

AMENDED IN RED

By: Laura Shobbrook
Date: 3 May 2017



NOTE: This approval only relates to the land within the site boundary as indicated

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/819
Date: 17 MAY 2017



Legend

- Site Boundary
- Existing Contours (0.1m interval)
- Existing Easement
- Energex Easement
- Sewer Easement
- Stormwater Easement
- Road Widening
- Future Dedicated Cycle Path
- Future Pedestrian Path
- Existing Park
- Existing Biopod
- Existing Drainage Corridor
- Proposed Land Use
 - Landscape Buffer (Open Space)
 - Landscape / Civic Area 8001 (pt)
 - Retail Allotment 8001 (pt)
 - SOHO Allotment
 - Urban Terrace Allotment - Type 1
 - Urban Terrace Allotment - Type 2
 - Proposed Bio-Basin
 - Proposed Pedestrian Path
 - Nominal Building Footprint - Retail
 - Acoustic Screen / Fence
 - On Street Parking Bays for Residential
 - Informal On-street Parking Space
 - Future Pedestrian Crossing
 - Threshold Treatment (Grade Change)

REVISION
A: 06/09/2016 Amend layout
B: 21/09/16 Minor Amendments
C: 07/10/2016 Amend Parking
D: 20/10/16 Amend Car Park
E: 28/10/16 Amend Parking
F: 03/11/2016 Amend Car Park
G: 17/11/16 Clarify Tenure of 9001
H: 10/02/17 Amendments in response to Council
I: 29/03/17 Amendments in response to Council
J: 29/04/17 Inclusion of Easements

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
Site boundaries: Registered Survey Plans.
Adjoining Information: RPS Survey Lot Calculations.
Contours: Calibre Consulting.

CLIENT

STOCKLAND

PROJECT

**BELLS REACH
LOCAL CENTRE**

PLAN OF SUBDIVISION
CANCELLING
LOT 8001
(PLAN 1 OF 3)

Date: 28 APRIL 2017

Comp By: ANBM/SE/MD

Checked By: DG

DWG Name: 167633-137 PRO

Job Ref: 167633

Local Authority: URBAN LAND

DEVELOPMENT AUTHORITY

Locality: CALOUNDRA WEST

Scale: 1:250

Sheet: A1

Plan Ref: 167633 -137

Rev: J

Development Summary

	Overall
Total Site Area	5339 m ²
Total Area of Road Widening	105 m ²
Total Area of Landscape Buffer (Open Space)	777 m ²
Total Area of Lot 8001 (Retail and Landscape / Civic Area)	1643 m ²
Total Area of Residential Allotments	1665 m ²
Total No. of Allotments	13
Urban Terrace Allotment - Type 1	2
Urban Terrace Allotment - Type 2	8
Soho Allotment	3
Total Area of New Access Street (Public Road Reserve)	1149 m ²
Total Length of New Access Street (6m wide pavement)	70m

RPS

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Proposed Land Use

- Landscape Buffer (Open Space)
- Landscape / Civic Area 8001 (pt)
- Retail Allotment 8001 (pt)
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Development Controls

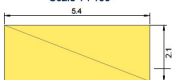
- Primary Frontage/ Business Frontage for SOHO Lots
- Secondary Frontage / Rear Boundary
- Corner Lot Side Boundary to Street/Open Space
- Maximum Building Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall - for the ground and first floors only
- Required Garage Location - double garage
- Required Garage Location - single garage
- Letterbox Location
- Bin Collection Location
- Internal Bin Storage Location - indicative
- Mandatory On-Site Parking Locations
- Residential Front Door to Address Street
- Businesses Customer Entry to Address Open Space (Lot 9001)
- Gated Entry onto Open Space (Lot 9001)
- Indicative Location of Business Premises addressing open space (9001)

Residential On-Street Parking

Total Visitor Parking Spaces 9
Total Dwellings 13

Informal On-Street Parking Space Diagram

Scale 1 : 100



Bins relocated to allow efficient collection.

Plan of Development Table	SOHO Terrace Allotments		Urban Terrace Allotments - Type 1		Urban Terrace Allotments - Type 2	
	7.5m-9m		8.5m-10m		6.7m-7.7m	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Front						
Primary Frontage (Business Frontage for SOHO Lots)	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
- Allowable Protrusion into Setback for Front Porches	1.0m	n/a	1.0m	n/a	1.0m	n/a
Garage	n/a	n/a	4.5m	n/a	n/a	n/a
Side						
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Non Built to Boundary	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Corner Lots (to street or open space)	1.5m	1.5m	1.5m	1.5m	1.0m	1.0m
Rear						
Secondary Frontage (Residential Frontage for SOHO Lots)	2.0m	2.0m	n/a	n/a	n/a	n/a
Rear	n/a	n/a	2.0m	2.0m	0.5m	0.5m
Garage	4.5m	n/a	n/a	n/a	1.0m	n/a
Garages and on-site Parking						
On-site parking requirements (minimum)	1 space to be covered and enclosed AND 1 space uncovered (may be in tandem). Single & tandem garages acceptable. Double garages are not permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single garage acceptable. Double garages are not permitted. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single, tandem or double garage acceptable. Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%		85%		85%	

Development Controls

For allotments mentioned in above Plan of Development Table

General

- All development is to be undertaken in accordance with the Development Approval.
- Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
- Maximum building height is 11m for all dwellings.

Setbacks

- Setbacks are as per the Plan of Development Table unless dimensioned otherwise on plan.
- Built to Boundary Walls:
 - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
 - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
- Boundary setbacks are measured to the wall of the building. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
 - The Primary and Secondary Frontages where eaves should not be closer than 1500mm;
 - Side boundary setback to a street or open space (corner lot) where eaves should not be closer than 700mm; and
 - Walls that are built to boundary.
- Entrance porches/porches are permitted to extend up to 1.0m into the Primary and Secondary Frontage setback provided the height of the porch does not exceed 4.5m, the porch remains open and not enclosed and the width of the porch is limited to the front entry area only.
- Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
- Roofed gatehouses and arches are permitted within the boundary setback of the Primary and Secondary frontages of the lot provided they meet the requirements of the Queensland Development Code, having:
 - a maximum area of 4m²; and
 - not more than 2m wide elevation to the street; and
 - not more than 3m in height.

Site Cover and Amenity

- Site cover for each lot is not to exceed that shown in the Plan of Development table except where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
- Private open space must be provided, may be roofed, is not less than 9m² with a minimum dimension of 2.5m, is directly accessible from a living area of the dwelling, and may be a balcony, verandah or rooftop terrace.

Privacy & Overlooking

- Buildings must be sited and designed to provide adequate visual privacy for neighbours. Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
 - a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
 - a window has a sill height more than 1.5m above the adjacent floor level; or
 - a window has obscure glazing below 1.5m; where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Fencing

- Fencing along street boundaries and boundaries shared with open space must be either 50% transparent or max. 1.2m high.

Parking and Driveways

- Double garages must be setback at least 0.5m behind the main residential facade, excluding balconies and porches, of the dwelling.
- A maximum of one driveway per dwelling is permitted.
- Shared driveways are mandatory where shown on plan.
- The maximum width of a driveway at the lot boundary & where crossing the verge:
 - serving a single garage shall be 3.0m;
 - serving a double garage shall be 4.8m at the property boundary tapering to 4.0m at the kerb; and
 - when shared between adjoining lots: 7.0m along the property boundary and 4.8m at the kerb.
- Driveways should avoid on-street works such as dedicated on-street parking bays, street trees, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.

SOHO Allotments

- Business uses on-site must address the open space parcel 9001.
- The business component may be either operated as Home Based Business with a maximum GFA for the business use of 50m², or as a business/shop use that can be leased independently of the residential use, in which case the business GFA may not exceed 90m² and the premises must comply with applicable requirements for fire separation.
- The area shown on plan for the business use is indicative only and may adopt a different shape or extent (may extend further into the lot or extend over the ground and first floors) provided it addresses the business frontage of the lot directly.
- Business must present a shop-front to the open space (9001):
 - significant glazing into the ground floor;
 - a clearly designated customer entry/shop door;
 - a small awning over the customer entry 1.0m deep and min. 1.0m wide; AND
 - Signage on the face of the building or awning that is integrated into the design of the building and does not visually dominate.

- SOHO lots must provide a minimum of 2 parking spaces on site -1 covered; and -1 may be uncovered & provided in tandem
- Signage advertising the business is not permitted on the Residential Frontage of the allotment.
- Signage must be in accordance with the Sunshine Coast Planning Scheme 2014.
- Service areas and bin storage areas must not be visible from the street or open space.

Rainwater Tanks

- Dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the rain potable water system.

Definitions

Site Cover - the total area of the roof of the building (dwelling & business/shop premises combined) expressed as a percentage of the lot area, but which excludes eave overhangs.

REVISION
A: 8/9/2016 Amend Layout
B: 21/09/2016 Finalise Controls
C: 07/10/2016 Amend Parking
D: 20/10/16 Amend Car Park
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F: 03/11/2016 Amend Car Park
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Note:
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Site boundaries: Registered Survey Plans.
Adjoining Information: RPS Survey Lot Calculations.
Contours: Calibre Consulting.

CLIENT

STOCKLAND

PROJECT

BELLS REACH
LOCAL CENTRE

PLAN OF
DEVELOPMENT FOR
RESIDENTIAL LOTS
(PLAN 2 OF 3)

Date:

28 APRIL 2017

Comp By:

AN/BM/SE/MD

Checked By:

DG

DWG Name:

167633-137 PRO

Job Ref:

167633

Local Authority:

URBAN LAND
DEVELOPMENT AUTHORITY

Locality:

CALOUNDRRA WEST

Scale:

1:250

Sheet

A1

Plan Ref:

167633 -138

Rev

J

RPS

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/819
Date: 17 MAY 2017



Legend

- Parcel Boundary
- Existing Contours (0.1m interval)
- Retail Allotment 8001 (pt)
- Existing Easement
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- Stormwater Easement
- Adjoining Landscape Buffer (Open Space)
- Landscape / Civic Area 8001 (pt)
- Adjoining Park
- SOHO Allotments
- Adjoining Drainage Reserve
- Road Widening
- Major Pedestrian Thoroughfare
- Acoustic Screen / Fence
- Existing Biopod

Interfaces

- Required built form edge
- Desired built form edge
- Preferred building entry location
- Preferred vehicle access location
- Preferred pedestrian entry location
- Retail to directly front open space
- Retail to front internal walkways/ outdoor dining areas
- Architectural screening required
- Landscaped setback

Land Use Outcomes

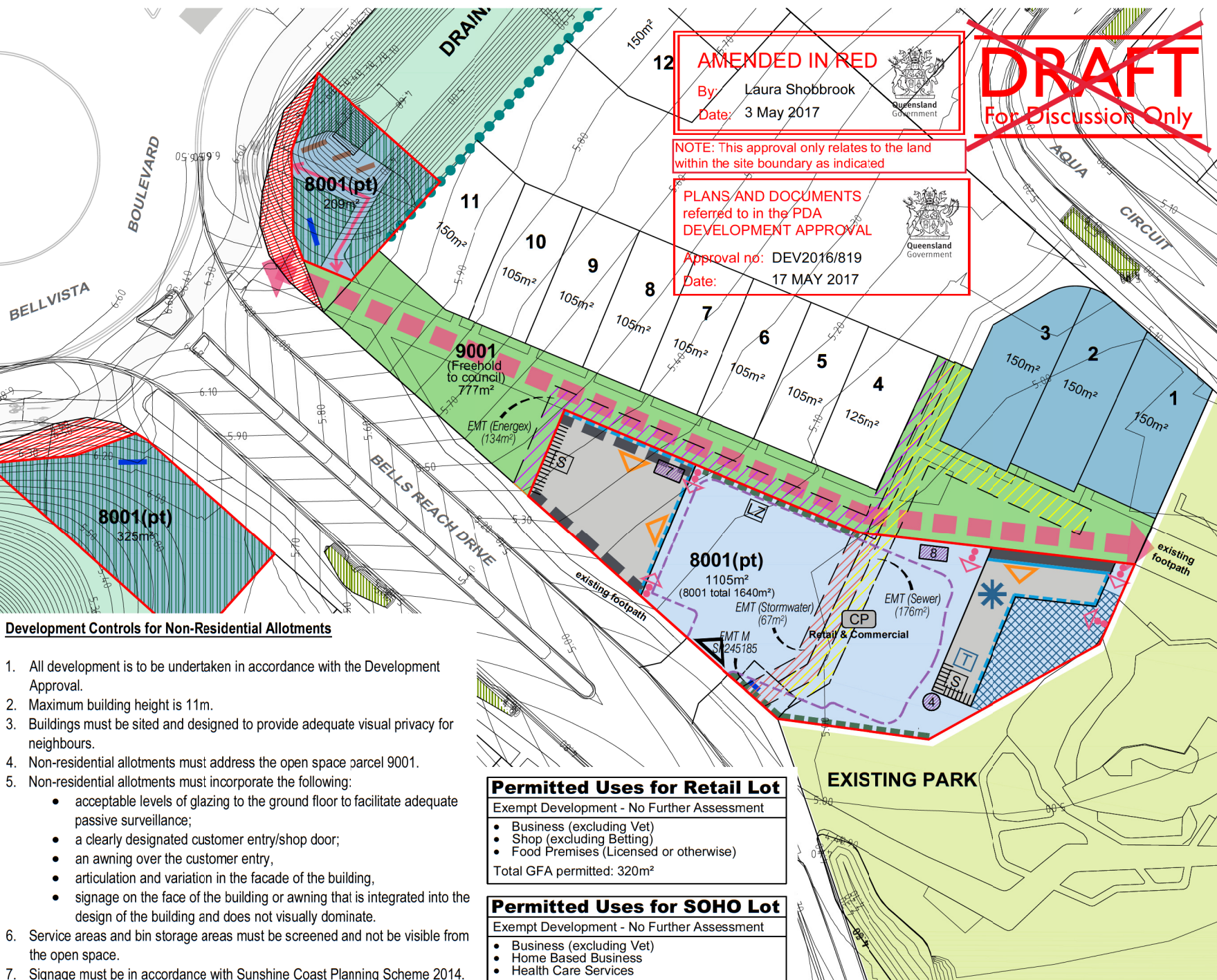
- Indicative building footprint
- On site carparking area
- Customer parking for retail and commercial (lot 8001)
- Loading zone - indicative location
- Services, Bins & Storage area - indicative location. Must be screened from view.
- Cafe outdoor dining zone overlooking Park (deck or terrace)
- Cafe/Food Premises overlooking park
- Preserved landscape civic area within site
- Motorcycle Parking - number required & indicative location.
- Bicycle Parking - number required & indicative location
- Toilet located in Cafe - indicative location

Signage

- Existing Estate Signage Elements to be retained
- Proposed Signage locations for Retail

Scale 1 : 400 @ A3
0 5 10 15 20
Plan Ref **167633 - 1391**
(PLAN 3 OF 3)

Date: 28 April 2017
Client: Stockland
Dwg Name: 7633-139
Drawn By: BM/MD
Checked By: DG



BELLS REACH NON-RESIDENTIAL ALLOTMENT - Plan of Development



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