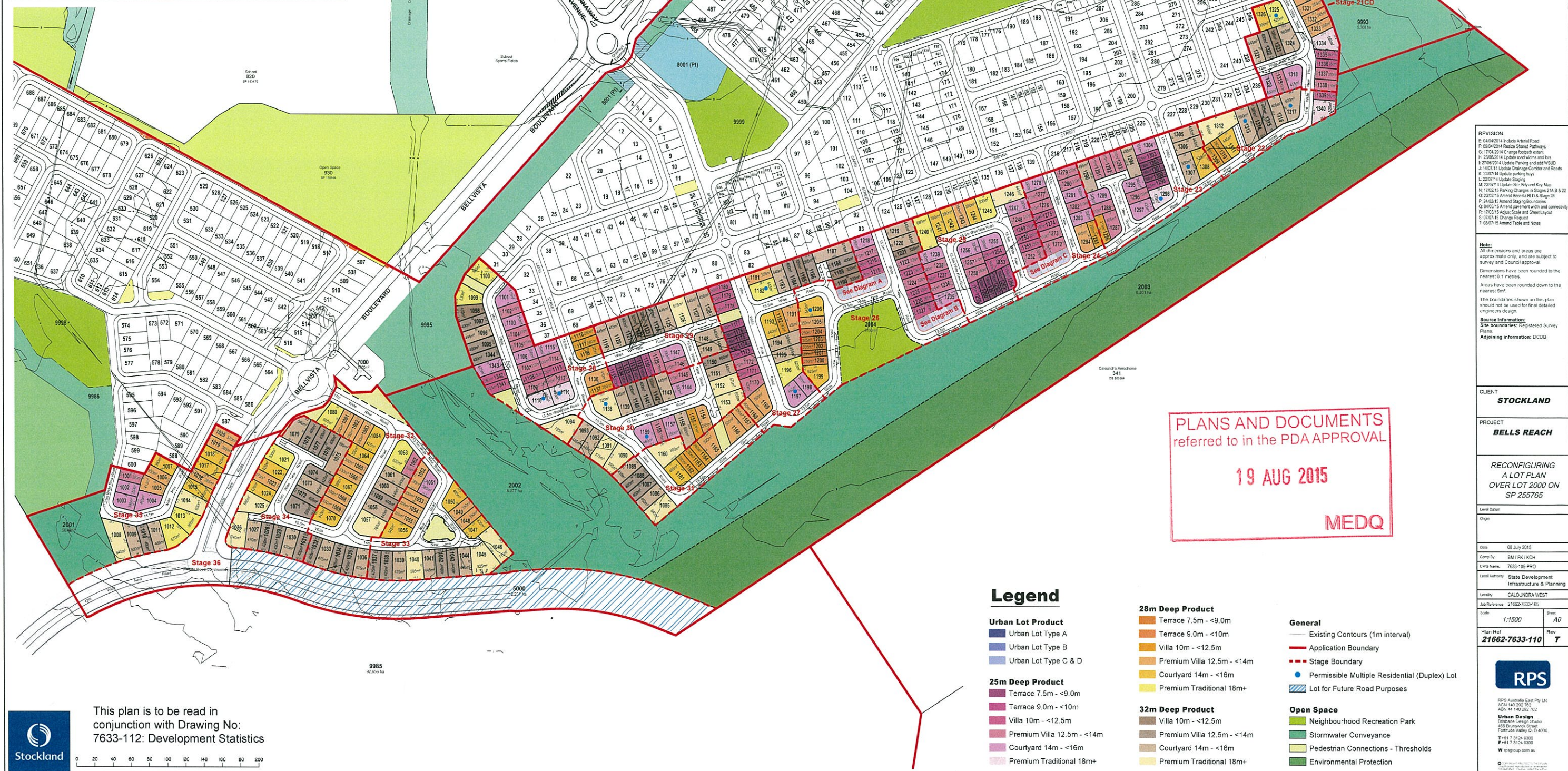




Note:
All dimensions and areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

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

CLIENT
STOCKLAND

PROJECT
BELLS REACH

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

Level Datum
Origin

Date	08 July 2015
Comm By	BM / EK / KCM

DWG Name:	7633-105-PRO
Local Authority	State Development

Locality	CALOUNDRA WEST
Job Reference	21662-7633-105

Scale	Sheet
1:1500	A0

21662-7633-110	T
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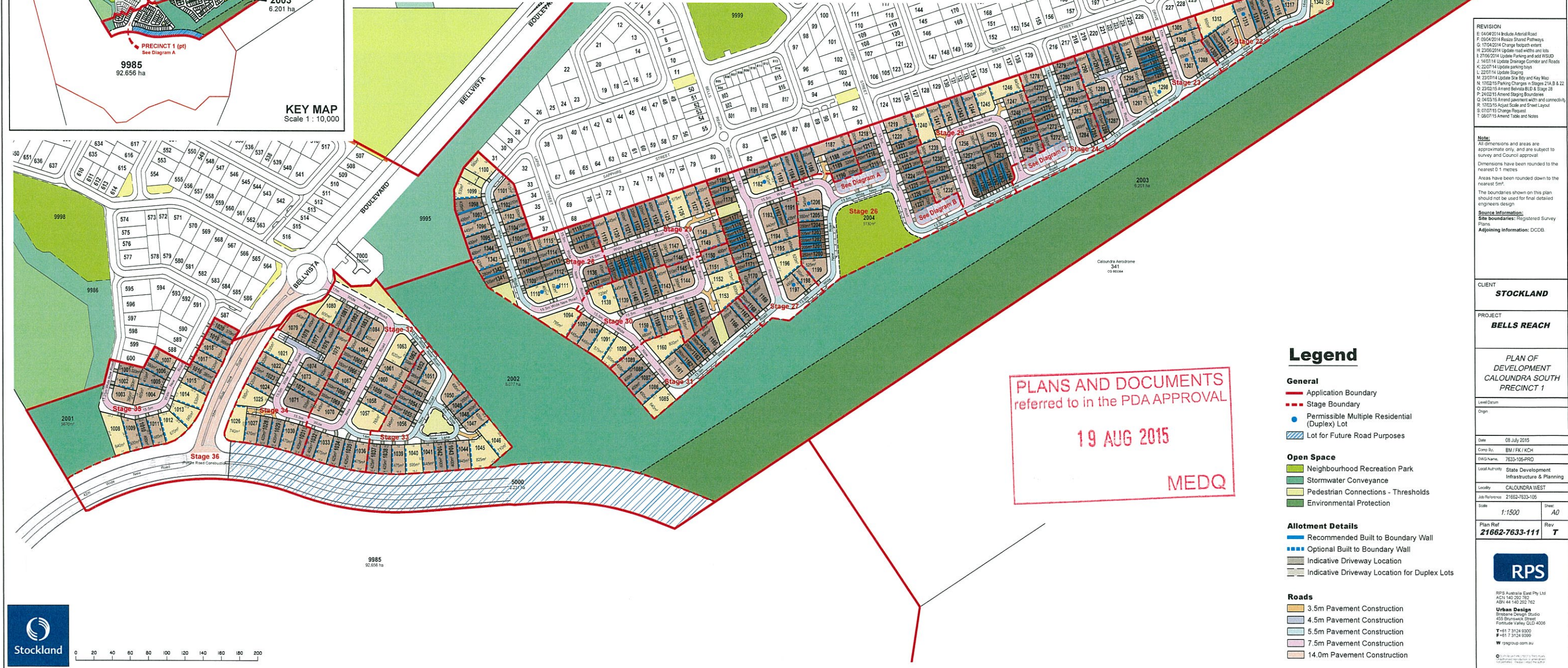
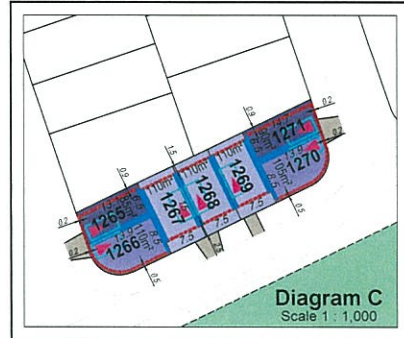
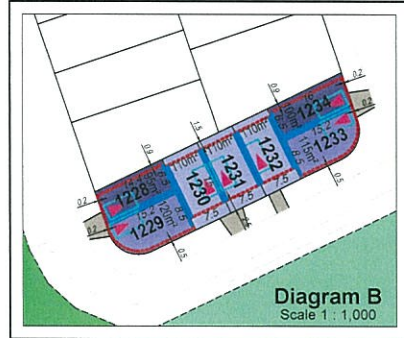
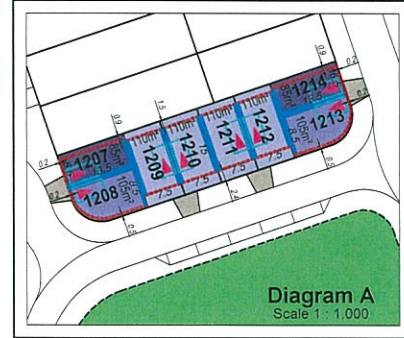
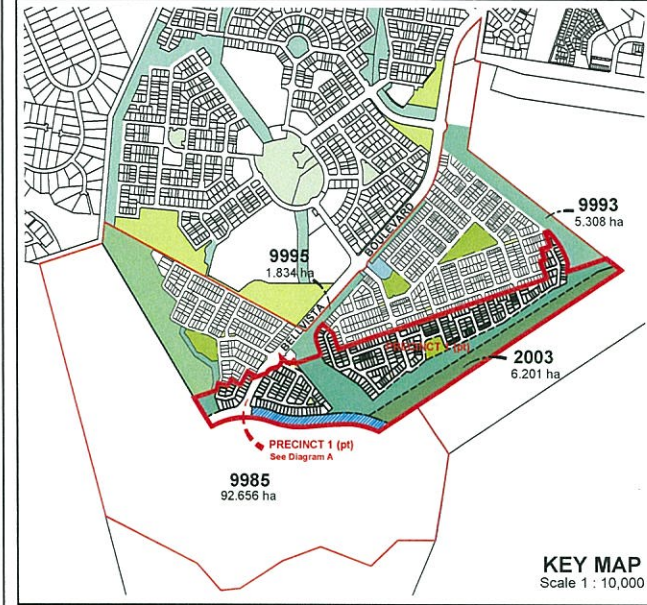
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Plan of Development Table	Urban Allotments Type A & B		Urban Allotments Type C & D		Terrace Allotments 7.5m - <10m		Villa Allotments 10m - <12.5m		Premium Villa Allotments 12.5m - <14m		Courtyard Allotments 14m - <16m		Premium Traditional Allotments 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	1.0*	1.0*
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	0.9	1.0	1.0	1.0	1.0	1.5	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 per dwelling to be covered and enclosed		1 space per dwelling to be covered and enclosed		1 space per dwelling to be covered and enclosed		1 space per dwelling to be covered and enclosed	
Garage location	Single Garages or tandem garages are acceptable. Double Garages are not permitted.		Single Garages or tandem garages are acceptable. Double Garages are not permitted.		Single Garages or tandem garages are acceptable. Double Garages are only permitted 2 storey dwelling.		Single Garages (up to 4.5m in width) or tandem garages are acceptable. Double Garages (greater than 4.5m in width) are only permitted where Point 11 in the development controls is met.		Single, tandem or double garage acceptable.		Single, tandem or double garage acceptable.		Single, tandem or double garage acceptable.		Single, tandem or double garage acceptable. Two double garages are not permitted on the same street frontage.	
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.	
Site Cover (maximum)	85%		85%		75%		60%		60%		60%		60%		75%	

Note: * Second side setback as no rear setback applies.
Single garages must be setback 5.5m. In this instance the rear setback is reduced to 2m for lots 25-26m in depth.



Legend

General

- 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

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
- 14.0m Pavement Construction

REVISION
E: 04/04/2014 Induce Aerial Road
F: 06/04/2014 Reuse Street Pathways
G: 17/04/2014 Change layout extent
H: 22/05/2014 Update road widths and lots
I: 27/06/2014 Update Parking and lot layout
J: 14/07/14 Update Driveway Corridor and Roads
K: 22/07/14 Update parking lots
L: 22/07/14 Update Staging
M: 22/07/14 Update Site Boundary and Map
N: 17/02/15 Parking Changes in Stages 21A & 22
O: 23/02/15 Amend Bellvue Blvd & Stage 28
P: 04/02/15 Amend Staging Boundaries
Q: 04/03/15 Amend pavement width and connectivity
R: 17/03/15 Adjust Scale and Street Layout
S: 07/07/15 Change Request
T: 08/07/15 Amend Table and Notes

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 5m.
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Registered Survey Plans
Adjoining information: DCD6

CLIENT
STOCKLAND

PROJECT
BELLS REACH

PLAN OF DEVELOPMENT
CALOUNDRAS SOUTH PRECINCT 1

Level Datum
Origin
Date: 08 July 2015
Comp. By: BM / FK / KCH
DWG Name: 7633-106-PRO
Local Authority: State Development Infrastructure & Planning
Locality: CALOUNDRAS WEST
Job Reference: 21662-7633-106
Scale: 1:1500
Sheet: A0
Plan Ref: 21662-7633-111
Rev: T

RPS

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458 Bayswater Street
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REVISION
E: 04/04/2014 Include Adrenal Road
F: 04/04/2014 Realize Shared Pathways
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 Drainage Corridor and Roads
K: 22/07/14 Update parking bays
L: 22/07/14 Update Staging
M: 23/07/14 Update Site Bays and Key Map
N: 17/02/15 Parking Changes n Stages 21A B & 22
O: 17/02/15 Amend Belinda Rd & Stage 28
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
S: 07/07/15 Change Request
T: 08/07/15 Amend Table and Notes

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
CONNECTIVITY

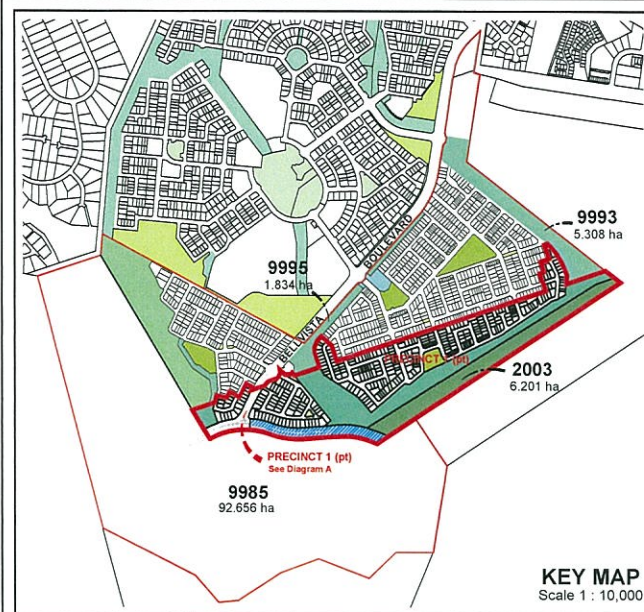
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Origin	
Date 06 July 2015	
Comp By: BM/FK/CD/KCH	
DWG Name: 7633-105-PRO	
Local Authority State Development Infrastructure & Planning	
Locality CALOUNDRA WEST	
Job Reference 21662-7633-105	
Scale 1:1500	Sheet A0
Plan Ref 21662-7633-114	Rev T

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ABN 44 140 292 762

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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:
 - maintained to not cause disturbance to the occupants of nearby developments; and
 - 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:
 - is mounted as a freestanding structure in a landscape environment;
 - is situated at least 3 metres from any adjoining site;
 - does not project beyond the front alignment of the site;
 - 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;
 - has a maximum thickness not exceeding 75mm per metre of height above ground level; and
 - 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:
 - is placed at the entrance of an estate and indicates only the name of the estate;
 - is set at or within 500mm of ground level;
 - is mounted as a freestanding structure in a landscape environment;
 - does not obstruct pedestrian/bicycle access to the estate;
 - is constructed of durable and low maintenance materials;
 - is permitted up to a maximum height of 2 metres; and
 - 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:
 - 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:
 - Submission to the NAA for compliance assessment against the Criteria and endorsement under the compliance assessment process.



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 AUG 2015

MEDQ

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

REVISION
E: 04/04/2014 Include Aerial Road
F: 06/04/2014 Reuse Staged Pathways
G: 17/04/2014 Change Footpath extent
H: 23/05/2014 Update road widths and lots
I: 27/05/2014 Update Parking and road WSD
J: 14/07/14 Update Drainage Control and Roads
K: 22/07/14 Update Staging
L: 22/07/14 Update Staging
M: 22/07/14 Update Site Key and Key Map
N: 10/02/15 Parking Changes in Stages 24, B & 22
O: 23/02/15 Amend Bellvista BLD & Stage 28
P: 24/02/15 Amend Staging Boundaries
Q: 04/03/15 Amend pavement widths and connectivity
R: 17/03/15 Adjust Scale and Street Layout
S: 01/07/15 Change Request
T: 08/07/15 Amend Table and Notes

Note:
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Source Information:
Site boundaries: Registered Survey Plans
Adjoining information: DCD

CLIENT
STOCKLAND

PROJECT
BELLS REACH

PLAN OF DEVELOPMENT
CALOUNDRA SOUTH
PRECINCT 1
SIGNAGE PLAN

Level Datum
Origin

Date: 08 July 2015
Comp By: BM / FK / KCH
DWG Name: 7633-105-PRO

Local Authority: State Development Infrastructure & Planning

Locality: CALOUNDRA WEST

Job Reference: 21662-7633-105

Scale: 1:1500 Sheet: A0

Plan Ref: 21662-7633-115 Rev: T

RPS

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