

Diagram B
Scale 1 : 500

[illegible]

Diagram D
Scale 1: 500

[illegible]

Key Map
Scale 1 : 7,500

Figure E-1: 100th Street Transit Station

Map showing the proposed site for the 100th Street Transit Station, including station numbers (846, 845, 847, 843, 849, 851, 850) and surrounding infrastructure.

Diagram F
Scale 1 : 500

Diagram 1

RPS

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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 9.0m	—	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%	5	20.8%	5	12.5%	1	1.6%	—	0.0%	5	14.7%	5	8.5%	—	0.0%	2	6.7%	—	0.0%	5	13.5%	34	7.0%	1	2.6%	1	2.6%	35	6.7%
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%	5	20.8%	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%	51	10.5%	4	10.5%	4	10.5%	55	10.5%
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%	1	4.2%	1	2.5%	—	0.0%	3	6.5%	1	2.9%	2	3.4%	1	2.9%	—	0.0%	—	0.0%	2	5.4%	12	2.5%	8	21.1%	8	21.1%	20	3.8%
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		2		1		1		—		4		5		18		3		3		21	

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	2.678 ha	1.563 ha	1.259 ha	1.918 ha	2.685 ha	2.144 ha	1.859 ha	4.445 ha	1.695 ha	1.271 ha	1.932 ha	1.904 ha	25.353 ha	2.601 ha	2.601 ha	27.954 ha
Saleable Area																
Single Family Allotments	1.987 ha	0.947 ha	0.941 ha	1.315 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	16.424 ha	1.780 ha	1.780 ha	18.204 ha
Total Area of Allotments	1.987 ha	0.947 ha	0.941 ha	1.315 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	16.424 ha	1.780 ha	1.780 ha	18.204 ha
Road																
Collector Streets	0.123 ha	0.188 ha	—	0.234 ha	—	—	0.560 ha	0.646 ha	—	—	—	—	1.751 ha	—	—	1.751 ha
Local Access Streets	0.538 ha	0.428 ha	0.318 ha	0.369 ha	0.844 ha	0.655 ha	0.156 ha	0.348 ha	0.449 ha	0.380 ha	0.613 ha	0.548 ha	5.646 ha	0.785 ha	0.785 ha	6.431 ha
Pedestrian Connections-Thresholds	0.030 ha	—	—	—	—	—	0.037 ha	—	—	—	0.032 ha	—	0.099 ha	0.036 ha	0.036 ha	0.135 ha
Total Area of New Road	0.691 ha	0.616 ha	0.318 ha	0.603 ha	0.844 ha	0.655 ha	0.753 ha	0.994 ha	0.449 ha	0.380 ha	0.645 ha	0.548 ha	7.496 ha	0.821 ha	0.821 ha	8.317 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	—	263m	—	—	263m
11.25m Wide New Road	—	—	—	—	—	—	—	—	46m	115m	146m	75m	382m	218m	218m	600m
12m Wide New Road	—	—	—	—	76m	173m	—	—	—	—	—	—	249m	—	257m	506m
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	1906m	112m	112m	2018m
15.5m Wide New Road	252m	99m	29m	128m	265m	104m	42m	128m	—	—	—	34m	1081m	—	—	1081m
17m Wide New Road	—	—	—	—	—	—	33m	—	—	—	—	—	33m	—	—	33m
18m Wide New Road	68m	105m	—	130m	—	—	279m	363m	—	—	—	—	945m	—	—	945m

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

-3 JUN 2015

MEDQ



REVISION
V: 04/05/2012 Amend B53 & B54 lot classification
W: 23/07/2012 Amend references to future development
X: 14/09/2012 Changes to staging and remove 10m lots
Y: 11/09/2012 Minor revisions
Z: 24/09/2012 Minor revisions
AA: 05/11/2012 Amend lots in Stage 10 & 13
AB: 06/05/2013 Amend parking and driveways
AC: 11/08/2013 Reduce duplex lots
AD: 13/02/2014 Update Stage 12 lot mix
AE: 24/02/2015 Amend Stages 21 & 9
AF: 01/06/2015 Add Pathway to Stage 9

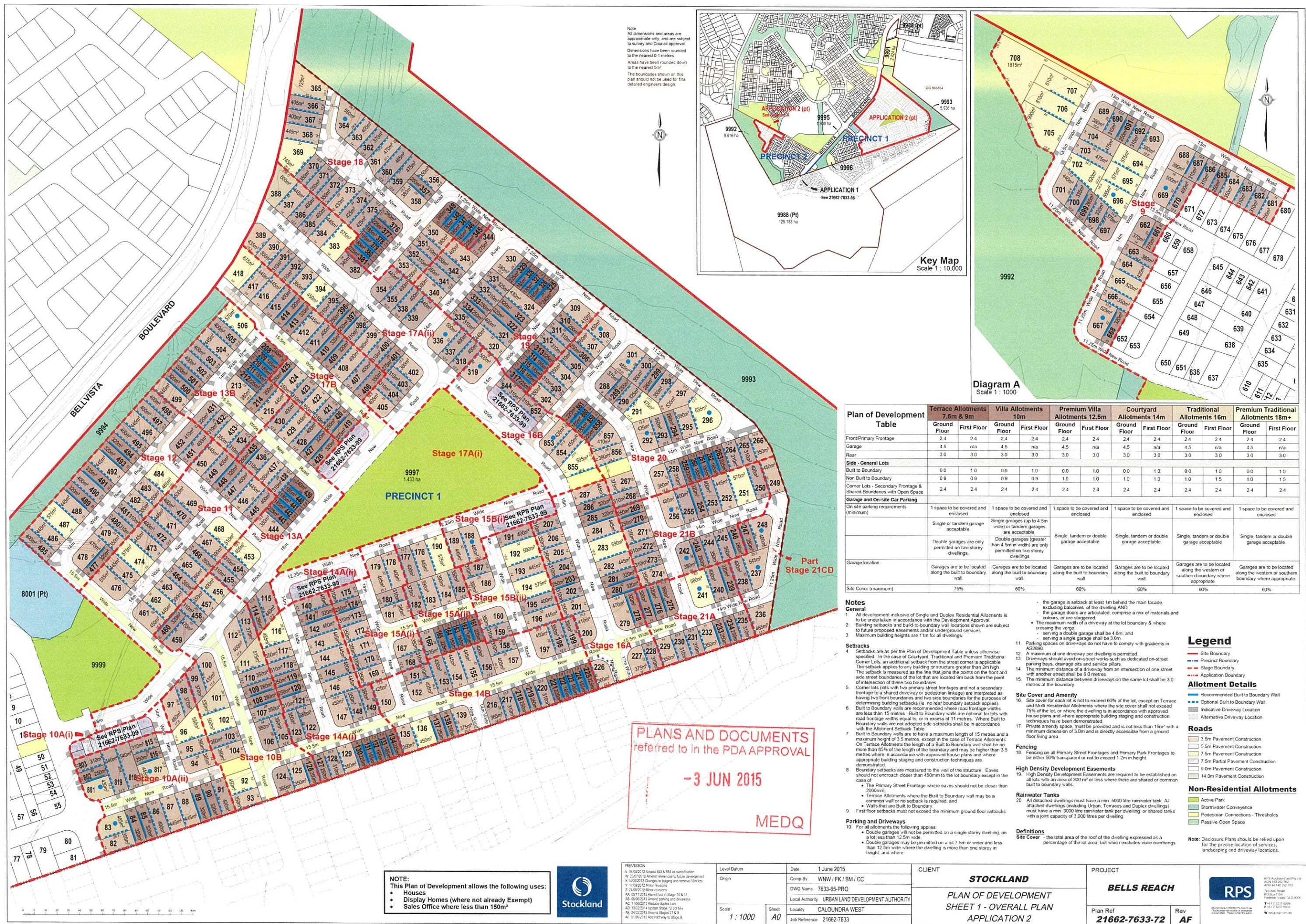
Level Datum
Origin
Scale
Sheet
Date
1 June 2015
Comp By
WNW / FK / BM / CC
DWG Name
7633-65-PRO
Local Authority
URBAN LAND DEVELOPMENT AUTHORITY
Locality
CALOUNDRA WEST
Job Reference
21662-7633

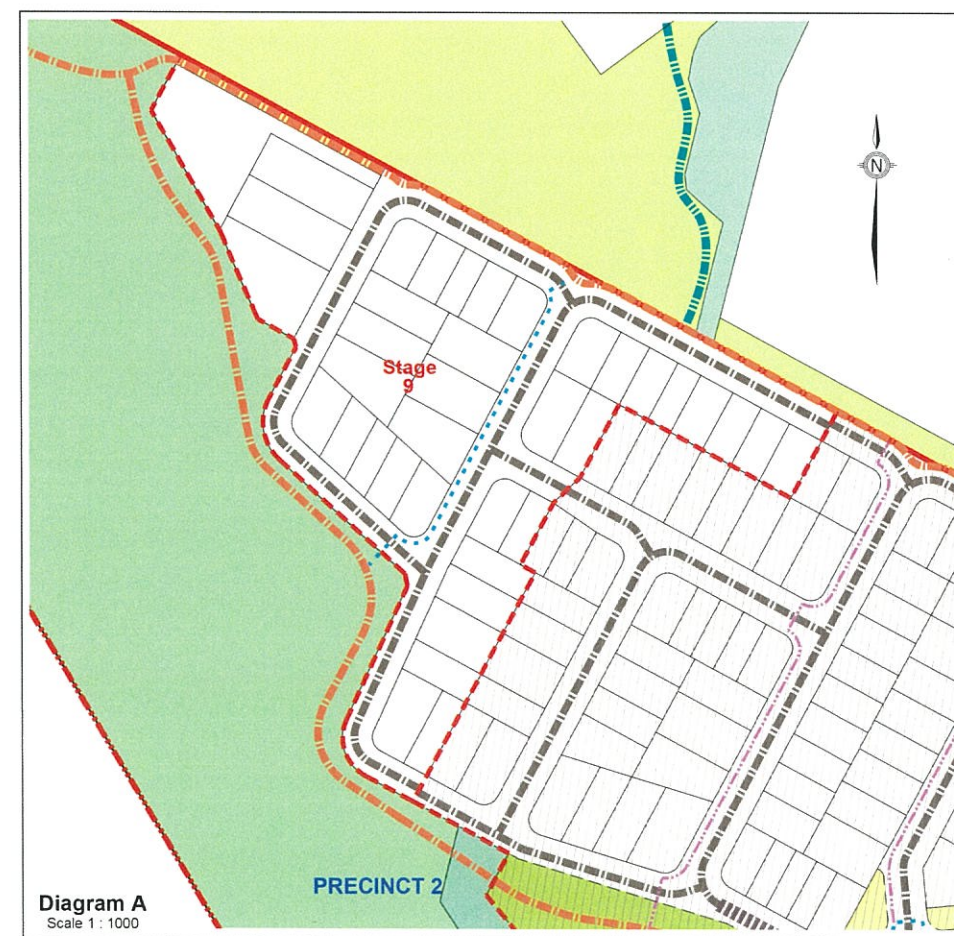
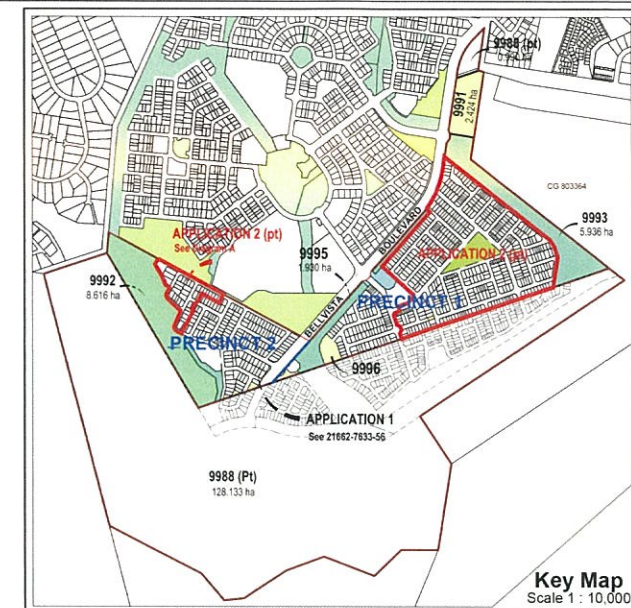
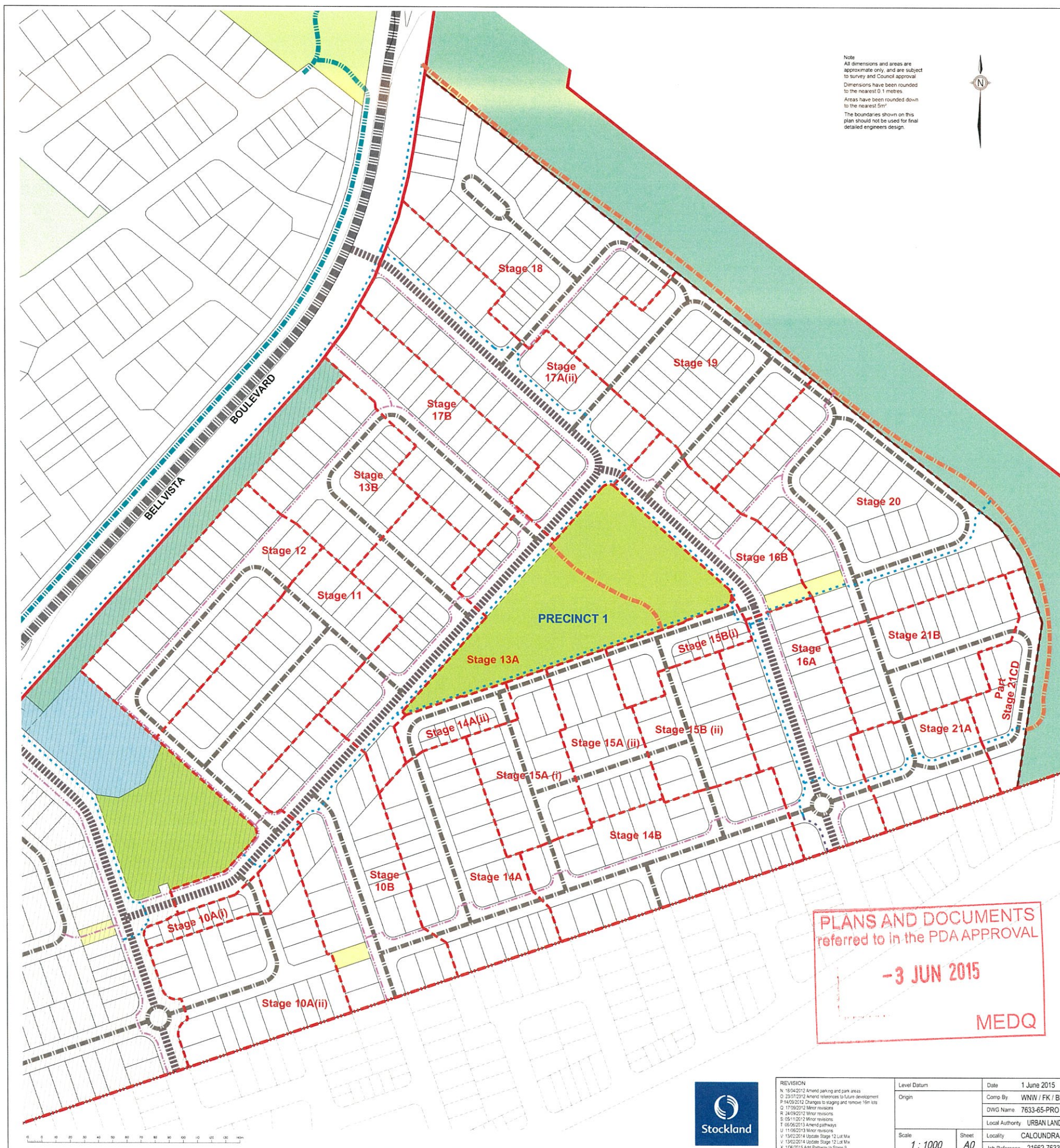
CLIENT
STOCKLAND
DEVELOPMENT STATISTICS
APPLICATION 2
OVER PROPOSED LOTS 9989 & 9990

PROJECT
BELLS REACH
Plan Ref
21662-7633-83
Rev
AF



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143 Ann Street
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Ferntree Gully VIC 315





PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

-3 JUN 2015

MEDQ



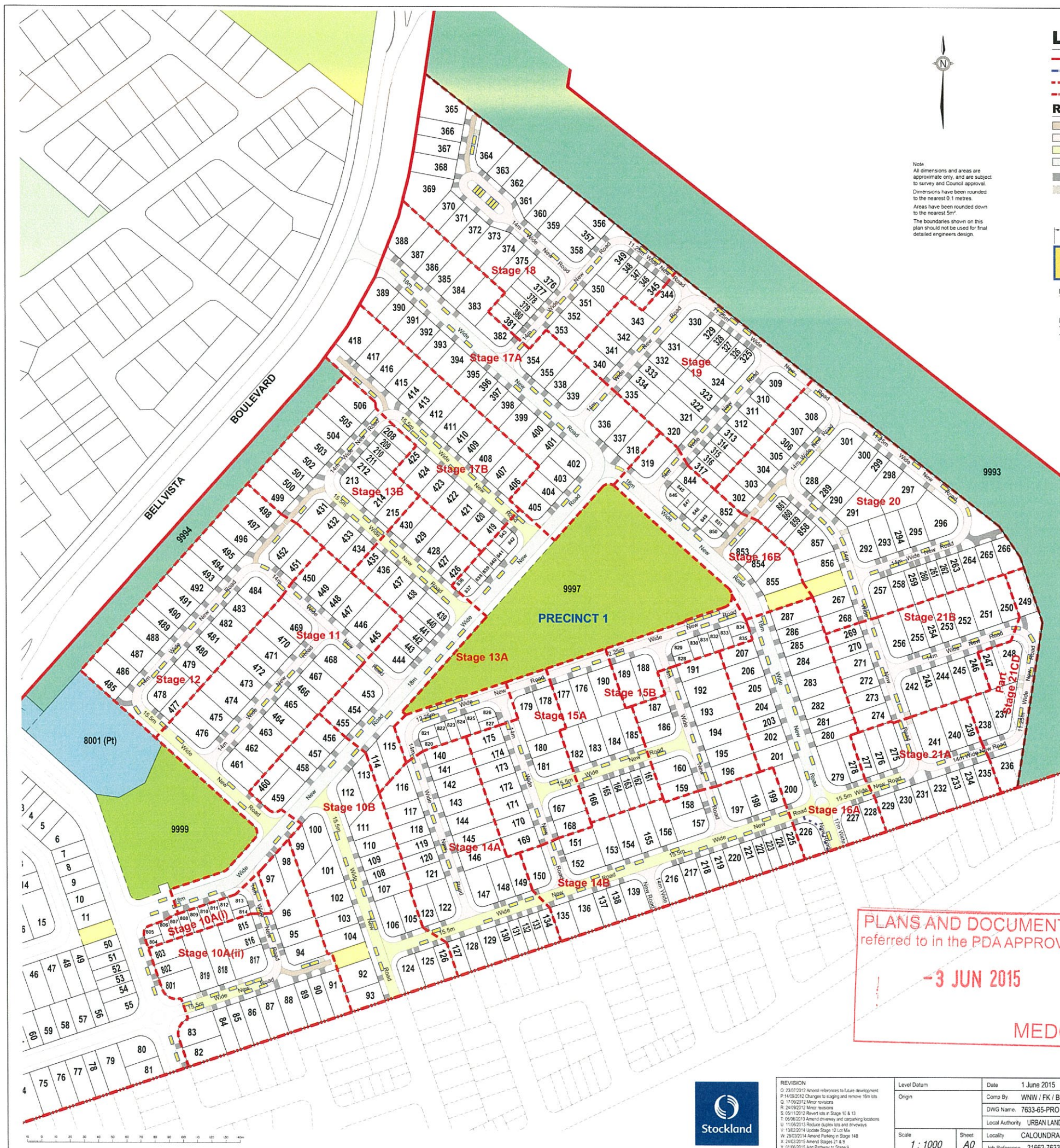
REVISION	
1	15/04/2015 Amend parking and park areas
2	25/07/2015 Amend references to future development
3	14/05/2015 Changes to staging and remove 15m lots
4	17/09/2015 Minor revisions
5	24/09/2015 Minor revisions
6	05/11/2015 Minor revisions
7	06/06/2015 Amend pathways
8	11/06/2015 Minor revisions
9	15/02/2014 Update Stage 12 Lot 15
10	13/02/2014 Update Stage 12 Lot 15
11	10/06/2015 Add Pathway to Stage 9

Level Datum	Date	1 June 2015
Origin	Comp By	WNW / FK / BM / CC
	DWG Name	7633-65-PRO
	Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Scale	Locality	CALOUNDRA WEST
1 : 1000	Job Reference	21662-7633
Sheet		A0

CLIENT	STOCKLAND
PLAN OF DEVELOPMENT	SHEET 2 - CONNECTIVITY
APPLICATION 2	

PROJECT	BELLS REACH
Plan Ref	21662-7633-73
Rev	X



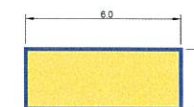


Legend

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

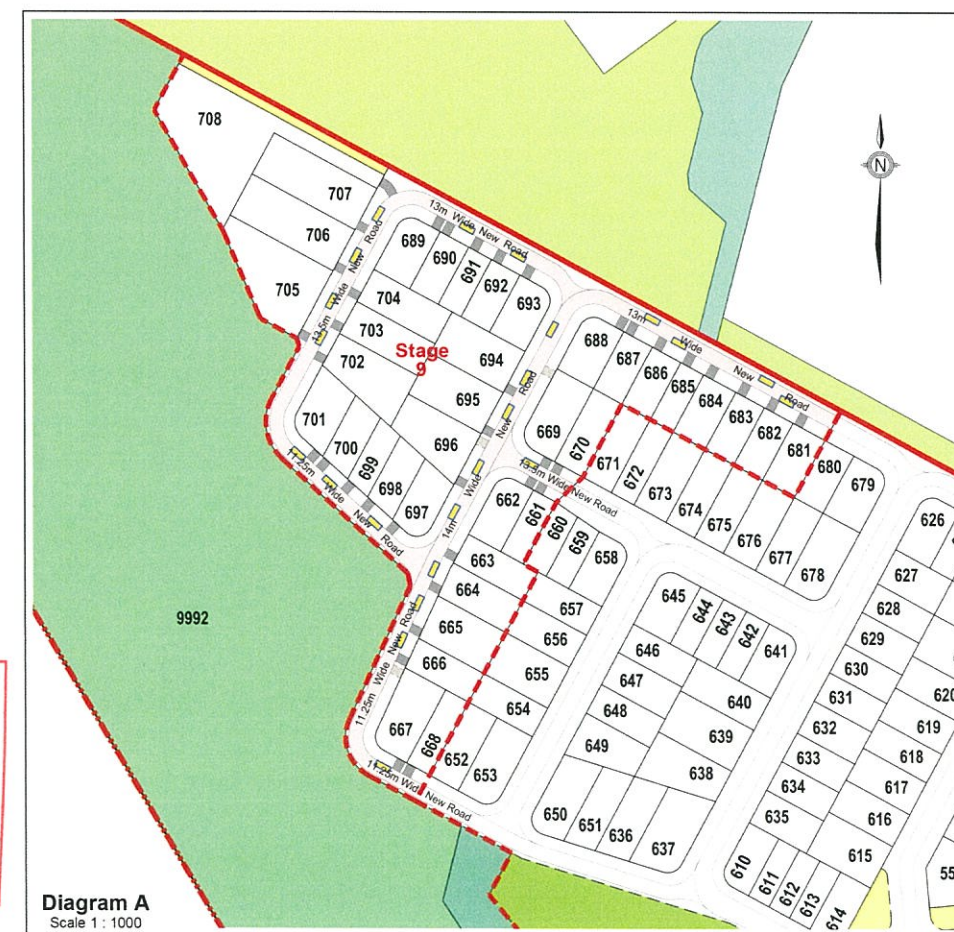
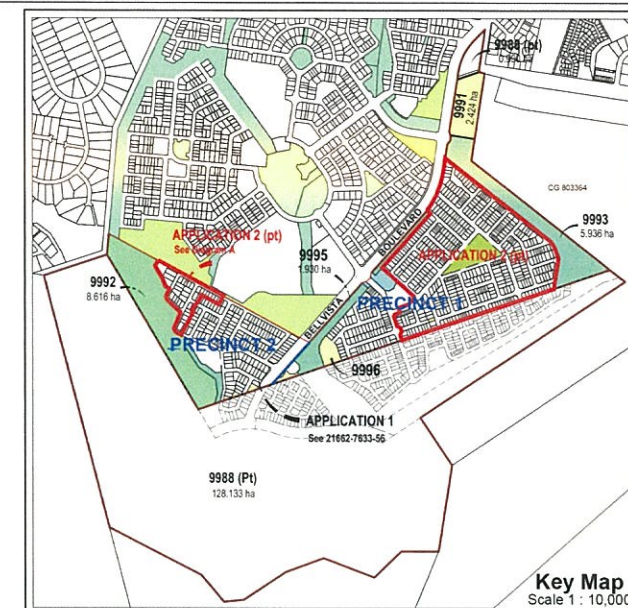
Roads

- 3.5m Pavement Construction
- 5.5m Pavement Construction
- 7.5m Pavement Construction
- 9.0m Pavement Construction
- Indicative Driveway Location
- Alternative Driveway Location



Parking Bay Diagram
Scale 1: 100

Parking Breakdown
Total Visitor On Street Parking Spaces: 308
Total Dwellings: 545



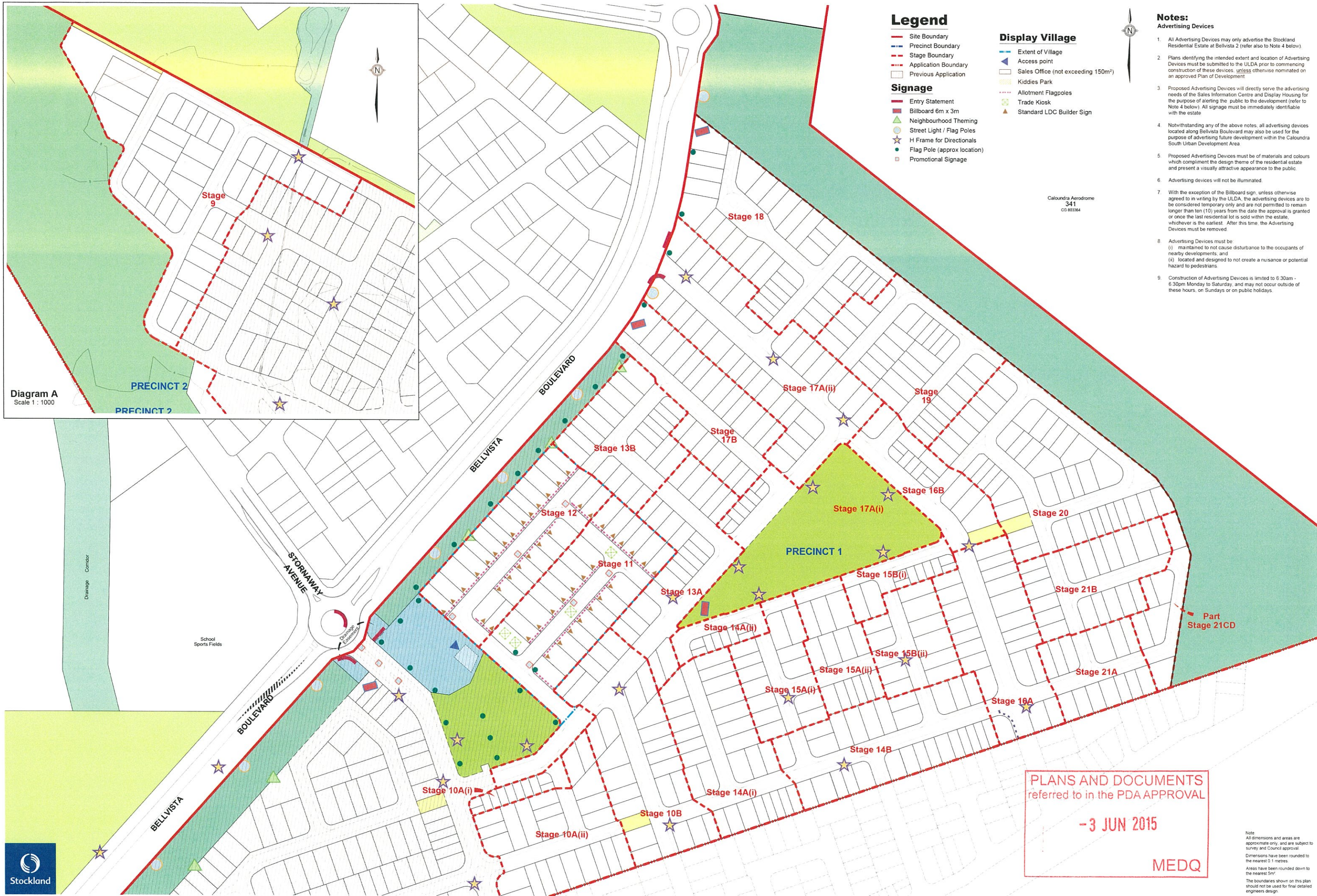
REVISION
Q: 23/07/2012 Amend reference to future development
P: 14/02/2012 Changes to staging and remove 5m gap
Q: 17/09/2012 Minor revisions
R: 24/09/2012 Minor revisions
S: 05/11/2012 Revert lots in Stage 10 & 13
T: 06/06/2013 Amend driveway and carparking locations
U: 11/06/2013 Reduced staging lots and driveways
V: 13/02/2014 Update Stage 12 Lot Mix
W: 26/02/2014 Amend Parking in Stage 14B
X: 24/02/2015 Amend Stages 21 & 9
Y: 01/06/2015 Add Pathway to Stage 9

Level Datum	Date	1 June 2015
Origin	Comp By	WNW / FK / BM
	DWG Name	7633-65-PRO
	Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Scale	Locality	CALOUNDRA WEST
1: 1000	Job Reference	21662-7633
Sheet		A0

CLIENT
STOCKLAND
PLAN OF DEVELOPMENT
SHEET 3 - ON STREET CAR PARKING
APPLICATION 2

PROJECT
BELLS REACH
Plan Ref
21662-7633-74

Rev
Y
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SCALE 1:1000 @ A0
10 0 10 20 30 40 50 60 70 80 90 100m
DATE: 1 June 2015 DWG NAME: 7633-65-PRO DWG #: 7633 - 79X