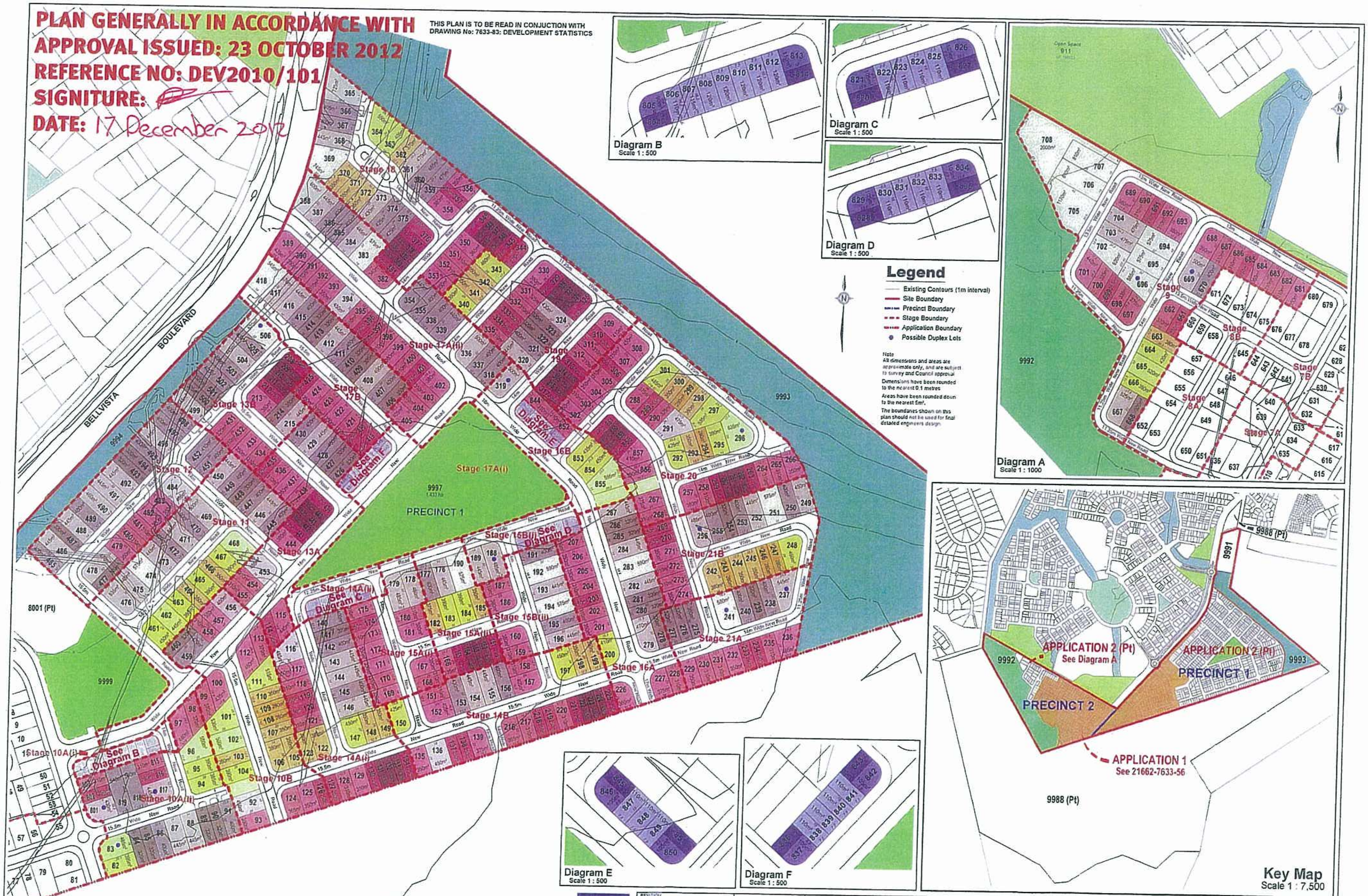


Stockland	Date: 5 November 2012	CLIENT: STOCKLAND	PROJECT: BELLS REACH
Scale 1 : 1000	Sheet A0	RECONFIGURING A LOT PLAN APPLICATION 2 OVER PROPOSED LOTS 9989 & 9990	Plan Ref 21662-7633-59
Local Authority: URBAN LAND DEVELOPMENT AUTHORITY	Locality: CALOUNDRA WEST	Job Reference: 21662-7633	Rev AA
RPS			

YIELD BREAKDOWN APPLICATION 2

Single Family Dwellings	Stage 10		Stage 11		Stage 12		Stage 13		Stage 14		Stage 15		Stage 16		Stage 17		Stage 18		Stage 19		Stage 20		Stage 21		Sub Total Precinct 1		Stage 9		Sub Total Precinct 2		Total	
Urban Lot Product																																
Urban Lot Type A	2	3.4%	—	0.0%	—	0.0%	—	0.0%	2	3.3%	2	4.3%	2	5.9%	2	3.4%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	10	2.1%	—	0.0%	—	0.0%	10	1.9%
Urban Lot Type B	2	3.4%	—	0.0%	—	0.0%	—	0.0%	2	3.3%	2	4.3%	2	5.9%	2	3.4%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	10	2.1%	—	0.0%	—	0.0%	10	1.9%
Urban Lot Type C & D	7	11.9%	—	0.0%	—	0.0%	—	0.0%	4	6.6%	4	8.7%	3	8.8%	4	6.8%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	22	4.5%	—	0.0%	—	0.0%	22	4.2%
Subtotal	11	18.6%	—	0.0%	—	0.0%	—	0.0%	8	13.1%	8	17.4%	7	20.6%	8	13.6%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	42	8.6%	—	0.0%	—	0.0%	42	8.0%
25m Deep Product																																
Terrace 7.5m	—	0.0%	—	0.0%	—	0.0%	6	15.0%	6	9.8%	3	6.5%	—	0.0%	—	0.0%	6	17.1%	6	20.0%	5	12.8%	—	0.0%	32	6.6%	—	0.0%	—	0.0%	32	6.1%
Terrace 6.0m	—	0.0%	—	0.0%	—	0.0%	4	10.0%	4	6.6%	2	4.3%	—	0.0%	—	0.0%	4	11.4%	4	13.3%	4	10.3%	—	0.0%	22	4.5%	—	0.0%	—	0.0%	22	4.2%
Villa 10m	3	5.1%	—	0.0%	—	0.0%	2	5.0%	7	11.5%	1	2.2%	1	2.9%	6	10.2%	2	5.7%	4	13.3%	2	5.1%	4	10.8%	32	6.6%	4	10.5%	4	10.5%	36	6.9%
Premium Villa 12.5m	7	11.9%	—	0.0%	2	8.3%	8	20.0%	8	13.1%	8	17.4%	6	17.6%	10	16.9%	2	5.7%	5	16.7%	8	20.5%	5	13.5%	69	14.2%	10	26.3%	10	26.3%	79	15.1%
Courtyard 14m	6	10.2%	—	0.0%	3	12.5%	4	10.0%	6	9.8%	7	15.2%	5	14.7%	8	13.6%	4	11.4%	2	6.7%	9	23.1%	5	13.5%	59	12.1%	6	15.8%	6	15.8%	65	12.4%
Traditional 16m	3	5.1%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	3	0.6%	—	0.0%	—	0.0%	3	0.6%
Premium Traditional 18m	1	1.7%	—	0.0%	1	4.2%	1	2.5%	2	3.3%	—	0.0%	—	0.0%	1	1.7%	—	0.0%	—	0.0%	1	2.6%	—	0.0%	7	1.4%	—	0.0%	—	0.0%	7	1.3%
Subtotal	20	33.9%	—	0.0%	6	25.0%	25	62.5%	33	54.1%	21	45.7%	12	35.3%	25	42.4%	18	51.4%	21	70.0%	29	74.4%	14	37.8%	224	46.1%	20	52.6%	20	52.6%	244	46.6%
28m Deep Product																																
Villa 10m	2	3.4%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	2	5.1%	3	8.1%	7	1.4%	—	0.0%	—	0.0%	7	1.3%
Premium Villa 12.5m	5	8.5%	2	9.1%	—	0.0%	—	0.0%	6	9.8%	2	4.3%	—	0.0%	—	0.0%	4	11.4%	2	6.7%	3	7.7%	3	8.1%	27	5.6%	1	2.6%	1	2.6%	28	5.3%
Courtyard 14m	4	6.8%	4	18.2%	—	0.0%	—	0.0%	3	4.9%	2	4.3%	3	8.8%	—	0.0%	2	5.7%	2	6.7%	4	10.3%	1	2.7%	25	5.1%	2	5.3%	2	5.3%	27	5.2%
Traditional 16m	3	5.1%	1	4.5%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	4	0.8%	1	2.6%	1	2.6%	5	1.0%
Premium Traditional 18m	2	3.4%	1	4.5%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	1	2.9%	—	0.0%	—	0.0%	—	0.0%	1	2.6%	—	0.0%	5	1.0%	—	0.0%	—	0.0%	5	1.0%
Subtotal	16	27.1%	8	36.4%	—	0.0%	—	0.0%	9	14.8%	4	8.7%	4	11.8%	—	0.0%	6	17.1%	4	13.3%	10	25.6%	7	18.9%	68	14.0%	4	10.5%	4	10.5%	72	13.7%
32m Deep Product																																
Villa 10m	5	8.5%	1	4.5%	4	16.7%	5	12.5%	1	1.6%	—	0.0%	5	14.7%	5	8.5%	—	0.0%	2	6.7%	—	0.0%	5	13.5%	33	6.8%	1	2.6%	1	2.6%	34	6.5%
Premium Villa 12.5m	5	8.5%	5	22.7%	7	29.2%	5	12.5%	5	8.2%	3	6.5%	—	0.0%	11	18.6%	6	17.1%	1	3.3%	—	0.0%	5	13.5%	53	10.9%	1	2.6%	1	2.6%	54	10.3%
Courtyard 14m	2	3.4%	7	31.8%	7	29.2%	4	10.0%	5	8.2%	7	15.2%	5	14.7%	7	11.9%	3	8.6%	2	6.7%	—	0.0%	4	10.8%	53	10.9%	4	10.5%	4	10.5%	57	10.9%
Traditional 16m	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	1	1.7%	1	2.9%	—	0.0%	—	0.0%	—	0.0%	2	0.4%	—	0.0%	—	0.0%	2	0.4%
Premium Traditional 18m	—	0.0%	1	4.5%	—	0.0%	1	2.5%	—	0.0%	3	6.5%	1	2.9%	2	3.4%	1	2.9%	—	0.0%	—	0.0%	2	5.4%	11	2.3%	8	21.1%	8	21.1%	19	3.6%
Subtotal	12	20.3%	14	63.6%	18	75.0%	15	37.5%	11	18.0%	13	28.3%	11	32.4%	26	44.1%	11	31.4%	5	16.7%	—	0.0%	16	43.2%	152	31.3%	14	36.8%	14	36.8%	166	31.7%
Total Residential Allotments	59	100.0%	22	100.0%	24	100.0%	40	100.0%	61	100.0%	46	100.0%	34	100.0%	59	100.0%	35	100.0%	30	100.0%	39	100.0%	37	100.0%	486	100.0%	38	100.0%	38	100.0%	524	100.0%
	Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots	
Possible Duplex Lots ●	3		—		—		1		—		1		1		—		—		—		1		3		10		2		2		12	

APPLICATION 2 LAND BUDGET

Land Use	Stage 10	Stage 11	Stage 12	Stage 13	Stage 14	Stage 15	Stage 16	Stage 17	Stage 18	Stage 19	Stage 20	Stage 21	Sub Total Precinct 1	Stage 9	Sub Total Precinct 2	Total
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
Area of Subject Site	2.679 ha	1.563 ha	1.259 ha	1.918 ha	2.686 ha	2.144 ha	1.859 ha	4.447 ha	1.695 ha	1.271 ha	1.932 ha	1.904 ha	25.357 ha	2.601 ha	2.601 ha	27.958 ha
Saleable Area																
Single Family Allotments	1.987 ha	0.947 ha	0.941 ha	1.316 ha	1.841 ha	1.489 ha	1.106 ha	2.018 ha	1.246 ha	0.891 ha	1.287 ha	1.356 ha	16.425 ha	1.817 ha	1.817 ha	18.242 ha
Total Area of Allotments	1.987 ha	0.947 ha	0.941 ha	1.316 ha	1.841 ha	1.489 ha	1.106 ha	2.018 ha	1.246 ha	0.891 ha	1.287 ha	1.356 ha	16.425 ha	1.817 ha	1.817 ha	18.242 ha
Road																
Collector Streets	0.123 ha	0.188 ha	—	0.237 ha	—	—	0.560 ha	0.646 ha	—	—	—	—	1.754 ha	—	—	1.754 ha
Local Access Streets	0.539 ha	0.428 ha	0.318 ha	0.365 ha	0.843 ha	0.655 ha	0.155 ha	0.344 ha	0.449 ha	0.379 ha	0.613 ha	0.549 ha	5.637 ha	0.784 ha	0.784 ha	6.421 ha
Pedestrian Connections-Thresholds	0.030 ha	—	—	—	—	—	0.036 ha	—	—	—	0.032 ha	—	0.098 ha	—	—	0.098 ha
Total Area of New Road	0.692 ha	0.616 ha	0.318 ha	0.602 ha	0.843 ha	0.655 ha	0.751 ha	0.990 ha	0.449 ha	0.379 ha	0.645 ha	0.549 ha	7.489 ha	0.784 ha	0.784 ha	8.273 ha
Open Space																
Active Park	—	—	—	—	—	—	—	1.433 ha	—	—	—	—	1.433 ha	—	—	1.433 ha
Total Open Space	—	—	—	—	—	—	—	1.433 ha	—	—	—	—	1.433 ha	—	—	1.433 ha
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	36m	—	36m	34m	—	—	29m	58m	37m	—	33m	—	227m	—	—	227m
11.25m Wide New Road	—	—	—	—	—	—	—	—	46m	115m	146m	75m	382m	218m	218m	600m
12.25m Wide New Road	—	—	—	—	76m	173m	—	—	—	—	—	—	249m	—	—	249m
12.75m Wide New Road	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
13m Wide New Road	—	—	—	—	—	—	—	—	—	—	—	—	—	192m	192m	192m
13.5m Wide New Road	—	—	—	—	—	—	—	—	—	—	—	—	—	88m	88m	88m
14m Wide New Road	67m	193m	156m	87m	231m	193m	30m	51m	198m	174m	257m	269m	1839m	112m	112m	1951m
15.5m Wide New Road	251m	99m	29m	128m	265m	104m	42m	128m	—	—	—	34m	1080m	—	—	1080m
17m Wide New Road	—	—	—	—	—	—	33m	—	—	—	—	—	33m	—	—	33m
18m Wide New Road	67m	105m	—	130m	—	—	279m	363m	—	—	—	—	944m	—	—	944m

PLAN GENERALLY IN ACCORDANCE WITH
APPROVAL ISSUED: 23 OCTOBER 2012
REFERENCE NO: DEV2010/101
SIGNITURE:
DATE: 17 December 2012

Stockland

Level Datum	Date: 5 November 2012
Origin	Comp By: WMW / FK / BM / CC
	DWG Name: 7633-65-PRO
	Local Authority: URBAN LAND DEVELOPMENT AUTHORITY
Scale / Sheet: A0	Locality: CALOUNDRA WEST
	Job Reference: 21662-7633

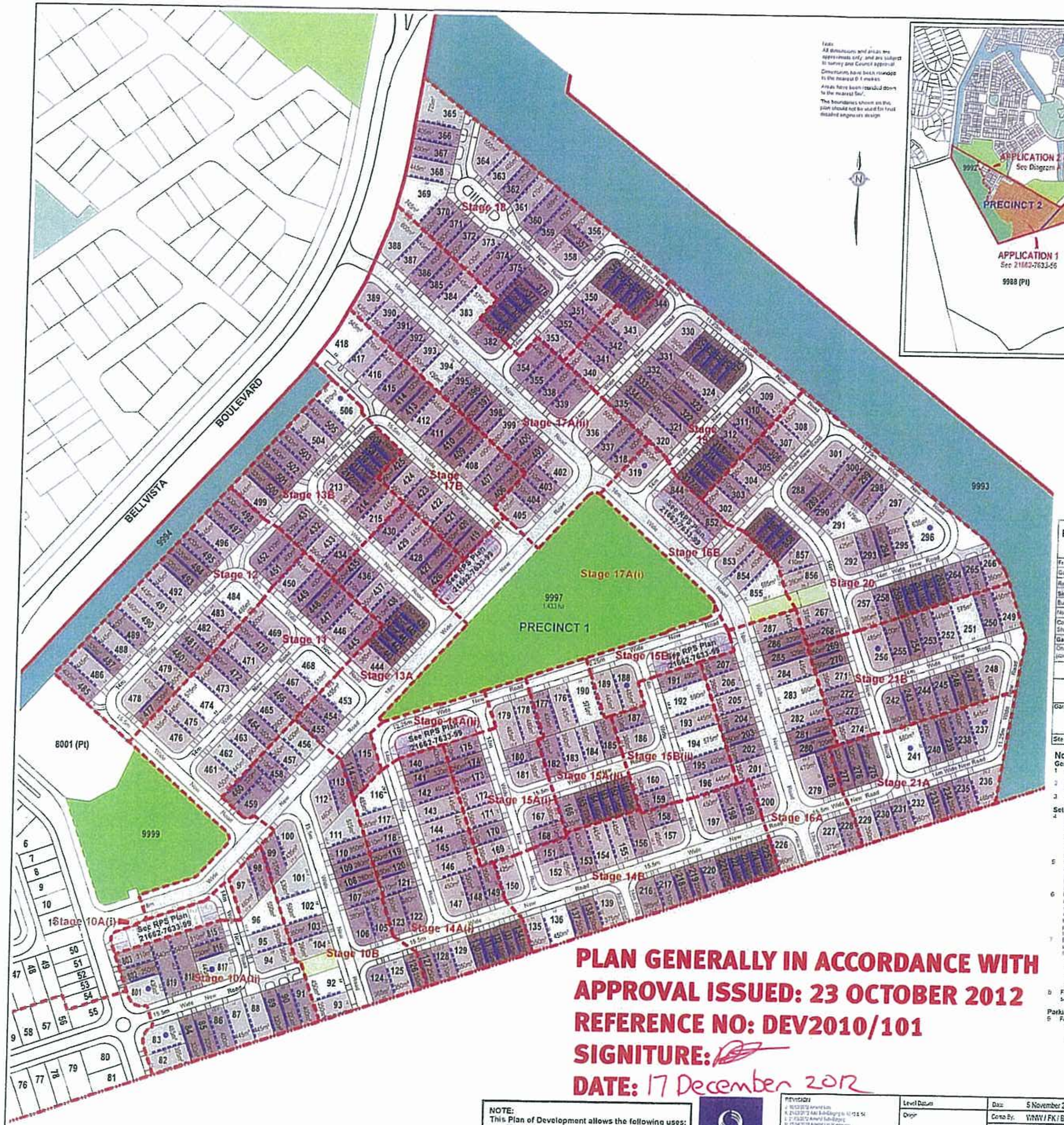
CLIENT: STOCKLAND

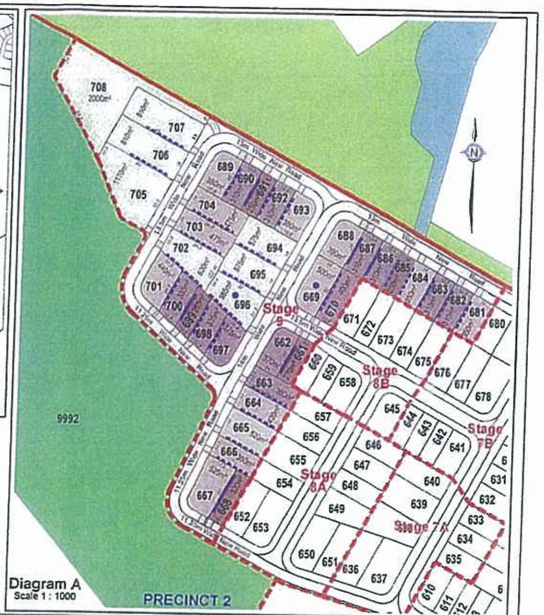
DEVELOPMENT STATISTICS
APPLICATION 2
OVER PROPOSED LOTS 9989 & 9990

PROJECT: BELLS REACH

Plan Ref: 21662-7633-83 Rev: AA

RPS





Plan of Development Table	Terrace Allotments 7.5m & 9m		Villa Allotments 10m		Premium Villa Allotments 12.5m		Courtyard Allotments 14m		Traditional Allotments 16m		Premium Traditional Allotments 18m+	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a
Rear	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Side - General Lots												
Built to Boundary	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0
Non Built to Boundary	0.9	0.9	0.9	0.9	1.0	1.0	1.0	1.0	1.0	1.5	1.0	1.5
Corner Lots - Secondary Frontage & Shared Boundaries with Open Space	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage and On-site Car Parking												
On site parking requirements (minimum)	1 space to be covered and enclosed		1 space to be covered and enclosed		1 space to be covered and enclosed		1 space to be covered and enclosed		1 space to be covered and enclosed		1 space to be covered and enclosed	
	Single or tandem garage acceptable		Single or tandem garage acceptable		Single, tandem or double garage acceptable		Single, tandem or double garage acceptable		Single, tandem or double garage acceptable		Single, tandem or double garage acceptable	
	Double garages are only permitted on two storey dwellings		Double garages are only permitted on two storey dwellings									
Garage location	Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall		Garages are to be located along the western or southern boundary where appropriate		Garages are to be located along the western or southern boundary where appropriate	
Site Cover (maximum)	75%		60%		60%		60%		60%		60%	

Notes

General

1. All development inclusive of Single and Duplex Residential Allotments is to be undertaken in accordance with the Development Approval
2. Building setbacks and build-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building heights are 11m for all dwellings

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified. In the case of Courtyard, Traditional and Premium Traditional Corner Lots, an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. The setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
5. Built to Boundary walls are recommended where road frontage widths are less than 15 metres. Built to Boundary walls are optional for lots with road frontage widths equal to, or in excess of 11 metres. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Allotment Setback Table
6. Built to Boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres, except in the case of Terrace Allotments. On Terrace Allotments the length of a Built to Boundary wall shall be no more than 85% of the length of the boundary and may be higher than 3.5 metres where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated
7. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street Frontage where eaves should not be closer than 2000mm;
   - Terrace Allotments where the Built to Boundary wall may be a common wall or no setback is required; and
   - Walls that are Built to Boundary
8. First floor setbacks must not exceed the minimum ground floor setbacks

Parking and Driveways

9. For all allotments the following applies:
   - Double garages will not be permitted on a single storey dwelling on a lot less than 12.5m wide.
   - Double garages may be permitted on a lot 7.5m or wider and less than 12.5m wide where the dwelling is more than one storey in height, and where:
     - the garage is setback at least 1m behind the main facade excluding balconies, of the dwelling AND
     - the garage doors are articulated, comprise a mix of materials and colours, or are staggered.
   - The maximum width of a driveway at the lot boundary & where crossing the verge:
     - serving a double garage shall be 4.8m; and
     - serving a single garage shall be 3.0m
10. Parking spaces on driveways do not have to comply with gradients in AS2890
11. A maximum of one driveway per dwelling is permitted
12. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars
13. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres
14. The minimum distance between driveways on the same lot shall be 3.0 metres at the boundary

Site Cover and Amenity

15. Site cover for each lot is not to exceed 60% of the lot, except on Terrace and Multi Residential Allotments where the site cover shall not exceed 75% of the lot, or where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated
16. Private amenity space, must be provided and is not less than 15m² with a minimum dimension of 3.0m and is directly accessible from a ground floor living area

Fencing

17. Fencing on all Primary Street Frontages and Primary Park Frontages to be either 50% transparent or not to exceed 1.2m in height

Access Deeds

18. For Terrace allotments Access Deeds are required to be established on all dwellings where there are adjoining built to boundary walls. These deeds will permit periodic maintenance access on to the roof of the dwelling on the adjoining lot, and permit roof water and waste to be deposited from time to time on to the roof

Rainwater Tanks

19. For Terrace allotments (where dwellings are attached) 3000 litre rainwater tanks are permitted in accordance with the requirements for Class 1 buildings in the Queensland Development Code MP 4.2 - Water Savings Targets

Definitions

Site Cover - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- Application Boundary

Allotment Details

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Driveway Location

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

Non-Residential Allotments

- Active Park
- Stormwater Conveyence
- Pedestrian Connections - Thresholds
- Passive Open Space

PLAN GENERALLY IN ACCORDANCE WITH
APPROVAL ISSUED: 23 OCTOBER 2012
REFERENCE NO: DEV2010/101
SIGNITURE:
DATE: 17 December 2012

NOTE:
This Plan of Development allows the following uses:
- Houses
- Display Homes (where not already Exempt)
- Sales Office where less than 150m²

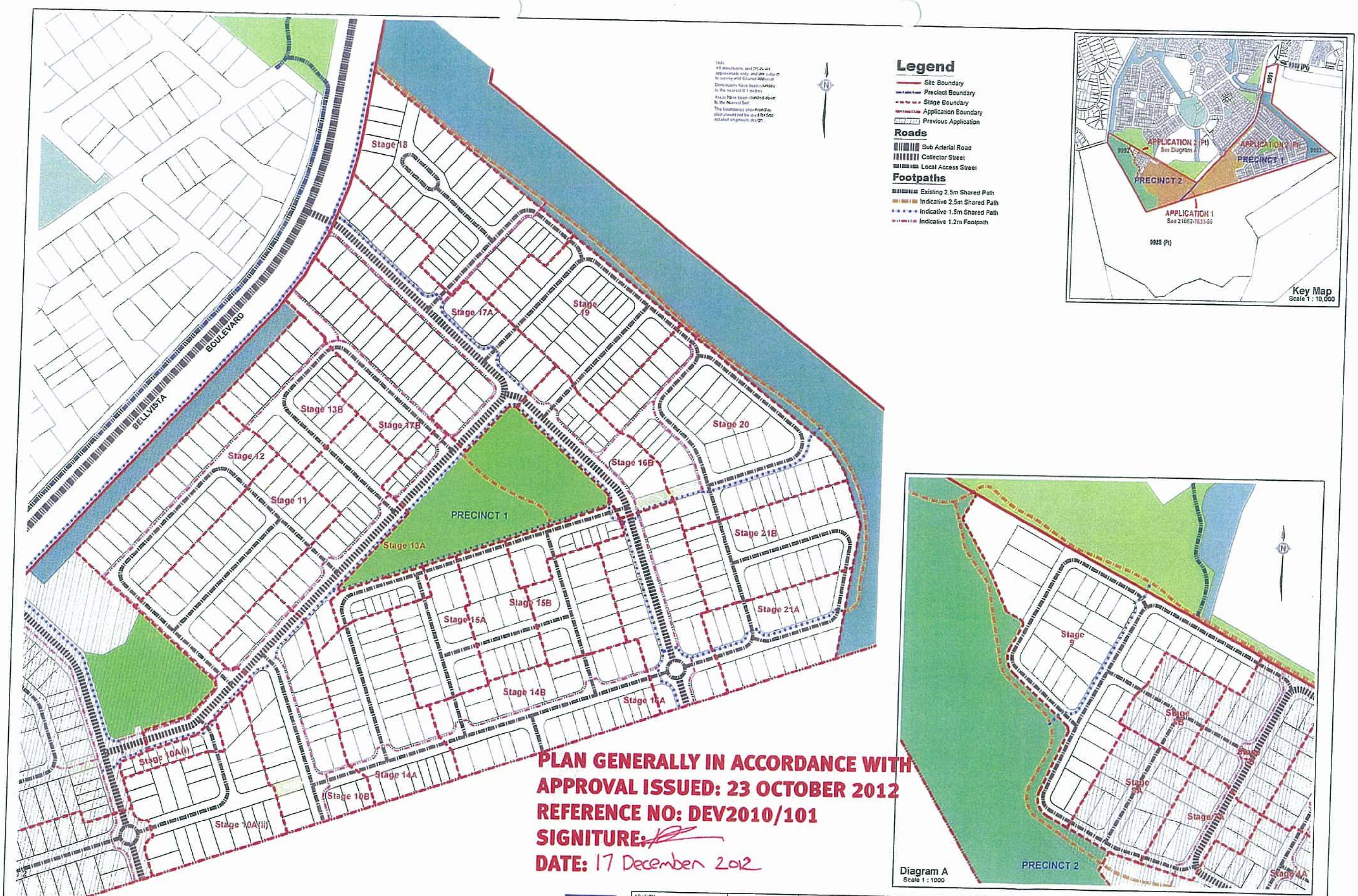
Stockland

Level Datum		Date	5 November 2012
Origin		Comp By.	WMW / FK / BM / CC
		DWG Name.	7633-65-PRO
		Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Scale 1 : 1000	Sheet A0	Locality	CALOUNDRA WEST
		Job Reference	21662-7633

CLIENT
STOCKLAND
PLAN OF DEVELOPMENT
SHEET 1 - OVERALL PLAN
APPLICATION 2

PROJECT
BELLS REACH
Plan Ref 21662-7633-72
Rev S

RPS

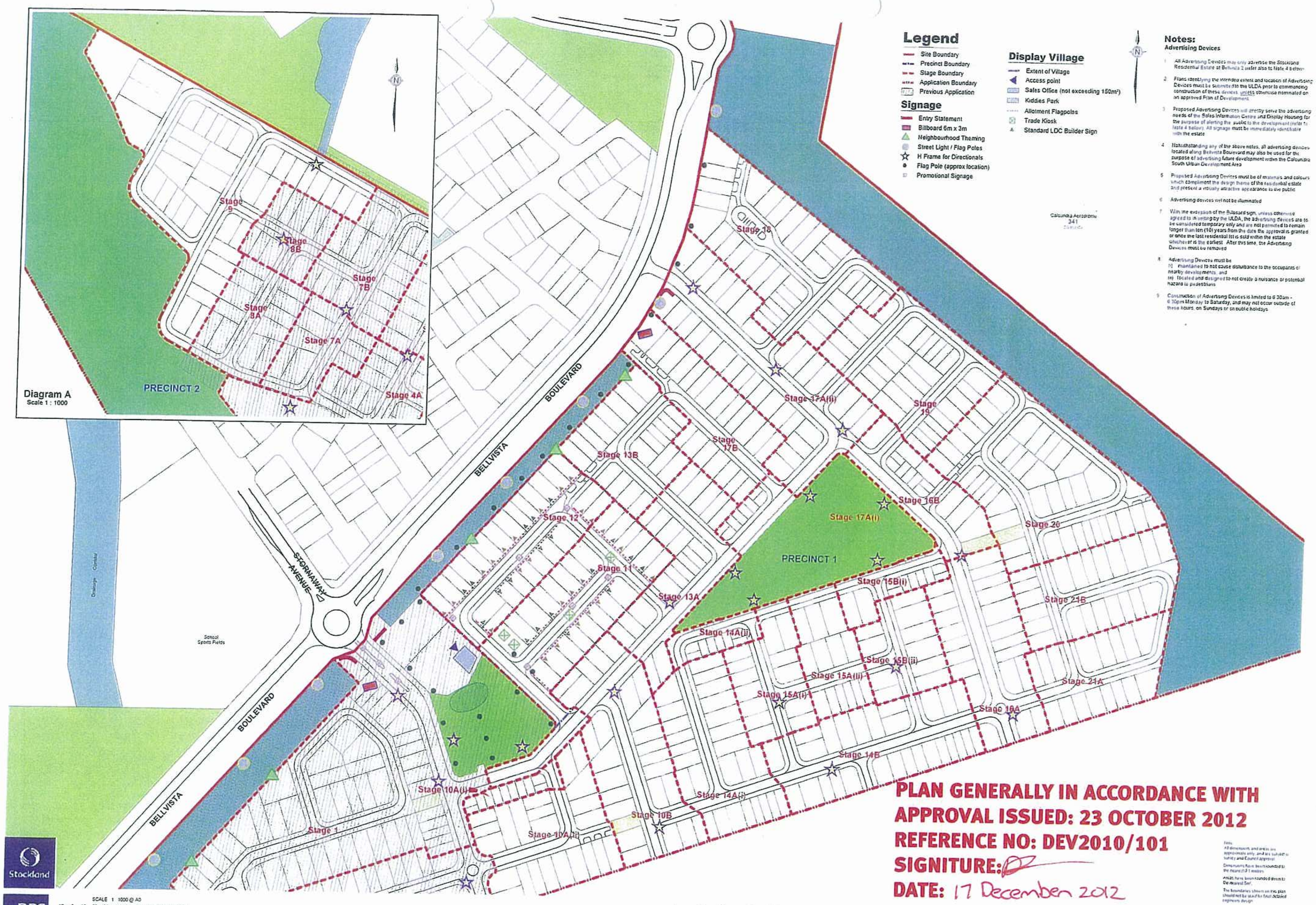


PLAN GENERALLY IN ACCORDANCE WITH
APPROVAL ISSUED: 23 OCTOBER 2012
REFERENCE NO: DEV2010/101
SIGNITURE:
DATE: 17 December 2012

Stockland

Level Datum	Date: 5 November 2012	CLIENT: STOCKLAND	PROJECT: BELLS REACH
Origin	Drawn By: WNW / FK / BM / CC	PLAN OF DEVELOPMENT SHEET 2 - CONNECTIVITY APPLICATION 2	Plan Ref: 21662-7633-73
Scale: 1 : 1000	DWG Name: 7633-65-PRD		Rev: S
Sheet: A0	Local Authority: URBAN LAND DEVELOPMENT AUTHORITY		
	Locality: CALOUNDRA WEST		
	Job Reference: 21662-7633		

RPS



Notes:

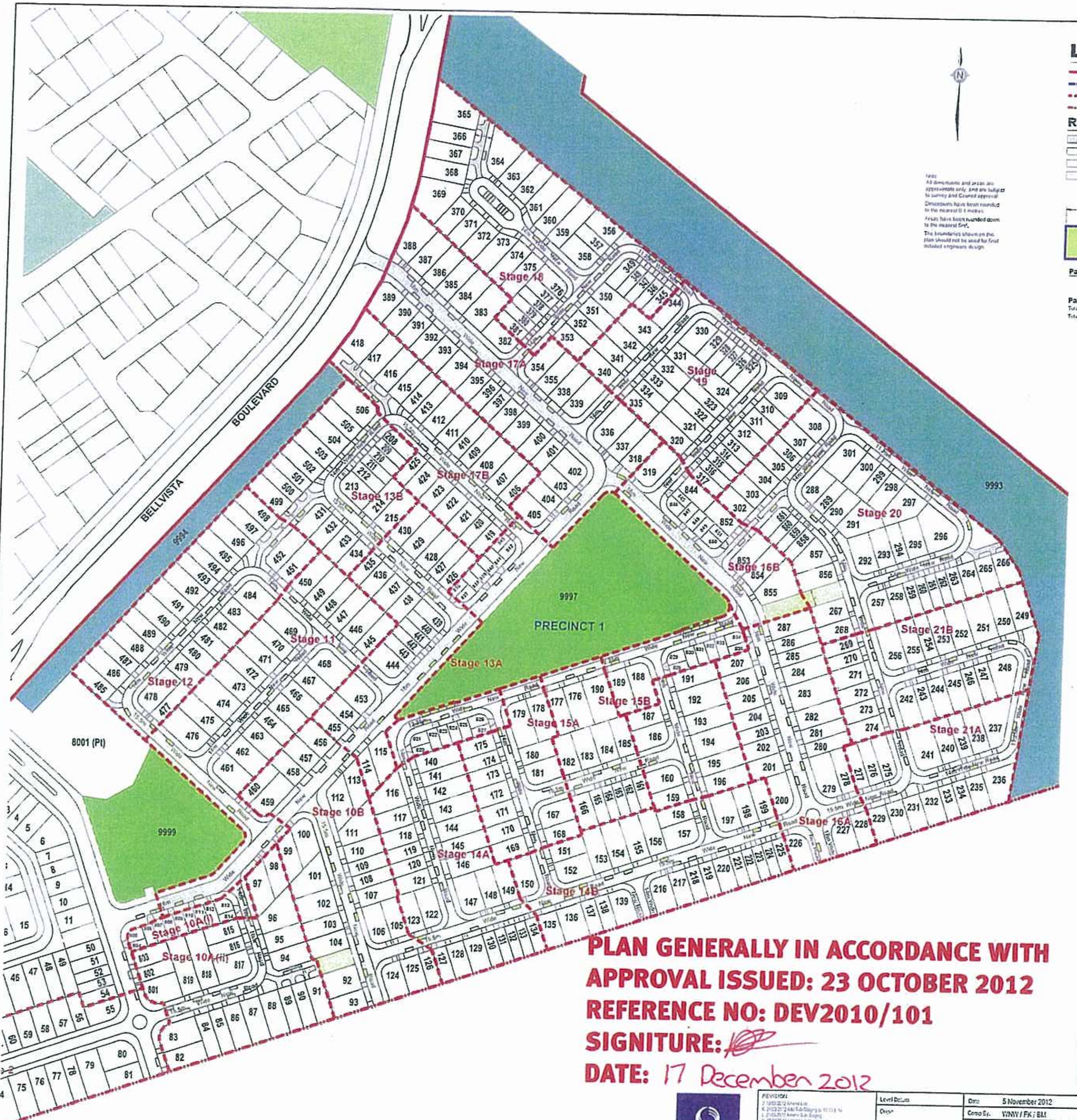
Advertising Devices

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 compliment 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 remain longer than ten (10) years from the date the approval is granted or once the last residential lot is sold within the estate whichever is the earliest. After this time, the Advertising Devices must be removed
8. Advertising Devices must be
(i) maintained 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

PLAN GENERALLY IN ACCORDANCE WITH APPROVAL ISSUED: 23 OCTOBER 2012
REFERENCE NO: DEV2010/101
SIGNITURE: [signature]
DATE: 17 December 2012

Application 2 - Plan of Development - Sheet 6 - Proposed Display Village and Signage - Bells Reach

Stockland



PLAN GENERALLY IN ACCORDANCE WITH
APPROVAL ISSUED: 23 OCTOBER 2012
REFERENCE NO: DEV2010/101
SIGNITURE:
DATE: 17 December 2012

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- Application Boundary

Roads

- 3.5m Pavement Construction
- 5.5m Pavement Construction
- 7.5m Pavement Construction
- 9.0m Pavement Construction

Notes:
All 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.

Parking Bay Diagram
Scale 1 : 100

Parking Breakdown
Total Visitor On Street Parking Spaces 294
Total Dwellings 524

Key Map
Scale 1 : 10,000

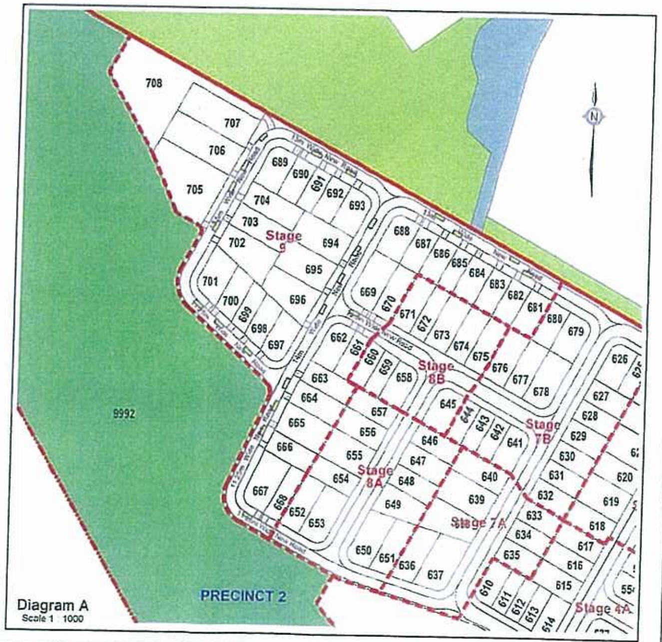


Diagram A
Scale 1 : 1000

Stockland	Level Datum	Date: 5 November 2012	CLIENT: STOCKLAND	PROJECT: BELLS REACH
	Origin	Comp By: WMW / FK / BM	PLAN OF DEVELOPMENT SHEET 3 - ON STREET CAR PARKING APPLICATION 2	Plan Ref: 21662-7633-74
	Scale: 1 : 1000	Sheet: A0	DWG Name: 7633-65-PRO	Rev: S
			Local Authority: URBAN LAND DEVELOPMENT AUTHORITY	RPS
			Locality: CALOUNDRA WEST	
			Job Reference: 21662-7633	

Development Controls

General
1. All development is to be undertaken in accordance with the Development Approval
2. All building setbacks and built to boundary walls are subject to service easements existing and proposed.
3. Maximum permitted building height is 11 meters.

Setbacks
4. Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
5. Setbacks are measured to the wall of the building or structure. Eaves may extend into the side and rear setbacks up to 450mm from the property boundary. Eaves may extend up to the street boundary for Type A and B Urban lots and 2000mm for Type C and D Urban Lots.
6. Upper floor setbacks must be in accordance with minimum ground floor setbacks
7. **Built to Boundary Walls:**
   a) 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;
   b) where not adopted, the standard setbacks in the Plan of Development Table apply.

Parking and Driveways
8. A maximum of one driveway is permitted per lot.
9. Driveways are to have the following widths:
   - single driveway: minimum 3.0m and maximum 3.5m;
   - shared double driveway: mandatory where shown on plan.
10. Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
11. The minimum distance between a driveway and street intersection is 6.0m.
12. The minimum distance between driveway on the same lot shall be 6.0m at the boundary

Private Open Space
13. Private open space may be roofed and must meet the following requirements:
    Type A: 6m² at ground level;
    Type B: 9m² at ground level;
    Type C & D: 12m² at ground level;

Fencing
14. Fencing to all street and park frontages must not be higher than 1.2m or must be 50% transparent. Terrace and urban lots may have fencing along the street to 1.5m to provide appropriate privacy.

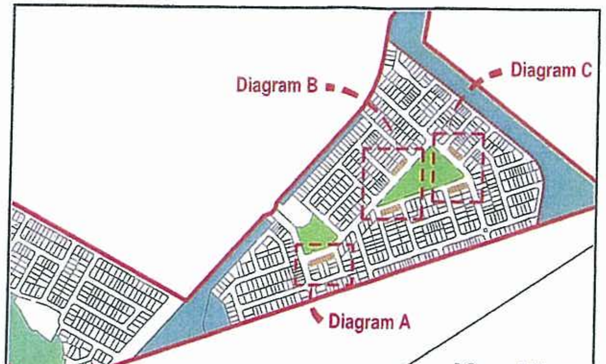
Access Deeds
15. Access Deeds are required to be established on all dwellings where there are adjoining built to boundary walls. These deeds will permit periodic maintenance access on to the roof of the dwelling on the adjoining lot, and permit roof water and waste to be deposited from time to time on to the roof.

Rainwater Tanks
16. 3000 litre rainwater tanks are permitted in accordance with the requirements for Class 1 buildings in the Queensland Development Code MP 4.2 - Water Savings Targets.

Definitions
Site Cover - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

Legend
- Urban Lot Maximum Building Location Envelope
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Driveway Location
- Preferred Garage Location
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot C & D

PLAN GENERALLY IN ACCORDANCE WITH
APPROVAL ISSUED: 23 OCTOBER 2012
REFERENCE NO: DEV2010/101
SIGNITURE:
DATE: 17 December 2012



Key Map
Scale 1 : 7,500

Plan of Development Table	Urban Allotments Type A & B		Urban Allotments Type C & D	
	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	0.2	0.2	2.4	2.4
Garage	0.5	n/a	4.5	n/a
Rear	0.0	0.0	1.5	1.5
Side - General Lots				
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	0.9	0.9	0.9	0.9
Corner Lots - Secondary Frontage	0.5	0.5	0.5	0.5
Garage and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed		1 space to be covered and enclosed	
	Single or tandem garage acceptable.		Single or tandem garage acceptable.	
	Double garages are not permitted.		Double garages are not permitted.	
Garage location	Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%		85%	

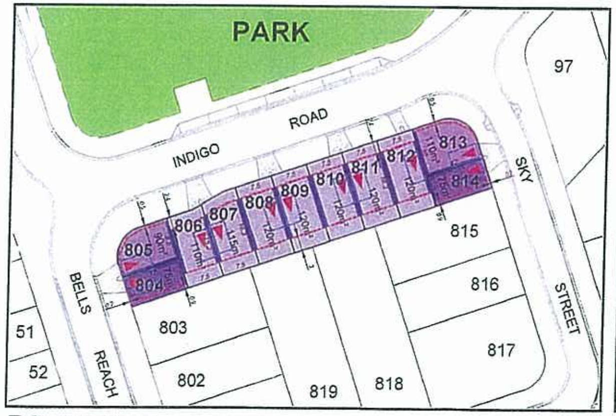


Diagram A
Scale 1 : 500

Diagram B
Scale 1 : 500

Diagram C
Scale 1 : 500

REVISION
A: 22/03/2012 Amend Plan Ref & Lot No's
B: 10/04/2012 Amend Lot Numbers
C: 12/11/2012 Amend Setbacks

Note:
All 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: Proposal Plan
Adjoining information: DCDB.
Contours:
Aerial photography:
Environment constraints:
Flood:

CLIENT
STOCKLAND

PROJECT
BELLS REACH

PLAN OF DEVELOPMENT FOR URBAN ALLOTMENTS APPLICATION 2

Level Datum	
Origin	
Date	12 November 2012
Comp By.	BM / FK
DWG Name.	7633-99 POD Urban Allotments
Local Authority	Urban Land Development Authority
Locality	Caloundra West
Job Reference	21662-7633
Scale 1:500	Sheet A1
Plan Ref 7633-99	Rev C

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

743 Ann Street
PO Box 1559
Fortitude Valley QLD 4006

T +61 7 3237 8899
F +61 7 3237 8833

W rpsgroup.com.au