

SECTION B

MASTER PLAN



Pelican Links

THE SITE



LEGEND

- Site boundary
- Site



V DESIGN CONCEPT

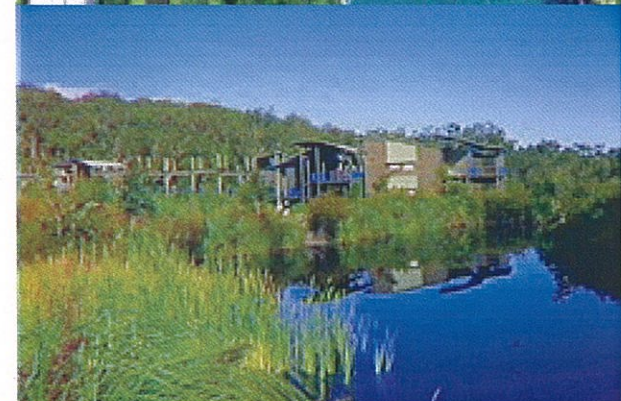
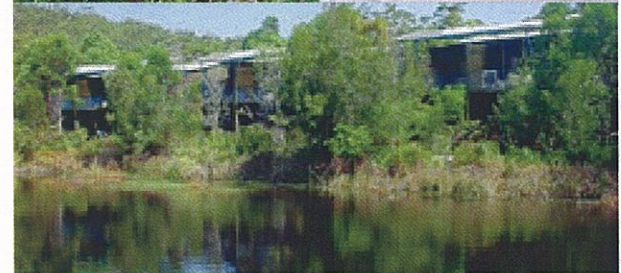
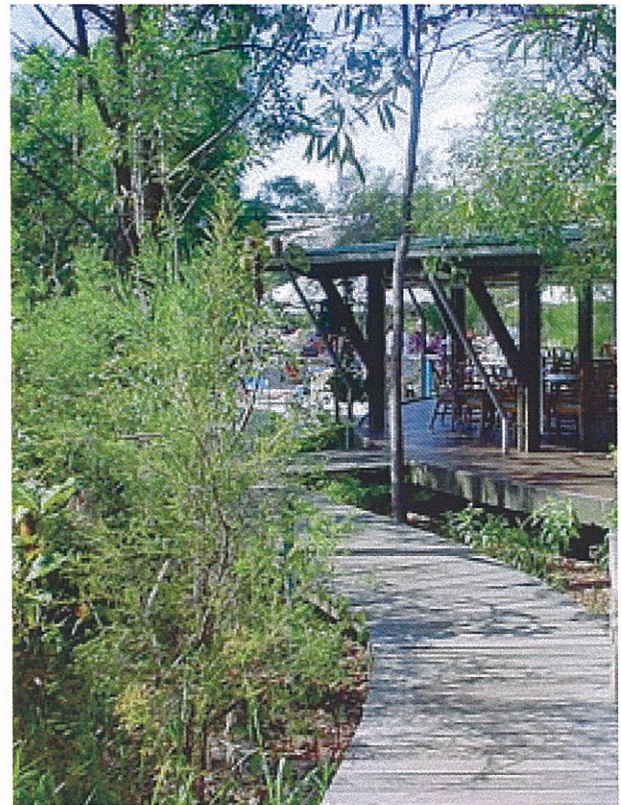
In order to create a master planned community that enjoys the unique benefits of this site, whilst minimising the impact of the development on the environment, a low density/low impact approach has been adopted. The riparian vegetation zones adjacent to the creeks have been preserved and in some areas, enhanced by additional landscape buffering within the site boundary. An area of sedge grass within the site has also been identified as flora for preservation.



The proposed development will be a secure community with all roads and associated infrastructure managed and maintained under the provisions of the development's body corporate/community title structure. At this stage, it is envisaged that the Club Pelican golf course property management and maintenance group will carry out this work.

The master plan for the development has evolved into five distinct precincts, A, B, C D and E, which relate to their local environments. Two lakes and a linking waterway adjacent to the golf course, fed off the existing lake and waterway system, have been created as central focal points and amenity for precincts A, B and C. In the centre of each lake, the proposal provides informal vegetated islands that will become wildlife sanctuaries for local bird species.

Precinct A is arranged around the northern lake with individual house lots addressing both the existing and proposed lake frontages. House lots to the north and west address the spine road and back onto the riparian zone. A separate gated community of 6 house lots is located at the northernmost boundary of the site.



STRUCTURE PLAN



LEGEND

- Protected Sedge Grass Community
- Riparian Vegetation
- Creeks & Existing Lake & Waterway
- New Waterways & Lakes
- Parks & Open Space
- Bird Sanctuaries / Islands
- House Lots
- Condominiums
- Community Centre / Day Care
- Resort
- Future Roads

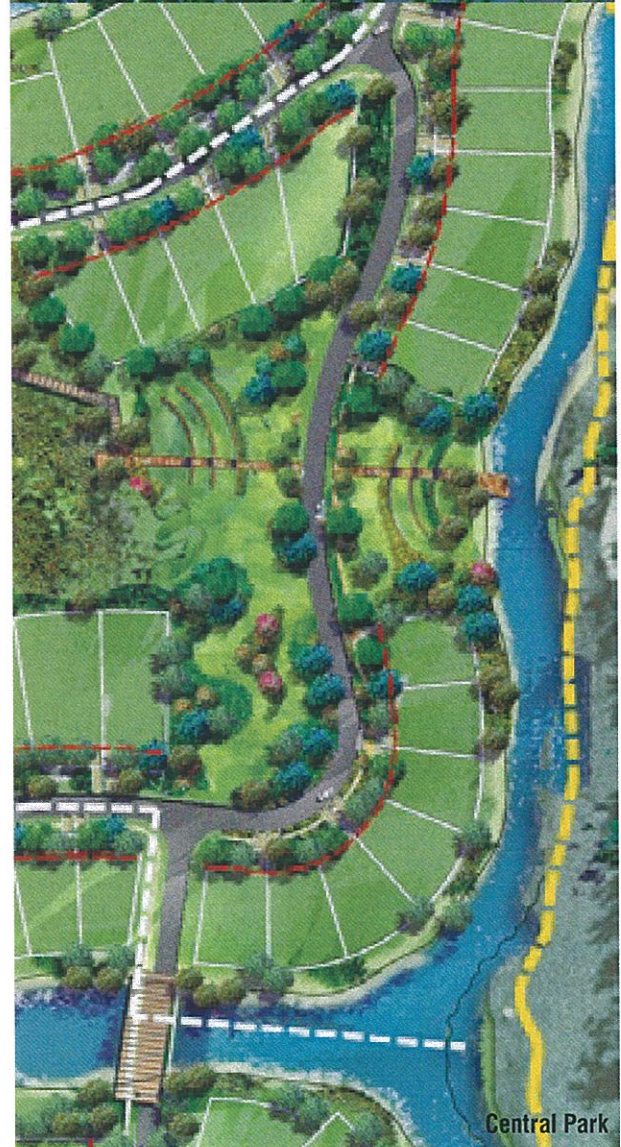
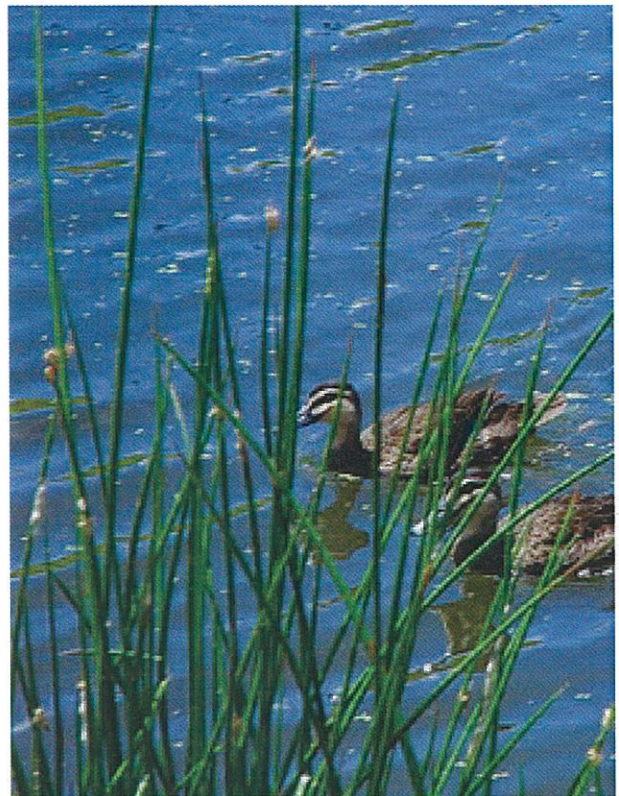


Centrally located within the development, Precinct B is bounded by the area of preserved sedge grass and the new waterway adjacent to the golf course, this area provides a link between Precincts A and C to the north and south. A central area of public bush parkland and a 50m wide landscaped overland flow path to the waterway, visually links through to the preserved area of sedge grass. House lots address the waterway and form a boundary on the northern extremity of the park.



As with Precinct A, Precinct C is arranged around a central lake and island bird sanctuary, which is fed and flushed by the proposed linking waterway to the eastern boundary of the golf course. House lots address the lake and riparian bushland vegetation and are connected by the informal road network. Groups of small scale condominium blocks have been discretely located within the existing vegetation to the western and southern boundaries of the precinct.

There will be a lot of 233 house lots which are distributed off the circulation road network. House lot sizes will vary from 450m² to 800 m² with the majority of the lots ranging from 600 - 800m²



LEGEND

- | | |
|-------------------------------------|---|
| 1 New Entry Bridge & Road Alignment | 9 Island Bird Sanctuary |
| 2 Existing Lake | 10 New Lake |
| 3 Riparian Vegetation | 11 Resort |
| 4 Water / Lake Edges | 12 Club Pelican Golf Club Community Centre / Day care / Tennis and Swimming |
| 5 Pocket Parks | 13 Facilities |
| 6 Central Park | 14 Bells Creek |
| 7 Sedge Grass Community | 15 Precinct Boundary |
| 8 Site Boundary | |



Pelican Links

MASTER PLAN

TITANIUM ENTERPRISES
RESIDENTIAL AND GOLF COMMUNITY DEVELOPMENTS

EDAW gillespies

EDAW gillespies

At the entry to the development, Precinct D & E will provide additional resort community and public sporting facilities. The resort development is self contained and provides a gateway building into the site.

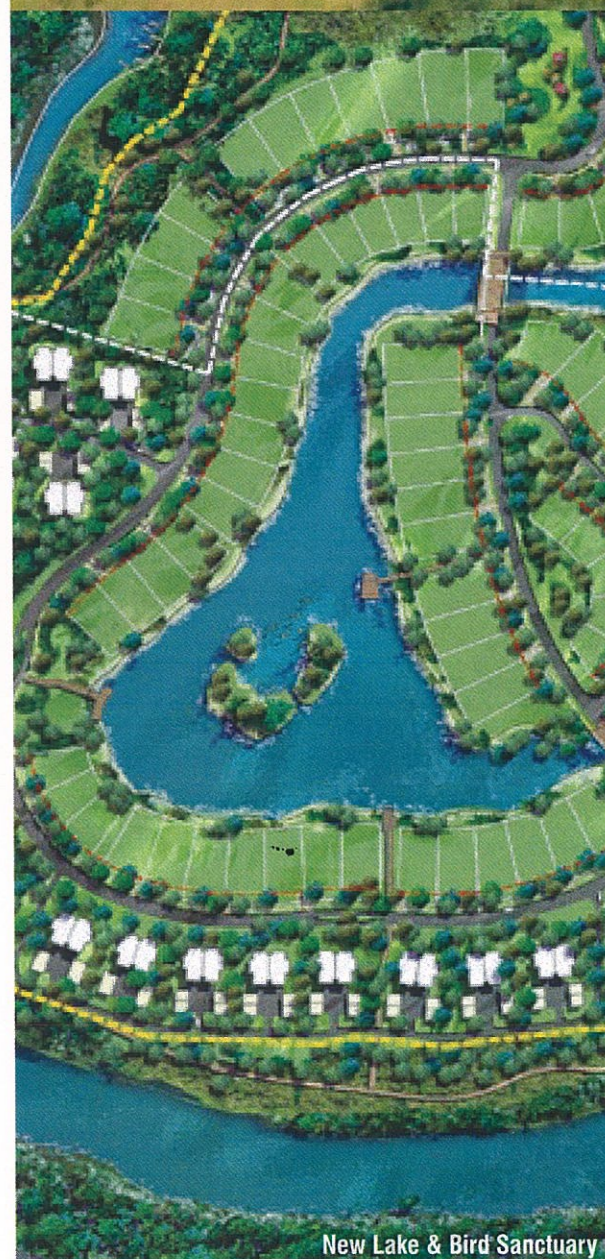
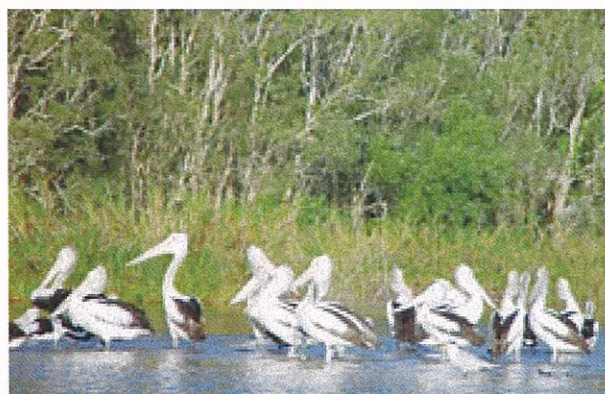
The community and sporting facilities will include; a community hall, a day care centre, tennis



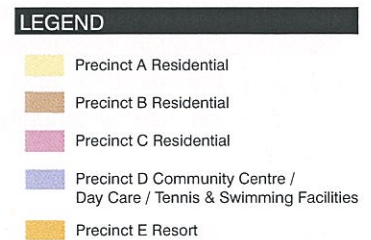
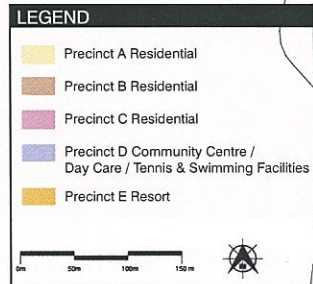
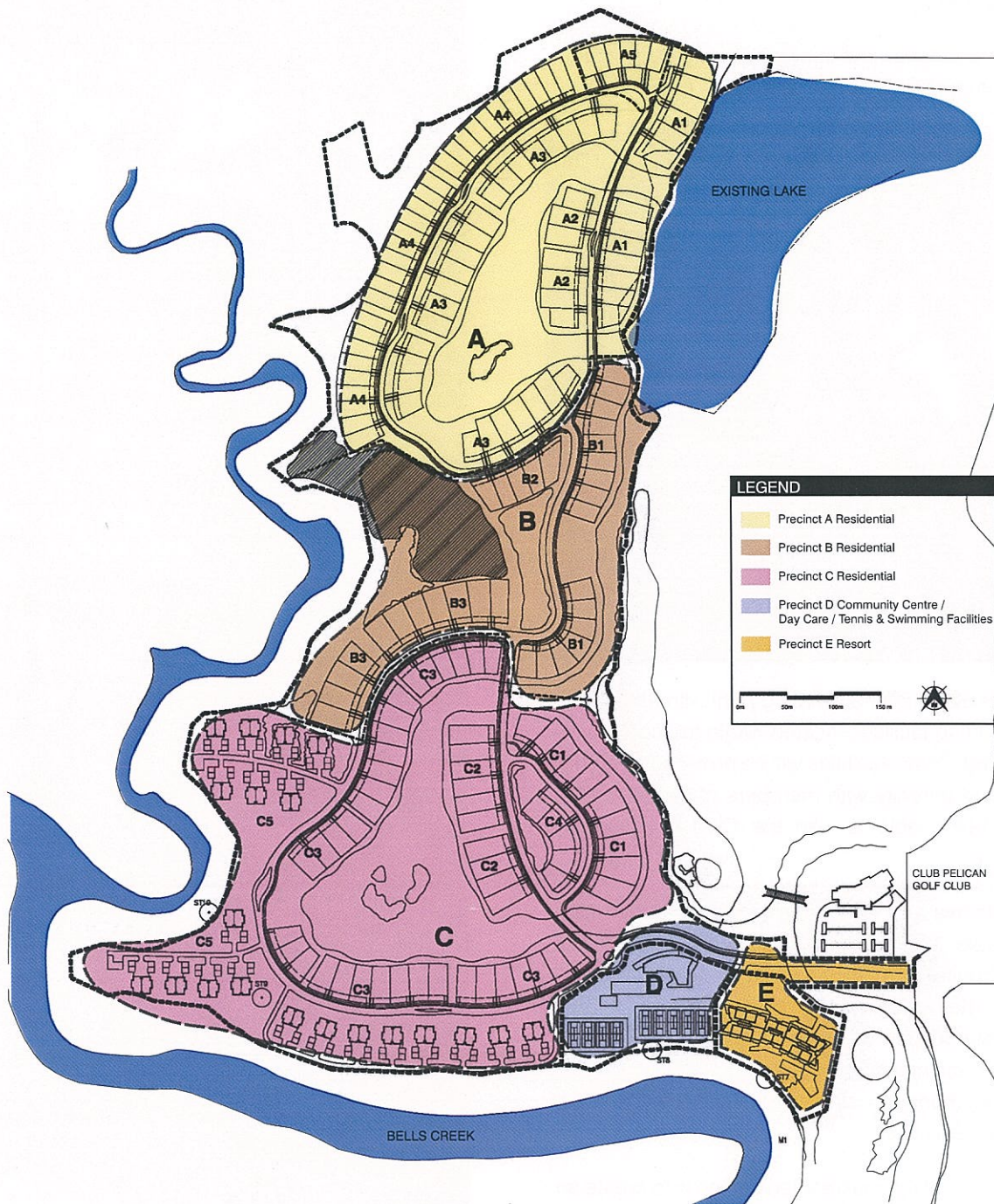
courts and a 50m swimming pool with associated supporting facilities located within the community building. These facilities will be provided for public use and amenity with members of the sport club also being able to use the Club Pelican Golf Course.

The Tennis and swimming facilities will be made available to the new school currently under construction in Pelican Waters. It is proposed that the community hall and associated accommodation will be used by to local clubs and groups for meetings and events. These facilities will be managed and maintained by the Club Pelican Golf Club.

The intent of the master plan design is to create an informal low density residential development that sits within a naturally revegetated coastal bushland environment. Lakes, waterways and parks have been incorporated to complement this goal and enhance the existing environment, providing sensitive and natural amenity for residents and visitors.



PRECINCTS



VEHICULAR ACCESS AND CIRCULATION

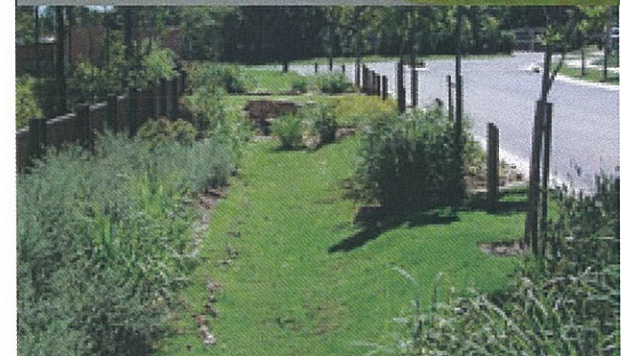
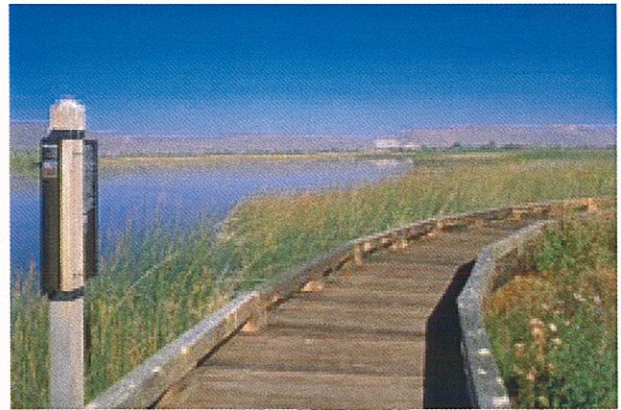
Vehicles enter the site via a new bridge over the existing waterway adjacent to the golf club. The main access road then provides access to the separate entries and car parking areas for the resort and community / sports facilities.

A network of informal road loops commences at the residential development entry roundabout. These roads are bounded by a pedestrian/cycle path on one side and a vegetated drainage swale on the other and provide access to the house lots and condominium sites in Precincts A, B and C. Road widths vary from 5.5 to 7.5m wide and vehicle speeds are controlled by a series of informal landscaped medians and divided carriageways.



As detailed in the Landscape Initiatives section, the bushland character of the road corridors is achieved by extensive landscaped areas to both sides of the carriageways. This character is also reinforced by the integration of a series of bridges over waterways and overland flow paths.

Access driveways to house lots are paired together in order to minimise openings through the re-vegetated corridors and preserve the bushland character of the roads. Discrete access roads provide access to the condominium blocks in Precinct C and the gated development at the northern end of Precinct A.



ROAD, PEDESTRIAN + CYCLE NETWORK



LEGEND

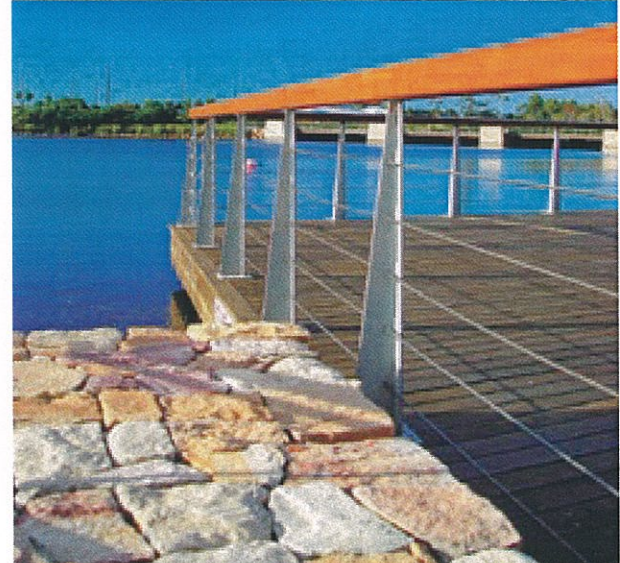
- Protected Sedge Grass Community
- Riparian Vegetation
- Creeks & Existing Lake & Waterway
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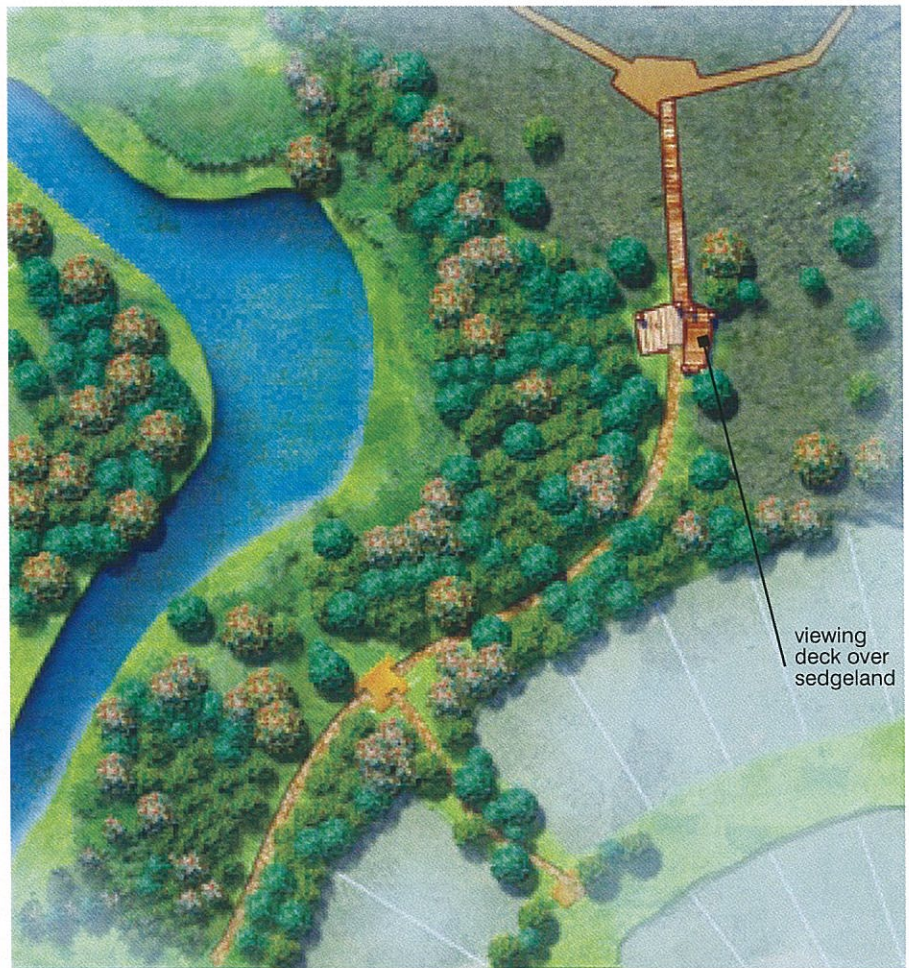
PEDESTRIAN AREAS AND LINKAGES

Apart from the open space parkland provisions detailed in Landscape Initiatives Section, it is proposed that an informal network of pedestrian/bike path linkages follow the road corridors throughout the site. These paths will connect all precincts and link to the central bush parkland and lake front pocket parks.

Opposite the open space parks, a series of pedestrian bush trails will link through to the riparian bushland and the protected sedge grass community.



The paths will connect with a series of interpretive boardwalks and trails through the site and the riparian bushland. It is envisaged that this network of trails and boardwalks will be sensitively sited and designed to minimise and control intrusion into the vegetation. They will incorporate interpretive signage and bird watching hides in order to educate residents and foster an ongoing guardianship of this pristine environment within the community.



viewing
deck over
sedgeland

TYPICAL WATER LINKAGE PLAN



TYPICAL WATER LINKAGE SECTION



LINKAGES + OPEN SPACE



LEGEND

- Riparian Vegetation
- Sedge Grass Community
- Bird Sanctuaries / Islands
- Re-vegetated bush parklands + open space
- Re-vegetated road corridors
- Pedestrian Linkages
- Pedestrian Trail & Boardwalk Linkages



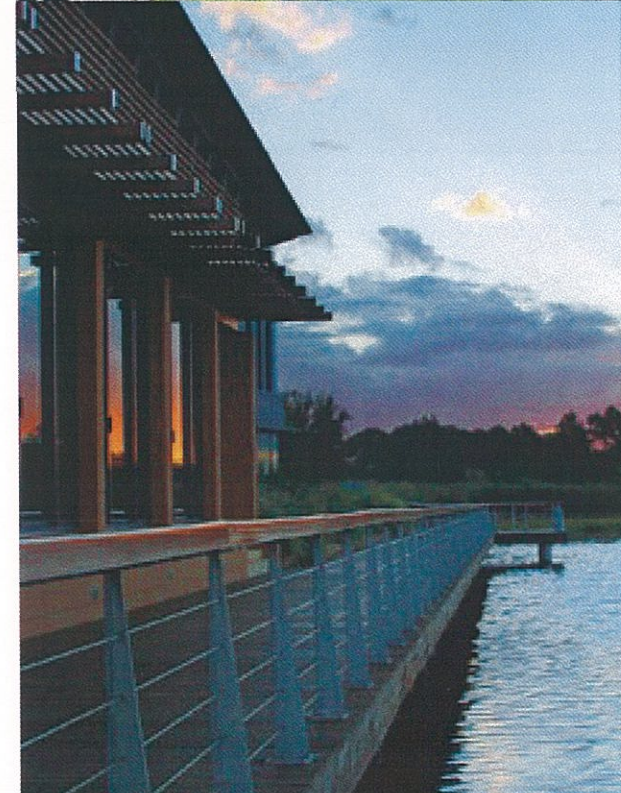
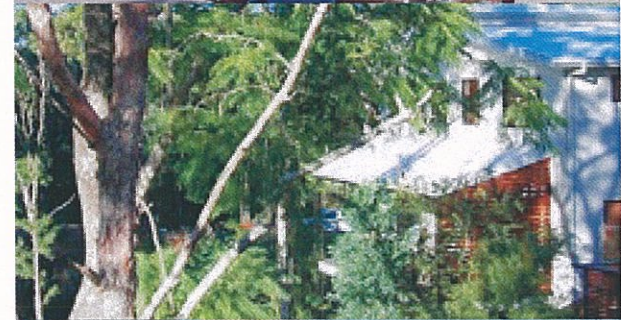
URBAN DESIGN

The urban design outcomes for the development address the geographical, environmental and cultural constraints of the site. The development will provide high levels of amenity and a safe environment for the residents.

At the entry to the site, in Precinct E, a resort building with associated car parking is proposed. This complex will generally be 4 storeys high with a 5th level of penthouses set back significantly from the lower floors. The resort will signify a gateway into the site and a transition from the larger scale and more dense development of Pelican Waters into the proposed bushland residential precincts of Pelican Links.



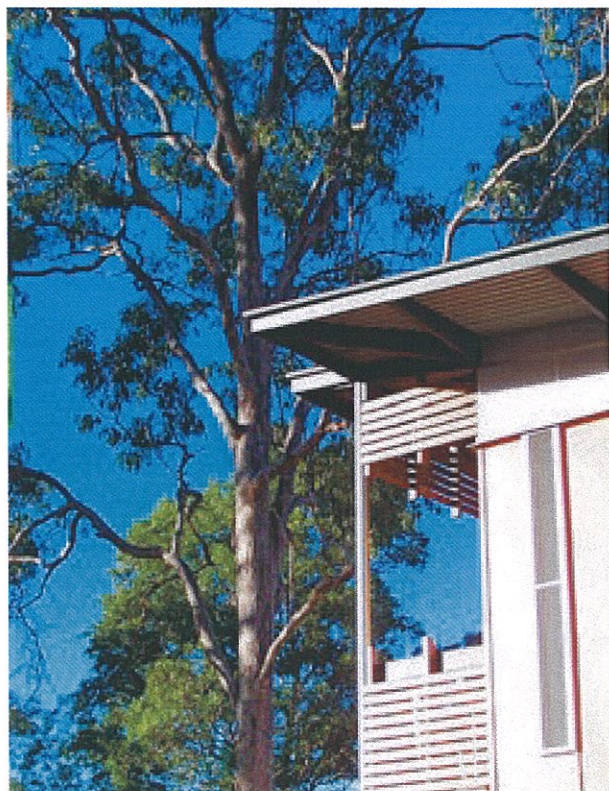
A lower scale 2 storey community facility with associated car parking will be located adjacent to the resort in Precinct D. The building will provide accommodation for a community hall, day care centre and sporting facilities including a swimming pool and tennis courts. The facilities will be public, available to both the development residents and the community of Caloundra.



Generally, the residential development will have a maximum height of 2 to 3 (to the condominium blocks) storeys in order to minimise the impact of development on the surrounding environment. In keeping with this goal, setbacks to lot boundaries will also ensure that houses are compact and sited sensitively within their specific environments.



A network of open spaces, linked by the road and pedestrian/cycle path network, will provide amenity to the residents and their visitors. A central park in Precinct B will link the preserved area of sedge grass to the waterway and 'pocket park' linkages will give all residents access to the lake frontages. These 'pocket parks' will also provide the required storm water/overland drainage paths.

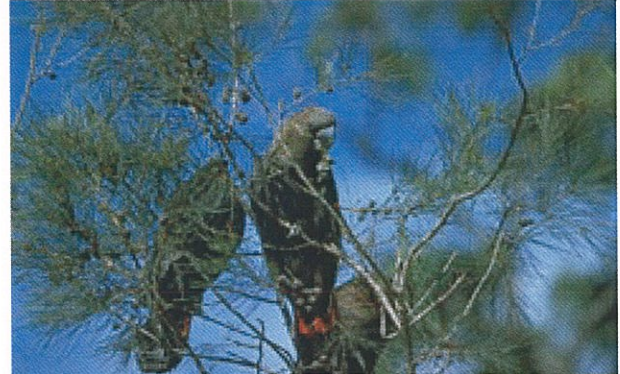
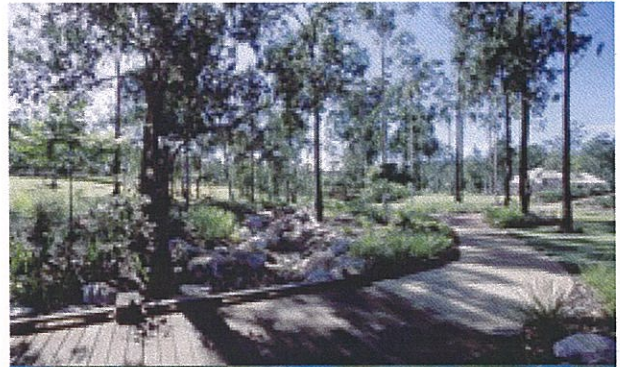


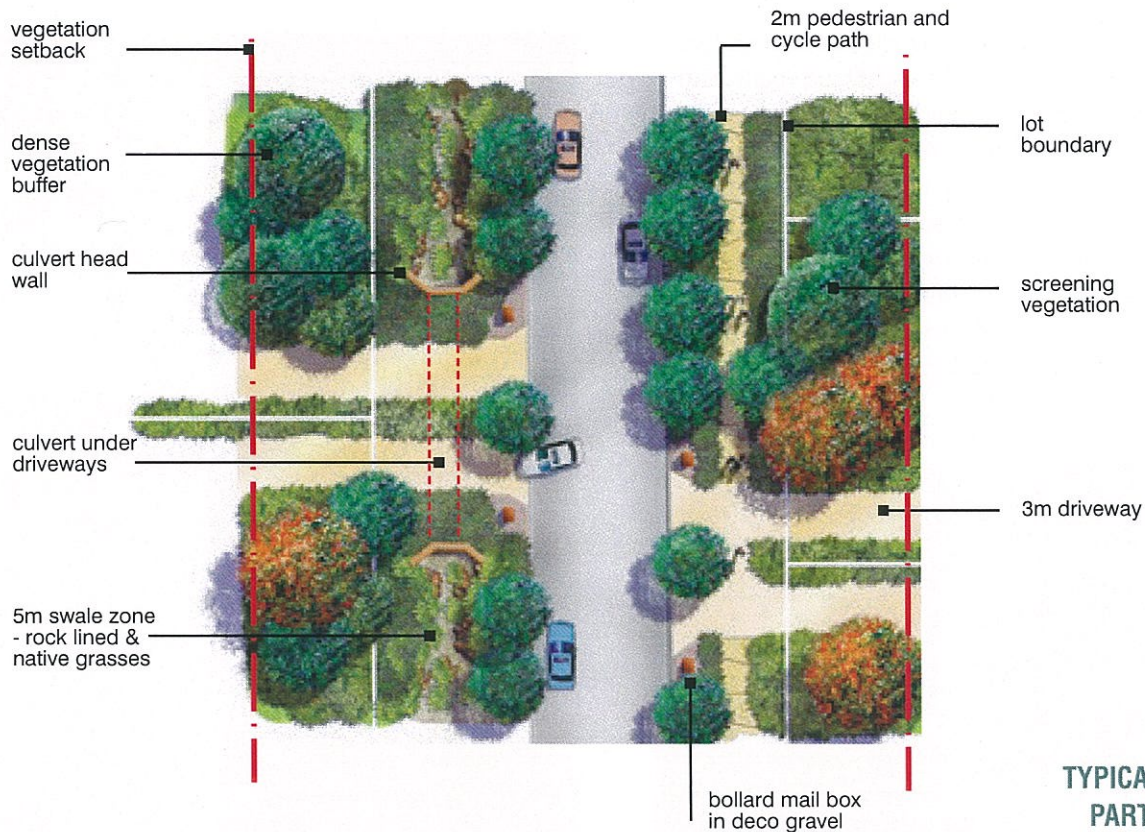
TYPICAL PART PRECINCT PLAN

LANDSCAPE INITIATIVES

In order to create a community set in a naturally vegetated landscape, the following key elements have been incorporated into the overall master plan.

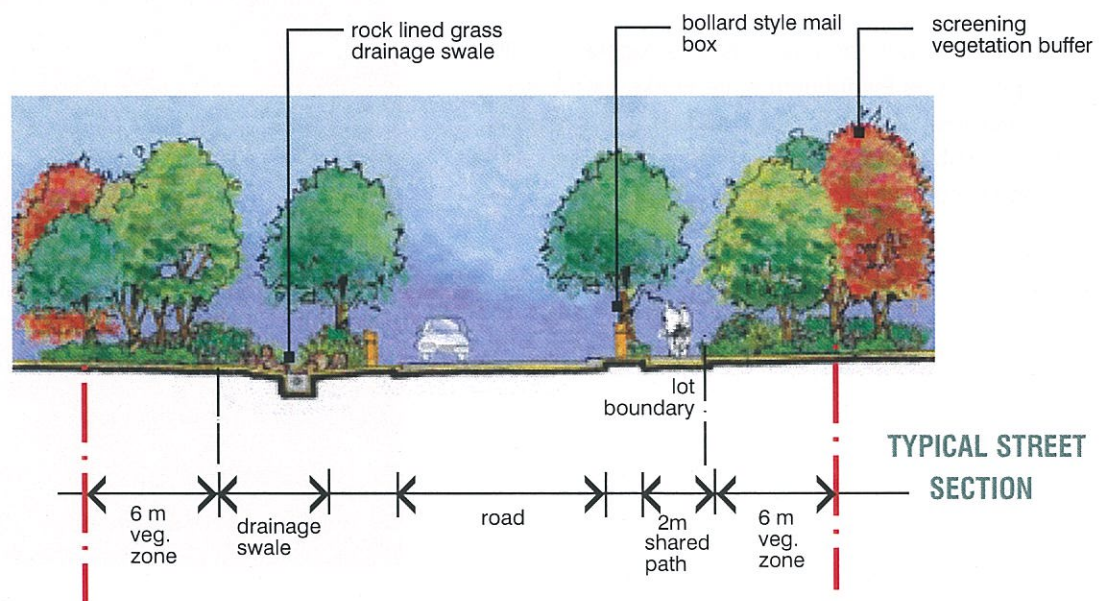
- An informal road corridor network which is extensively re-vegetated
- Creation of a central bushland park and 'pocket parks' which link to the new lakes and waterways
- Implementation of extensive re-vegetation and control of future residential planting which enhances the character of the existing coastal bushland on the site and protected vegetation within the riparian buffer to the creek edges
- Creation of 'day 1' mature vegetation by the use of pre-grown stock from project nursery.
- Retention of existing significant sedge grass vegetation and protection of scarred trees
- Creation of natural amenity in the form of lakes, waterways and bird sanctuaries which is sustainable and enhances the existing environment
- Control of residential planting which will integrate with the built form



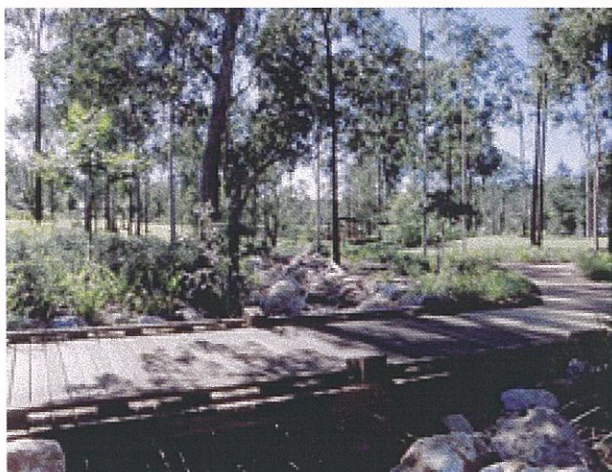


The overall site planning and provision of significant vegetated setbacks to the road network will provide the initial impression of a coastal bushland character to the development. The road corridors will be extensively re-vegetated within an overall width of 20m. This zone will include a 5.5-7.5m road, a 2m wide pedestrian/cycle path and a vegetated drainage swale providing 10.5-13m width of vegetated corridor along the roads.

Additional buffering to the housing lots will be created by the re-vegetation of 6m setbacks within the lot boundaries which will be maintained under the provisions of the body corporate. This will result in an overall width of planting of 16.5-19m, creating a 'sense of place' by the provision significant vegetated corridors throughout the site.

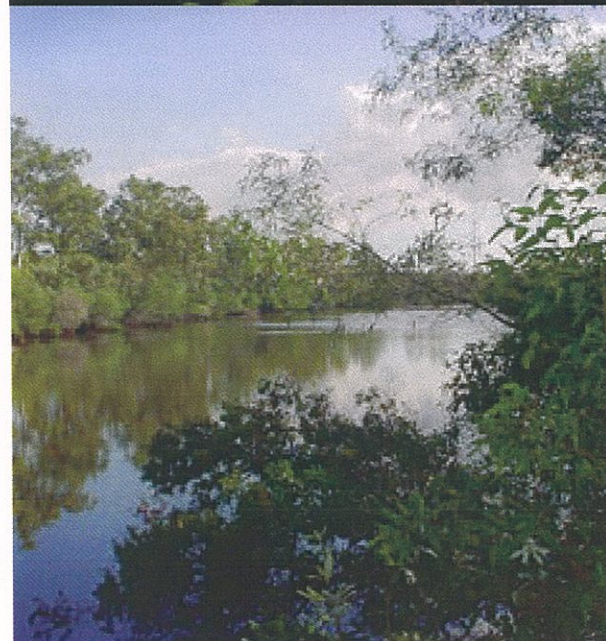
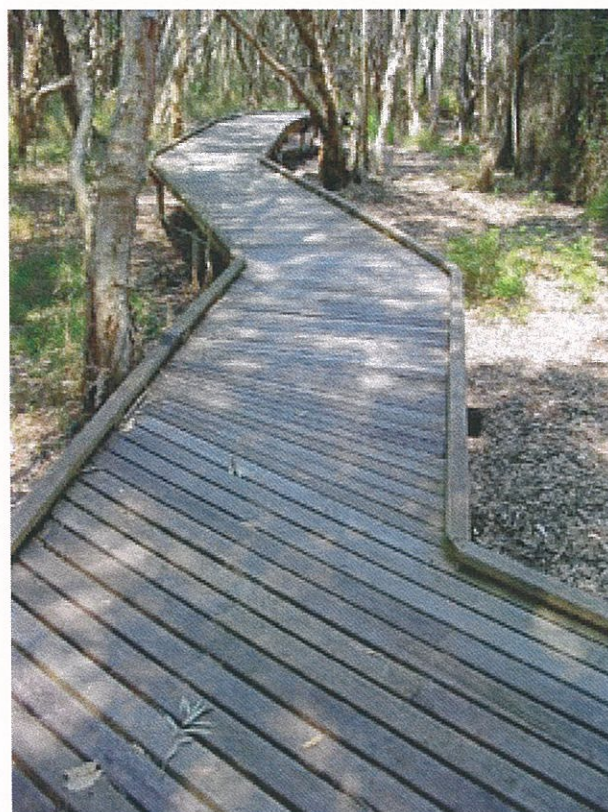


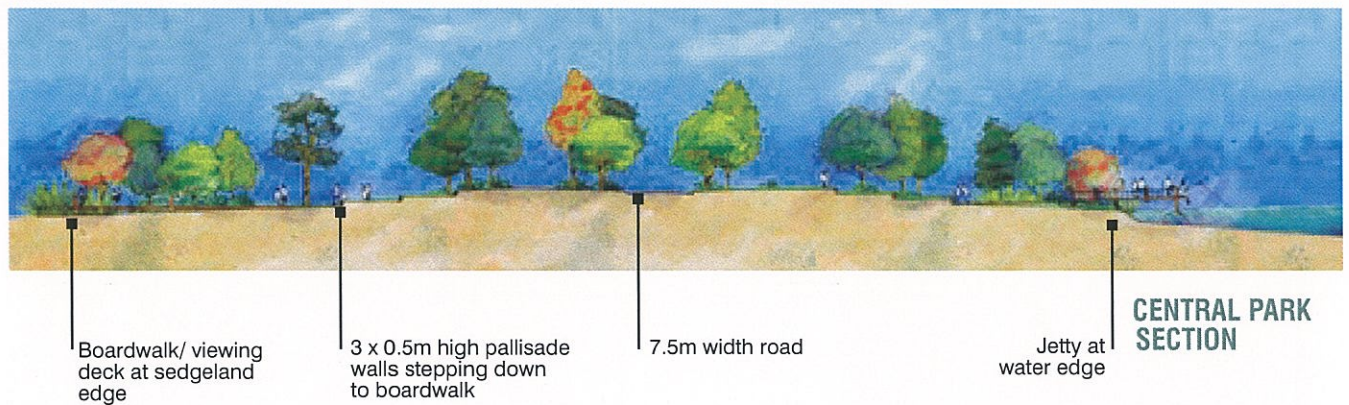
Open space amenity for the residents and visitors is provided in the central bushland park and the 'pocket parks' which link through to the two new lakes in Precincts A and C. The character of these parks will be created by extensive re-vegetation with endemic species. Open spaces will be informally planned with meandering paths and boardwalks. Furniture and signage will be primarily constructed from timber and designed to complement the coastal bushland environment.



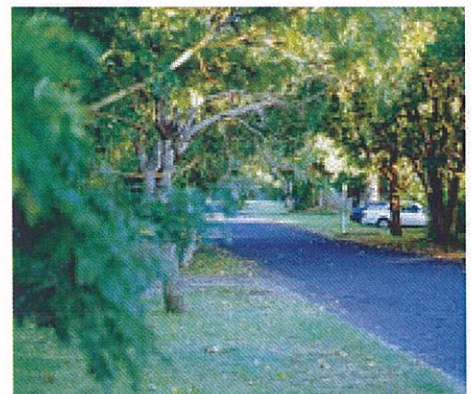
As with the parks, any re-vegetation will be selected to complement and reinforce the existing flora on the site. Edges to the riparian vegetation buffer and sedge grass community will be planted sensitively to protect these valuable natural assets. The house lot design guidelines will also enforce this strategy and will become a legally binding constraint on purchasers.

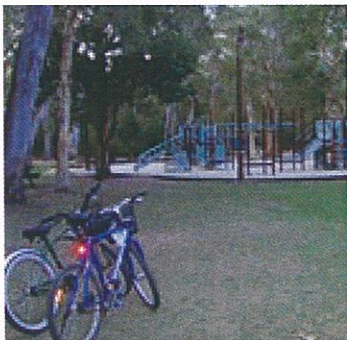
Extensive mature and semi mature vegetation will be planted as the infrastructure works for the site are completed. These trees, shrubs and grasses will have been pre-grown in the project nursery which is currently being set up.

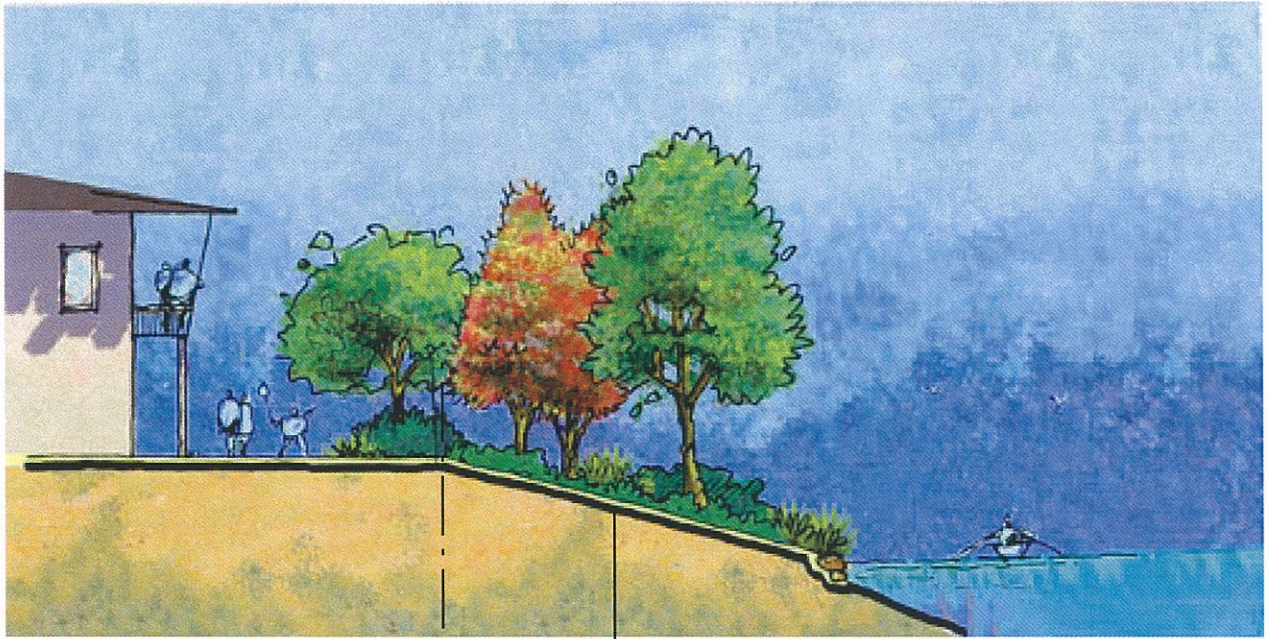




Additional amenity for residents will be created with the two new lakes and linking waterway along the eastern boundary of the site. These water bodies will create significant visual and recreational value within the development which can be enjoyed by all residents. It is also proposed that the natural environment is further enhanced by the creation of bird sanctuary islands within the lakes. These islands will provide safe nesting and breeding grounds for local bird species.







lot
boundary

1:4 vegetated bank
to water

**TYPICAL LAKE FRONTAGE
SECTION**



EDAW gillespies

Titanium
LANDSCAPE DESIGN



Pelican Links

LANDSCAPE INITIATIVES



TITANIUM ENTERPRISES
RESIDENTIAL AND GOLF COMMUNITY DEVELOPMENTS

33

Visual Impacts

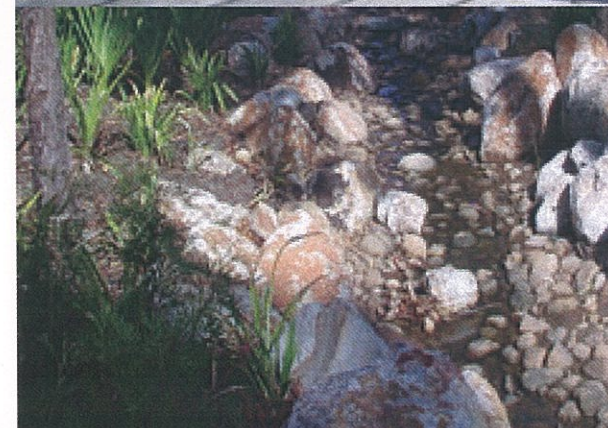
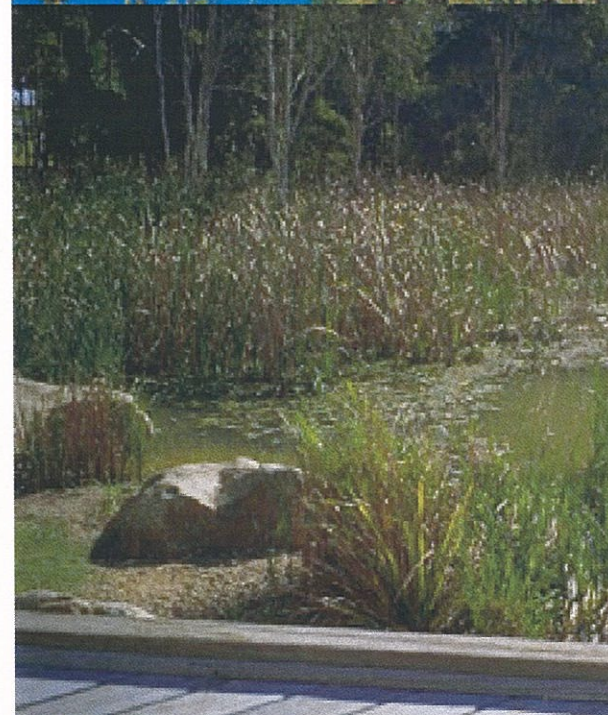
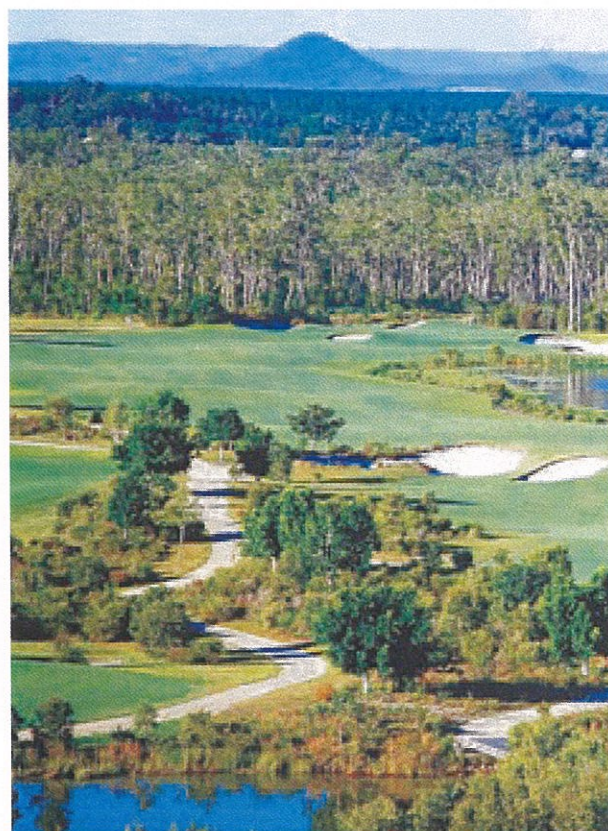
As detailed in the preceding sections, the visual impacts of the built form on the site and surrounding environment have been significantly ameliorated by the creation of a low density and low height residential development.

The provision of extensively re-vegetated road corridors will also ensure that houses and condominium blocks will be effectively screened and the development will reflect the character of the adjoining coastal bushland vegetation. The effect being of driving along a coastal roadway with intermittent driveways leading to sensitively designed houses sitting in an existing landscape.



The requirements of the Architectural Design Guidelines detail the character and design aesthetic that will complement the surrounding environment and minimise the visual impacts of the built form. Siting, height, massing, architectural detail, materials and colour palette constraints are provided in detail to ensure that high quality and environmentally sensitive designs are maintained throughout the development.

New lakes and waterways with wide 'pocket parks' and a central link parkland will add to the perception of a development carefully sited within an existing natural landscape, further contributing to the proposed visual amenity of development.



DESIGN GUIDELINES

Purpose

Comprehensive Architectural and Landscape Design Guidelines have been developed for prospective residents and lot purchasers at the Pelican Links development.

The purpose of these design guidelines is to provide appropriate development controls and design criteria to assist architects, designers, developers and homebuilders in achieving a high quality and sensitive buildings in this unique environment.

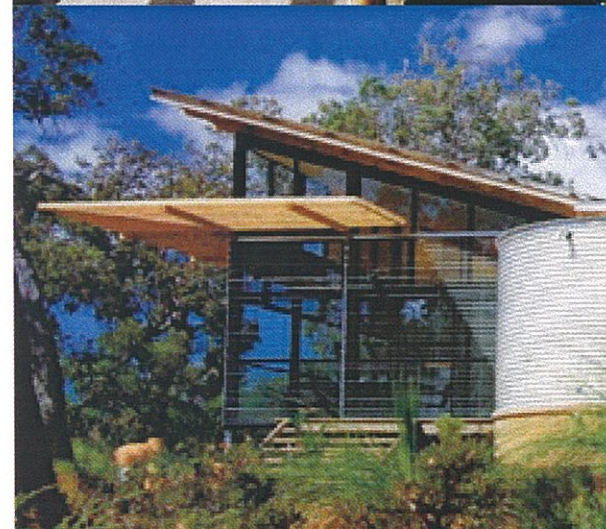


Character

The Pelican Links development will epitomise the best values of outdoor lifestyle living in South East Queensland. Bounded by the Bell's Creek coastal waterway environment and the Club Pelican golf course, the residents will enjoy both existing naturally vegetated bushland and extensive public open space amenity.

The homes at Pelican Links will reflect this relaxed outdoor lifestyle and complement the natural landscape. Houses will be sited sensitively and screened by extensive re-vegetation along the access roads.

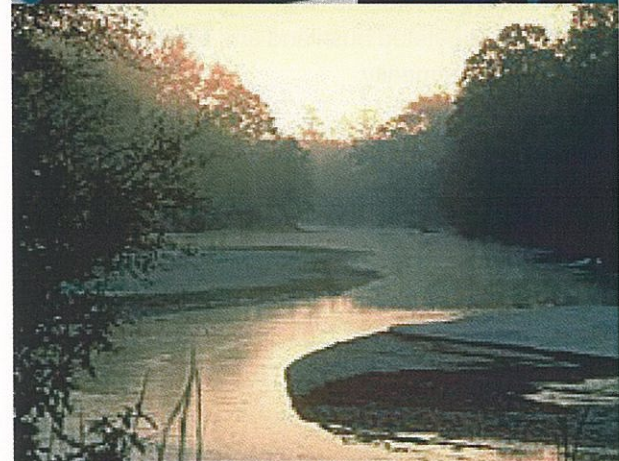
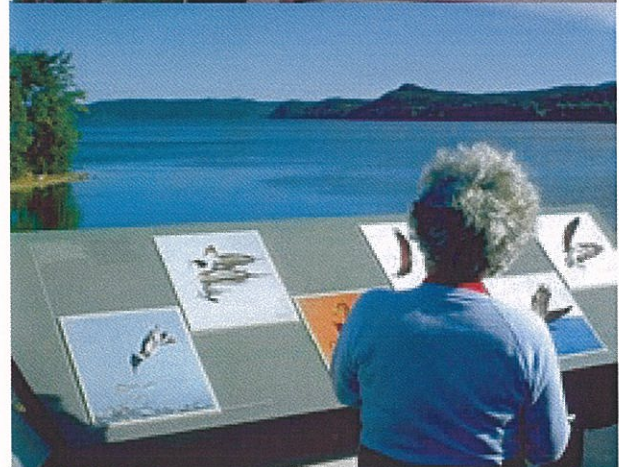
Contemporary Australian architecture and lightweight construction techniques should provide open, light and airy living spaces with large decks, balconies and verandahs engaging with the bushland. Materials, textures and colours for the houses will be subdued, natural and sympathetic with the surrounding vegetation.



Approval Process

In order to maintain the vision for the Pelican Links community, the developer (Titanium Enterprises Pty Ltd - TE) will appoint a Design Review Board (DRB) to assess all designs within the framework of these guidelines. The main aim of the DRB is to provide an understanding of the guidelines and assist future home owners in preparing house designs that will achieve the standards set in the guidelines.

The DRB will review designs promptly and endeavor to consider applications in a clear and efficient manner.



APPENDICES

INDICATIVE PLANT SPECIES PALETTE

MASTER PLAN ACCOMMODATION SCHEDULE

DESIGN GUIDELINES



Pelican Links

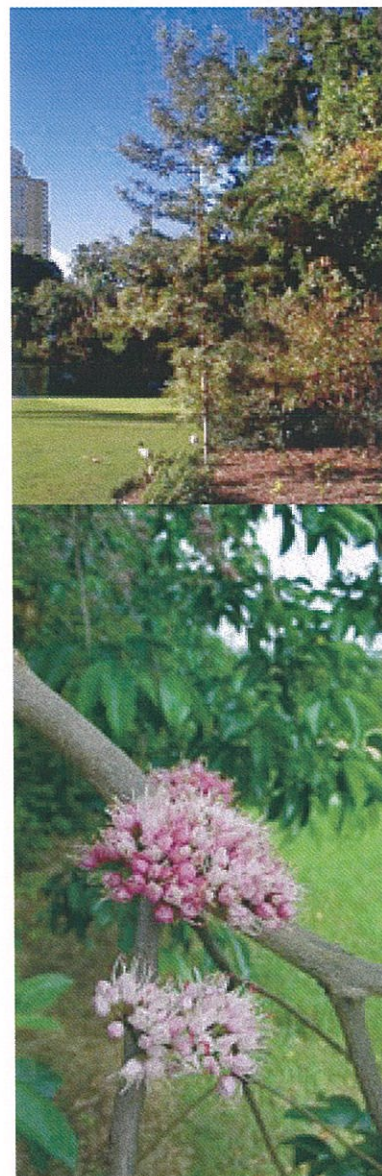
PELICAN LINKS

INDICATIVE PLANT SPECIES PALETTE

The following plant palette is indicative of the species proposed for Pelican Links. It is not all inclusive.

All proposed species will conform to the Caloundra City Council City Plan Preferred Species List.

Botanical Name	Common Name
TREES	
<i>Acacia concurrens</i>	Black Wattle
<i>Acacia fimbriata</i>	Brisbane Wattle
<i>Acronychia imperforata</i>	Logan Apple
<i>Agathis robusta</i>	Queensland Kauri
<i>Araucaria cunninghamii</i>	Hoop Pine
<i>Backhousea citriodora</i>	Lemon scented Myrtle
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree
<i>Brachychiton discolor</i>	Queensland Lace Bark
<i>Buckinghamia celcissima</i>	Ivory Curl Flower
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Callitris columnaris</i>	Bribie Is Pine
<i>Casuarina cunninghamiana</i>	River She Oak
<i>Casuarina glauca</i>	Swamp Oak
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Elaeocarpus reticulatus</i>	Blueberry As
<i>Eucalyptus propinqua</i>	Queensland Grey Gum
<i>Eucalyptus robusta</i>	Swamp Mahogany
<i>Eucalyptus tereticornis</i>	Forest Red Gum
<i>Flinderia schottiana</i>	Bumpy Ash
<i>Harpullia pendula</i>	Tulipwood
<i>Hibiscus tiliaceus</i>	Cottonwood
<i>Hymenosporum flavescens</i>	Native Frangipani
<i>Lophostemon confertus</i>	Brush Box
<i>Macaranga tanarius</i>	Macaranga
<i>Melaleuca quinquenervia</i>	Paper Bark
<i>Syzygium australe</i>	Scrub Cherry
<i>Syzygium leuhmannii</i>	Lilly Pilly
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly



Botanical Name	Common Name
SHRUBS	
<i>Alpinea caerulea</i>	Native Ginger
<i>Baeckea virgata</i>	Weeping Heath Myrtle
<i>Banksia robur</i>	Swamp Banksia
<i>Callistemon</i> spp	Bottlebrush
<i>Cordyline terminalis</i>	Palm Lily
<i>Doryanthes excelsa</i>	
<i>Grevillea Honey Gem</i>	
<i>Grevillea</i> spp	
<i>Hakea florulenta</i>	Point Arkwright Hakea
<i>Hibiscus heterophyllus</i>	Coast Hibiscus
<i>Lomandra longifolia</i>	Mat Rush
<i>Syzygium</i> spp	
<i>Westringea fruticosa</i>	Native Rosemary
<i>Xanthorrhoea australis</i>	Grass Tree
GROUNDCOVERS & CLIMBERS	
<i>Austromyrtus dulcis</i>	Midyim
<i>Cissus antarctica</i>	Kangaroo Vine
<i>Dampiera diversifolia</i>	
<i>Grevillea Bronze Rambler</i>	
<i>Hardenbergia violacea</i>	
<i>Hibbertia scandens</i>	Snake Vine
<i>Pandorea pandorana</i>	Wonga Wonga Vine
<i>Tecomanthe hillii</i>	Fraser Is Climber
NATIVE GRASSES	
<i>Cymbopogon refractus</i>	Barbed Wire Grass
<i>Restio tetraphyllus</i>	Foxtails
<i>Themeda triandra</i>	Kangaroo Grass



PELICAN LINKS

MASTERPLAN ACCOMMODATION SCHEDULE

PRECINCT	LOT TYPES	SIZE OF LOTS M ²	AVERAGE FRONTAGE	TOTAL NO. OF LOTS	TOTAL LOT AREAS M ²
PRECINCT A					
A1	Lake/Golf Front Lots	800	18	12	9,600
	Lake/Golf Front Lots	600	18	1	600
A2	Lake Front Lots	600	20	2	1,200
	Lake Front Lots	800	20	5	4,000
A3	Lake Front Lots	600	20	14	8,400
	Lake Front Lots	800	20	12	9,600
A4	Parkside Lots	600	15	30	18,000
A5	Gated Community	450	15	6	2,700
PRECINCT A TOTALS				82	54,100
PRECINCT B					
B1	Lake/Golf Front Lots	600	17	16	9,600
B2	Parkside Lots	600	17	5	3,000
B3	Parkside Lots	900	20	11	9,900
PRECINCT B TOTALS				32	22,500
PRECINCT C					
C1	Lake/Golf Front Lots	800	20	10	8,000
C2	Lake front Lots	800	18	10	8,000
C3	Lake front Lots	600	17	10	6,000
	Lake front Lots	800	20	24	19,200
C4	Parkside Lots	600	20	5	3,000
C5	Bush Condos	220		80	17,600
PRECINCT C TOTALS				139	61,800
PRECINCT D					
D1	Community Centre / Daycare / Tennis & Swimming Facilities	16000	N/A	1	16,000
PRECINCT D TOTALS				1	16,000
PRECINCT E					
E1	Resort - 160 keys / 80 - 2 Beds	N/A	N/A	160	N/A
PRECINCT E TOTALS				160	N/A
TOTAL ALL PRECINCTS				253	154,400

