

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2013/439
Date: 14 FEB 2020



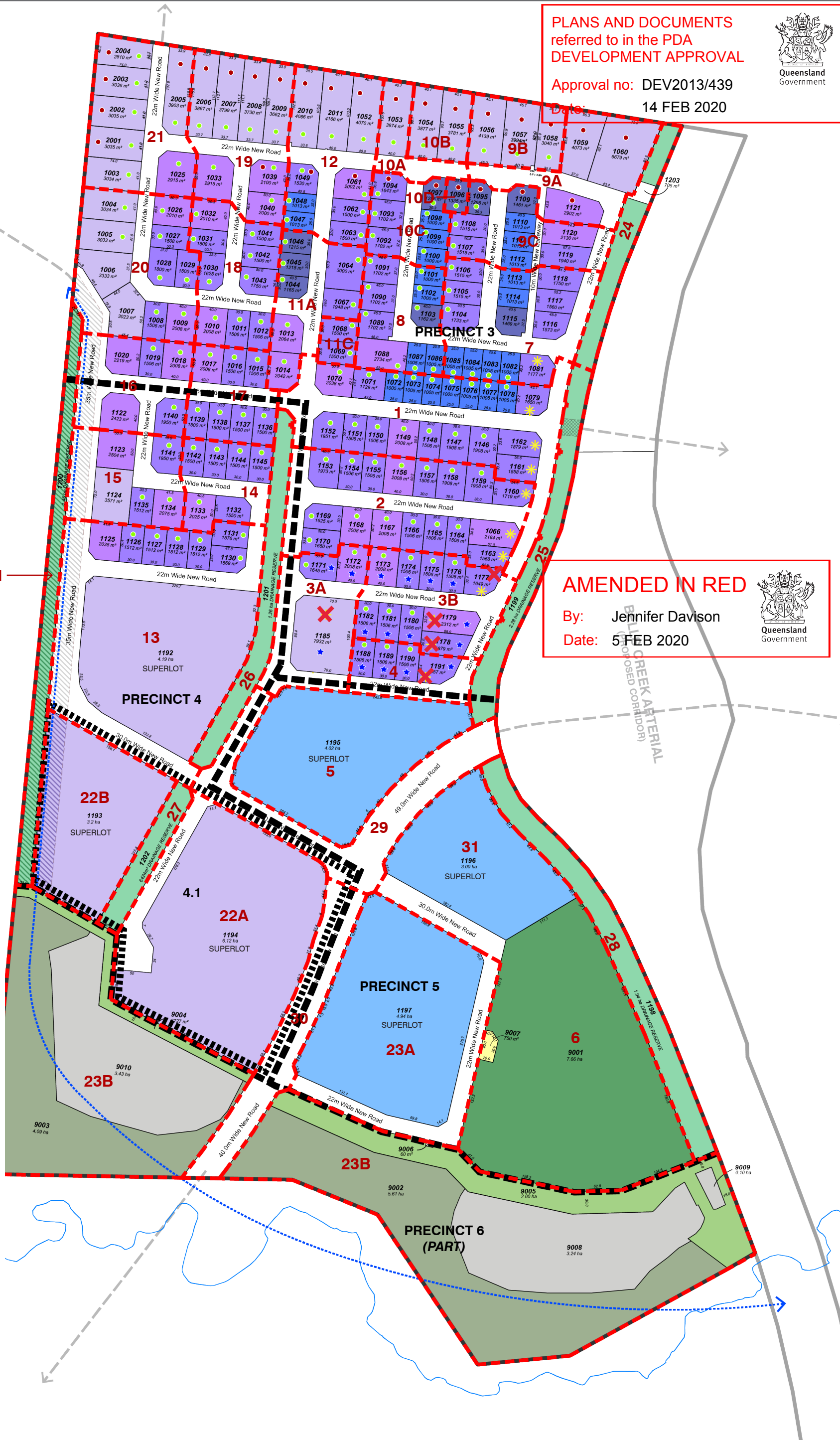
AMENDED IN RED

By: Jennifer Davison
Date: 5 FEB 2020



LEGEND

- General**
- Application Boundary
 - Precinct Boundaries
 - Sub-Precinct Boundary
 - Stage Boundaries
 - Future Road Connection
 - Indicative Alignment of Overhead Electrical Powerline
 - Existing Creek Line
 - Easement - Electrical Powerline, Drainage
 - Easement - Access Easement
 - North Lots - Stormwater Quality Catchment
 - Approved Development (no further assessment if compliant with section 2.7 of the Plan of Development)
 - Potential Business Use Lots
 - Hardware and Trade Supplies Lots
- Land Uses - Open Space**
- Drainage Corridors
 - Drainage Lot
 - District Sports Park
 - District Recreation Park (Linear)
 - Conservation Buffer
- Land Uses - Industrial Lots**
- Showroom
 - 1000m²
 - 1001m² - 1499m²
 - 1500m² - 1999m²
 - 2000m² - 2999m²
 - ≥ 3000m²
 - Neighbourhood Centre



CALOUNDRA SOUTH - PRECINCTS 3-6
Whole of Site - Plan of Development and Staging

SCALE: 1:5000 @ A3
0 50 100 150 200 250

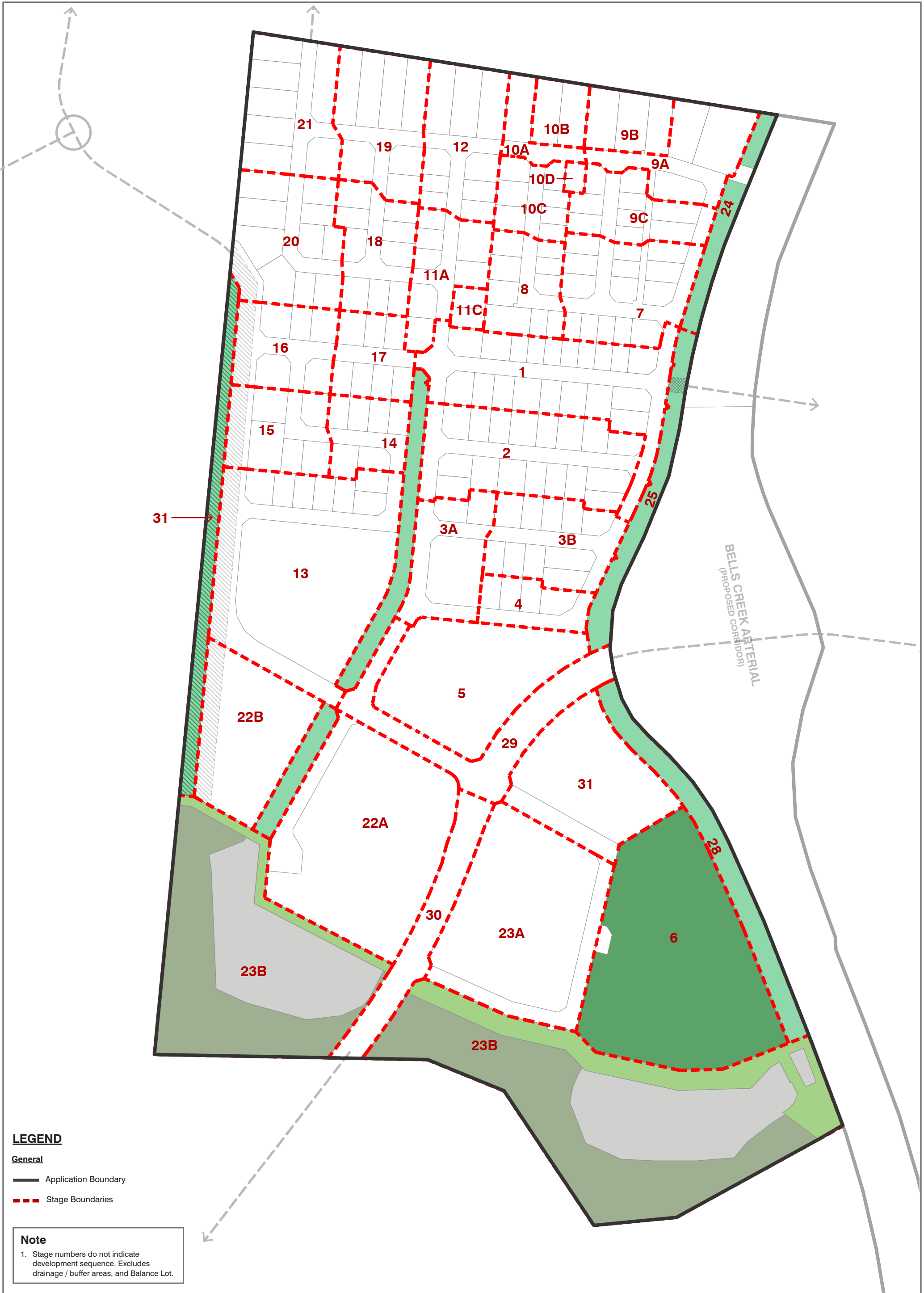
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PROJECT NO: BD0348
DATE: 11.12.2019
DRAWING NO: POD
REV: K









LEGEND

General

— Application Boundary

- - - Stage Boundaries

Note

1. Stage numbers do not indicate development sequence. Excludes drainage / buffer areas, and Balance Lot.



CALOUNDRA SOUTH - PRECINCTS 3-6

Staging Plan

SCALE: 1:5000 @ A3

0 50 100 150 200 250

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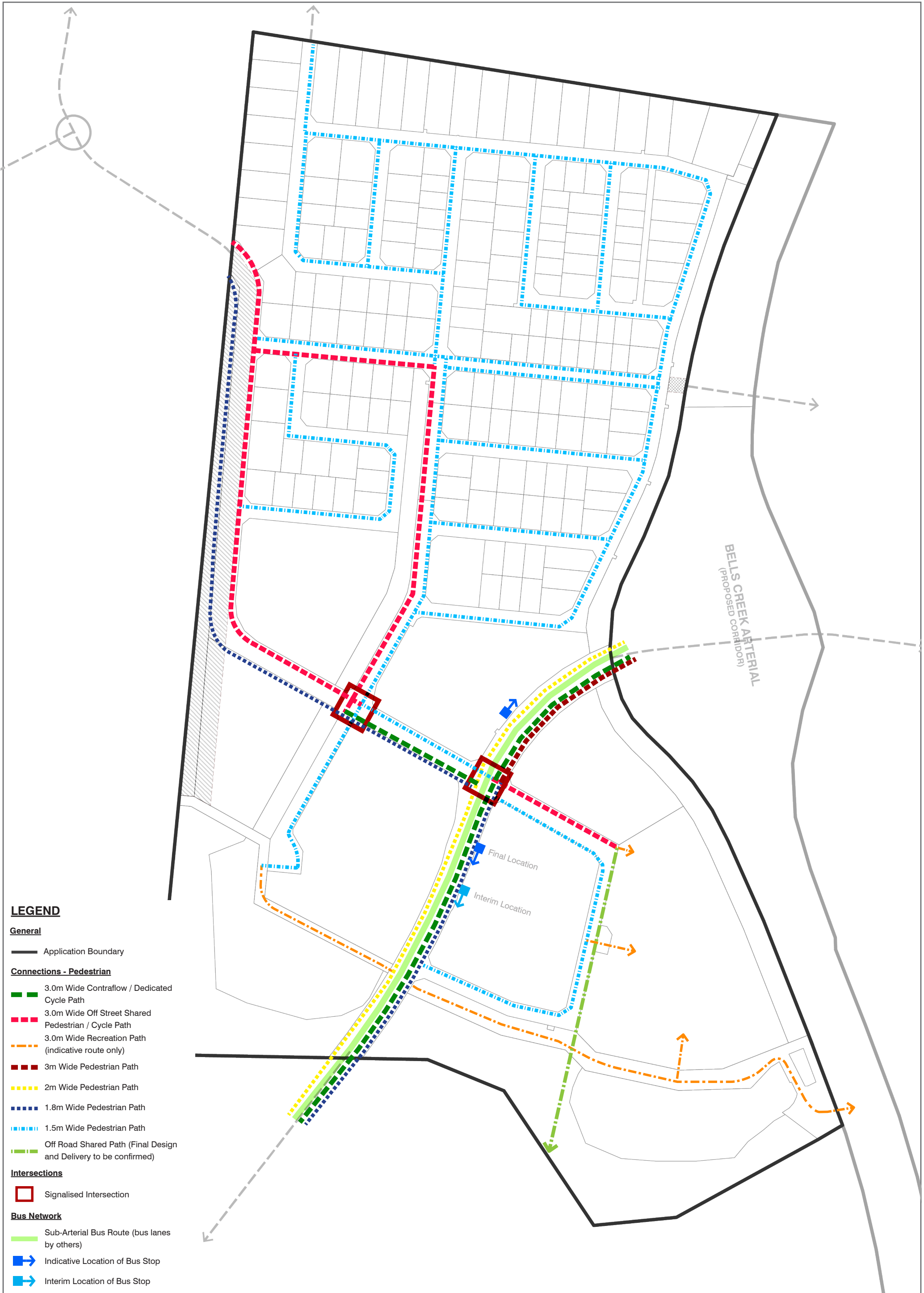
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PROJECT NO: BD0348

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DRAWING NO: POD

REV: ZG



LEGEND

General

Application Boundary

Connections - Pedestrian

- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Off Street Shared Pedestrian / Cycle Path
- 3.0m Wide Recreation Path (indicative route only)
- 3m Wide Pedestrian Path
- 2m Wide Pedestrian Path
- 1.8m Wide Pedestrian Path
- 1.5m Wide Pedestrian Path
- Off Road Shared Path (Final Design and Delivery to be confirmed)

Intersections

Signalised Intersection

Bus Network

- Sub-Arterial Bus Route (bus lanes by others)
- Indicative Location of Bus Stop
- Interim Location of Bus Stop

BELLS CREEK ARTERIAL
(PROPOSED CORRIDOR)

SCALE: 1:5000 @ A3

0 50 100 150 200 250

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By: Jennifer Davison

Date: 14 FEB 2020



Legend

- Application Boundary
- Estate Entry Sign
- Billboard (to be illuminated)
- Wayfinding Signage
- Pylon Identification Sign (10 year duration)
- Permanent Pylon Identification Sign

Notes

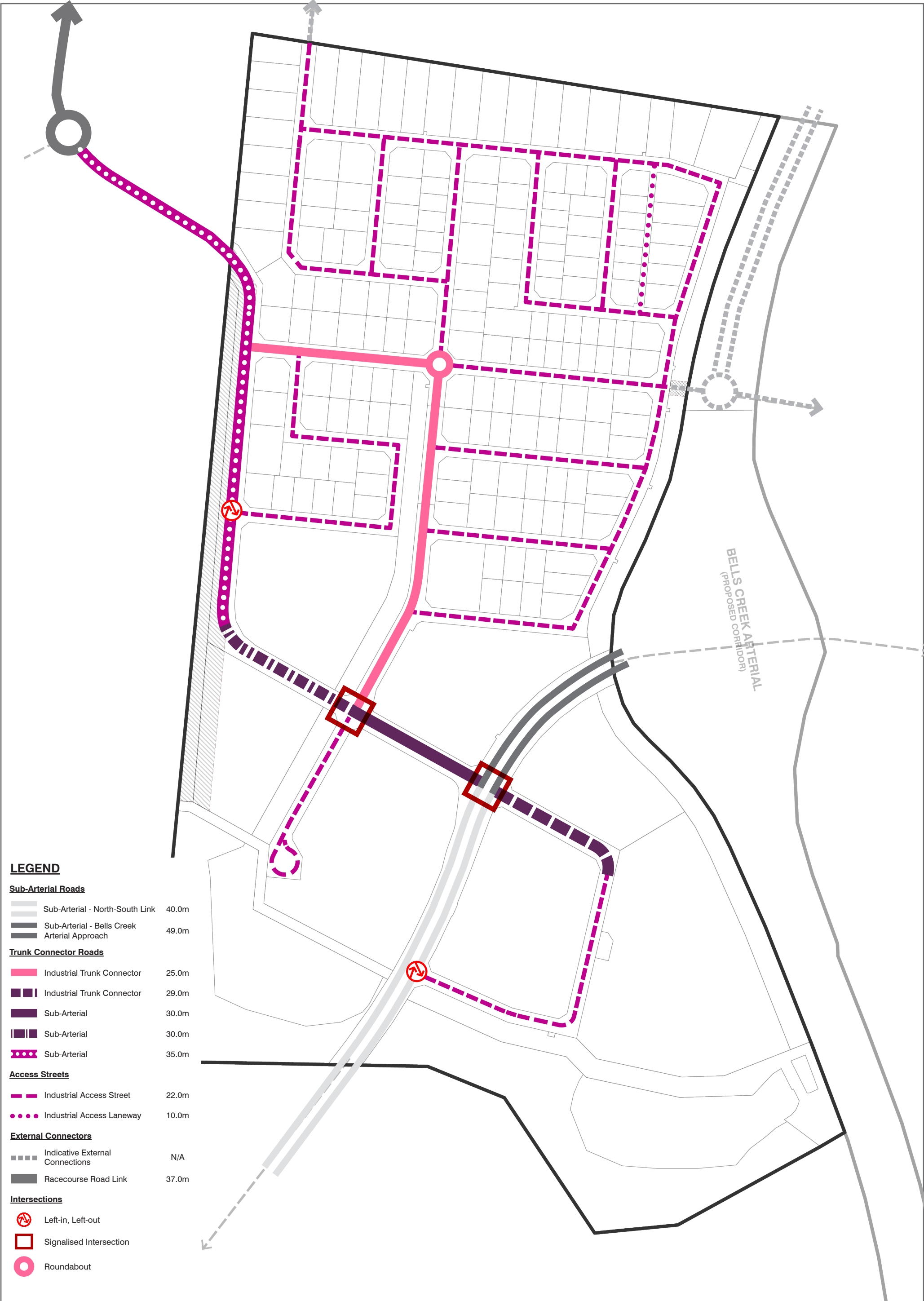
- Proposed Advertising Devices must be of materials and colours which complement the design theme of the industrial estate and present a visually attractive appearance to the public.
- Advertising Devices must be:
 - Maintained to not cause disturbance to the occupants of nearby developments; and
 - Located and designed to not create a nuisance or potential hazard to pedestrians.
- Construction of Advertising Devices is limited to 6:30am – 6:30pm Monday to Saturday, and may not occur outside of these hours, on Sundays or on public holidays.
- An Estate Entry Sign:
 - Is placed at the entrance of an estate;
 - Is set at or within 500mm of ground level;
 - Is maintained as a freestanding structure in a landscaped environment;
 - Does not obstruct pedestrian/cycle access to the estate;
 - Signface area does not exceed 30m²;
 - Is a maximum height of 6 metres.
- A Billboard Identification Sign or Pylon Identification Sign is permitted where complying with the following Criteria:
 - Is mounted as freestanding structure in a landscape environment;
 - Does not project beyond the front alignment of the site;
 - Is designed and treated in such a way that the supporting framework and the back of the signface area blend with the surrounding streetscape or field a view;
 - Has a maximum thickness not exceeding 75mm per metre of height above ground level; and
 - Is permitted up to a maximum height of 15 metres and a maximum signface area of 43m² per signface;
 - If a sign is to be illuminated, luminance must not exceed 350 candelas/m²;
 - Signage cannot include flashing lights.
- A Third Party Sign is permitted to be erected on land owned or under the control of Stockland, and intended to advertise the emerging community of Caloundra South.
- Wayfinding Signage
 - Is set at or within 500mm of ground level;
 - Is no more than 2m high
 - Is mounted as a freestanding structure in a landscaped environment
 - Does not exceed a maximum signface area of 10m².

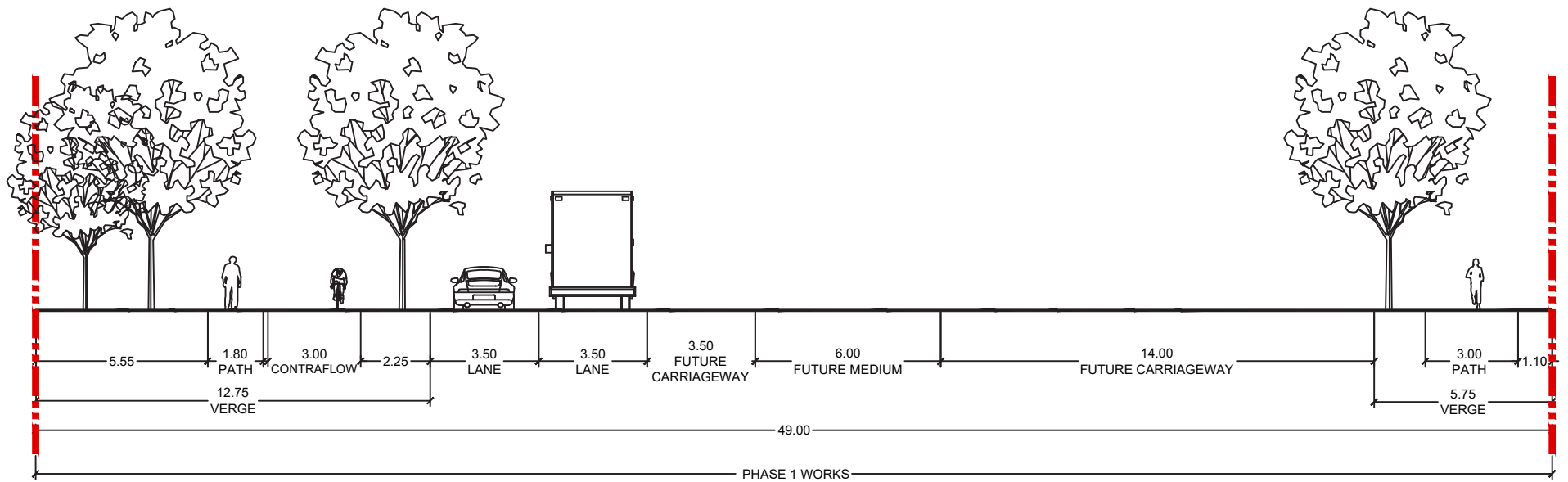
(Maximum size is 12 x 3m advertising face and 7m high)

This billboard is to accord with section 28.3 of the State Transport Infrastructure Agreement (STIA). Any inconsistencies between this approval and the STIA, the STIA prevails.

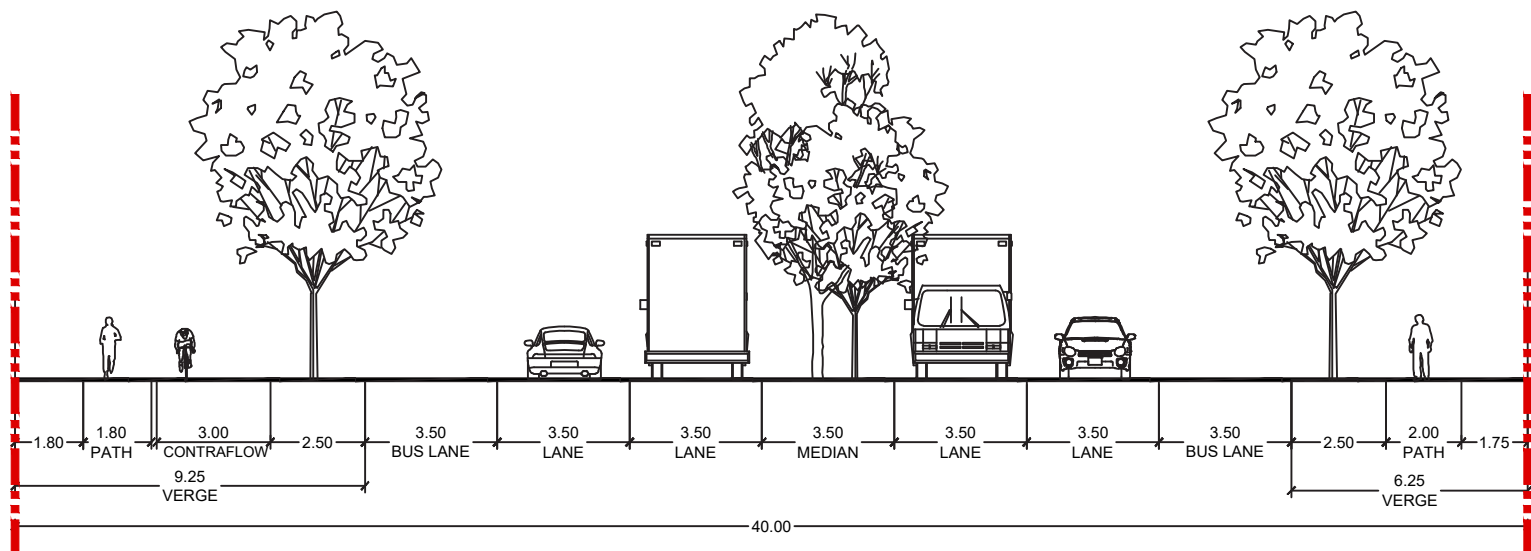
15 year duration

unless otherwise marked on this plan

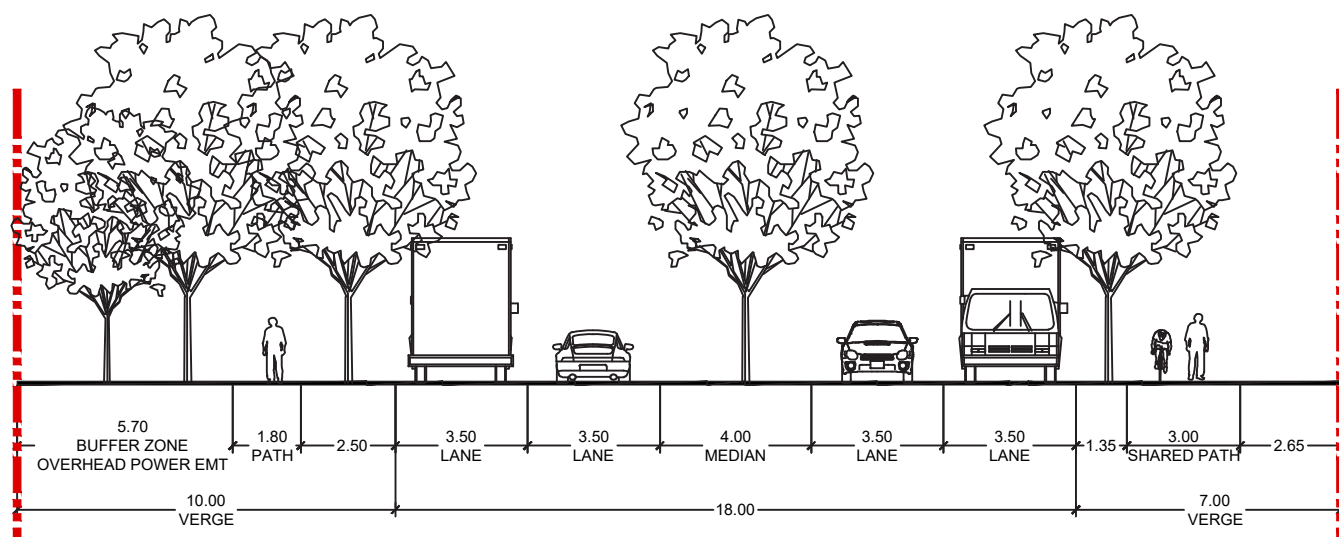




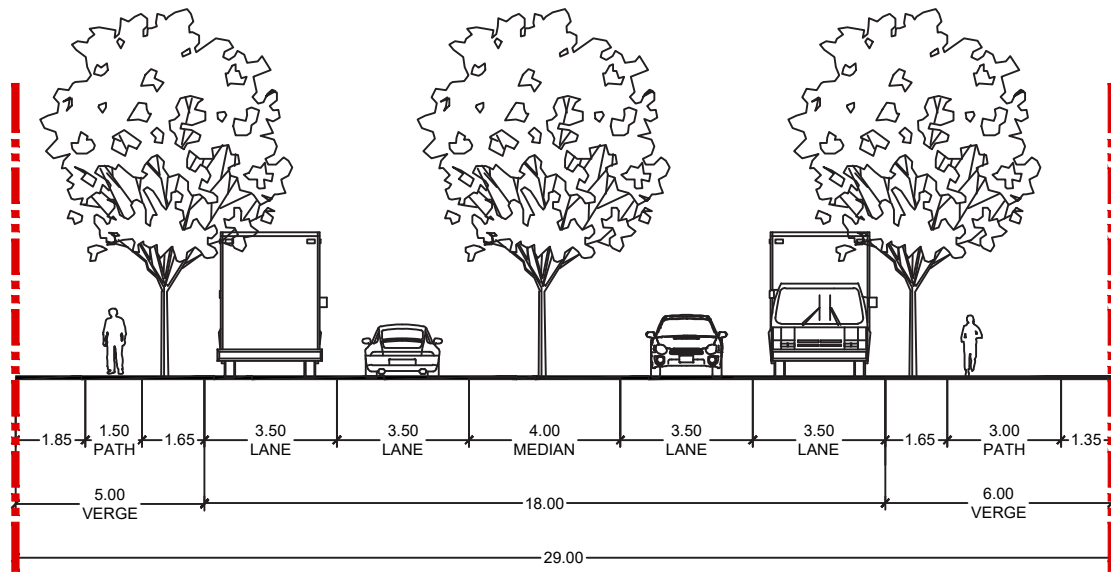
SUB-ARTERIAL - BELLS CREEK ARTERIAL APPROACH
(MEDIAN AND VERGE WIDTH VARIES)



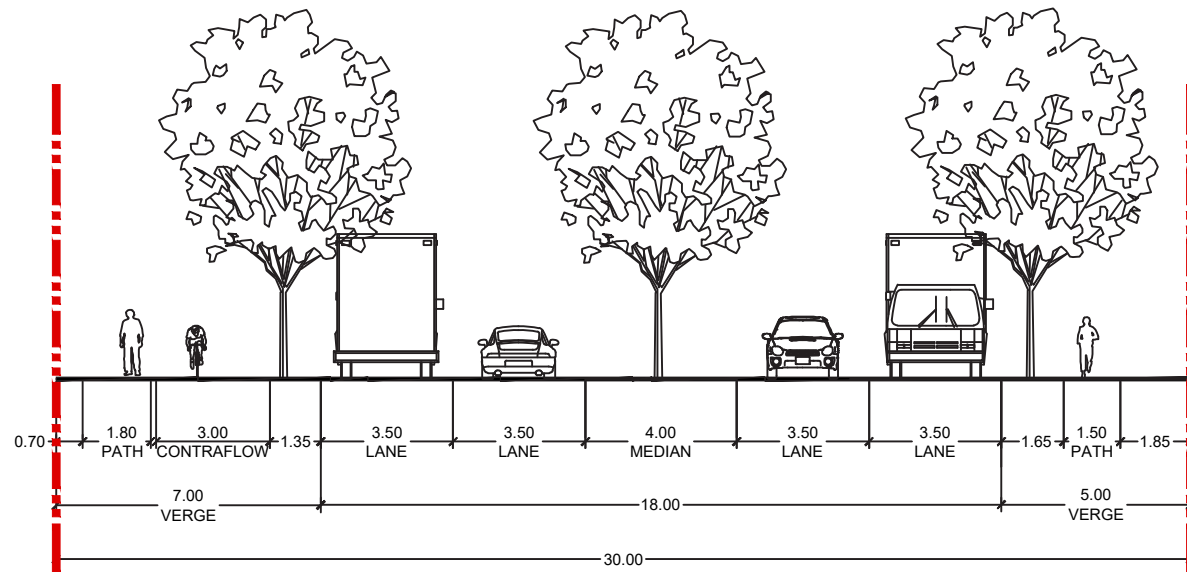
SUB-ARTERIAL - NORTH-SOUTH LINK (40m WIDE)



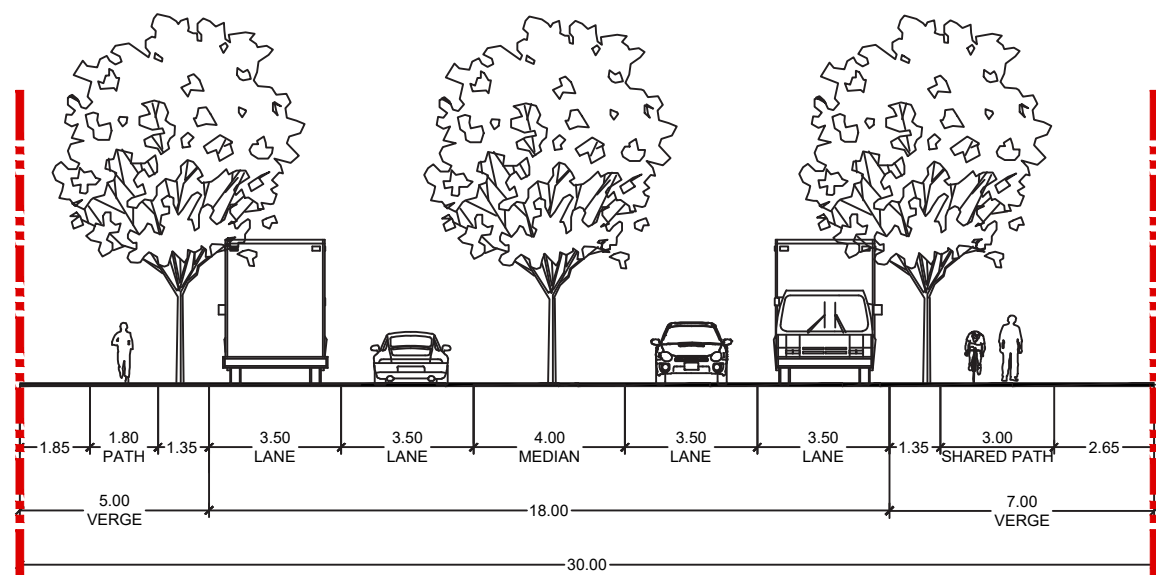
SUB-ARTERIAL (35m WIDE)



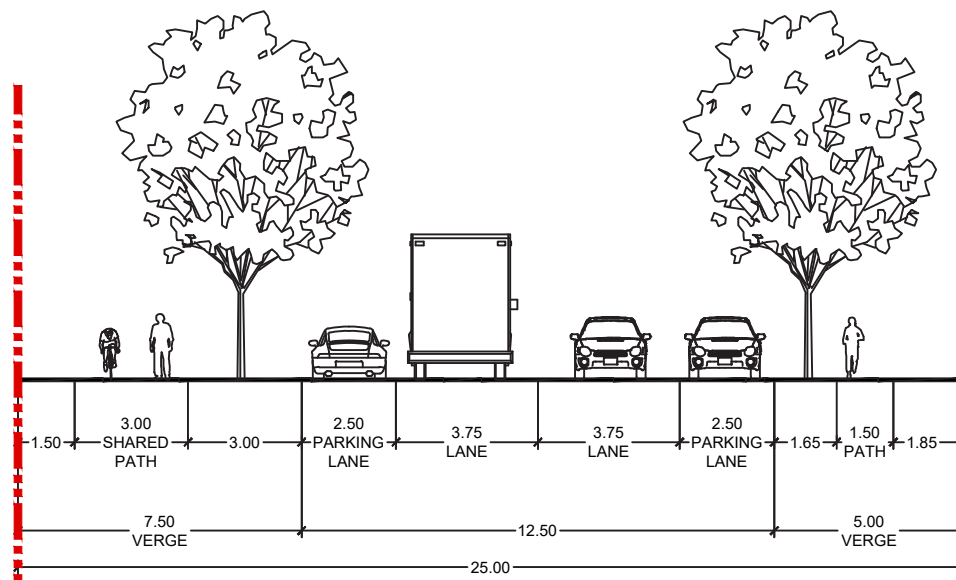
■■■ INDUSTRIAL TRUNK CONNECTOR (29m WIDE)



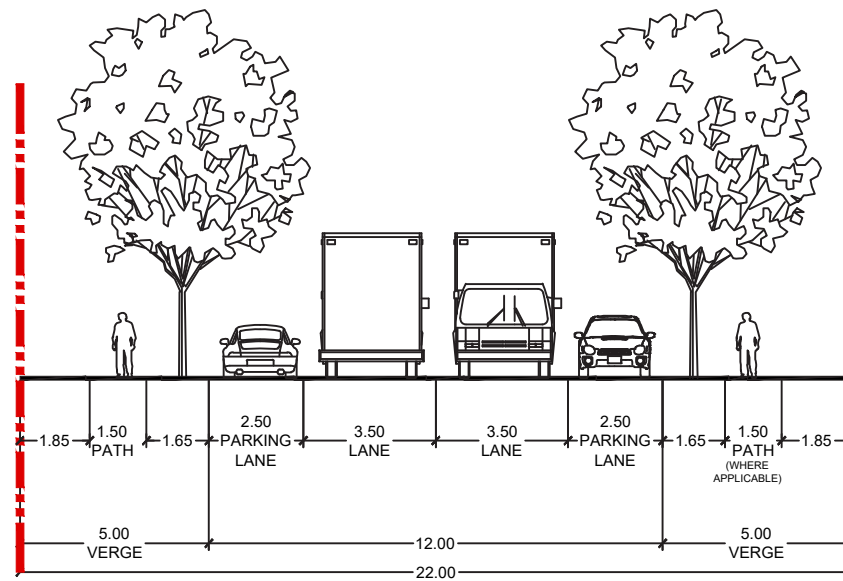
■■ SUB-ARTERIAL (30m WIDE)



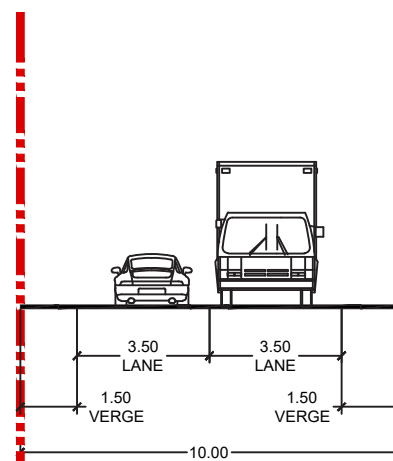
■■■■ SUB-ARTERIAL (30m WIDE)



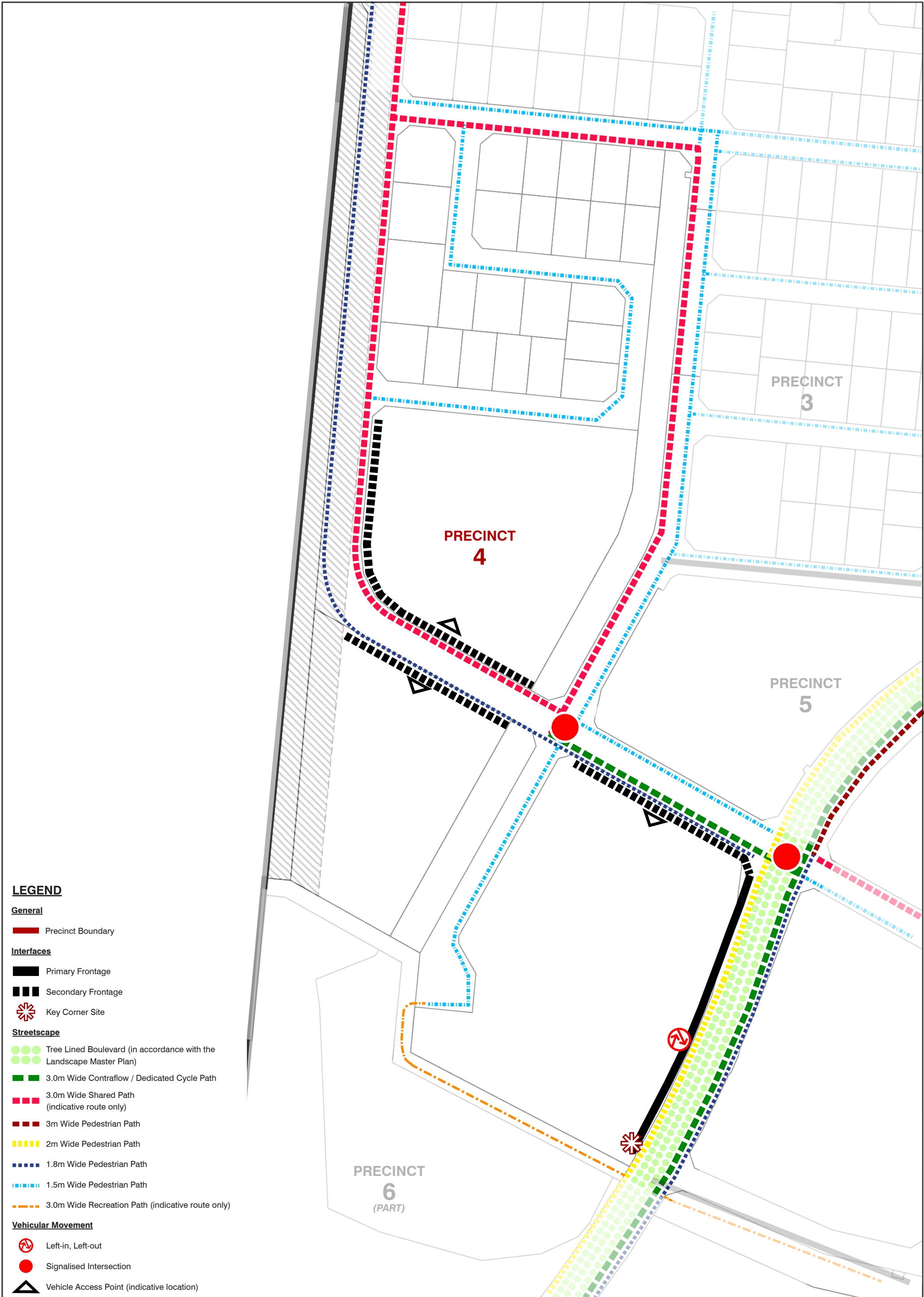
INDUSTRIAL TRUNK CONNECTOR (25m WIDE)

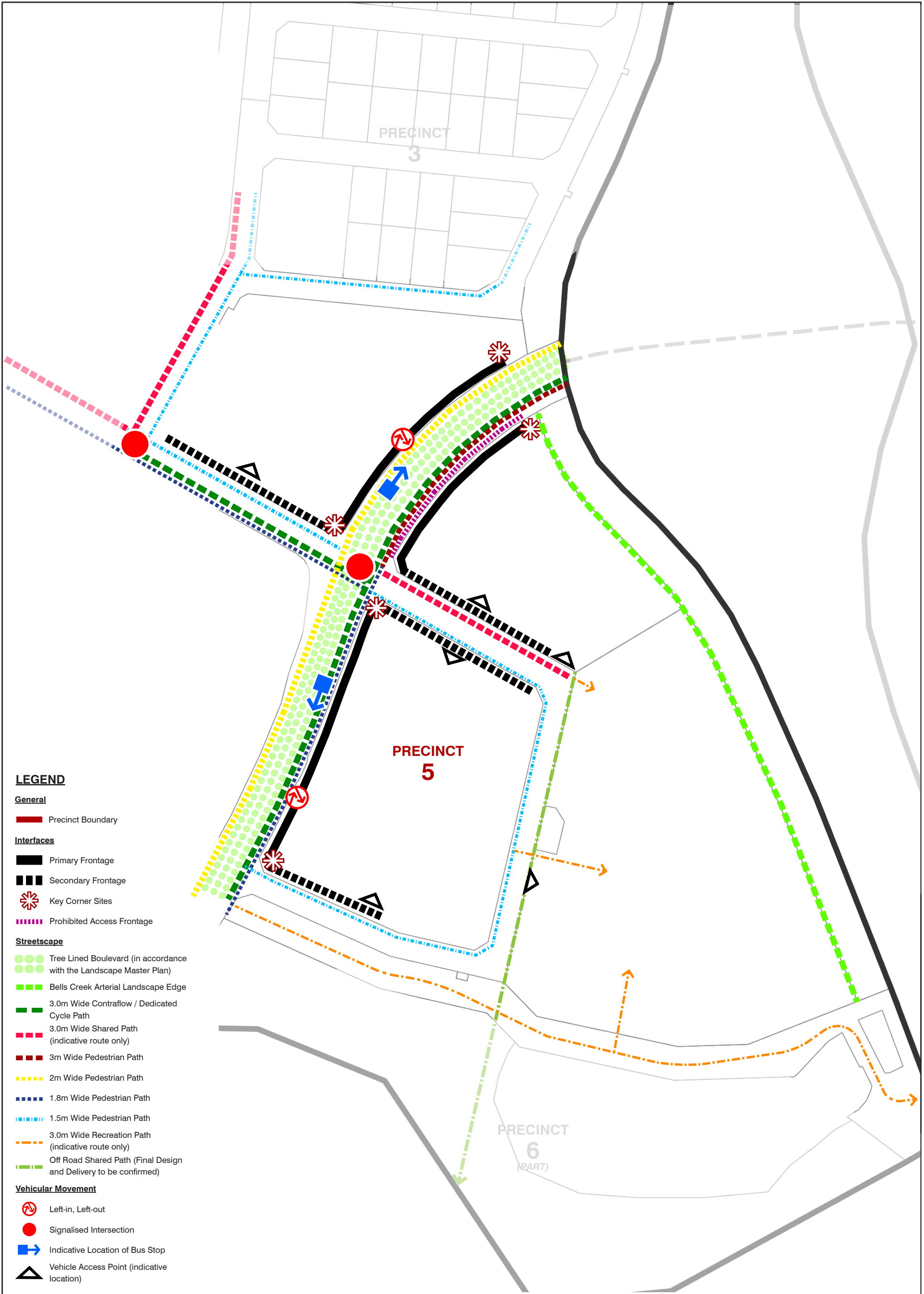


INDUSTRIAL ACCESS STREET (22.0m WIDE)



INDUSTRIAL ACCESS LANEWAY (10m WIDE)





LEGEND

General

Precinct Boundary

Interfaces

Primary Frontage

Secondary Frontage

Key Corner Sites

Prohibited Access Frontage

Streetscape

Tree Lined Boulevard (in accordance with the Landscape Master Plan)

Bells Creek Arterial Landscape Edge

3.0m Wide Contraflow / Dedicated Cycle Path

3.0m Wide Shared Path (indicative route only)

3m Wide Pedestrian Path

2m Wide Pedestrian Path

1.8m Wide Pedestrian Path

1.5m Wide Pedestrian Path

3.0m Wide Recreation Path (indicative route only)

Off Road Shared Path (Final Design and Delivery to be confirmed)

Vehicular Movement

Left-in, Left-out

Signalised Intersection

Indicative Location of Bus Stop

Vehicle Access Point (indicative location)



CALOUNDRA SOUTH - PRECINCTS 3-6

Plan of Development - Precinct 5

SCALE: 1:3000 @ A3



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LEGEND

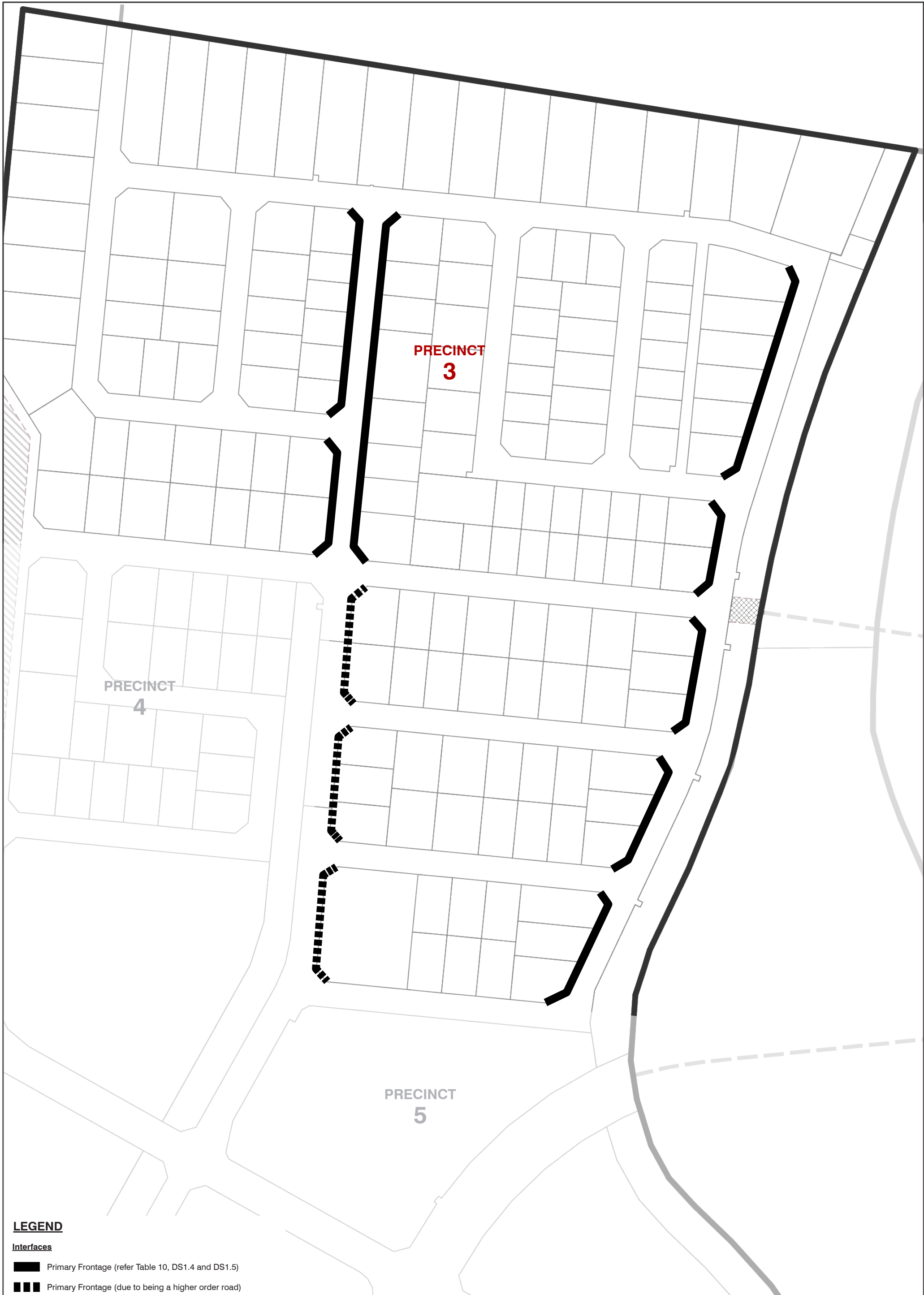
General

- Application Boundary
- Indicative Tower Location

Note

- The telecommunication facility:
 - does not exceed a maximum height of 25 metres;
 - is to incorporate slimline pole design; and
 - is to be camouflaged to its setting using appropriate colour treatment.





LEGEND

Interfaces

- Primary Frontage (refer Table 10, DS1.4 and DS1.5)
- Primary Frontage (due to being a higher order road)

