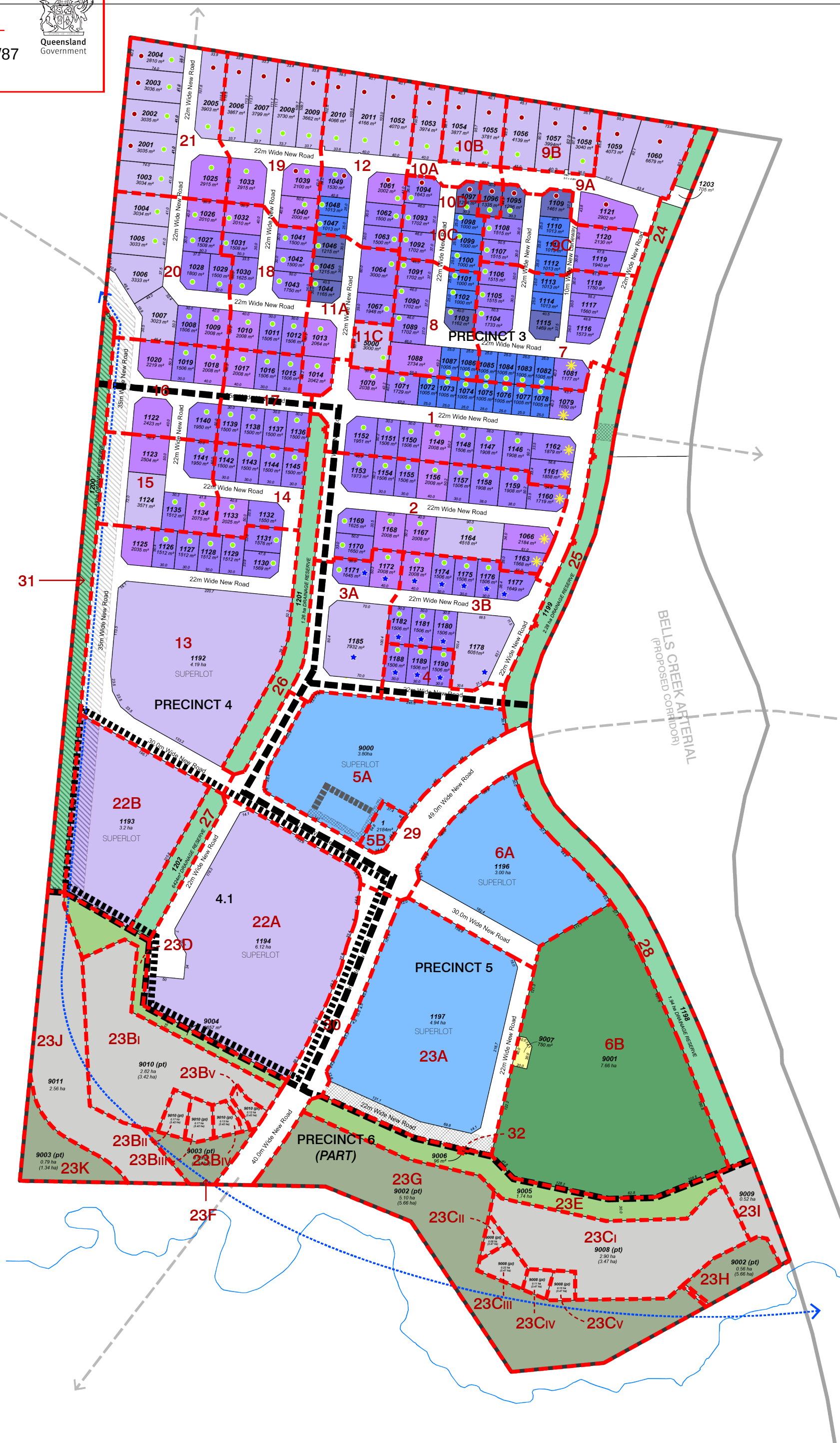
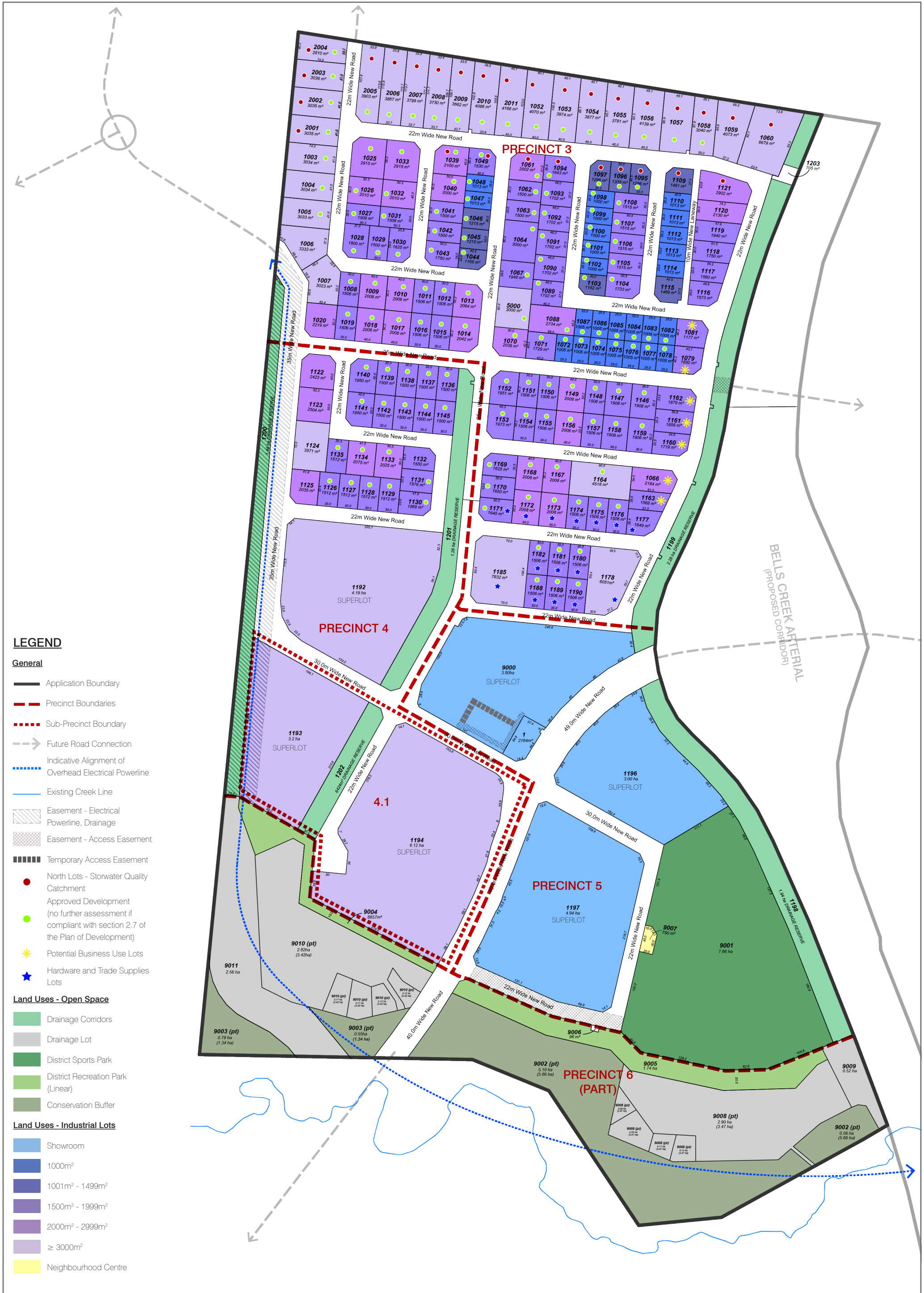






LEGEND

- General**
- Application Boundary
 - Precinct Boundaries
 - Sub-Precinct Boundary
 - Future Road Connection
 - Indicative Alignment of Overhead Electrical Powerline
 - Existing Creek Line
 - Easement - Electrical Powerline, Drainage
 - Easement - Access Easement
 - Temporary Access Easement
 - North Lots - Stowater 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

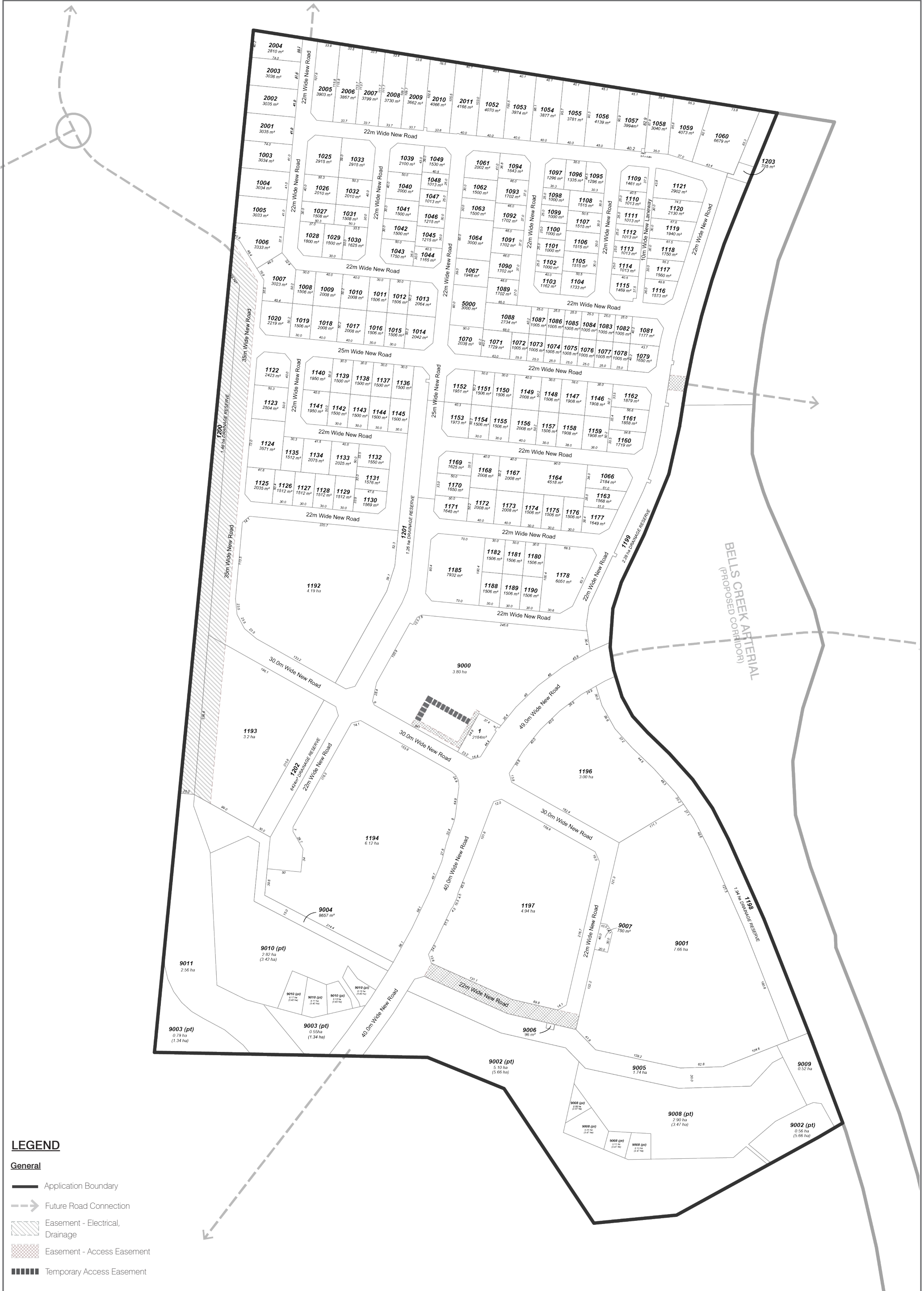
Whole of Site - Plan of Development

SCALE: 1:5000 @ A3



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PROJECT NO: BD0348
DATE: 05.07.2021
DRAWING NO: POD
REV: ZL



LEGEND

General

- Application Boundary
- Future Road Connection
- Easement - Electrical, Drainage
- Easement - Access Easement
- Temporary Access Easement



CALOUNDRA SOUTH - PRECINCTS 3-6

Reconfiguration of a Lot Plan

SCALE: 1:5000 @ A3

0 50 100 150 200 250

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PROJECT NO: BD0348

DATE: 05.07.2021

DRAWING NO: POD

REV: ZJ



LEGEND

- General**
- Application Boundary
 - Indicative Alignment of Overhead Electrical Powerline
 - Future Road Connection (by others)
 - Easement - Electrical, Drainage
 - Easement - Access Easement
 - Temporary Access Easement
- Land Uses**
- Drainage Corridors
 - Drainage Lot
 - District Sports Park
 - District Recreation Park (Linear)
 - Conservation Buffer

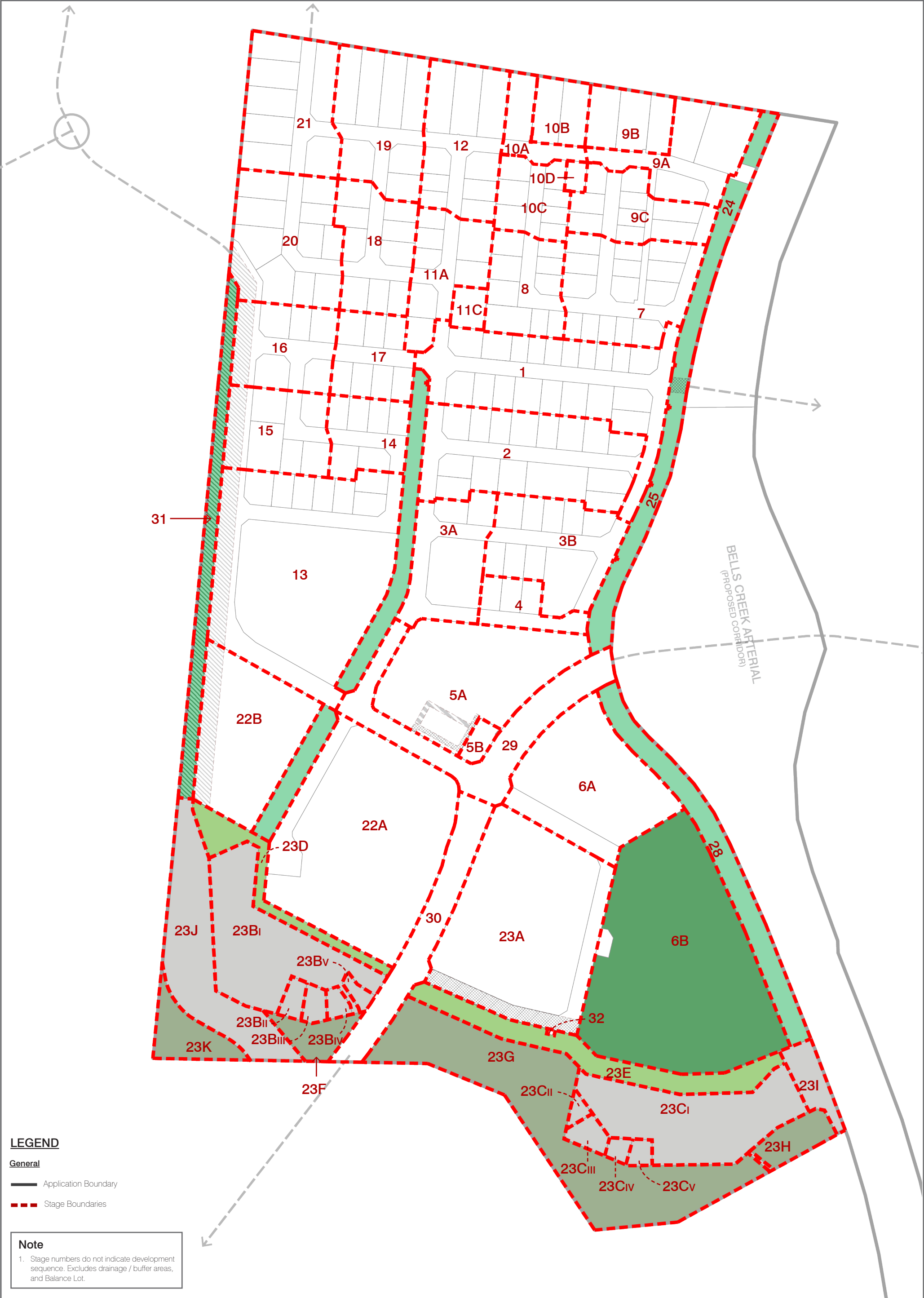


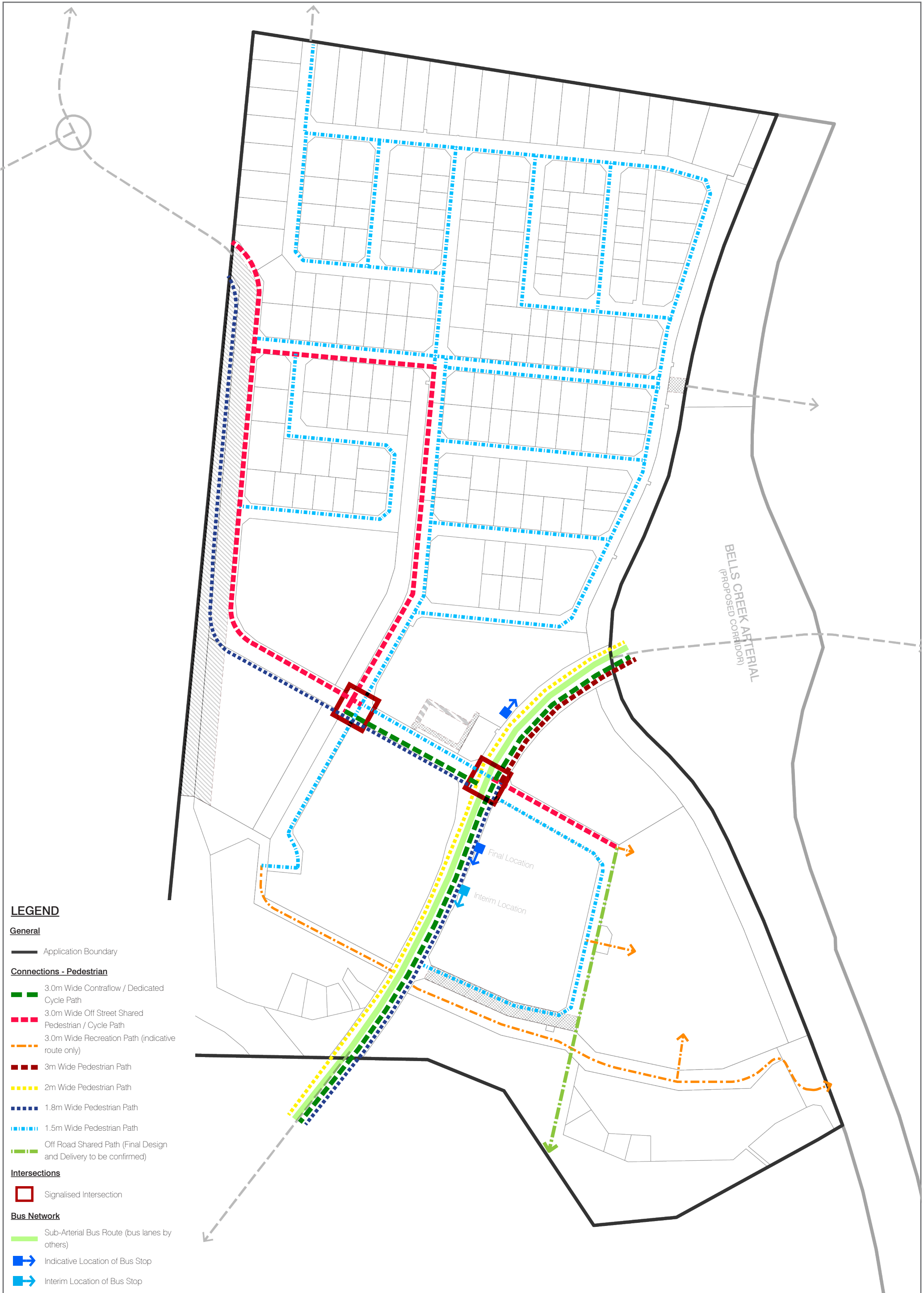
CALOUNDRA SOUTH - PRECINCTS 3-6
Subdivision - Fixed Elements

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

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PROJECT NO: BD0348
DATE: 05.07.2021
DRAWING NO: POD
REV: V





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)

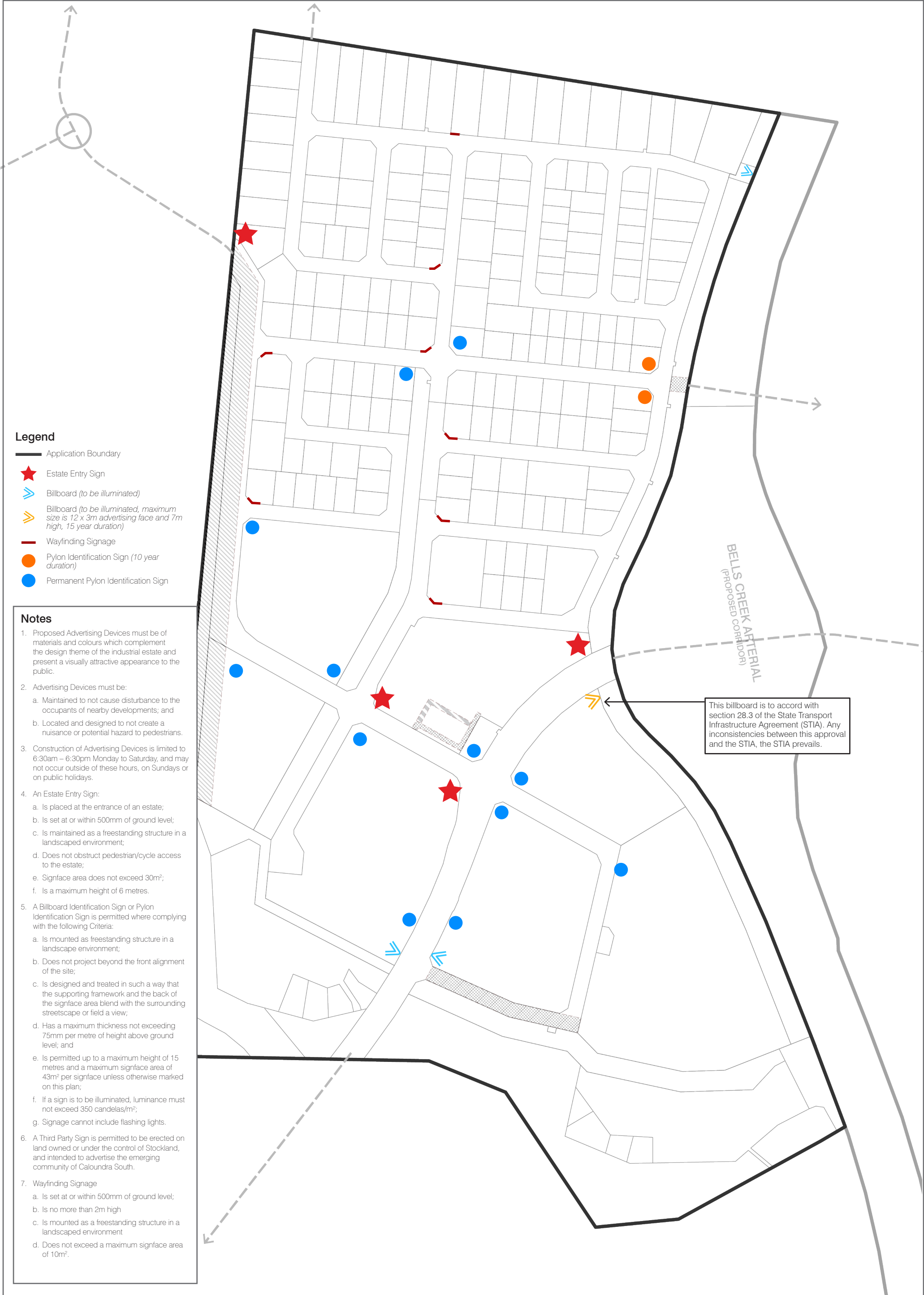
Intersections

Signalised Intersection

Bus Network

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





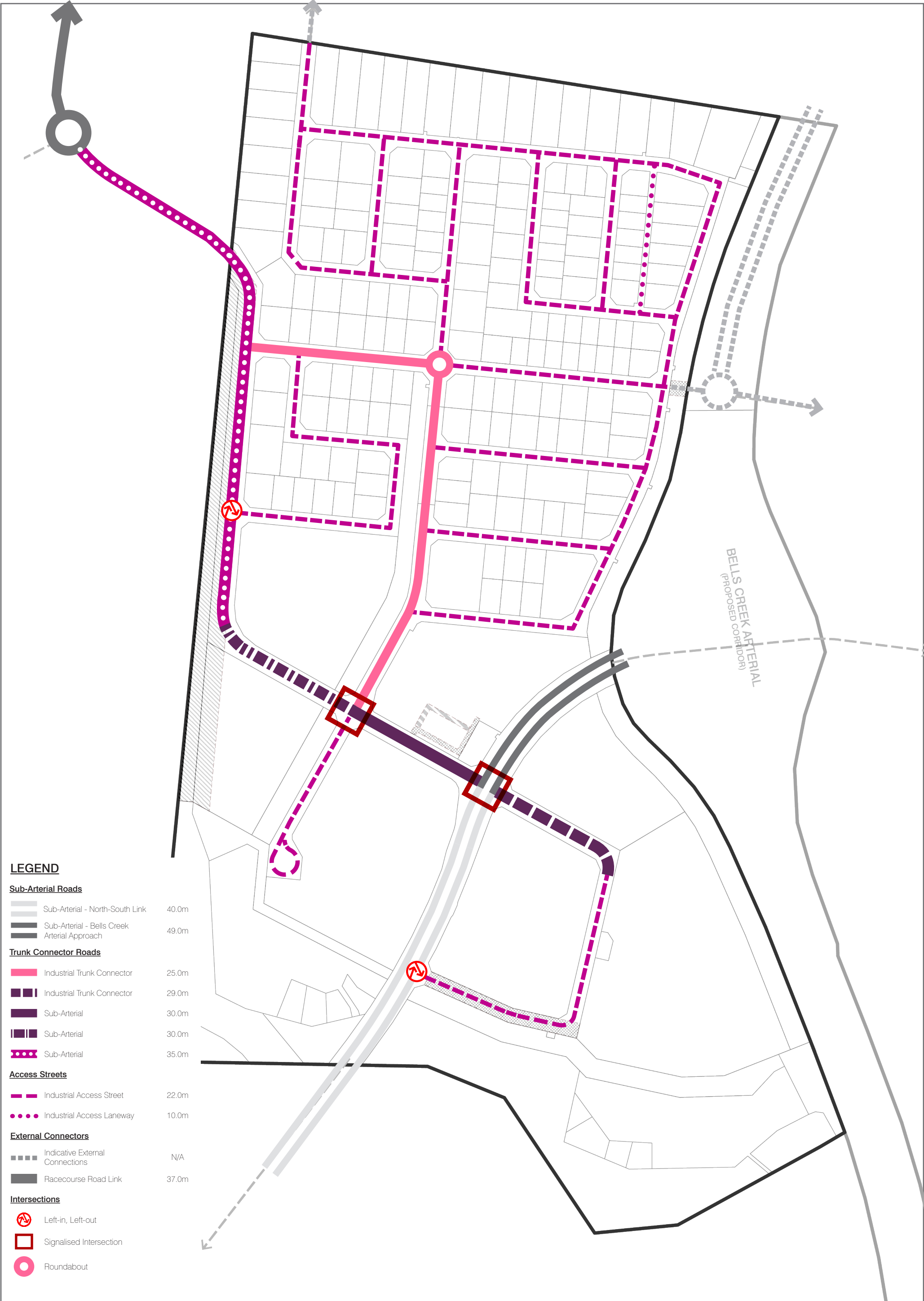
Legend

- Application Boundary
- Estate Entry Sign
- Billboard (to be illuminated)
- Billboard (to be illuminated, maximum size is 12 x 3m advertising face and 7m high, 15 year duration)
- 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 unless otherwise marked on this plan;
 - 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.

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.



LEGEND

Sub-Arterial Roads

	Sub-Arterial - North-South Link	40.0m
	Sub-Arterial - Bells Creek	49.0m
	Arterial Approach	

Trunk Connector Roads

	Industrial Trunk Connector	25.0m
	Industrial Trunk Connector	29.0m
	Sub-Arterial	30.0m
	Sub-Arterial	30.0m
	Sub-Arterial	35.0m

Access Streets

	Industrial Access Street	22.0m
	Industrial Access Laneway	10.0m

External Connectors

	Indicative External Connections	N/A
	Racecourse Road Link	37.0m

Intersections

	Left-in, Left-out
	Signalised Intersection
	Roundabout



CALOUNDRA SOUTH - PRECINCTS 3-6

Road Hierarchy

SCALE: 1:5000 @ A3



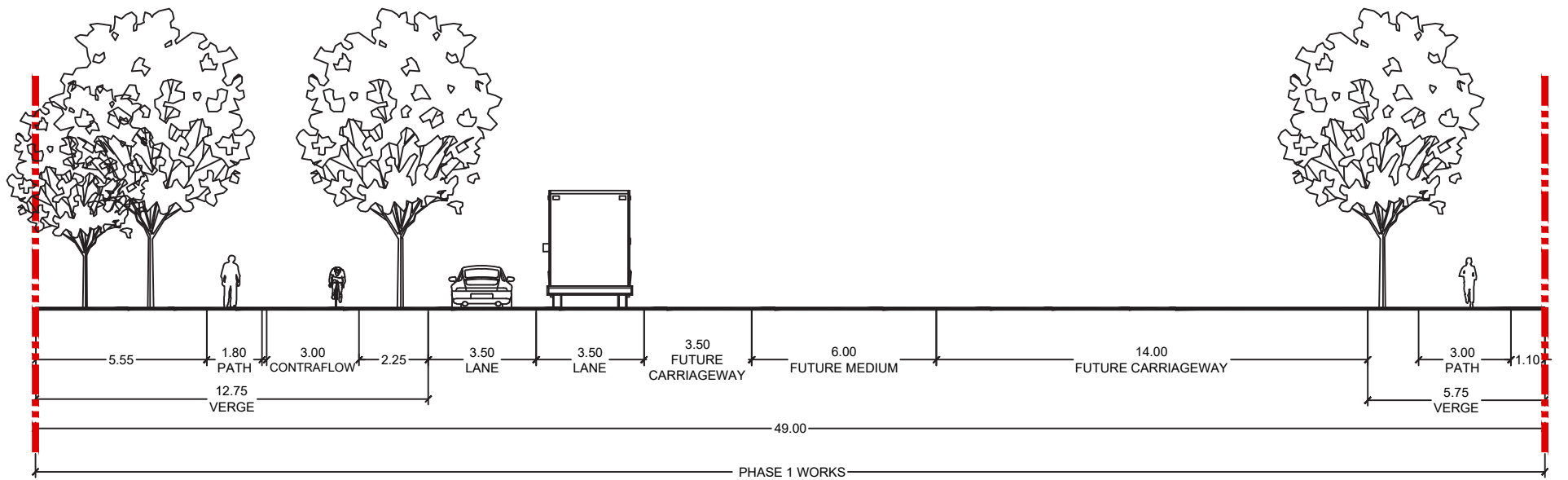
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PROJECT NO: BD0348

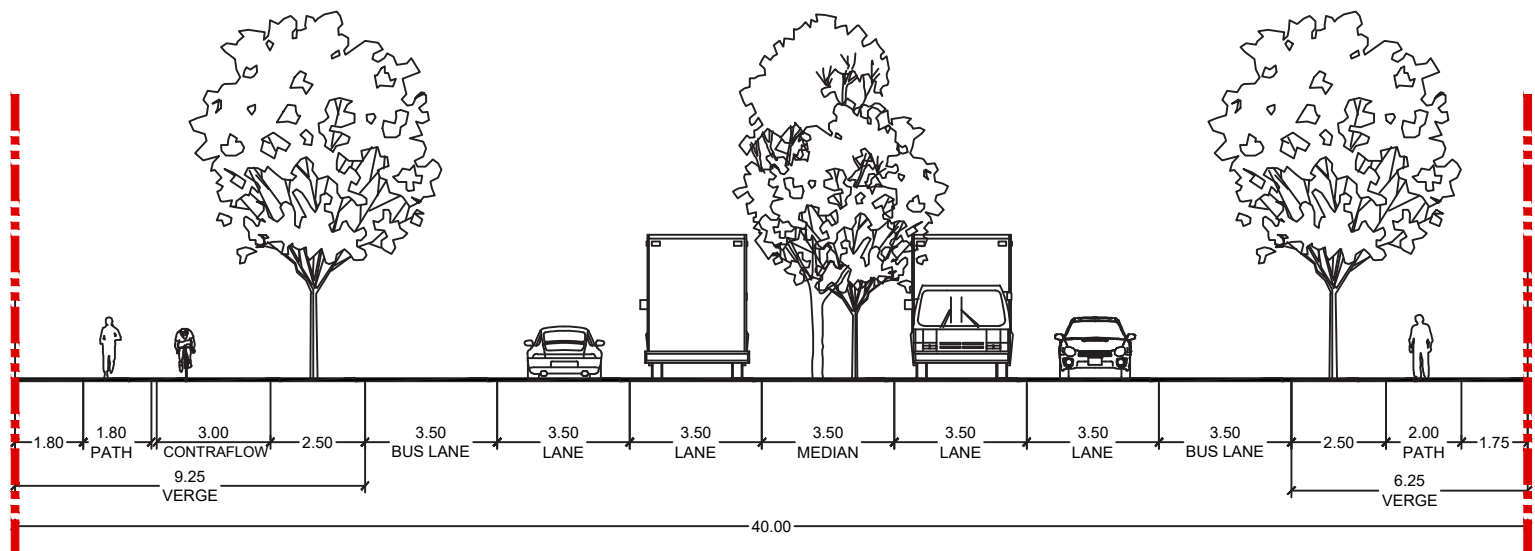
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DRAWING NO: POD

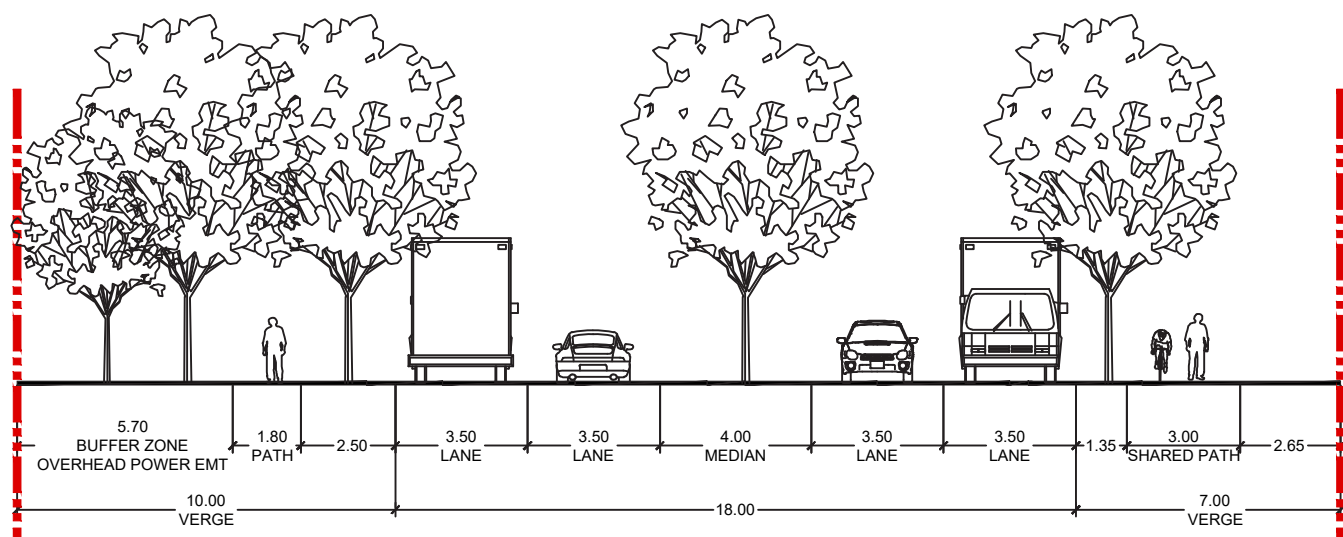
REV: ZH



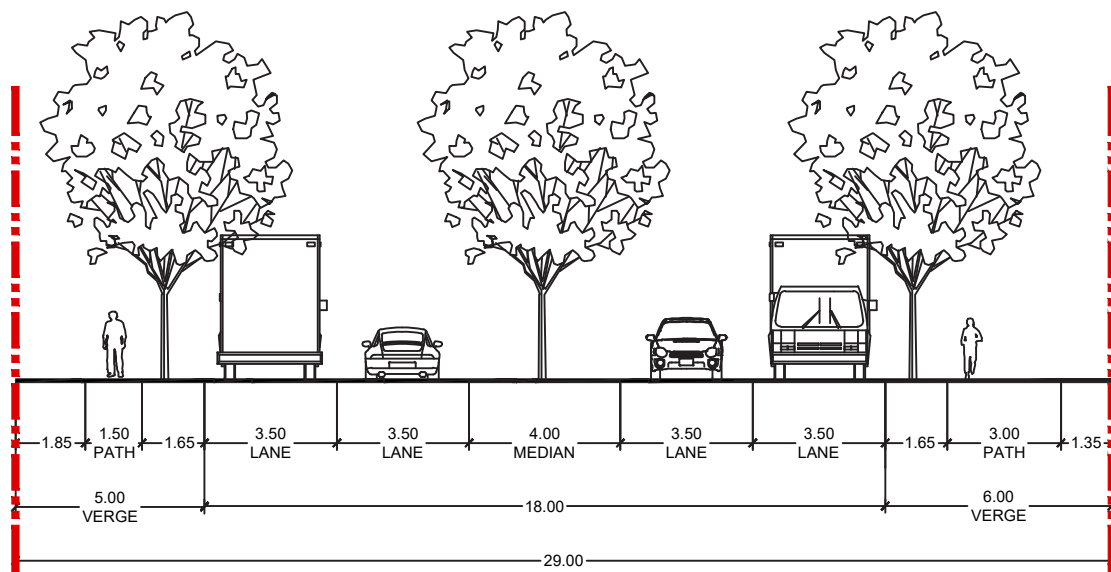
SUB-ARTERIAL - BELLS CREEK ARTERIAL APPROACH
(MEDIAN AND VERGE WIDTH VARIES)



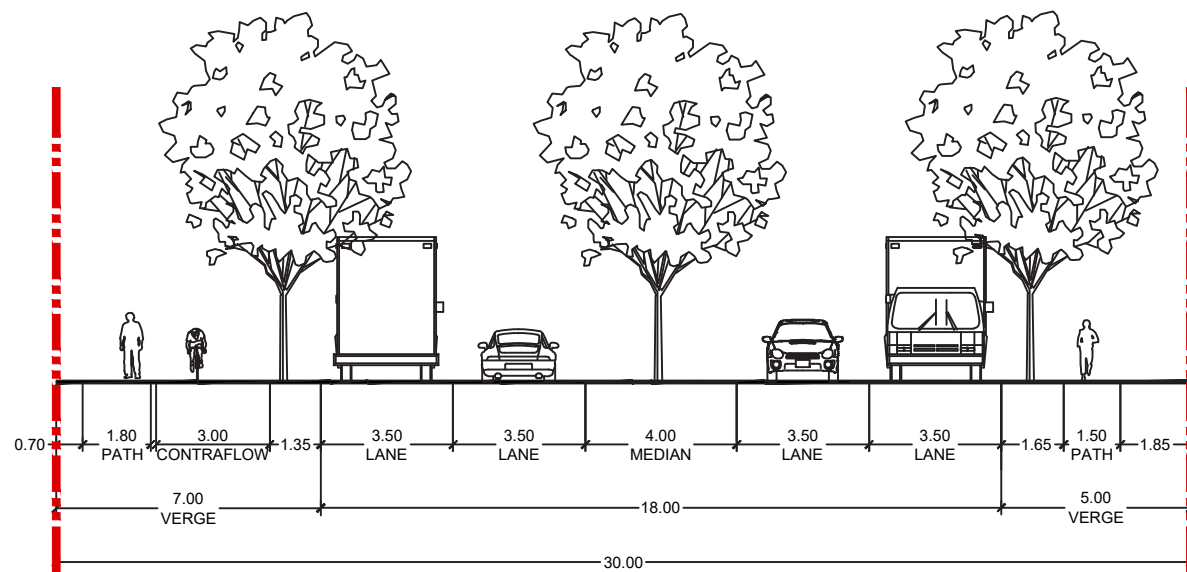
SUB-ARTERIAL - NORTH-SOUTH LINK (40m WIDE)



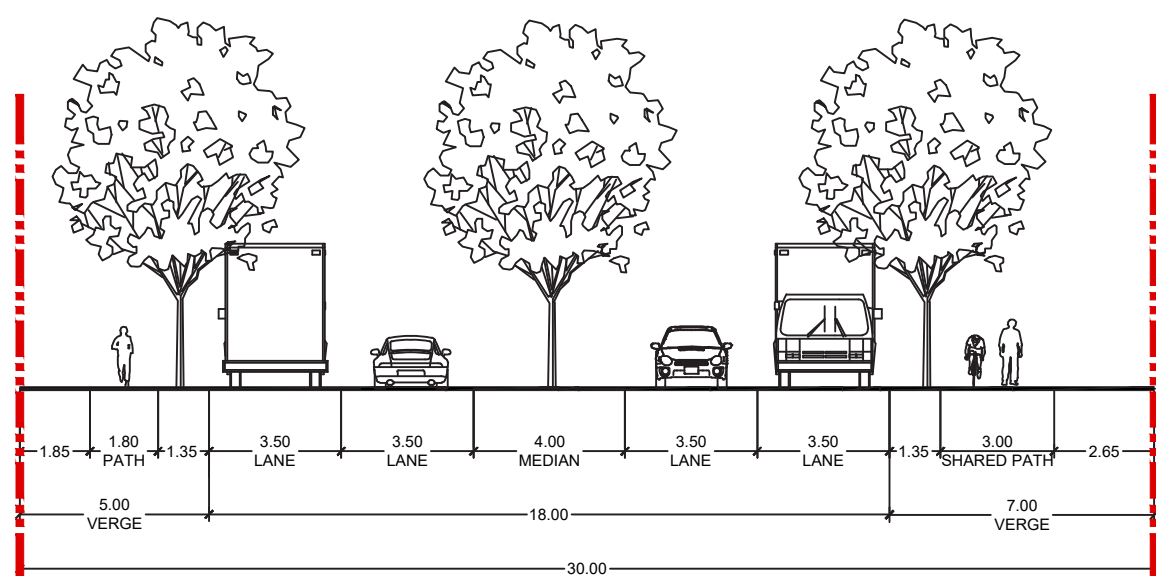
SUB-ARTERIAL (35m WIDE)



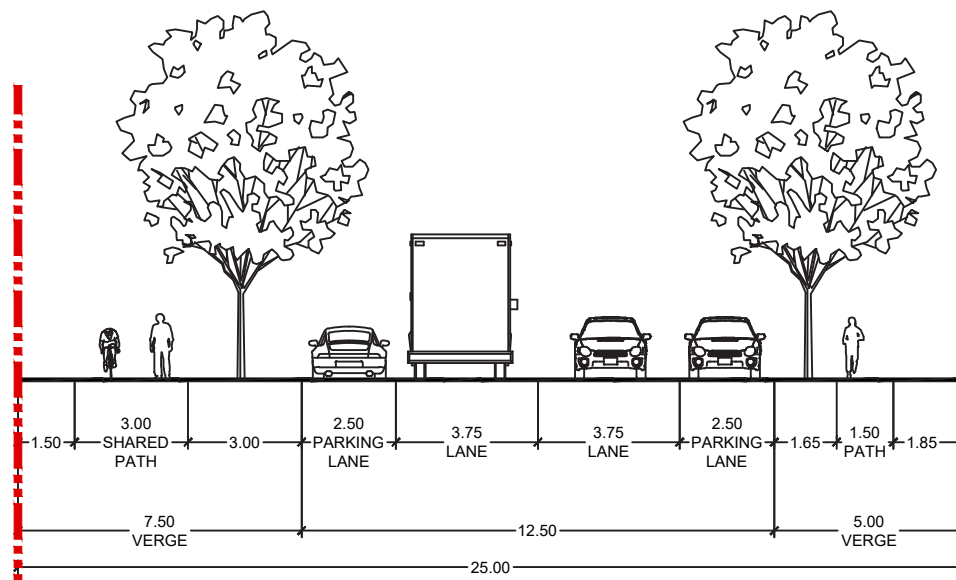
■■■ INDUSTRIAL TRUNK CONNECTOR (29m WIDE)



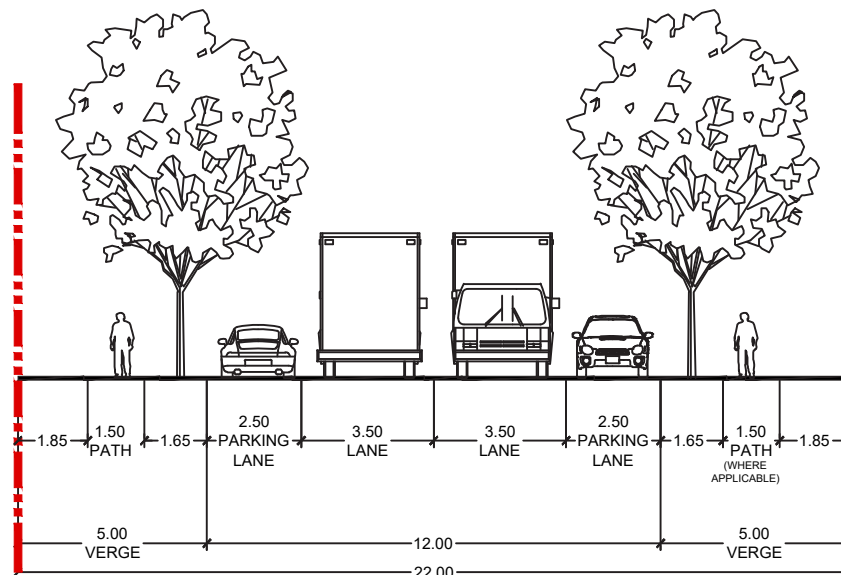
■■ SUB-ARTERIAL (30m WIDE)



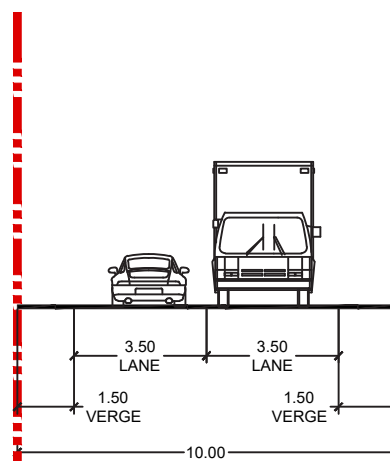
■■■■ SUB-ARTERIAL (30m WIDE)



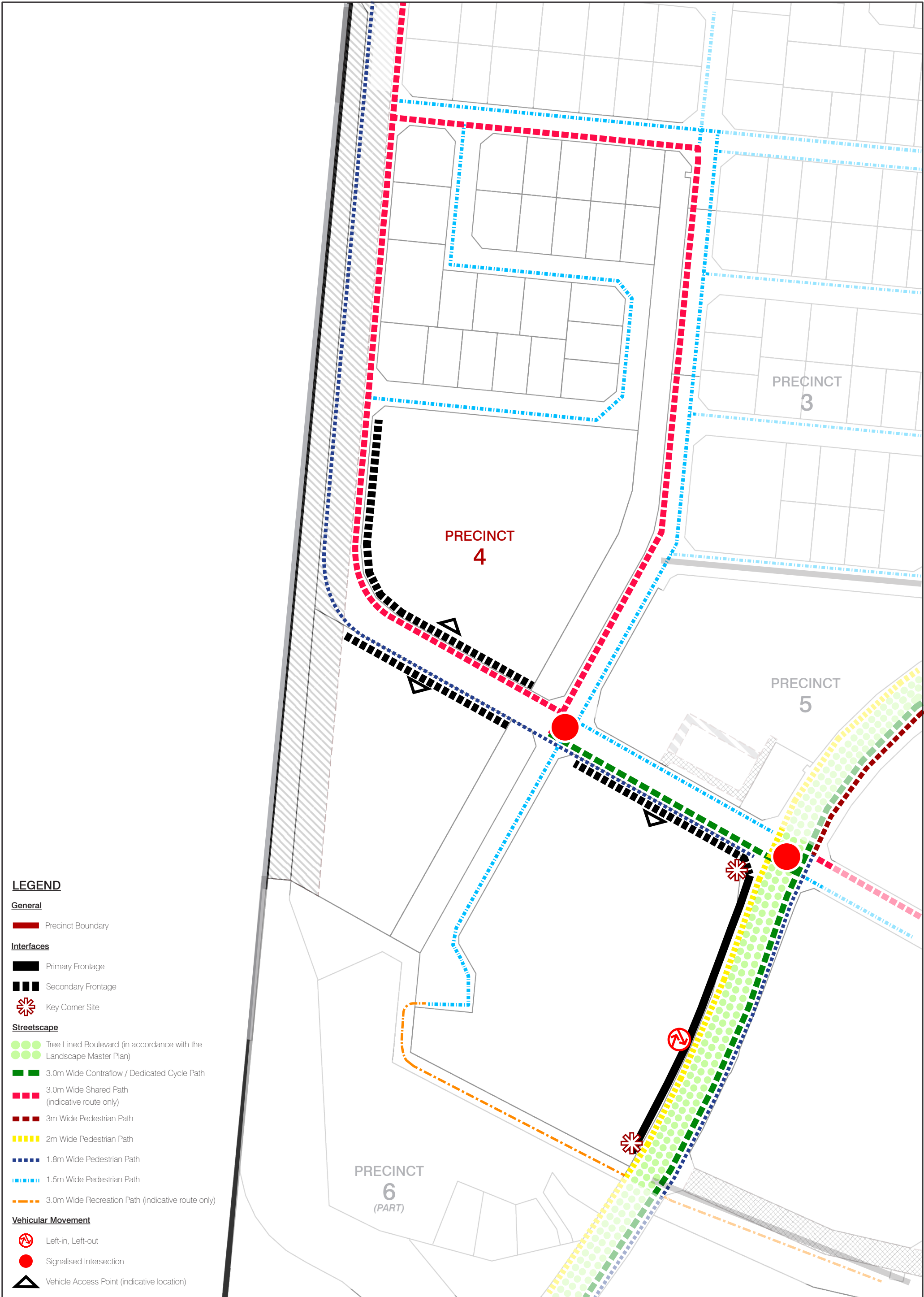
INDUSTRIAL TRUNK CONNECTOR (25m WIDE)



INDUSTRIAL ACCESS STREET (22.0m WIDE)



INDUSTRIAL ACCESS LANEWAY (10m WIDE)



LEGEND

General

Precinct Boundary

Interfaces

Primary Frontage

Secondary Frontage

Key Corner Site

Streetscape

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

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)

Vehicular Movement

Left-in, Left-out

Signalised Intersection

Vehicle Access Point (indicative location)



CALOUNDRA SOUTH - PRECINCTS 3-6

Plan of Development - Precinct 4

SCALE: 1:3000 @ A3



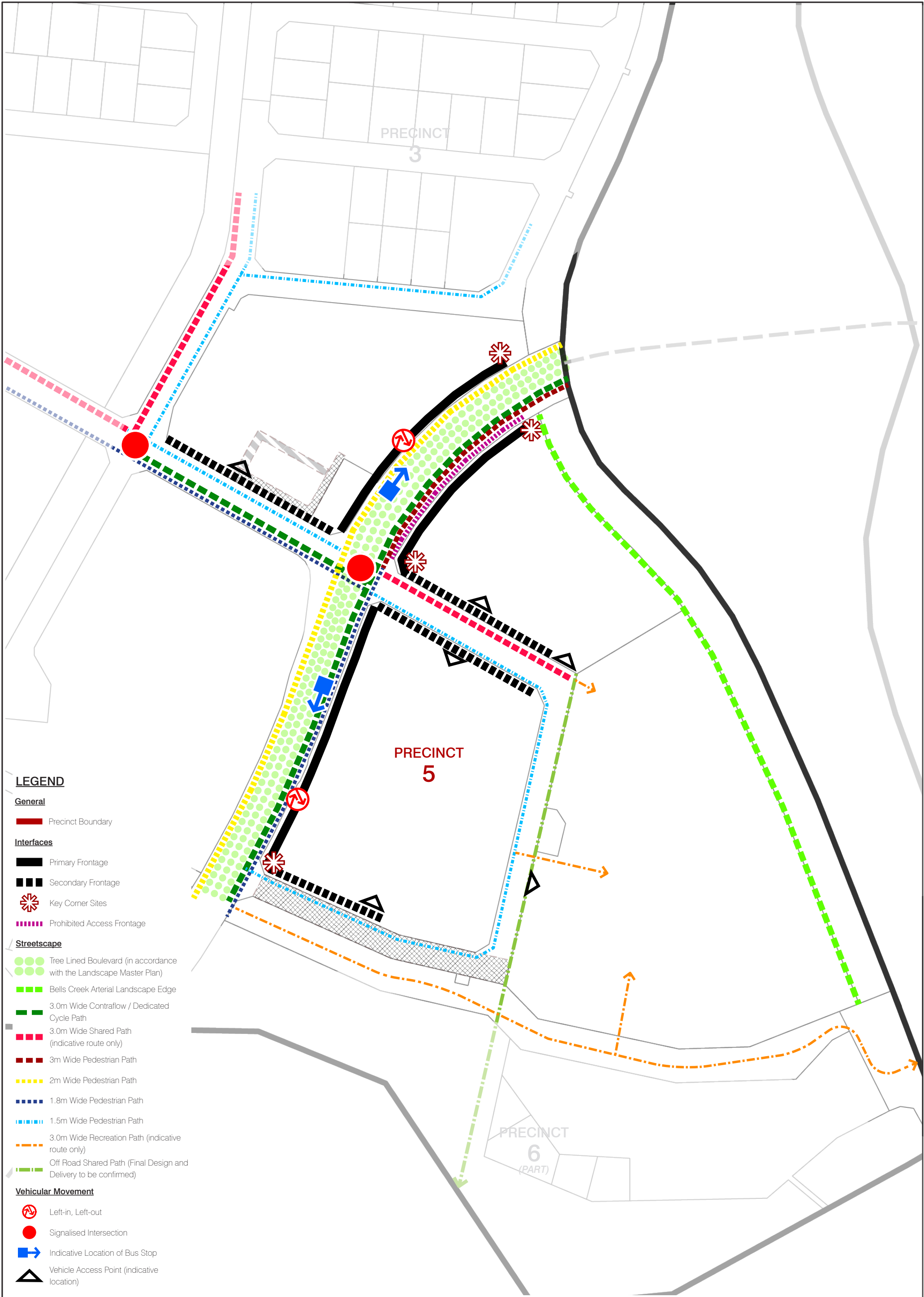
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PROJECT NO: BD0348

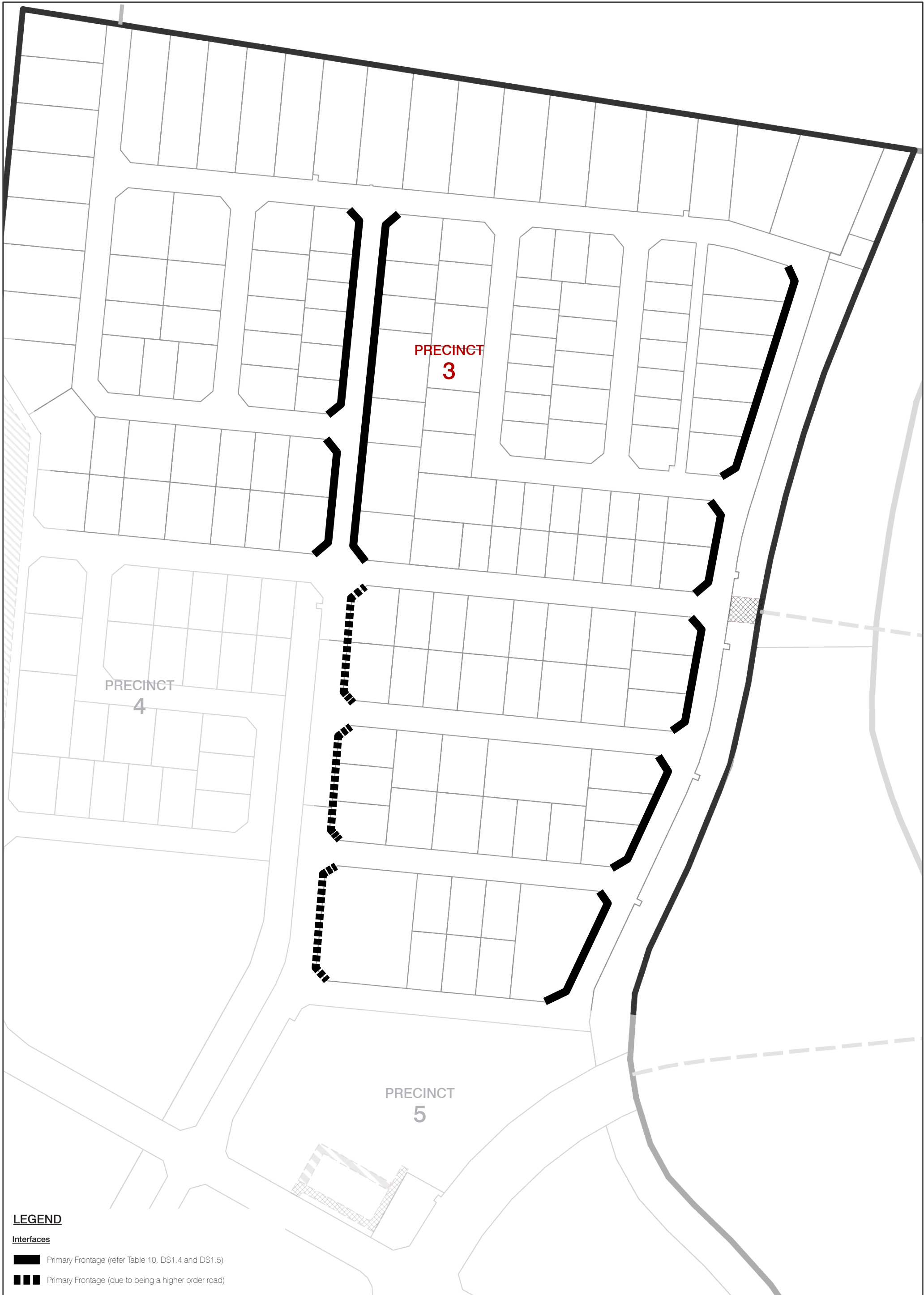
DATE: 05.07.2021

DRAWING NO: POD

REV: ZH







LEGEND

Interfaces

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

