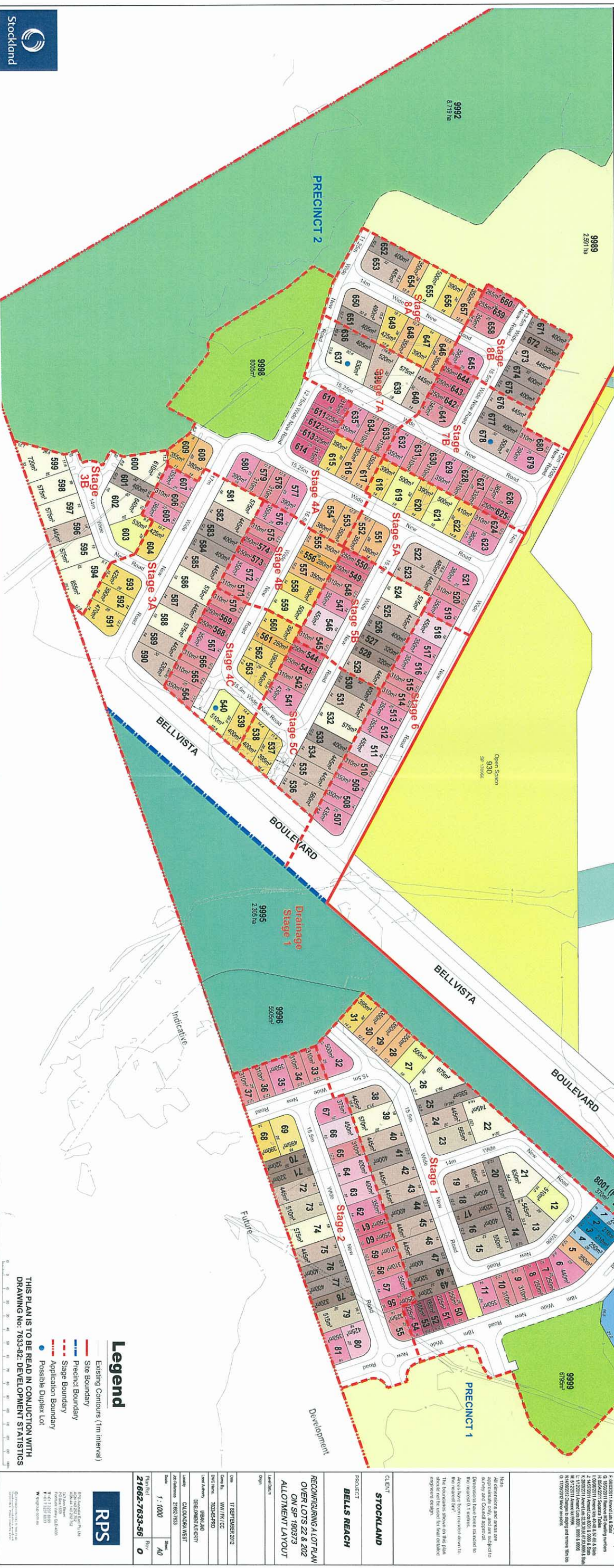
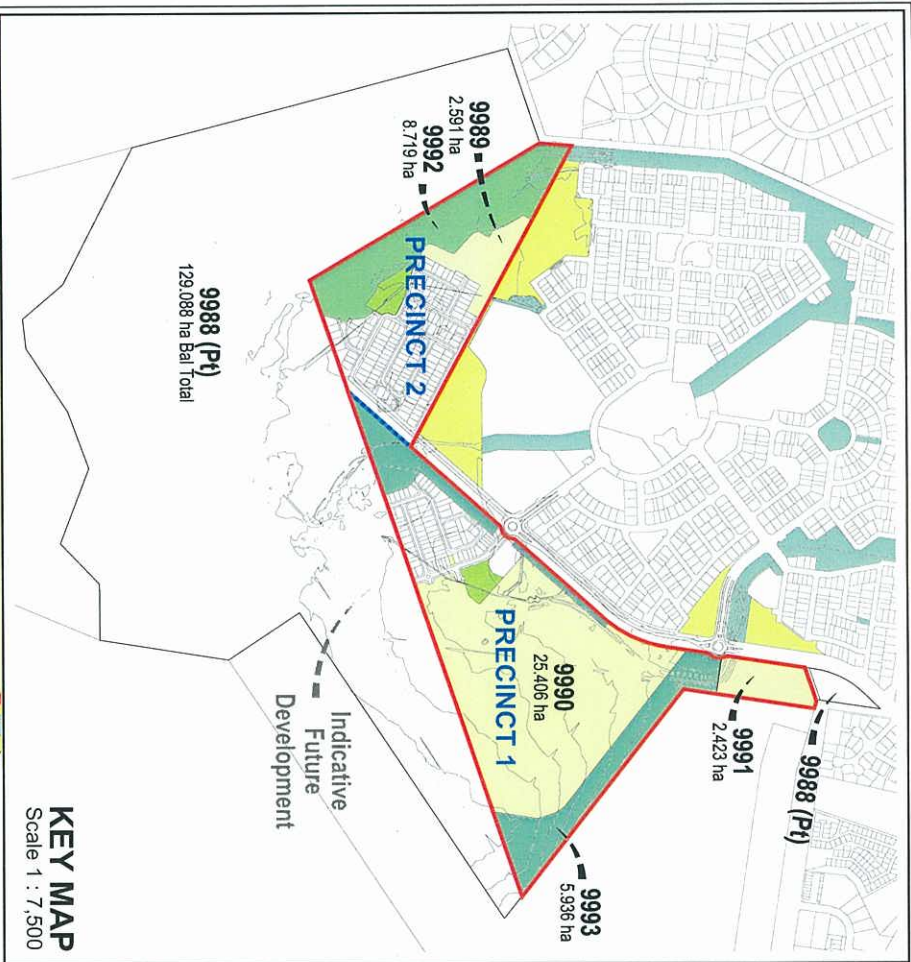




PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 23/08/18

REVISIONS:
1. 2017/08/01 Revised Urban Design and Stormwater Management Plan
2. 2017/08/01 Revised Land Use and Planning and Stormwater Management Plan
3. 2017/08/01 Revised Stormwater Management Plan
4. 2017/08/01 Revised Stormwater Management Plan
5. 2017/08/01 Revised Stormwater Management Plan
6. 2017/08/01 Revised Stormwater Management Plan
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99. 2017/08/01 Revised Stormwater Management Plan
100. 2017/08/01 Revised Stormwater Management Plan

Legend

- Existing Contours (1m Interval)
- Site Boundary
- Precinct Boundary
- Stage Boundary
- Application Boundary
- Possible Duplex Lot

RPS

RECOMMENDING A LOT PLAN
OVER LOTS 22 & 202
ON SP 180373
ALLOTMENT LAYOUT

CLIENT
STOCKLAND

PROJECT
BELLS REACH

DATE
17 SEPTEMBER 2012

SCALE
1:1000

THIS PLAN IS TO BE READ IN CONJUNCTION WITH
DRAWING NO. 7633-92: DEVELOPMENT STATISTICS

Stockland

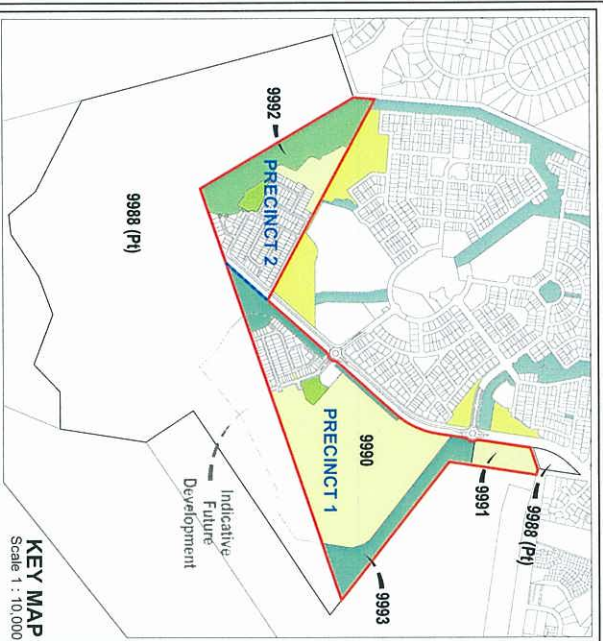
YIELD BREAKDOWN APPLICATION 1																				
Single Family Dwellings		Stage 1	Stage 2	Balance Precinct 1	Sub Total Precinct 1		Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Balance Precinct 2	Sub Total Precinct 2		Total				
25m Deep Product																				
Terrace 7.5m	2	4.1%	—	—	2	2.5%	—	0.0%	—	0.0%	—	0.0%	—	—	—	2	0.8%			
Terrace 9.0m	2	4.1%	—	—	2	2.5%	0.0%	0.0%	—	0.0%	—	0.0%	—	—	5	3.0%	7	2.8%		
Villa 10m	3	6.1%	0.0%	—	6	7.4%	—	0.0%	—	0.0%	—	0.0%	—	—	14	8.5%	20	8.2%		
Premium Villa 12.5m	2	4.1%	8	25.0%	—	10	12.3%	1	3.7%	8	20.0%	4	10.5%	4	14.3%	1	5.3%	37	15.4%	
Courtyard 14m	3	6.1%	5	15.0%	—	8	9.9%	2	7.4%	5	12.5%	5	13.2%	7	58.3%	4	14.3%	32	13.3%	
Traditional 16m	—	0.0%	3	9.4%	—	3	3.7%	—	0.0%	—	0.0%	—	0.0%	—	—	—	0.0%	3	1.2%	
Premium Traditional 18m	—	0.0%	1	3.1%	—	1	1.2%	—	0.0%	—	0.0%	1	2.6%	2	16.7%	—	0.0%	3	1.6%	
Subtotal	12	24.5%	20	62.5%	—	32	39.5%	3	11.1%	22	55.0%	14	36.8%	12	100.0%	18	64.3%	73	44.5%	
28m Deep Product																				
Subs 7.5m	2	4.1%	—	—	2	2.5%	—	0.0%	—	0.0%	—	0.0%	—	—	—	—	0.0%	2	0.8%	
Soho 9.0m	2	4.1%	—	0.0%	—	2	2.5%	—	0.0%	—	0.0%	—	0.0%	—	—	—	0.0%	2	0.8%	
Villa 10m	—	0.0%	—	0.0%	—	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	—	3	1.8%	3	1.2%	
Premium Villa 12.5m	4	8.2%	—	0.0%	—	4	4.9%	—	0.0%	7	17.5%	2	5.3%	—	0.0%	3	15.8%	16	6.5%	
Courtyard 14m	1	2.0%	1	3.1%	—	2	2.5%	4	14.8%	6	15.0%	5	13.2%	—	0.0%	3	15.8%	20	8.2%	
Traditional 16m	—	0.0%	1	3.1%	—	1	1.2%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	1	0.4%	
Premium Traditional 18m	2	4.1%	—	0.0%	—	2	2.5%	1	3.7%	2	5.0%	2	5.3%	—	0.0%	—	0.0%	7	2.9%	
Subtotal	11	22.4%	2	6.3%	—	13	16.0%	5	18.5%	18	45.0%	9	23.7%	—	0.0%	6	31.6%	38	23.2%	
32m Deep Product																				
Villa 10m	3	6.1%	3	9.4%	—	6	7.4%	—	0.0%	—	0.0%	2	5.3%	—	0.0%	1	5.3%	3	3.7%	
Premium Villa 12.5m	8	16.3%	2	6.3%	—	10	12.3%	3	11.1%	—	0.0%	3	7.9%	—	0.0%	5	26.3%	24	9.8%	
Courtyard 14m	8	16.3%	2	6.3%	—	10	12.3%	6	22.2%	—	0.0%	8	21.1%	—	0.0%	2	10.5%	31	12.7%	
Traditional 16m	3	6.1%	2	6.3%	—	5	6.2%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	5	2.0%	
Premium Traditional 18m	4	8.2%	1	3.1%	—	5	6.2%	10	37.0%	—	0.0%	2	5.3%	—	0.0%	1	5.3%	20	8.2%	
Subtotal	26	53.1%	10	31.3%	—	36	44.4%	19	70.4%	—	0.0%	15	39.5%	—	0.0%	9	47.4%	53	36.3%	
Total Residential Allotments		49	100.0%	32	100.0%	—	81	100.0%	27	100.0%	40	100.0%	38	100.0%	12	100.0%	28	100.0%	164	100.0%
Super Lots		Lots	Eq Dw	Lots	Eq Dw	Lots	Dw	Lots	Eq Dw	Lots	Eq Dw	Lots	Eq Dw	Lots	Eq Dw	Lots	Eq Dw	Lots	Eq Dw	Lots
Balance Super Allotments		—	—	—	—	2	2	2	—	—	—	—	—	—	—	1				

APPROVAL dated 23/10/2012

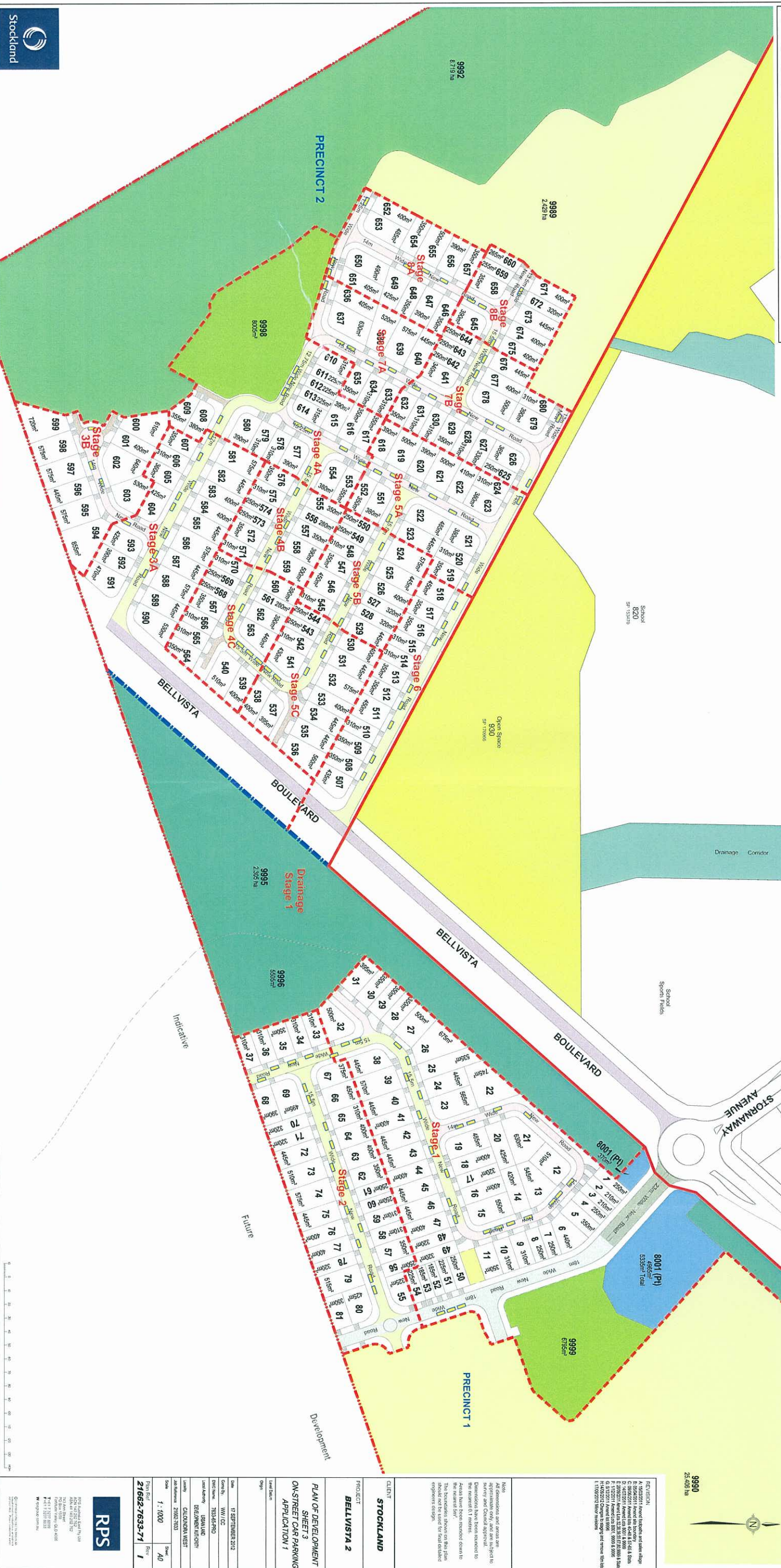
APPROVAL dated 23/10/2012

APPLICATION 1 LAND BUDGET														
Land Use	Stage 1	Stage 2	Drainage Stage 1	Balance Precinct 1	Sub Total Precinct 1	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Balance Precinct 2	Sub Total Precinct 2	Total
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
Area of Subject Site	4,944 ha	1,713 ha	2,855 ha	34,766 ha	44,278 ha	2,624 ha	2,710 ha	2,160 ha	0,852 ha	1,412 ha	1,226 ha	11,310 ha	22,294 ha	66,572 ha
Saleable Area														
Single Family Allotments	1,949 ha	1,187 ha	—	—	3,136 ha	1,353 ha	1,355 ha	1,538 ha	0,437 ha	0,930 ha	0,815 ha	—	6,428 ha	9,564 ha
Commercial Site	0,534 ha	—	—	—	0,534 ha	—	—	—	—	—	—	—	—	0,534 ha
Balance Super Allotments	—	—	—	28,830 ha	28,830 ha	—	—	—	—	—	—	2,591 ha	2,591 ha	31,421 ha
Total Area of Allotments	2,483 ha	1,187 ha	—	28,830 ha	32,500 ha	1,353 ha	1,355 ha	1,538 ha	0,437 ha	0,930 ha	0,815 ha	2,591 ha	9,019 ha	41,519 ha
Road														
Sub Arterial Road	—	—	—	—	—	0,826 ha	—	—	0,161 ha	—	—	—	0,987 ha	0,987 ha
Collector Streets	0,479 ha	0,153 ha	—	—	0,632 ha	0,250 ha	0,168 ha	0,119 ha	0,254 ha	0,338 ha	1,761 ha	—	1,129 ha	1,761 ha
Local Access Streets	0,706 ha	0,373 ha	—	—	1,079 ha	0,193 ha	0,457 ha	0,504 ha	—	0,143 ha	0,339 ha	—	1,636 ha	2,715 ha
Pedestrian Connections-Thresholds	0,029 ha	—	—	—	0,029 ha	—	—	—	—	—	—	—	—	0,029 ha
Total Area of New Road	1,214 ha	0,526 ha	—	—	1,740 ha	1,269 ha	0,625 ha	0,623 ha	0,415 ha	0,481 ha	0,339 ha	—	3,752 ha	5,492 ha
Open Space														
Active Park	0,680 ha	—	—	—	0,680 ha	—	0,801 ha	—	—	—	—	—	0,801 ha	1,481 ha
Passive Open Space	—	—	—	—	—	—	—	—	—	—	—	8,719 ha	8,719 ha	8,719 ha
Stormwater Conveyance	0,567 ha	—	2,856 ha	5,936 ha	9,359 ha	—	—	—	—	—	—	—	—	9,359 ha
Total Open Space	1,247 ha	—	2,856 ha	5,936 ha	10,039 ha	—	0,801 ha	—	—	—	—	8,719 ha	9,520 ha	19,559 ha
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	39m	—	—	—	39m	22m	58m	67m	—	—	—	—	147m	186m
11.25m Wide New Road	—	—	—	—	—	—	—	—	—	33m	70m	—	103m	103m
12.75m Wide New Road	—	—	—	—	—	—	95m	—	—	—	—	—	95m	95m
13m Wide New Road	—	—	—	—	—	—	—	—	—	28m	—	—	28m	28m
13.5m Wide New Road	—	—	—	—	—	—	—	—	—	—	35m	—	35m	35m
14m Wide New Road	225m	—	—	—	225m	96m	—	73m	180m	43m	117m	—	509m	734m
15.25m Wide New Road	—	—	—	—	—	—	69m	99m	—	180m	—	—	348m	348m
15.5m Wide New Road	198m	261m	—	—	459m	—	185m	192m	—	43m	—	—	420m	879m
17m Wide New Road	—	—	—	—	—	146m	19m	—	—	—	21m	—	186m	186m
18m Wide New Road	162m	62m	—	—	224m	—	—	—	—	—	—	—	—	224m
23m Wide New Road	77m	—	—	—	77m	—	—	—	40m	—	—	—	—	77m
40m Wide New Road	—	—	—	—	—	217m	—	—	—	—	—	—	—	257m
Total Length of New Road	701m	323m	—	—	1024m	181m	428m	431m	220m	327m	243m	—	2128m	3152m

[illegible]



- Legend**
- Site Boundary
 - Precinct Boundary
 - Stage Boundary
 - Application Boundary
- Roads**
- 3.5m Pavement Construction
 - 5.5m Pavement Construction
 - 7.5m Pavement Construction
 - 7.5m Partial Pavement Construction
 - 9.0m Pavement Construction
 - 14.0m Pavement Construction
- Parking Breakdown**
- Scale 1 : 100
- Total Vehicle On-Street Parking Spaces: 124
- Total Dwellings: 248
- Parking Bay Diagram**
- Scale 1 : 100
- 6.0
- 2.3



PLANS AND DOCUMENTS
referred to in the UDA
APPROVAL dated 23/10/2012

PRECINCT 1
A: 5/20/2011 Approved the boundary and stage
B: 6/20/2011 Approved the boundary and stage
C: 7/20/2011 Approved the boundary and stage
D: 8/20/2011 Approved the boundary and stage
E: 9/20/2011 Approved the boundary and stage
F: 10/20/2011 Approved the boundary and stage
G: 11/20/2011 Approved the boundary and stage
H: 12/20/2011 Approved the boundary and stage
I: 1/20/2012 Approved the boundary and stage

Note:
All dimensions and areas are
approximate only, and are subject to
survey and design requirements.
Dimensions shown on this plan
are to the nearest 0.1 metres.
The boundaries shown on this plan
are to the nearest 0.1 metres.
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are to the nearest 0.1 metres.
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are to the nearest 0.1 metres.

CLIENT
STOCKLAND

PROJECT
BELLVISTA 2

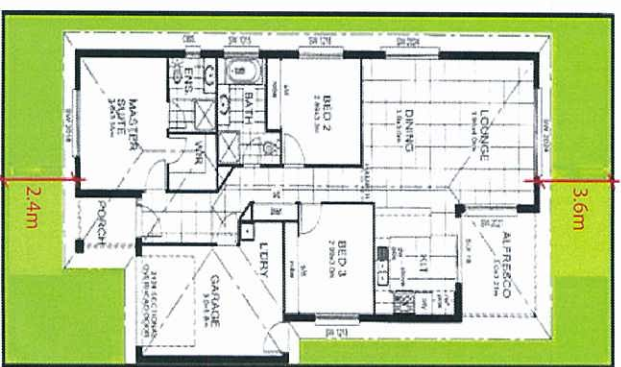
PLAN OF DEVELOPMENT
ON-STREET CAR PARKING
APPLICATION 1

Date: 17 SEPTEMBER 2012
Scale: 1:1000
Sheet: 40
File: 21662-7653-71
RPS

RPS
21662-7653-71
1

PLANS AND DOCUMENTS
referred to in the ULDA

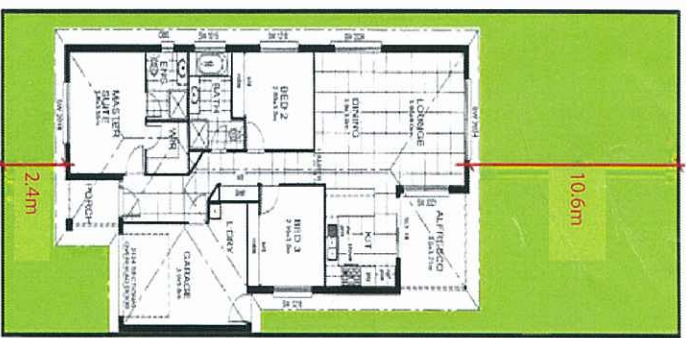
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Nevis 143 by Indigo Homes

3 **262.5m²**
Villa 25

- 2
- 1



Nevis 143 by Indigo Homes

3 **336m²**
Villa 32

- 2
- 1



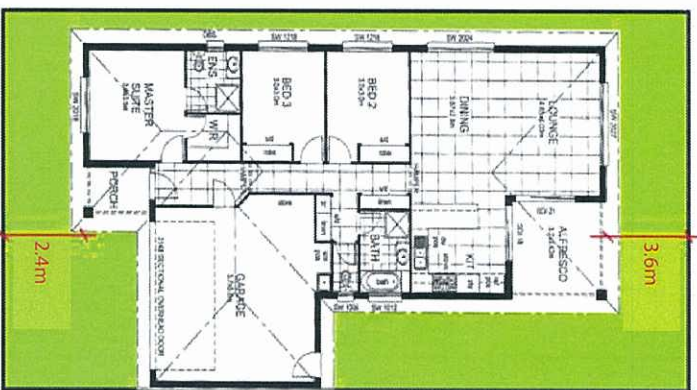
Source
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consent of Indigo Homes and are not to be used or
reproduced without their prior consent.



Bellvista 2
Plan of Development - Sheet 4: Typical House Plans for lots 250-450m² - 10m frontage, single storey

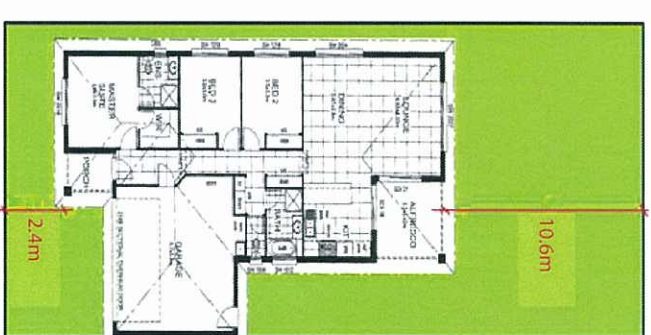
RPS

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Nevis 169 by Indigo Homes

- 3 **312.5m²**
Premium
Villa 25
- 2
- 2



Nevis 169 by Indigo Homes

- 3 **400m²**
Premium
Villa 32
- 2
- 2



Source
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consent of Indigo Homes and are not to be used or
reproduced without their prior consent.



Bellvista 2
Plan of Development - Sheet 4: Typical House Plans for lots 250-450m² - 12.5m frontage, single storey

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 23/10/2012

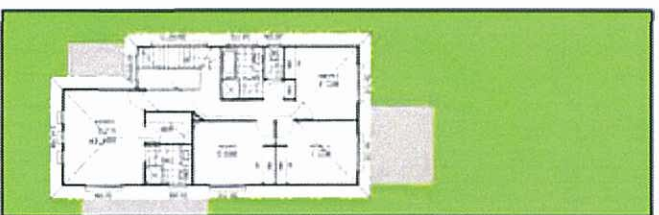
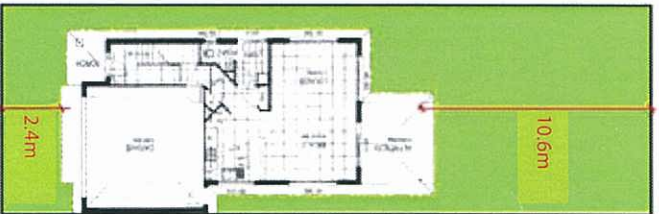
Caribbean 208 by Indigo Homes

- 4  **312.5m²**
Premium
Villa 25
- 2.5 
- 2 



Caribbean 208 by Indigo Homes

- 4  **400m²**
Premium
Villa 32
- 2.5 
- 2 



Source
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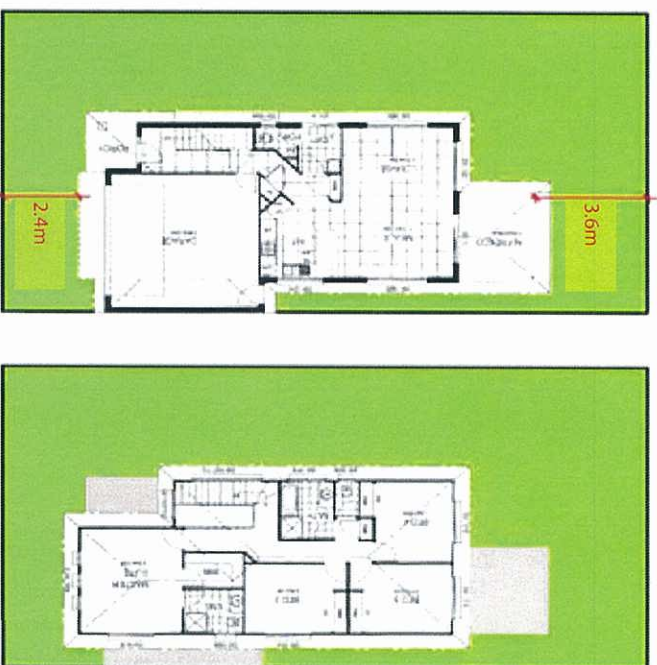


Bellvista 2
Plan of Development - Sheet 4: Typical House Plans for lots 250-450m² - 10m frontage, two storey

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 23 /10 /2012

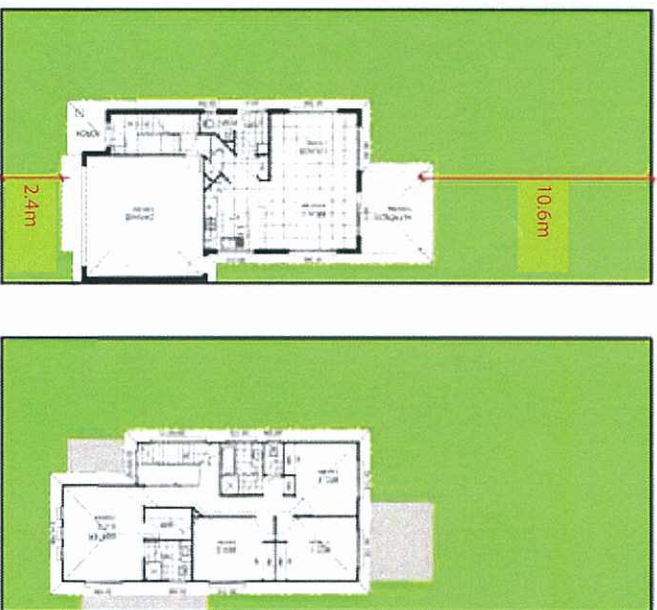
Caribbean 208 by Indigo Homes

- 4  **312.5m²**
Premium
Villa 25
- 2.5 
- 2 



Caribbean 208 by Indigo Homes

- 4  **400m²**
Premium
Villa 32
- 2.5 
- 2 



Source
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Bellvista 2
Plan of Development - Sheet 4: Typical House Plans for lots 250-450m² - 12.5m frontage, two storey

4 of 4

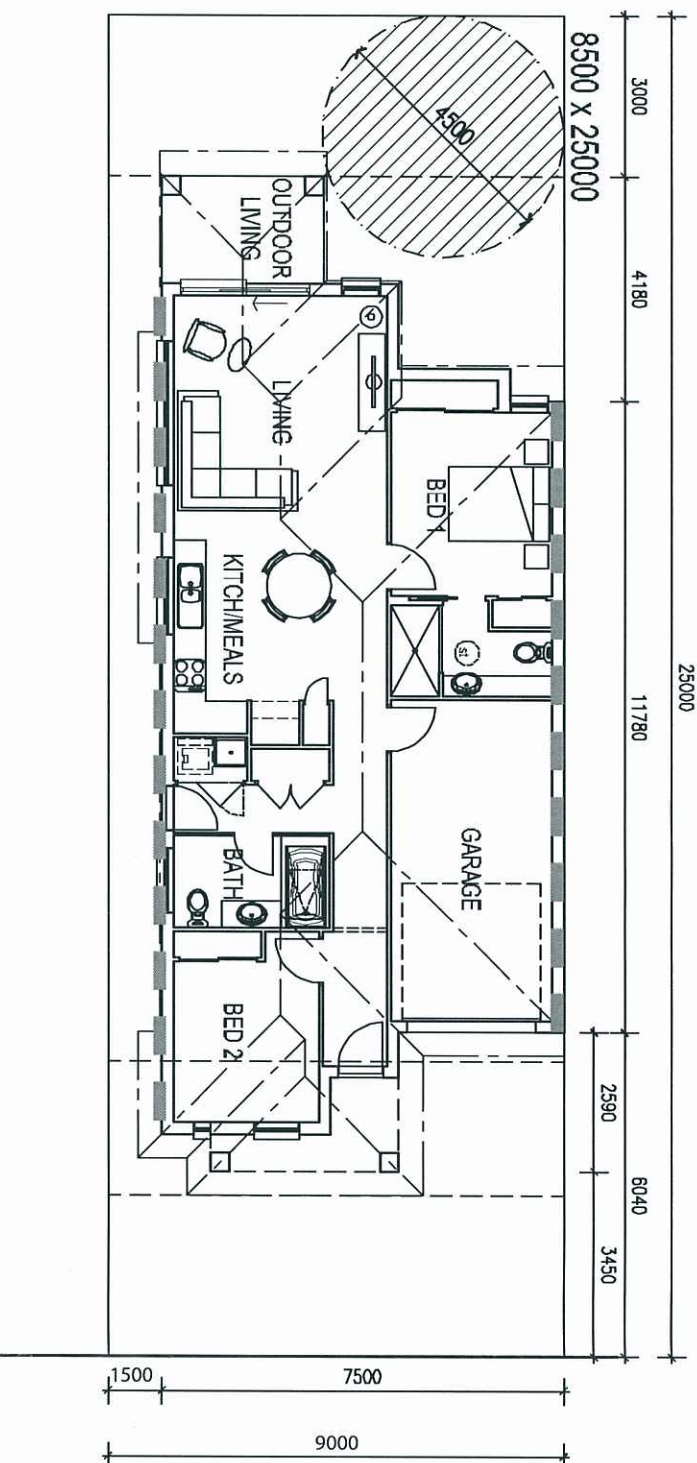
RPS

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W rpsgroup.com.au
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PRELIMINARY FOR DISCUSSION PURPOSES ONLY

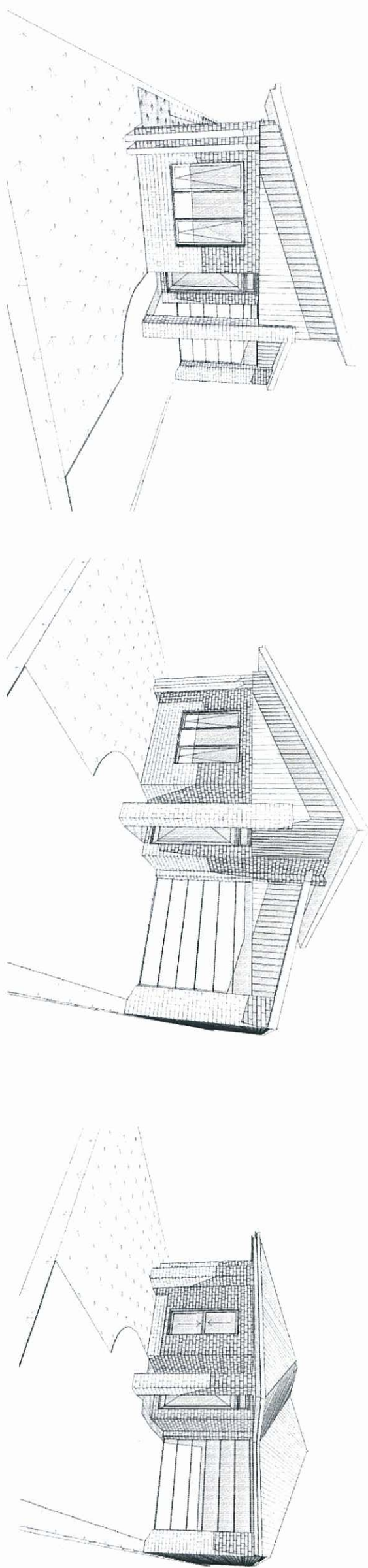
Scale NTS@A3 | Date March 2011 | Project No 21662_7633_76

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 23/10/2012



Built to Boundary

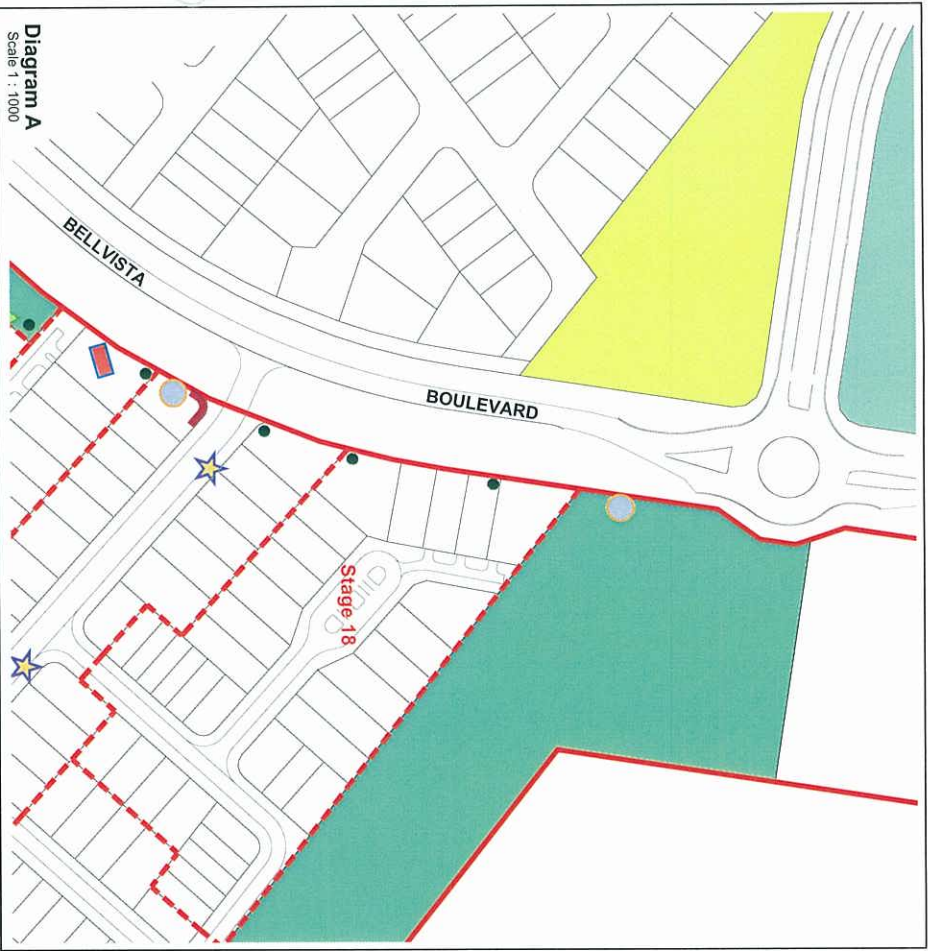
AREA	
GROUND FLOOR:	86.34sqm
GARAGE:	19.99sqm
PORCH:	3.75sqm
OLIVING:	6.08sqm
TOTAL:	116.14sqm
	12.55Q
SITE AREA	212.56sqm
SITE COVER (NO EAVES)	50%
SITE COVER (INC EAVES)	60%



Stockland

Source

Floor plans and elevations have been used with the consent of Indigo Homes and are not to be used or reproduced without their prior consent.



Notes:

Advertising Devices

1. All Advertising Devices may only advertise the Stockland Residential Estate at Bellvista 2 (refer also to Note 4 below).
2. Plans identifying the intended extent and location of Advertising Devices must be submitted to the ULDA prior to commencing construction of these devices, unless otherwise nominated on an approved Plan of Development.
3. Proposed Advertising Devices will directly serve the advertising needs of the Sales Information Centre and Display Housing for the purpose of alerting the public to the development (refer to Note 4 below). All signage must be immediately identifiable with the estate.
4. Notwithstanding any of the above notes, all advertising devices located along Bellvista Boulevard may also be used for the purpose of advertising future development within the Caloundra South Urban Development Area.
5. Proposed Advertising Devices must be of materials and colours which complement the design theme of the residential estate and present a visually attractive appearance to the public.
6. Advertising devices will not be illuminated.
7. With the exception of the Billboard sign, unless otherwise agreed to in writing by the ULDA, the advertising devices are to be considered temporary only and are not permitted to be used for any purpose other than advertising the development. Once the development is completed, the advertising devices must be removed or, if they are to be used for any other purpose, they must be granted a new residential use licence within the estate, whichever is the earliest. After this time, the Advertising Devices must be removed.
8. Advertising Devices must be:
 - (i) constructed to not cause disturbance to the occupants of nearby developments; and
 - (ii) located and designed to not create a nuisance or potential hazard to pedestrians.
9. 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.

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- Application Boundary
- Entry Statement
- Billboard 6m x 3m
- Neighborhood Theming
- Street Light / Flag Poles
- H Frame for Directionals
- Flag Pole (approx. location)
- Promotional Signage

Note:
All dimensions and areas are approximate and subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres. Areas have been enclosed down to the nearest 5m. Changes to the plan should not be used for final detailed engineering design.



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 23/10/2012



RPS

DATE: 17 SEP 2012

SCALE: 1:1000 @ A0
DIMS MADE: 7033-65-PRO
DIMS: 7033-751