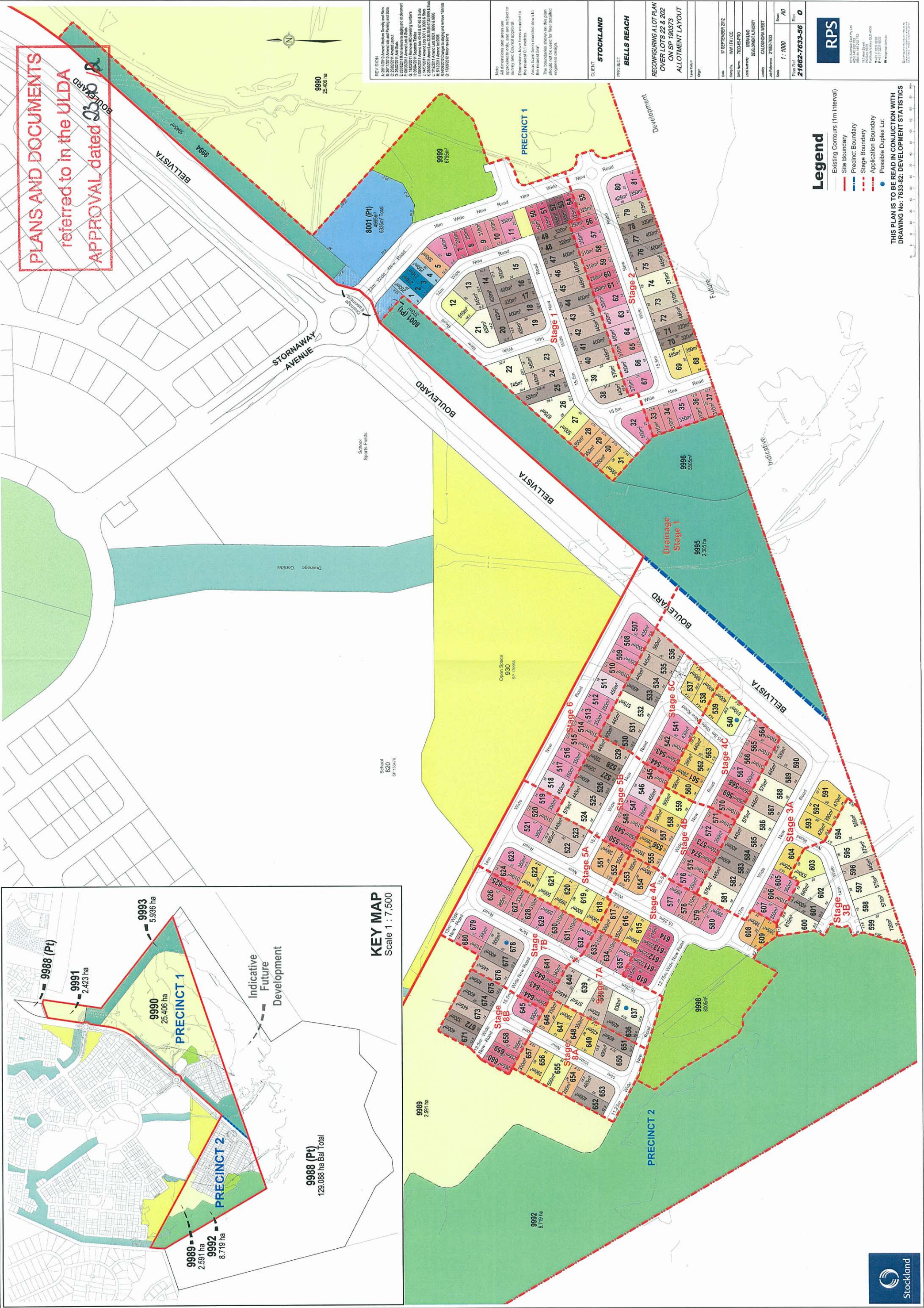
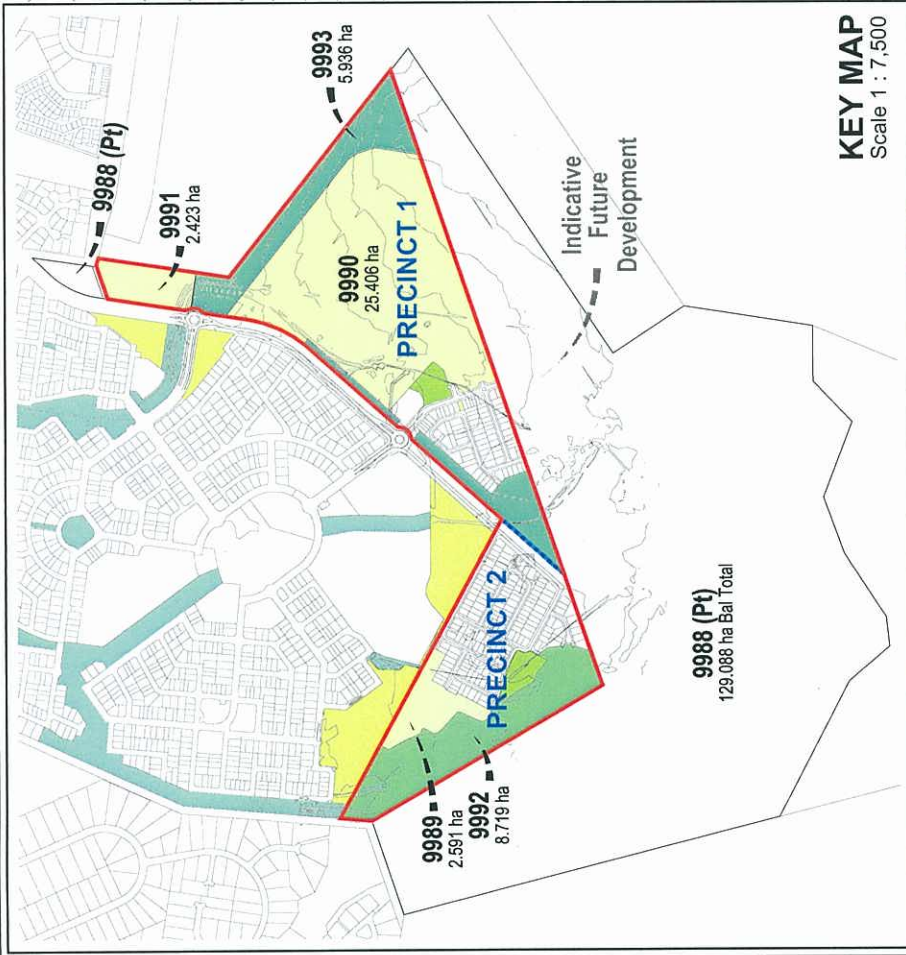




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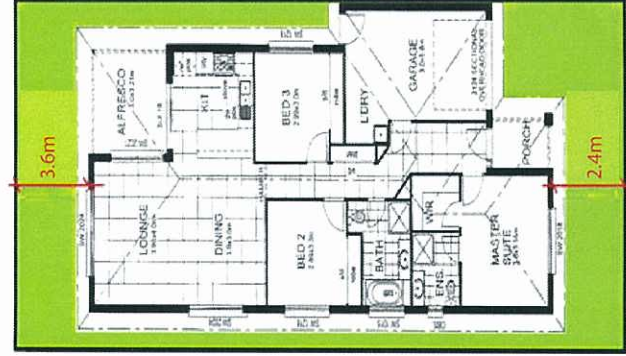
YIELD BREAKDOWN APPLICATION 1

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	
	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		
25m Deep Product	2	4.1%	—	0.0%	—	0.0%	—	2	2.5%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	—	0.0%	—	0.0%	2	0.8%
	2	4.1%	—	0.0%	—	0.0%	—	2	2.5%	—	0.0%	5	12.5%	—	0.0%	—	0.0%	—	0.0%	—	—	0.0%	—	5	3.0%	
	3	6.1%	3	9.4%	—	0.0%	—	6	7.4%	—	0.0%	4	10.0%	4	10.5%	—	0.0%	4	14.3%	2	10.5%	—	14	8.5%		
	2	4.1%	8	25.0%	—	0.0%	—	10	12.3%	1	3.7%	8	20.0%	4	10.5%	3	25.0%	10	35.7%	1	5.3%	—	27	16.5%		
	3	6.1%	5	15.6%	—	0.0%	—	8	9.9%	2	7.4%	5	12.5%	5	13.2%	7	58.3%	4	14.3%	1	5.3%	—	24	14.6%		
	—	0.0%	3	9.4%	—	0.0%	—	3	3.7%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	—	0.0%	3	1.2%
	—	0.0%	1	3.1%	—	0.0%	—	1	1.2%	—	0.0%	—	0.0%	1	2.6%	2	16.7%	—	0.0%	—	0.0%	—	3	1.8%		
	12	24.5%	20	62.5%	—	0.0%	—	32	39.5%	3	11.1%	22	55.0%	14	36.8%	12	100.0%	18	64.3%	4	21.1%	—	73	44.5%		
	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	105	42.9%
	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
28m Deep Product	2	4.1%	—	0.0%	—	0.0%	—	2	2.5%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	—	0.0%	—	—	2	0.8%
	2	4.1%	—	0.0%	—	0.0%	—	2	2.5%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	—	0.0%	—	—	2	0.8%
	—	0.0%	—	0.0%	—	0.0%	—	—	0.0%	—	0.0%	3	7.5%	—	0.0%	—	0.0%	—	0.0%	—	—	0.0%	—	3	1.8%	
	4	8.2%	—	0.0%	—	0.0%	—	4	4.9%	—	0.0%	7	17.5%	2	5.3%	—	0.0%	—	0.0%	3	15.8%	—	12	7.3%		
	1	2.0%	1	3.1%	—	0.0%	—	2	2.5%	4	14.8%	6	15.0%	5	13.2%	—	0.0%	—	0.0%	3	15.8%	—	18	11.0%		
	—	0.0%	1	3.1%	—	0.0%	—	1	1.2%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	—	0.0%	—	—	1	0.4%
	2	4.1%	—	0.0%	—	0.0%	—	2	2.5%	1	3.7%	2	5.0%	2	5.3%	—	0.0%	—	0.0%	—	—	0.0%	5	3.0%		
	11	22.4%	2	6.3%	—	0.0%	—	13	16.0%	5	18.5%	18	45.0%	9	23.7%	—	0.0%	—	0.0%	6	31.6%	—	38	23.2%		
	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	51	20.8%
	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
32m Deep Product	3	6.1%	3	9.4%	—	0.0%	—	6	7.4%	—	0.0%	—	0.0%	2	5.3%	—	0.0%	—	0.0%	1	5.3%	—	3	1.8%		
	8	16.3%	2	6.3%	—	0.0%	—	10	12.3%	3	11.1%	—	0.0%	3	7.9%	—	0.0%	3	10.7%	5	26.3%	—	14	8.5%		
	8	16.3%	2	6.3%	—	0.0%	—	10	12.3%	6	22.2%	—	0.0%	8	21.1%	—	0.0%	5	17.9%	2	10.5%	—	21	12.8%		
	3	6.1%	2	6.3%	—	0.0%	—	5	6.2%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	0.0%	—	—	0.0%	—	—	5	2.0%
	4	8.2%	1	3.1%	—	0.0%	—	5	6.2%	10	37.0%	—	0.0%	2	5.3%	—	0.0%	2	7.1%	1	5.3%	—	15	9.1%		
	26	53.1%	10	31.3%	—	0.0%	—	36	44.4%	19	70.4%	—	0.0%	15	39.5%	—	0.0%	10	35.7%	9	47.4%	—	53	32.3%		
	49	100.0%	32	100.0%	—	0.0%	—	81	100.0%	27	100.0%	40	100.0%	38	100.0%	12	100.0%	28	100.0%	19	100.0%	—	164	100.0%		
	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	245	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		
	—	—	—	—	2	2	2	2	—	—	—	—	—	—	—	—	—	—	—	—	1	1	1	3	3	
	1	1	—	—	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	
Commercial Allotments	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	4
	Sub Total																									
	Total	50	50	32	32	2	2	84	84	27	27	40	40	38	38	12	12	28	28	19	19	1	165	165	249	249
Possible Duplex Lots	Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots		Lots	
	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3
	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3

REVISION
A-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
B-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
C-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
D-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
E-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
F-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
G-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
H-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
I-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
J-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
K-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
L-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
M-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
N-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012
O-29/10/2012 Amended Section 22/19/2012 and Section 22/19/2012

APPLICATION 1 LAND BUDGET

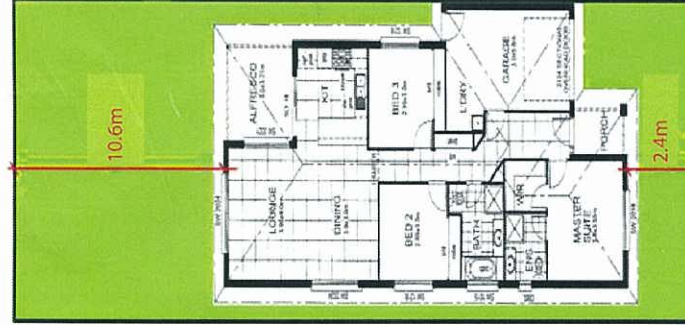
Land Use	Stage 1		Stage 2		Drainage Stage 1		Balance Precinct 1		Sub Total Precinct 1		Stage 3		Stage 4		Stage 5		Stage 6		Stage 7		Stage 8		Balance Precinct 2		Sub Total Precinct 2		Total	
	Area		Area		Area		Area		Area		Area		Area		Area		Area		Area		Area		Area		Area		Area	
Area of Subject Site	4.944 ha		1.713 ha		2.855 ha		34.766 ha		44.278 ha		2.624 ha		2.710 ha		2.160 ha		0.852 ha		1.412 ha		1.226 ha		11.310 ha		22.294 ha		66.572 ha	
Saleable Area																												
	Single Family Allotments	1,949 ha	1,187 ha								1,353 ha	1,355 ha			1,538 ha	0,437 ha	0,930 ha	0,815 ha							6,428 ha		9,564 ha	
	Commercial Site	0,534 ha								0,534 ha																	0,534 ha	
Balance Super Allotments																												
Total Area of Allotments	2,483 ha	1,187 ha					28,830 ha		32,500 ha		1,353 ha	1,355 ha			1,538 ha	0,437 ha	0,930 ha	0,815 ha					2,591 ha	2,591 ha	9,019 ha	41,519 ha		
Road																												
	Sub Arterial Road																											
	Collector Streets	0,479 ha	0,153 ha								0,632 ha	0,168 ha			0,119 ha	0,254 ha	0,338 ha								0,987 ha	1,761 ha		
Local Access Streets	0,706 ha	0,373 ha								1,079 ha	0,193 ha	0,457 ha			0,504 ha		0,143 ha								1,636 ha	2,715 ha		
																										0,029 ha		
																										5,492 ha		
Pedestrian Connections-Thresholds	0,029 ha									0,029 ha																		
Total Area of New Road	1,214 ha	0,526 ha								1,740 ha	1,269 ha	0,625 ha			0,623 ha	0,415 ha	0,481 ha	0,339 ha							3,752 ha			
Open Space																												
	Active Park	0,660 ha								0,660 ha			0,801 ha												0,801 ha	1,481 ha		
	Passive Open Space																								8,719 ha	8,719 ha		
Stormwater Conveyance	0,567 ha						5,936 ha		9,359 ha																	9,359 ha		
Total Open Space	1,247 ha						5,936 ha		10,039 ha			0,801 ha													9,520 ha	19,559 ha		
Street Type		Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	
	Shared Access Driveway	39m							39m		22m	58m			67m										147m	186m		
	11.25m Wide New Road																								103m	103m		
	12.75m Wide New Road																								95m	95m		
	13m Wide New Road																								28m	28m		
	13.5m Wide New Road																								35m	35m		
	14m Wide New Road	225m							225m		96m														509m	734m		
	15.25m Wide New Road											69m													348m	348m		
	15.5m Wide New Road	196m	261m						459m			185m													420m	879m		
	17m Wide New Road										146m	19m													186m	186m		
	18m Wide New Road	162m	62m						224m																	224m	224m	
	20m Wide New Road	77m							77m																	77m	77m	
	40m Wide New Road										217m														257m	257m	257m	
	Total Length of New Road	701m	323m						1024m		481m	426m			431m	220m	327m	243m							2128m	3152m	3152m	



Nevis 143

by Indigo Homes

3 | 262.5m²
Villa 25



Nevis 143

by Indigo Homes

3 | 336m²
Villa 32



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Approved by ULDA



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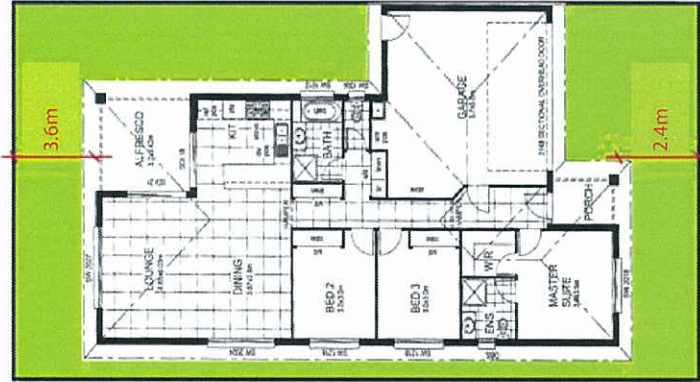
Bellvista 2
Plan of Development

Sheet 4: Typical House Plans for lots 250-450m² - 10m frontage, single storey

1 of 4

RPS

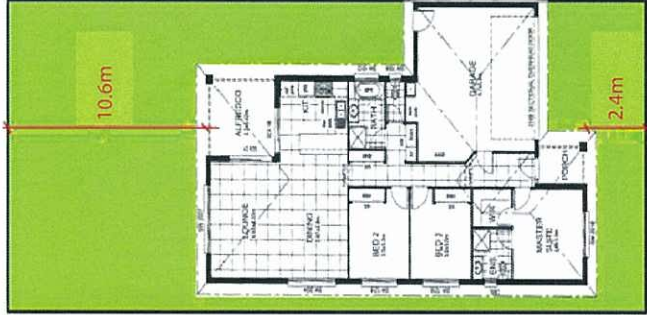
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Nevis 169

by Indigo Homes

3 312.5m²
2 Premium
2 Villa 25



3 400m²
2 Premium
2 Villa 32



Source

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Bellvista 2
Plan of Development

Sheet 4: Typical House Plans for lots 250-450m² - 12.5m frontage, single storey

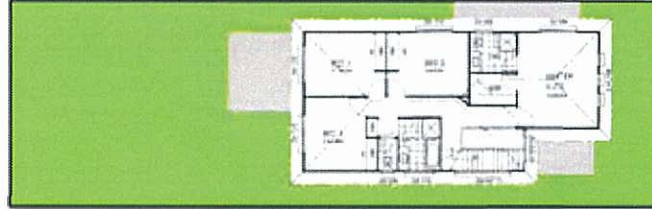
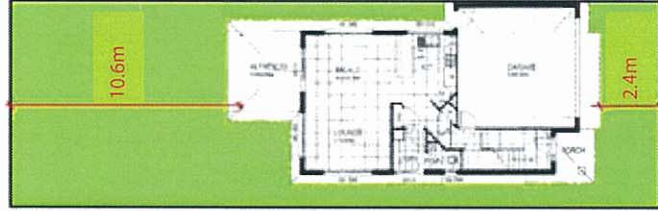


Caribbean 208
by Indigo Homes

4 **312.5m²**
Premium
Villa 25

2.5

2



Caribbean 208
by Indigo Homes

4 **400m²**
Premium
Villa 32

2.5

2



Source

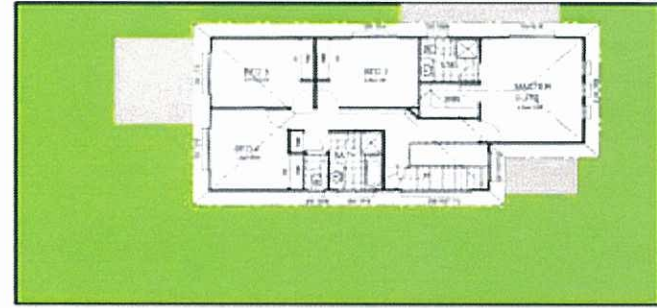
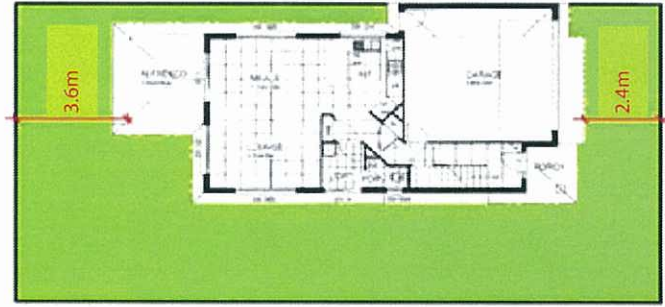
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Bellvista 2
Plan of Development - Sheet 4: Typical House Plans for lots 250-450m² - 10m frontage, two storey

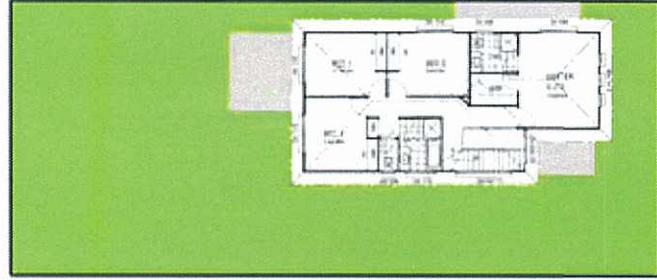
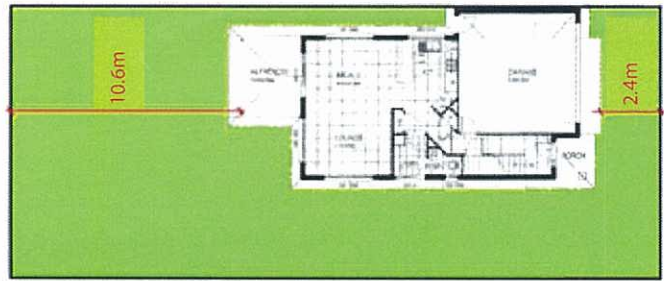
3 of 4

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Caribbean 208 by Indigo Homes

4 **312.5m²**
Premium
Villa 25
2.5
2



4 **400m²**
Premium
Villa 32
2.5
2



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Stockland



Bellvista 2

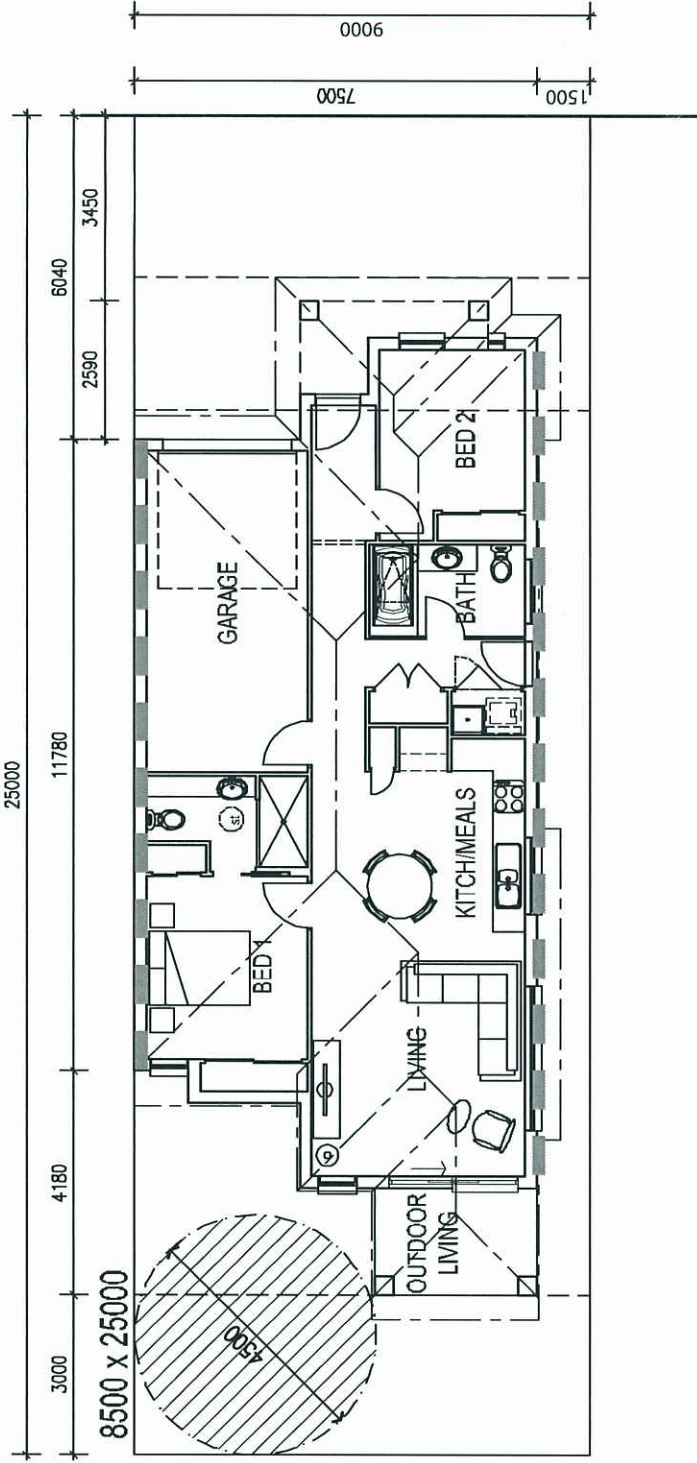
Plan of Development - Sheet 4: Typical House Plans for lots 250-450m² - 12.5m frontage, two storey

4 of 4

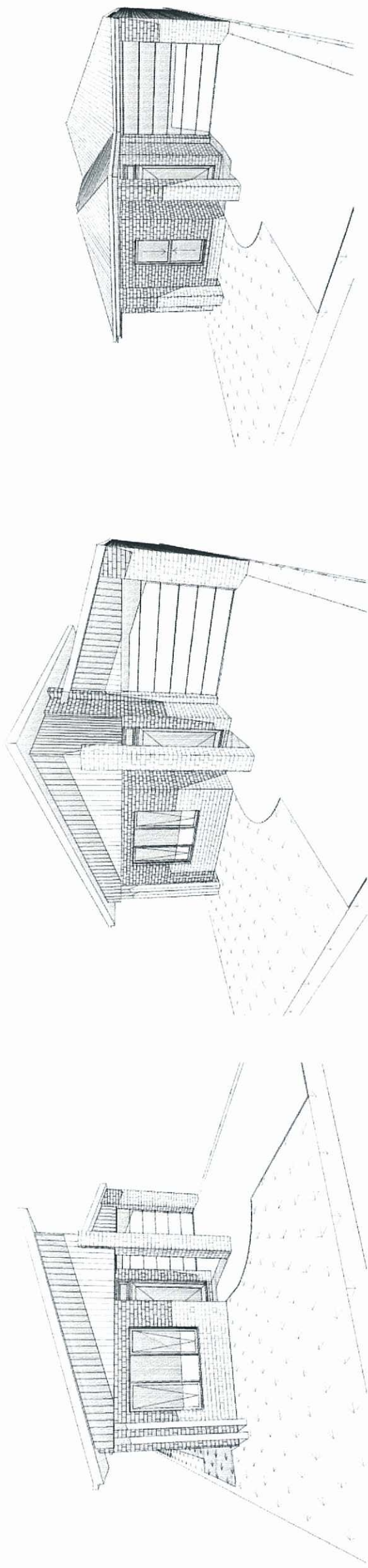
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Built to Boundary



Source

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Plan of Development - Sheet 5: Detailed Concept Plan for lots less than 250m²

Bellvista 2

1 of 1

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PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale NTS@A3 | Date March 2011 | Project No 21662_7633_77



- 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 content 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 development and be of a size and location that will not be a nuisance or distraction to the public. All signage must be immediately identifiable with the estate.
 4. Notwithstanding any of the above rules, 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 construction that will not detract from the appearance of the 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. The devices must be removed within the time frame, which 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 the estate;
(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 on weekdays and 6.30am - 6.30pm on weekends and 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
 - Flag Pole (approx location)
 - Promotional Signage

Note:
All dimensions and areas are approximate only, and are subject to change without notice. Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 0.1m². The boundaries shown on this plan are for illustrative purposes only and are not intended to be used for legal purposes.

