

Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed: [Signature]

OPEN SPACE Lot 901 (2.732ha) The Deebling Creek boundary has been surveyed and is shown on plan IS219481 lodged in the Department of Natural Resources, Mines and Energy.

LEGEND	
	Site Boundary
	Stage Boundary
	Q10
	Q100
	Top of Bank
	25m Offset from Top of Bank
	Vegetation Boundary
	20m Offset from Vegetation Boundary
	Built to Boundary Wall
	Primary Frontage
	Fencing fronting Daleys Road (See note 17)

Fencing along open space and public thoroughfares (see note 16a)

STATISTICS		STAGES								
		1	2	3	4	5	6	7	8	TOTAL
Stage Area		3.803ha	3.266ha	2.483ha	5.219ha	3.415ha	3.722ha	7.248ha	5.0ha	34.156ha
Villa Lots	10m Wide	4	6	2	16	4	0	7	6	45
Courtyard Lots (1)	12.5m Wide	23	16	16	19	10	27	17	4	132
Courtyard Lots (2)	14m Wide	16	14	8	16	19	18	34	18	143
Traditional Lots	16m Wide	12	6	7	9	10	15	15	11	85
Multiple Residential Lot	20m Wide	5	2	7	1	7	3	5	4	34
Total Lots		60	44	40	61	50	63	78	43	439
Local Park Area		-	0.308ha	-	-	-	-	-	-	0.308ha
Open Space Area		-	-	-	1.557ha	0.214ha	0.08ha	2.321ha	2.732ha	6.904ha
Area of Major Roads		0.974ha								
Area of Lots, Local Park, Local Roads		26.236ha								

SITE DEVELOPMENT TABLE (SETBACKS)	Villa Lot		Courtyard Lot (1)		Courtyard Lot (2)		Traditional Lot		Multiple Residential Lot	
	10m-12.499m	12.5m-13.999m	14m-15.999m	16m-19.999m	16m-19.999m	16m-19.999m	16m-19.999m	16m-19.999m	20m +	
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	0.9	1	0.9	1	0.9	1	1	2
Side of Lots										
Built to Boundary	0	1	0	1	0	1	0	1	0	1
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1	1.5	1.2	2
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Garage (from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A

Notes - General:

- All development is to be undertaken generally in accordance with the Development Approval.
- The maximum height of building on all lots must not exceed 2 storeys and 9m.

Orientation:

- Entries
(a) Front doors of dwellings on corner lots are generally to address the Primary Street Frontage.

Setbacks:

- Where there is a Multiple Residential Lot on a corner site the preferred option is that access is maintained from both road frontages.
- Setbacks are as per the Site Development Table unless otherwise specified.
- Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Plan of Development for each stage. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
- Built to boundary walls on lots greater than 10m wide are to have a maximum length of 15m and a maximum height of 3.5m.
- Buildings on lots less than 10m wide may be built to more than one boundary.
- Boundary setbacks are measured to the wall of the structure.
- Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2100mm.

Parking:

- Minimum off-street parking requirements
(a) Villa, Courtyard and Multiple Residential Lots
- One (1) and two (2) bedroom dwellings require a minimum one (1) covered space per dwelling; and
- Three (3) or more bedroom dwellings require two (2) spaces per dwellings, one which must be capable of being covered (may be provided in tandem).
- Villa Lots with a width less than 12.5m are to have tandem parking with a setback to a garage of 4.9 metres.
Double garages may be permitted on single storey dwellings on lots with a width less than 12.5m subject to the garage being setback 1m behind the face of the main dwelling.
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- Parking spaces on driveways do not have to comply with AS2890.

Site Cover and Amenity:

- Site cover for each lot is not to exceed 60% of the lot except lots with an area equal to or less than 300m² and Multiple Residential Lots where the site cover is not to exceed 70% of the lot.
- Minimum private open space requirements
(a) One (1) bedroom dwellings require a minimum 5m² with a minimum dimension of 1.2m
(b) Two (2) bedroom dwellings require a minimum 9m² with a minimum dimension of 2.4m
(c) Three (3) bedroom dwellings require a minimum 12m² with a minimum dimension of 2.4m
(d) Private open space for Multiple Residential apartments where located above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 1.8 metres.

Fencing:

- Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.8 metres in height if 50% transparent. If not 50% transparent, fencing is to be no more than 1.2 metres in height.
- Fencing for Frontages adjoining Daleys Road of Proposed Lots 701-709, 160, 101, 114, 115, 138, 139, 801-805 must be constructed not more than 1.5m High with a solid component of maximum 1.2m high with a 0.3m permeable element atop.
Lots 160 and 701-709 which have terraced retaining along Daleys Road are to have the fence located on the top tier with low maintenance landscaping provided in the tier.
Multiple Residential Lots:

- The number of dwellings per Multiple Residential Lots is a maximum of 2 units.
- All Multiple Residential Lots which achieve a building frontage length in excess of 10m visible from a road must provide articulation to reduce the massing of the building and communicate individual dwellings through the use of one or more of the following:
 - recessed windows and changes to the building plane;
 - balconies
 - window hoods and entry door hoods
 - variation in roof line

High Density Development Easements

- High density development easements may apply for all small lots in accordance with the Land Title Act 1994.

Display Homes

- Locations of display homes for each stage will be provided following plan sealing for that stage.

CLIENT

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT

PLAN OF DEVELOPMENT OF LOT 3, 5 & 6 ON RP180932 (160, 188 & 210 DALEYS ROAD, RIPLEY)

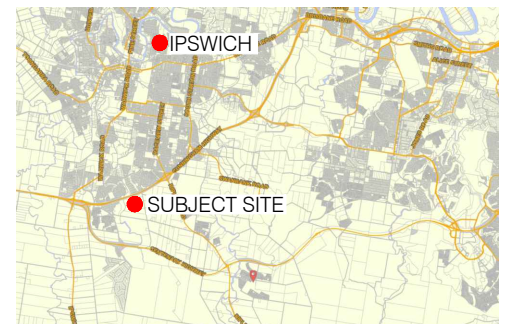
LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

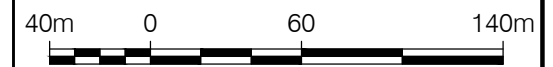
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LOCALITY DIAGRAM



SCALE BAR



SCALE 1:3000 @ A3



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PO Box 1399
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LEVEL DATUM

N/A

LEVEL ORIGIN

N/A

CONTOUR INTERVAL

N/A

COMPUTER FILE

BRSS5365-ORC-6-13

DRAWN

MIS

DATE

24/06/2020

CHECKED

RGA

DATE

24/06/2020

APPROVED

SRS

DATE

24/06/2020

UDN

BRSS5365-ORC-7-12

SHEET 1 OF 9

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY.



LEGEND	
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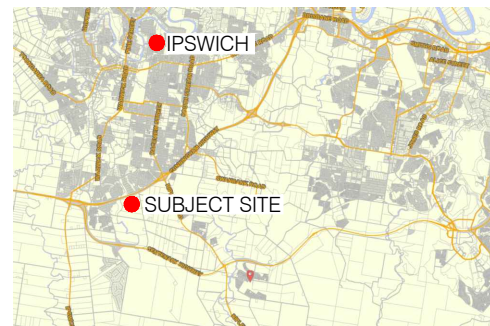
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LOCALITY DIAGRAM



SCALE BAR



SCALE 1:1250 @ A3



Brisbane Office

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LEVEL DATUM	N/A	
LEVEL ORIGIN	N/A	
CONTOUR INTERVAL	N/A	
COMPUTER FILE	BRSS5365-ORC-6-13	
DRAWN	MIS	DATE 24/06/2020
CHECKED	RGA	DATE 24/06/2020
APPROVED	SRS	DATE 24/06/2020
UDN	BRSS5365-ORC-7-12	
		SHEET 2 OF 9

Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed:

Fencing cont:
16a. Fencing along open space and public thoroughfares as follows:
- 1.2m high if not transparent; or
- 1.8m high, if not transparent, at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed lots and passive surveillance of any parks, public thoroughfares and detention basins

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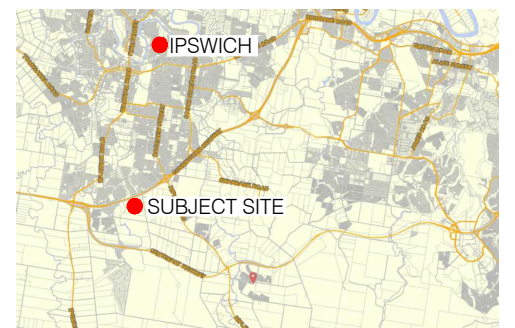
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LOCALITY DIAGRAM



SCALE BAR



SCALE 1:1250 @ A3



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LEVEL DATUM

N/A

LEVEL ORIGIN

N/A

CONTOUR INTERVAL

N/A

COMPUTER FILE

BRSS5365-ORC-6-13

DRAWN

MIS

DATE

24/06/2020

CHECKED

RGA

DATE

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Stage Area		3.803ha	3.266ha	2.483ha	5.219ha	3.415ha	3.722ha	7.248ha	5.0ha	34.156ha
Villa Lots	10m Wide	4	6	2	16	4	0	7	6	45
Courtyard Lots (1)	12.5m Wide	23	16	16	19	10	27	17	4	132
Courtyard Lots (2)	14m Wide	16	14	8	16	19	18	34	18	143
Traditional Lots	16m Wide	12	6	7	9	10	15	15	11	85
Multiple Residential Lot	20m Wide	5	2	7	1	7	3	5	4	34
Total Lots		60	44	40	61	50	63	78	43	439
Local Park Area		-	0.308ha	-	-	-	-	-	-	0.308ha
Open Space Area		-	-	-	1.557ha	0.214ha	0.08ha	2.321ha	2.732ha	6.904ha
Area of Major Roads		0.974ha								
Area of Lots, Local Park, Local Roads		26.236ha								

SITE DEVELOPMENT TABLE (SETBACKS)	Villa Lot		Courtyard Lot (1)		Courtyard Lot (2)		Traditional Lot		Multiple Residential Lot	
	10m-12.499m	12.5m-13.999m	14m-15.999m	16m-19.999m	20m +	Ground	First	Ground	First	Ground
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	0.9	1	0.9	1	0.9	1	1	2
Side of Lots										
Built to Boundary	0	1	0	1	0	1	0	1	0	1
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1	1.5	1.2	2
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Garage (from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A

Notes - General:

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- The maximum height of building on all lots must not exceed 2 storeys and 9m.

Orientation:

- Entries
 - Front doors of dwellings on corner lots are generally to address the Primary Street Frontage.

Setbacks:

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- Built to boundary walls on lots greater than 10m wide are to have a maximum length of 15m and a maximum height of 3.5m.
- Buildings on lots less than 10m wide may be built to more than one boundary.
- Boundary setbacks are measured to the wall of the structure.
- Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2100mm.

Parking:

- Minimum off-street parking requirements
 - Villa, Courtyard and Multiple Residential Lots
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- Villa Lots with a width less than 12.5m are to have tandem parking with a setback to a garage of 4.9 metres. Double garages may be permitted on single storey dwellings on lots with a width less than 12.5m subject to the garage being setback 1m behind the face of the main dwelling. Double garages may be permitted on double storey dwellings on lots with a width less than 12.5m subject to the garage being setback 1m behind the face of the main dwelling.
- Parking spaces on driveways do not have to comply with AS2890.

Site Cover and Amenities:

- Site cover for each lot is not to exceed 60% of the lot except lots with an area equal to or less than 300m² and Multiple Residential Lots where the site cover is not to exceed 70% of the lot.
- Minimum private open space requirements
 - One (1) bedroom dwellings require a minimum 5m² with a minimum dimension of 1.2m
 - Two (2) bedroom dwellings require a minimum 9m² with a minimum dimension of 2.4m
 - Three (3) bedroom dwellings require a minimum 12m² with a minimum dimension of 2.4m
 - Private open space for Multiple Residential apartments where located above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 1.8 metres.

Fencing:

- Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.8 metres in height if 50% transparent. If not 50% transparent, fencing is to be no more than 1.2 metres in height.
- Fencing for Frontages adjoining Daleys Road of Proposed Lots 701-709, 160, 101, 114, 115, 138, 139, 801-805 must be constructed not more than 1.5m High with a solid component of maximum 1.2m high with a 0.3m permeable element atop. **Lots 160 and 701-709 which have terraced retaining along Daleys Road are to have the fence located on the top tier with low maintenance landscaping provided in the tier. 'Multiple Residential' Lots:**

- The number of dwellings per 'Multiple Residential' Lots is a maximum of 2 units.
- All 'Multiple Residential' Lots which achieve a building frontage length in excess of 10m visible from a road must provide articulation to reduce the massing of the building and communicate individual dwellings through the use of one or more of the following:
 - recessed windows and changes to the building plane;
 - balconies
 - window hoods and entry door hoods
 - variation in roof line

High Density Development Easements

- High density development easements may apply for all small lots in accordance with the Land Title Act1994.

Display Homes

- Locations of display homes for each stage will be provided following plan sealing for that stage.

CLIENT

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT

PLAN OF DEVELOPMENT OF LOT 3, 5 & 6 ON RP180932
(160, 188 & 210 DALEYS ROAD, RIPLEY)

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

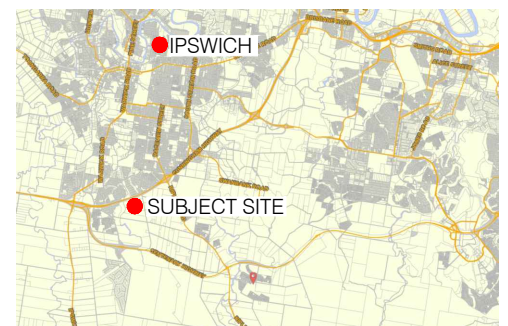
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LOCALITY DIAGRAM



SCALE BAR



SCALE 1:1250 @ A3



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LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	N/A		
COMPUTER FILE	BRSS5365-ORC-6-13		
DRAWN	MIS	DATE	24/06/2020
CHECKED	RGA	DATE	24/06/2020
APPROVED	SRS	DATE	24/06/2020
UDN	BRSS5365-ORC-7-12		SHEET 4 OF 9

Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed:

Fencing cont:
16a. Fencing along open space and public thoroughfares as follows:
- 1.2m high if not transparent; or
- 1.8m high, if not transparent, at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed lots and passive surveillance of any parks, public thoroughfares and detention basins

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY.



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Approval No: 1546/2020/PDA

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LEGEND	
	Site Boundary
	Stage Boundary
	Q10
	Q100
	Top of Bank
	25m Offset from Top of Bank
	Vegetation Boundary
	20m Offset from Vegetation Boundary
	Built to Boundary Wall
	Primary Frontage
	Fencing fronting Daleys Road (See note 17)

Fencing along open space and public thoroughfares (see note 16a)

STATISTICS		STAGES									
		1	2	3	4	5	6	7	8	TOTAL	
Stage Area		3.803ha	3.266ha	2.483ha	5.219ha	3.415ha	3.722ha	7.248ha	5.0ha	34.156ha	45
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Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	0.9	1	0.9	1	0.9	1	1	2
Side of Lots										
Built to Boundary	0	1	0	1	0	1	0	1	0	1
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CLIENT

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PROJECT

PLAN OF DEVELOPMENT OF LOT 3, 5 & 6 ON RP180932 (160, 188 & 210 DALEYS ROAD, RIPLEY)

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

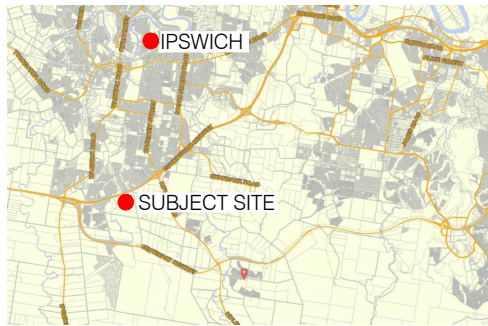
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SCALE BAR



SCALE 1:1250 @ A3



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LEVEL DATUM

N/A

LEVEL ORIGIN

N/A

CONTOUR INTERVAL

N/A

COMPUTER FILE

BRSS5365-ORC-6-13

DRAWN

MIS

DATE

24/06/2020

CHECKED

RGA

DATE

24/06/2020

APPROVED

SRS

DATE

24/06/2020

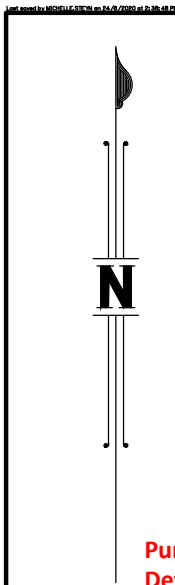
UDN

BRSS5365-ORC-7-12

SHEET 5 OF 9

SRS

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Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed: *[Signature]*

LEGEND	
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	Stage Boundary
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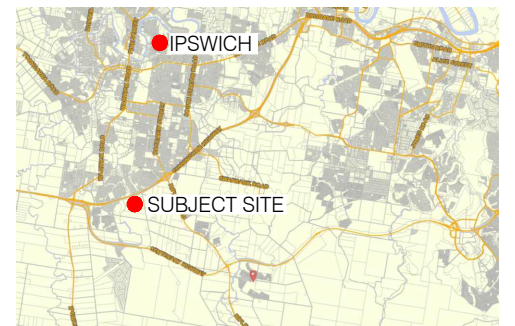
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SCALE BAR



SCALE 1:1250 @ A3



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LEVEL DATUM N/A

LEVEL ORIGIN N/A

CONTOUR INTERVAL N/A

COMPUTER FILE BRSS5365-ORC-6-13

DRAWN MIS DATE 24/06/2020

CHECKED RGA DATE 24/06/2020

APPROVED SRS DATE 24/06/2020

UDN SHEET 6 OF 9
BRSS5365-ORC-7-12

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Fencing cont:

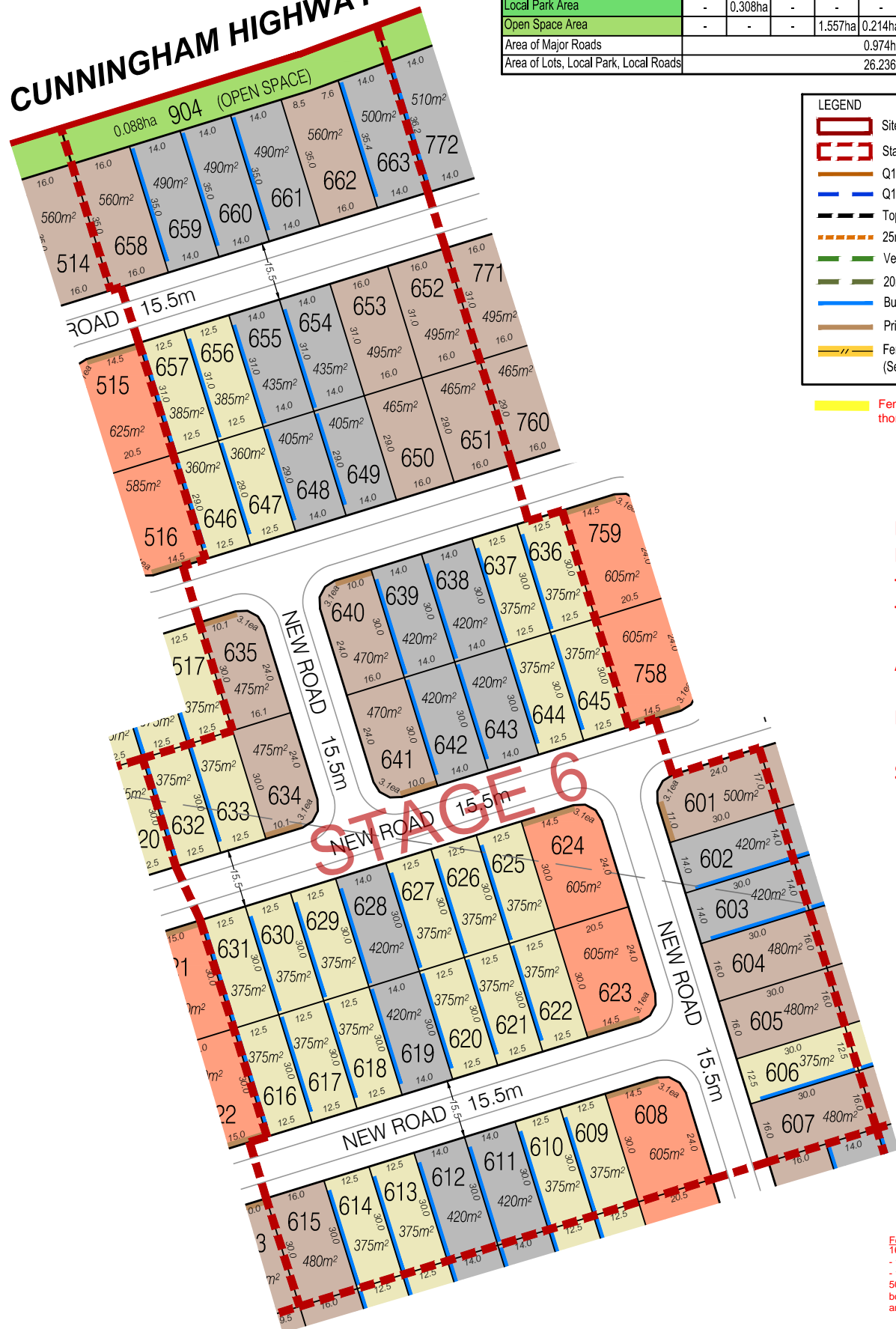
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SRS



CUNNINGHAM HIGHWAY



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Total Lots	60	44	40	61	50	63	78	43	439
Local Park Area	-	0.308ha	-	-	-	-	-	-	0.308ha
Open Space Area	-	-	-	1.557ha	0.214ha	0.08ha	2.321ha	2.732ha	6.904ha
Area of Major Roads	0.974ha								
Area of Lots, Local Park, Local Roads	26.236ha								

LEGEND	
	Site Boundary
	Stage Boundary
	Q10
	Q100
	Top of Bank
	25m Offset from Top of Bank
	Vegetation Boundary
	20m Offset from Vegetation Boundary
	Built to Boundary Wall
	Primary Frontage
	Fencing fronting Daleys Road (See note 17)

Fencing along open space and public thoroughfares (see note 16a)

Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed:

Fencing cont:
16a. Fencing along open space and public thoroughfares as follows:
- 1.2m high if not transparent; or
- 1.8m high, if not transparent, at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed lots and passive surveillance of any parks, public thoroughfares and detention basins

SITE DEVELOPMENT TABLE (SETBACKS)	Villa Lot		Courtyard Lot (1)		Courtyard Lot (2)		Traditional Lot		Multiple Residential Lot	
	10m-12.499m	12.5m-13.999m	14m-15.999m	16m-19.999m	20m +	Ground	First	Ground	First	Ground
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	0.9	1	0.9	1	0.9	1	1	2
Side of Lots										
Built to Boundary	0	1	0	1	0	1	0	1	0	1
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1	1.5	1.2	2
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Garage (from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A

Notes - General:

- All development is to be undertaken generally in accordance with the Development Approval.
- The maximum height of building on all lots must not exceed 2 storeys and 9m.

Orientation:

- Entries
(a) Front doors of dwellings on corner lots are generally to address the Primary Street Frontage.

Setbacks:

- Where there is a Multiple Residential Lot on a corner site the preferred option is that access is maintained from both road frontages.
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- Built to boundary walls on lots greater than 10m wide are to have a maximum length of 15m and a maximum height of 3.5m.
- Buildings on lots less than 10m wide may be built to more than one boundary.
- Boundary setbacks are measured to the wall of the structure.
- Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2100mm.

Parking:

- Minimum off-street parking requirements
(a) Villa, Courtyard and Multiple Residential Lots
- One (1) and two (2) bedroom dwellings require a minimum one (1) covered space per dwelling; and
- Three (3) or more bedroom dwellings require two (2) spaces per dwellings, one which must be capable of being covered (may be provided in tandem).
- Villa Lots with a width less than 12.5m are to have tandem parking with a setback to a garage of 4.9 metres.
Double garages may be permitted on single storey dwellings on lots with a width less than 12.5m subject to the garage being setback 1m behind the face of the main dwelling.
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Site Cover and Amenities:

- Site cover for each lot is not to exceed 60% of the lot except lots with an area equal to or less than 300m² and Multiple Residential Lots where the site cover is not to exceed 70% of the lot.
- Minimum private open space requirements
(a) One (1) bedroom dwellings require a minimum 5m² with a minimum dimension of 1.2m
(b) Two (2) bedroom dwellings require a minimum 9m² with a minimum dimension of 2.4m
(c) Three (3) bedroom dwellings require a minimum 12m² with a minimum dimension of 2.4m
(d) Private open space for Multiple Residential apartments where located above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 1.8 metres.

Fencing:

- Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.8 metres in height if 50% transparent. If not 50% transparent, fencing is to be no more than 1.2 metres in height.
- Fencing for Frontages adjoining Daleys Road of Proposed Lots 701-709, 160, 101, 114, 115, 138, 139, 801-805 must be constructed not more than 1.5m High with a solid component of maximum 1.2m high with a 0.3m permeable element atop. Lots 160 and 701-709 which have terraced retaining along Daleys Road are to have the fence located on the top tier with low maintenance landscaping provided in the tier. 'Multiple Residential' Lots.
- The number of dwellings per 'Multiple Residential' Lots is a maximum of 2 units.
- All 'Multiple Residential' Lots which achieve a building frontage length in excess of 10m visible from a road must provide articulation to reduce the massing of the building and communicate individual dwellings through the use of one or more of the following:
- recessed windows and changes to the building plane;
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- window hoods and entry door hoods
- variation in roof line

High Density Development Easements

- High density development easements may apply for all small lots in accordance with the Land Title Act1994.

Display Homes

- Locations of display homes for each stage will be provided following plan sealing for that stage.

CLIENT

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT

PLAN OF DEVELOPMENT OF LOT 3, 5 & 6 ON RP180932 (160, 188 & 210 DALEYS ROAD, RIPLEY)

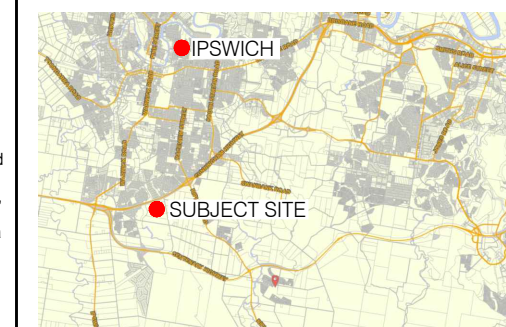
LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

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LOCALITY DIAGRAM



SCALE BAR



SCALE 1:1500 @ A3



Brisbane Office

Level 1
18 Little Cribb Street, p: (07) 3842 1000
Milton Qld 4064 f: (07) 3842 1001
PO Box 1399 e: info@landpartners.com.au
Milton Qld 4064 w: www.landpartners.com.au



LEVEL DATUM	N/A	
LEVEL ORIGIN	N/A	
CONTOUR INTERVAL	N/A	
COMPUTER FILE	BRSS5365-ORC-6-13	
DRAWN	MIS	DATE 24/06/2020
CHECKED	RGA	DATE 24/06/2020
APPROVED	SRS	DATE 24/06/2020
UDN	BRSS5365-ORC-7-12	

N

CUNNINGHAM HIGHWAY

905 (OPEN SPACE)

906
STORMWATER MANAGEMENT
2.209ha

DALEYS ROAD

STAGE 7

- LEGEND
- Site Boundary
 - Stage Boundary
 - Q10
 - Q100
 - Top of Bank
 - 25m Offset from Top of Bank
 - Vegetation Boundary
 - 20m Offset from Vegetation Boundary
 - Built to Boundary Wall
 - Primary Frontage
 - Fencing fronting Daleys Road (See note 17)

Fencing along open space and public thoroughfares (see note 16a)

STATISTICS	STAGES								
	1	2	3	4	5	6	7	8	TOTAL
Stage Area	3.803ha	3.266ha	2.483ha	5.219ha	3.415ha	3.722ha	7.248ha	5.0ha	34.156ha
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Courtyard Lots (1) 12.5m Wide	23	16	16	19	10	27	17	4	132
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Area of Major Roads	0.974ha								
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Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed: *[Signature]*

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Rear	0.9	0.9	0.9	1	0.9	1	0.9	1	1	2
Side of Lots										
Built to Boundary	0	1	0	1	0	1	0	1	0	1
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1	1.5	1.2	2
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Garage (from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A

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High Density Development Easements

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Display Homes

- Locations of display homes for each stage will be provided following plan sealing for that stage.

CLIENT

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT

PLAN OF DEVELOPMENT OF LOT 3, 5 & 6 ON RP180932

(160, 188 & 210 DALEYS ROAD, RIPLEY)

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

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LOCALITY DIAGRAM

SCALE BAR

0m 20 60 100m

SCALE 1:1500 @ A3

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LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	N/A		
COMPUTER FILE	BRSS5365-ORC-6-13		
DRAWN	MIS	DATE	24/06/2020
CHECKED	RGA	DATE	24/06/2020
APPROVED	SRS	DATE	24/06/2020
UDN	SHEET 8 OF 9		
BRSS5365-ORC-7-12			

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY.

SRS



LEGEND

- Site Boundary
- Stage Boundary
- Q10
- Q100
- Top of Bank
- 25m Offset from Top of Bank
- Vegetation Boundary
- 20m Offset from Vegetation Boundary
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Rear	0.9	0.9	0.9	1	0.9	1	0.9	1	1	2
Side of Lots										
Built to Boundary	0	1	0	1	0	1	0	1	0	1
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1	1.5	1.2	2
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High Density Development Easements

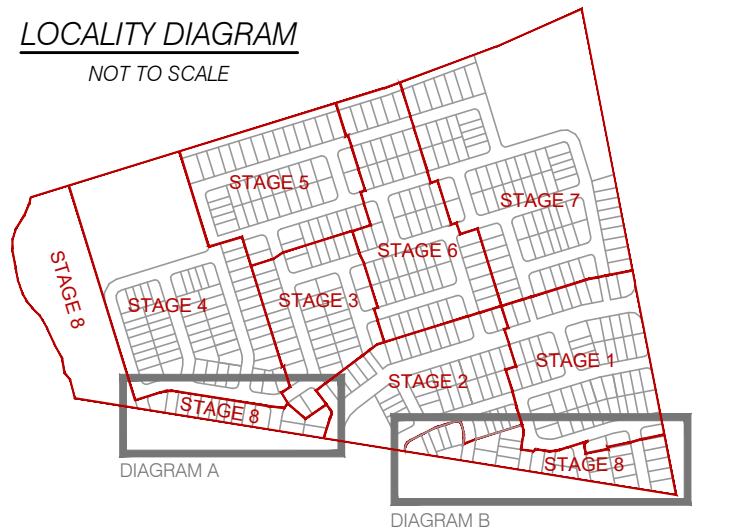
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LOCALITY DIAGRAM
NOT TO SCALE



Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed: *[Signature]*

Fencing cont:
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SCALE 1:1500 @ A3

LANDPARTNERS
built environment consultants

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bsi. ISO 9001 Quality Management

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	BRSS5365-ORC-6-13
DRAWN	MIS
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SHEET 9 OF 9

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LEGEND	
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	10m-12.499m	12.5m-13.999m	14m-15.999m	16m-19.999m	20m +					
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	0.9	1	0.9	1	0.9	1	1	2
Side of Lots										
Built to Boundary	0	1	0	1	0	1	0	1	0	1
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1	1.5	1.2	2
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Garage (from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A

Notes - General:

- All development is to be undertaken generally in accordance with the Development Approval.
- The maximum height of building on all lots must not exceed 2 storeys and 9m.

Orientation:

- Entries
 - Front doors of dwellings on corner lots are generally to address the Primary Street Frontage.

Setbacks:

- Where there is a Multiple Residential Lot on a corner site the preferred option is that access is maintained from both road frontages.
- Setbacks are as per the Site Development Table unless otherwise specified.
- Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Plan of Development for each stage. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
- Built to boundary walls on lots greater than 10m wide are to have a maximum length of 15m and a maximum height of 3.5m.
- Buildings on lots less than 10m wide may be built to more than one boundary.
- Boundary setbacks are measured to the wall of the structure.
- Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2100mm.

Parking:

- Minimum off-street parking requirements
 - Villa, Courtyard and Multiple Residential Lots
 - One (1) and two (2) bedroom dwellings require a minimum one (1) covered space per dwelling; and
 - Three (3) or more bedroom dwellings require two (2) spaces per dwellings, one which must be capable of being covered (may be provided in tandem).
 - Villa Lots with a width less than 12.5m are to have tandem parking with a setback to a garage of 4.9 metres.
- Double garages may be permitted on single storey dwellings on lots with a width less than 12.5m subject to the garage being setback 1m behind the face of the main dwelling.
- Double garages may be permitted on double storey dwellings on lots with a width less than 12.5m subject to the garage being setback 1m behind the face of the main dwelling.
- Parking spaces on driveways do not have to comply with AS2890.

Site Cover and Amenities:

- Site cover for each lot is not to exceed 60% of the lot except lots with an area equal to or less than 300m² and Multiple Residential Lots where the site cover is not to exceed 70% of the lot.
- Minimum private open space requirements
 - One (1) bedroom dwellings require a minimum 5m² with a minimum dimension of 1.2m
 - Two (2) bedroom dwellings require a minimum 9m² with a minimum dimension of 2.4m
 - Three (3) bedroom dwellings require a minimum 12m² with a minimum dimension of 2.4m
- Private open space for Multiple Residential apartments where located above ground level must not be less than 7m² which may be in the form of a balcony with a minimum dimension of 1.8 metres.

Fencing:

- Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.8 metres in height if 50% transparent. If not 50% transparent, fencing is to be no more than 1.2 metres in height.
- Fencing for Frontages adjoining Daleys Road of Proposed Lots 701-709, 160, 101, 114, 115, 138, 139, 801-805 must be constructed not more than 1.5m High with a solid component of maximum 1.2m high with a 0.3m permeable element atop.

Multiple Residential Lots:

- The number of dwellings per Multiple Residential Lots is a maximum of 2 units.
- All Multiple Residential Lots which achieve a building frontage length in excess of 10m visible from a road must provide articulation to reduce the massing of the building and communicate individual dwellings through the use of one or more of the following:
 - recessed windows and changes to the building plane;
 - balconies
 - window hoods and entry door hoods
 - variation in roof line

High Density Development Easements

- High density develop the Land Title Act19

Display Homes

- Locations of display that stage.

**amended in red
29/09/2020**

CLIENT

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT **Bus Route and Stops**

PLAN OF DEVELOPMENT
OF LOT 3, 5 & 6 ON RP180932
(160, 188 & 210 DALEYS ROAD, RIPLEY)

LOCAL AUTHORITY
ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

(i) This plan was prepared for the purpose and exclusive use of ORCHARD (DALEYS) DEVELOPMENTS PTY LTD to accompany an application to ECONOMIC DEVELOPMENT QUEENSLAND for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii) or (iii) hereof.

(ii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iii) This plan may not be copied unless these notes are included.

LOCALITY DIAGRAM

SCALE BAR

40m 0 60 140m

SCALE 1:3000 @ A3

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LEVEL DATUM N/A

LEVEL ORIGIN N/A

CONTOUR INTERVAL N/A

COMPUTER FILE BRSS5365-ORC-6-13

DRAWN MIS DATE 24/06/2020

CHECKED RGA DATE 24/06/2020

APPROVED SRS DATE 24/06/2020

UDN SHEET 1 OF 9
BRSS5365-ORC-7-12

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY.

Plan only approved for the purposes of identifying the potential future bus route and locations of bus bays.

OPEN SPACE
Lot 901 (2.732ha)
The Deebling Creek boundary has been surveyed and is shown on plan IS219481 lodged in the Department of Natural Resources, Mines and Energy.

STORMWATER
MANAGEMENT
Lot 902
(1.557ha)

OPEN SPACE
Lot 903
Potential 10m wide
Road Widening
(0.214ha)

OPEN SPACE
Lot 904
Potential 10m wide
Road Widening
(0.088ha)

OPEN SPACE
Lot 905
Potential 10m wide
Road Widening
(0.112ha)

39
S3173
2
RP196154

STORMWATER
MANAGEMENT
Lot 906
(2.209ha)

Potential future
bus route

Indicative locations for
bus indent bays

Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed:

SPS

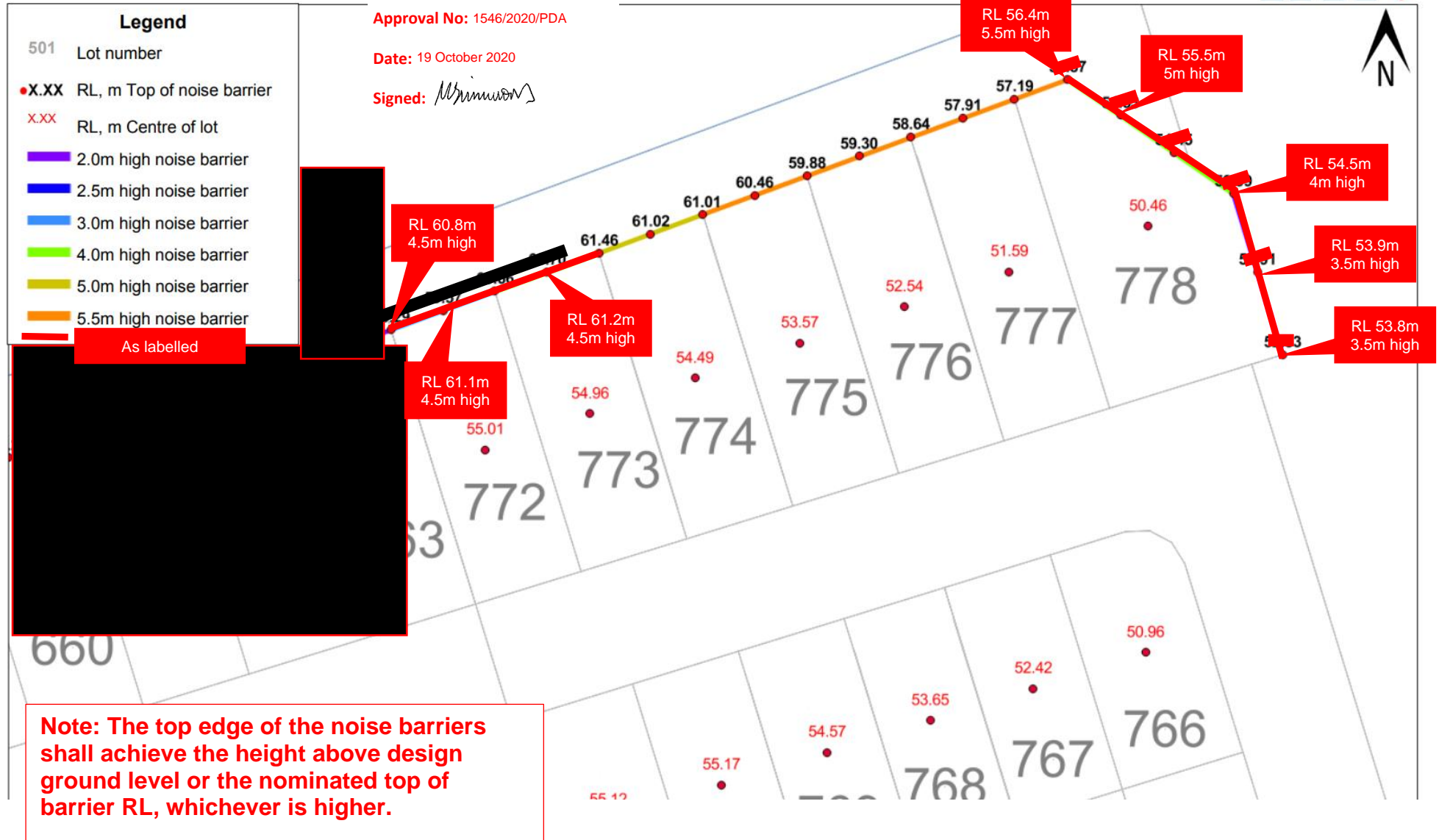
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Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed: *[Signature]*



BARRIER FIGURE 1
29.09.2020

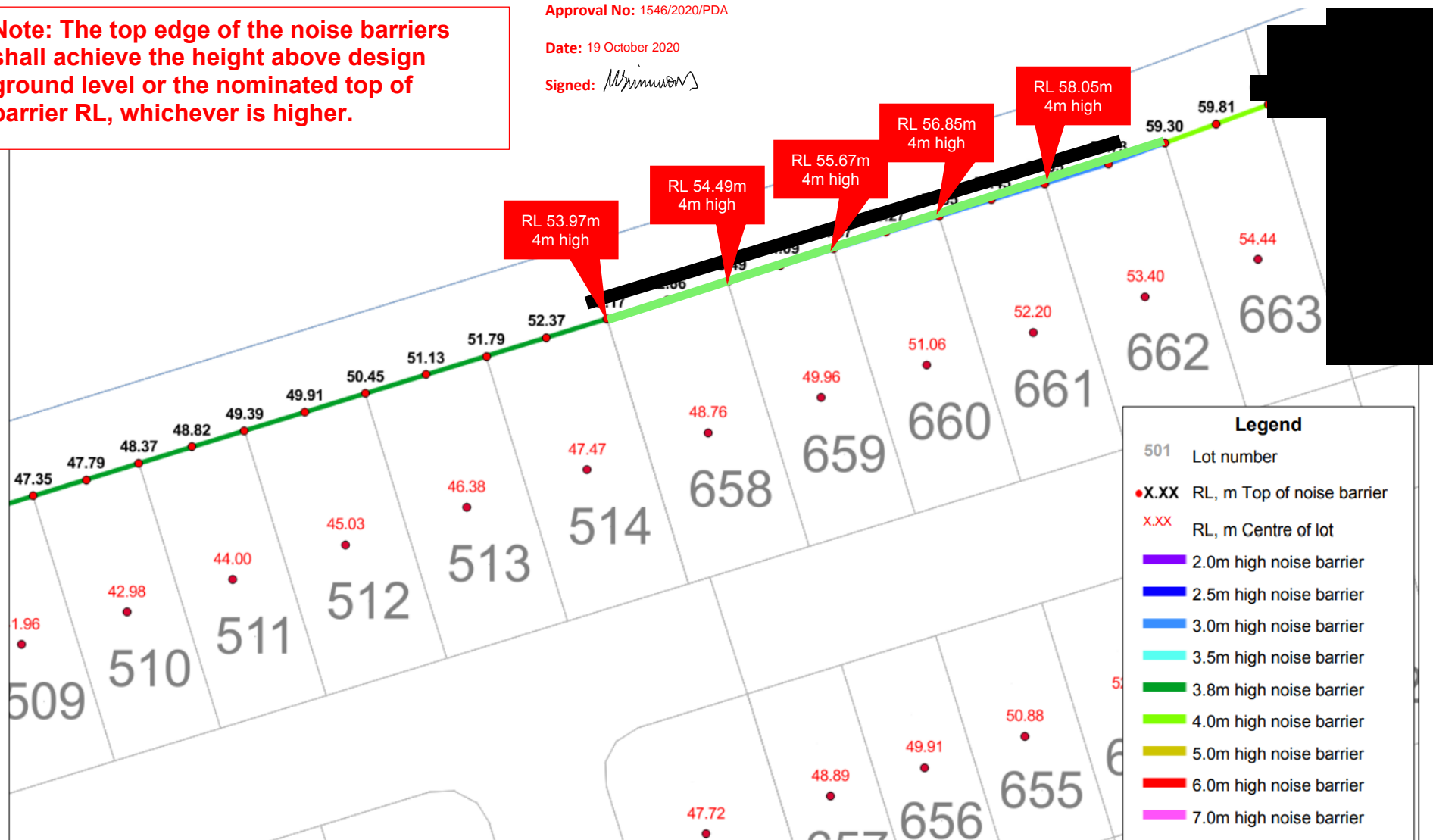
Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

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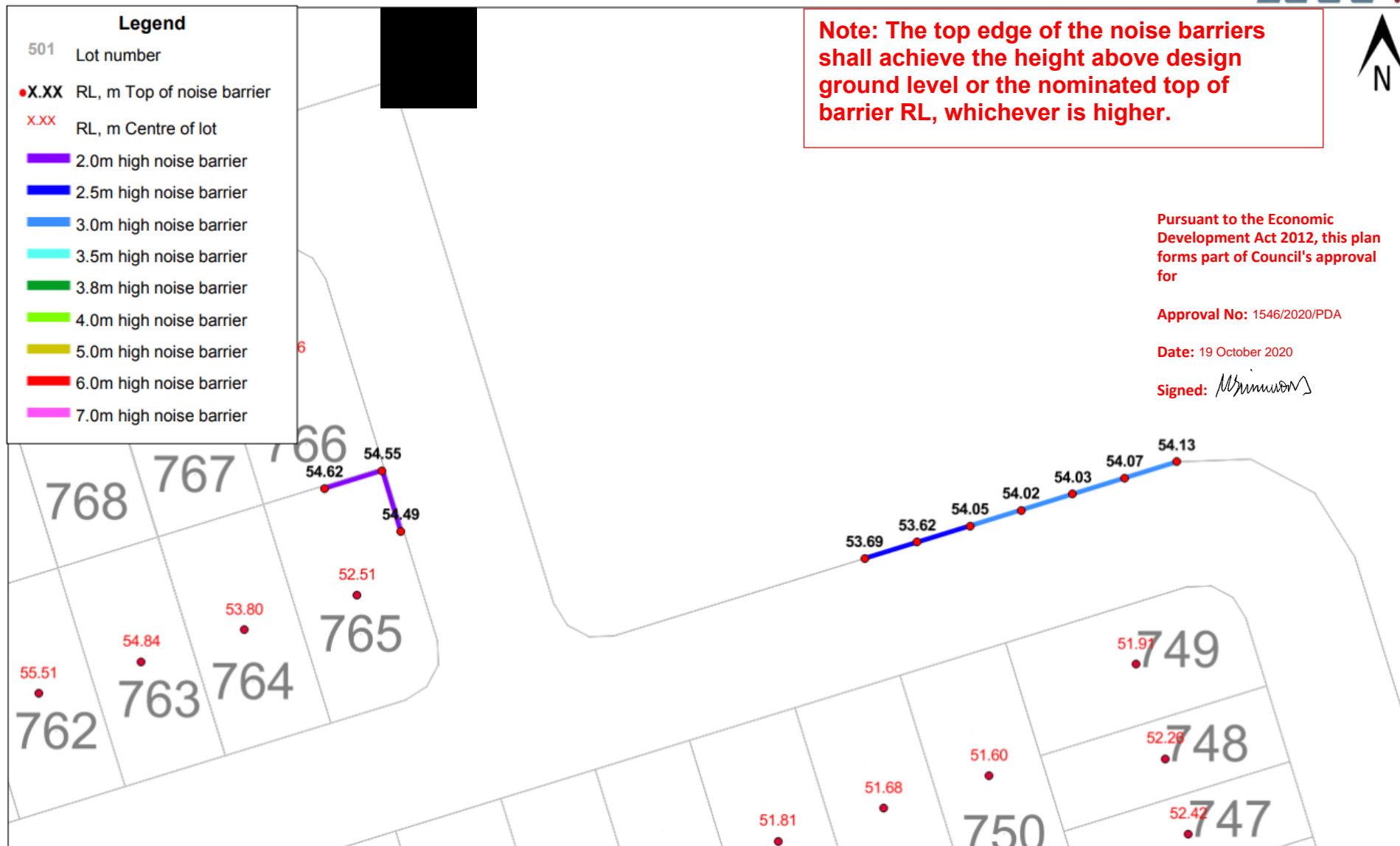
Date: 19 October 2020

Signed: *[Signature]*

Note: The top edge of the noise barriers shall achieve the height above design ground level or the nominated top of barrier RL, whichever is higher.



BARRIER FIGURE 2
29.09.2020



BARRIER FIGURE 3
29.09.2020

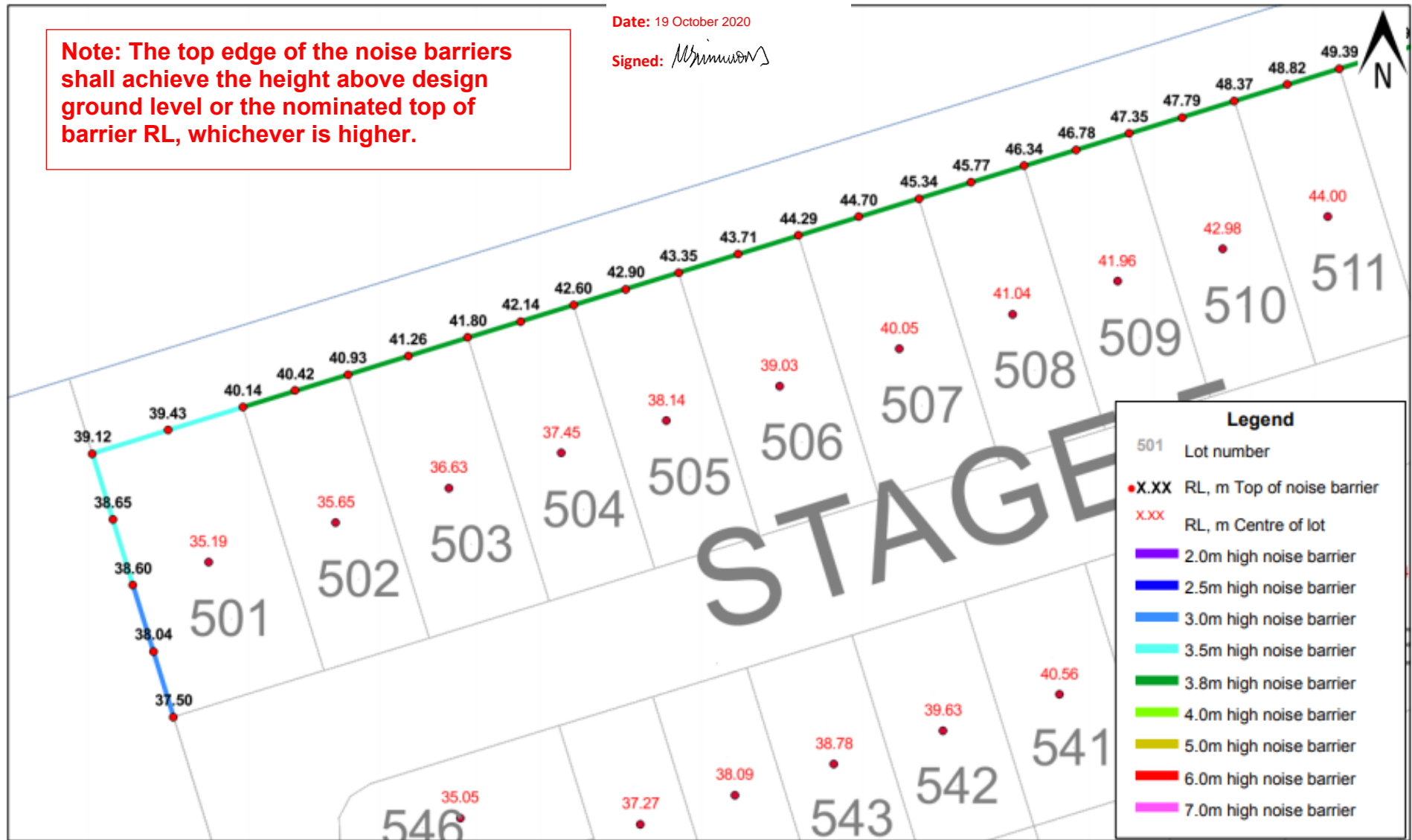
Pursuant to the Economic
Development Act 2012, this plan
forms part of Council's approval
for

Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed: *M. M. M. M.*

Note: The top edge of the noise barriers shall achieve the height above design ground level or the nominated top of barrier RL, whichever is higher.



BARRIER FIGURE 4
29.09.2020

PAD LEVEL TABLES
29.09.2020

x, m (Easting)	y, m (Northing)	Lot No.	RL, m Centre of lot
Primary noise barrier			
476489.81	6940089.73	Lot 501	35.19
476487.23	6940098.10	Lot 501	35.19
476484.64	6940106.47	Lot 501	35.19
476482.06	6940114.85	Lot 501	35.19
476479.48	6940123.22	Lot 501	35.19
476489.04	6940126.17	Lot 501	35.19

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Date: 19 October 2020

Signed: 

x, m (Easting)	y, m (Northing)	Lot No.	RL, m Centre of lot
476498.61	6940129.11	Lot 502	35.65
476505.29	6940131.18	Lot 502	35.65
476511.97	6940133.24	Lot 503	36.63
476519.62	6940135.60	Lot 503	36.63
476527.26	6940137.96	Lot 504	37.45
476533.95	6940140.02	Lot 504	37.45
476540.64	6940142.08	Lot 505	38.14
476547.33	6940144.14	Lot 505	38.14
476554.02	6940146.20	Lot 506	39.03
476561.66	6940148.56	Lot 506	39.03
476569.30	6940150.92	Lot 507	40.05
476576.95	6940153.28	Lot 507	40.05
476584.59	6940155.64	Lot 508	41.04
476591.28	6940157.70	Lot 508	41.04
476597.97	6940159.76	Lot 509	41.96
476604.66	6940161.83	Lot 509	41.96
476611.35	6940163.89	Lot 510	42.98
476618.04	6940165.95	Lot 510	42.98
476624.73	6940168.02	Lot 511	44.00
476631.42	6940170.08	Lot 511	44.00
476638.12	6940172.14	Lot 512	45.03
476645.75	6940174.50	Lot 512	45.03
476653.39	6940176.86	Lot 513	46.38
476661.04	6940179.21	Lot 513	46.38
476668.69	6940181.57	Lot 514	47.47
476676.33	6940183.93	Lot 514	47.47
476683.97	6940186.28	Lot 658	48.76
476691.62	6940188.64	Lot 658	48.76
476699.26	6940191.00	Lot 659	49.96
476705.95	6940193.06	Lot 659	49.96
476712.64	6940195.13	Lot 660	51.06
476719.33	6940197.19	Lot 660	51.06
476726.01	6940199.26	Lot 661	52.20
476732.71	6940201.32	Lot 661	52.20
476739.40	6940203.39	Lot 662	53.40
476747.47	6940205.88	Lot 662	53.40
476754.56	6940208.50	Lot 663	54.44
476761.14	6940210.94	Lot 663	54.44
476767.72	6940213.37	Lot 772	55.01

PAD LEVEL TABLES
29.09.2020

x, m (Easting)	y, m (Northing)	Lot No.	RL, m Centre of lot
476780.86	6940218.24	Lot 773	54.96
476787.46	6940220.65	Lot 773	54.96
476794.06	6940223.06	Lot 774	54.49
476800.57	6940225.48	Lot 774	54.49
476807.08	6940227.90	Lot 775	53.57
476813.71	6940230.37	Lot 775	53.57
476820.35	6940232.83	Lot 776	52.54
476826.92	6940235.29	Lot 776	52.54
476833.49	6940237.76	Lot 777	51.59
476840.05	6940240.15	Lot 777	51.59
476846.62	6940242.55	Lot 778	50.46
476853.32	6940244.98	Lot 778	50.46
476859.99	6940240.45	Lot 778	50.46
476866.74	6940235.77	Lot 778	50.46
476874.29	6940230.55	Lot 778	50.46
476877.35	6940220.66	Lot 778	50.46
476880.52	6940210.23	Lot 778	50.46
Secondary noise barrier			
476867.95	6940157.33	Lot 765	52.51
476875.30	6940159.61	Lot 765	52.51
476877.63	6940151.92	Lot 765	52.51
476936.45	6940148.46	Lot 750	51.60
476943.14	6940150.53	Lot 750	51.60
476949.83	6940152.59	Lot 749	51.91
476956.30	6940154.58	Lot 749	51.91
476962.88	6940156.62	Lot 749	51.91
476969.46	6940158.66	Lot 749	51.91
476976.04	6940160.70	Lot 749	51.91

Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed: 