

RESIDENTIAL DENSITY				
	Standard Lots	Modern Waterfront Lots	Modern Family Lots	Units & Apartments (inc. Key Sites)
Stage 1	122			186
Stage 2	432	77	112	323
Stage 3	77	34		
Stage 4	17		93	16
Stage 5	17		106	10
Stage 6	16		56	112
Stage 7	39		18	111
Marina Precinct				12
Sub-total		1216	770	
TOTAL				1986

KEY SITES			
No.	Area (ha)	Yield (1/250)	Stage
1	3.81	152	1
2	0.56	22	2
3	0.795	31	2
4	1.44	57	2
5	0.5	20	2
6	2.13	85	2
7	0.6	24	2
10	0.49	19	7
15	2.30	92	7
TOTAL		723	

STANDARD LOTS

Residential development shall be predominately Standard Lots and subject to the Design Guidelines prescribed in Sections 3 & 4 of the Calypso Bay Residential Guidelines.

MODERN WATERFRONT LOTS

Residential development shall be predominately Modern Waterfront Lots and subject to the approved Design Guidelines prescribed in Addendum A of the Calypso Bay Residential Guidelines.

MODERN FAMILY LOTS

Residential development shall be predominately Modern Family Lots and subject to the Design Guidelines prescribed in Addendum B of the Calypso Bay Residential Guidelines.

HABITAT RESERVE (52.51 Ha)

MARINA PRECINCT

KEY SITES

LAKES/CANALS

PRIVATE OPEN SPACE

PUBLIC OPEN SPACE

Calypso Bay
Public Open Space Areas & Stage Allocations

STAGE 1		
Stage	Lot No.	Area (m²)
1A		
1B		
1C		
1D		
1E(1)	1004	24700
1F(3)	1001	14008
1Z		
Total		38708

STAGE 2		
Stage	Lot No.	Area (m²)
2A	984	2317
2A	1012	1316
2B	985	2945
2C		
2D		
2E		
2F		
2G		
2H		
2I		
2J		
2K		
2L		
2M		
2N		
2O		
2P	990	12474
2Q	967	2856
2R	988	16871
2S	989	5123
Total		43903

STAGE 3		
Stage	Lot No.	Area (m²)
3A		
3B	982	3347
3C	983	3848
3D		
3E		
3F		
Total		7195

STAGE 7		
Stage	Lot No.	Area (m²)
7B	1005	1945
Total		1945

HABITAT RESERVE		
Stage	Lot No.	Area(ha)
	99	19.4
	1000	33.11
Total		52.51



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- NOTES:
1. Drawn to scale on A1 sheet.
 2. All dimensions and areas are vide title and subject to confirmation by survey.
- 2T** Denotes Stage no.
- 7** Denotes Key Site no.

N	Updated Staging	DJL	16/07/2024
M	Added Staging	DJL	3/07/2024
L	Lots 1050-1068 updated	SDS	5/03/2024
K	Lots 984 & 1012 Added	AMB	2/03/2023
J	Keysite 1 Lots Added	ARS	31/01/2022
I	Stages 2I, 4, 5 & 6 Updated	SDS	27/11/2021
H	Stage 7 Lots Amended	JEW	20/05/2019
G	Stage 7 Lots Amended	JEW	28/11/2018
F	Stage 7 Easement Amended	JEW	12/11/2018
E	Stage 2I, 7A & 7B updated	SDS	30/07/2018
D	Update	ARW	14/11/2016
C	Plan Amended	ARW	11/05/2016
B	Update to Addendum A	ARW	1/02/2016
A	Original Issue		11/12/2015
Issue	Revision	Int	Date

Title:
PLAN OF DEVELOPMENT
STAGES 1-7
Calypso Bay Development
Jacobs Well

Client:	ROCHE GROUP		
Locality:	JACOBS WELL		
Local Gov:	GCCC	Prepared By:	BJL
Surveyed By:		Approved:	RC
Date Created:	04/02/2022	Scale:	1:4000 (A1)
Comp File:	180649.PROJECT		
Plan No:	180649_308_MIS		