

Plan of Development Table	Urban Allotments Type A & B		Urban Allotments Type C & D		Terrace Allotments 7.5m - <10m		Villa Allotments 10m - <12.5m		Premium Villa Allotments 12.5m - <14m		Courttyard Allotments 14m - <16m		Premium Traditional Allotments 18m+		Permissible Multiple Residential (Duplex) Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	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	0.2	0.2	2.4	2.4	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	0.5	n/a	4.5	n/a	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	0.0	0.0	1.5	1.5	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	0.0	0.0	0.0	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	0.9	0.9	0.9	0.9	1.0	1.0	1.0	1.0	1.5	1.0	1.0	1.0
Corner Lots - Secondary Street Frontage	0.5	0.5	0.5	0.5	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	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	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 Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable	Single Garages or tandem garages are acceptable
Double Garages are not permitted	Double Garages are not permitted	Double Garages are not permitted	Double Garages are not permitted	Double Garages are not permitted	Double Garages are not permitted	Double Garages are not permitted	Double Garages are not permitted	Double Garages are not permitted	Double Garages are not permitted	Double Garages are not permitted	Double Garages are not permitted	Double Garages are not permitted	Double Garages are not permitted	Double Garages are not permitted	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	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 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 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 built to boundary wall	Garages are to be located along the built to boundary wall
Site Cover (maximum)	85%	85%	75%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	75%	75%

Note: * second side setback as no rear setback applies.

Development Controls

General

- All development inclusive of Single and Multiple Residential (Duplex) Allotments 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 heights are 3m for all dwellings.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified. In the case of Courttyard and Premium Traditional Corner Lots (including where duplex dwellings are constructed on one of these lot types), 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 is located 5m back from the point of intersection of these two boundaries.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that adjoin a shared access driveway or a pedestrian connection/threshold and therefore in these cases a secondary street setback does not apply.
- Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (ie. no rear boundary setback applies). This does not apply to Terrace or Urban Allotments.
- 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.
- Built to Boundary walls are to have a maximum length of 10 metres and a maximum height of 3.5 metres, except in the case of Terrace and Urban Allotments.
- On Terrace allotments the length of a built to boundary wall shall be no more than 55% 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.
- On Urban allotments the length of the built to boundary wall is constrained by the applicable boundary setbacks for the lot 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.
- 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.
 - Walls that are Built to Boundary.

In the case of Urban Lots, eaves may also extend up to the street boundary for Type A and B Urban Lots, and up to 2000mm from the street boundary for Type C and D Urban Lots.

- First floor setbacks must not exceed the minimum ground floor setbacks as specified in the Plan of Development Table.

Parking and Driveways

- 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 (excluding urban allotments) where the dwelling is more than one storey in height, and where:
 - the garage is at least 1m behind the main facade, excluding balconies, of the dwelling A/D2
 - 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.
- For Urban lots, driveways are to have the following widths:
 - Single driveway: minimum 3.0m and maximum 3.5m.
 - Shared driveway: mandatory where shown on plan.
- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted.
- Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pits.
- The minimum distance of a driveway from an intersection of one street with another shall be 6.0 metres.
- The minimum distance between driveways on the same lot shall be 3.0 metres at the boundary.

Site Cover and Amenity

- For each lot, the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

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

- For Detached lots:
 - Fencing along primary street frontages must be either 50% transparent or max 1.2m high. Fencing to secondary street frontages may be screen fencing max 1.8m high and extend up to the front building line (main facade).
- For Multi-residential (duplex) lots:
 - Fencing along primary and secondary street frontages must be either 50% transparent or max 1.2m high.
- For Terrace lots:
 - Fencing along primary street frontages must be either 50% transparent or max 1.2m high but may be up to 1.5m high where screening a front courtyard. Fencing to secondary street frontages may be screen fencing up to 1.8m high up to the front building line (main facade).
- For Urban lots:
 - Fencing along the street frontage may be up to 1.5m high to provide appropriate privacy.

Access Deeds

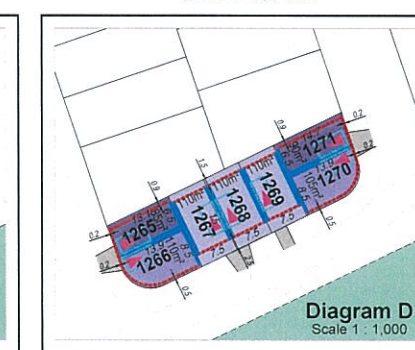
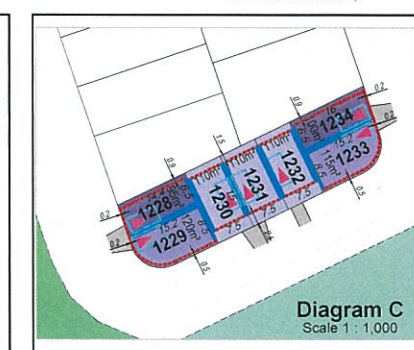
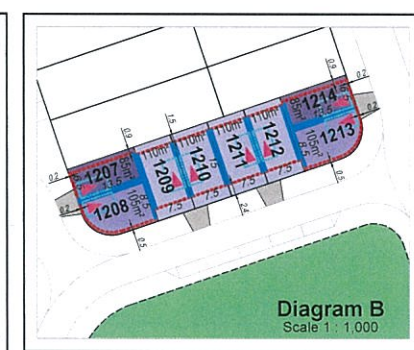
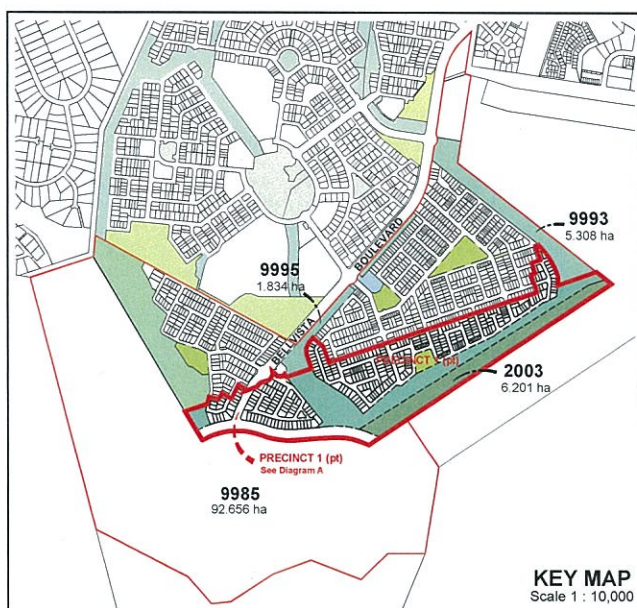
- For Terrace and Urban allotments, Access Deeds are required to be established on all dwellings where there are adjoining built to boundary walls. These deeds will permit periodic maintenance access on to the roof of the dwelling on the adjoining lot, and permit roof water and waste to be deposited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

Rainwater Tanks

- All detached dwellings must have a min. 5000 litre rainwater tank. All attached dwellings (including urban lots, terraces and duplex dwellings) must have a min. 3000 litre rainwater tank per dwelling. All tanks to residential dwellings must collect a minimum 50% of roof area capture. All tanks must supply water to toilets, laundry, hot water and have a connection for external usage and must have a backup supply from the main potable water system.

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.



PLANS AND DOCUMENTS referred to in the PDA APPROVAL

30 JUL 2014

MEDQ

Legend

- Application Boundary
- Stage Boundary
- Permissible Multiple Residential (Duplex) Lot

Open Space

- Neighbourhood Recreation Park
- Stormwater Conveyance
- Pedestrian Connections - Thresholds
- Environmental Protection

Allotment Details

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Driveway Location
- Indicative Driveway Location for Duplex Lots

Roads

- 3.5m Pavement Construction
- 4.5m Pavement Construction
- 5.5m Pavement Construction
- 7.5m Pavement Construction
- 9.0m Pavement Construction

REVISION

A: 20/12/12 Amend Title Block & Paths

B: 06/02/13 Update O/S Hatch and Title Block

C: 11/02/2013 Update Overall Layout

D: 18/03/2014 Update Titles

E: 04/04/2014 Update Road

F: 08/04/2014 Update Road

G: 17/04/2014 Change footpath extent

H: 23/06/2014 Update road widths and lots

I: 27/06/2014 Update Parking and add WSUD

J: 14/07/14 Update Driveway, Corridor and Roads

K: 22/07/14 Update parking

L: 22/07/14 Update Staging

M: 23/07/14 Update Site Bay and Key Map

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 engineering design.

Source Information:

Site boundaries: Registered Survey Plan

Adjoining Information: DCD

CLIENT

STOCKLAND

PROJECT

BELLS REACH

PLAN OF DEVELOPMENT

CALOUNDRA SOUTH

PRECINCT 1

Level Datum

Origin

Date

23 JULY 2014

Comp By

BM / FK

DWG Name

7633-105-PRO

Local Authority

State Development Infrastructure & Planning

Locality

CALOUNDRA WEST

Job Reference

21662-7633-105

Scale

1:1000

Sheet

A0

Plan Ref

21662-7633-111

Rev

M

RPS

RPS Australia Pty Ltd

ACN 140 202 785

ABN 41 140 202 782

Urban Design

Brisbane Design Studio

608 Brunswick Street

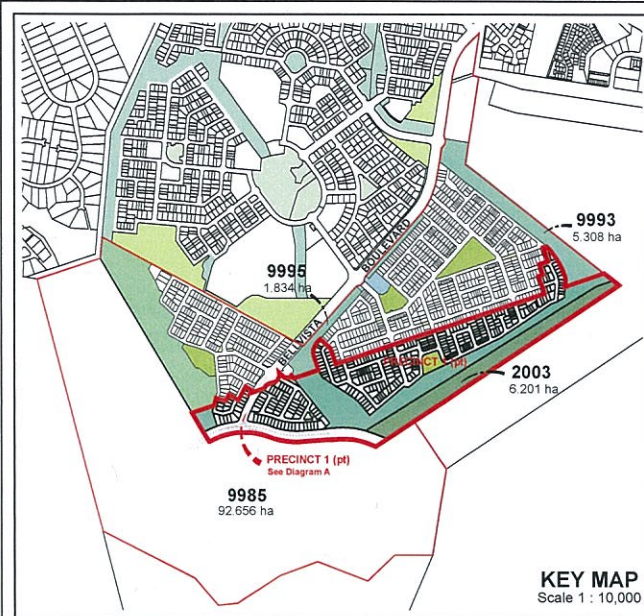
Fortitude Valley QLD 4008

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REVISION

A: 20/12/12	Amend Title Block & Paths
B: 06/02/13	Update OS Hatch and Title Block
C: 11/02/2013	Update Overall Layout
D: 18/03/2014	Updated Titles
E: 04/04/2014	Indicate Amend Road
F: 08/04/2014	Rezone Shared Pathways
G: 17/04/2014	Change footpath extent
H: 23/05/2014	Update road widths and lots
I: 27/06/2014	Update Parking and add WSUD
J: 14/07/14	Update Drainage Center and Roads
K: 22/07/14	Update parking bays
L: 22/07/14	Update Staging
M: 23/07/14	Update Site Bay and Key Map

Note:
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Adjoining Information: DCD.

CLIENT
STOCKLAND

PROJECT
BELLS REACH

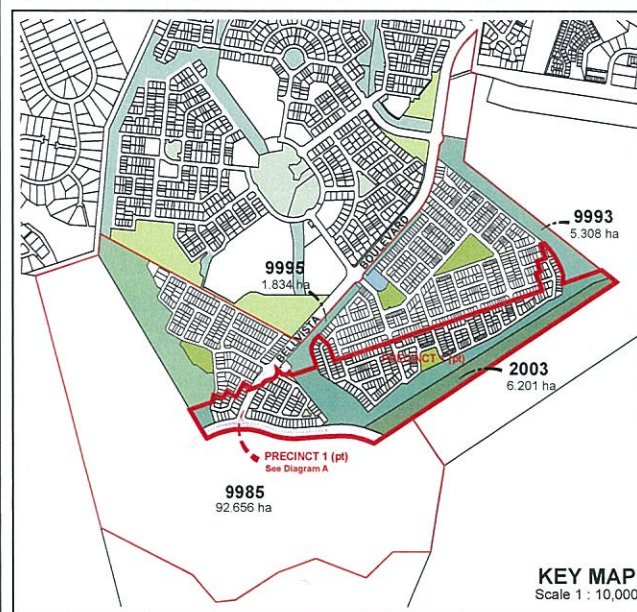
PLAN OF DEVELOPMENT
CALOUNDRA SOUTH
PRECINCT 1
CONNECTIVITY

Level Datum	Origin
Date	23 JULY 2014
Comp By	BM/KCC
DWG Name	7633-105-PRD
Local Authority	State Development Infrastructure & Planning
Locality	CALOUNDRA WEST
Job Reference	21662-7633-105
Scale	1:1000
Plan Ref	21662-7633-114
Rev	M

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Notes: Advertising Devices

- All Advertising Devices may only advertise the Stockland Residential Estate at Bells Reach (refer also to Note 4 below).
- Plans identifying the intended extent and location of Advertising Devices must be submitted to the DSDIP prior to commencing construction of these devices, unless otherwise nominated on an approved Plan of Development.
- 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.
- 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 Priority Development Area (PDA).
- 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.
- Advertising devices will not be illuminated.
- Unless otherwise agreed to in writing by the DSDIP, 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. An exception is the double sided illuminated signage board which may remain in place for ten (10) years from the date of approval and must be removed after this time.
- 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.
- 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.
- Advertising Devices are to be consistent with the scale and design of existing buildings and other works on the site and in the locality, and complement the local streetscape, and where appropriate, to reflect the character of the area.
- Advertising Devices are to be designed in accordance with the Planning Scheme requirements as set out in the Caloundra South Development Scheme.
- A Billboard Identification Sign or Pylon Identification Sign is permitted where complying with the following Criteria:
 - (i) is mounted as a freestanding structure in a landscape environment;
 - (ii) is situated at least 3 metres from any adjoining site;
 - (iii) does not project beyond the front alignment of the site;
 - (iv) is designed and treated in such a way that the supporting framework and the back of the signface area blend with the surrounding streetscape or field a view;
 - (v) has a maximum thickness not exceeding 75mm per metre of height above ground level; and
 - (vi) is permitted up to a maximum height of 8.5 metres and a maximum signface area of 32m² per signface.
- Only 1 Billboard or Pylon Identification sign is permitted per site.
- Must not exceed a maximum luminance >350cd/m².
- An Estate Entrance Sign is permitted where complying with the following Criteria:
 - (i) is placed at the entrance of an estate and indicates only the name of the estate;
 - (ii) is set at or within 500mm of ground level;
 - (iii) is mounted as a freestanding structure in a landscape environment;
 - (iv) does not obstruct pedestrian/bicycle access to the estate;
 - (v) is constructed of durable and low maintenance materials;
 - (vi) is permitted up to a maximum height of 2 metres; and
 - (vii) has a signface area appropriate to its setting.
- A Third Party Sign is permitted to be erected on land owned or under the control of Stockland, and intended to advertise the emerging community of Caloundra South (including Bells Reach).
- Advertising Devices which complies with the relevant Criteria:
 - (i) Completion of a Self-Assessment Report which is provided to the NAA for their records prior to commencement of the development.
- Advertising Devices which does not comply with the relevant Criteria:
 - (i) Submission to the NAA for compliance assessment against the Criteria and endorsement under the compliance assessment process.



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Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCD: B.

CLIENT
STOCKLAND

PROJECT
BELLS REACH

PLAN OF DEVELOPMENT
CALOUNDRA SOUTH
PRECINCT 1
SIGNAGE PLAN

Level Datum	
Origin	
Date: 23 JULY 2014	
Comp By: BM / FK	
DWG Name: 7633-105-PRD	
Local Authority: State Development Infrastructure & Planning	
Locality: CALOUNDRA WEST	
Job Reference: 21662-7633-105	
Scale: 1:1000	Sheet: A0
Plan Ref: 21662-7633-115	Rev: M

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