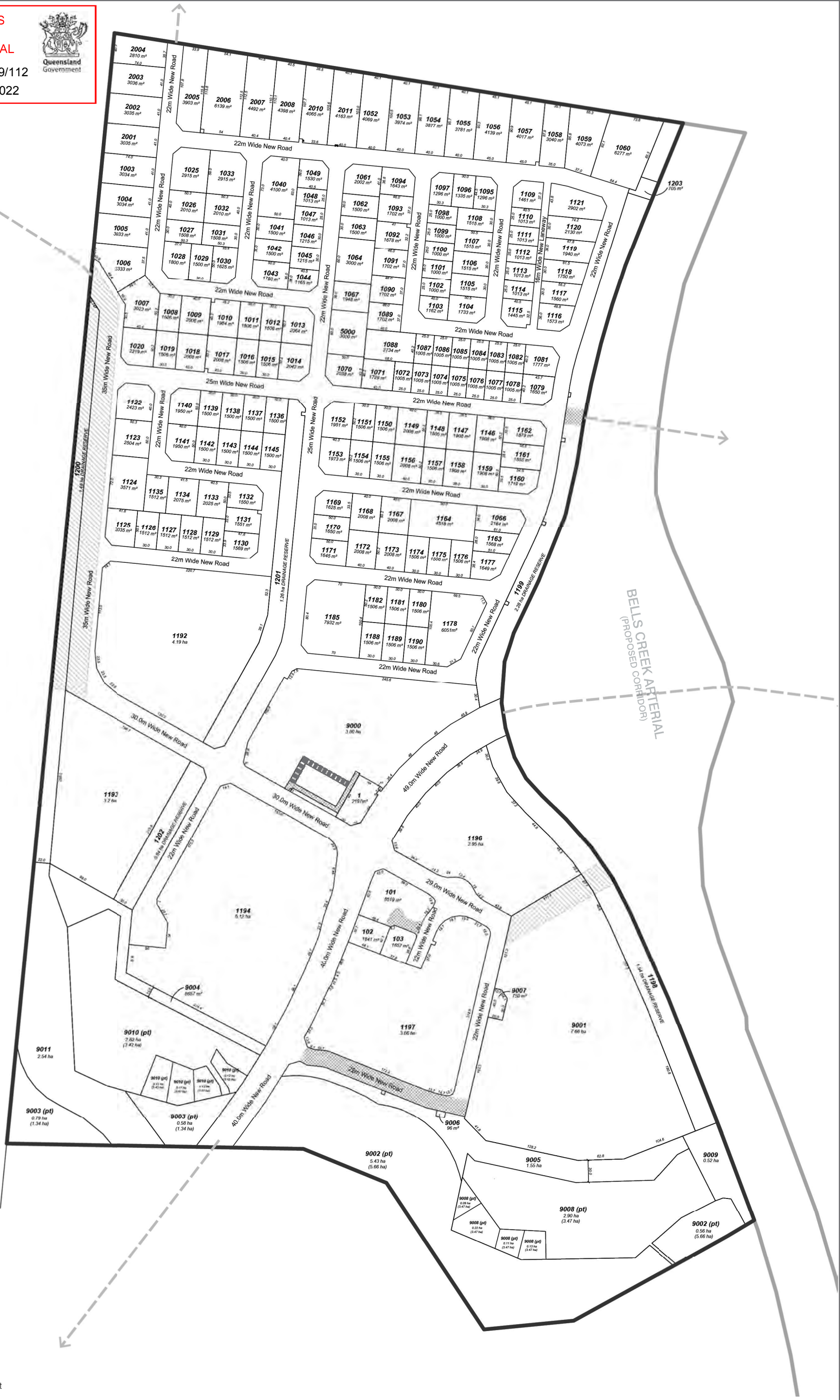


PLANS AND DOCUMENTS
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Date: 10 October 2022



LEGEND

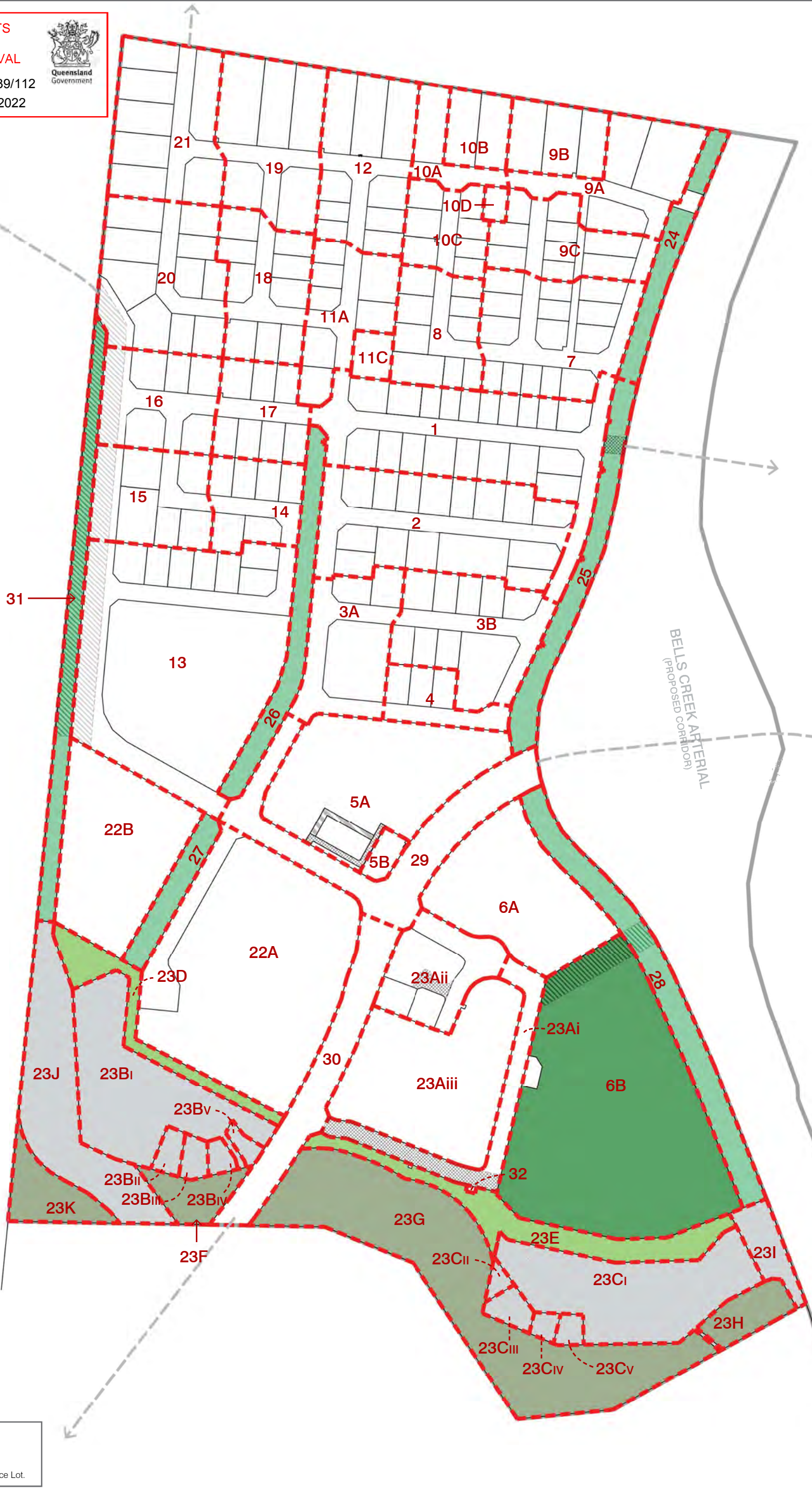
- General**
- Application Boundary
 - Future Road Connection
 - Easement - Electrical, Drainage
 - Easement - Access
 - Easement
 - Temporary Access Easement



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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

APPENDIX C - Staging Plan

SCALE: 1:5000 @ A3

0 50 100 150 200 250

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PROJECT NO: BD0348

DATE: 17.08.2022

DRAWING NO: POD

REV: ZV

Approval no: DEV2013/439/112
Date: 10 October 2022



Approval no: DEV2013/439/112
Date: 10 October 2022



LEGEND

General

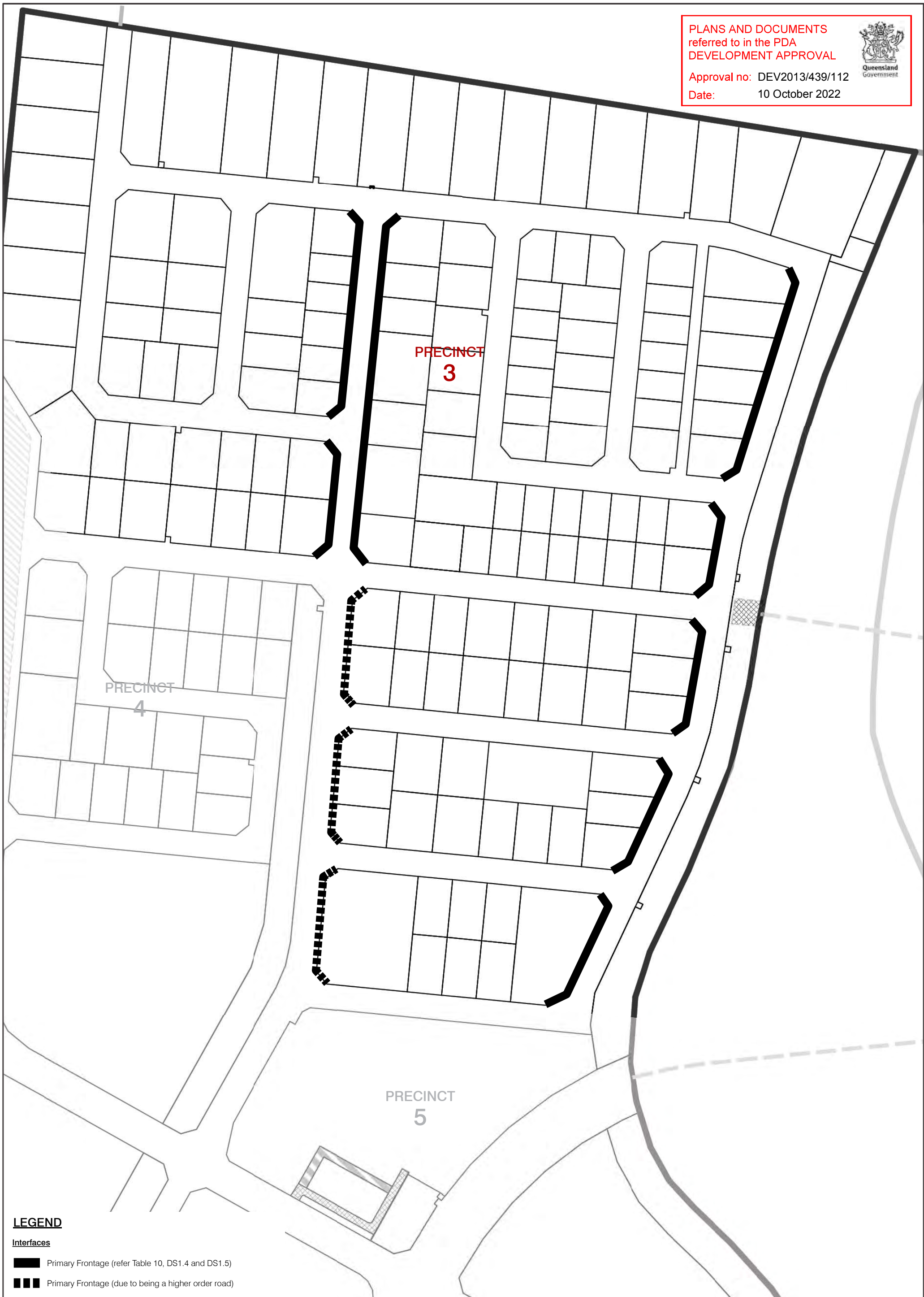
-  Application Boundary
-  Precinct Boundaries
-  Sub-Precinct Boundary
-  Future Road Connection
-  Overhead Electrical Powerline
-  Underground Electrical Powerline
-  Existing Creek Line
-  Easement - Electrical Powerline, Drainage
-  Easement - Access Easement
-  Temporary Access Easement
-  Approved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



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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)



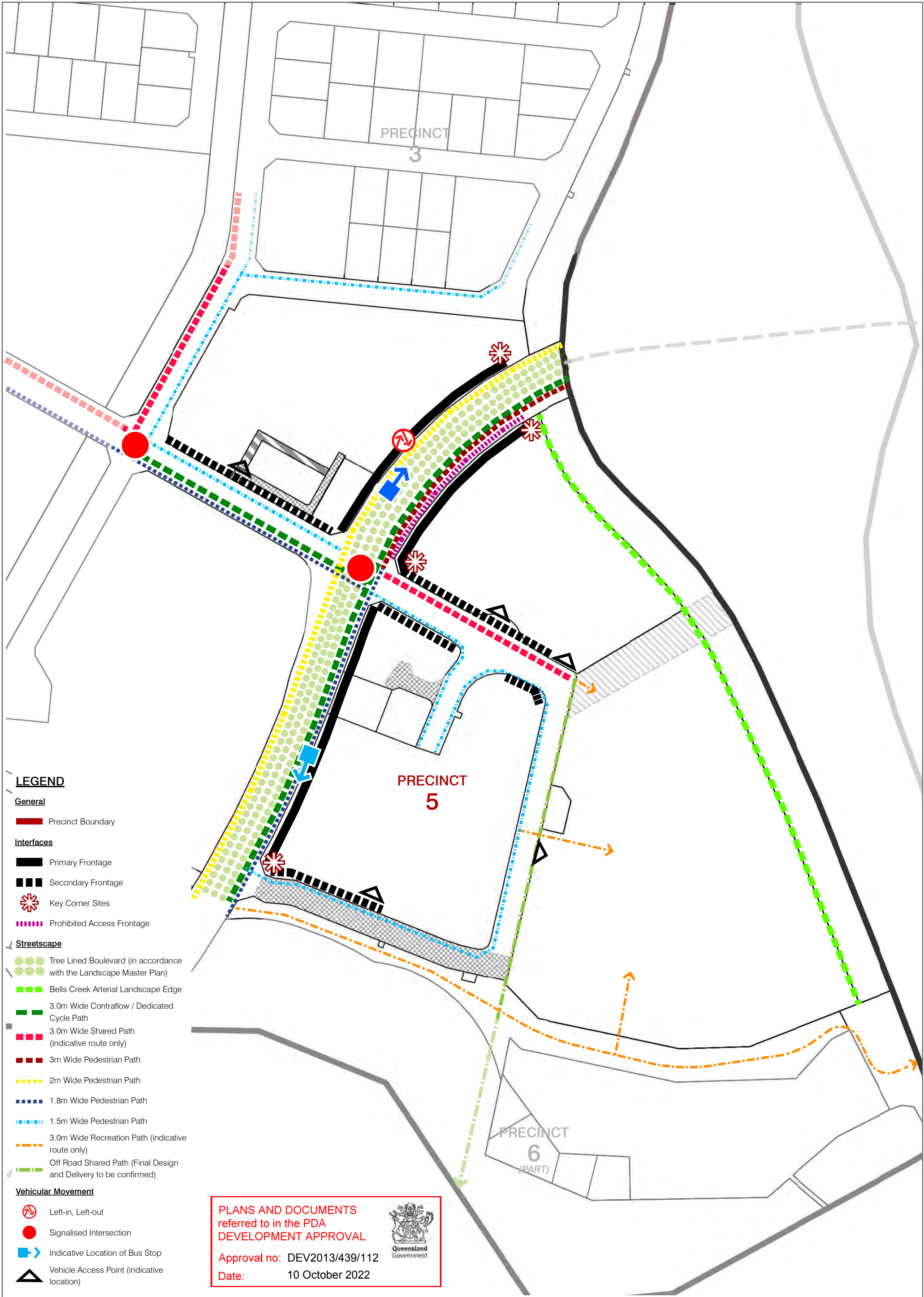
CALOUNDRA SOUTH - PRECINCTS 3-6
APPENDIX G - Plan of Development - Precinct 4

SCALE: 1:3000 @ A3

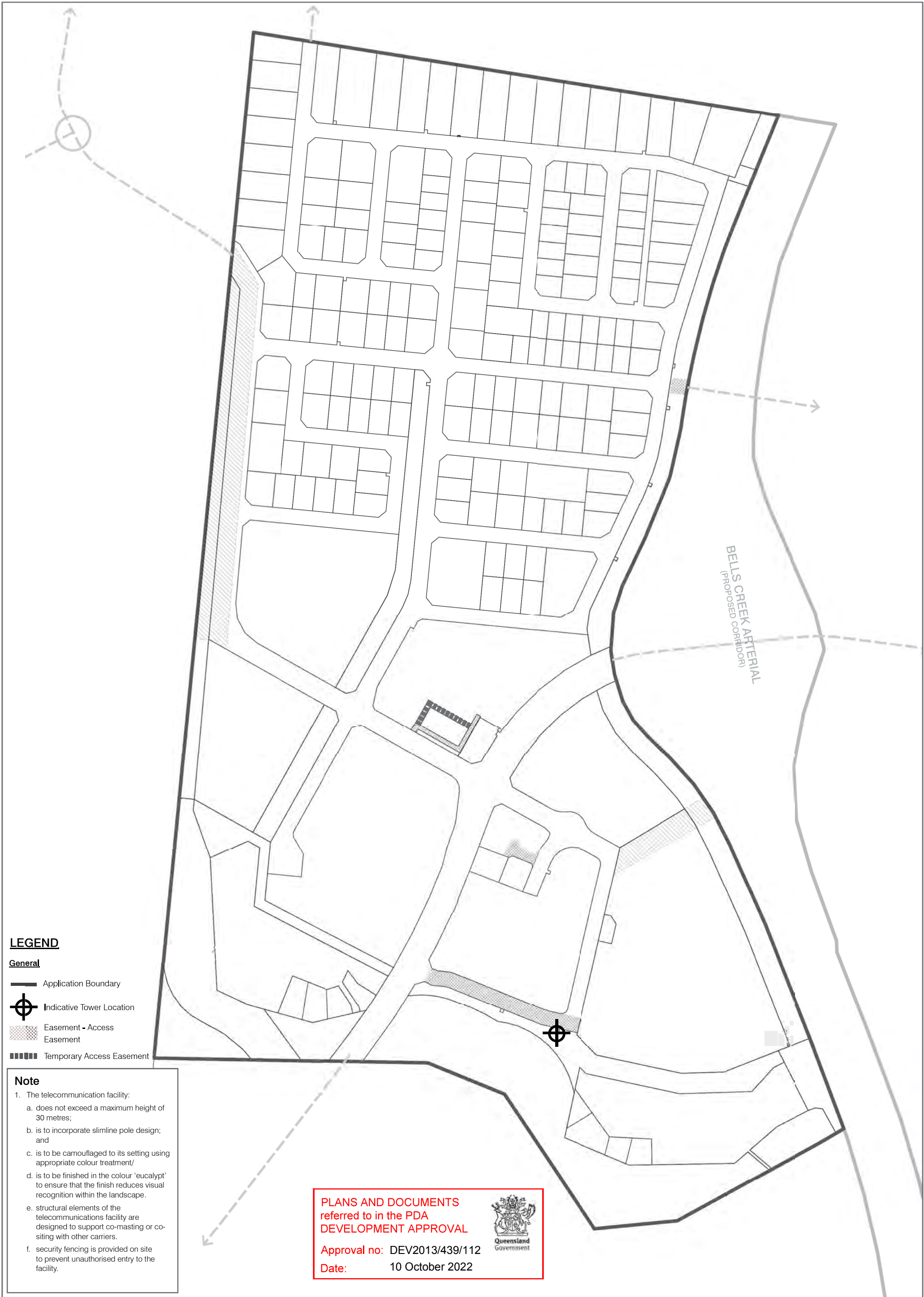
0 25 50 75 100 125 150

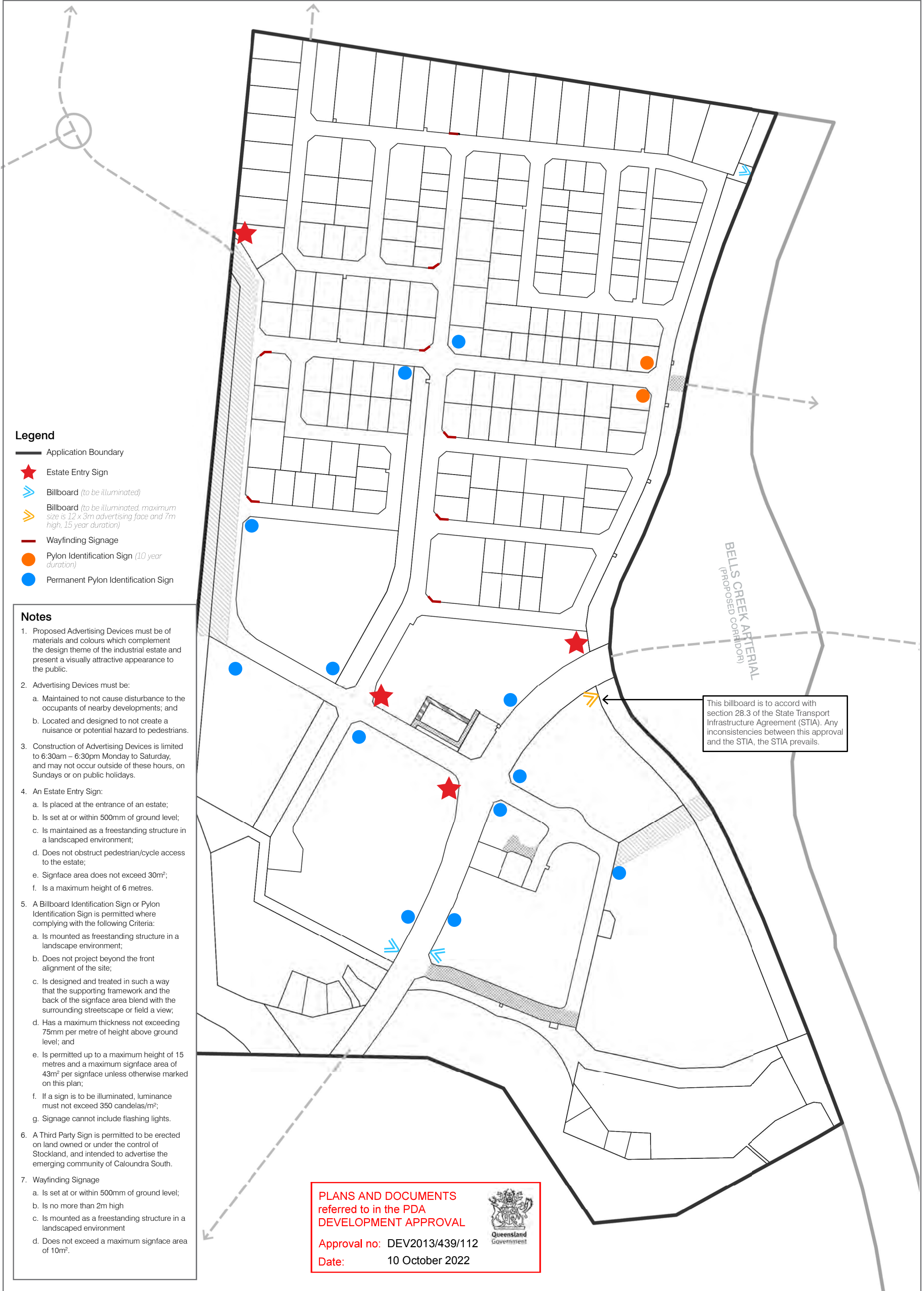
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PROJECT NO: BD0348
DATE: 17.08.2022
DRAWING NO: POD
REV: ZJ









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

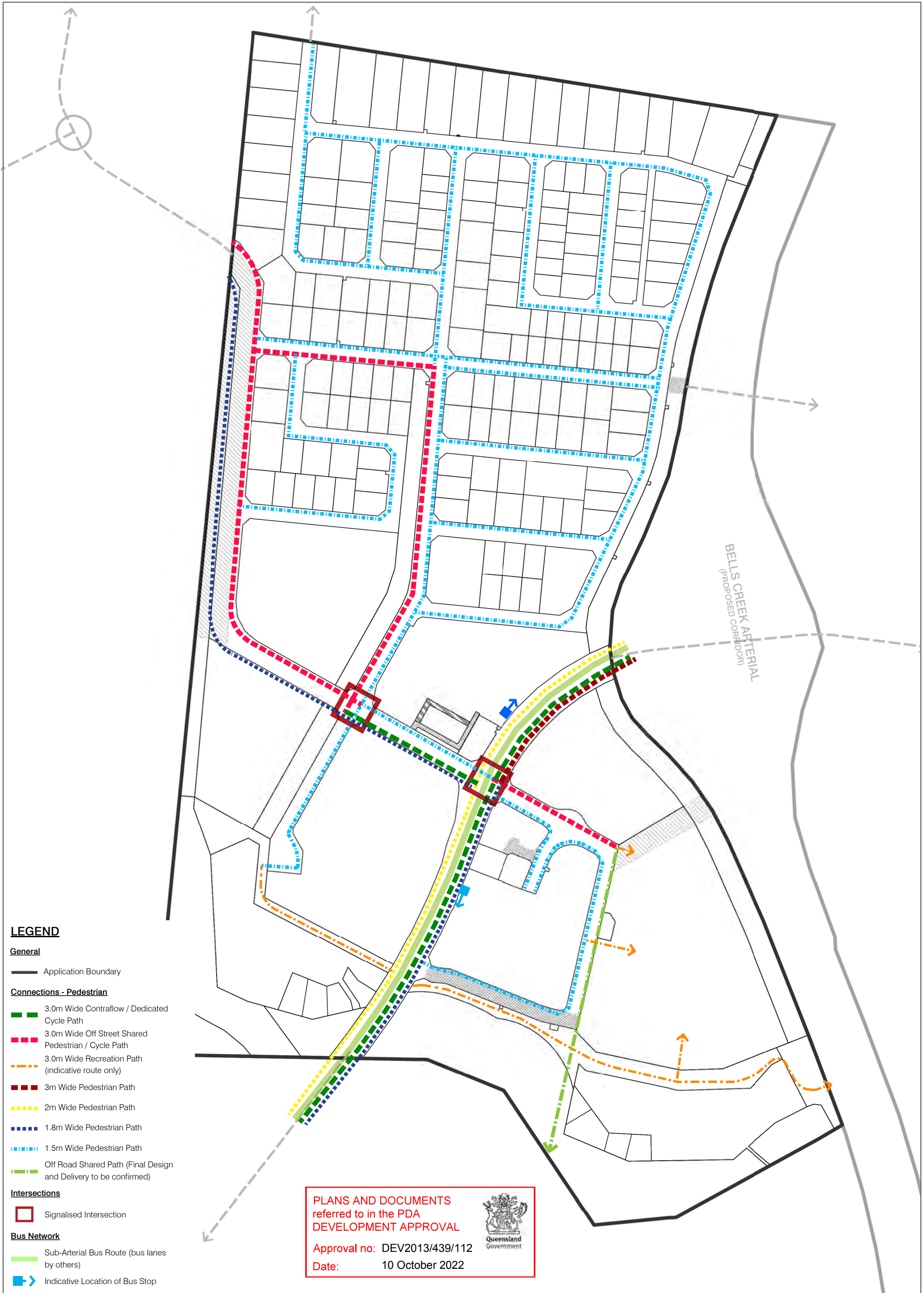
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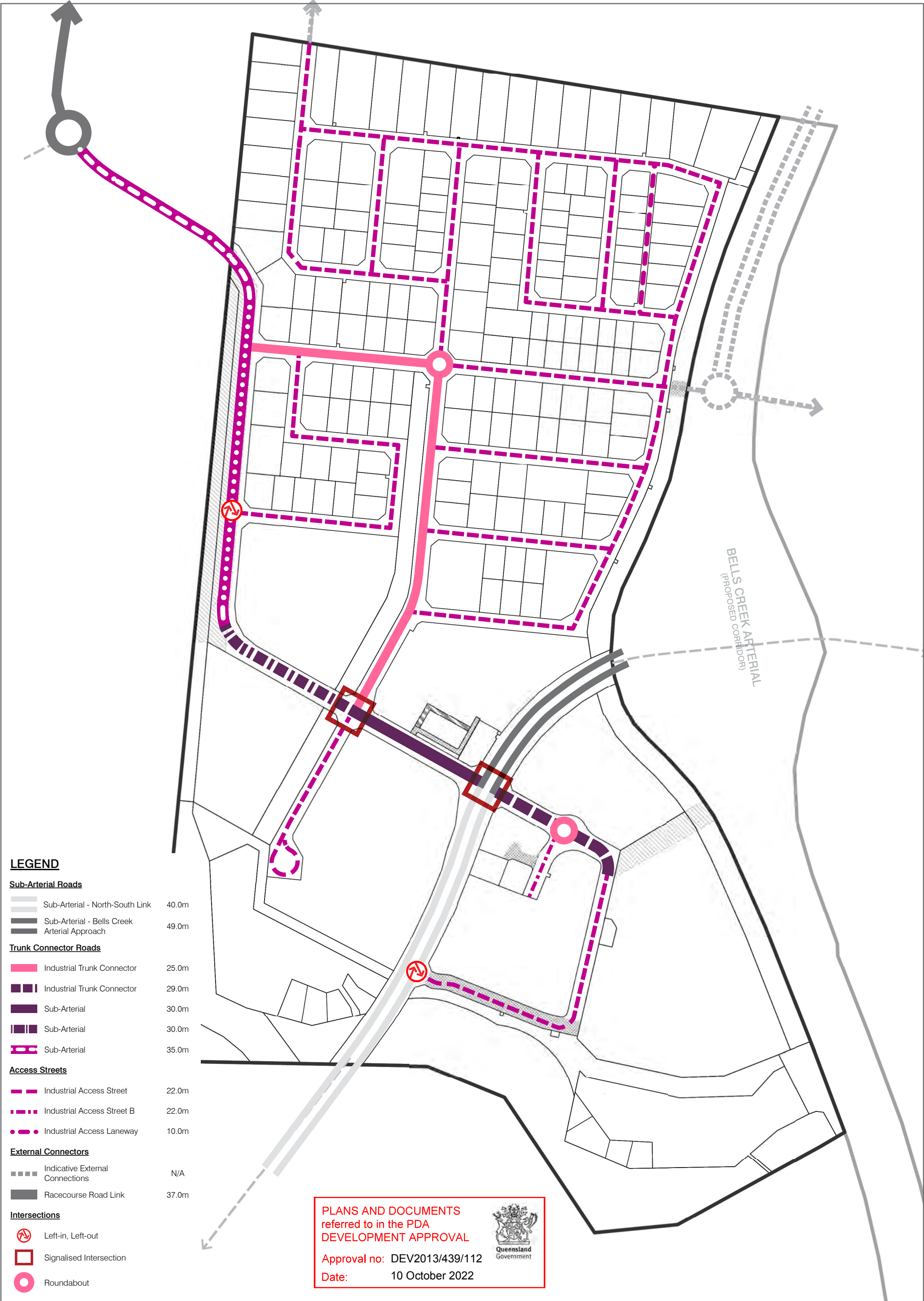
- Proposed Advertising Devices must be of materials and colours which complement the design theme of the industrial estate and present a visually attractive appearance to the public.
- Advertising Devices must be:
 - Maintained to not cause disturbance to the occupants of nearby developments; and
 - 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.

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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.





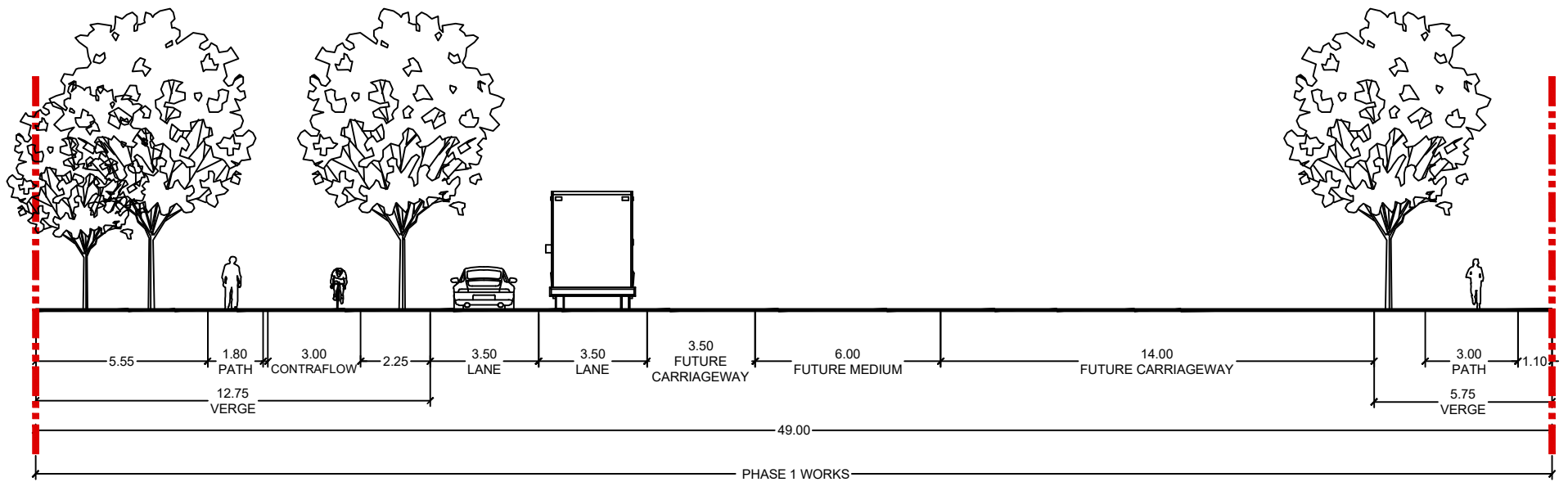
- LEGEND**
- Sub-Arterial Roads**
- Sub-Arterial - North-South Link 40.0m
 - Sub-Arterial - Bells Creek Arterial Approach 49.0m
- Trunk Connector Roads**
- Industrial Trunk Connector 25.0m
 - Industrial Trunk Connector 29.0m
 - Sub-Arterial 30.0m
 - Sub-Arterial 30.0m
 - Sub-Arterial 35.0m
- Access Streets**
- 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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

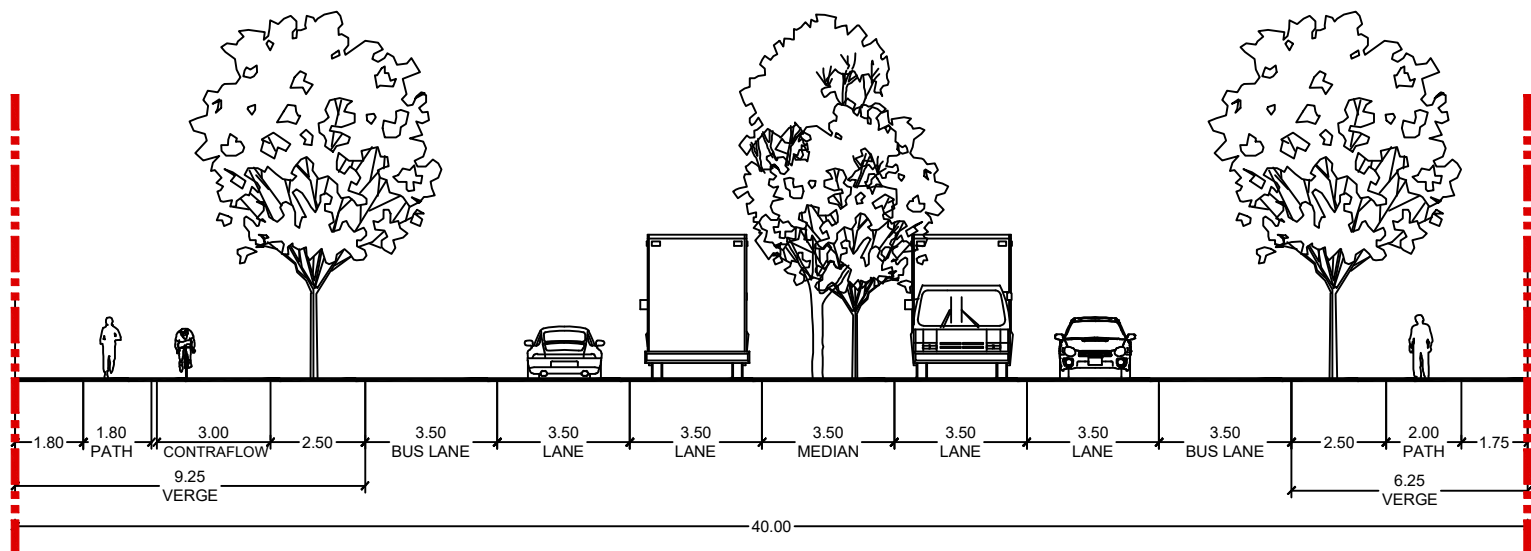
Approval no: DEV2013/439/112

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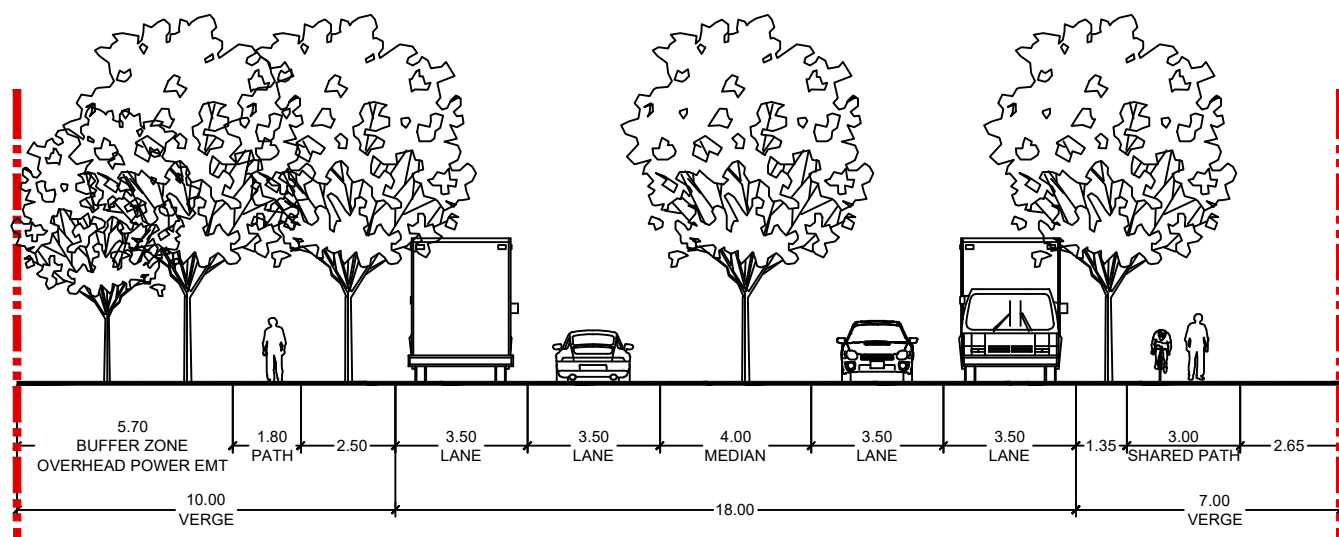




SUB-ARTERIAL - BELLS CREEK ARTERIAL APPROACH
(MEDIAN AND VERGE WIDTH VARIES)



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



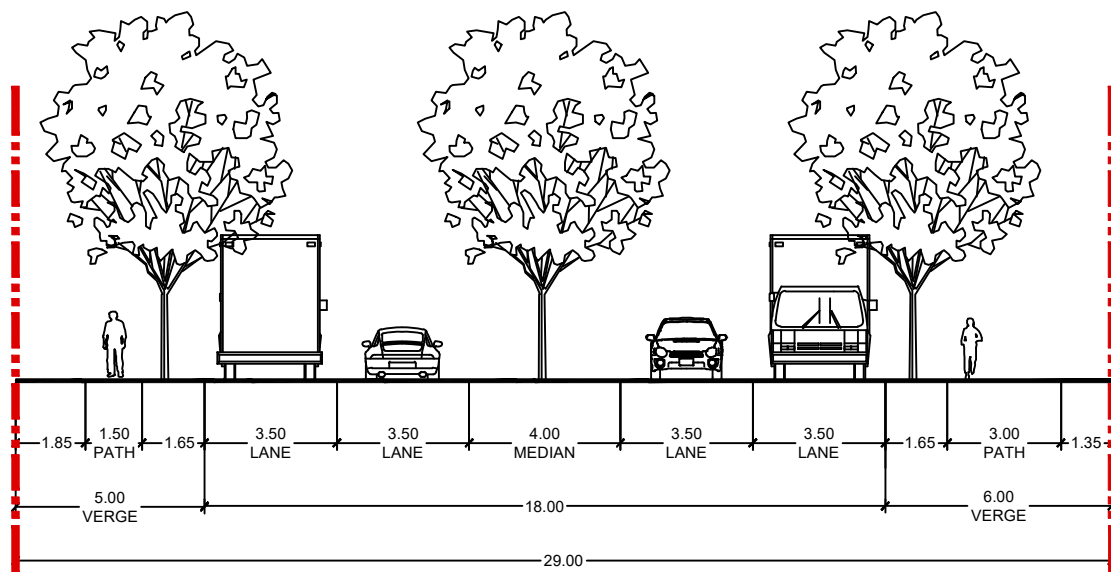
SUB-ARTERIAL (35m WIDE)

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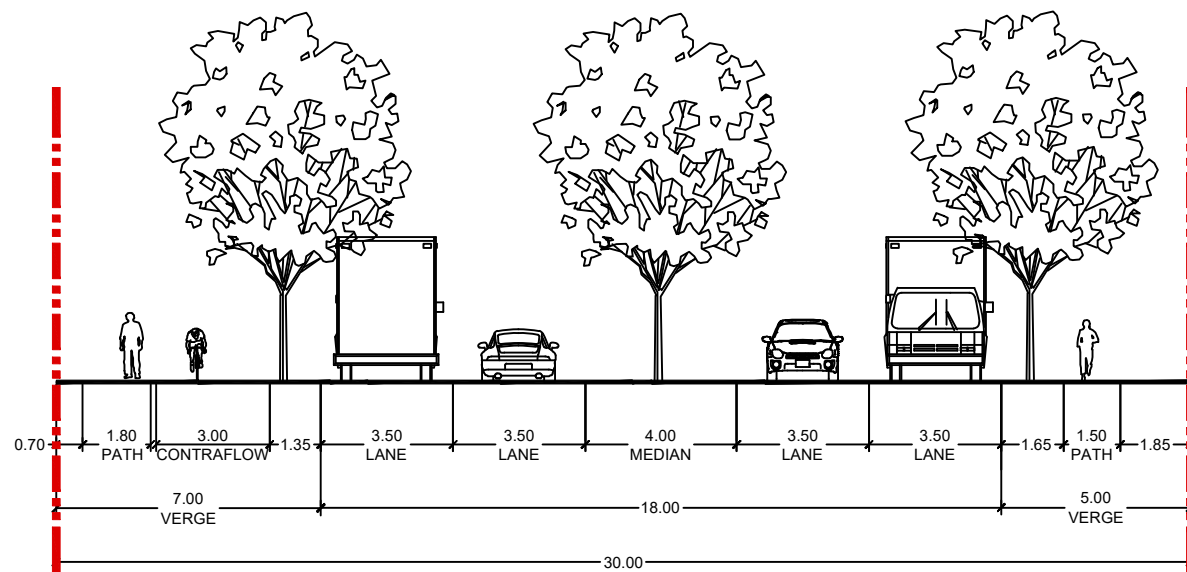
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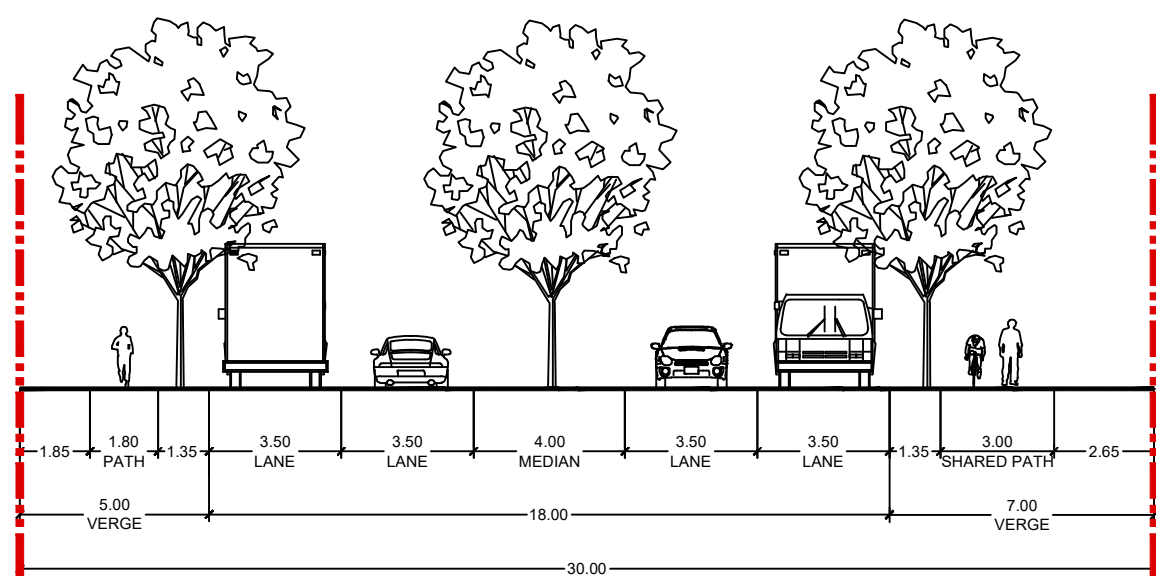




INDUSTRIAL TRUNK CONNECTOR (29m WIDE)



SUB-ARTERIAL (30m WIDE)



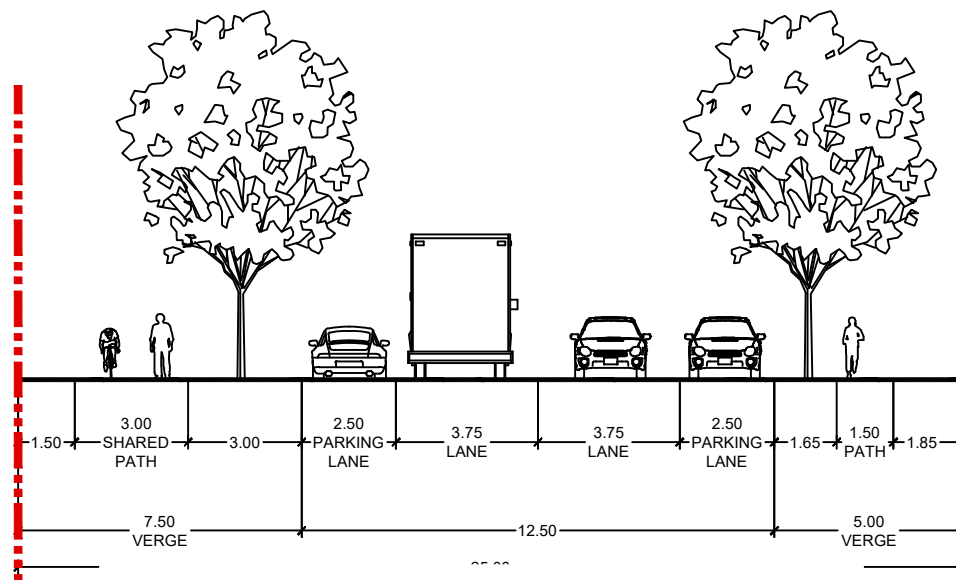
SUB-ARTERIAL (30m WIDE)

PLANS AND DOCUMENTS
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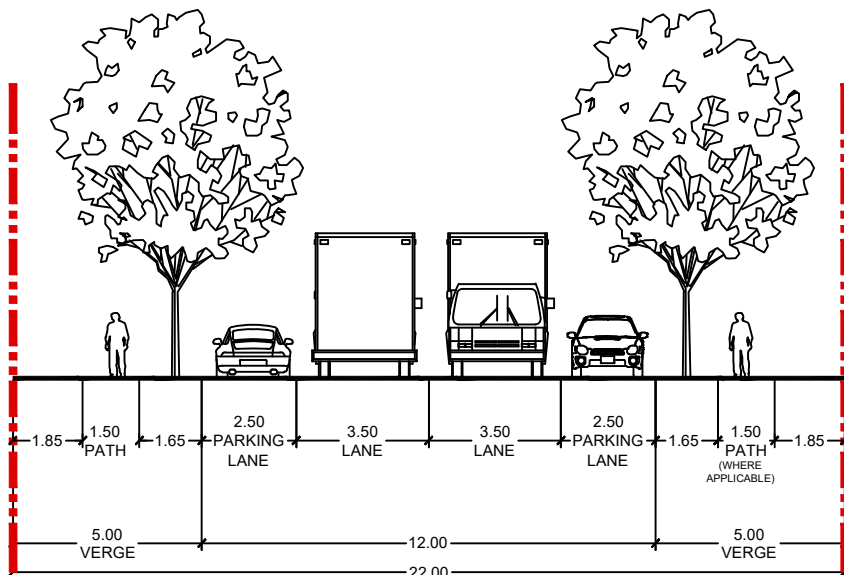
Approval no: DEV2013/439/112

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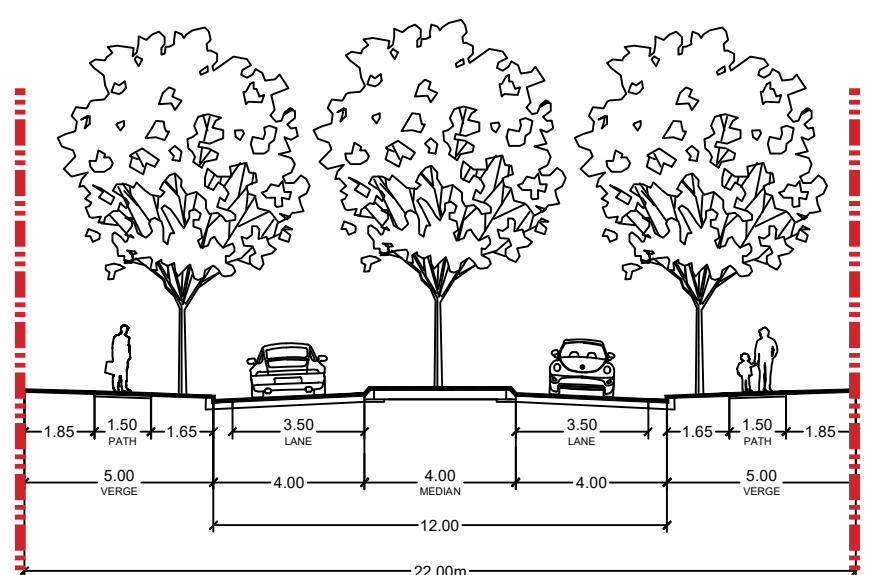




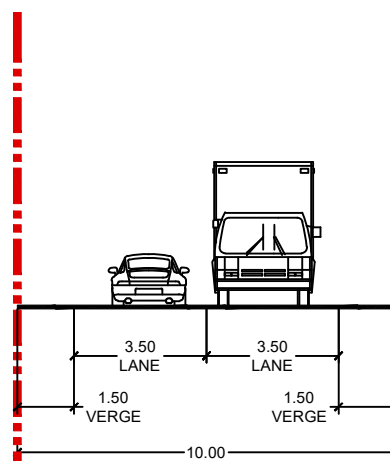
INDUSTRIAL TRUNK CONNECTOR (25m WIDE)



INDUSTRIAL ACCESS STREET (22.0m WIDE)



INDUSTRIAL ACCESS STREET B (22.0m WIDE)



INDUSTRIAL ACCESS LANEWAY (10m WIDE)

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