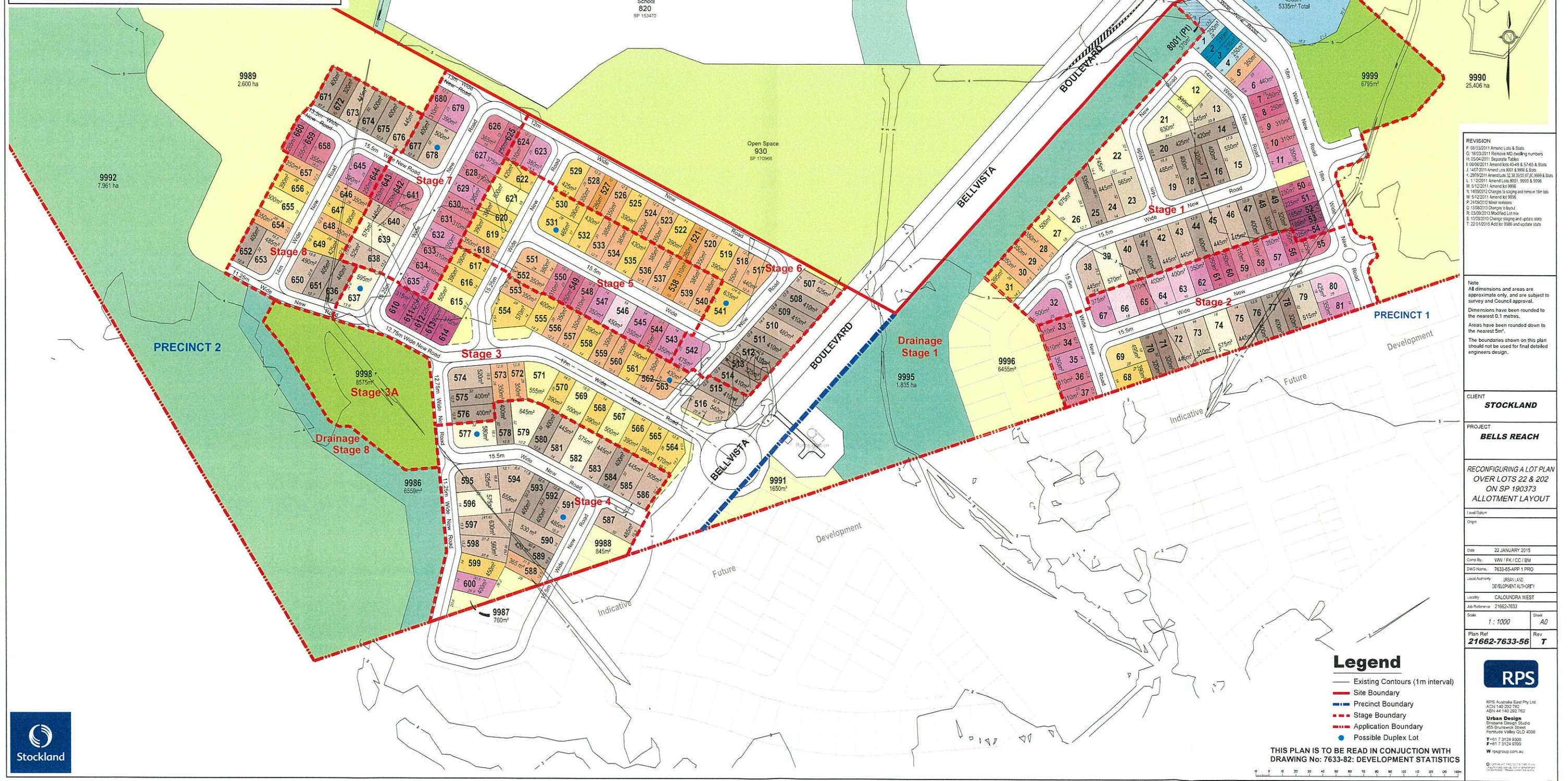




REVISION

08/03/2011 Amend Lots & Stats
12/03/2011 Remove MD dwelling numbers
05/04/2011 Separate Tables
09/06/2011 Amend lots 40-48 & 57-65 & Stats
2/07/2011 Amend Lots 8001 & 9999 & Stats
2/09/2011 Amend Lots 32, 38, 39, 57, 80, 9999 & Stats
1/22/2011 Amend Lots 8001, 9999 & 9999
5/12/2011 Amend lot 9999
12/09/2012 Changes to staging and remove 15th lot
5/12/2011 Amend lot 9999
2/09/2012 Minor revisions
13/08/2013 Changes to layout
03/06/2013 Modified Lot mix
10/09/2013 Changes staging and update stats
12/12/2015 Add lot 9996 and update stats

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.

CLIENT
STOCKLAND

PROJECT
BELLS REACH

RECONFIGURING A LOT PLAN
OVER LOTS 22 & 202
ON SP 190373
ALLOTMENT LAYOUT

Event Datum	
Origin	
Date	22 JANUARY 2015
Comp By	VWV / FK / CC / BM
AWG Name	7633-65-APP 1 PRO
Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Locality	CALOUNDRRA WEST
Sub Reference	21662-7633
Scale	1 : 1000
Sheet	A0
Plan Ref	Rev
21662-7633-56	T

Legend

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

THIS PLAN IS TO BE READ IN CONJUNCTION WITH
DRAWING No: 7633-82: DEVELOPMENT STATISTICS

RPS

Australia East Pty Ltd
140 292 762
44 140 292 762
an Design
Line Design Studio
Brunswick Street
Rude Valley QLD 4005
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Journal of Animal Ecology, 76, 103–112

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%	—	0.0%	—	—	2	2.5%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	—	—	0.0%	2	0.8%	
Terrace 9.0m	2	4.1%	—	0.0%	—	—	2	2.5%	5	14.3%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	—	5	3.2%	7	3.0%	
Villa 10m	3	6.1%	3	9.4%	—	—	6	7.4%	—	0.0%	—	0.0%	1	3.8%	—	0.0%	3	14.3%	3	12.5%	—	—	7	4.5%	13	5.5%	
Premium Villa 12.5m	2	4.1%	8	25.0%	—	—	10	12.3%	—	0.0%	—	0.0%	3	11.5%	1	4.0%	8	38.1%	1	4.2%	—	—	13	8.4%	23	9.7%	
Courtyard 14m	3	6.1%	5	15.6%	—	—	8	9.9%	—	0.0%	1	4.2%	3	11.5%	2	8.0%	5	23.8%	1	4.2%	—	—	12	7.7%	20	8.5%	
Traditional 16m	—	0.0%	3	9.4%	—	—	3	3.7%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	—	—	0.0%	3	1.3%	
Premium Traditional 18m	—	0.0%	1	3.1%	—	—	1	1.2%	—	0.0%	—	0.0%	1	3.8%	—	0.0%	—	0.0%	—	0.0%	—	—	1	0.6%	2	0.8%	
Subtotal	12	24.5%	20	62.5%	—	—	32	39.5%	5	14.3%	1	4.2%	8	30.8%	3	12.0%	16	76.2%	5	20.8%	—	—	38	24.5%	70	29.7%	
28m Deep Product																											
Soho 7.5m	2	4.1%	—	0.0%	—	—	2	2.5%	—	0.0%	—	0.0%	—	0.0%	—	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%	—	0.0%	—	0.0%	—	—	—	0.0%	2	0.8%	
Villa 10m	—	0.0%	—	0.0%	—	—	—	0.0%	—	0.0%	—	0.0%	1	3.8%	2	8.0%	—	0.0%	—	0.0%	—	—	3	1.9%	3	1.3%	
Premium Villa 12.5m	4	8.2%	—	0.0%	—	—	4	4.9%	9	25.7%	1	4.2%	9	34.6%	7	28.0%	—	0.0%	4	16.7%	—	—	30	19.4%	34	14.4%	
Courtyard 14m	1	2.0%	1	3.1%	—	—	2	2.5%	11	31.4%	1	4.2%	7	26.9%	5	20.0%	—	0.0%	3	12.5%	—	—	27	17.4%	29	12.3%	
Traditional 16m	—	0.0%	1	3.1%	—	—	1	1.2%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	—	—	0.0%	1	0.4%	
Premium Traditional 18m	2	4.1%	—	0.0%	—	—	2	2.5%	4	11.4%	—	0.0%	1	3.8%	—	0.0%	—	0.0%	1	4.2%	—	—	6	3.9%	8	3.4%	
Subtotal	11	22.4%	2	6.3%	—	—	13	16.0%	24	68.6%	2	8.3%	18	69.2%	14	56.0%	—	0.0%	8	33.3%	—	—	66	42.6%	79	33.5%	
32m Deep Product																											
Villa 10m	3	6.1%	3	9.4%	—	—	6	7.4%	—	0.0%	—	0.0%	—	0.0%	1	4.0%	—	0.0%	1	4.2%	—	—	2	1.3%	8	3.4%	
Premium Villa 12.5m	8	16.3%	2	6.3%	—	—	10	12.3%	3	8.6%	6	25.0%	—	0.0%	5	20.0%	1	4.8%	6	25.0%	—	—	21	13.5%	31	13.1%	
Courtyard 14m	8	16.3%	2	6.3%	—	—	10	12.3%	2	5.7%	11	45.8%	—	0.0%	2	8.0%	3	14.3%	4	16.7%	—	—	22	14.2%	32	13.6%	
Traditional 16m	3	6.1%	2	6.3%	—	—	5	6.2%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	—	—	0.0%	5	2.1%	
Premium Traditional 18m	4	8.2%	1	3.1%	—	—	5	6.2%	1	2.9%	4	16.7%	—	0.0%	—	0.0%	1	4.8%	—	0.0%	—	—	6	3.9%	11	4.7%	
Subtotal	26	53.1%	10	31.3%	—	—	36	44.4%	6	17.1%	21	87.5%	—	0.0%	8	32.0%	5	23.8%	11	45.8%	—	—	51	32.9%	87	36.9%	
Total Residential Allotments	49	100.0%	32	100.0%	—	—	81	100.0%	35	100.0%	24	100.0%	26	100.0%	25	100.0%	21	100.0%	24	100.0%	—	—	155	100.0%	236	100.0%	
Super Lots	Lots	Eq Dw	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	Eq Dw	Lots	Eq Dw	Lots	Eq Dw	
Balance Super Allotments	1	1	—	—	2	2	3	3	—	—	3	3	—	—	—	—	—	—	—	—	1	1	4	4	7	7	
Commercial Allotments	1	1	—	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	
Sub Total	2	2	—	—	2	2	4	4	—	—	3	3	—	—	—	—	—	—	—	—	1	1	4	4	8	8	
Total	51	51	32	32	2	2	85	85	35	35	26	26	26	26	25	25	21	21	24	24	1	1	158	158	243	243	
	Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		
Possible Duplex Lots	—		—		—		—		2		2		1		1		1		—		—		7		7		

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	1,712 ha	2,855 ha	34,766 ha	44,277 ha	4,023 ha	1,833 ha	1,317 ha	1,492 ha	1,121 ha	1,298 ha	11,217 ha	22,301 ha	66,578 ha	
Saleable Area															
Single Family Allotments	1,949 ha	1,187 ha	—	—	3,136 ha	1,407 ha	1,178 ha	0,984 ha	0,988 ha	0,761 ha	0,929 ha	—	6,247 ha	9,383 ha	
Commercial Site	0,534 ha	—	—	—	0,534 ha	—	—	—	—	—	—	—	—	0,534 ha	
Balance Super Allotments	—	—	—	28,830 ha	28,830 ha	—	0,806 ha	—	—	—	—	2,600 ha	3,406 ha	32,236 ha	
Total Area of Allotments	2,483 ha	1,187 ha	—	28,830 ha	32,500 ha	1,407 ha	1,984 ha	0,984 ha	0,988 ha	0,761 ha	0,929 ha	2,600 ha	9,653 ha	42,153 ha	
Road															
Sub Arterial Road	—	—	—	—	—	0,952 ha	—	—	—	—	—	—	0,952 ha	0,952 ha	
Collector Streets	0,479 ha	0,153 ha	—	—	0,632 ha	0,435 ha	—	—	—	—	—	—	0,435 ha	1,067 ha	
Local Access Streets	0,706 ha	0,372 ha	—	—	1,078 ha	0,286 ha	0,494 ha	0,331 ha	0,491 ha	0,360 ha	0,369 ha	—	2,331 ha	3,409 ha	
Pedestrian Connections-Thresholds	0,029 ha	—	—	—	0,029 ha	0,086 ha	—	—	0,013 ha	—	—	—	0,099 ha	0,128 ha	
Total Area of New Road	1,214 ha	0,525 ha	—	—	1,739 ha	1,759 ha	0,494 ha	0,331 ha	0,504 ha	0,360 ha	0,369 ha	—	3,817 ha	5,556 ha	
Open Space															
Active Park	0,680 ha	—	—	—	0,680 ha	0,857 ha	—	—	—	—	—	—	0,857 ha	1,537 ha	
Passive Open Space	—	—	—	—	—	—	—	—	—	—	—	7,961 ha	7,961 ha	7,961 ha	
Stormwater Conveyance	—	—	2,403 ha	5,936 ha	8,339 ha	—	—	—	—	—	0,656	—	0,656 ha	8,995 ha	
Total Open Space	0,680 ha	—	2,403 ha	5,936 ha	9,019 ha	0,857 ha	—	—	—	—	0,656	7,961 ha	9,474 ha	18,493 ha	
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	
Shared Access Driveway	39m	—	—	—	39m	31m	32m	—	21m	—	—	—	84m	123m	
11.25m Wide New Road	—	—	—	—	—	27m	119m	—	—	—	85m	—	231m	231m	
12.75m Wide New Road	—	—	—	—	—	95m	18m	—	—	—	—	—	113m	113m	
13m Wide New Road	—	—	—	—	—	—	—	—	—	—	36m	—	36m	36m	
13.5m Wide New Road	—	—	—	—	—	—	—	—	—	—	38m	—	38m	38m	
14m Wide New Road	225m	—	—	—	225m	—	—	—	—	—	114m	—	114m	339m	
15.25m Wide New Road	—	—	—	—	—	58m	—	74m	25m	143m	—	—	300m	300m	
15.5m Wide New Road	198m	261m	—	—	459m	—	191m	141m	98m	34m	33m	—	497m	956m	
17m Wide New Road	—	—	—	—	—	212m	—	—	—	—	—	—	212m	212m	
18m Wide New Road	162m	62m	—	—	224m	—	—	—	—	—	—	—	—	224m	
23m Wide New Road	77m	—	—	—	77m	—	—	—	—	—	—	—	—	77m	
40m Wide New Road	—	—	—	—	—	240m	—	—	—	—	—	—	240m	240m	
Total Length of New Road	701m	323m	—	—	1024m	663m	360m	215m	369m	245m	270m	—	2122m	3146m	

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

-3 FEB 2015

MEDQ

REVISION

C: 23/02/2011 Amend Layout
D: 25/02/2011 Add Stairs
E: 03/03/2011 Minor revisions to staging and lot document
F: 08/03/2011 Amend Lots & Stairs
G: 18/03/2011 Remove MD overhang numbers
H: 05/04/2011 Separate Tables
I: 09/05/2011 Amend lots 4-6 & 57-65 & Stairs
J: 14/07/2011 Amend Lots 1001 & 9999 & Stairs
K: 20/09/2011 Amend Lots 32, 33, 35, 37, 38, 999 & Stairs
L: 11/12/2011 Amend Lots 8001, 9999 & 9999
M: 9/12/2011 Amend lot 9999
N: 14/08/2012 Change to staging and remove 15m lots
O: 17/08/2012 Minor revisions
P: 24/08/2012 Minor revisions
Q: 03/09/2013 New Lot 161
R: 10/06/2013 Change staging and update stairs
T: 22/10/2013 Add lot 9998 and update stairs

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.

CLIENT

STOCKLAND

PROJECT

BELLVISTA 2

RECONFIGURING A LOT PLAN
OVER LOTS 22 & 202
ON SP 190373
DEVELOPMENT STATISTICS

Level Datum

Origin

Date: 22 JANUARY 2015

Drawn By: WW / CC / FK / BM

DWG Name: 7633-65-PRO

Local Authority: URBAN LAND DEVELOPMENT AUTHORITY

Locality: CALOUNDRA WEST

As Referenced: 21662-7633

Scale: Sheet A0

Plan Ref: 21662-7633-82

Rev: T

RPS

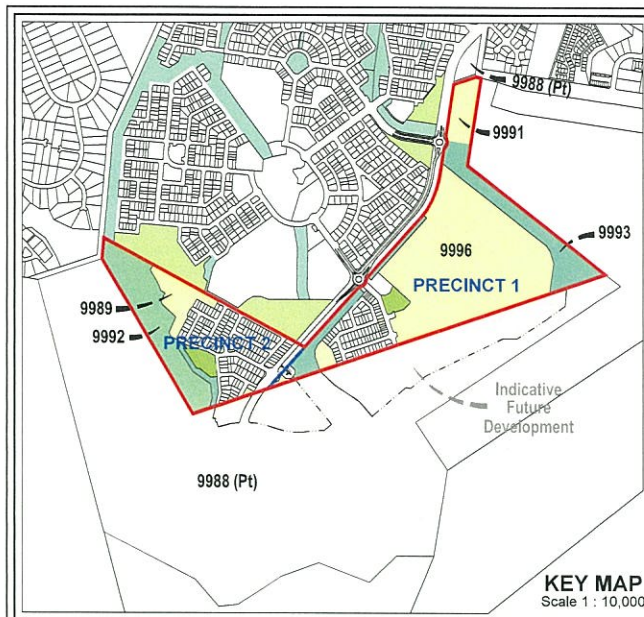
RPS Australia East Pty Ltd
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Plan of Development Table	Terrace Allotments 7.5m & 9m		Villa Allotments 10m		Premium Villa Allotments 12.5m		Courtyard Allotments 14m		Traditional Allotments 16m		Premium Traditional Allotments 18m+	
	Ground Floor	First 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 garages (up to 4.5m wide) or tandem garages are 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 (greater than 4.5m in width) 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

- All development inclusive of Single and Duplex Residential 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 11m for all dwellings.

Setbacks

- 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.
- 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 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.
- 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 200mm.
 - 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.
- First floor setbacks must not exceed the minimum ground floor setbacks.
- ##### 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 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.
 - 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 pillars.
 - The minimum distance of a driveway from an intersection of one street with another street 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

- 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.
- 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

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

High Density Development Easements

- High Density Development Easements are required to be established on all lots with an area of 300 m² or less where there are shared or common built to boundary walls.

Rainwater Tanks

- All detached dwellings must have a min. 5000 litre rainwater tank.
- All attached dwellings (including Urban, Terraces and Duplex dwellings) must have a min. 3000 litre rainwater tank per dwelling, or shared tanks with a joint capacity of 3,000 litres per dwelling.

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

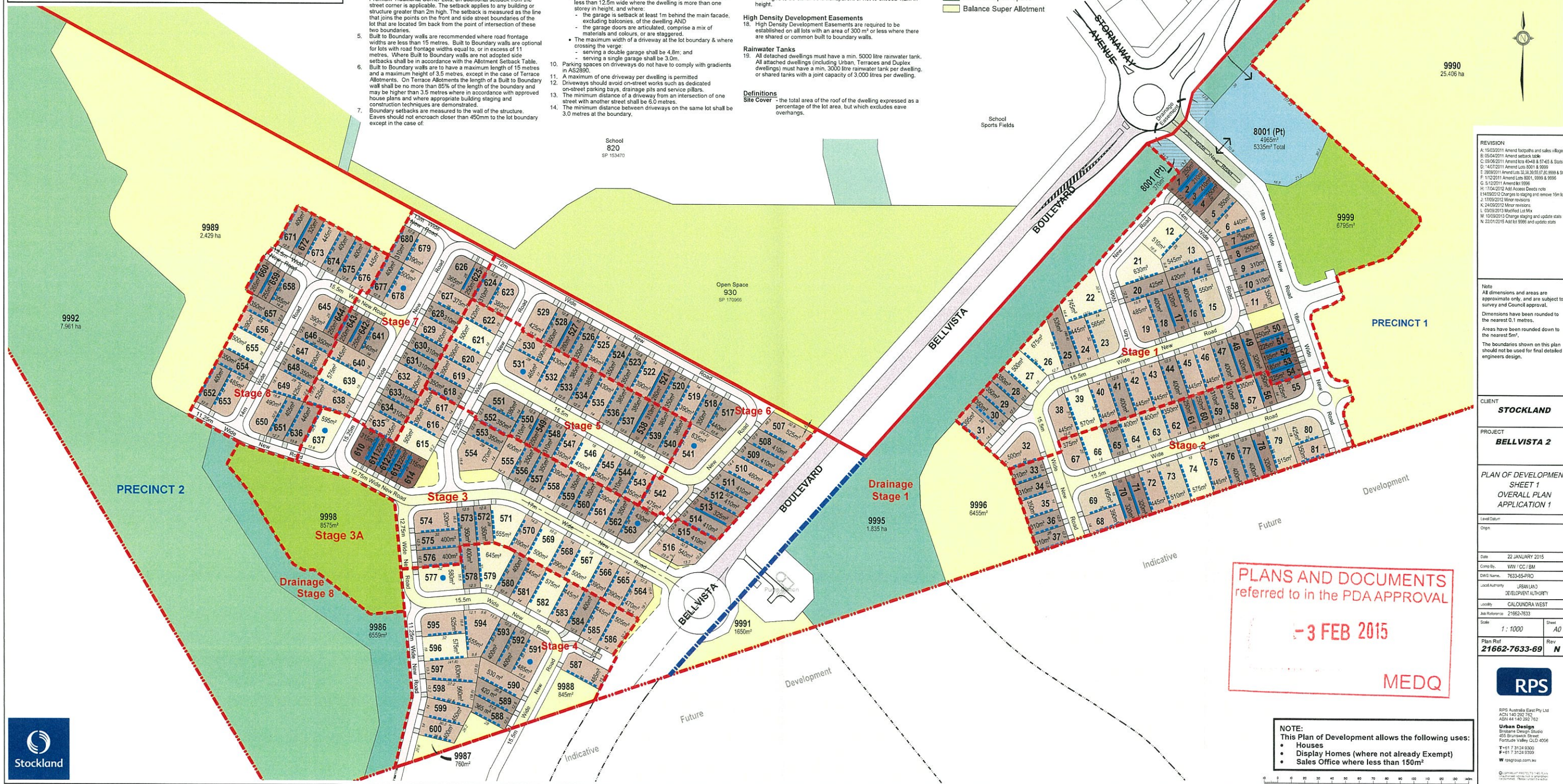
Approx. access location for Retail Centre

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

- Commercial Allotment
- Active Park
- Stormwater Conveyance
- Pedestrian Connections - Thresholds
- Passive Open Space
- Balance Super Allotment



REVISION
 A: 15/03/2011 Amend footpaths and sales village
 B: 05/04/2011 Amend setback table
 C: 05/04/2011 Amend lots 8001 & 8002 & 8003
 D: 14/07/2011 Amend Lots 8001 & 8002
 E: 11/02/2011 Amend Lots 8001, 8002 & 8003
 F: 11/02/2011 Amend Lots 8001, 8002 & 8003
 G: 11/02/2011 Amend Lots 8001, 8002 & 8003
 H: 11/02/2011 Amend Lots 8001, 8002 & 8003
 I: 14/09/2012 Amend Lots 8001, 8002 & 8003
 J: 17/09/2012 Amend Lots 8001, 8002 & 8003
 K: 24/09/2012 Amend Lots 8001, 8002 & 8003
 L: 03/09/2013 Amend Lots 8001, 8002 & 8003
 M: 10/09/2013 Amend Lots 8001, 8002 & 8003
 N: 02/01/2015 Amend Lots 8001, 8002 & 8003

Note
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CLIENT
STOCKLAND

PROJECT
BELLVISTA 2

PLAN OF DEVELOPMENT
SHEET 1
OVERALL PLAN
APPLICATION 1

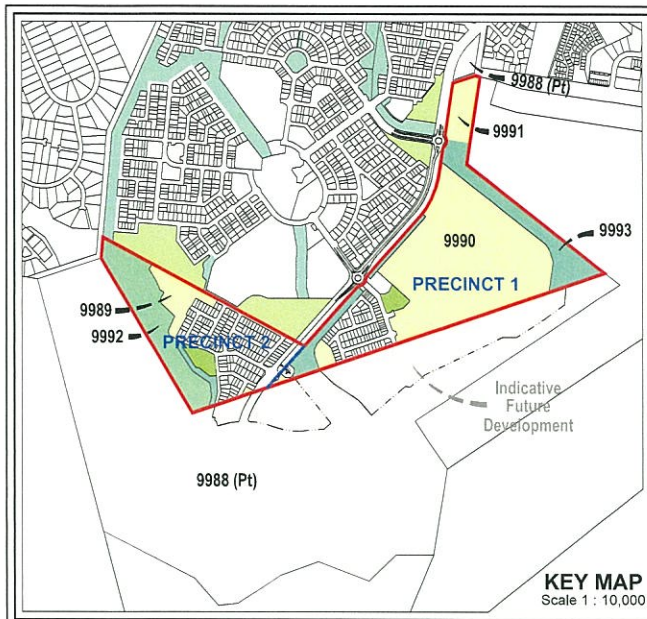
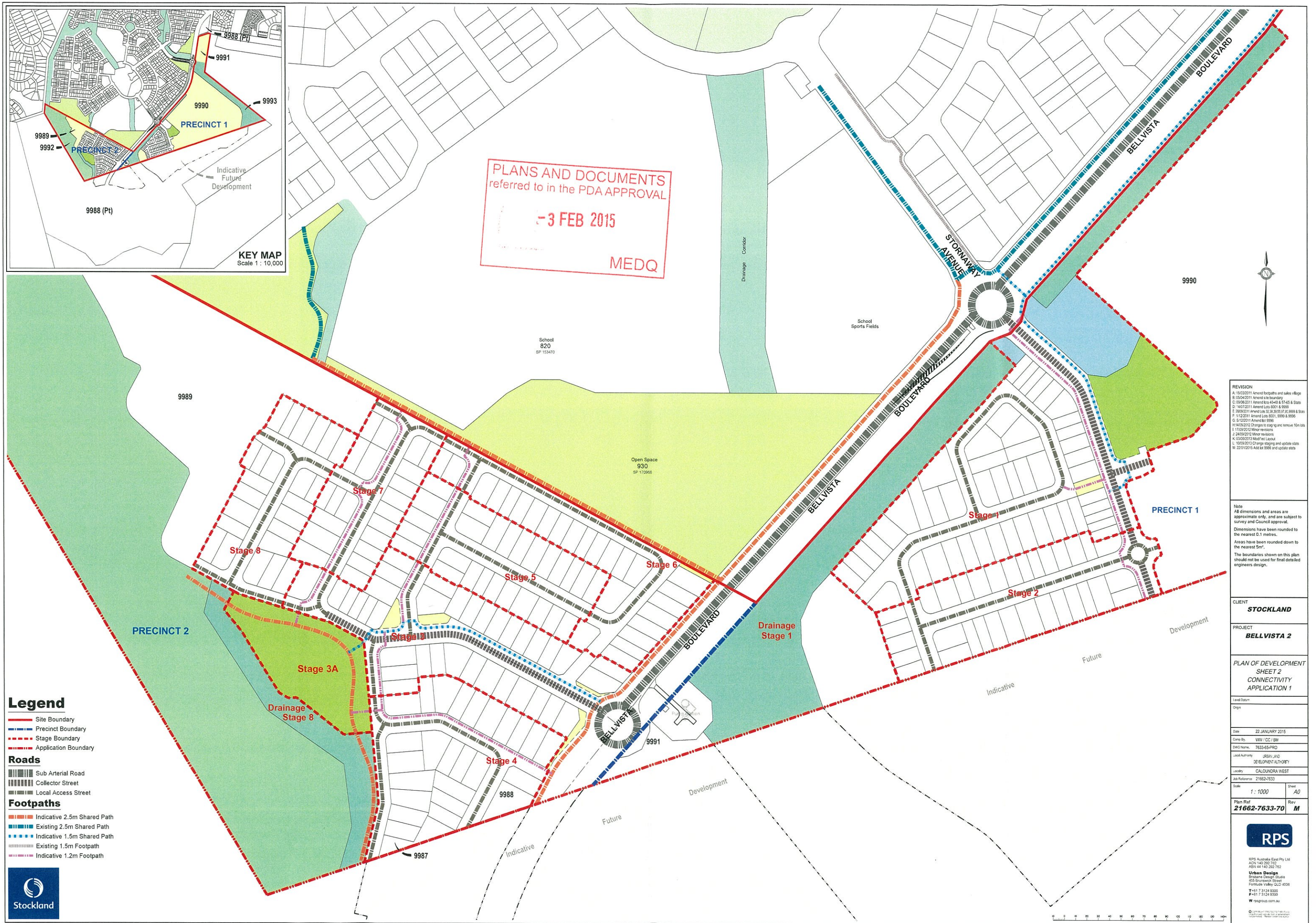
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 Origin
 Date: 22 JANUARY 2015
 Comp By: WW / CC / BM
 DWG Name: 7633-69-PRO
 Local Authority: URBAN LAND DEVELOPMENT AUTHORITY
 Locality: CALOUNDRA WEST
 Job Reference: 21662-7633
 Scale: 1 : 1000
 Sheet: A0
 Plan Ref: 21662-7633-69
 Rev: N

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PLANS AND DOCUMENTS
 referred to in the PDA APPROVAL
- 3 FEB 2015
MEDQ

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





Legend

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

Roads

- Sub Arterial Road
- Collector Street
- Local Access Street

Footpaths

- Indicative 2.5m Shared Path
- Existing 2.5m Shared Path
- Indicative 1.5m Shared Path
- Existing 1.5m Footpath
- Indicative 1.2m Footpath



REVISION
A: 15/03/2011 Amend footpaths and sales village
B: 15/04/2011 Amend site boundary
C: 09/06/2011 Amend lots 4341 & 5745 & State
D: 14/07/2011 Amend Lots 8001 & 9990
E: 09/09/2011 Amend Lots 1038, 1039, 1040, 1041 & State
F: 11/12/2011 Amend Lots 8001, 9990 & 9995
G: 12/12/2011 Amend for 9990
H: 04/05/2012 Change staging and remove 10m lots
I: 17/09/2012 Minor revisions
J: 24/05/2013 Minor revisions
K: 03/09/2013 Modified Layout
L: 10/09/2013 Change staging and update state
M: 20/11/2015 Add lot 9998 and update state

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.

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STOCKLAND

PROJECT
BELLVISTA 2

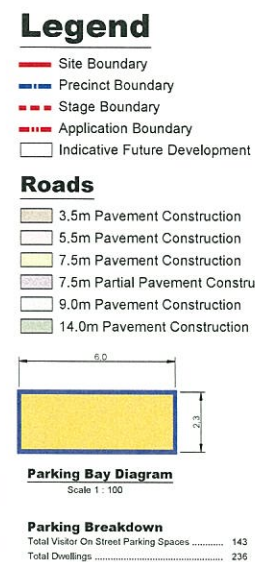
PLAN OF DEVELOPMENT
SHEET 2
CONNECTIVITY
APPLICATION 1

Level Datum	Origin
Date	22 JANUARY 2015
Cont. No.	WWW / CC / BM
DWG Name	763345-PRO
Local Authority	BRISBANE DEVELOPMENT AUTHORITY
Locality	CALOUNDRA WEST
Scale	1 : 1000
Plan Ref	21662-7633-70
Rev	M

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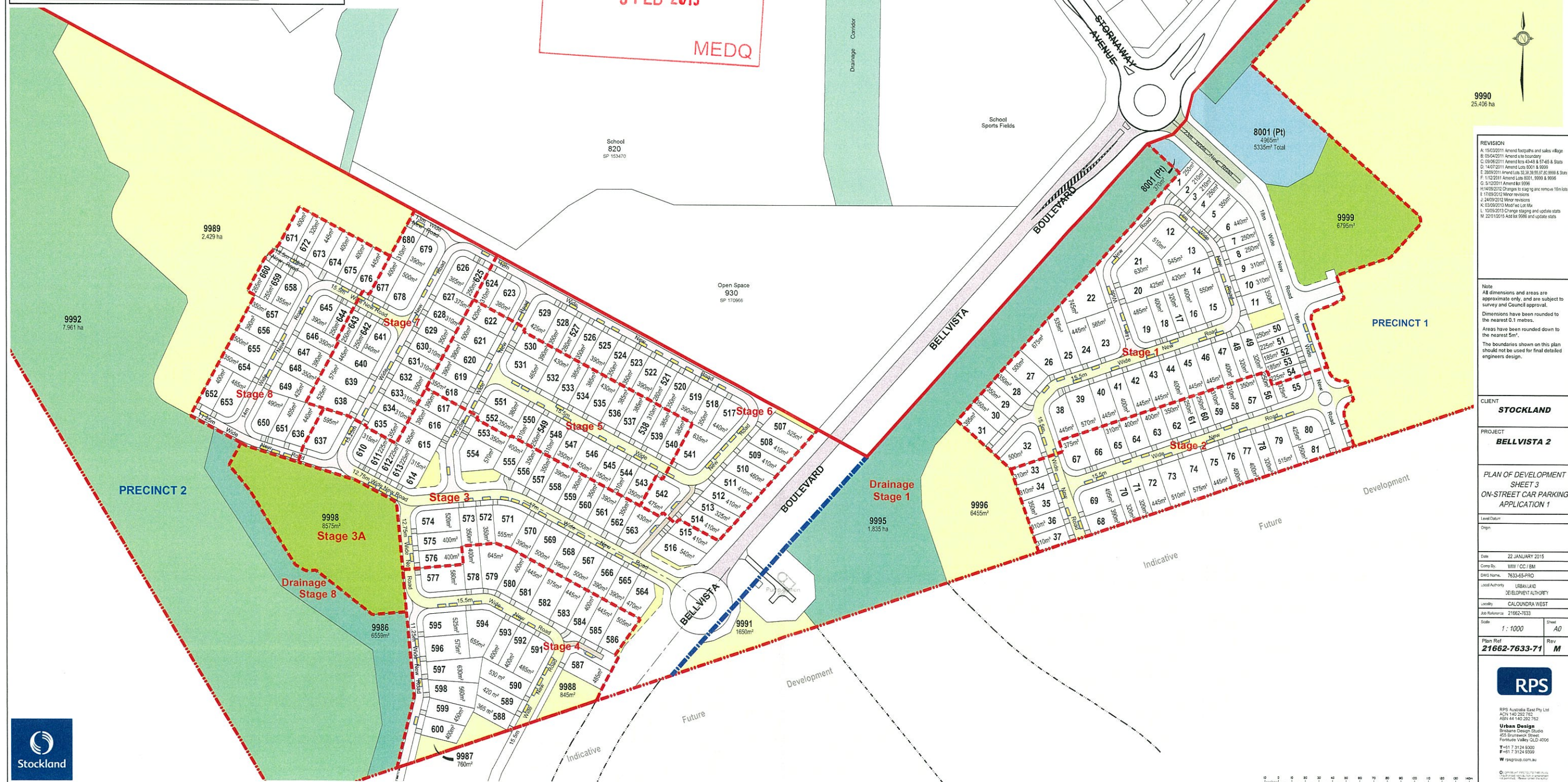
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PLANS AND DOCUMENTS
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REVISION

- A: 15/03/2011 Amend footpaths and sales village
- B: 05/04/2011 Amend site boundary
- C: 09/06/2011 Amend lots 43-48 & 57-65 & Stats
- D: 14/07/2011 Amend Lots 8001 & 9999
- E: 28/09/2011 Amend Lots 32,39,39.55,57,80,9999 & Stats
- F: 1/12/2011 Amend Lots 8001, 9999 & 9999
- G: 5/12/2011 Amend lot 9996
- H:10/05/2012 Changes to staging area remove 16m lots
- I: 17/09/2012 Minor revisions
- J: 24/09/2012 Minor revisions
- K: 03/09/2013 Modified Lot Mix
- L: 10/09/2013 Change staging and update stats
- M: 22/01/2015 Add lot 9996 and update stats

Note
All dimensions and areas are approximate only, and are subject to survey and Council approval.
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Areas have been rounded down to the nearest 5m².
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CLIENT
STOCKLAND

PROJECT
BELLVISTA 2

PLAN OF DEVELOPMENT
SHEET 3
ON-STREET CAR PARKING
APPLICATION 1

Level Datum
Origin

Date 22 JANUARY 2015

DWG Name: 7633-65-PRO

DEVELOPMENT AUTHORITY

Locality	CALOUNDRA WEST
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Scale	Sheet
1:1000	A0

Plan Ref	Rev
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21662-7633-71 M

11

RDC



100

RPS Australia East Pty Ltd
ACN 140 292 782

Urban Design

Brisbane Design Studio
455 Brunswick Street

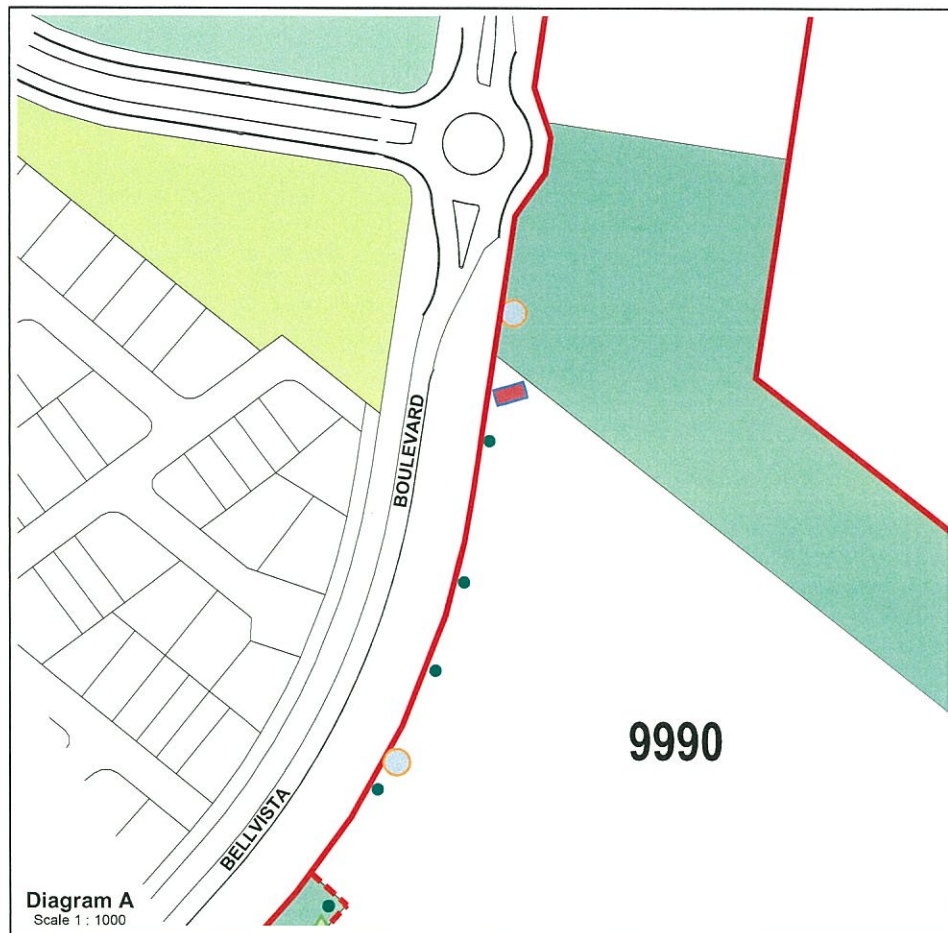
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Notes: Advertising Devices

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.

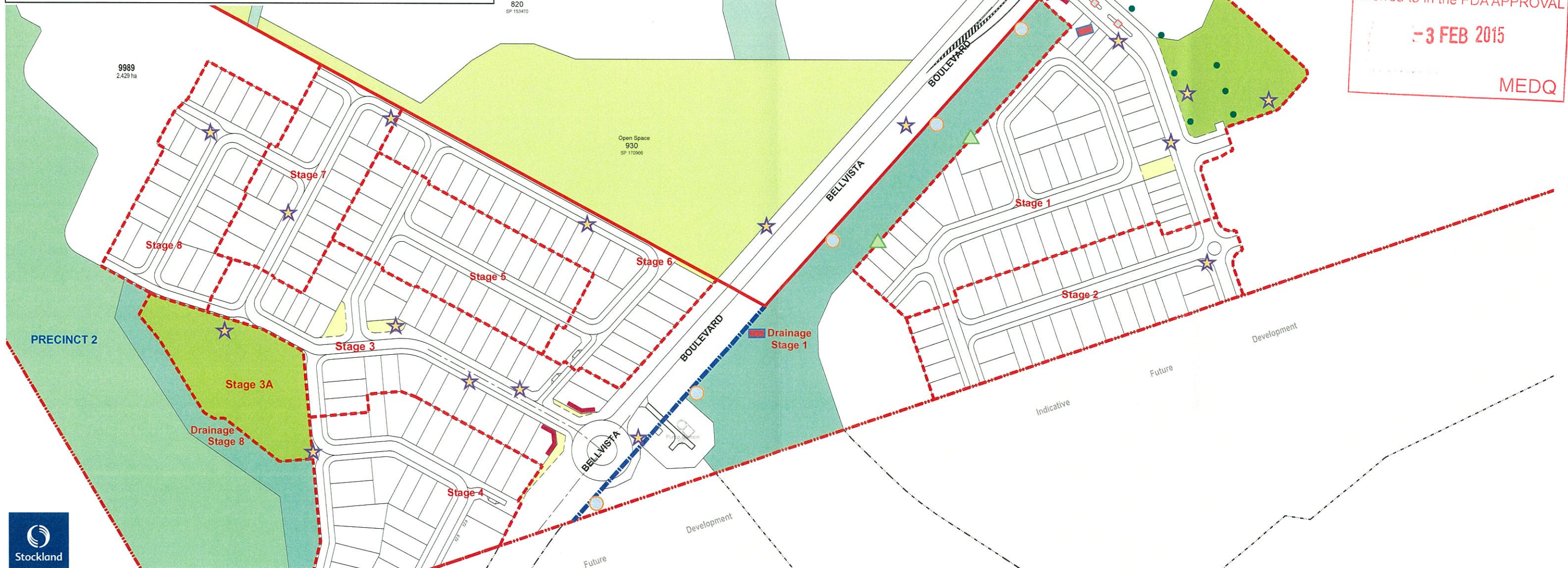
Legend

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

Signage

- Entry Statement
- Billboard 6m x 3m
- Neighbourhood Theming
- Street Light / Flag Poles
- H Frame for Directionals / Promotional Singing
- Flag Pole (approx location)
- Promotional Signage

Note:
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3 FEB 2015

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