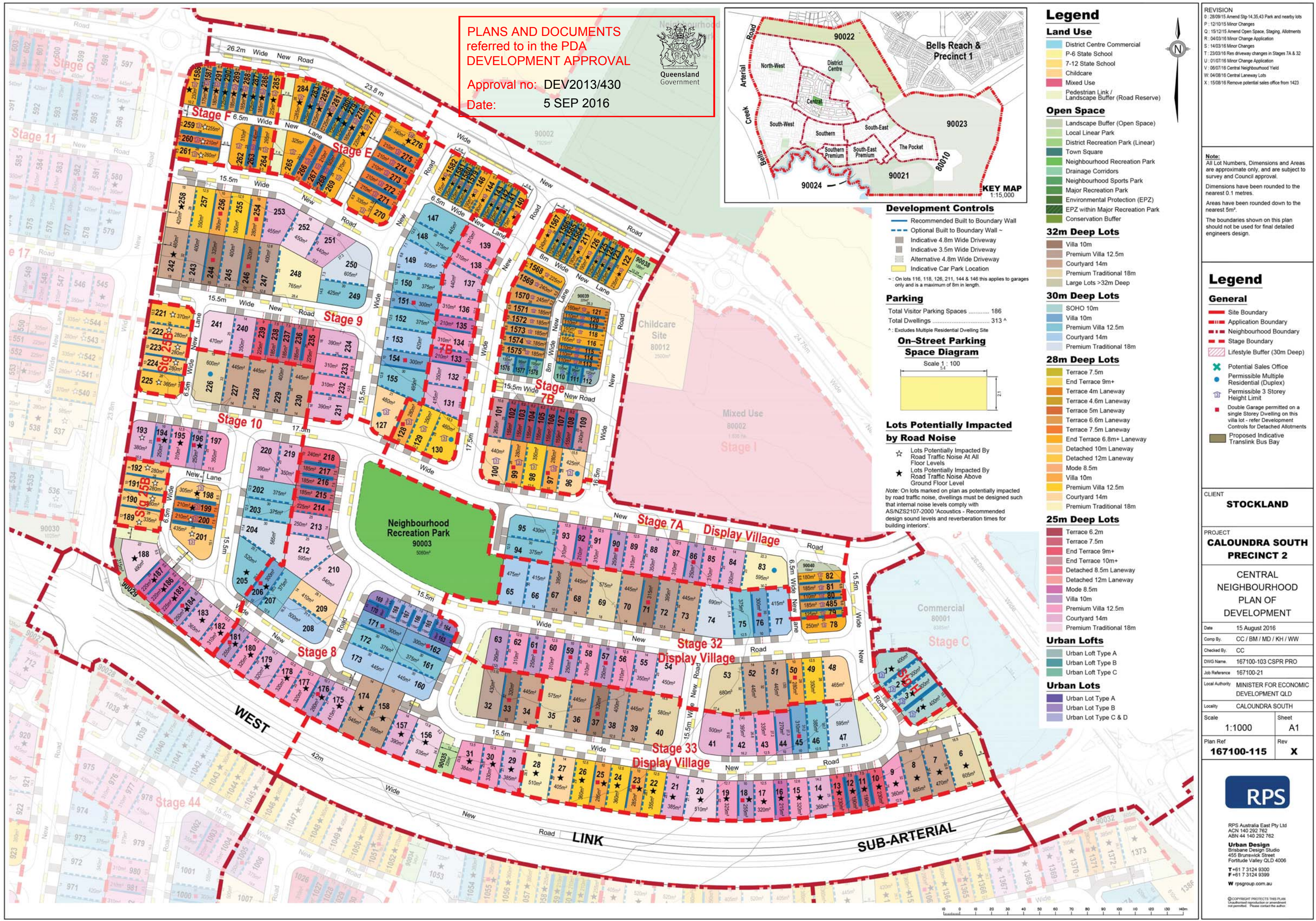




Legend

General

- Site Boundary
- Application Boundary
- Neighbourhood Boundary
- Stage Boundary
- Lifestyle Buffer (30m Deep)
- Permissible Multiple Residential (Duplex)
- Double Garage permitted on a single lot - refer Development Controls for Detached Allotments

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
- 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 5m Laneway
- Terrace 6.6m Laneway
- Terrace 7.5m Laneway
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25m Deep Lots

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- 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

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

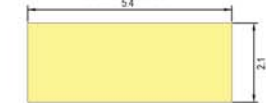
Parking

Total Visitor Parking Spaces 248
Total Dwellings 438 ^

^: Excludes Multiple Residential Dwelling Site

On-Street Parking

Space Diagram



Lots Potentially Impacted by Road Noise

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

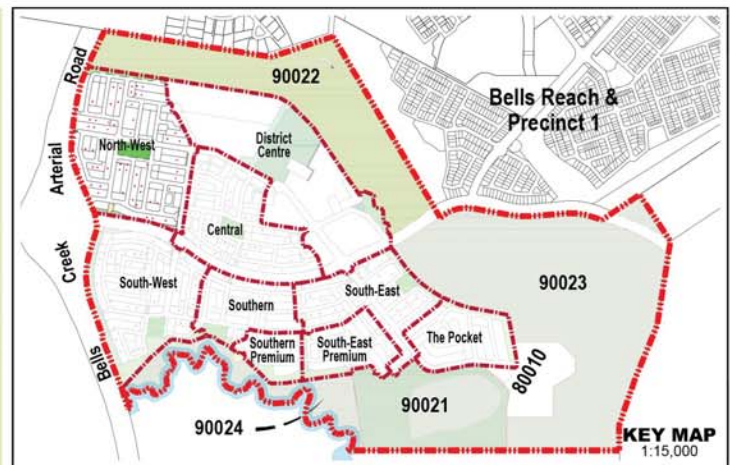
Note: On lots marked on plan as potentially impacted by road traffic noise, dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Note:
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.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2013/430

Date: 5 SEP 2016

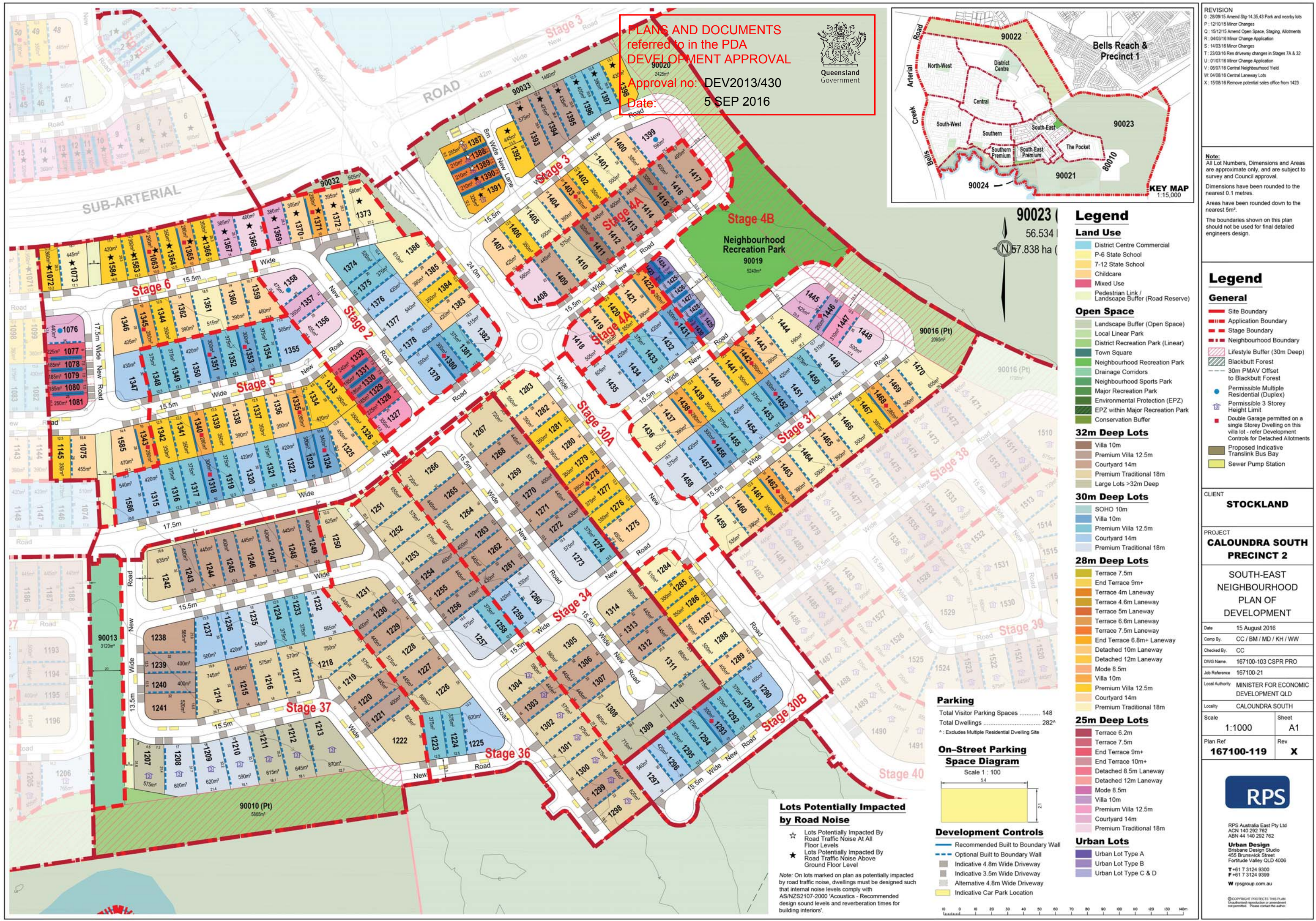


REVISION	
O: 28/09/15 Amend Stg-14,35,43 Park and nearby lots	
P: 12/10/15 Minor Changes	
Q: 15/12/15 Amend Open Space, Staging, Allotments	
R: 04/03/16 Minor Change Application	
S: 14/03/16 Minor Changes	
T: 23/03/16 Res driveway changes in Stages 7A & 32	
U: 01/07/16 Minor Change Application	
V: 06/07/16 Central Neighbourhood Yield	
W: 04/08/16 Central 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		

PROJECT		CLIENT	
CALOUNDRA SOUTH PRECINCT 2		STOCKLAND	
NORTH WEST NEIGHBOURHOOD PLAN OF DEVELOPMENT		STOCKLAND	

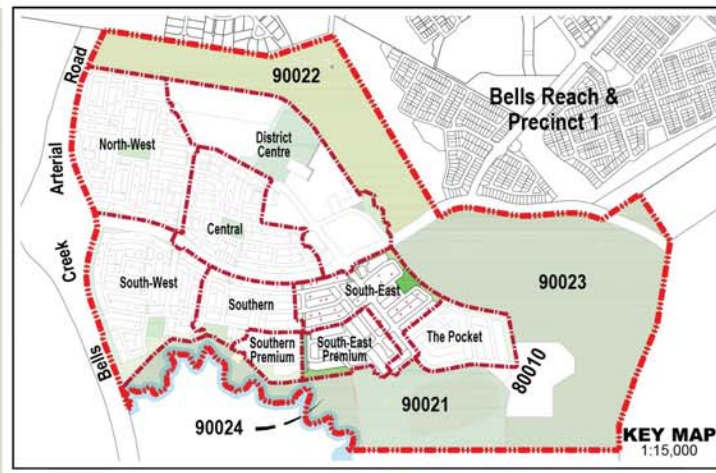
RPS		Urban Design	
RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762		Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006	
Scale 1:1000		Sheet A1	
Plan Ref 167100-117		Rev X	



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

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

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- Terrace 5m Laneway
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25m Deep Lots

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- 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

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

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

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
- Stage Boundary
- Neighbourhood Boundary
- Lifestyle Buffer (30m Deep)
- Blackbutt Forest
- 30m PMAV Offset to Blackbutt Forest
- Permissible Multiple Residential (Duplex)
- Permissible 3 Storey Height Limit
- Double Garage permitted on a single Storey Dwelling on this villa lot - refer Development Controls for Detached Allotments
- Proposed Indicative Translink Bus Bay
- Sewer Pump Station

CLIENT

STOCKLAND

PROJECT

CALOUNDRA SOUTH PRECINCT 2

SOUTH-EAST NEIGHBOURHOOD PLAN OF DEVELOPMENT

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	167100-119
Sheet	A1
Rev	X

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

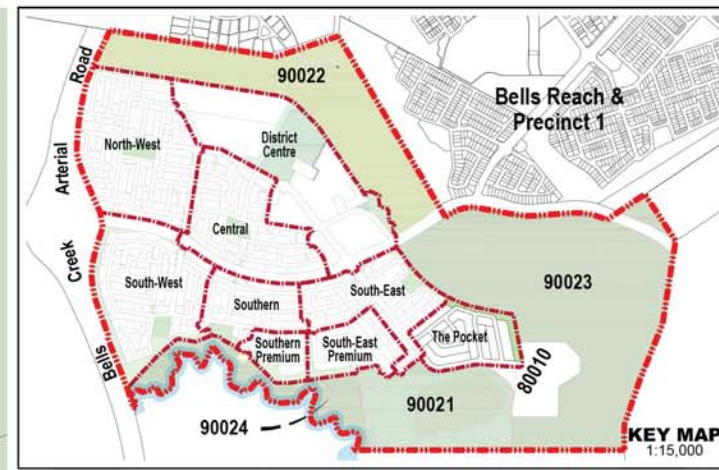
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F +61 7 3124 9399
W rpsgroup.com.au

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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
- 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

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- Large Lots >32m Deep

30m Deep Lots

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Urban Lots

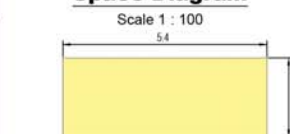
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C & D

Parking

Total Visitor Parking Spaces 54
Total Dwellings 94[^]

[^]: Excludes Multiple Residential Dwelling Site

On-Street Parking Space 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



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
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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
- Lifestyle Buffer (30m Deep)
- Blackbutt Forest
- 30m PMAV Offset to Blackbutt Forest
- WSF Habitat Protected
- Permissible 3 Storey Height Limit

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 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: 167100-121

Rev: X

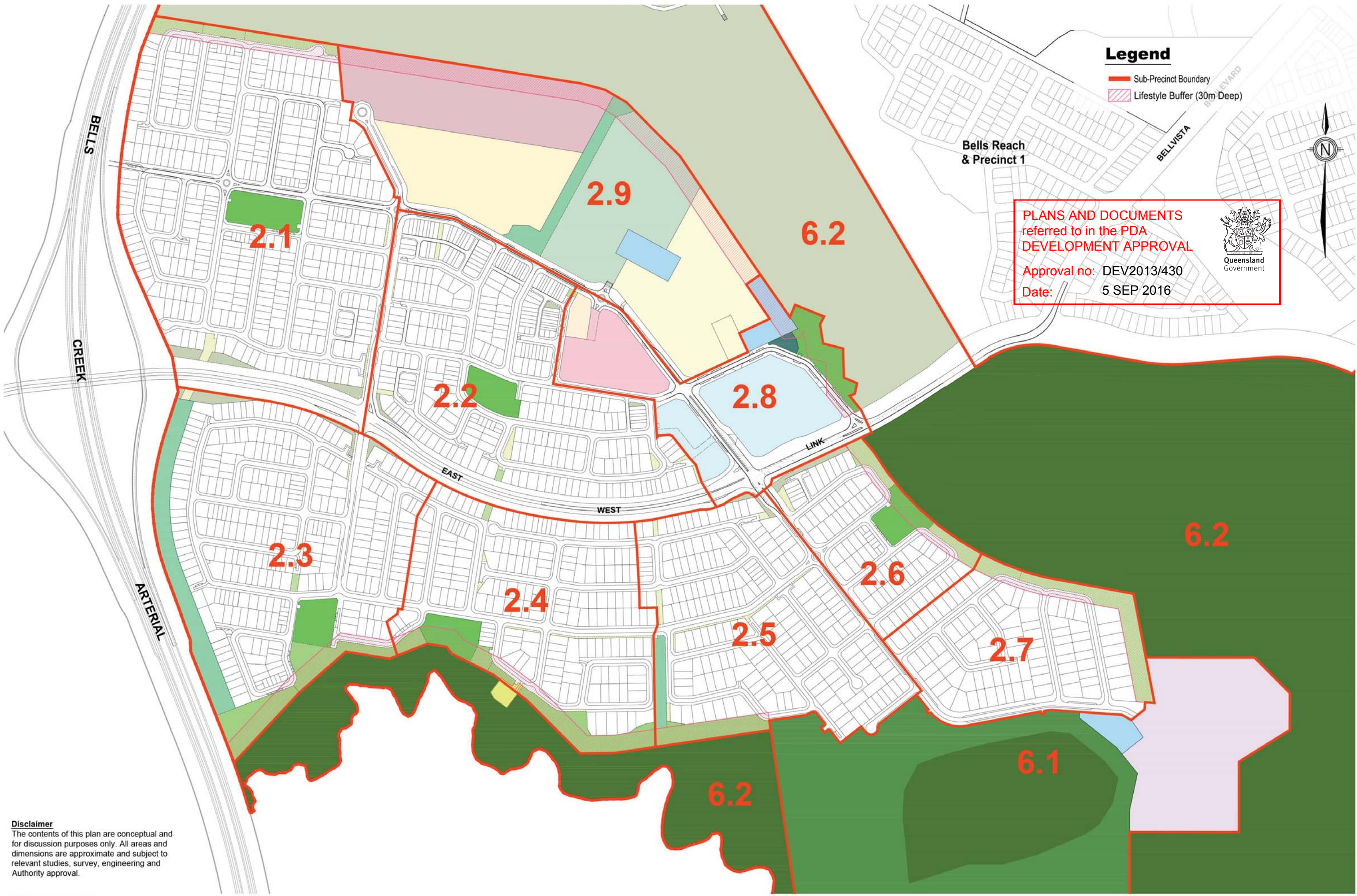


RPS Australia East Pty Ltd
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ABN 44 140 262 762

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Fortitude Valley QLD 4006

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Legend

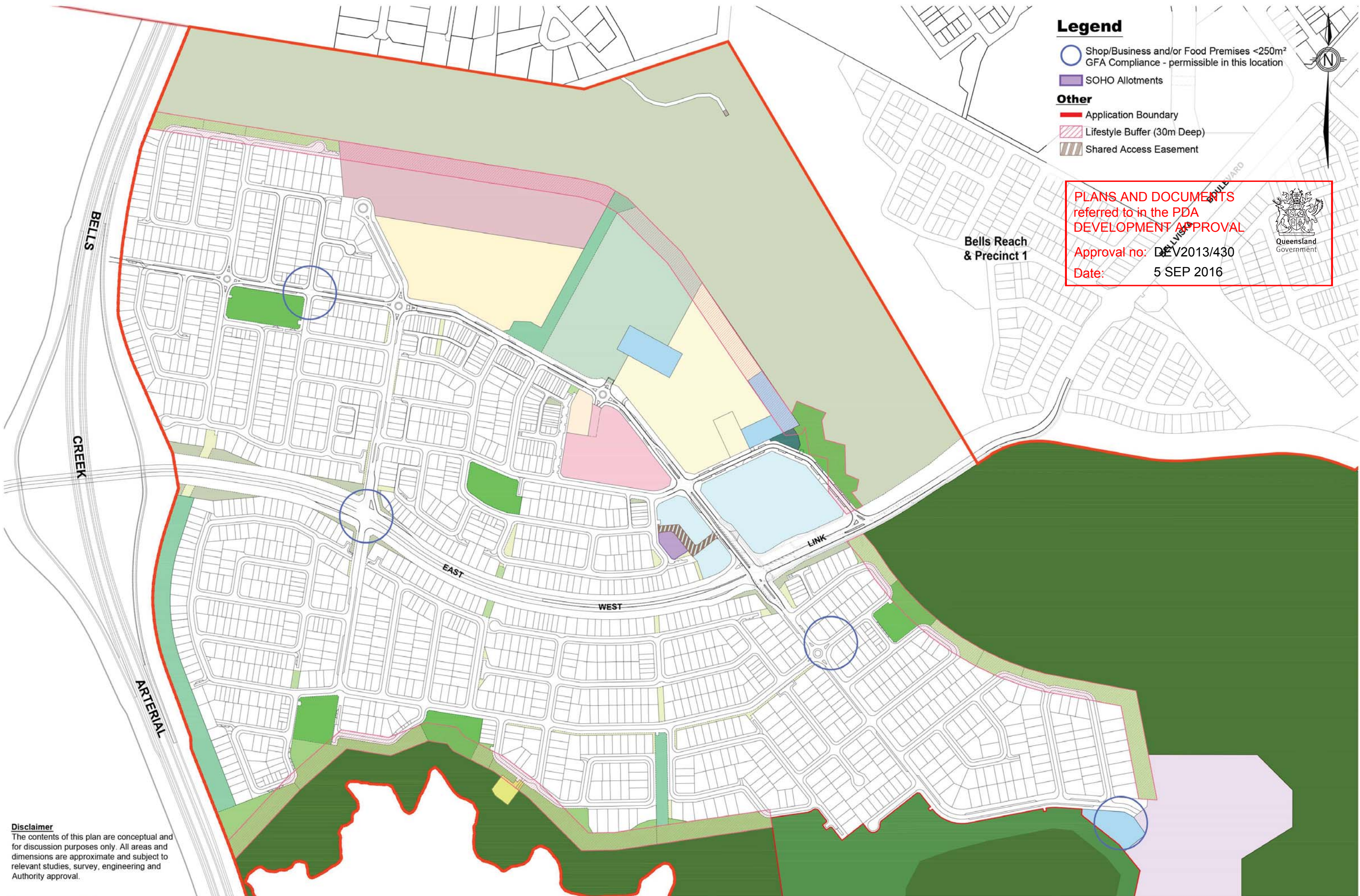
- Sub-Precinct Boundary
- Lifestyle Buffer (30m Deep)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2013/430
Date: 5 SEP 2016



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 Allotments
- Other**
 - Application Boundary
 - ▨ Lifestyle Buffer (30m Deep)
 - ▨ Shared Access Easement

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2013/430

Date: 5 SEP 2016



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SCALE 1 : 4000 @ A2

RPS

DATE: 4 August 2016 DWG NAME : 167100-107 CSP2 PRO_PoD DWG # 167100-21-107_3T

Plan of Development - Small Non Residential Nodes and Business Caloundra South - Precinct 2

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2013/430

Date: 5 SEP 2016



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.

5 minute walk
400m catchment

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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relevant studies, survey, engineering and
Authority approval.

SCALE 1 : 4000 @ A2

RPS

DATE: 4 August 2016 DWG NAME : 167100-107 CSP2 PRO_PoD DWG # 167100-21-107_5T

Plan of Development - Connectivity Caloundra South - Precinct 2