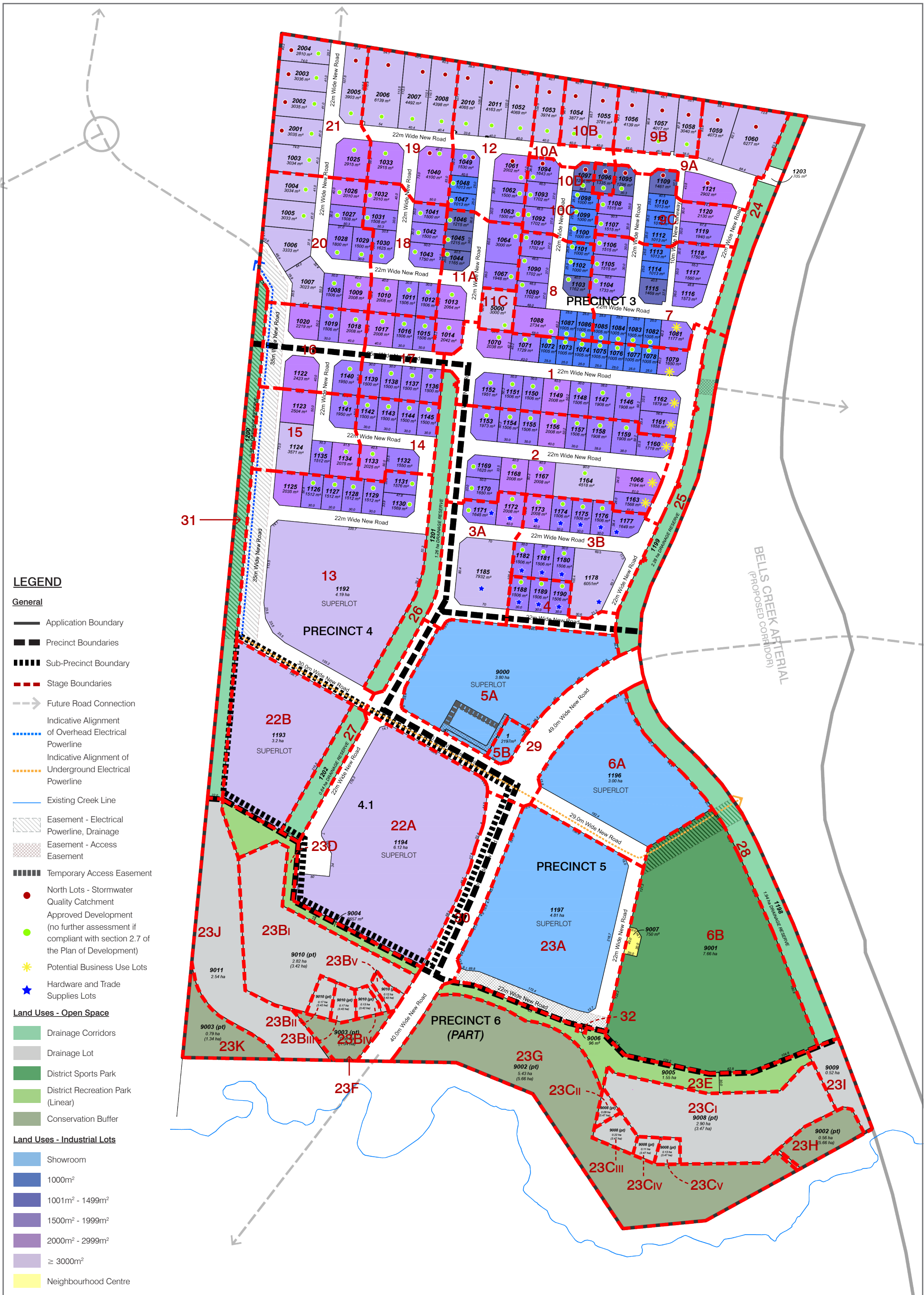




CALOUNDRA SOUTH - PRECINCTS 3-6

Whole of Site - Plan of Development and Staging

SCALE: 1:5000 @ A3

0 50 100 150 200 250

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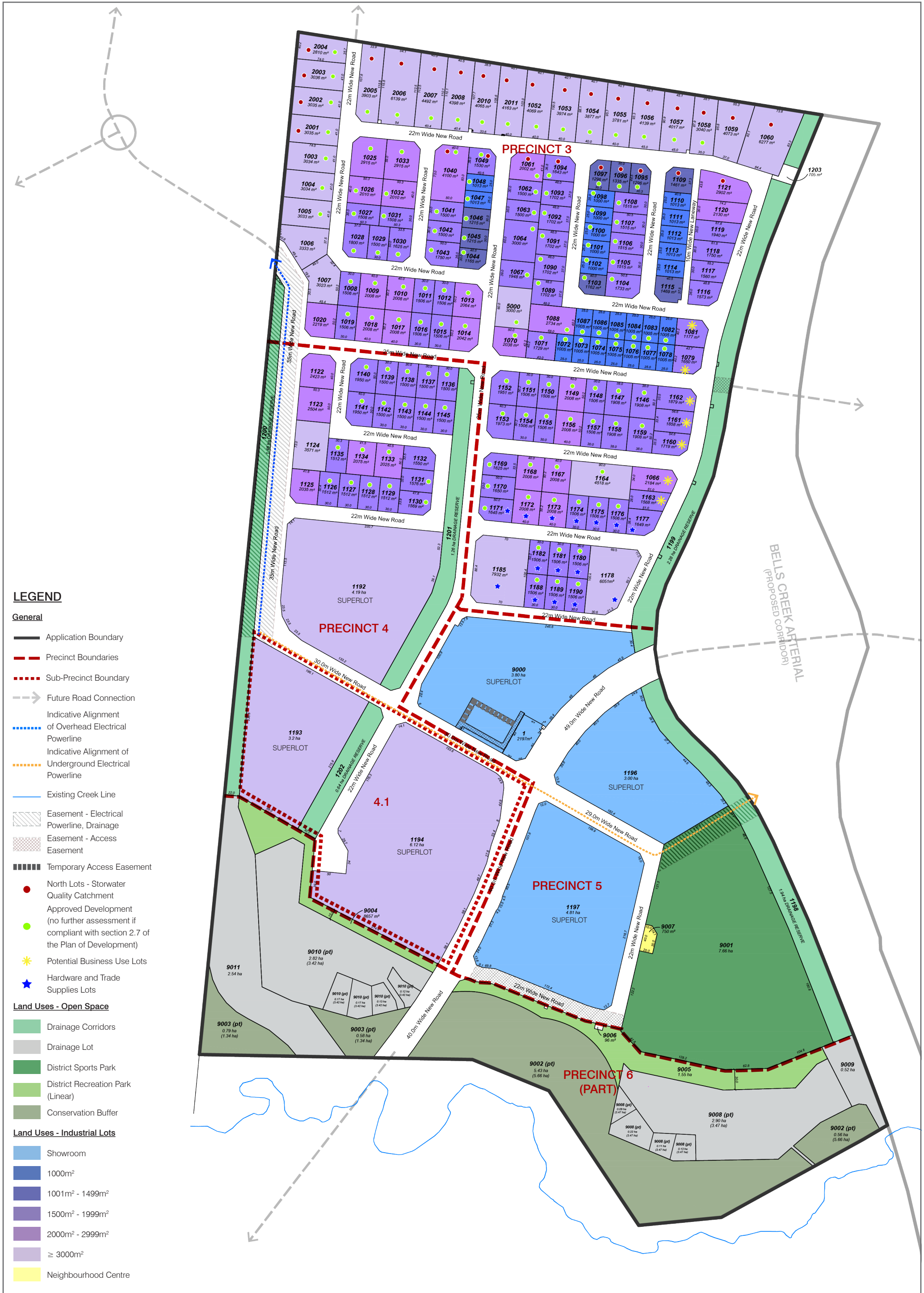
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PROJECT NO: BD0348

DATE: 23.11.2021

DRAWING NO: POD

REV: R



LEGEND

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

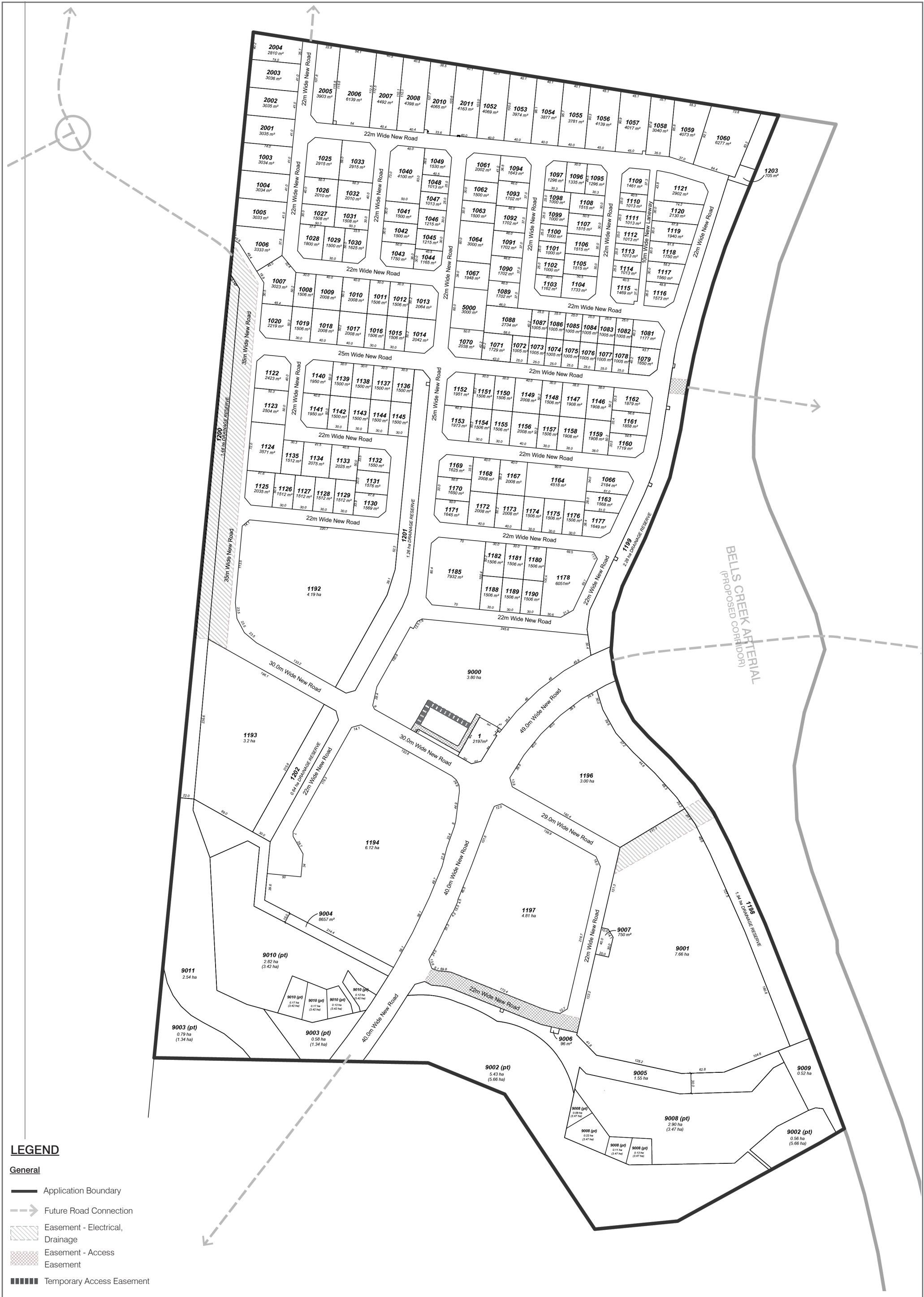
Land Uses - Open Space

- 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





LEGEND

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



CALOUNDRA SOUTH - PRECINCTS 3-6

Reconfiguration of a Lot Plan

SCALE: 1:5000 @ A3



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PROJECT NO: BD0348

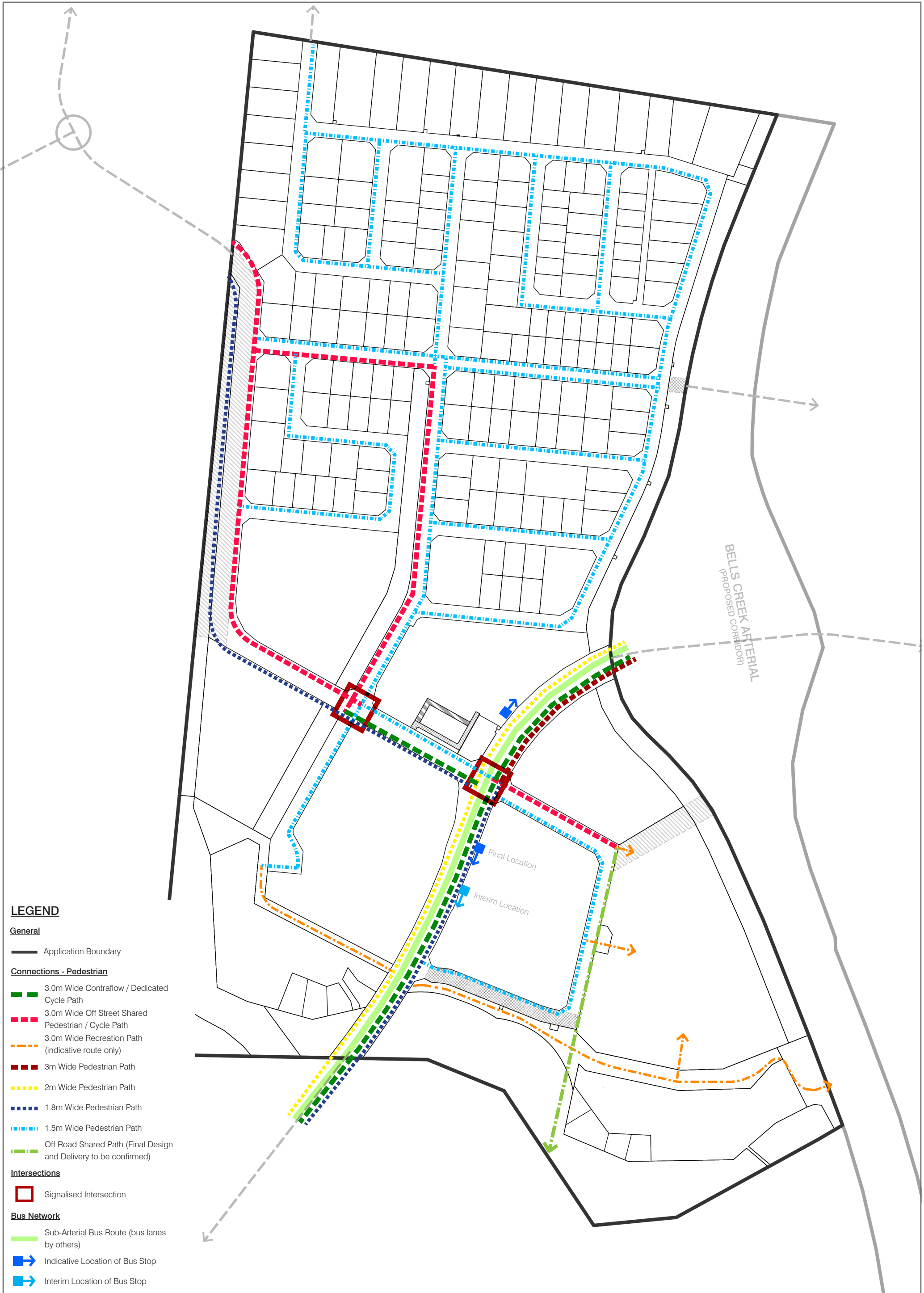
DATE: 23.11.2021

DRAWING NO: POD

REV: ZK







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)

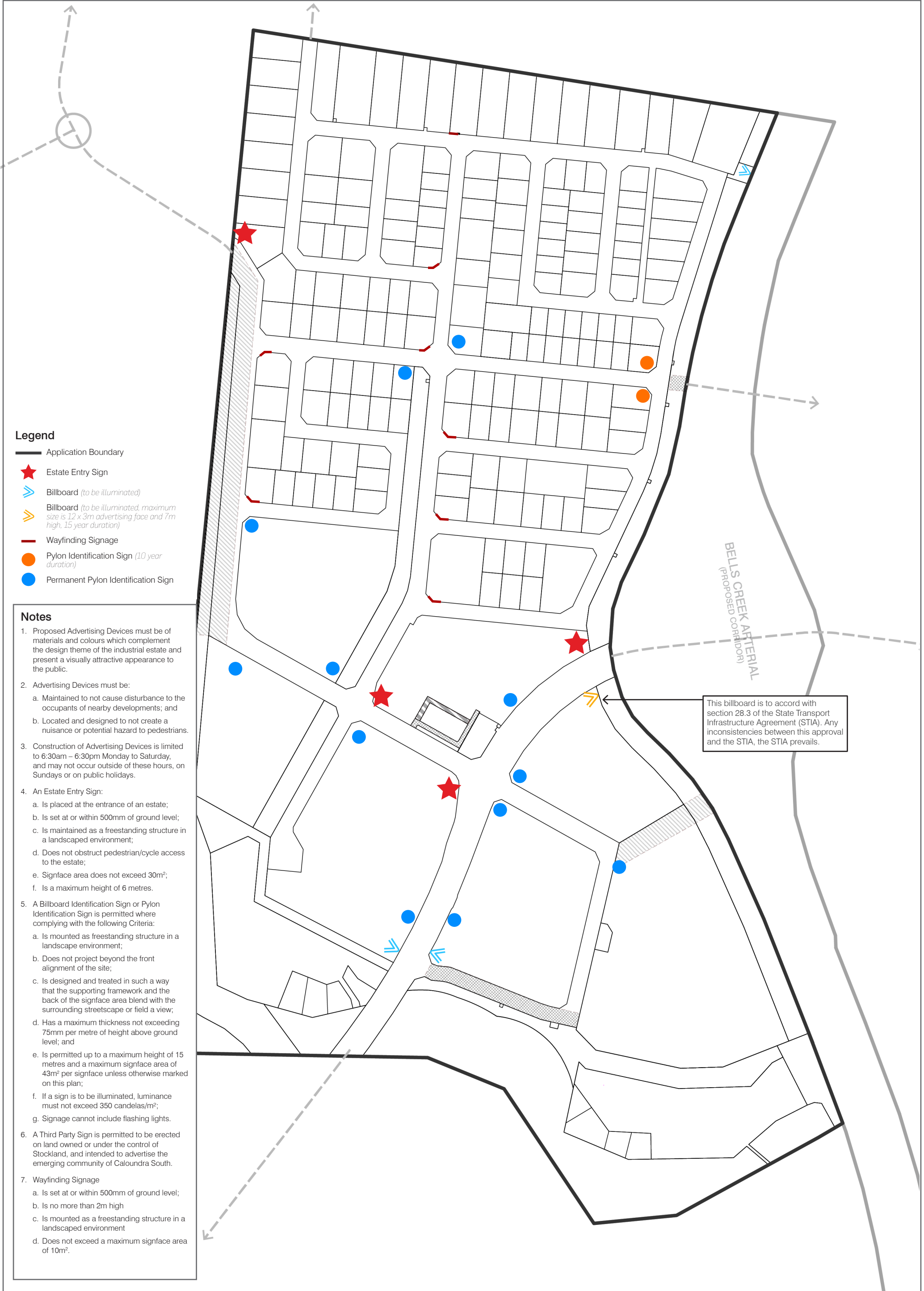
Intersections

Signalised Intersection

Bus Network

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



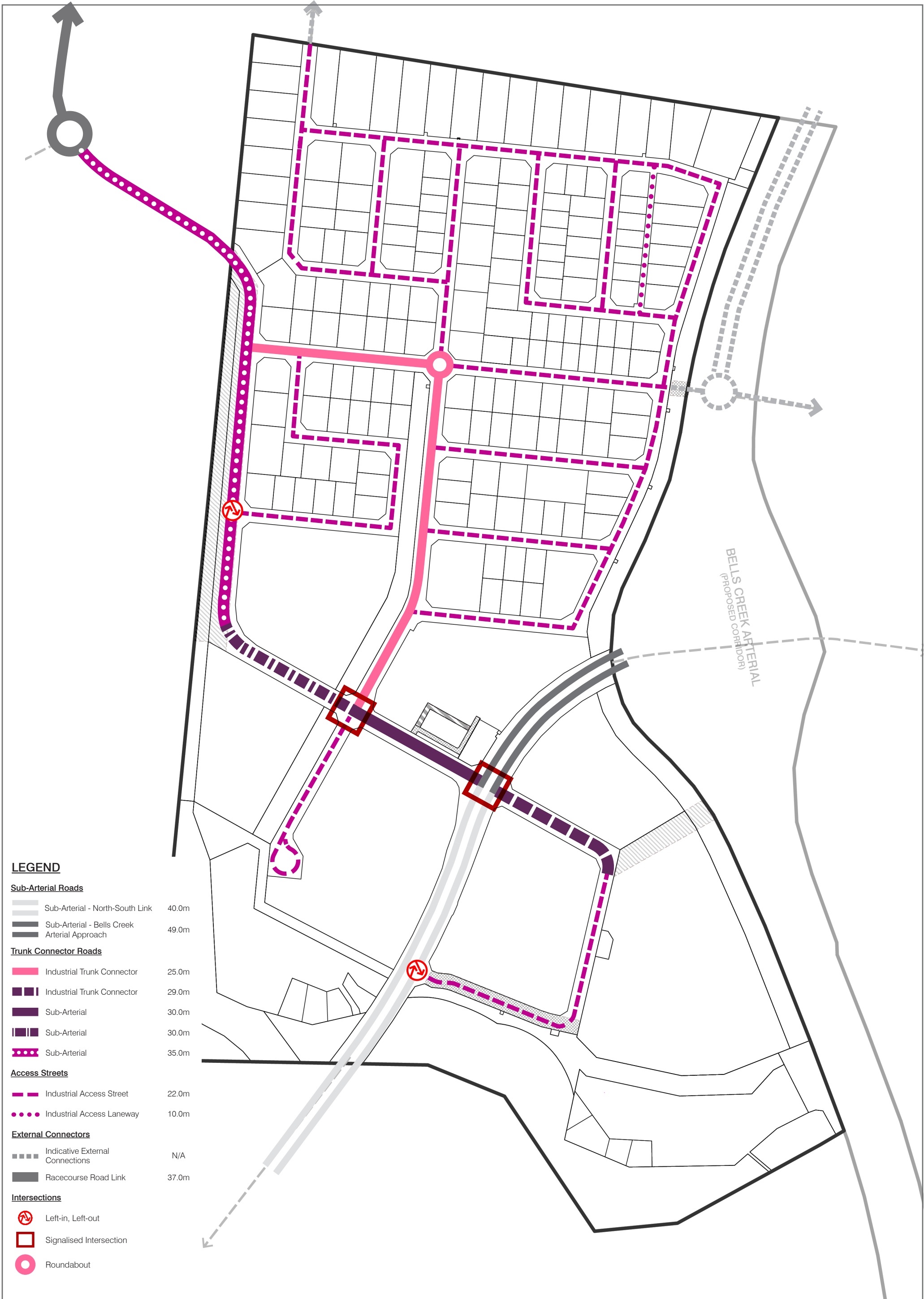


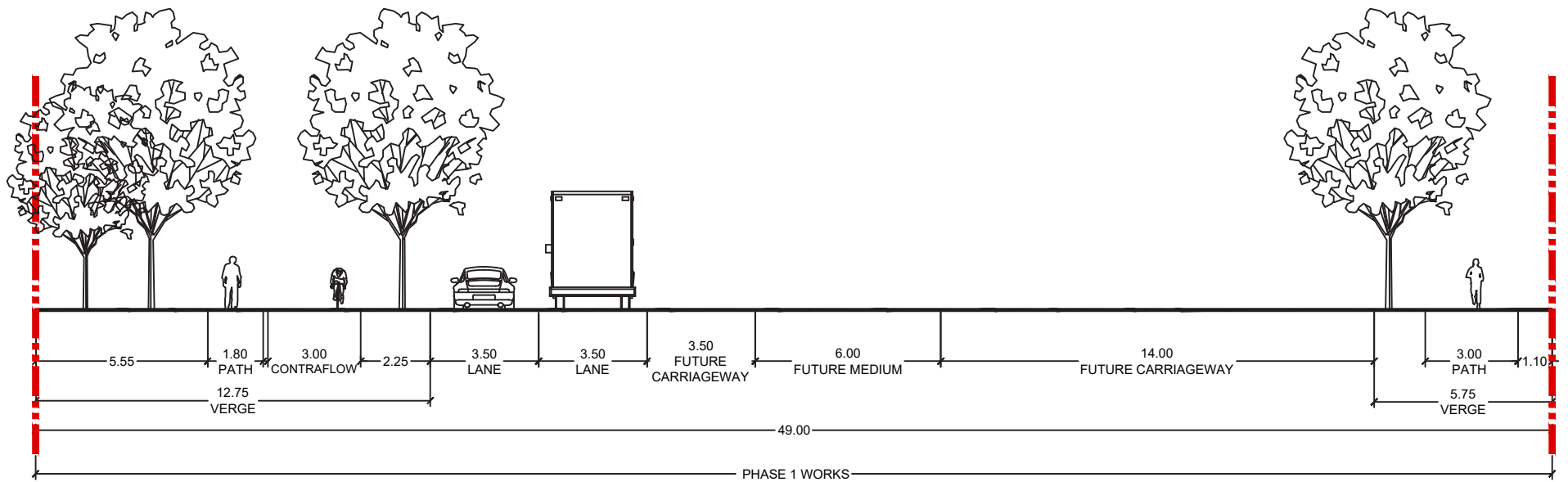
Legend

- 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

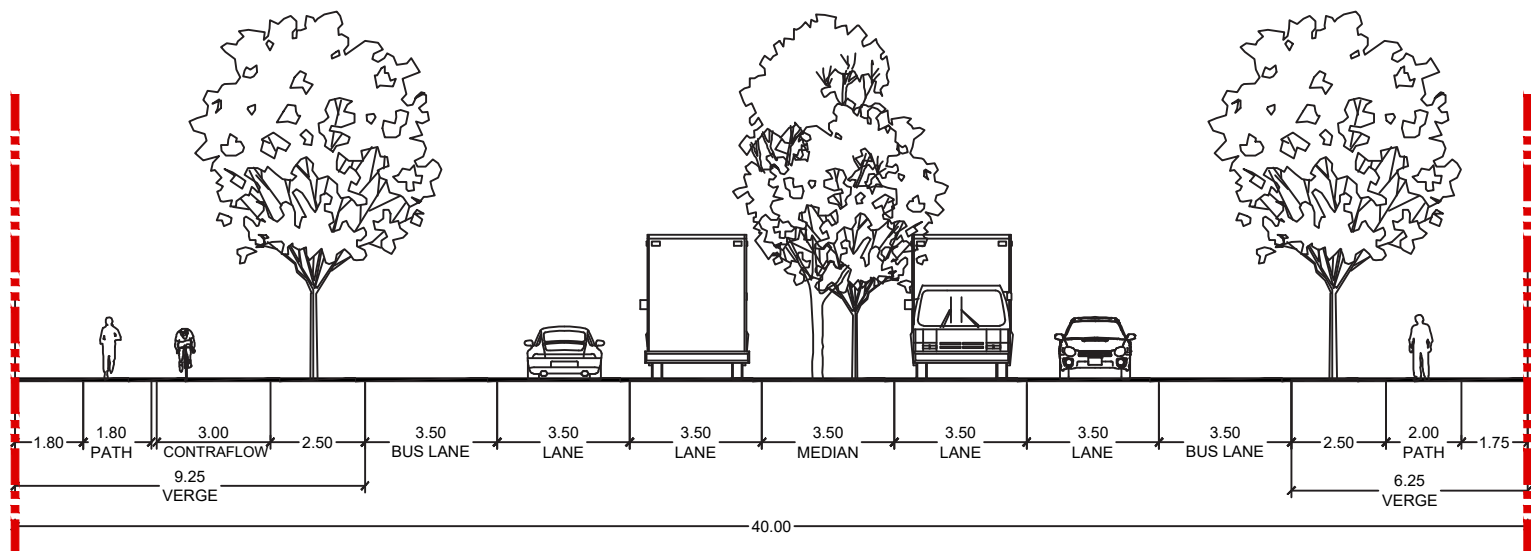
Notes

- 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.

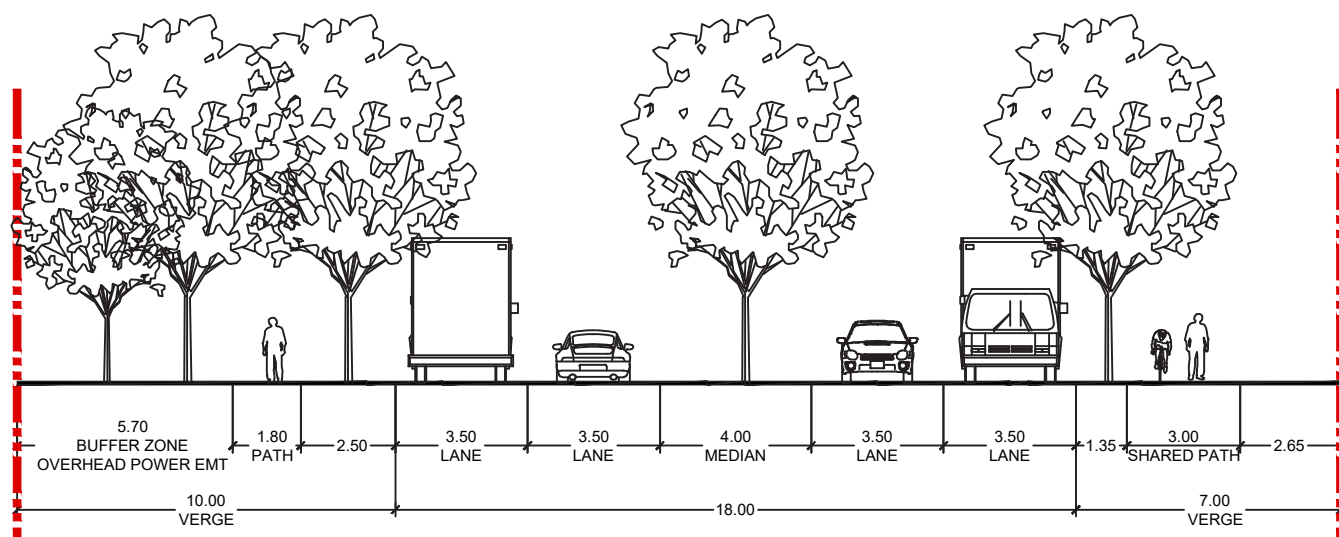




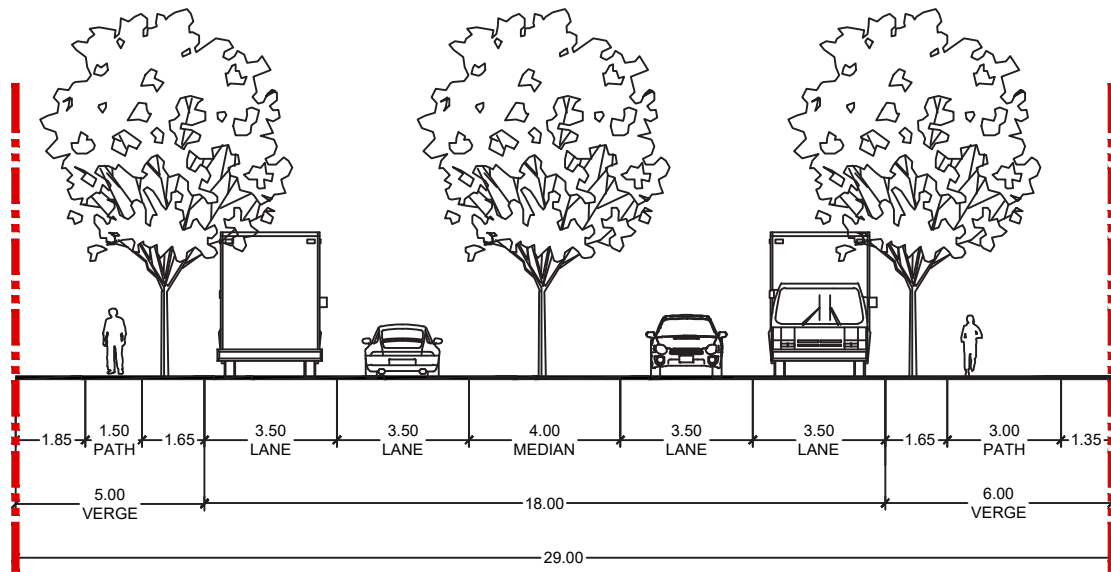
**SUB-ARTERIAL - BELLS CREEK ARTERIAL APPROACH
(MEDIAN AND VERGE WIDTH VARIES)**



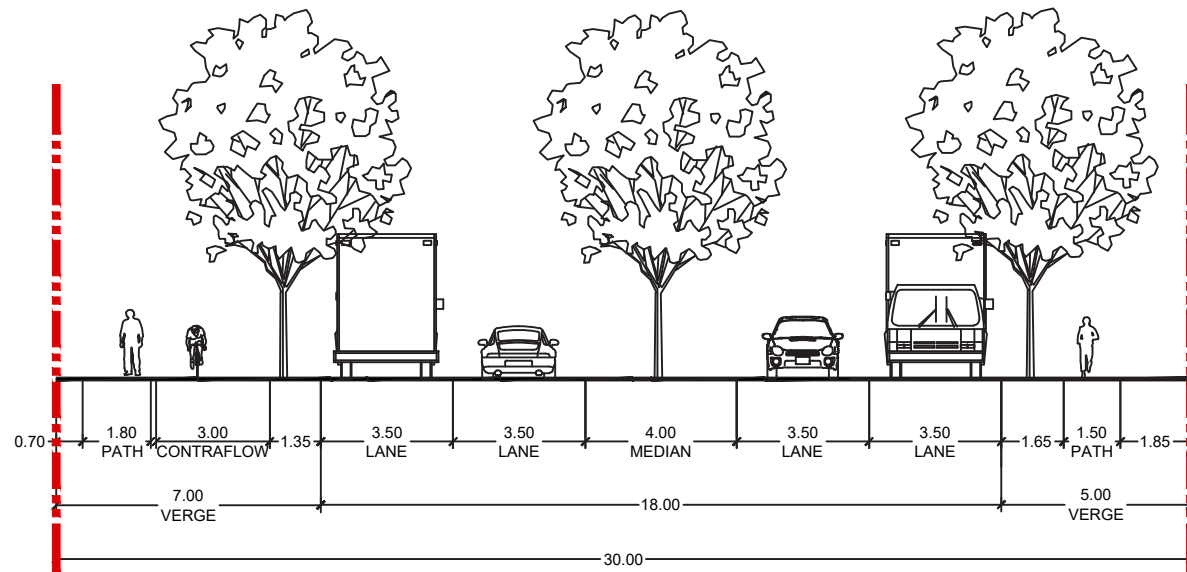
SUB-ARTERIAL - NORTH-SOUTH LINK (40m WIDE)



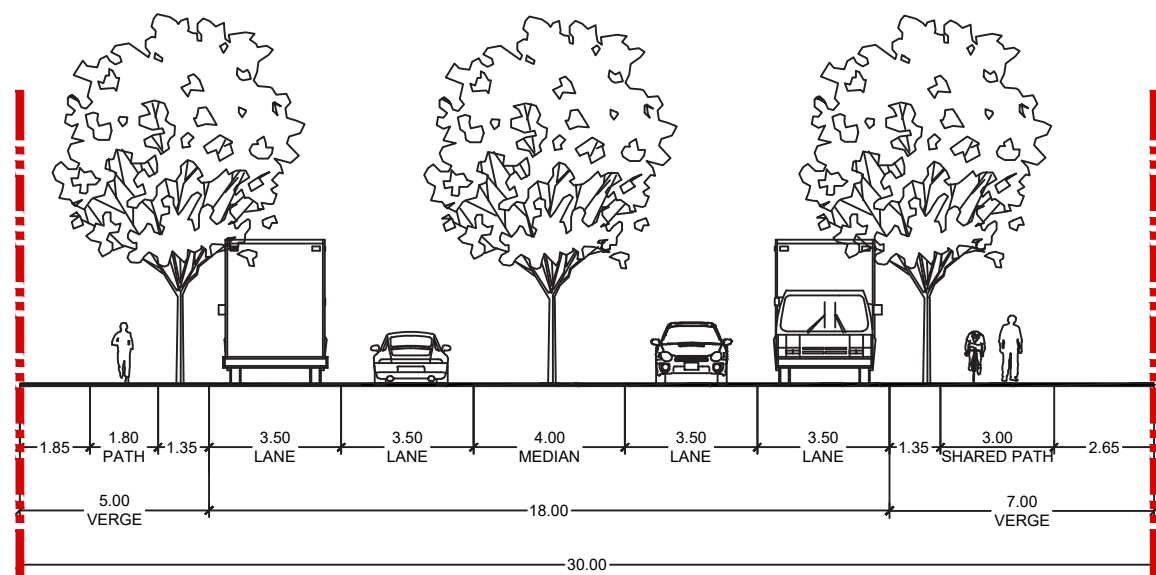
SUB-ARTERIAL (35m WIDE)



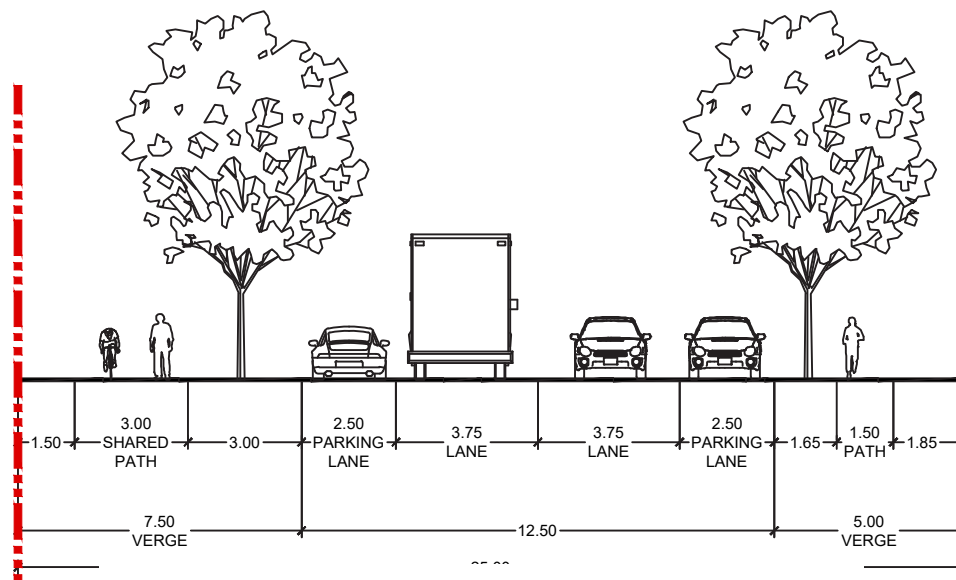
■■■ INDUSTRIAL TRUNK CONNECTOR (29m WIDE)



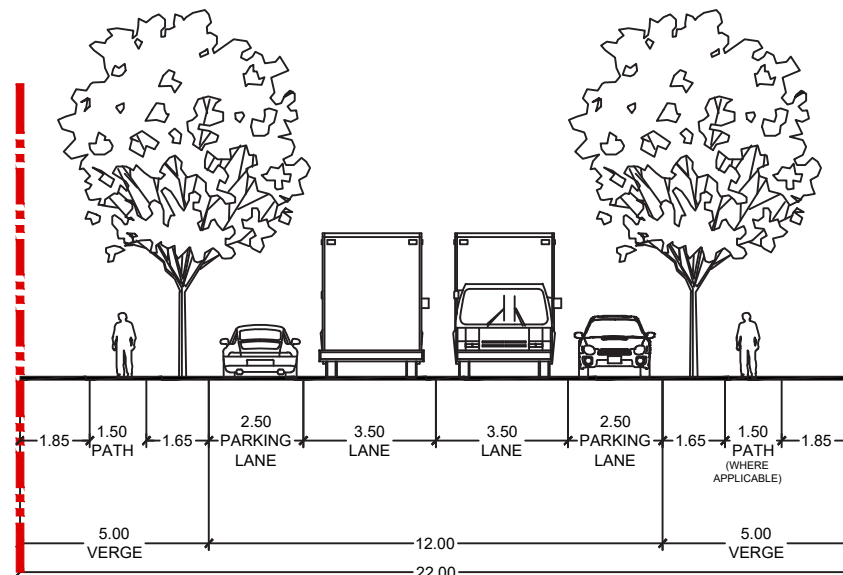
■■ SUB-ARTERIAL (30m WIDE)



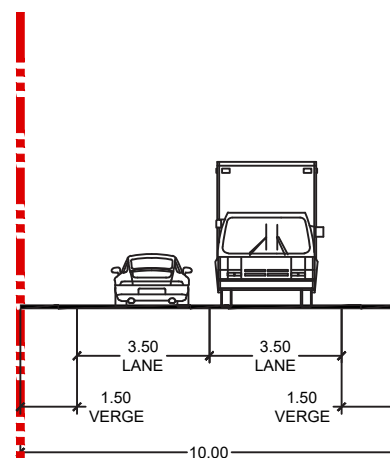
■■■■ SUB-ARTERIAL (30m WIDE)



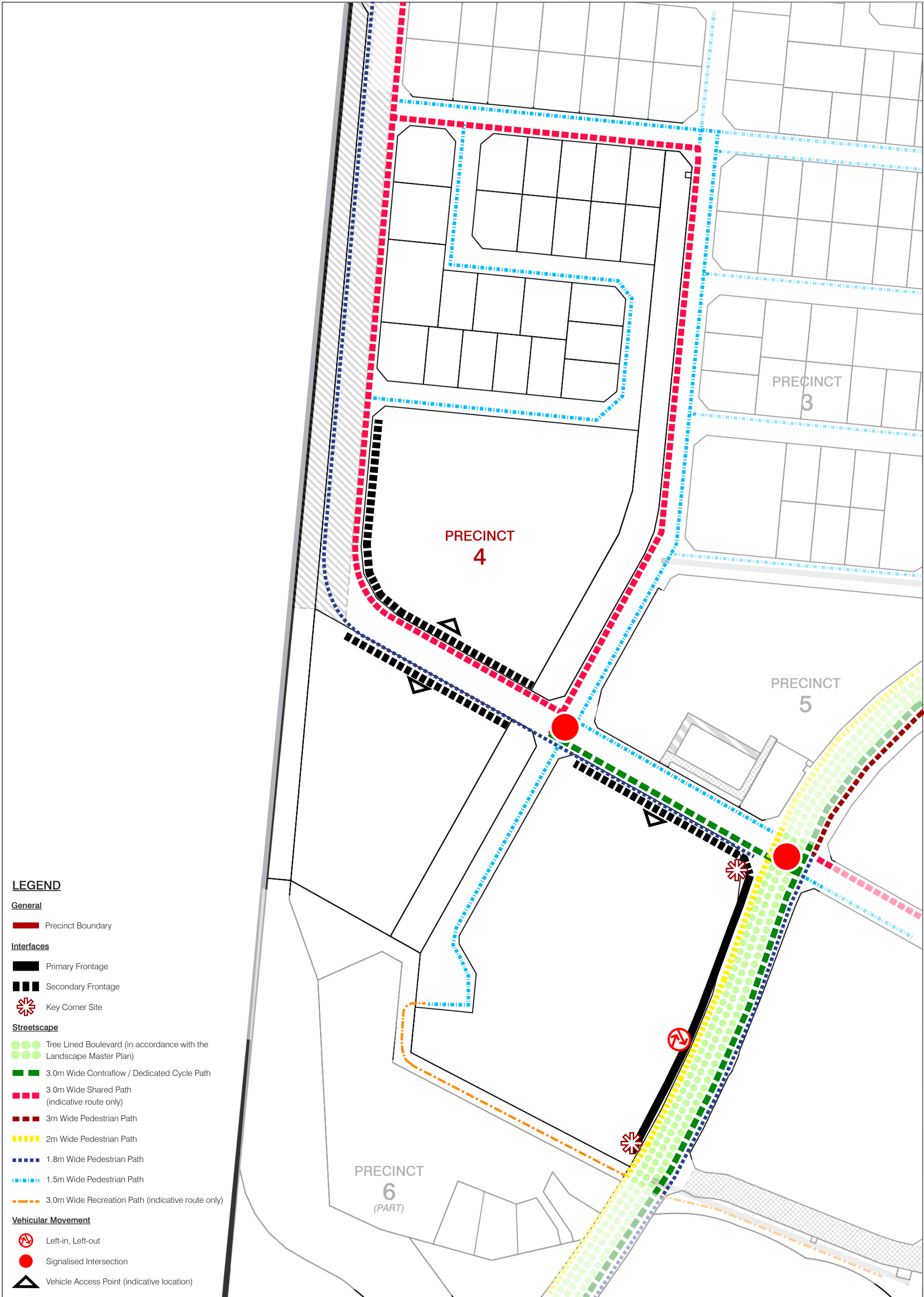
INDUSTRIAL TRUNK CONNECTOR (25m WIDE)

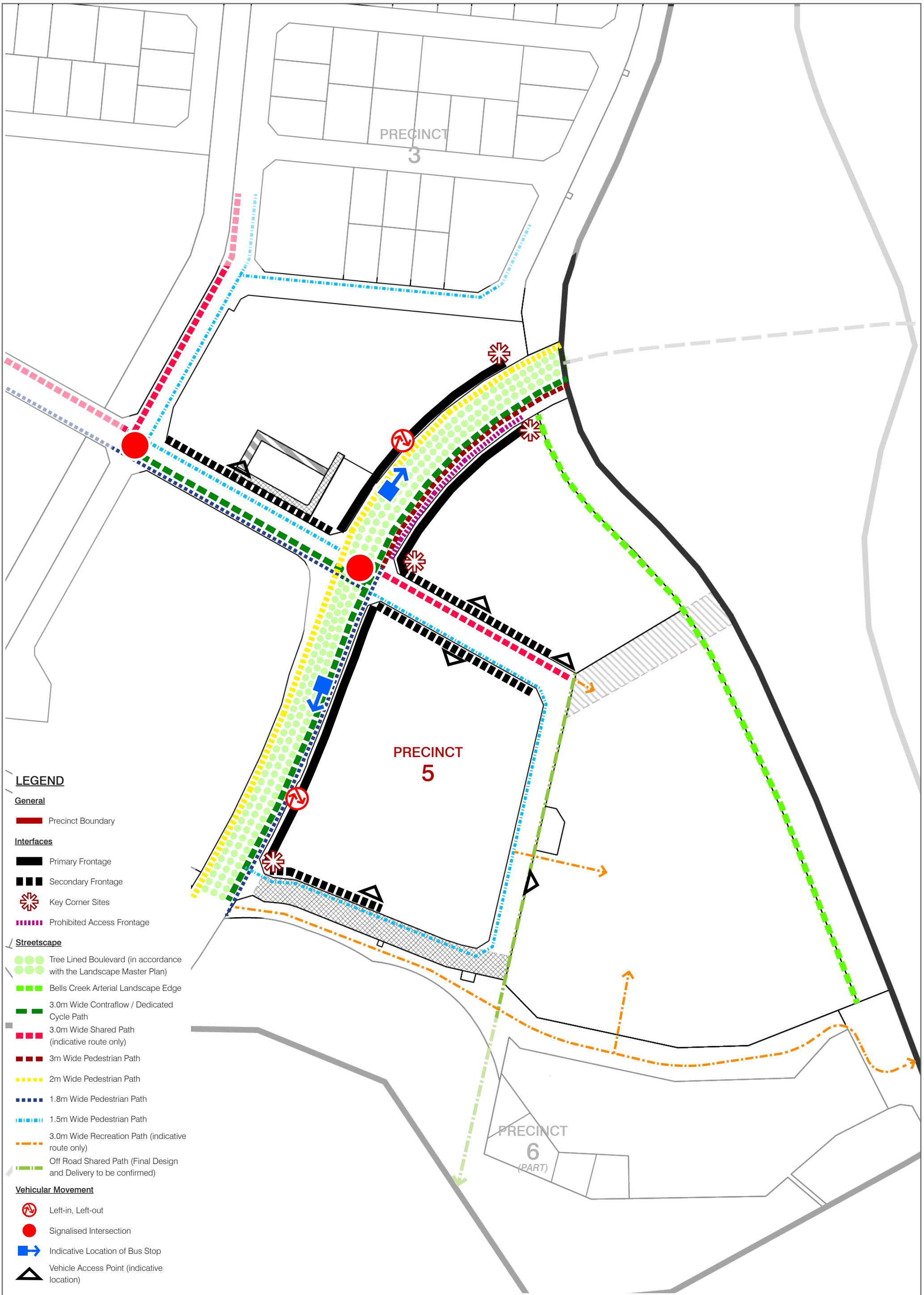


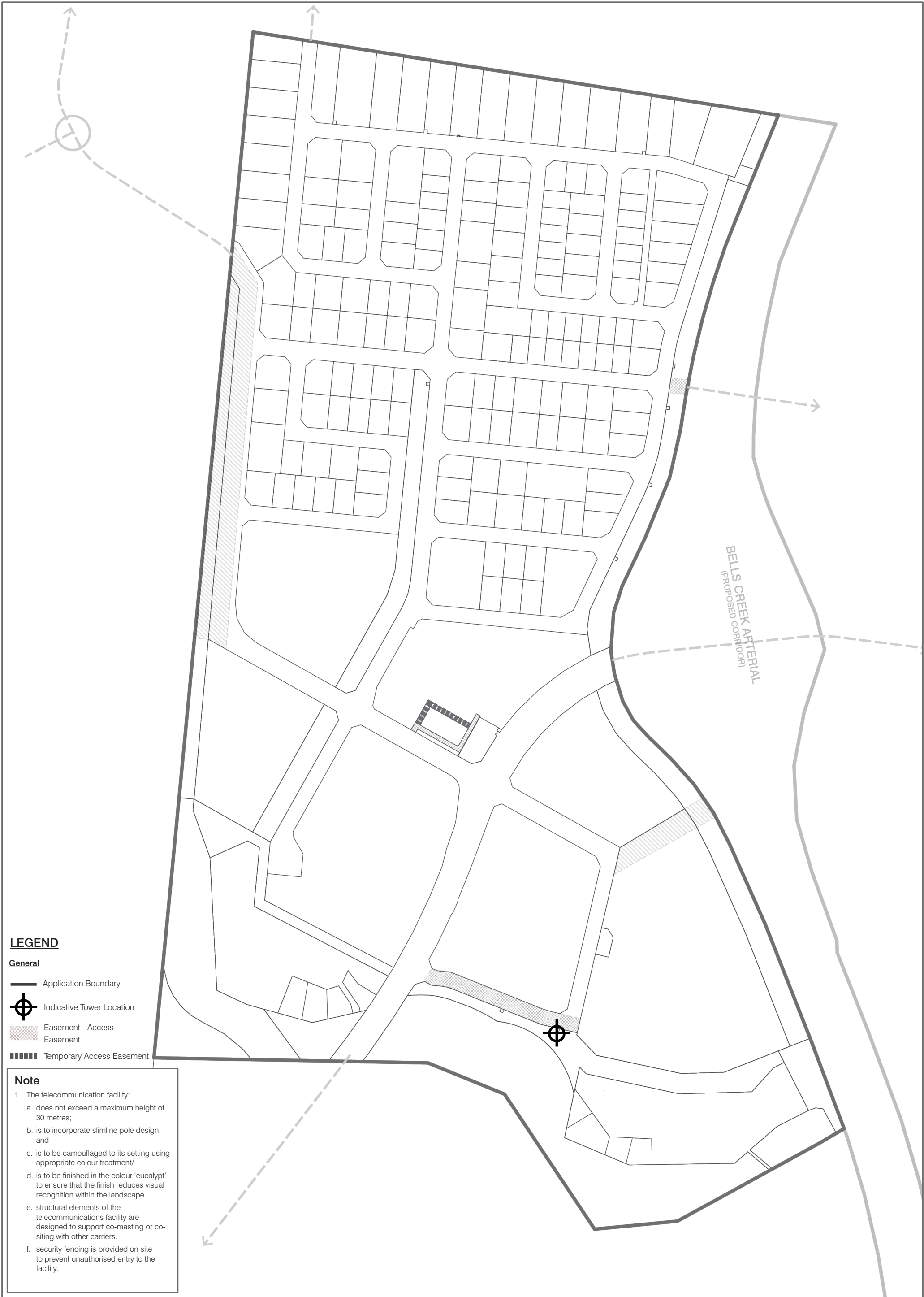
INDUSTRIAL ACCESS STREET (22.0m WIDE)



INDUSTRIAL ACCESS LANEWAY (10m WIDE)





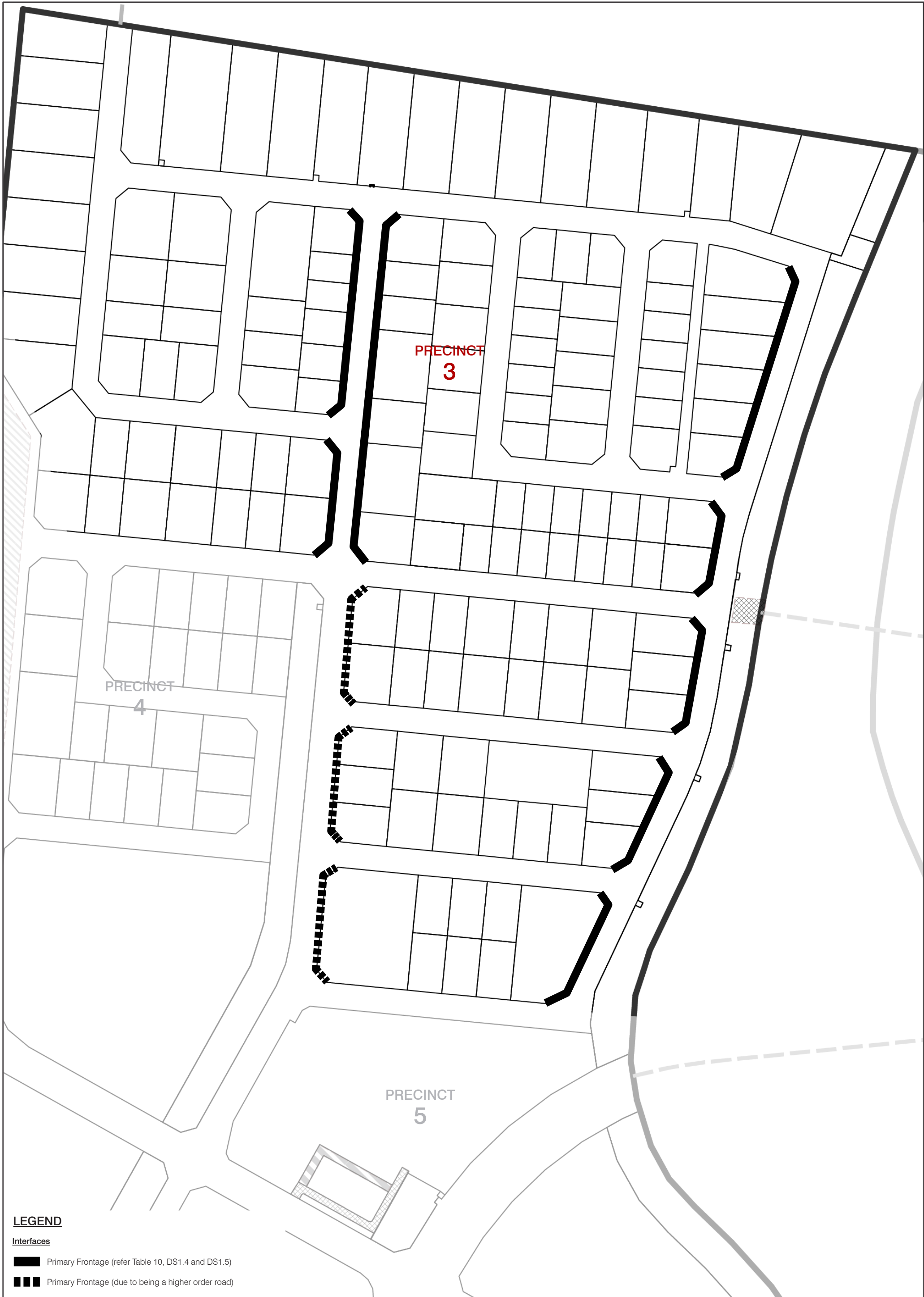


LEGEND

- General**
- Application Boundary
 - Indicative Tower Location
 - Easement - Access Easement
 - Temporary Access Easement

Note

- The telecommunication facility:
 - does not exceed a maximum height of 30 metres;
 - is to incorporate slimline pole design; and
 - is to be camouflaged to its setting using appropriate colour treatment/
 - is to be finished in the colour 'eucalypt' to ensure that the finish reduces visual recognition within the landscape.
 - structural elements of the telecommunications facility are designed to support co-masting or co-siting with other carriers.
 - security fencing is provided on site to prevent unauthorised entry to the facility.



LEGEND

Interfaces

Primary Frontage (refer Table 10, DS1.4 and DS1.5)

Primary Frontage (due to being a higher order road)



CALOUNDRA SOUTH - PRECINCTS 3-6

Plan of Development - Precinct 3

SCALE: 1:3000 @ A3

0 25 50 75 100 125 150



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PROJECT NO: BD0348

DATE: 23.11.2021

DRAWING NO: POD

REV: Z1