Forest
 - WSF Habitat Protected
 - 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 August 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		Sheet	
1:4000		A1	
Plan Ref		Rev	
167100-112		X	

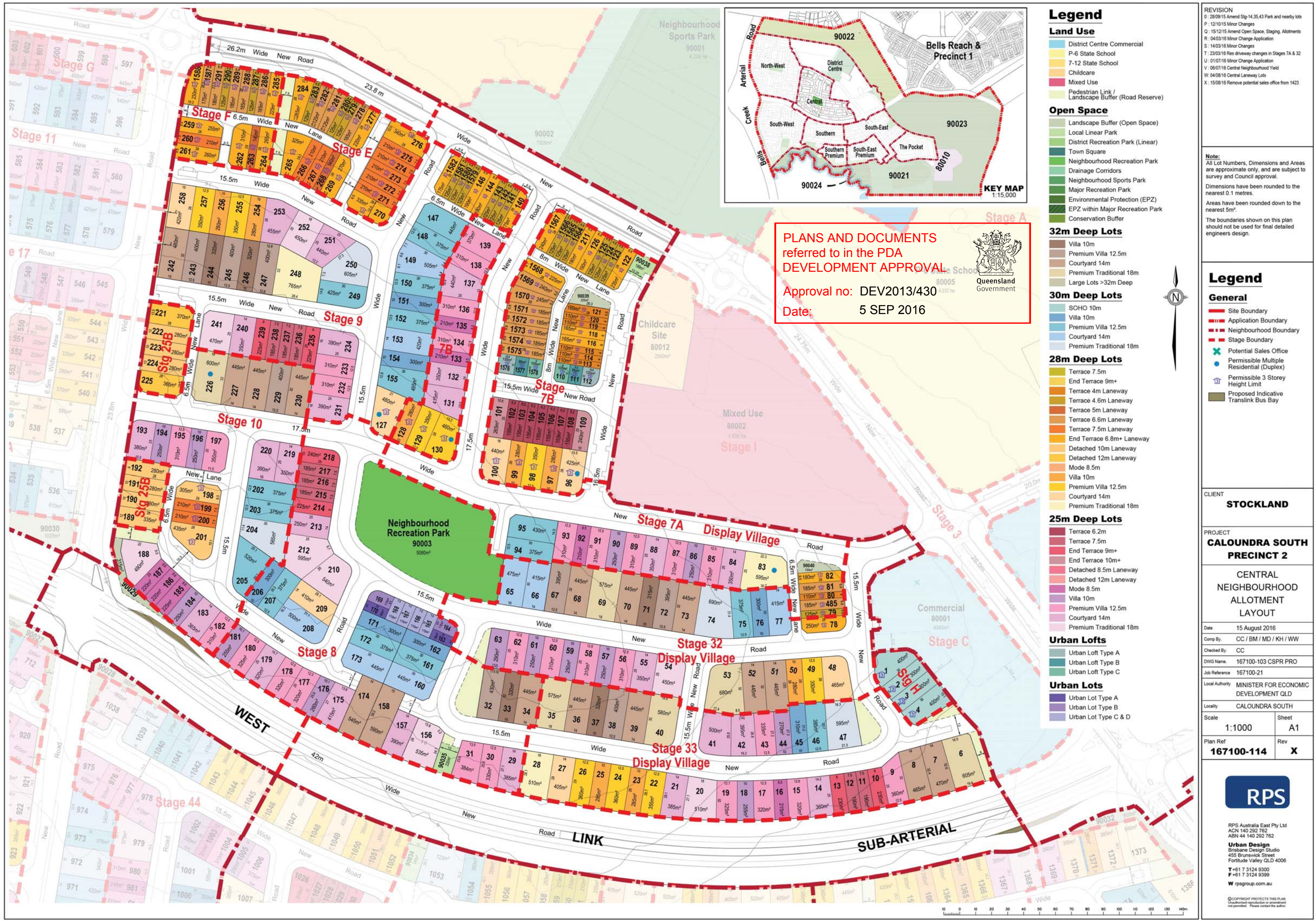
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PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2013/430
Date: 5 SEP 2016



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
- 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 7.5m
- End Terrace 9m+
- Terrace 4m Laneway
- Terrace 4.6m Laneway
- Terrace 5m Laneway
- Terrace 6.6m Laneway
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25m Deep Lots

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- Detached 12m Laneway
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- Courtyard 14m
- Premium Traditional 18m

Urban Lofts

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C

Urban Lots

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

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

CLIENT
STOCKLAND

PROJECT
**CALOUNDRA SOUTH
PRECINCT 2**

**CENTRAL
NEIGHBOURHOOD
ALLOTMENT
LAYOUT**

Date: 15 August 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: 167100-114 Rev X



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Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Stage Boundary
- Lifestyle Buffer (30m Deep)
- Permissible Multiple Residential (Duplex)

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
- Drainage Corridors
- Neighbourhood Sports Park
- Major Recreation Park
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- EPZ within Major Recreation Park
- Conservation Buffer

32m Deep Lots

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- Large Lots >32m Deep

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28m Deep Lots

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Urban Lofts

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C

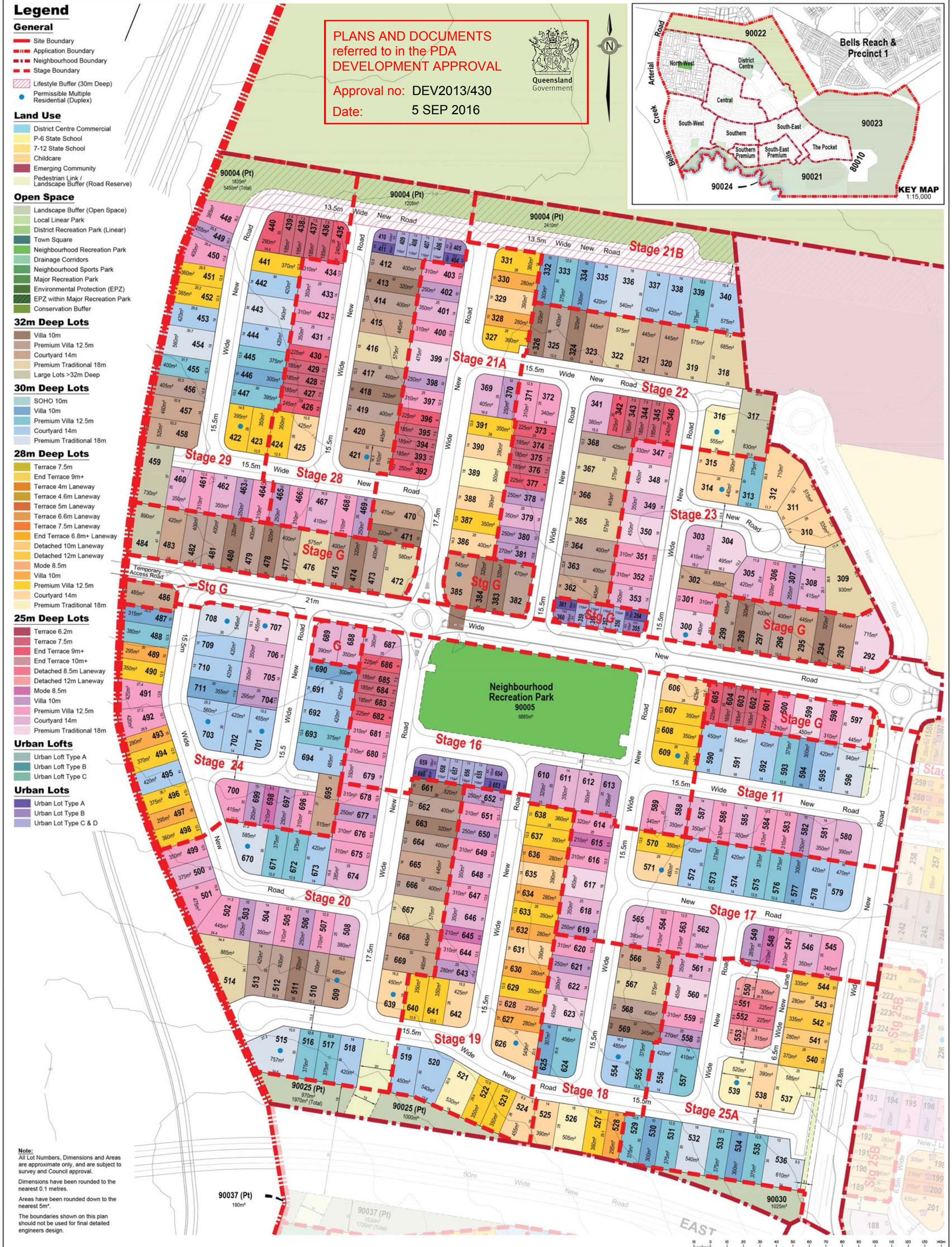
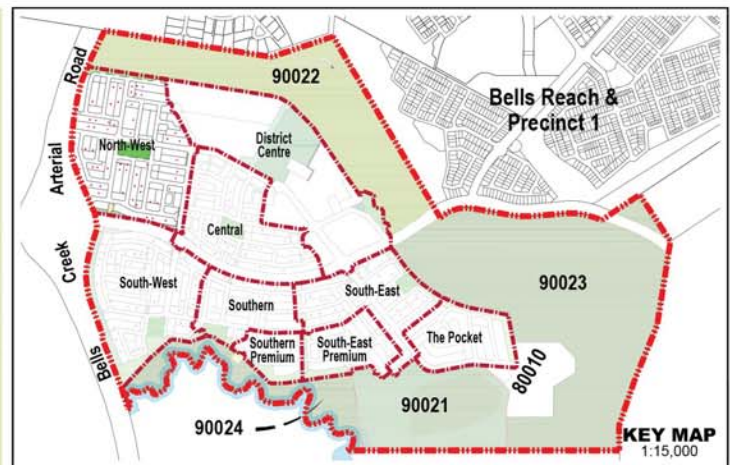
Urban Lots

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2013/430

Date: 5 SEP 2016



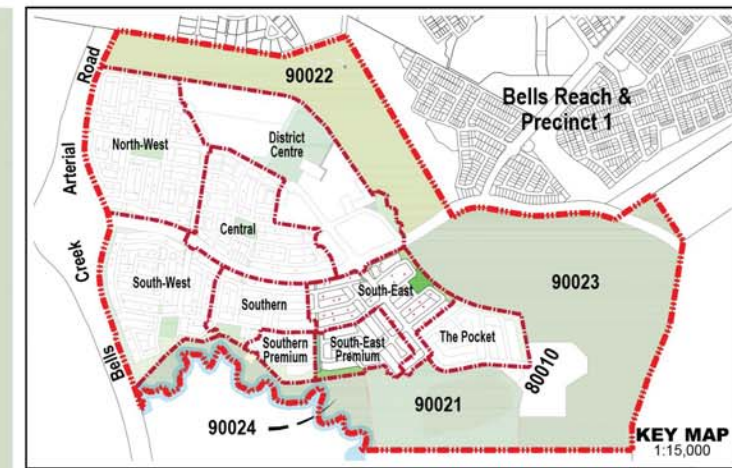
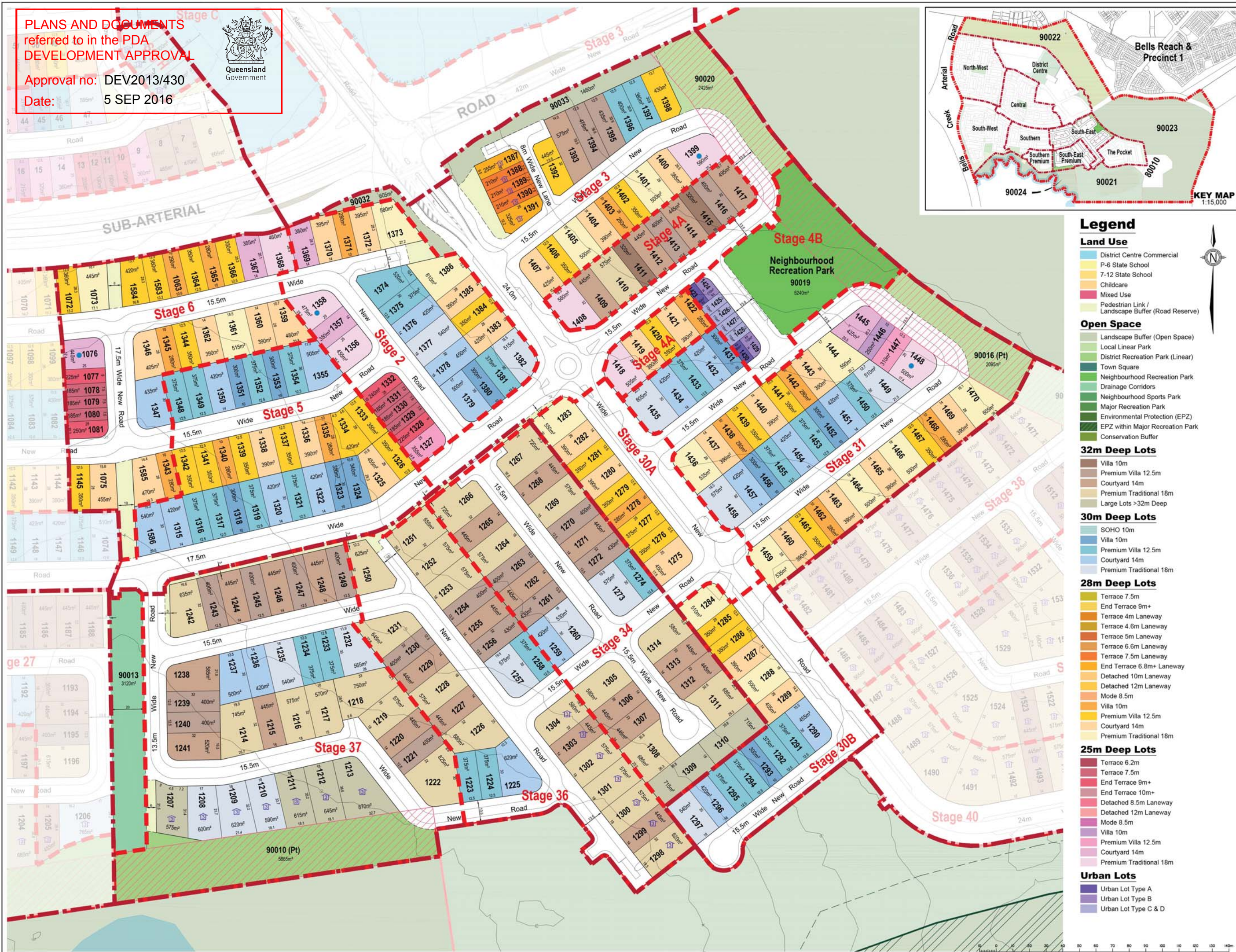
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REVISION 0: 28/09/15 Amend Stg-14,35,43 Park and nearby lots P: 12/10/15 Minor Changes Q: 15/12/15 Amend Open Space, Staging, Allotments R: 04/03/16 Minor Change Application S: 14/03/16 Minor Changes T: 23/03/16 Res driveway changes in Stages 7A & 32 U: 01/07/16 Minor Change Application V: 06/07/16 Central Neighbourhood Yield W: 04/08/16 Central Laneway Lots X: 15/08/16 Remove potential sales office from 1423	PROJECT CALOUNDRA SOUTH PRECINCT 2		CLIENT STOCKLAND		RPS RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 ©COPYRIGHT PROTECTS THIS PLAN Unauthorized reproduction or amendment not permitted. Please contact the author. T+61 7 3124 9300 F+61 7 3124 9399 W rpsgroup.com.au				
	Job Ref. 167100-21		Date 15 August 2016		NORTH WEST NEIGHBOURHOOD ALLOTMENT LAYOUT				
	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 167100-116	Rev X

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2013/430

Date: 5 SEP 2016



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
- 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 7.5m
- End Terrace 9m+
- Terrace 4m Laneway
- Terrace 4.6m Laneway
- Terrace 5m Laneway
- Terrace 6.6m Laneway
- Terrace 7.5m Laneway
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25m Deep Lots

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Urban Lots

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

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

CLIENT

STOCKLAND

PROJECT

**CALOUNDRA SOUTH
PRECINCT 2**

**SOUTH-EAST
NEIGHBOURHOOD
ALLOTMENT
LAYOUT**

Date 15 August 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

Plan Ref: 167100-118

Sheet: A1

Rev: X

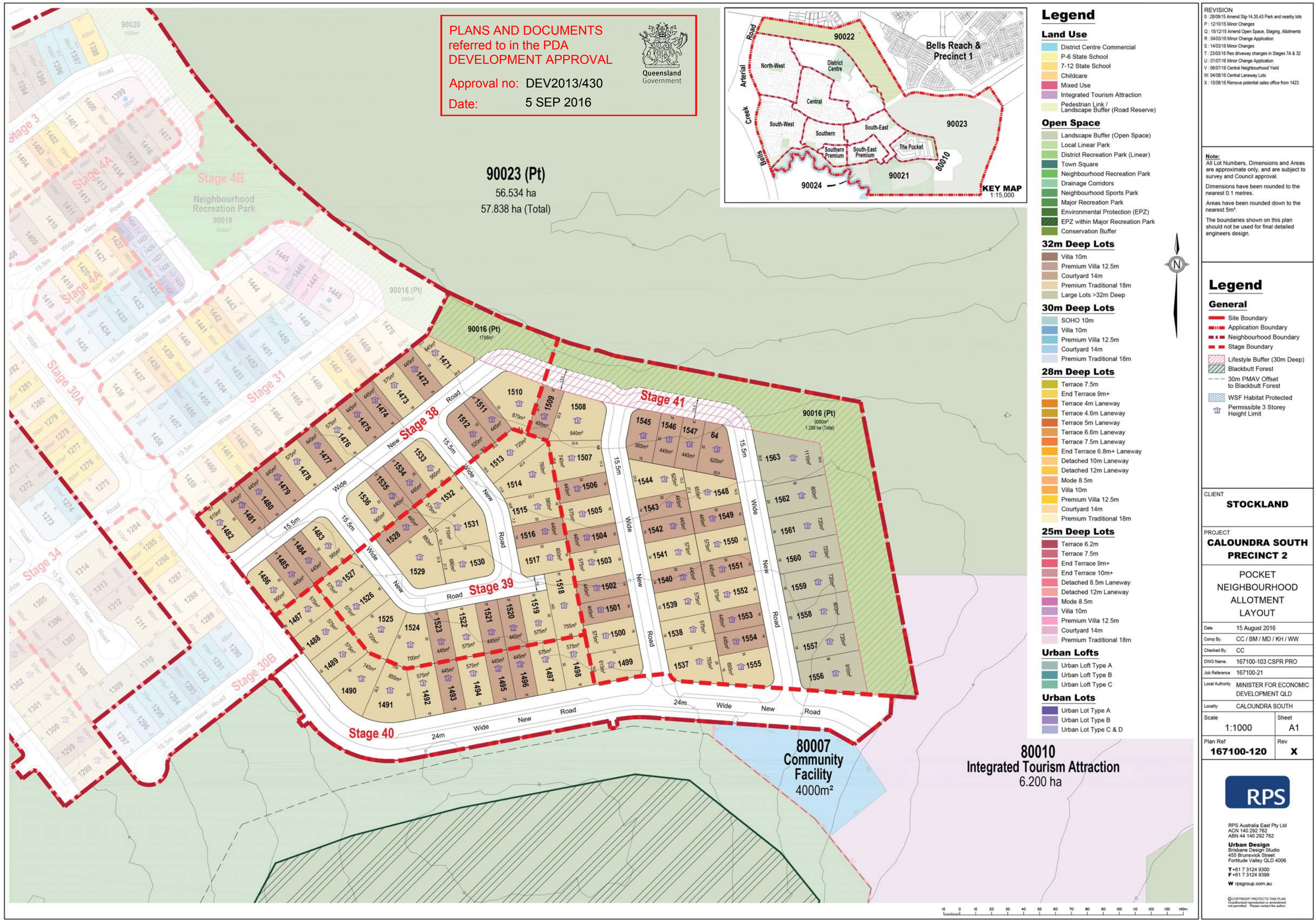
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ABN 44 140 292 762

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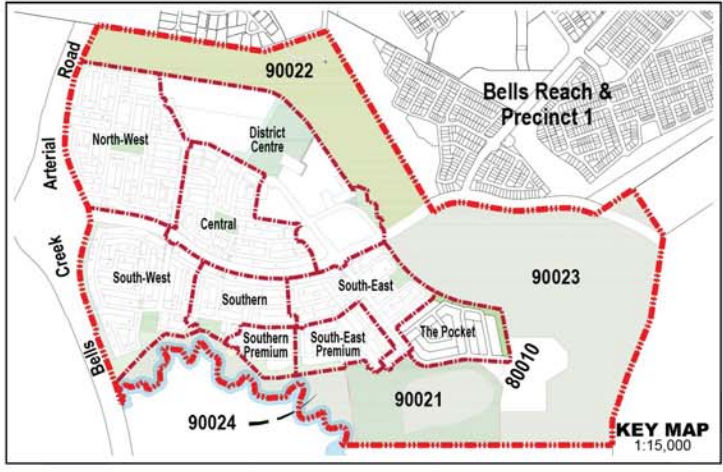
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2013/430
Date: 5 SEP 2016

Queensland
Government



- 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
 - 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 7.5m
 - End Terrace 9m+
 - Terrace 4m Laneway
 - Terrace 4.6m Laneway
 - Terrace 5m Laneway
 - Terrace 6.6m Laneway
 - Terrace 7.5m Laneway
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 - Detached 10m Laneway
 - Detached 12m Laneway
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- 25m Deep Lots
- Terrace 6.2m
 - Terrace 7.5m
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- Urban Lofts
- Urban Loft Type A
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- Urban Lots
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REVISION
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P : 12/10/15 Minor Changes
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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

CLIENT	STOCKLAND	
PROJECT	CALOUNDRA SOUTH PRECINCT 2	
	POCKET NEIGHBOURHOOD ALLOTMENT LAYOUT	
Date	15 August 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	167100-120	Rev X

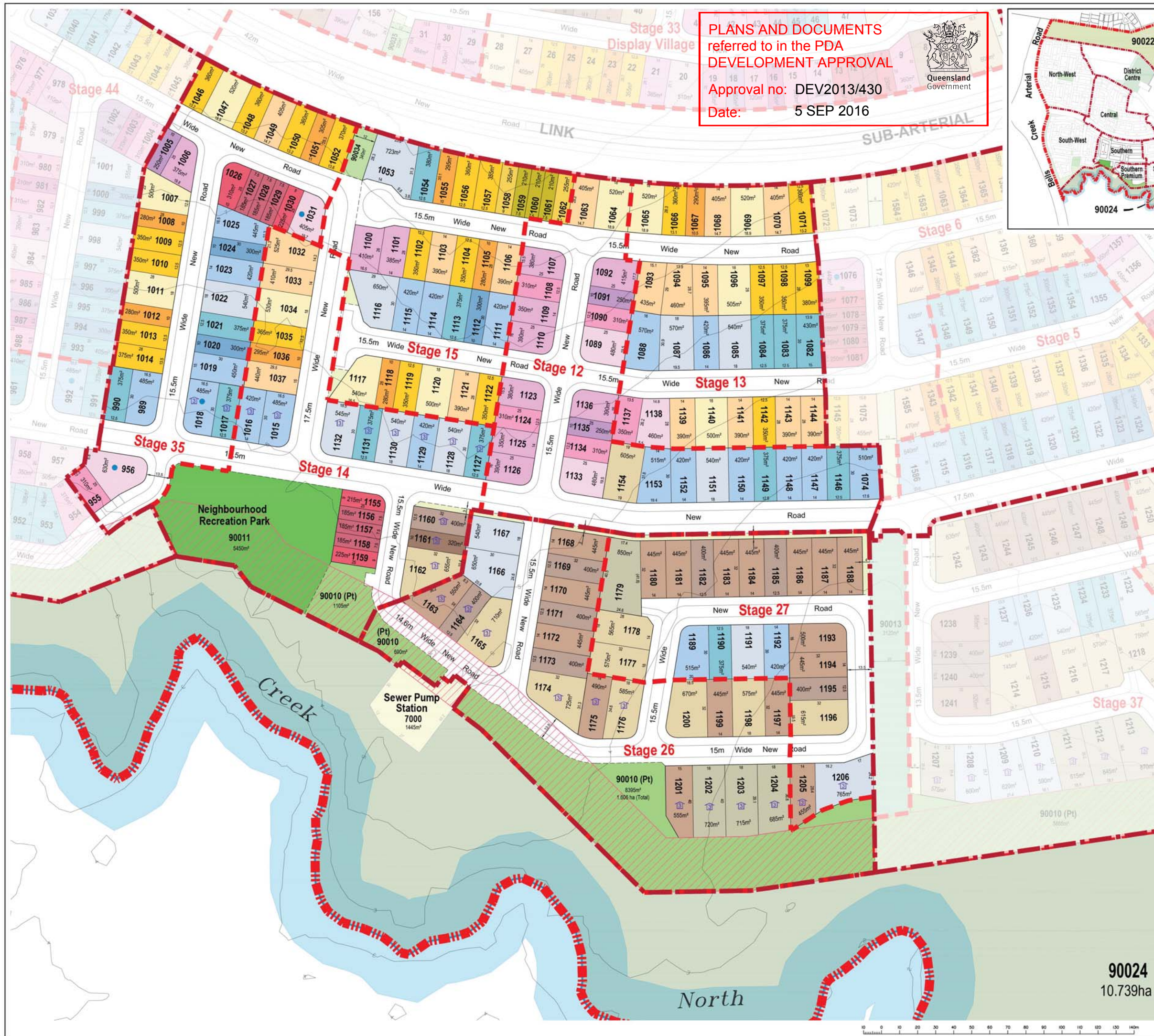
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ACN 140 262 762
ABN 44 140 262 762

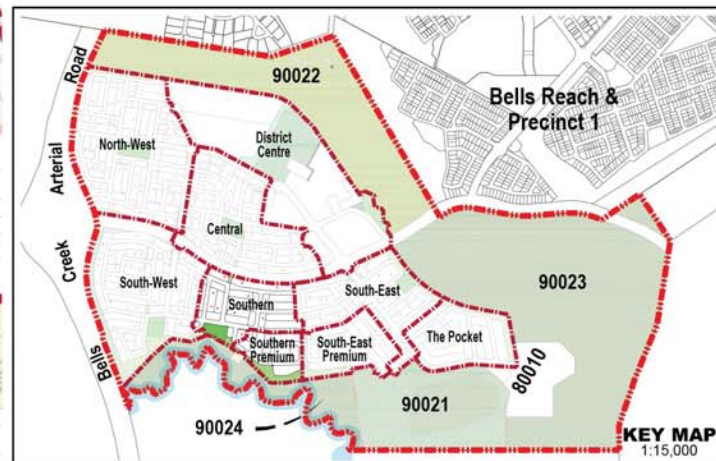
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Fortitude Valley QLD 4006

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2013/430
Date: 5 SEP 2016



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
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 - Town Square
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 - Neighbourhood Sports Park
 - Major Recreation Park
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 - EPZ within Major Recreation Park
 - Conservation Buffer

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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
 - Premium Traditional 18m

- 28m Deep Lots**
- Terrace 7.5m
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- 25m Deep Lots**
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 - End Terrace 10m+
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- Urban Lofts**
- Urban Loft Type A
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REVISION
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Legend

- General**
- Site Boundary
 - Application Boundary
 - Neighbourhood Boundary
 - Stage 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
**CALOUDRA SOUTH
PRECINCT 2**

**SOUTHERN
NEIGHBOURHOOD
ALLOTMENT
LAYOUT**

Date: 15 August 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: CALOUDRA SOUTH
Scale: 1:1000 Sheet A1
Plan Ref: 167100-122 Rev X

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

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DEVELOPMENT APPROVAL

Approval no: DEV2013/430

Date: 5 SEP 2016



Queensland
Government

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
- Waterway
- Riparian Zone
- Lifestyle Buffer (30m Deep)
- Permissible Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Proposed Indicative Translink Bus Bay

Land Use

- District Centre Commercial
- P-6 State School
- 7-12 State School
- Childcare
- Mixed Use
- Telecommunications Site
- Pedestrian Link / Landscape Buffer (Road Reserve)

Open Space

- Landscape Buffer (Open Space)
- Local Linear Park
- District Recreation Park (Linear)
- Town Square
- 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 7.5m
- End Terrace 9m+
- Terrace 4m Laneway
- Terrace 4.6m Laneway
- Terrace 5m Laneway
- Terrace 6m Laneway
- Terrace 7.5m Laneway
- End Terrace 6.8m+ 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 6.2m
- Terrace 7.5m
- End Terrace 9m+
- End Terrace 10m+
- Detached 8.5m Laneway
- Detached 12m Laneway
- Mode 8.5m
- Villa 10m
- Premium Villa 12.5m
- Courtyard 14m
- Premium Traditional 18m

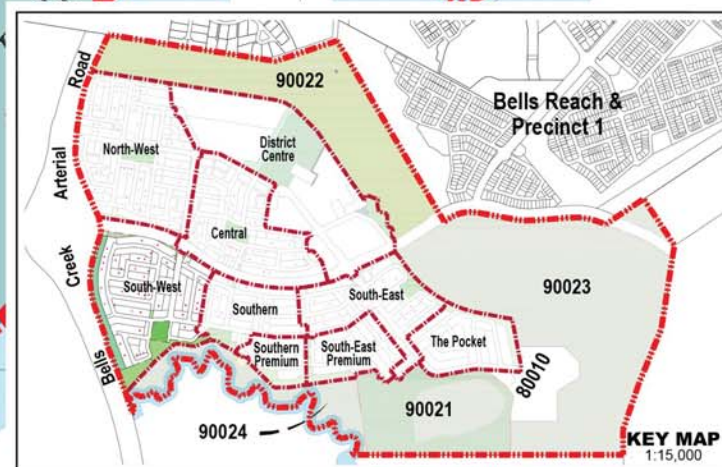
Urban Lofts

- Urban Loft Type A
- Urban Loft Type B
- Urban Loft Type C

Urban Lots

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

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140m



KEY MAP
1:15,000

REVISION
0: 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
R: 04/03/16 Minor Change Application
S: 14/03/16 Minor Changes
T: 23/03/16 Res driveway changes in Stages 7A & 32
U: 01/07/16 Central Neighbourhood Yield
V: 06/07/16 Central Neighbourhood Yield
W: 04/08/16 Central Neighbourhood Yield
X: 15/08/16 Remove potential sales office from 1423

PROJECT		CLIENT	
CALOUNDRA SOUTH PRECINCT 2		STOCKLAND	
Job Ref.	167100-21	Date	15 August 2016
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		

**SOUTH WEST
NEIGHBOURHOOD
ALLOTMENT LAYOUT**



RPS Australia East Pty Ltd
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ABN 44 140 292 762

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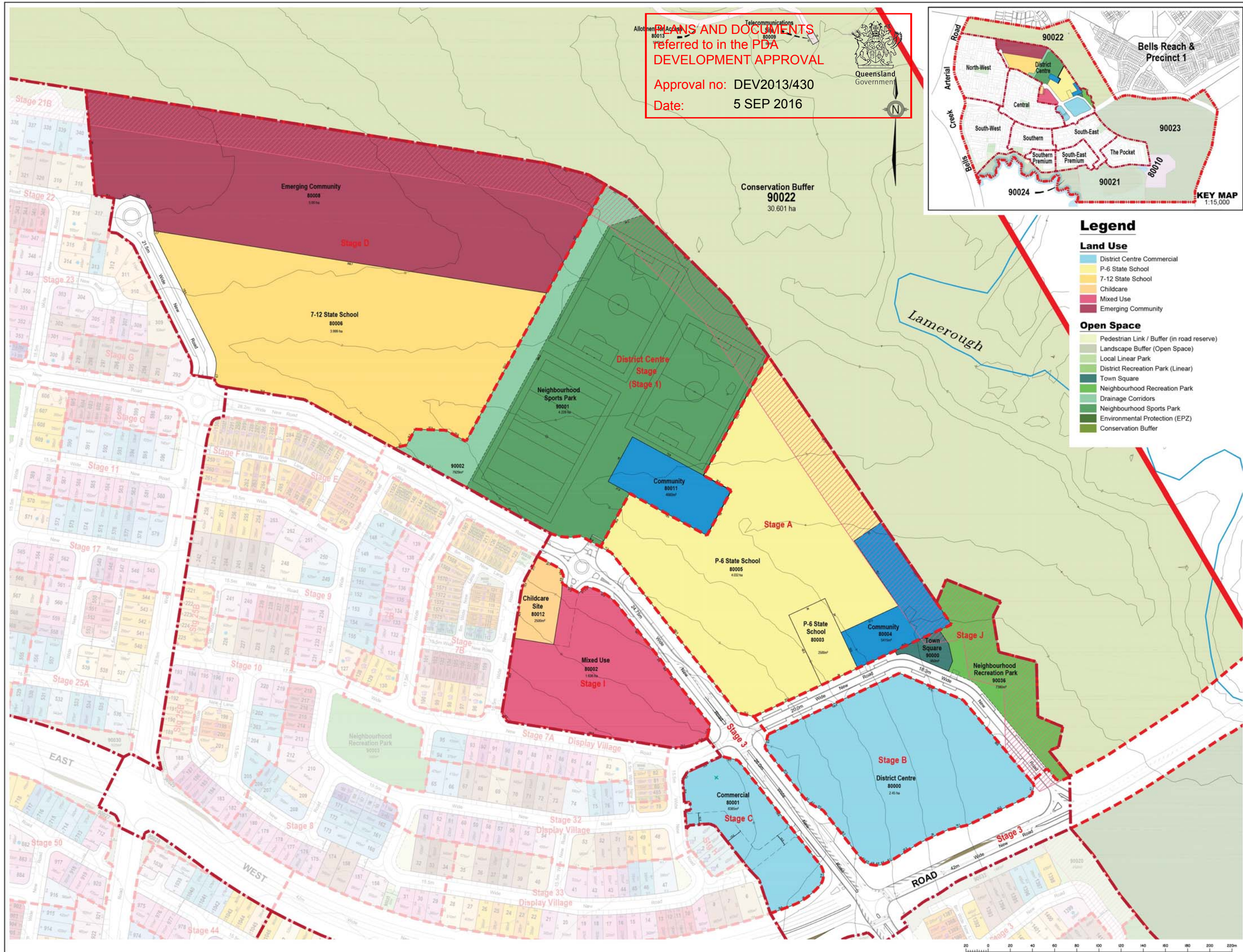
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Scale
1:1000

Sheet
A1

Plan Ref
167100-124

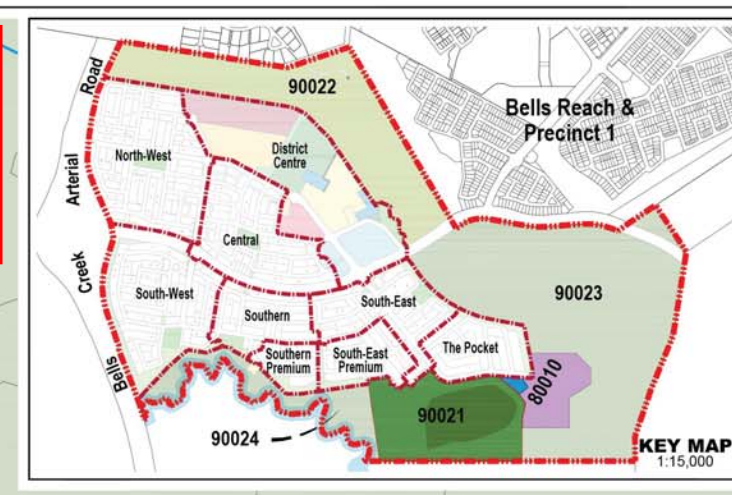
Rev
X





PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2013/430
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REVISION
0 : 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
R : 04/03/16 Minor Change Application
S : 14/03/16 Minor Changes
T : 23/03/16 Res driveway changes in Stages 7A & 32
U : 01/07/16 Minor Change Application
V : 06/07/16 Central Neighbourhood Yield
W : 04/08/16 Central Lane-way Lots
X : 15/08/16 Remove potential sales office from 1423

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
 - Contours (1m Interval)
 - Waterway
 - Blackbutt Forest
 - 30m PMAV Offset
 - Lifestyle Buffer (30m Deep)
 - 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 August 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	1:1500	Sheet A1
Plan Ref	167100-137	Rev X

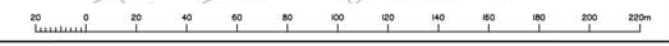
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YIELD BREAKDOWN

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			
Urban Lot Product		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	no.	% of lot yield
Urban Lot Type A	87.5 m²	2	1%	6	1%	2	1%	—	0%	—	0%	—	0%	—	0%	4	1%	14	0.88%
Urban Lot Type B	105.0 m²	2	1%	6	1%	2	1%	—	0%	—	0%	—	0%	—	0%	4	1%	14	0.88%
Urban Lot Type C & D	112.5 m²	4	1%	12	3%	4	2%	—	0%	—	0%	—	0%	—	0%	8	3%	28	1.77%
Subtotal		8	3%	24	6%	8	4%	—	0%	—	0%	—	0%	—	0%	16	5%	56	3.5%
Urban Loft Product																			
Urban Loft Type A	121 m²	2	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Urban Loft Type B	98 m²	2	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Urban Loft Type C	106 m²	2	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Subtotal		6	2%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	6	0.4%
25m Deep Product																			
Terrace 6.2m	155 m²	7	2%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	7	0.44%
Terrace 7.5m	187.5 m²	8	3%	22	5%	6	3%	—	0%	—	0%	6	4%	—	0%	15	5%	57	3.60%
End Terrace 9.0m+	225 m²	6	2%	14	3%	4	2%	—	0%	—	0%	4	3%	—	0%	10	3%	38	2.40%
End Terrace 10.0m+	250 m²	2	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Detached 8.5m Laneway	250 m²	—	0%	2	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Detached 12.0m Laneway	300 m²	—	0%	2	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Mode 8.5m	212.5 m²	7	2%	4	1%	—	0%	—	0%	—	0%	—	0%	—	0%	6	2%	17	1.07%
Villa 10m	250 m²	13	4%	27	6%	1	1%	—	0%	—	0%	3	2%	—	0%	12	4%	56	3.53%
Premium Villa 12.5m	312.5 m²	28	9%	50	12%	2	1%	—	0%	—	0%	6	4%	—	0%	31	10%	117	7.38%
Courtyard 14m	350 m²	24	8%	39	9%	5	3%	—	0%	—	0%	11	8%	—	0%	23	8%	102	6.44%
Premium Traditional 18m	450 m²	8	3%	12	3%	7	4%	—	0%	—	0%	5	3%	—	0%	18	6%	50	3.15%
Subtotal		103	33%	172	40%	25	13%	—	0%	—	0%	35	24%	—	0%	115	39%	450	28.4%
28m Deep Product																			
Terrace 7.5m	210 m²	—	0%	—	0%	—	0%	—	0%	—	0%	3	2%	—	0%	—	0%	3	0.19%
End Terrace 9.0m+	252 m²	—	0%	—	0%	—	0%	—	0%	—	0%	2	1%	—	0%	—	0%	2	0.13%
Terrace 4m Laneway	112 m²	7	2%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	7	0.44%
Terrace 4.6m Laneway	123 m²	18	6%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	18	1.14%
Terrace 5m Laneway	140 m²	2	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	2	0.13%
Terrace 6.6m Laneway	185 m²	17	6%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	17	1.07%
Terrace 7.5m Laneway	210 m²	10	3%	—	0%	3	2%	—	0%	—	0%	—	0%	—	0%	—	0%	13	0.82%
End Terrace 6.6m+ Laneway	190 m²	25	8%	—	0%	2	1%	—	0%	—	0%	—	0%	—	0%	—	0%	27	1.70%
Detached 10.0m Laneway	280 m²	9	3%	2	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	11	0.69%
Detached 12.0m Laneway	336 m²	2	1%	3	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	5	0.32%
Mode 8.5m	238 m²	—	0%	1	0%	—	0%	—	0%	—	0%	—	0%	—	0%	3	1%	4	0.25%
Villa 10m	280 m²	8	3%	11	3%	14	7%	—	0%	—	0%	8	6%	—	0%	7	2%	48	3.03%
Premium Villa 12.5m	350 m²	9	3%	27	6%	30	16%	—	0%	—	0%	21	15%	—	0%	22	7%	109	6.88%
Courtyard 14m	392 m²	7	2%	20	5%	30	16%	—	0%	—	0%	17	12%	—	0%	12	4%	86	5.43%
Premium Traditional 18m	504 m²	3	1%	6	1%	15	8%	—	0%	—	0%	11	8%	—	0%	1	0%	36	2.27%
Subtotal		117	38%	70	17%	94	49%	—	0%	—	0%	62	43%	—	0%	45	15%	388	24.5%
30m Deep Product																			
SOHO 10m	300 m²	4	1%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	—	0%	4	0.25%
Villa 10m	300 m²	7	2%	11	3%	10	5%	—	0%	—	0%	3	2%	—	0%	21	7%	52	3.28%
Premium Villa 12.5m	375 m²	16	5%	23	5%	21	11%	6	7%	—	0%	12	8%	1	2%	37	12%	116	7.32%
Courtyard 14m	420 m²	8	3%	29	7%	17	9%	4	5%	—	0%	19	13%	2	5%	29	10%	108	6.81%
Premium Traditional 18m	540 m²	4	1%	10	2%	6	3%	8	9%	—	0%	9	6%	4	9%	16	5%	57	3.60%
Subtotal		39	13%	73	17%	54	28%	18	21%	—	0%	43	30%	7	16%	103	35%	337	21.3%
32m Deep Product																			
Villa 10m	320 m²	5	2%	16	4%	2	1%	—	0%	—	0%	1	1%	—	0%	3	1%	27	1.70%
Premium Villa 12.5m	400 m²	8	3%	26	6%	4	2%	14	16%	—	0%	1	1%	7	16%	6	2%	66	4.16%
Courtyard 14m	448 m²	16	5%	23	5%	5	3%	20	24%	37	39%	—	0%	18	41%	4	1%	123	7.76%
Premium Traditional 18m	576 m²	6	2%	12	3%	1	1%	27	32%	49	52%	2	1%	8	18%	4	1%	109	6.88%
Large Lots >32m deep	760 m²	—	0%	3	1%	—	0%	6	7%	8	9%	—	0%	4	9%	2	1%	23	1.45%
Subtotal		35	11%	80	19%	12	6%	67	79%	94	100%	4	3%	37	84%	19	6%	348	22.0%
Total Residential Allotments		308	100%	419	99%	193	100%	85	100%	94	100%	144	100%	44	100%	298	100%	1585	100.0%
Designated Multiple Residential Lots		5		19		4		—		—		3		—		13		44	

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
Area of Subject Site	28.9683 ha	18.4952 ha	23.9983 ha	12.6774 ha	7.1841 ha	9.0229 ha	9.0013 ha	4.2436 ha	20.9866 ha	127.0542 ha	261.6319 ha
Saleable Area											
Residential Allotments	—	9.4162 ha	14.9565 ha	7.3169 ha	4.4942 ha	5.4788 ha	5.6402 ha	2.3021 ha	10.7519 ha	—	60.3568 ha
Mixed Use Allotments	1.6359 ha	—	—	—	—	—	—	—	—	—	1.6359 ha
Emerging Community	4.9995 ha	—	—	—	—	—	—	—	—	—	4.9995 ha
Commercial Allotments	3.2883 ha	—	—	—	—	—	—	—	—	—	3.2883 ha
Community Uses	1.0080 ha	—	—	—	—	—	—	—	—	0.4003 ha	1.4083 ha
Child Care	0.2501 ha	—	—	—	—	—	—	—	—	—	0.2501 ha
Telecommunications Site	—	—	—	—	—	—	—	—	—	0.0060 ha	0.0060 ha
Allotment for Access	—	—	—	—	—	—	—	—	—	0.1240 ha	0.1240 ha
Sewer Pump Station	—	—	—	—	—	—	—	—	—	0.1449 ha	0.1449 ha
Integrated Tourism Attraction	—	—	—	—	—	—	—	—	—	6.2000 ha	6.2000 ha
P - 6 State School	4.2824 ha	—	—	—	—	—	—	—	—	—	4.2824 ha
7-12 State School	3.9991 ha	—	—	—	—	—	—	—	—	—	3.9991 ha
Total Area of Allotments	19.4633 ha	9.4162 ha	14.9565 ha	7.3169 ha	4.4942 ha	5.4788 ha	5.6402 ha	2.3021 ha	10.7519 ha	6.8752 ha	86.6953 ha
Road											
Sub Arterial Road	1.3638 ha	2.8165 ha	—	—	—	—	—	—	1.5472 ha	0.9704 ha	6.6979 ha
Connector Streets	1.2509 ha	0.7782 ha	0.8945 ha	1.0512 ha	—	0.9710 ha	—	—	0.6034 ha	—	5.5492 ha
Local Access Streets	1.0356 ha	4.6766 ha	6.4850 ha	2.9713 ha	1.6938 ha	1.4843 ha	2.6450 ha	0.9587 ha	4.0507 ha	—	26.0010 ha
Pedestrian link / Landscape Buffer (Road Reserve)	—	0.1932 ha	0.1265 ha	0.1490 ha	0.0970 ha	—	0.0258 ha	0.0737 ha	0.0392 ha	—	0.7044 ha
Future Road Purposes	—	—	—	—	—	—	—	—	—	1.1633 ha	1.1633 ha
Total Area of New Road	3.6503 ha	8.4645 ha	7.5060 ha	4.1715 ha	1.7908 ha	2.4553 ha	2.6708 ha	1.0324 ha	6.2405 ha	2.1337 ha	40.1158 ha
Open Space											
Neighbourhood Recreation Park	0.7382 ha	0.5062 ha	0.6889 ha	0.5241 ha	—	—	0.5454 ha	—	0.5103 ha	—	3.5131 ha
Town Square	0.0951 ha	—	—	—	—	—	—	—	—	—	0.0951 ha
Landscape Buffer (Open Space)	—	0.0670 ha	0.3000 ha	0.2128 ha	—	—	—	—	0.2945 ha	—	0.8743 ha
Local Linear Park	—	0.0413 ha	0.5469 ha	0.4521 ha	—	1.0888 ha	0.0340 ha	—	0.0358 ha	—	2.1989 ha
District Recreation Park (Linear)	—	—	—	—	0.5868 ha	—	0.1109 ha	0.9091 ha	1.4573 ha	—	3.0641 ha
Drainage Corridors	0.7929 ha	—	—	—	0.3123 ha	—	—	—	1.6963 ha	—	2.8015 ha
Neighbourhood Sports Park	4.2285 ha	—	—	—	—	—	—	—	—	—	4.2285 ha
Major Recreation Park	—	—	—	—	—	—	—	—	—	18.8685 ha	18.8685 ha
Environmental Protection (EPZ)	—	—	—	—	—	—	—	—	—	68.5753 ha	68.5753 ha
EPZ within Major Recreation Park	—	—	—	—	—	—	—	—	—	6.5912 ha	6.5912 ha
Conservation Buffer	—	—	—	—	—	—	—	—	—	30.6014 ha	30.6014 ha
Total Open Space	5.8547 ha	0.6145 ha	1.5358 ha	1.1890 ha	0.8991 ha	1.0888 ha	0.6903 ha	0.9091 ha	3.9942 ha	118.0452 ha	134.8207 ha
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	—	152m	172m	50m	55m	20m	25m	10m	152m	—	636m
6.5m Wide New Lane	—	524m	110m	48m	—	—	—	—	—	—	682m
13.5m Wide New Road	—	—	257m	425m	257m	165m	157m	278m	302m	—	1841m
15.5m Wide New Road	—	1501m	2529m	1401m	778m	799m	963m	345m	2653m	—	10969m
16.5m Wide New Road	—	327m	—	—	—	—	—	—	—	—	327m
17.5m Wide New Road	14m	667m	448m	349m	—	—	587m	—	126m	—	2191m
20m Wide New Road	136m	—	—	—	—	—	—	—	—	—	136m
21m Wide New Road	—	—	383m	—	—	—	—	—	—	—	383m
21.5m Wide New Road	178m	—	—	—	—	—	—	—	—	—	178m
23.8m Wide New Road	40m	249m	391m	—	—	—	—	—	241m	—	921m
24m Wide New Road	19m	—	—	425m	—	419m	—	—	—	—	863m
24.75m Wide New Road	209m	—	—	—	—	—	—	—	—	—	209m
26.2m Wide New Road	—	69m	—	—	—	—	—	—	—	—	69m
42m Wide New Road	297m	615m	—	—	—	—	—	—	—	215m	1127m
50m Wide New Road	—	22m	—	—	—	—	—	—	68m	215m	331m
Total Length of New Road	893m	4126m	4290m	2698m	1090m	1403m	1732m	633m	3783m	5.55m	20863m

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