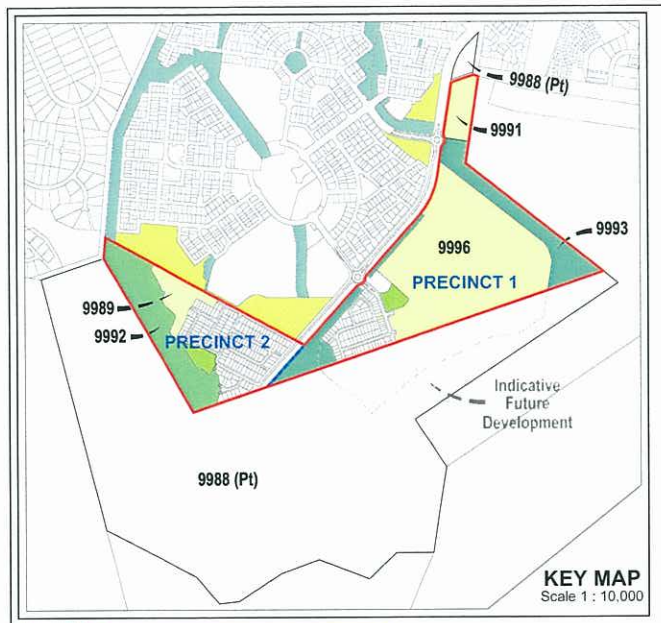


Plan of Development Table

	Terrace Allotments 7.5m & 9m		Villa Allotments 10m		Premium Villa Allotments 12.5m		Courtyard Allotments 14m		Traditional Allotments 16m		Premium Traditional Allotments 18m+	
	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	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	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	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Side - General Lots												
Built to Boundary	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	1.0	1.0	1.0	1.0	1.0	1.5	1.0	1.5
Corner Lots - Secondary Frontage & Shared Boundaries with Open Space	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 per dwelling 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	
	Single or tandem garage acceptable.		Single or tandem garage acceptable.		Single, tandem or double garage acceptable.		Single, tandem or double garage acceptable.		Single, tandem or double garage acceptable.		Single, tandem or double garage acceptable.	
	Double garages are only permitted on two storey dwellings.		Double garages are only permitted on two storey dwellings.									
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 western or southern boundary where appropriate.		Garages are to be located along the western or southern boundary where appropriate.	
Site Cover (maximum)	75%		60%		60%		60%		60%		60%	

Notes

General

1. All development inclusive of Single and Duplex Residential Allotments is to be undertaken in accordance with the Development Approval.
2. Building setbacks and build-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building heights are 11m for all dwellings.

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified. In the case of Courtyard, Traditional and Premium Traditional Corner Lots, an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. The setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
5. Built to Boundary walls are recommended where road frontage widths are less than 15 metres. Built to Boundary walls are optional for lots with road frontage widths equal to, or in excess of 11 metres. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Allotment Setback Table.
6. Built to Boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres, except in the case of Terrace Allotments. On Terrace Allotments the length of a Built to Boundary wall shall be no more than 85% of the length of the boundary and may be higher than 3.5 metres where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
7. Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street Frontage where eaves should not be closer than 2000mm;
   - Terrace Allotments where the Built to Boundary wall may be a common wall or no setback is required; and
   - Walls that are Built to Boundary.
8. First floor setbacks must not exceed the minimum ground floor setbacks.

Parking and Driveways

9. For all allotments the following applies:
   - Double garages will not be permitted on a single storey dwelling, on a lot less than 12.5m wide;
   - Double garages may be permitted on a lot 7.5m or wider and less than 12.5m wide where the dwelling is more than one storey in height, and where:
     - the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling AND
     - the garage doors are articulated, comprise a mix of materials and colours, or are staggered.
   - The maximum width of a driveway at the lot boundary & where crossing the verge:
     - serving a double garage shall be 4.8m; and
     - serving a single garage shall be 3.0m.
10. Parking spaces on driveways do not have to comply with gradients in AS2890.
11. A maximum of one driveway per dwelling is permitted
12. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
13. The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.
14. The minimum distance between driveways on the same lot shall be 3.0 metres at the boundary.

Site Cover and Amenity

15. Site cover for each lot is not to exceed 60% of the lot, except on Terrace and Multi Residential Allotments where the site cover shall not exceed 75% of the lot, or where the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
16. Private amenity space, must be provided and is not less than 16m² with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

Fencing

17. Fencing on all Primary Street Frontages and Primary Park Frontages to be either 50% transparent or not to exceed 1.2m in height.

Access Deeds

18. For Terrace allotments: Access Deeds are required to be established on all dwellings where there are adjoining built to boundary walls. These deeds will permit periodic maintenance access on to the roof of the dwelling on the adjoining lot, and permit roof water and waste to be deposited from time to time on to the roof.

Rainwater Tanks

19. For Terrace allotments: (where dwellings are attached) 3000 litre rainwater tanks are permitted in accordance with the requirements for Class 1 buildings in the Queensland Development Code MP 4.2 - Water Savings Targets.

Definitions

Site Cover - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs

Legend

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

Allotment Details

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Driveway Location
- Approx. access location for Retail Centre

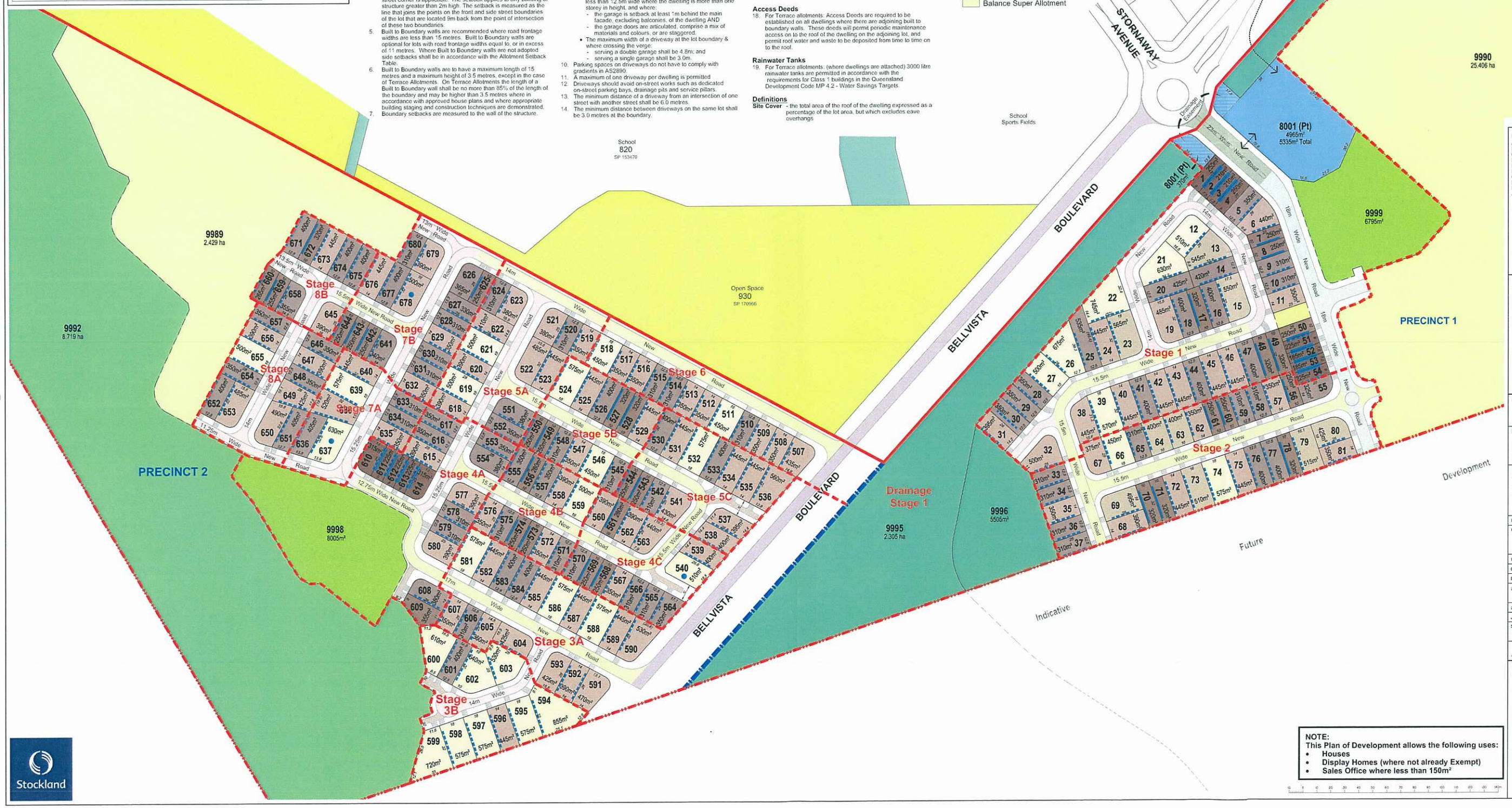
Roads

- 3.5m Pavement Construction
- 5.5m Pavement Construction
- 7.5m Pavement Construction
- 7.5m Partial Pavement Construction
- 9.0m Pavement Construction
- 14.0m Pavement Construction

Non-Residential Allotments

- Commercial Allotment
- Active Park
- Stormwater Conveyence
- Pedestrian Connections - Thresholds
- Passive Open Space
- Balance Super Allotment

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 23/10/2012



NOTE:
This Plan of Development allows the following uses:
- **Houses**
- **Display Homes (where not already Exempt)**
- **Sales Office where less than 150m²**

REVISION
A: 15/03/2011 Amend footpaths and sales village
B: 05/04/2011 Amend setback table
C: 09/06/2011 Amend lots 43-48 & 57-65 & Stats
D: 14/07/2011 Amend Lots 8001 & 9999
E: 28/08/2011 Amend Lots 32,33,36,55,67,80,9999 & Stats
F: 1/12/2011 Amend Lots 8001, 9999 & 9998
G: 5/12/2011 Amend lot 9996
H: 17/04/2012 Add Access Deeds note
I 14/09/2012 Changes to staging and remove 16m lots
J: 17/09/2012 Minor revisions

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.

CLIENT
STOCKLAND

PROJECT
BELLVISTA 2

PLAN OF DEVELOPMENT
SHEET 1
OVERALL PLAN
APPLICATION 1

Level Datum	
Origin	
Date	17 SEPTEMBER 2012
Comp By	WW / CC
DWG Name	7633-65-PRD
Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Locality	CALOUNDRA WEST
Job Reference	21662-7633
Scale	1 : 1000
Sheet	A0
Plan Ref	21662-7633-69
Rev	J

RPS

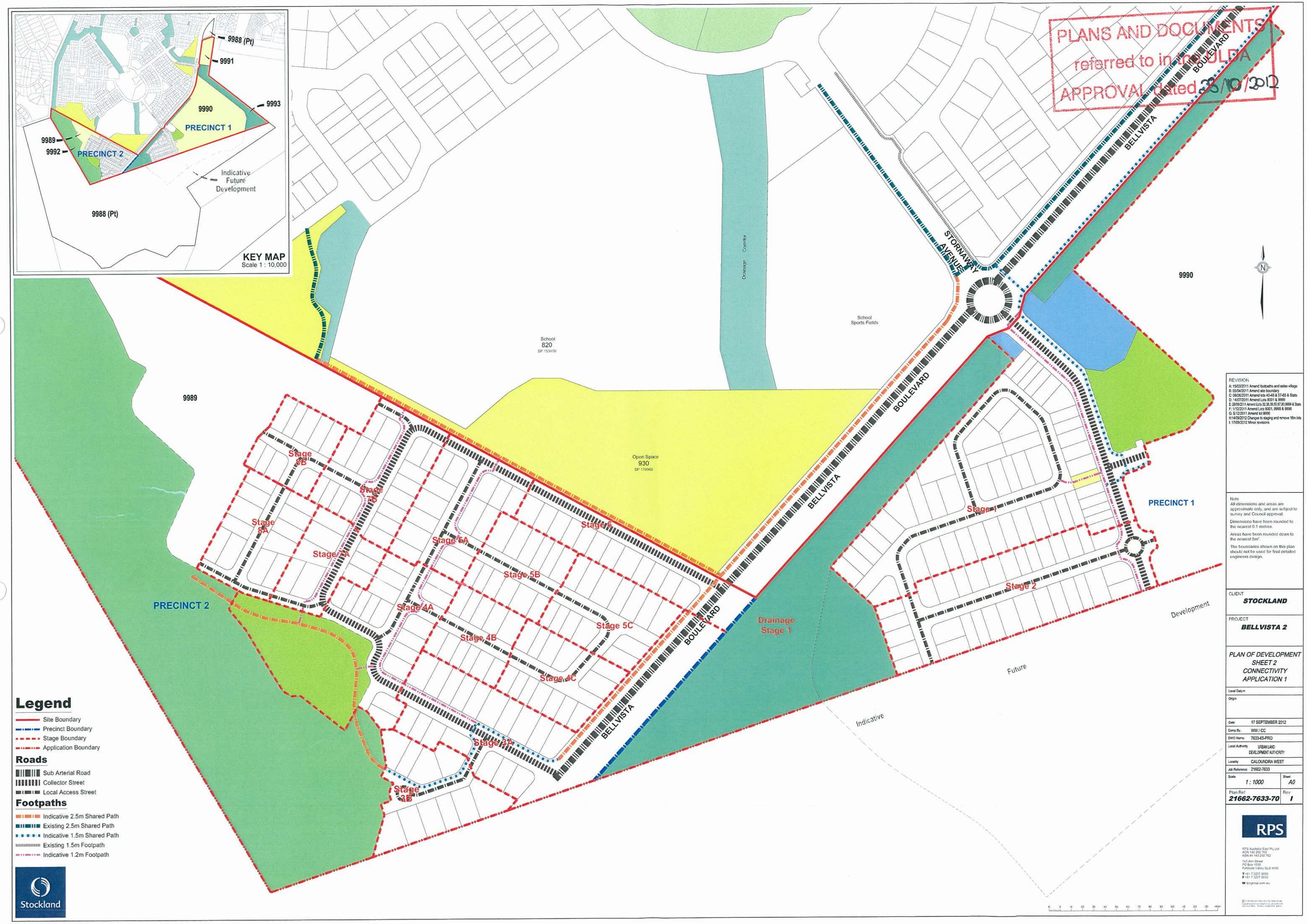
RPS Australia East Pty Ltd
ACN 140 292 772
ABN 44 140 292 772

743 Ann Street
PO Box 1559
Fortitude Valley QLD 4006

T +61 7 3237 8899
F +61 7 3237 8833

W rpsgroup.com.au

Stockland


PLANS AND DOCUMENTS
referred to in UDA
APPROVAL dated 23/10/2012
KEY MAP
Scale 1 : 10,000
9988 (Pt)
9991
9990
9993
PRECINCT 1
9989
9992
PRECINCT 2
Indicative Future Development
9988 (Pt)
9990
9989
School
820
SP 153476
Drainage Corridor
School Sports Fields
Open Space
930
SP 170966
STORNAWAY AVENUE
BELLVISTA BOULEVARD
BELLVISTA BOULEVARD
BELLVISTA BOULEVARD
PRECINCT 1
PRECINCT 2
Stage 3B
Stage 3A
Stage 3A
Stage 5A
Stage 5A
Stage 5B
Stage 5C
Stage 4A
Stage 4B
Stage 4C
Stage 4A
Stage 3B
Stage 1
Stage 2
Drainage Stage 1
Future
Indicative
Development
Legend
Site Boundary
Precinct Boundary
Stage Boundary
Application Boundary
Roads
Sub Arterial Road
Collector Street
Local Access Street
Footpaths
Indicative 2.5m Shared Path
Existing 2.5m Shared Path
Indicative 1.5m Shared Path
Existing 1.5m Footpath
Indicative 1.2m Footpath
Stockland
REVISION
A: 15/03/2011 Amend footpaths and sales village
B: 05/04/2011 Amend site boundary
C: 09/06/2011 Amend lots 40-48 & 57-65 & Stats
D: 14/07/2011 Amend Lots 8001 & 9999
E: 28/08/2011 Amend Lots 32,36,55,67,82,9999 & Stats
F: 1/12/2011 Amend Lots 8001, 9999 & 9990
G: 5/12/2011 Amend lot 9996
H:14/06/2012 Changes to staging and remove 16m lots
I: 17/09/2012 Minor revisions
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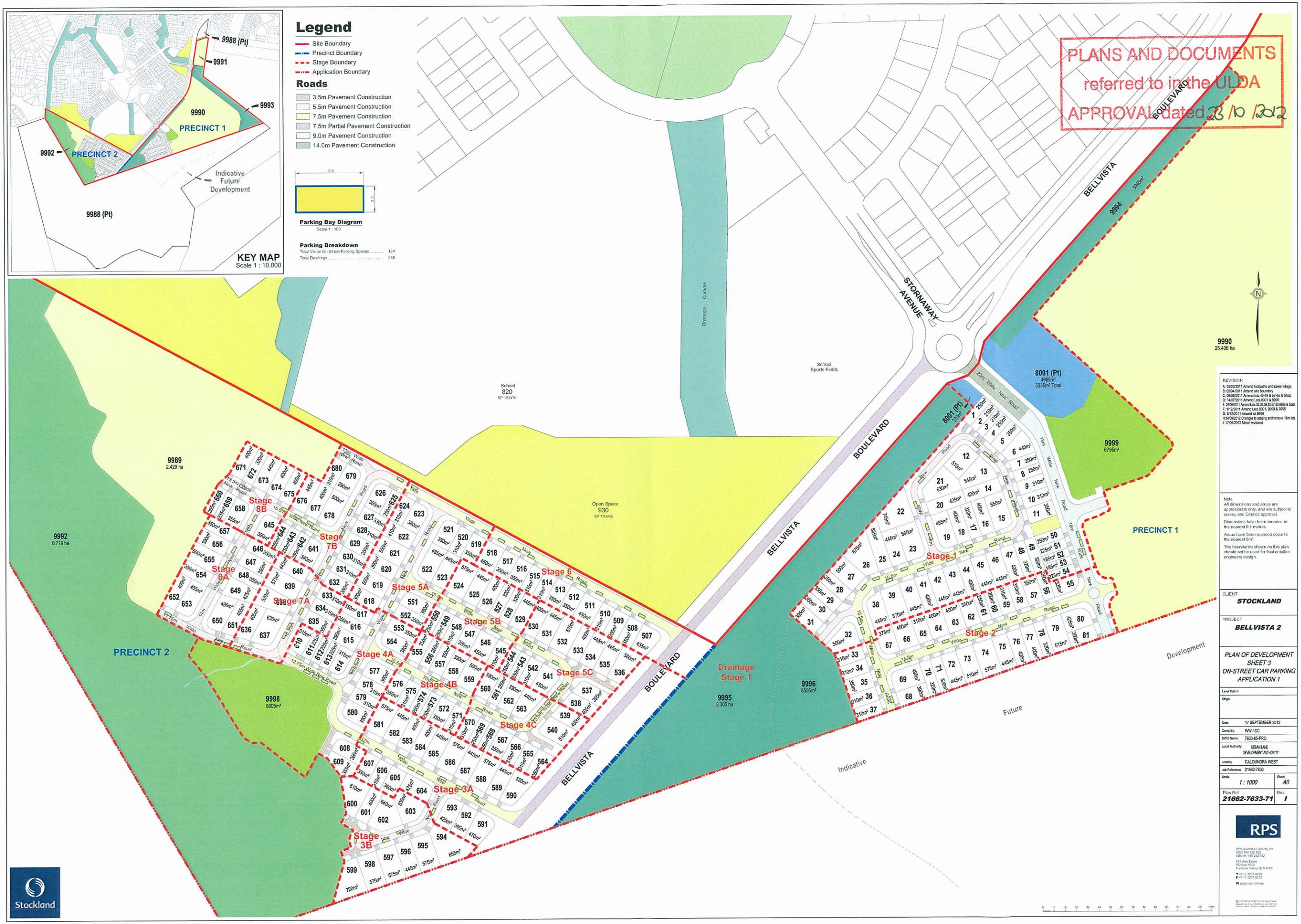
CLIENT
STOCKLAND
PROJECT
BELLVISTA 2
PLAN OF DEVELOPMENT
SHEET 2
CONNECTIVITY
APPLICATION 1
Level Datum
Origin
Date 17 SEPTEMBER 2012
Comp By. WW / CC
DWG Name. 7633-65-PRO
Local Authority URBAN LAND DEVELOPMENT AUTHORITY
Locality CALOUNDRA WEST
Job Reference 21662-7633
Scale 1 : 1000
Sheet A0
Plan Ref. 21662-7633-70
Rev I
RPS
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
325 Ann Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3237 8899
F +61 7 3237 8833
W rpsgroup.com.au



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D: 14/07/2011 Amend Lots 8001 & 9999
E: 28/09/2011 Amend Lots 32,38,56,67,80,8999 & Stats
F: 1/12/2011 Amend Lots 8001, 9999 & 9996
G: 5/12/2011 Amend lot 9996
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CLIENT
STOCKLAND

PROJECT
BELLVISTA 2

PLAN OF DEVELOPMENT
SHEET 3
ON-STREET CAR PARKING
APPLICATION 1

Level Datum:
Origin:

Date	17 SEPTEMBER 2012
Comp By	WW / CC
DWG Name	7633-65-PRO
Local Authority	URBAN LAND DEVELOPMENT AUTHORITY
Locality	CALOUNDRA WEST
Job Reference	21662-7633
Scale	1 : 1000
Sheet	A0
Plan Ref	21662-7633-71
Rev	I

RPS

RPS Australia East Pty Ltd
ACN 140 292 763
ABN 44 140 292 763

743 Ann Street
PO Box 1559
Fortitude Valley QLD 4006

T +61 7 3237 8899
F +61 7 3237 8833
W rpsgroup.com.au

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