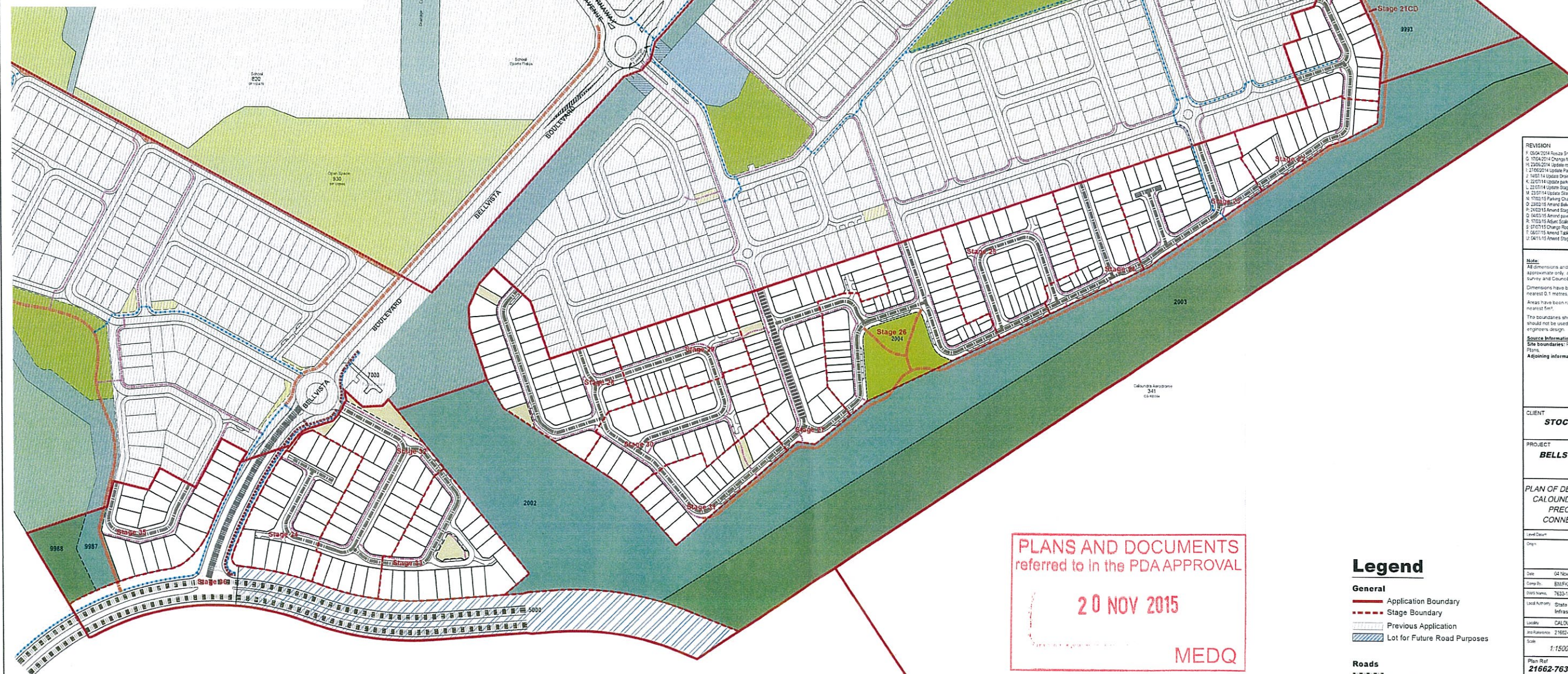
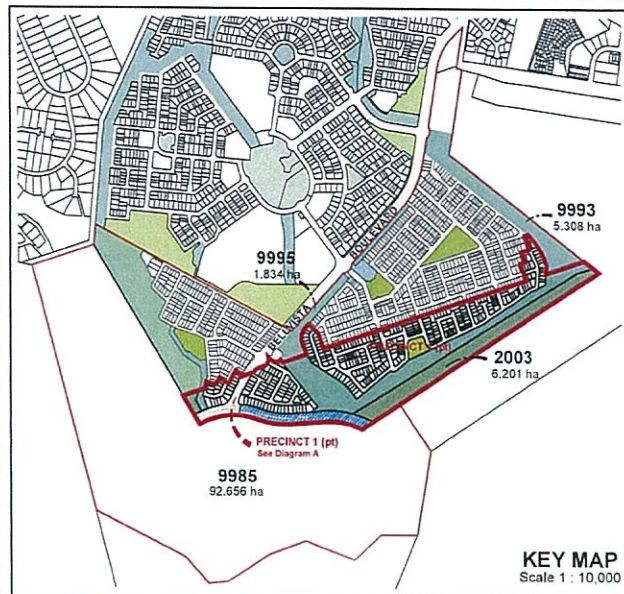


RPS



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

20 NOV 2015

MEDQ

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 1.5m Footpath
- Indicative 1.2m Footpath

REVISION

1. 05/04/2014 Review Shared Pathways
2. 17/04/2014 Change Section 100
3. 22/05/2014 Update road widths and lots
4. 27/05/2014 Update Parking and lot W01, W02
5. 14/07/14 Update Drainage Control and Roads
6. 22/07/14 Update parking bays
7. 22/07/14 Update Staging
8. 23/07/14 Update Site Ego and Key Map
9. 17/08/15 Parking Changes in Stages 21A, B & 22
10. 20/08/15 Amend Bellvista B.O.D. & Stage 21
11. 24/08/15 Amend Staging Boundaries
12. 04/09/15 Amend boundaries with lot connectivity
13. 17/09/15 Amend Scale and Sheet Layout
14. 01/10/15 Change Roadway
15. 05/10/15 Amend Table and Notes
16. 04/11/15 Amend Stage 20 Open Space

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 0.1 metres.
The boundaries shown on this plan should not be used for final detailed engineering design.

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

CLIENT
STOCKLAND

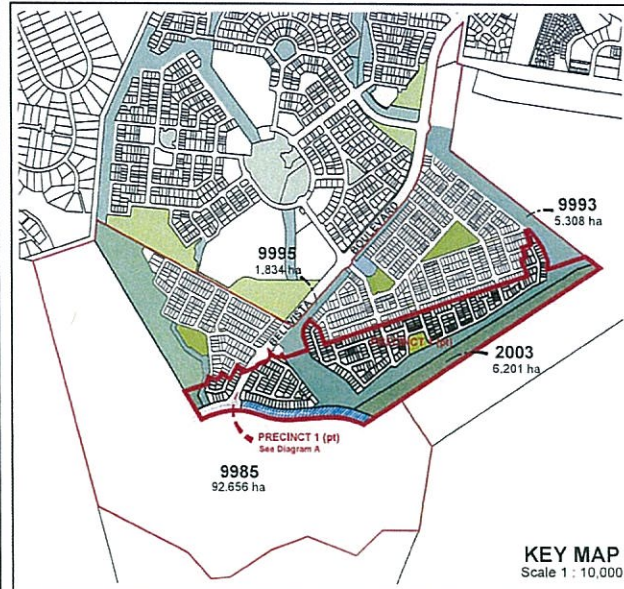
PROJECT
BELLS REACH

PLAN OF DEVELOPMENT
CALOUNDRA SOUTH
PRECINCT 1
CONNECTIVITY

Level Drawn	
Drawn	
Date	04 November 2015
Comp By	BMFK/CC/KCH
Drawn By	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	U

RPS

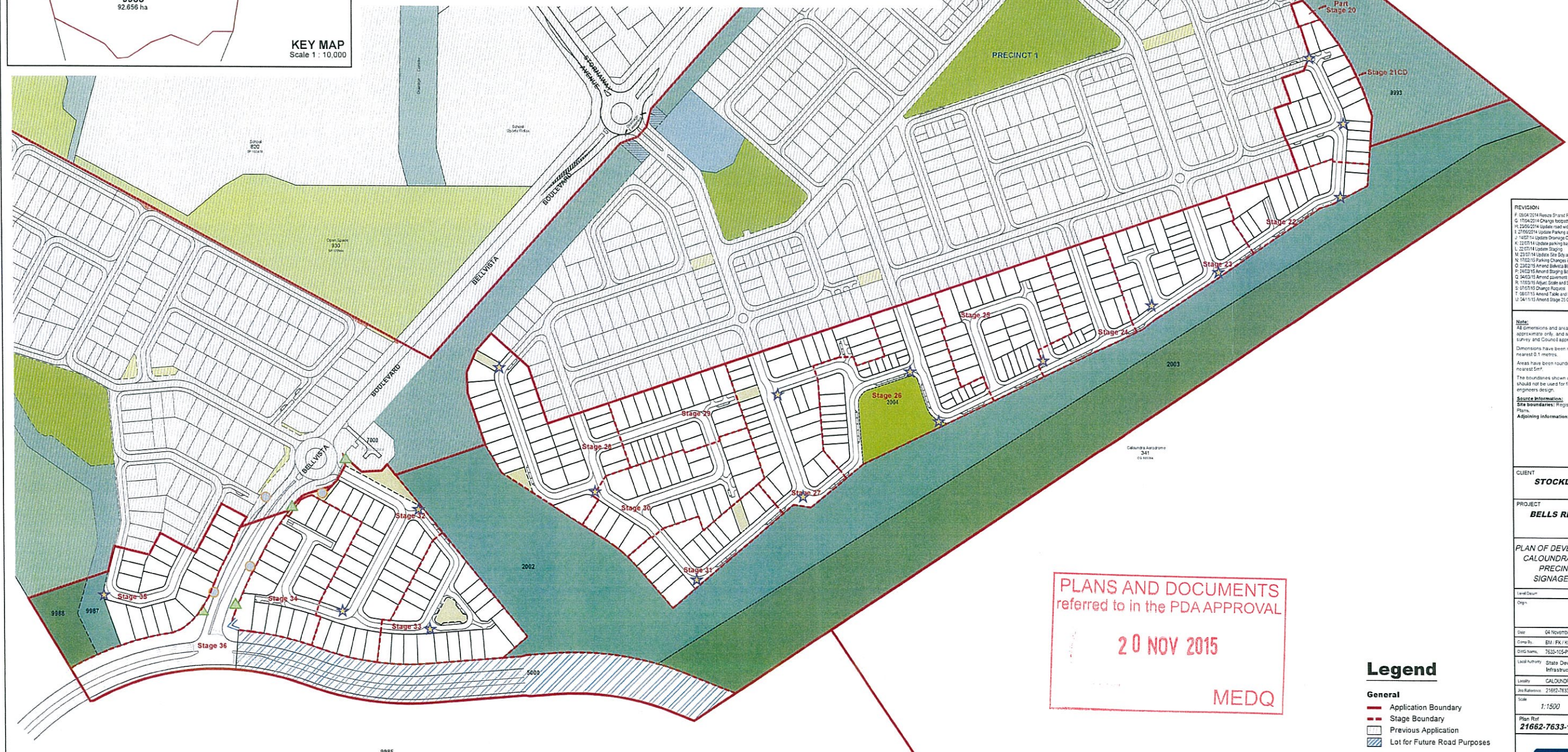
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Notes: Advertising Devices

- 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 > 35cd/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.



REVISION

Rev	Description
1	08/04/2014 Revise Shared Pathways
2	15/04/2014 Change footpath layout
3	15/04/2014 Update road width and lots
4	27/05/2014 Update Parking and add W2302
5	14/07/14 Update Drainage Control and Roads
6	22/07/14 Update parking lots
7	22/07/14 Update Staging
8	23/07/14 Update Site Plan and Key Map
9	17/02/15 Parking Changes in Stages 21A, B & 22
10	22/02/15 Amend Bellvista Blvd & Stage 28
11	24/02/15 Amend Staging Boundaries
12	04/03/15 Amend pavement width and connectivity
13	11/03/15 Amend Staging and Street Layout
14	17/03/15 Change Footpath
15	08/03/15 Amend Table and Notes
16	14/03/15 Amend Stage 25 Open Space

Notes:
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 0.1m². The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Registered Survey Plans.
Adjoining Information: DCOB

CLIENT
STOCKLAND

PROJECT
BELLS REACH

PLAN OF DEVELOPMENT
CALOUNDRA SOUTH
PRECINCT 1
SIGNAGE PLAN

Level/Drawn	01
Date	04 November 2015
Drawn By	BM / RK / KCH
Drawn Name	7633-115-PRO
Local Authority	State Development Infrastructure & Planning
Locality	CALOUNDRA WEST
As Referenced	21662-7633-115
Scale	1:1500
Sheet	A0
Plan Ref	21662-7633-115
Rev	U

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

RPS

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