



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

8 APR 2016

MEDQ

Legend

General Details

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

Streetscape

- Tree lined boulevard/street
- Full width paved footpath with planting beds
- Parallel indented on-street parking encouraged
- Indented Bus Stop
- School Bus Stop
- Translink Bus Stop
- School Bus Shelters
- Reciprocal Access Easement for Soho Commercial Lots
- Shared use (vehicle+ped) zone through civic square
- Mid-block pedestrian crossing - preferred location
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 2.5m Wide Off Street Pedestrian / Cycle Path
- 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
- Landscaped setback
- 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

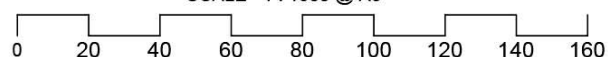
- Tavern - preferred location
- Child care - preferred location
- Community Use - preferred location
- Potential Community Garden
- Possible Electrical Transformer
- Supermarket - preferred location
- Residential uses above ground floor retail - preferred location
- Loading zone - within site & screened 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
- Carparking - Soho Lots
- Cycle End Route Facilities - approx. location on commercial parcel
- Internal vehicle circulation route
- Indicative building footprint

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)



SCALE 1 : 1500 @ A3



DATE: 16 March 2016

DWG NAME : 167100-50 Site PoDs

DWG # 167100-21-50Q

Plan of Development - District Centre

Caloundra South Precinct 2



Legend

General Details

- Precinct Boundary
- Parcel Boundary
- Lifestyle Buffer
- Conservation 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
- School Bus Stop
- School Bus Shelters
- On Street Bus Stop
- Mid-block pedestrian crossing - preferred location
- 3.0m Wide Contraflow / Dedicated Cycle Path
- 3.0m Wide Recreational Trail
- 2.5m Wide Shared Path
- 1.5m Wide Pedestrian Path

Interfaces

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



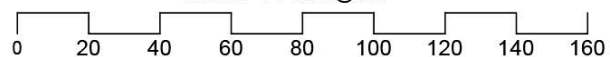
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SCALE 1 : 1500 @ A3



DATE: 16 March 2016

DWG NAME : 167100-50 Site PoDs

DWG # 167100-21-132I

Plan of Development - Mixed Use Site

Caloundra South Precinct 2



Legend

General Details

- Parcel Boundary
- SOHO Use constructed with Sales Office
- Display Village – Indicative Boundary / Extent

Interfaces

- Site entry
- Temporary Site entry
- Vehicle access to display villages for sales and event staff

Temporary Land Use Outcomes

- Temporary Sales Office, Cafe, Carparking and Playspace
- Internal vehicle circulation route
- Overflow & big event space (until MD site is delivered)
- Signage for Sales and Display Villages
- refer Signage Plan 167100-107_2
- Temporary pocket park on balance lot created with first display village – Indicative Boundary / Extent

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