

LEGEND

General

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

CALOUNDRA SOUTH - PRECINCTS 3-6

APPENDIX B - Approved Reconfiguration of a Lot Plan

SCALE: 1:5000 @ A3

0 50 100 150 200 250

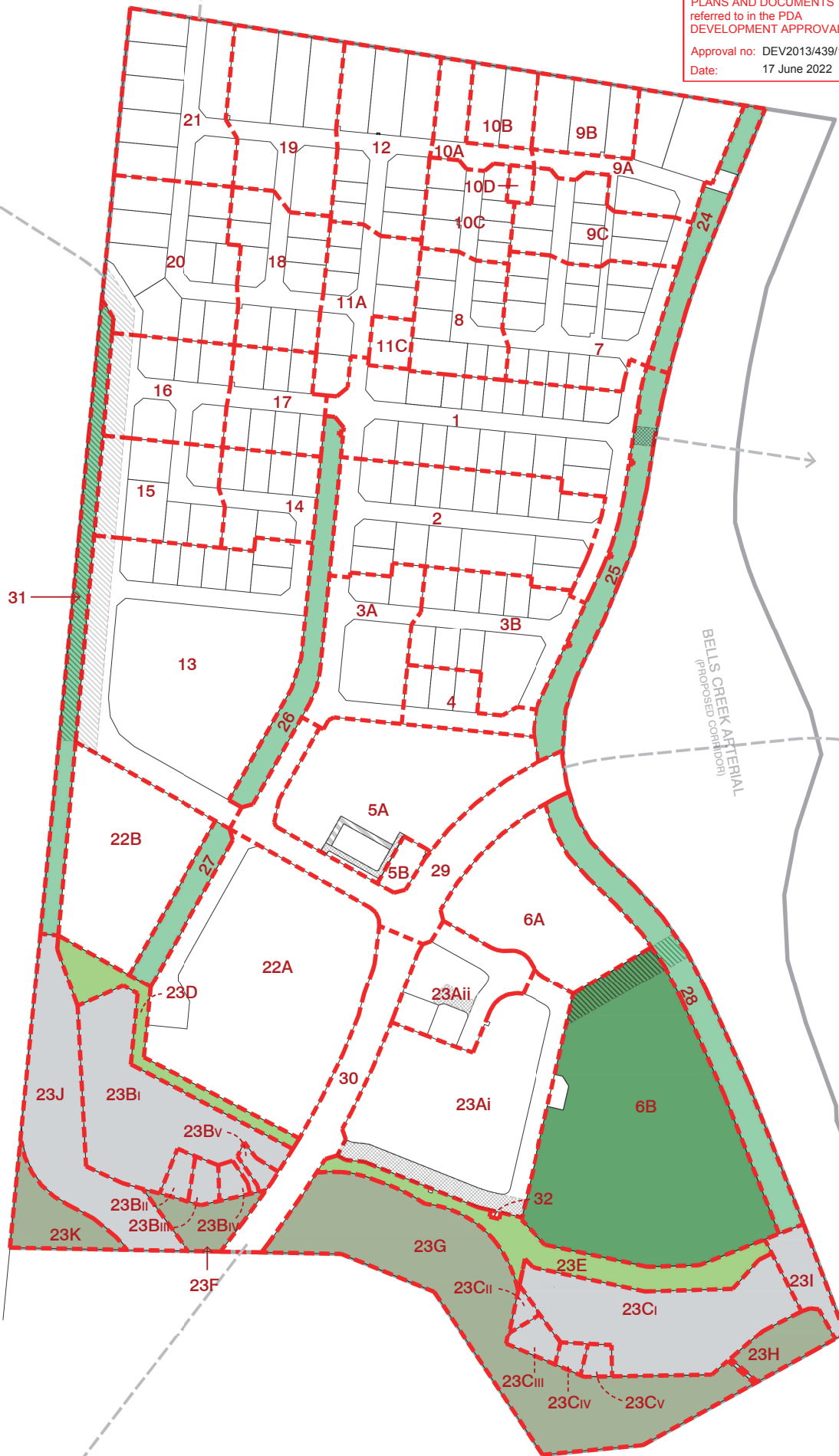
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This plan is conceptual and is for discussion purposes only.
Subject to further detail study Council approval, engineering input and survey. Cadastral boundaries, areas and dimensions are approximate only. Figured dimensions shall take preference to scaled dimensions. No reliance should be placed on this plan for any financial dealings of the land.

PROJECT NO: BD0348

DATE: 10.06.2022

DRAWING NO: POD

REV: ZP



LEGEND

General

- Application Boundary
- Stage Boundaries

Note

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

LEGEND

General

- Application Boundary
- Precinct Boundaries
- Sub-Precinct Boundary
- Stage Boundaries
- Future Road Connection
- Overhead Electrical Powerline
- Underground Electrical Powerline
- Existing Creek Line
- Easement - Electrical Powerline, Drainage
- Easement - Access
- Easement
- Temporary 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



LEGEND

General

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- Precinct Boundaries
- Sub-Precinct Boundary
- Future Road Connection
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- Underground Electrical Powerline
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PRECINCT
3

PRECINCT
4

PRECINCT
5

LEGEND

Interfaces

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



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

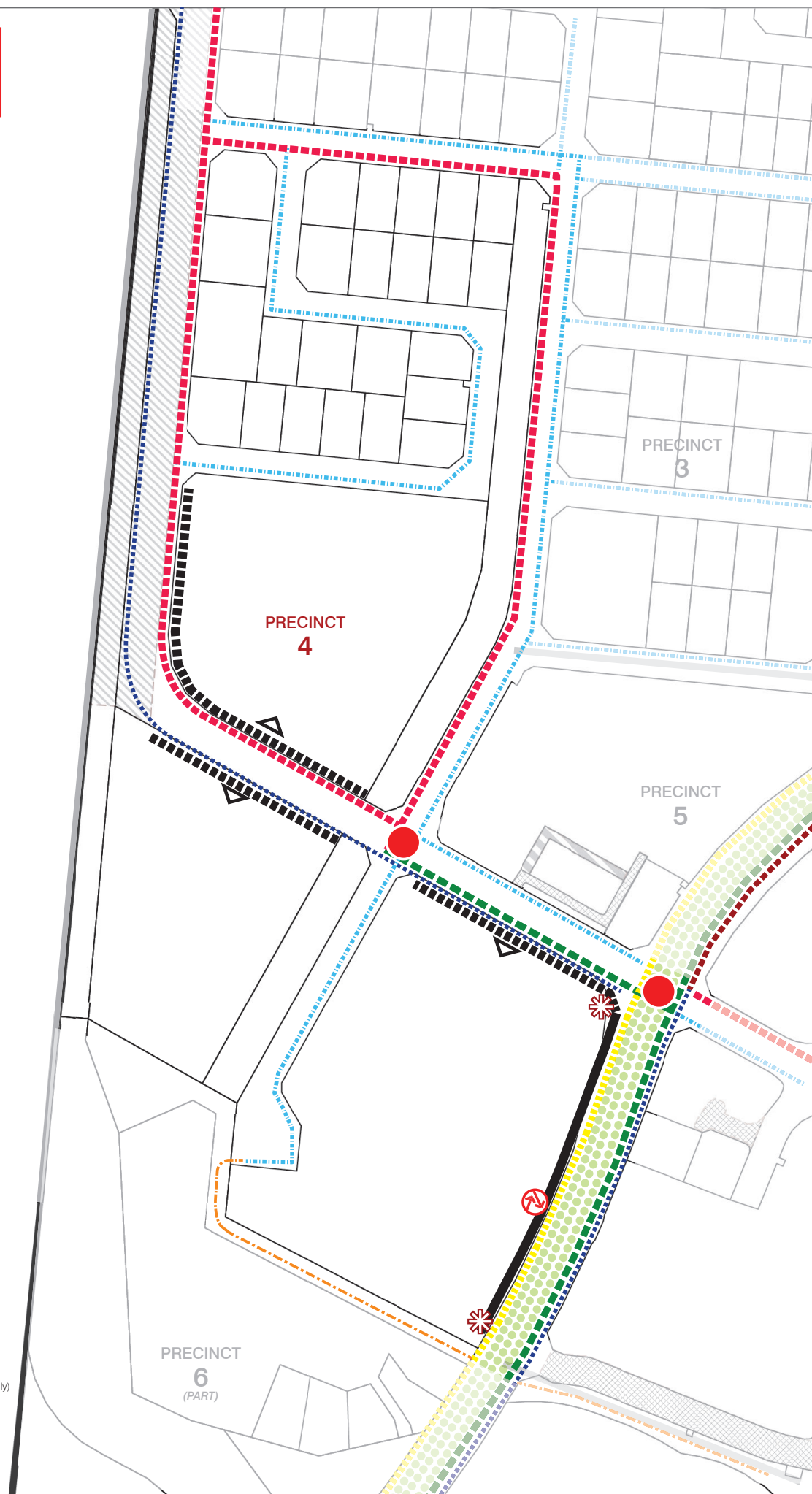
3.0m Wide Recreation Path (indicative route only)

Vehicular Movement

Left-in, Left-out

Signalised Intersection

Vehicle Access Point (indicative location)



PRECINCT
3

PRECINCT
5

PRECINCT
6
(PART)

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)



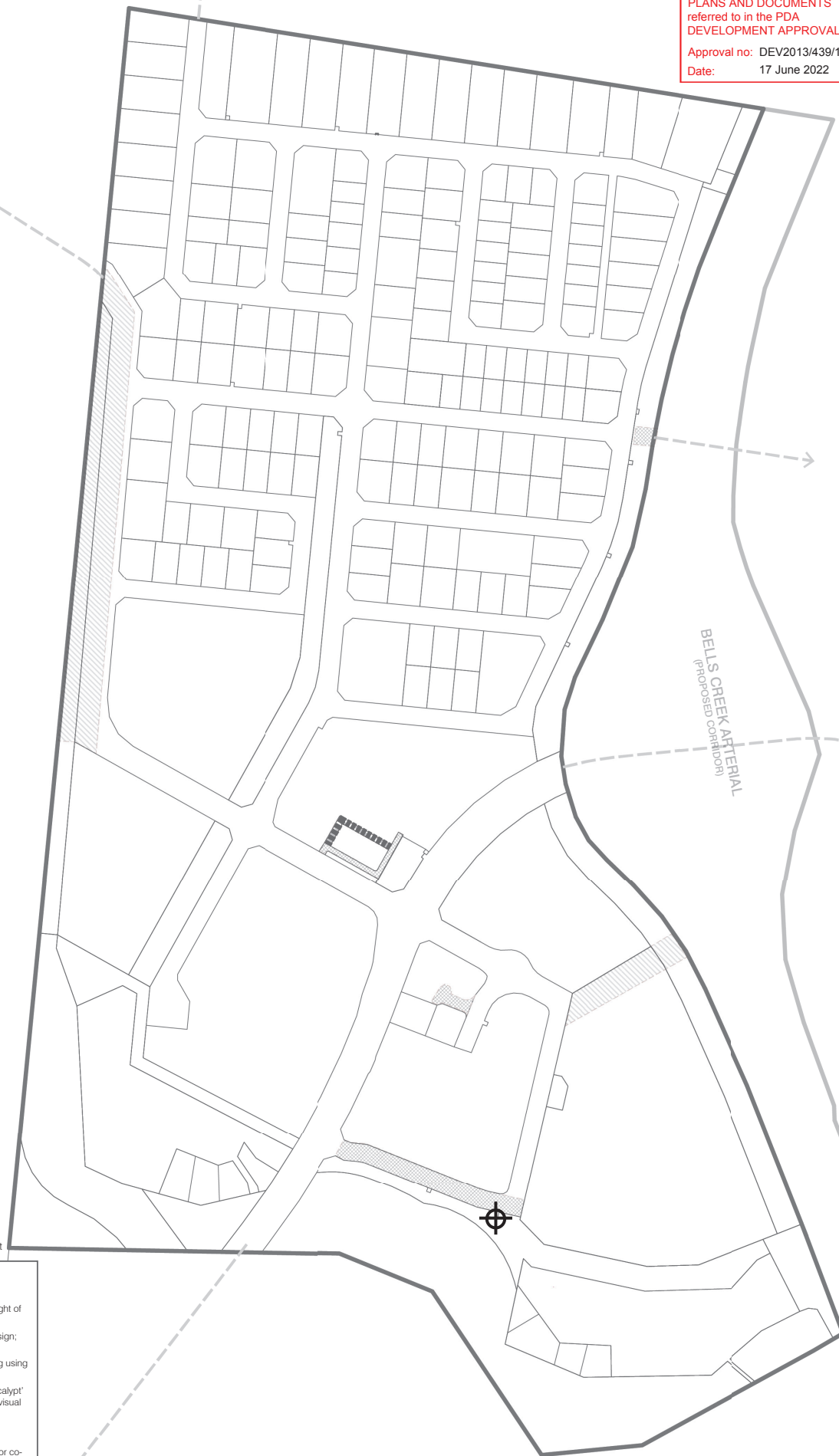
LEGEND

General

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

Note

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



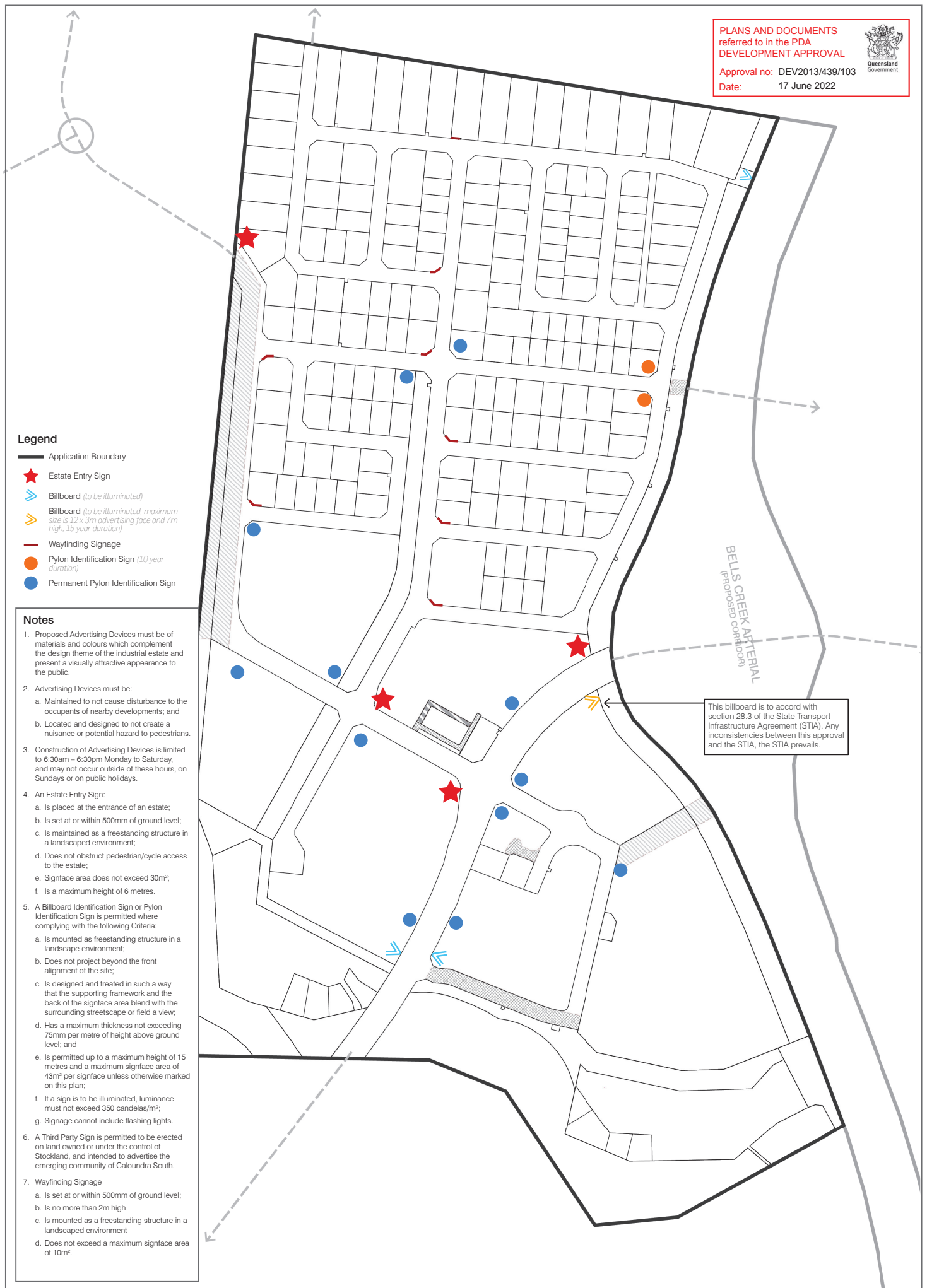
Legend

- 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

1. 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.
2. Advertising Devices must be:
 - a. Maintained to not cause disturbance to the occupants of nearby developments; and
 - b. Located and designed to not create a nuisance or potential hazard to pedestrians.
3. 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.
4. An Estate Entry Sign:
 - a. Is placed at the entrance of an estate;
 - b. Is set at or within 500mm of ground level;
 - c. Is maintained as a freestanding structure in a landscaped environment;
 - d. Does not obstruct pedestrian/cycle access to the estate;
 - e. Signface area does not exceed 30m²;
 - f. Is a maximum height of 6 metres.
5. A Billboard Identification Sign or Pylon Identification Sign is permitted where complying with the following Criteria:
 - a. Is mounted as freestanding structure in a landscape environment;
 - b. Does not project beyond the front alignment of the site;
 - c. 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;
 - d. Has a maximum thickness not exceeding 75mm per metre of height above ground level; and
 - e. 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;
 - f. If a sign is to be illuminated, luminance must not exceed 350 candelas/m²;
 - g. Signage cannot include flashing lights.
6. 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.
7. Wayfinding Signage
 - a. Is set at or within 500mm of ground level;
 - b. Is no more than 2m high
 - c. Is mounted as a freestanding structure in a landscaped environment
 - d. 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

General

Application Boundary

Connections - Pedestrian

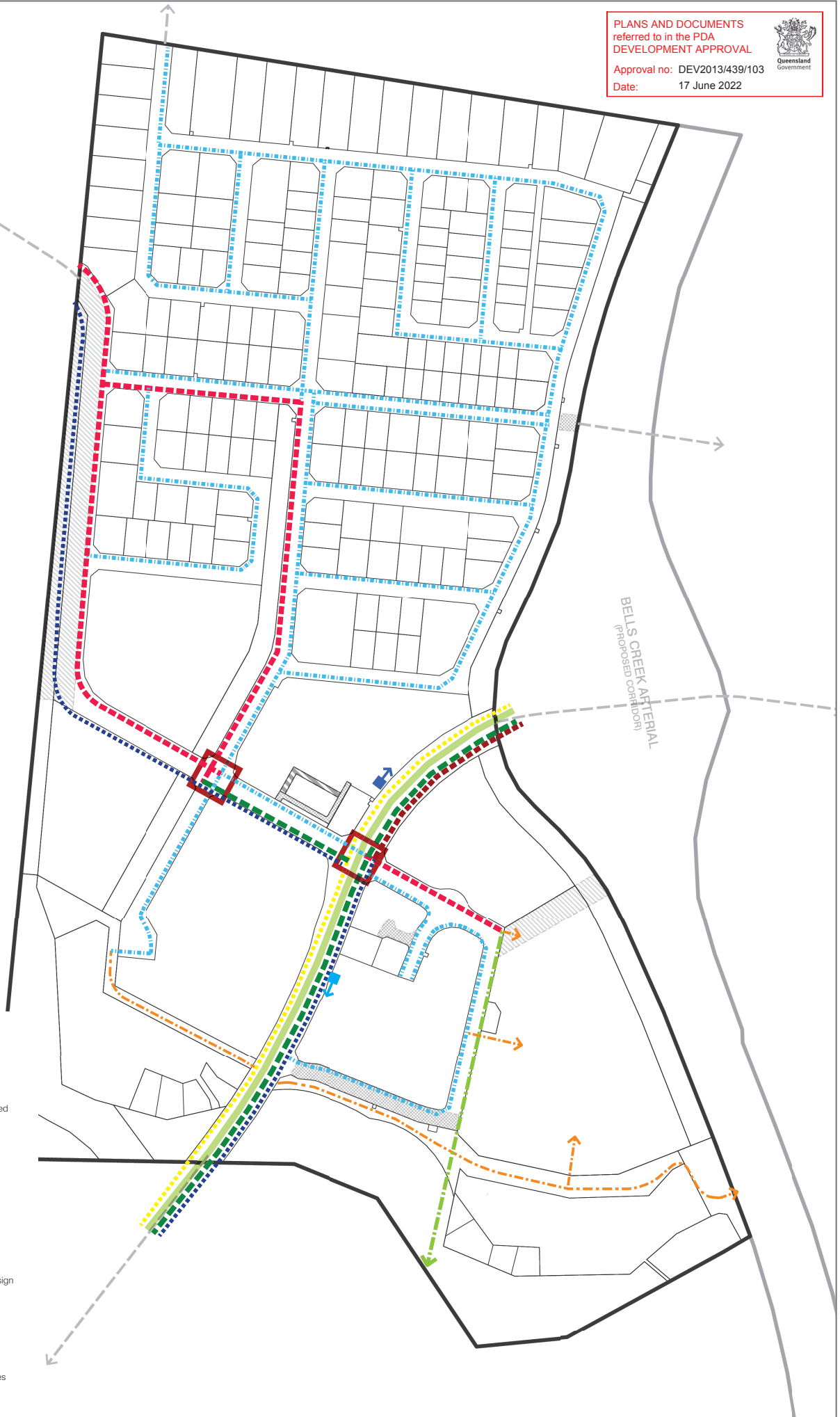
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Off Street Shared Pedestrian / Cycle Path
- 3.0m Wide Recreation Path (indicative route only)
- 3m Wide Pedestrian Path
- 2m Wide Pedestrian Path
- 1.8m Wide Pedestrian Path
- 1.5m Wide Pedestrian Path
- Off Road Shared Path (Final Design and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

Intersections

Signalised Intersection

Bus Network

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



LEGEND

Sub-Arterial Roads

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

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 Street B	22.0m
	Industrial Access Laneway	10.0m

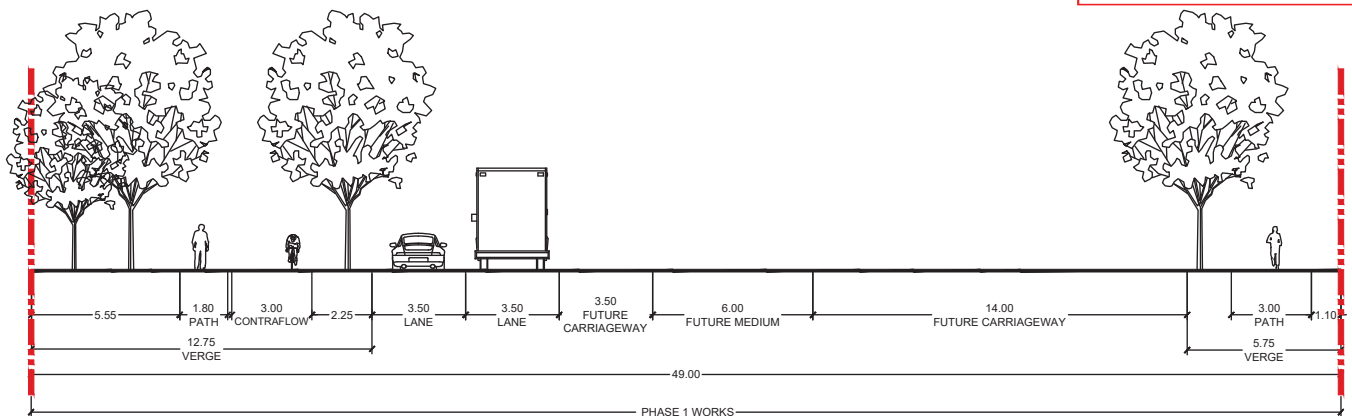
External Connectors

	Indicative External Connections	N/A
	Racecourse Road Link	37.0m

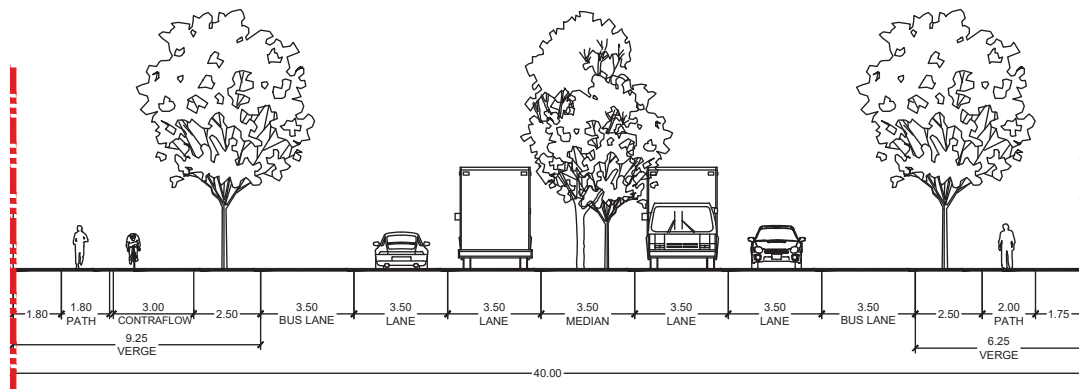
Intersections

	Left-in, Left-out
	Signalised Intersection
	Roundabout

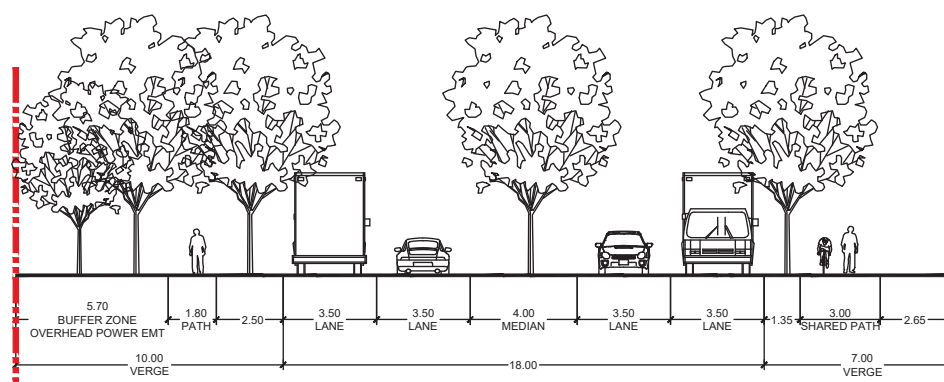




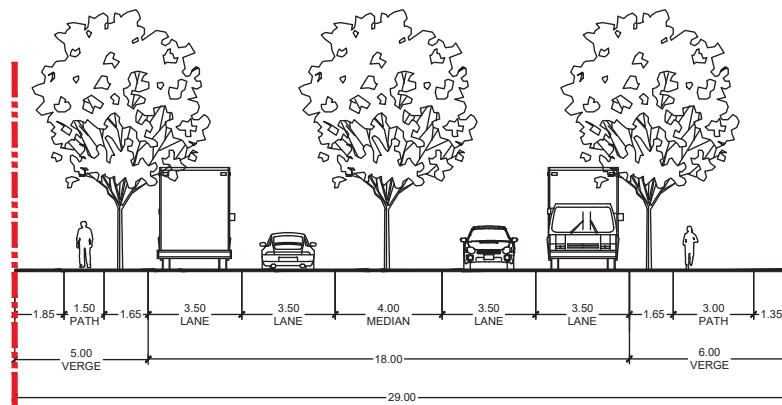
**SUB-ARTERIAL - BELLS CREEK ARTERIAL APPROACH
(MEDIAN AND VERGE WIDTH VARIES)**



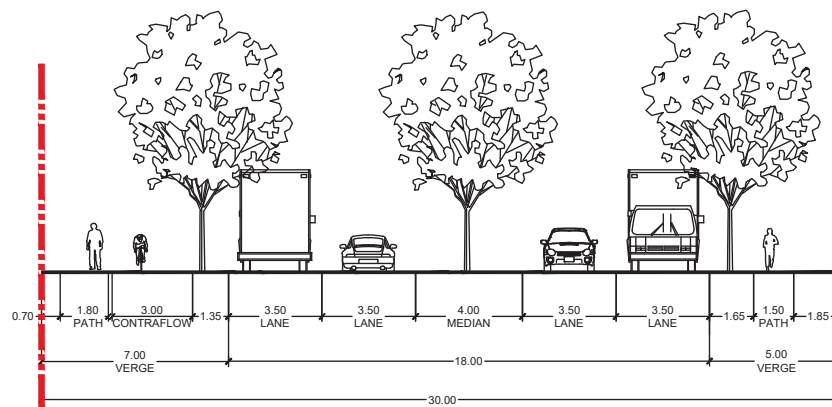
SUB-ARTERIAL - NORTH-SOUTH LINK (40m WIDE)



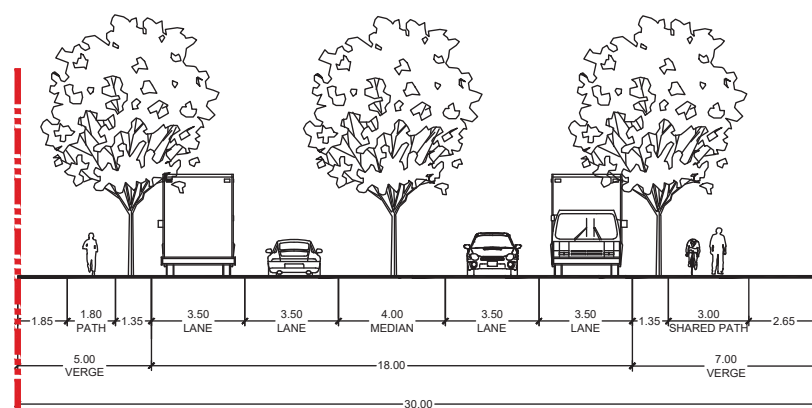
SUB-ARTERIAL (35m WIDE)



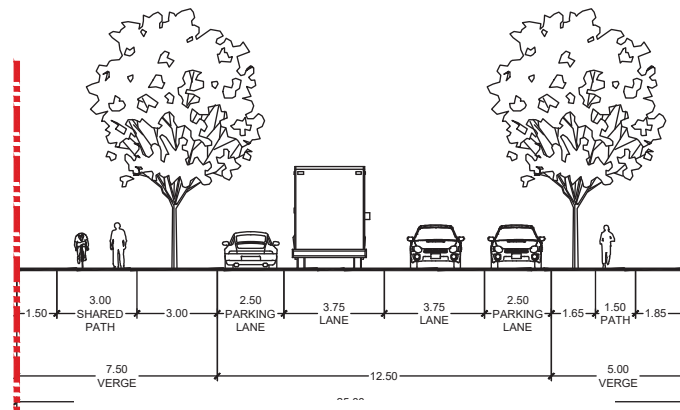
INDUSTRIAL TRUNK CONNECTOR (29m WIDE)



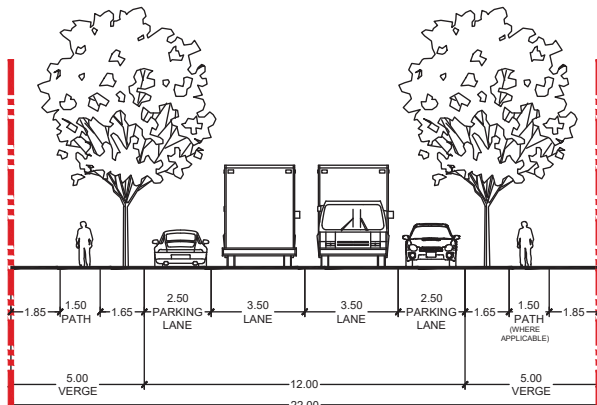
SUB-ARTERIAL (30m WIDE)



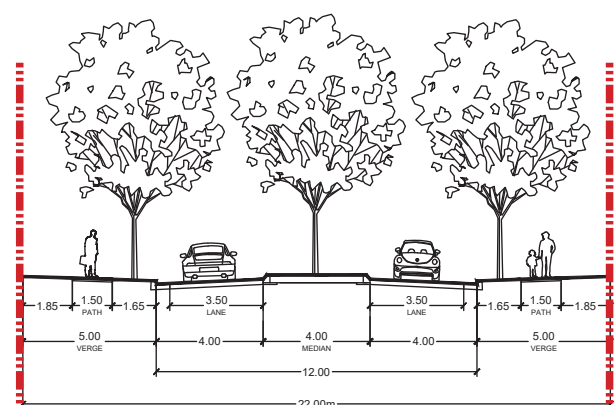
SUB-ARTERIAL (30m WIDE)



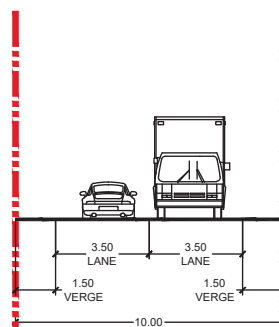
INDUSTRIAL TRUNK CONNECTOR (25m WIDE)



INDUSTRIAL ACCESS STREET (22.0m WIDE)



INDUSTRIAL ACCESS STREET B (22.0m WIDE)



INDUSTRIAL
ACCESS LANEWAY
(10m WIDE)