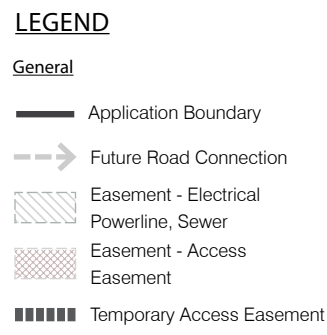
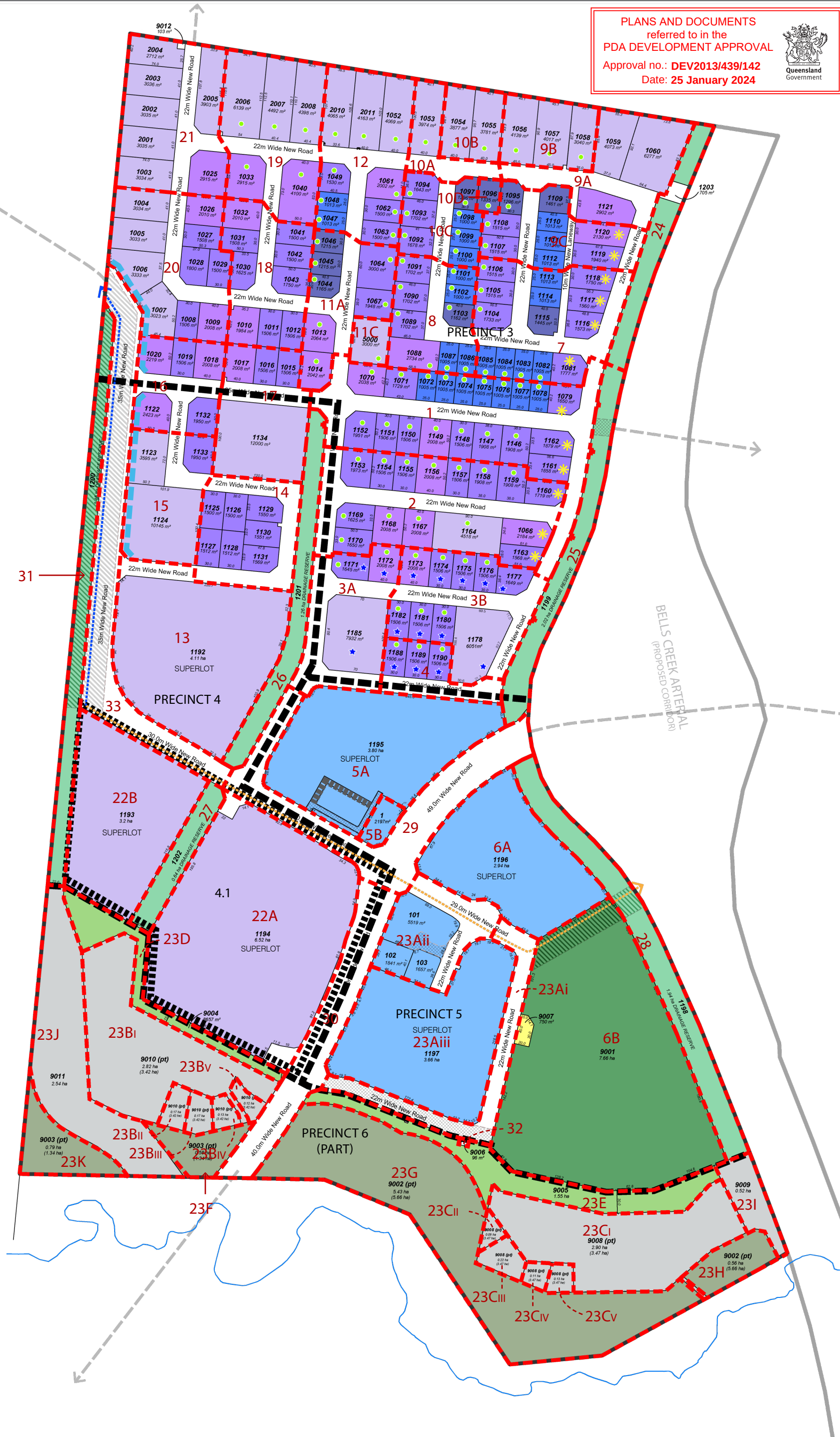








LEGEND

General

Application Boundary

Precinct Boundaries

Sub-Precinct Boundary

Future Road Connection

Overhead Electrical Powerline

Underground Electrical Powerline

Existing Creek Line

Easement - Electrical Powerline, Sewer

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

Restricted Access

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



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)
-  Secondary Frontage (refer Table 10, DS1.4 and DS1.6)



AMENDED IN RED

By: Andrew McKnight

Date: 25 January 2024

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no.: DEV2013/439/142

Date: 25 January 2024

LEFT IN / LEFT OUT

LEGEND

General

Precinct Boundary

Interfaces

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

Secondary Frontage (refer Table 10, DS1.4 and DS1.6)

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

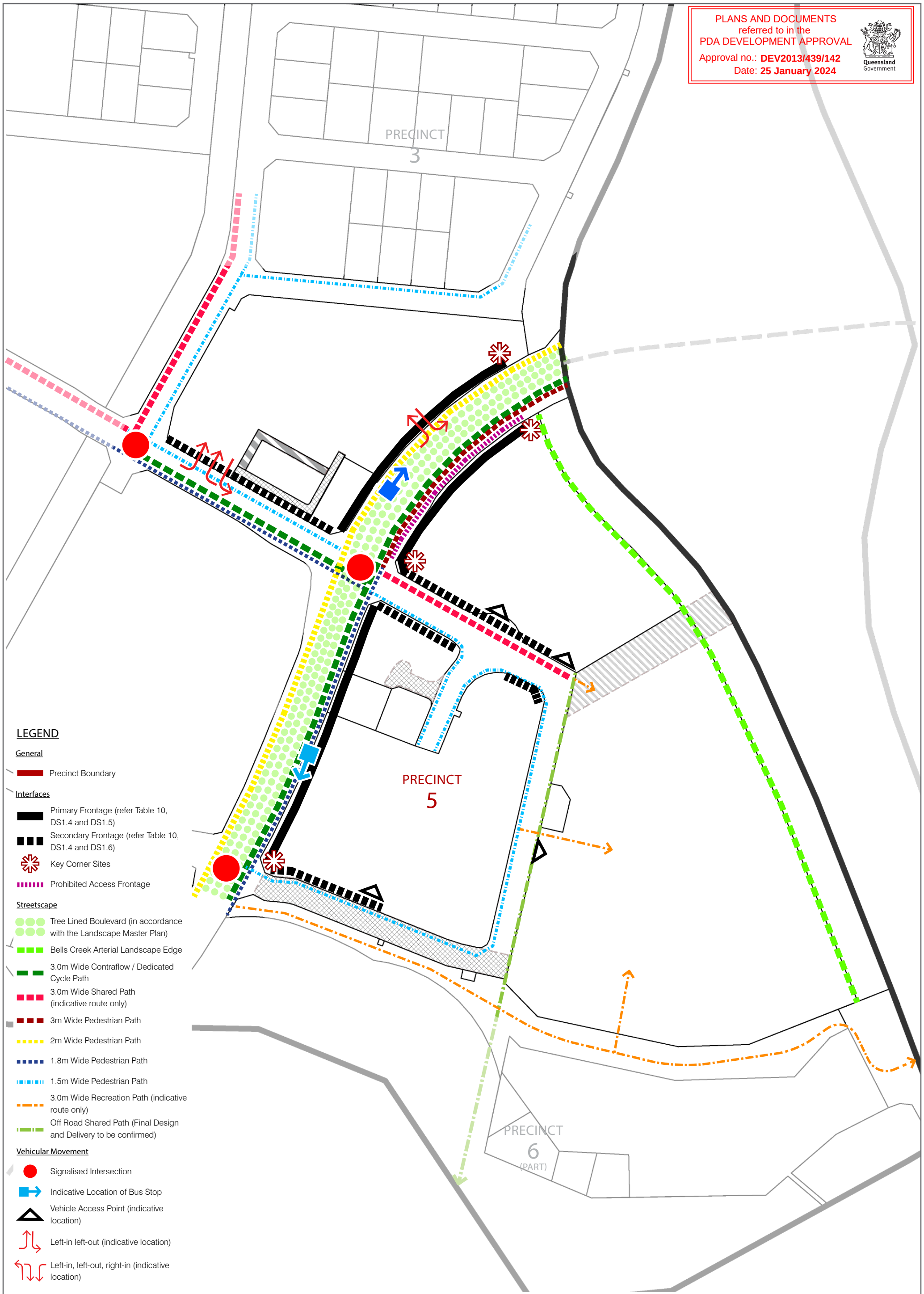
Signalised Intersection

Vehicle Access Point (indicative location)

Left-in, left-out (indicative location)

Left-in, left-out, right-in (indicative location)





LEGEND

- General**
- Precinct Boundary
- Interfaces**
- Primary Frontage (refer Table 10, DS1.4 and DS1.5)
 - Secondary Frontage (refer Table 10, DS1.4 and DS1.6)
 - 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**
- Signalised Intersection
 - Indicative Location of Bus Stop
 - Vehicle Access Point (indicative location)
 - Left-in left-out (indicative location)
 - Left-in, left-out, right-in (indicative location)



LEGEND

General

Application Boundary

Overhead Electrical Powerline

Underground Electrical Powerline

Future Road Connection (by others)

Easement - Electrical Powerline, Sewer

Easement - Access Easement

Temporary Access Easement

Land Uses

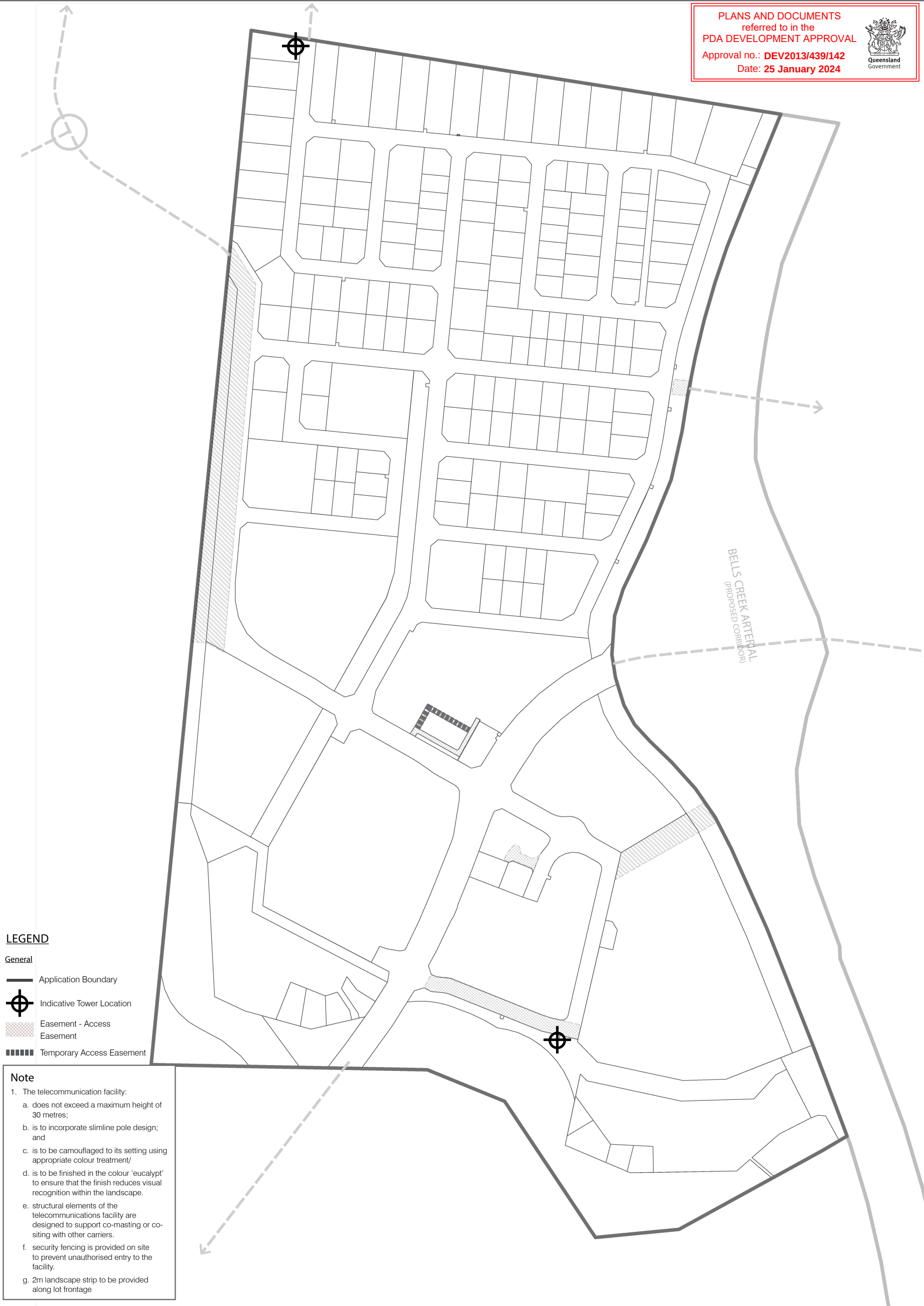
Drainage Corridors

Drainage Lot

District Sports Park

District Recreation Park (Linear)

Conservation Buffer



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.
- g. 2m landscape strip to be provided along lot frontage





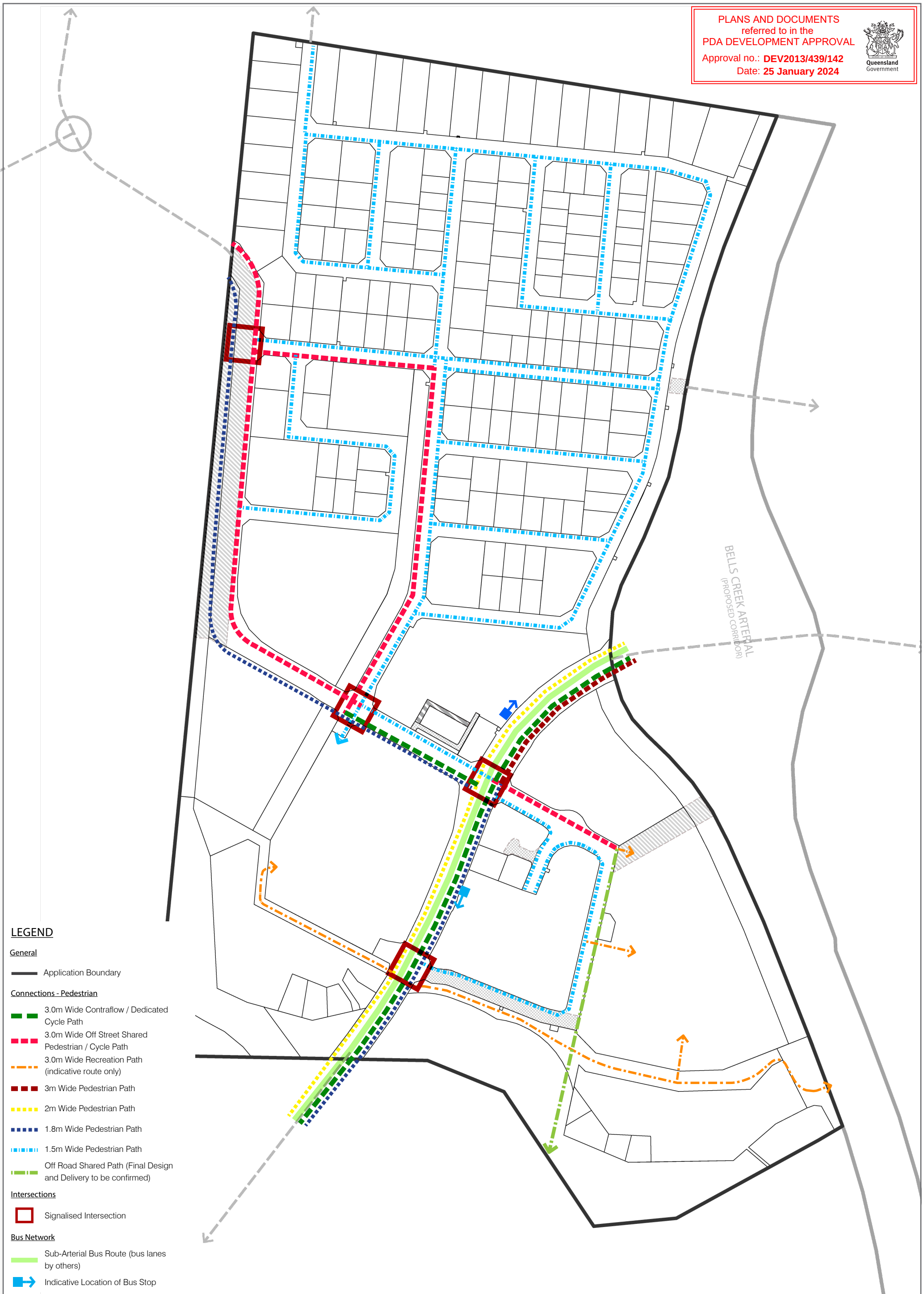
Legend

- 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

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



PLANS AND DOCUMENTS
referred to in the
PDA DEVELOPMENT APPROVAL
Approval no.: **DEV2013/439/142**
Date: **25 January 2024**

AMENDED IN RED
By: **Andrew McKnight**
Date: **25 January 2024**



LEFT IN / LEFT OUT

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

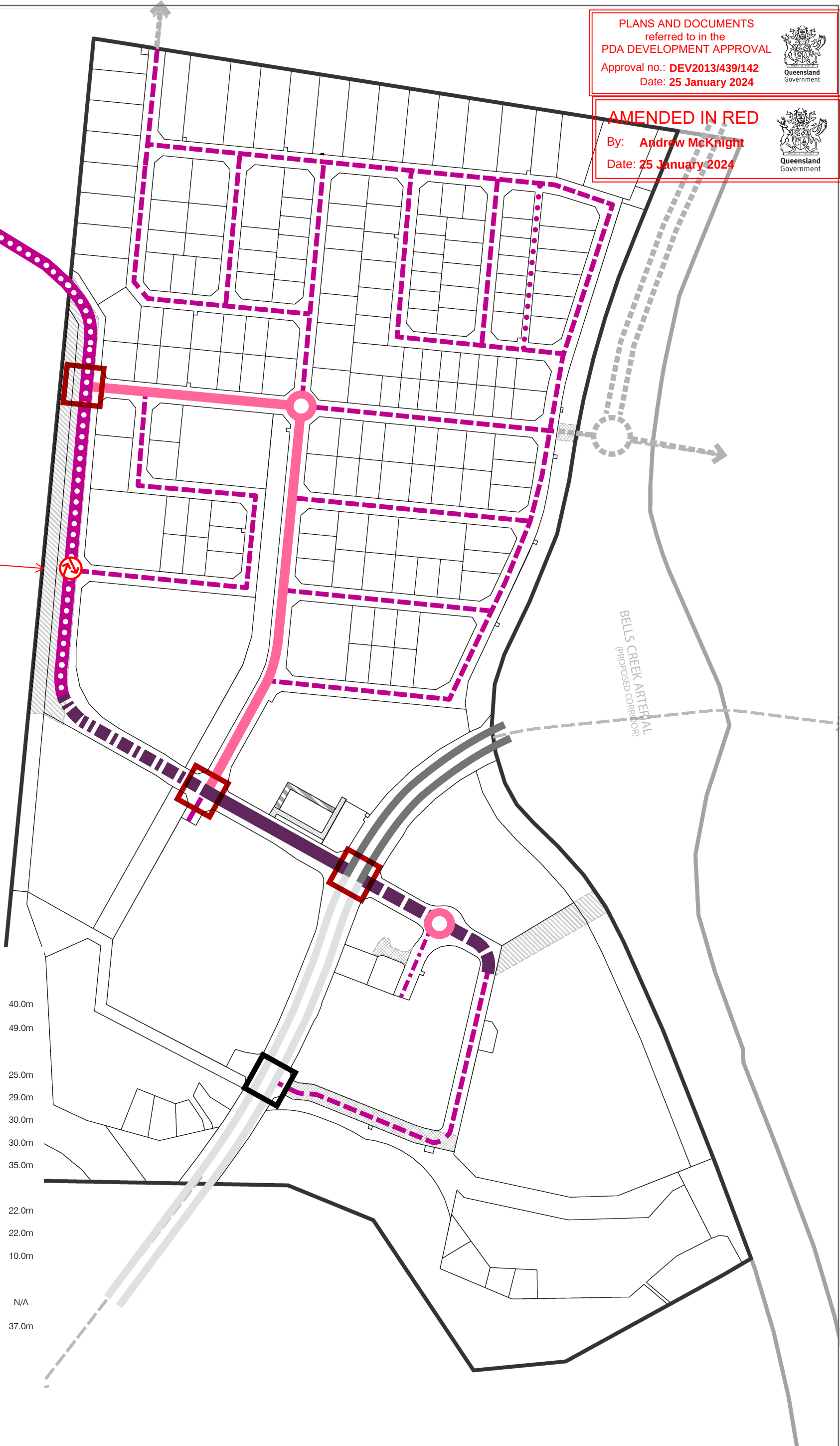
	Industrial Access Street	22.0m
	Industrial Access Street B	22.0m
	Industrial Access Laneway	10.0m

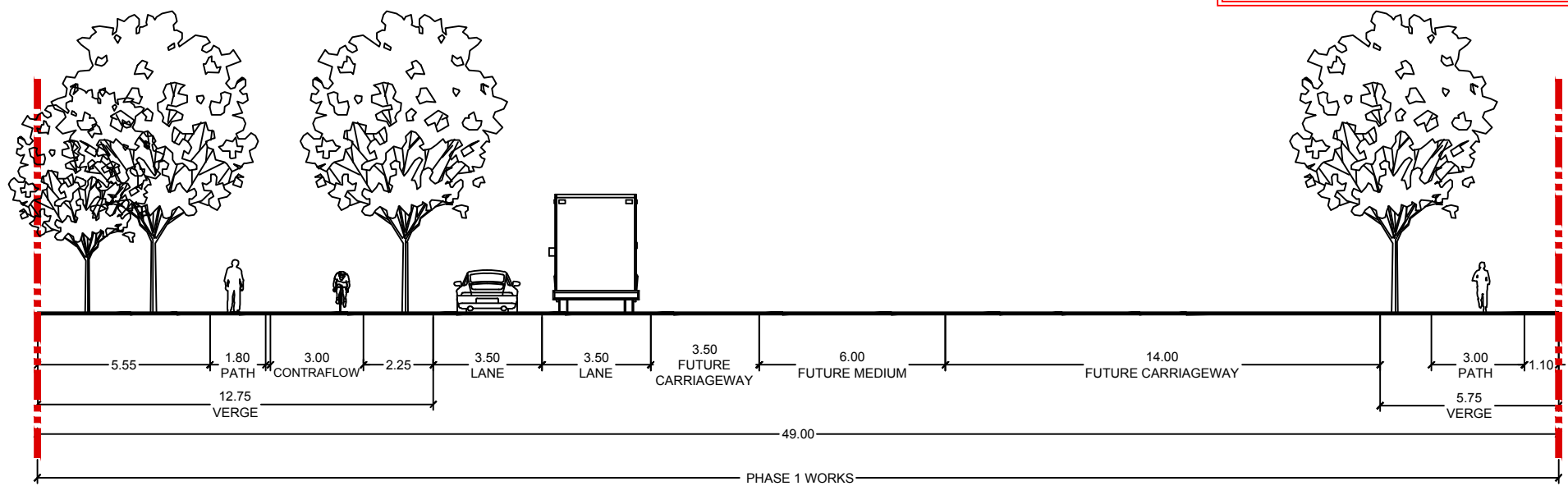
External Connectors

	Indicative External Connections	N/A
	Racecourse Road Link	37.0m

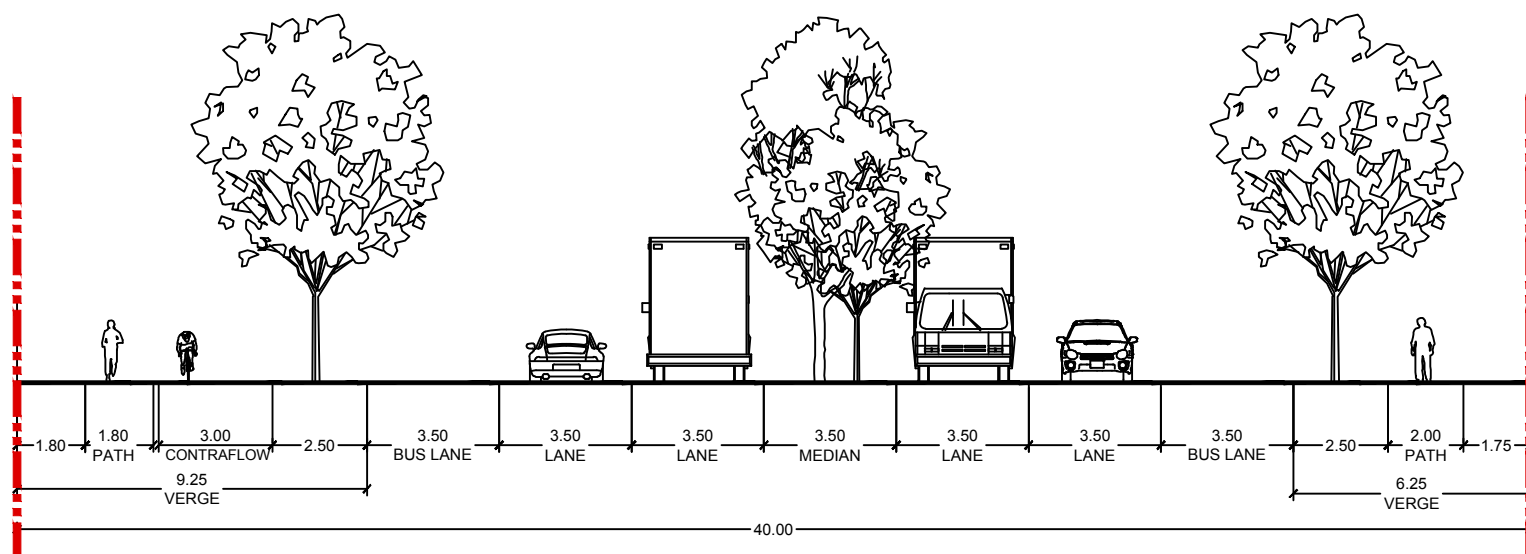
Intersections

	Signalised Intersection
	Ultimate Signalised Intersection
	Roundabout

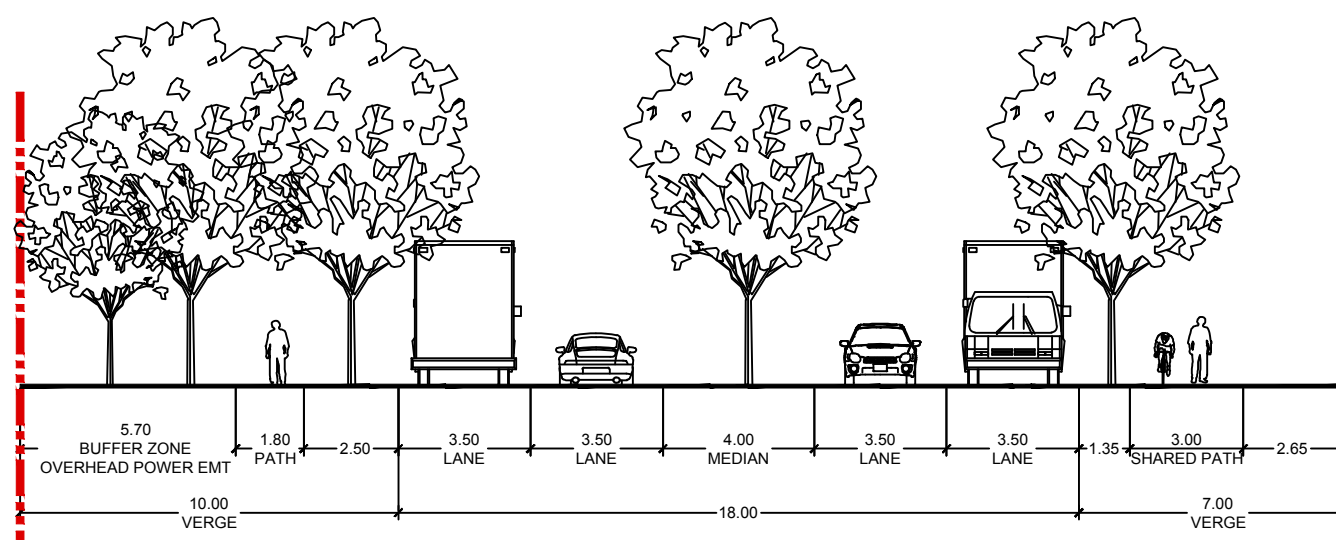




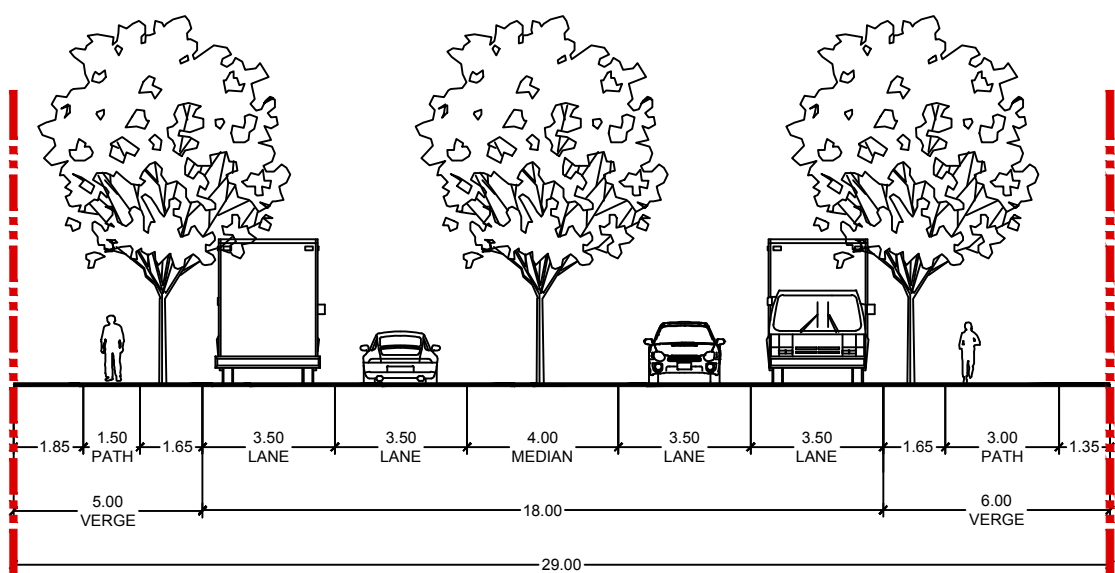
 SUB-ARTERIAL - BELLS CREEK ARTERIAL APPROACH
(MEDIAN AND VERGE WIDTH VARIES)



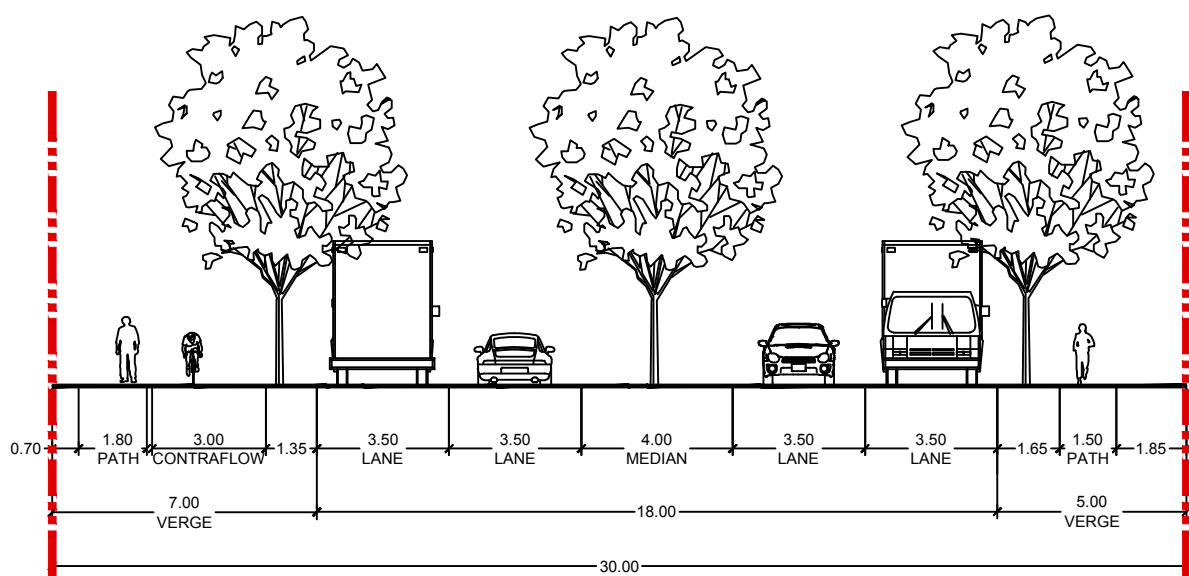
 SUB-ARTERIAL - NORTH-SOUTH LINK (40m WIDE)



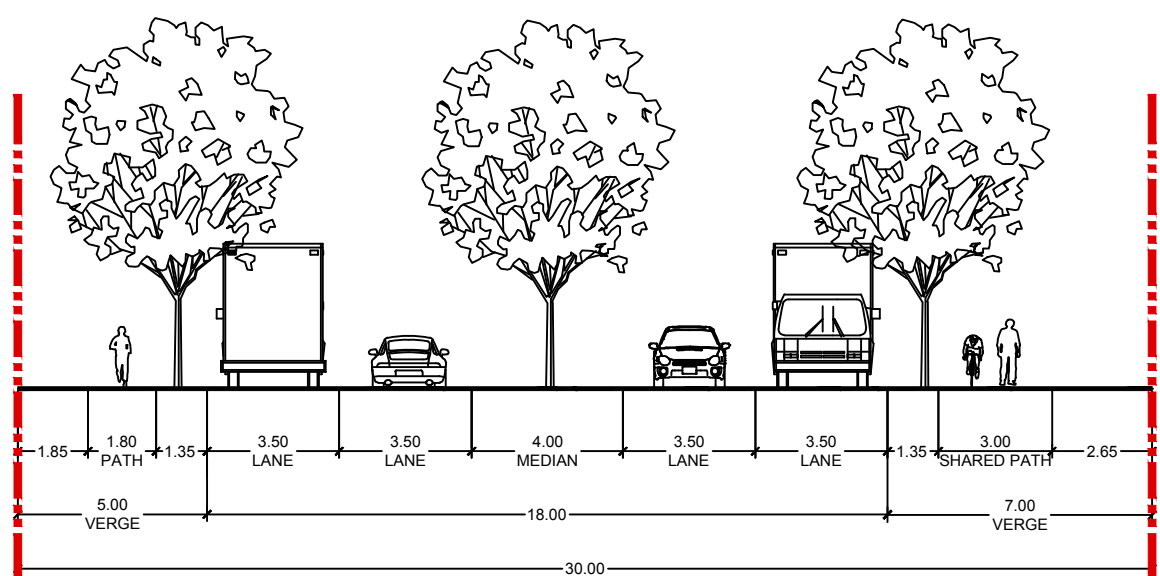
 SUB-ARTERIAL (35m WIDE)



INDUSTRIAL TRUNK CONNECTOR (29m WIDE)



SUB-ARTERIAL (30m WIDE)



SUB-ARTERIAL (30m WIDE)

