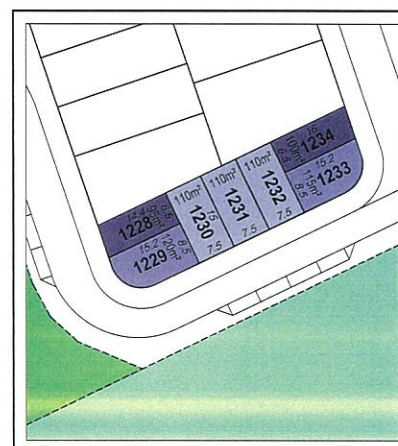
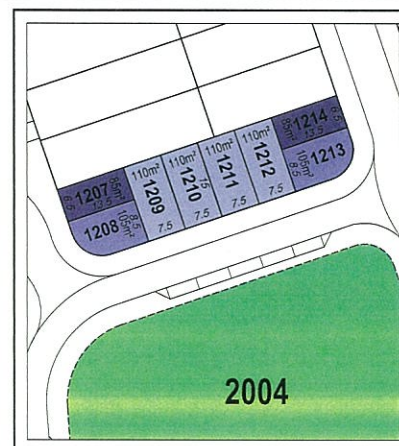
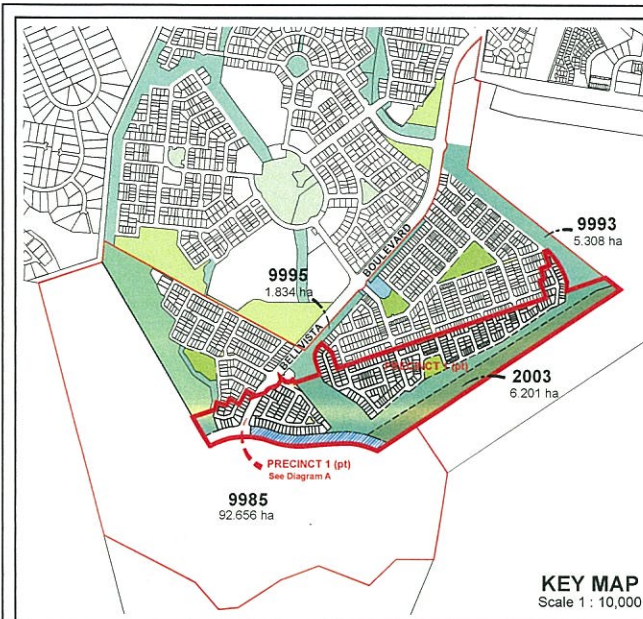




PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

05 MAY 2015

MEDQ

Legend

Urban Lot Product

- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C & D

25m Deep Product

- Terrace 7.5m - <9.0m
- Terrace 9.0m - <10m
- Villa 10m - <12.5m
- Premium Villa 12.5m - <14m
- Courtyard 14m - <16m
- Premium Traditional 18m+

28m Deep Product

- Terrace 7.5m - <9.0m
- Terrace 9.0m - <10m
- Villa 10m - <12.5m
- Premium Villa 12.5m - <14m
- Courtyard 14m - <16m
- Premium Traditional 18m+

32m Deep Product

- Villa 10m - <12.5m
- Premium Villa 12.5m - <14m
- Courtyard 14m - <16m
- Premium Traditional 18m+

General

- Existing Contours (1m interval)
- Application Boundary
- Stage Boundary
- Permissible Multiple Residential (Duplex) Lot
- Lot for Future Road Purposes

Open Space

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

This plan is to be read in
conjunction with Drawing No:
7633-112: Development Statistics



REVISION

C: 11/02/2013 Update Overall Layout
D: 10/03/2014 Update Titles
E: 04/04/2014 Update Internal Road
F: 04/04/2014 Update Shared Pathways
G: 17/04/2014 Update Shared Pathways
H: 23/06/2014 Update road widths and lots
I: 27/06/2014 Update Parking and add W/SUD
J: 14/07/2014 Update Drainage Control and Retain
K: 22/07/2014 Update parking lots
L: 23/07/2014 Update Site Map and Key Map
M: 13/02/2015 Update Staging in Stages 21A, B & 22
N: 23/02/2015 Amend Staging B.D. & Stage 23
O: 23/02/2015 Amend Staging Boundaries
P: 24/02/2015 Amend Staging Boundaries
Q: 04/03/2015 Amend pavement with and connectivity
R: 10/03/2015 Adjust Scale and Sheet Layout

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: Registered Survey
Plans
Joining Information: DCD

CLIENT
STOCKLAND

PROJECT
BELLS REACH

**RECONFIGURING
A LOT PLAN
OVER LOT 2000 ON
SP 255765**

Level Datum

Origin

Date: 17 MARCH 2015

Comp No: BM / PK / CH

DWG Name: 7633-112-PRO

Local Authority: State Development
Infrastructure & Planning

Locality: CALOUNDRA WEST

Job Reference: 21662-7633-112

Scale: 1:1500

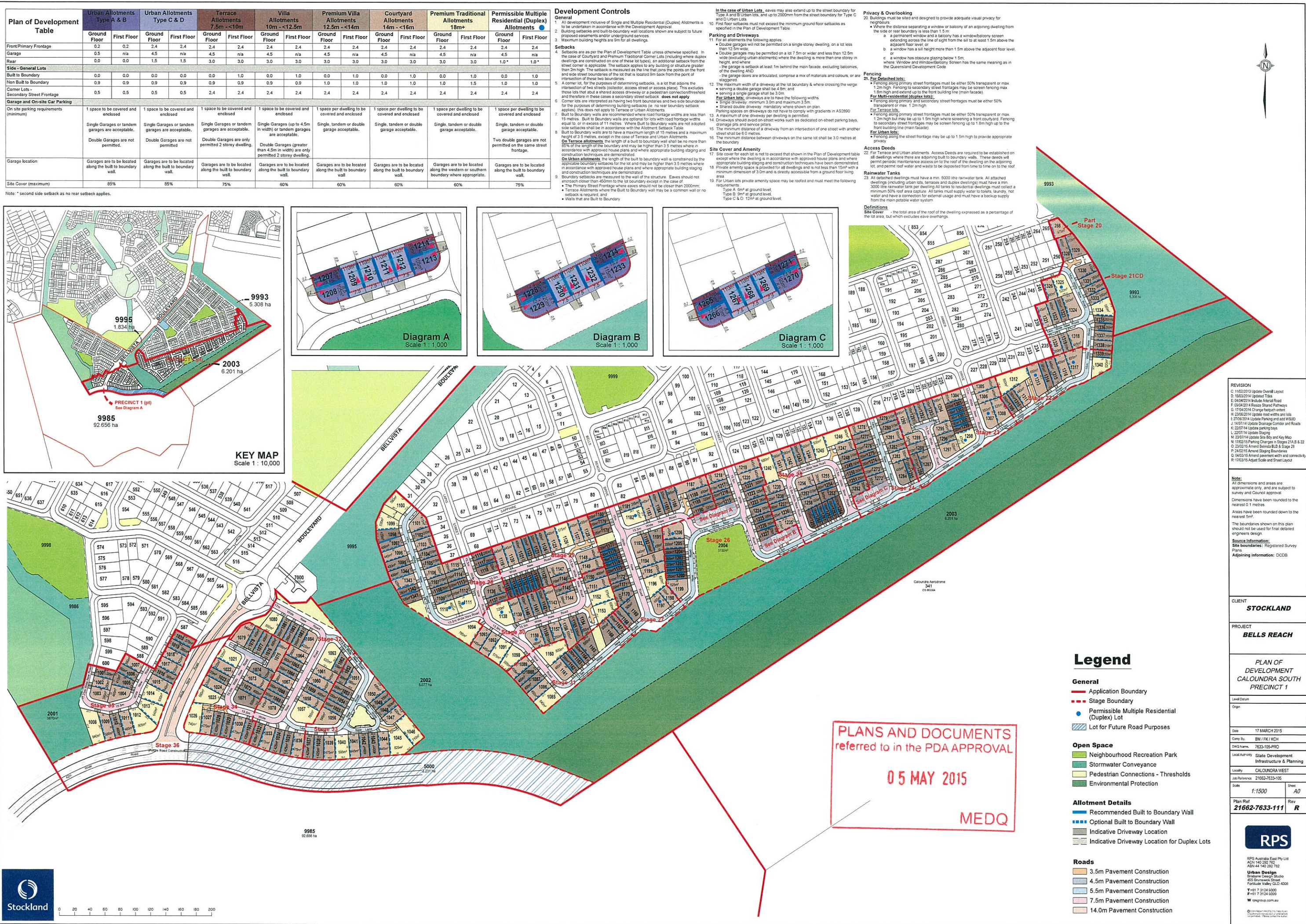
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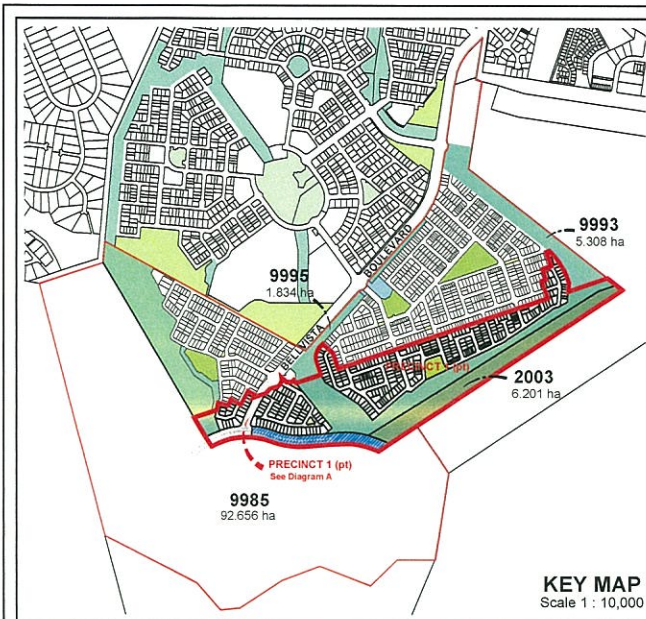
Sheet: AD

Rev: R

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REVISION:
C: 18/02/2013 Update Overall Layout
D: 18/02/2014 Updated Titles
E: 04/04/2014 Include Arterial 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 WISUD
J: 14/07/2014 Update Drainage Corridor and Roads
K: 22/07/2014 Update parking lanes
L: 22/07/2014 Update Staging
M: 23/07/2014 Update Site Plan and Key Map
N: 17/02/2015 Parking Changes in Stages 21A,B & 22
O: 23/02/2015 Amend Bellvista BLD & Stage 26
P: 24/02/2015 Amend Staging Boundaries
Q: 04/03/2015 Amend pavement width and connectivity
R: 17/03/2015 Adjust Scale and Street Layout

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 designs.

Source Information:
Site boundaries: Registered Survey Plans
Adjoining information: DCDB

CLIENT
STOCKLAND

PROJECT
BELLS REACH

PLAN OF DEVELOPMENT
CALOUNDRA SOUTH
PRECINCT 1
CONNECTIVITY

Level Datum
Origin

Date: 17 MARCH 2015
Comp By: BMFKCCKCH
Drawn Name: 7633-105-PRO
Local Authority: State Development Infrastructure & Planning
Locality: CALOUNDRA WEST
Job Reference: 21662-7633-105
Scale: 1:1500
Plan Ref: 21662-7633-114
Sheet: A0
Rev: R

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Legend

General

- Application Boundary
- Stage Boundary
- Previous Application
- Lot for Future Road Purposes

Roads

- Divided Arterial Road
- Sub Arterial Road
- Collector Street
- Local Access Street

Footpaths

- Indicative 3.0m Off Street Cycle Path
- Indicative 2.5m Shared Path
- Indicative 2.0m Shared Path
- Indicative 1.5m Footpath
- Indicative 1.2m Footpath

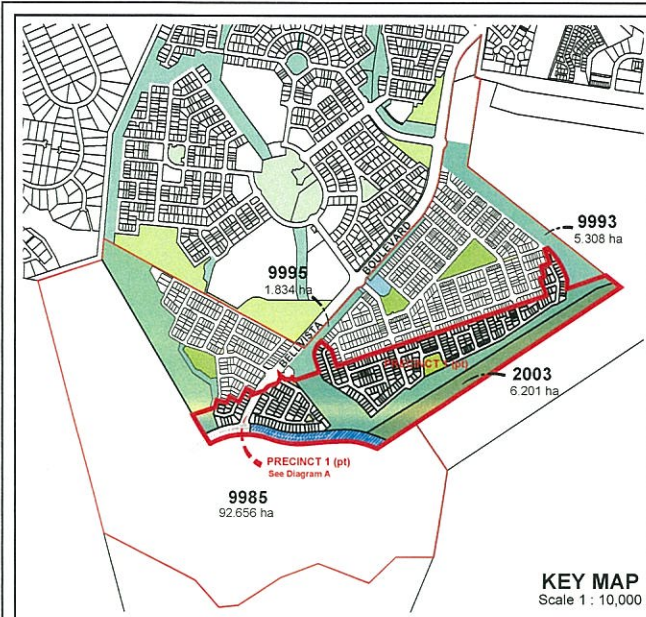
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

05 MAY 2015

MEDQ



0 20 40 60 80 100 120 140 160 180 200



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.



REVISION	
C	11/02/2013 Update Overall Layout
D	18/03/2014 Update Overall Layout
E	04/04/2014 Update Internal Roads
F	09/04/2014 Update Shared Pathways
G	17/04/2014 Update Shared Pathways
H	23/06/2014 Update road widths and lots
I	27/06/2014 Update Parking and add WSDU
J	14/07/14 Update Drainage Control 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
N	11/02/15 Parking Changes in Stages 21A,B & 22
O	23/02/15 Amend Bellvista BLD & Stage 25
P	24/02/15 Amend Staging Boundaries
Q	04/03/15 Amend pavement width and connectivity
R	17/03/15 Adjust Scale and Sheet Layout

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: Registered Survey Plans
Adjoining information: DCDB

CLIENT
STOCKLAND

PROJECT
BELLS REACH

PLAN OF DEVELOPMENT
CALOUNDRA SOUTH
PRECINCT 1
SIGNAGE PLAN

Level Datum
Origin

Date
17 MARCH 2015

Comp. By: BM / FK / KCH
DWG Name: 7633-105-PRD

Local Authority: State Development
Infrastructure & Planning

Locality: CALOUNDRA WEST

Job Reference: 21662-7633-105

Scale: 1:1500
Sheet: A/D

Plan Ref: 21662-7633-115
Rev: R

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Legend

General

- Application Boundary
- Stage Boundary
- Previous Application
- Lot for Future Road Purposes

Signage

- Entry Statement
- Neighbourhood Theming
- Street Light / Flag Poles
- H Frame for Directionals / Promotional
- Double Sided Illuminated Billboard