

Legend

General Details

- Precinct Boundary
- Parcel Boundary
- Residential Allotments
- Lifestyle Buffer
- Mixed Use Site
- Adjoining Landscape Buffer (in private land)
- Civic Square / Town Park
- Environmental Protection
- Community Centre
- District Centre

Street Network

- Main Street
- Entry Street (connector road)
- East-west Link - Sub Arterial
- Local Street
- Laneway
- Signalised Intersection
- Left in-left out Intersection (not signalised)

Streetscape

- Tree lined boulevard/street
- Full width paved footpath
- Parallel indented on-street parking encouraged
- Bus Bay
- School Bus Stop
- Shared use (vehicle+ped) zone through civic square
- Mid-block pedestrian crossing- preferred location
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Off Street Pedestrian / Cycle Path
- 2.5m Wide Off Street Pedestrian / Cycle Path
- 3.0m Wide Recreational Trail
- 2.0m Wide Pedestrian Path
- 1.5m Wide Pedestrian Path

Interfaces

- Required building frontage
- Desired building frontage / setback with building articulation and screen planting
- Building entrance - preferred location
- Vehicle access - preferred location
- Preferred pedestrian entrance
- Pedestrian thoroughfare
- Retail to directly front street
- Retail to front internal walkways
- Residential apartments to front street
- Small civic space addresses entry street
- Visual screening of required loading area / back of house
- Desired built form on this corner
- Iconic/landmark architecture to address key corner

Internal Landuse Outcomes

- Tavern - preferred location
- Child care - preferred location
- Community Use - preferred location
- Potential Community Garden
- Supermarket - preferred location
- Residential uses above ground floor retail - preferred location
- Loading zone - within site & screened from surrounding streets/spaces
- At grade car parks in center of site & not abutting street boundaries
- Carparking - preferred location - Community Centre
- Carparking - preferred location - Child Care Centre & School Staff
- Cycle End Route Facilities - approx. location on commercial parcel
- Internal vehicle circulation route
- Indicative building footprint

Temporary right turn into western commercial site*
*to close when East-west Link Road is completed up to connection with the Bells Creek Arterial.

Plan of Development - District Centre Caloundra South Precinct 2

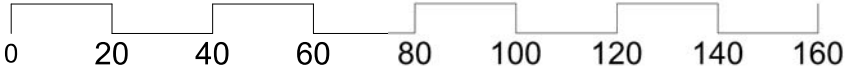


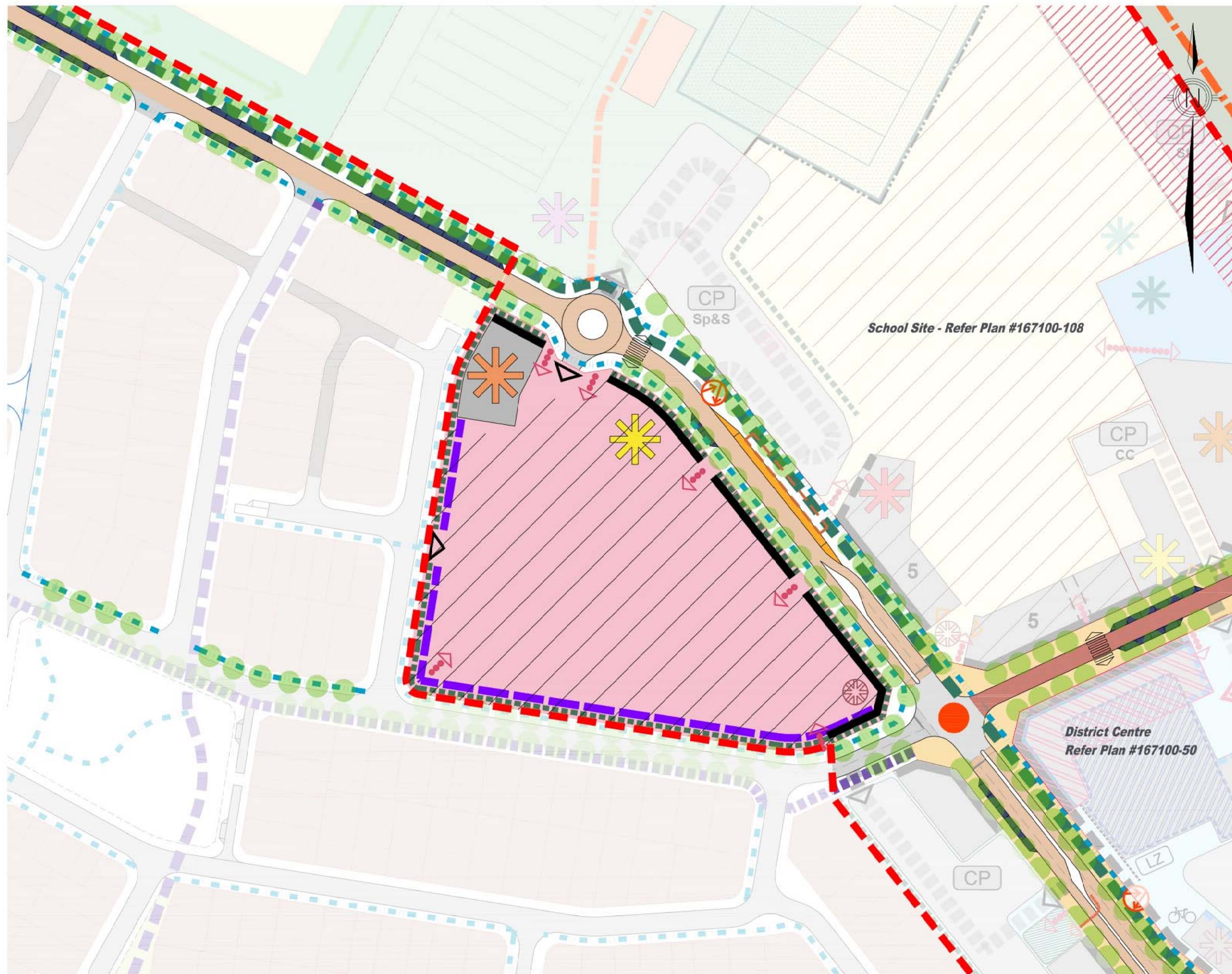
DATE: 11 FEB 2015

DWG NAME : 167100-50 Site PoDs

DWG # 167100-21-50K

SCALE 1 : 1500 @ A3





Legend

General Details

- Precinct Boundary
- - - Parcel Boundary
- /// Lifestyle Buffer
- Residential Allotments
- Mixed Use Site

Street Network

- Main Street
- Connector Street
- Esplanade Street
- Local Street
- Laneway
- Signalised Intersection
- Left in-left out Intersection (not signalised)

Streetscape

- Tree lined boulevard/street
- Full width paved footpath
- Parallel indented on-street parking encouraged
- Bus Bay
- School Bus Stop
- School Bus Shelters
- Mid-block pedestrian crossing- preferred location
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Recreational Trail
- 1.5m Wide Pedestrian Path

Interfaces

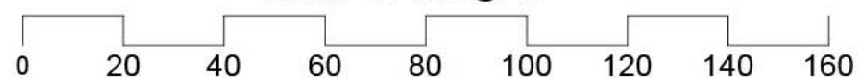
- Required building frontage - active facade with at least 50% glazing is required.
- Vehicle access - preferred location
- Preferred pedestrian entrance - into site including break or articulation of built form
- Residential apartments to front street
- Landscaped setback
- Iconic/landmark architecture to address key corner

Internal Landuse Outcomes

- Indicative building footprint - preferred location
- Building location zone
- Potential Swim School
- Potential Child Care



SCALE 1 : 1500 @ A3



DATE: 09 FEB 2015

DWG NAME : 167100-50 Site PoDs

DWG # 167100-21-132B

Plan of Development - Mixed Use Site

Caloundra South Precinct 2