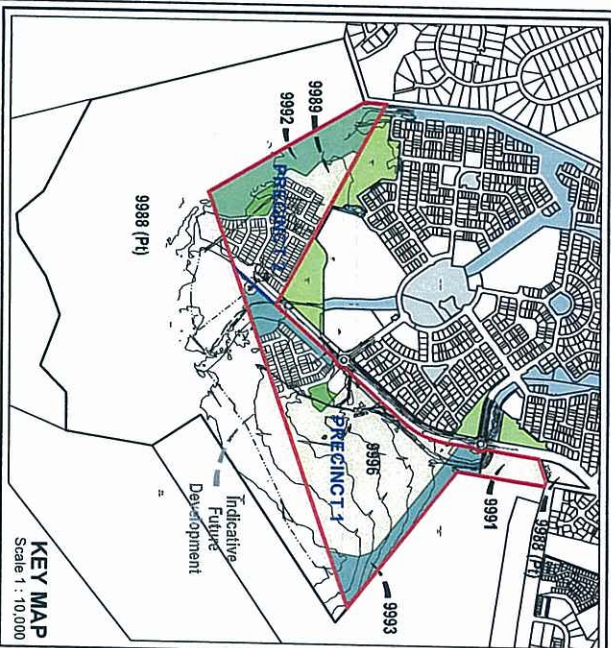




Plan of Development Table												
	Terrace Allocations 7.5m & 9m		Villa Allocations 10m		Premium Villa Allocations 12.5m		Courtyard Allocations 14m		Traditional Allocations 16m		Premium Traditional Allocations 18m+	
Single - General Lots	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a
	Garage	n/a	Garage	n/a	Garage	n/a	Garage	n/a	Garage	n/a	Garage	n/a
	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Single - General Lots												
2.4m 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	1.0	1.0	1.5
Garage Lots - Secondary Frontage & General 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
Change and Change Call Pricing												
Other requirements												
On lot (minimum)	1 space to be covered and enclosed		1 space to be covered and enclosed (up to 4.5m wide) or tandem garages are acceptable.		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.												
Double garages are only permitted on two story dwellings.			Double garages (greater than 4.5m in width) are only permitted on two story dwellings.				Single, tandem or double garages acceptable.				Single, tandem or double garages acceptable.	
Garages are to be located along the side boundary wall.			Garages are to be located along the side boundary wall.				Garages are to be located along the back to boundary wall.				Garages are to be located along the western or southern boundary where appropriate.	
Garage location												
Site Cover (maximum)	75%		60%		60%		60%		60%		60%	

- [illegible]

- Legend**

 - Site Boundary
 - Precinct Boundary
 - Stage Boundary
 - Allotment Boundary

Allotment Details

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

Roads

 - Approx. access location for Retail Centre
 - 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

- ### **Non-Residential Allotments**

- ☐ 3.5m Pavement Construction
☐ 5.5m Pavement Construction
☐ 7.5m Pavement Construction
☐ 7.5m Partial Pavement Const
☐ 9.0m Pavement Construction
☐ 14.0m Pavement Construction

- ☒ Stormwater Conveyance
- ☒ Pedestrian Connections
- ☒ Passive Open Space
- ☐ Balance Super Allotment

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

31 OCT 2013

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NOTE:
This Plan of Development allows the following uses:

- Houses
- Display Homes (where not already Exempt)
- Sales Office where located on 450m²

RPS

[illegible]

STOCKLANE

BELLVISTA 2

PLAN OF DEVELOPMENT

APPLICATION 1

DWG Name: 7630-65-PFD

Locality	CALCOUNDR VEST
Lot Performance	21 FEB 78 31

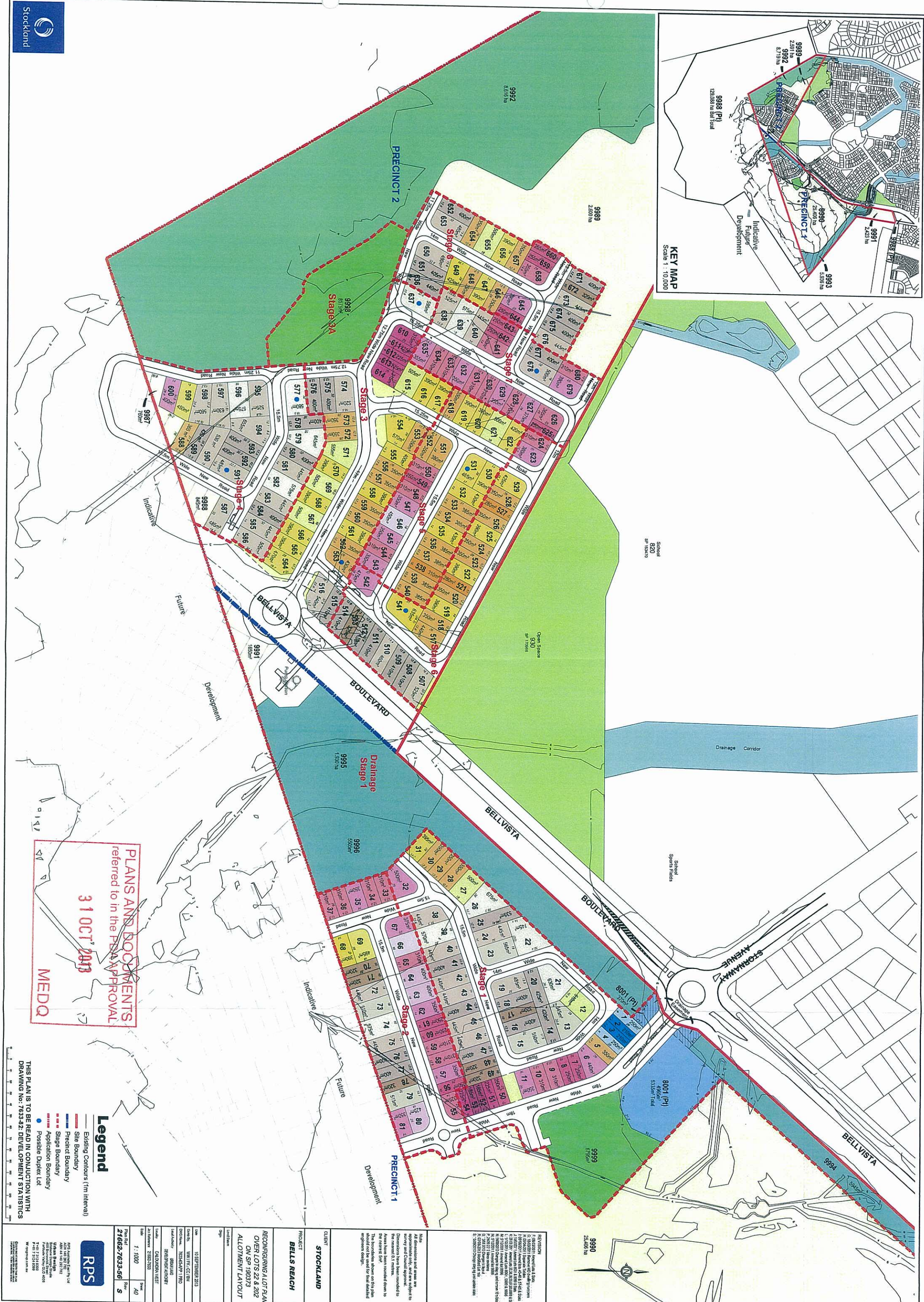
Plan Ref	Rev
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B

RPS Australia East Pty Ltd

455 Brunswick Street
Fortitude Valley QLD 4006

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PLANS AND DOCUMENTS
referred to in the PMA APPROVAL

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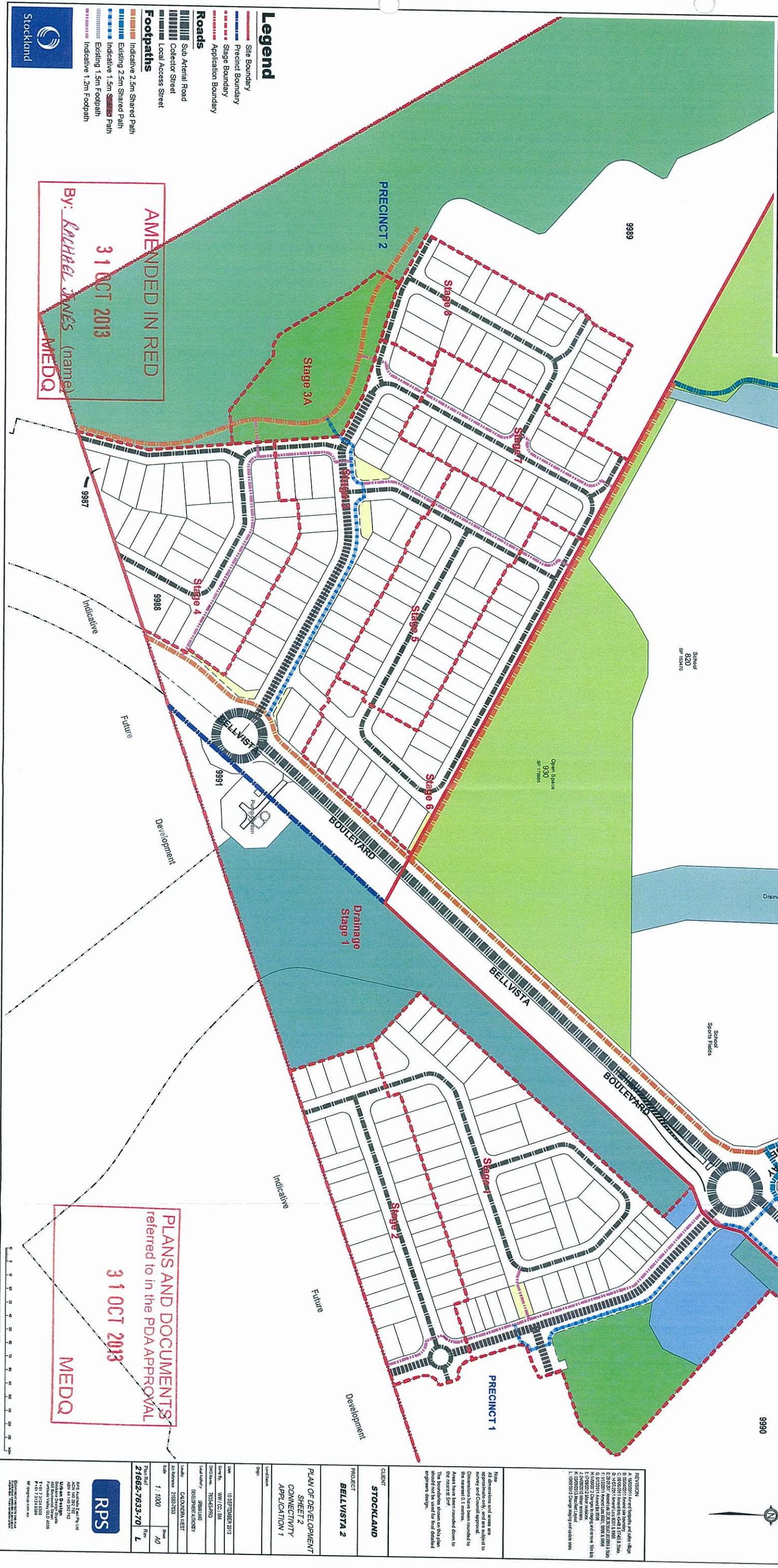
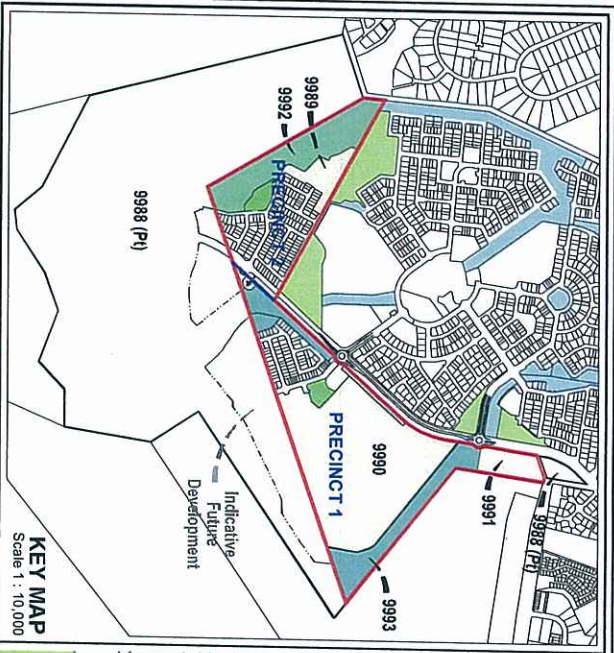
THIS PLAN IS TO BE READ IN CONJUNCTION WITH
DRAWING No: 7633-8-2: DEVELOPMENT STATISTICS

Legend

— Existing Contours (1m interval)

RPS

REVISION 1. 06/01/2011 Amend Lot 2 & 3 and 2. 06/01/2011 Amend Lot 4 & 5 3. 06/01/2011 Amend Lot 6 & 7 & 8 & 9 4. 06/01/2011 Amend Lot 10 & 11 & 12 & 13 5. 06/01/2011 Amend Lot 14 & 15 & 16 & 17 6. 06/01/2011 Amend Lot 18 & 19 & 20 & 21 7. 06/01/2011 Amend Lot 22 & 23 & 24 & 25 8. 06/01/2011 Amend Lot 26 & 27 & 28 & 29 9. 06/01/2011 Amend Lot 30 & 31 & 32 & 33 10. 06/01/2011 Amend Lot 34 & 35 & 36 & 37 11. 06/01/2011 Amend Lot 38 & 39 & 40 & 41 12. 06/01/2011 Amend Lot 42 & 43 & 44 & 45 13. 06/01/2011 Amend Lot 46 & 47 & 48 & 49 14. 06/01/2011 Amend Lot 50 & 51 & 52 & 53 15. 06/01/2011 Amend Lot 54 & 55 & 56 & 57 16. 06/01/2011 Amend Lot 58 & 59 & 60 & 61 17. 06/01/2011 Amend Lot 62 & 63 & 64 & 65 18. 06/01/2011 Amend Lot 66 & 67 & 68 & 69 19. 06/01/2011 Amend Lot 70 & 71 & 72 & 73 20. 06/01/2011 Amend Lot 74 & 75 & 76 & 77 21. 06/01/2011 Amend Lot 78 & 79 & 80 & 81 22. 06/01/2011 Amend Lot 82 & 83 & 84 & 85 23. 06/01/2011 Amend Lot 86 & 87 & 88 & 89 24. 06/01/2011 Amend Lot 90 & 91 & 92 & 93 25. 06/01/2011 Amend Lot 94 & 95 & 96 & 97 26. 06/01/2011 Amend Lot 98 & 99 & 100 & 101 27. 06/01/2011 Amend Lot 102 & 103 & 104 & 105 28. 06/01/2011 Amend Lot 106 & 107 & 108 & 109 29. 06/01/2011 Amend Lot 110 & 111 & 112 & 113 30. 06/01/2011 Amend Lot 114 & 115 & 116 & 117 31. 06/01/2011 Amend Lot 118 & 119 & 120 & 121 32. 06/01/2011 Amend Lot 122 & 123 & 124 & 125 33. 06/01/2011 Amend Lot 126 & 127 & 128 & 129 34. 06/01/2011 Amend Lot 130 & 131 & 132 & 133 35. 06/01/2011 Amend Lot 134 & 135 & 136 & 137 36. 06/01/2011 Amend Lot 138 & 139 & 140 & 141 37. 06/01/2011 Amend Lot 142 & 143 & 144 & 145 38. 06/01/2011 Amend Lot 146 & 147 & 148 & 149 39. 06/01/2011 Amend Lot 150 & 151 & 152 & 153 40. 06/01/2011 Amend Lot 154 & 155 & 156 & 157 41. 06/01/2011 Amend Lot 158 & 159 & 160 & 161 42. 06/01/2011 Amend Lot 162 & 163 & 164 & 165 43. 06/01/2011 Amend Lot 166 & 167 & 168 & 169 44. 06/01/2011 Amend Lot 170 & 171 & 172 & 173 45. 06/01/2011 Amend Lot 174 & 175 & 176 & 177 46. 06/01/2011 Amend Lot 178 & 179 & 180 & 181 47. 06/01/2011 Amend Lot 182 & 183 & 184 & 185 48. 06/01/2011 Amend Lot 186 & 187 & 188 & 189 49. 06/01/2011 Amend Lot 190 & 191 & 192 & 193 50. 06/01/2011 Amend Lot 194 & 195 & 196 & 197 51. 06/01/2011 Amend Lot 198 & 199 & 200 & 201 52. 06/01/2011 Amend Lot 202 & 203 & 204 & 205 53. 06/01/2011 Amend Lot 206 & 207 & 208 & 209 54. 06/01/2011 Amend Lot 210 & 211 & 212 & 213 55. 06/01/2011 Amend Lot 214 & 215 & 216 & 217 56. 06/01/2011 Amend Lot 218 & 219 & 220 & 221 57. 06/01/2011 Amend Lot 222 & 223 & 224 & 225 58. 06/01/2011 Amend Lot 226 & 227 & 228 & 229 59. 06/01/2011 Amend Lot 230 & 231 & 232 & 233 60. 06/01/2011 Amend Lot 234 & 235 & 236 & 237 61. 06/01/2011 Amend Lot 238 & 239 & 240 & 241 62. 06/01/2011 Amend Lot 242 & 243 & 244 & 245 63. 06/01/2011 Amend Lot 246 & 247 & 248 & 249 64. 06/01/2011 Amend Lot 250 & 251 & 252 & 253 65. 06/01/2011 Amend Lot 254 & 255 & 256 & 257 66. 06/01/2011 Amend Lot 258 & 259 & 260 & 261 67. 06/01/2011 Amend Lot 262 & 263 & 264 & 265 68. 06/01/2011 Amend Lot 266 & 267 & 268 & 269 69. 06/01/2011 Amend Lot 270 & 271 & 272 & 273 70. 06/01/2011 Amend Lot 274 & 275 & 276 & 277 71. 06/01/2011 Amend Lot 278 & 279 & 280 & 281 72. 06/01/2011 Amend Lot 282 & 283 & 284 & 285 73. 06/01/2011 Amend Lot 286 & 287 & 288 & 289 74. 06/01/2011 Amend Lot 290 & 291 & 292 & 293 75. 06/01/2011 Amend Lot 294 & 295 & 296 & 297 76. 06/01/2011 Amend Lot 298 & 299 & 300 & 301 77. 06/01/2011 Amend Lot 302 & 303 & 304 & 305 78. 06/01/2011 Amend Lot 306 & 307 & 308 & 309 79. 06/01/2011 Amend Lot 310 & 311 & 312 & 313 80. 06/01/2011 Amend Lot 314 & 315 & 316 & 317 81. 06/01/2011 Amend Lot 318 & 319 & 320 & 321 82. 06/01/2011 Amend Lot 322 & 323 & 324 & 325 83. 06/01/2011 Amend Lot 326 & 327 & 328 & 329 84. 06/01/2011 Amend Lot 330 & 331 & 332 & 333 85. 06/01/2011 Amend Lot 334 & 335 & 336 & 337 86. 06/01/2011 Amend Lot 338 & 339 & 340 & 341 87. 06/01/2011 Amend Lot 342 & 343 & 344 & 345 88. 06/01/2011 Amend Lot 346 & 347 & 348 & 349 89. 06/01/2011 Amend Lot 350 & 351 & 352 & 353 90. 06/01/2011 Amend Lot 354 & 355 & 356 & 357 91. 06/01/2011 Amend Lot 358 & 359 & 360 & 361 92. 06/01/2011 Amend Lot 362 & 363	
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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 Shared Path
 - Indicative 1.2m Footpath

AMENDED IN RED
31 OCT 2013
By: *Michael Jones* (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
31 OCT 2013
MEDQ

CLIENT
STOCKLAND

PROJECT
BELLVISTA 2

PLAN OF DEVELOPMENT
SHEET 2
CONNECTIVITY
APPLICATION 1

Scale
1 : 1000

Drawn
A/D

Rev
1

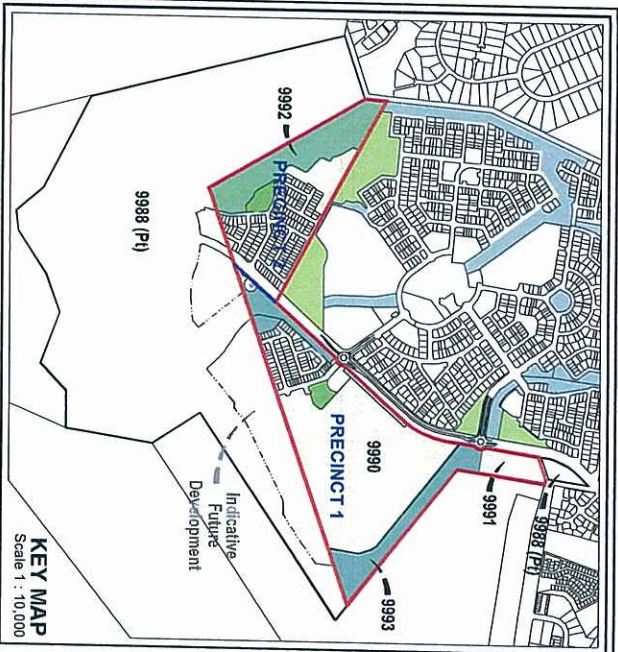
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21662-7633-70

Stockland

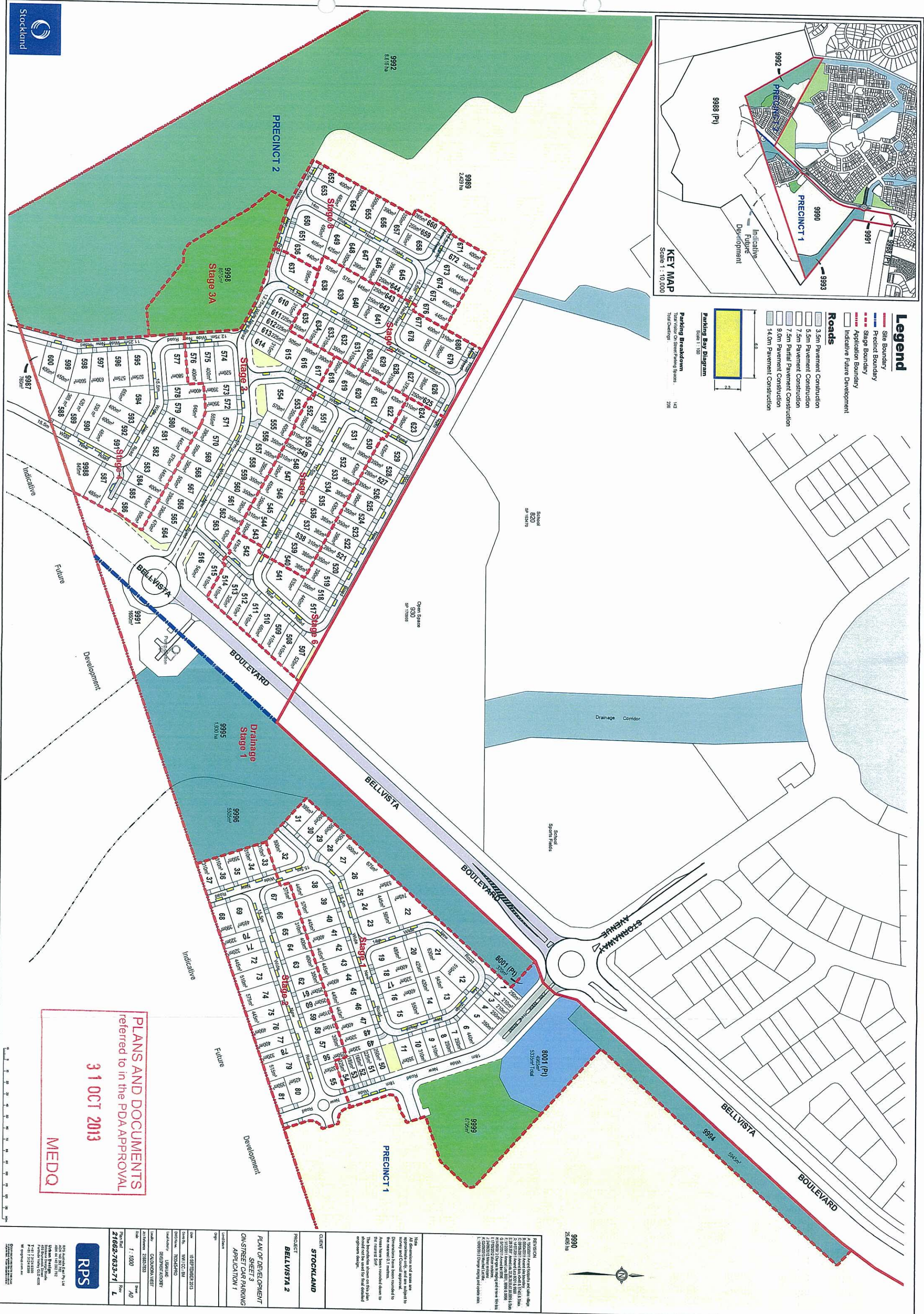
RPS

REVISION

Rev	Description	Date
1	Initial Design	15/07/2013
2	Revised Design	15/07/2013
3	Revised Design	15/07/2013
4	Revised Design	15/07/2013
5	Revised Design	15/07/2013
6	Revised Design	15/07/2013
7	Revised Design	15/07/2013
8	Revised Design	15/07/2013
9	Revised Design	15/07/2013
10	Revised Design	15/07/2013
11	Revised Design	15/07/2013
12	Revised Design	15/07/2013
13	Revised Design	15/07/2013
14	Revised Design	15/07/2013
15	Revised Design	15/07/2013
16	Revised Design	15/07/2013
17	Revised Design	15/07/2013
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97	Revised Design	15/07/2013
98	Revised Design	15/07/2013
99	Revised Design	15/07/2013
100	Revised Design	15/07/2013



- Legend**
- Site Boundary
 - Precinct Boundary
 - Stage Boundary
 - Application Boundary
 - Indicative Future Development
- 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**
- 1.0m x 5.0m On Street Parking Spaces
 - 1.0m x 2.0m On Street Parking Spaces
 - 2.0m x 5.0m On Street Parking Spaces
 - 2.0m x 2.0m On Street Parking Spaces
- Parking Bay Diagram**
- Scale 1:100



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

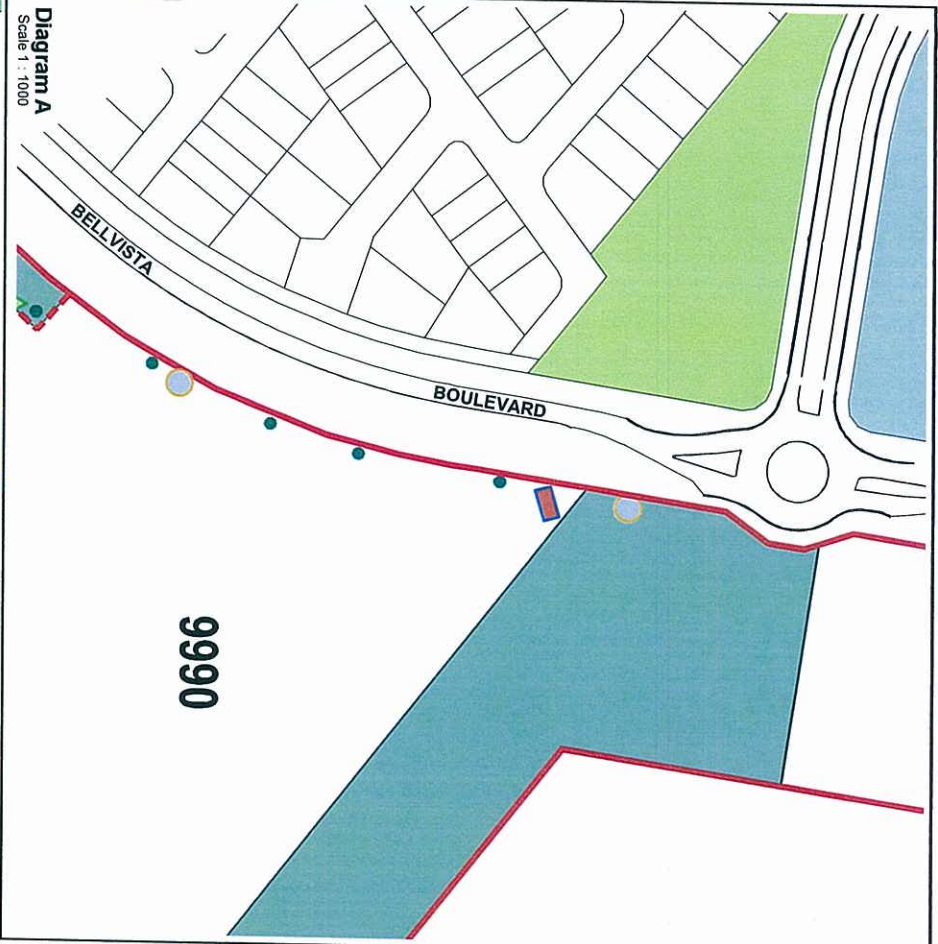
31 OCT 2013

MEDQ



PROJECT	BELLVISTA 2
CLIENT	STOCKLAND
PLAN OF DEVELOPMENT	SHEET 3 CAR PARKING APPLICATION 1
DATE	10/07/2013
DRAWN BY	WJ/CC/JM
CHECKED BY	TK/SK/PM
LOCAL AUTHORITY	USUAL LAND
LOCAL AUTHORITY REFERENCE	21662-7633-71
LOCALITY	CALCULATED WEST
SCALE	1:1000
DATE	10/07/2013
REVISION	L





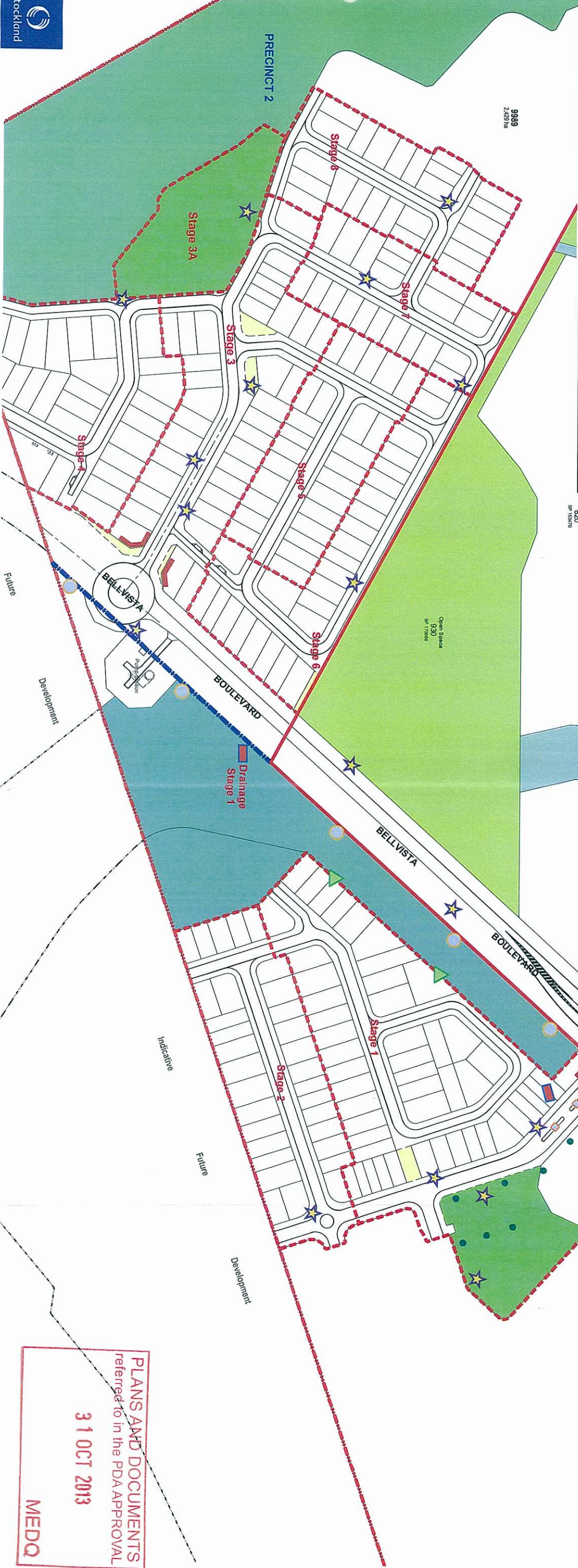
Notes:
Advertising Devices

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 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 remain longer than ten (10) days from the date of installation 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 - 8.30pm 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 Signage
 - Flag Pole (approx location)
 - Promotional Signage

Note:
All dimensions and areas are indicative and subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 0.1 metres. The above signage on the plan should not be used for final detailed engineering design.



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

31 OCT 2013

MEDQ

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
Sealee 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	—	0,161 ha	—	—	—	—	2,600 ha	2,761 ha	31,591 ha
Total Area of Allotments	2,483 ha	1,187 ha	—	28,830 ha	32,500 ha	1,407 ha	1,339 ha	0,984 ha	0,988 ha	0,761 ha	0,929 ha	2,600 ha	9,008 ha	41,508 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	0,312 ha	—	—	1,018 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	—	—	—	—	—	—	—	—	—	—	—	8,616 ha	8,616 ha	8,616 ha
Stormwater Conveyance	0,567 ha	—	2,865 ha	5,936 ha	9,358 ha	—	—	—	—	—	—	—	—	9,356 ha
Total Open Space	1,247 ha	—	2,865 ha	5,936 ha	10,038 ha	0,857 ha	—	—	—	—	—	8,616 ha	9,473 ha	19,511 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
13.5m Wide New Road	—	—	—	—	—	—	—	—	—	—	—	—	36m	36m
14m Wide New Road	225m	—	—	—	225m	—	—	—	—	—	38m	—	38m	38m
15.25m Wide New Road	—	—	—	—	—	58m	—	74m	25m	143m	114m	—	114m	339m
15.5m Wide New Road	198m	261m	—	—	459m	—	191m	141m	98m	34m	33m	—	300m	300m
17m Wide New Road	—	—	—	—	—	212m	—	—	—	—	—	—	487m	966m
18m Wide New Road	162m	62m	—	—	224m	—	—	—	—	—	—	—	212m	212m
23m Wide New Road	77m	—	—	—	77m	—	—	—	—	—	—	—	—	224m
40m Wide New Road	—	—	—	—	—	240m	—	—	—	—	—	—	—	77m
Total Length of New Road	701m	323m	—	—	1024m	663m	360m	215m	369m	245m	270m	—	2122m	3146m

PLANS AND DOCUMENTS

31 OCT 2013

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