

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)

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	14m-15.999m	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

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
 - 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 4.9m.
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
 - One (1) bedroom dwellings require a minimum 5m² with a minimum dimension of 1.2m
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Fencing:

- Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.8m in height if 50% transparent. If not 50% transparent, fencing is to be no more than 1.2m in height.
- 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.
- 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:
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 - 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

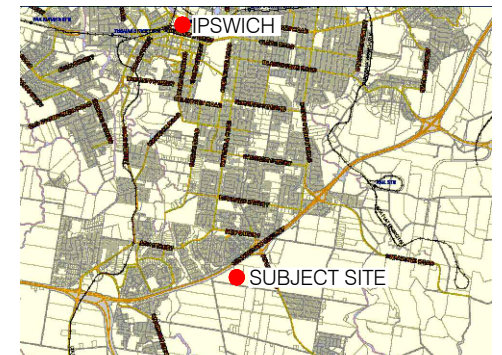
NOTES

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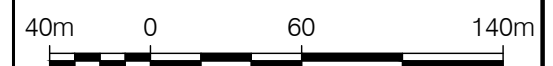
(ii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

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

LOCALITY DIAGRAM



SCALE BAR



SCALE 1:3000 @ 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-6-14

DRAWN

LFB

DATE

13/01/2022

CHECKED

LFB

DATE

13/01/2022

APPROVED

SRS

DATE

13/01/2022

UDN

BRSS5365-ORC-7-13

SHEET 1 OF 9

SRS

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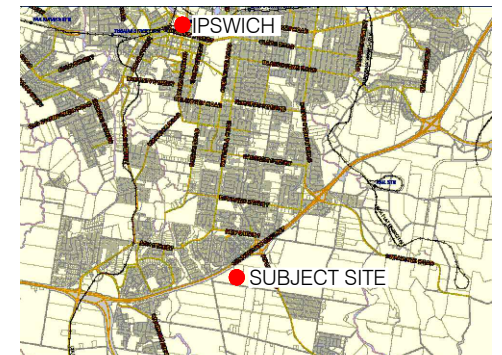
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LOCALITY DIAGRAM



SCALE BAR



SCALE 1:1250 @ A3



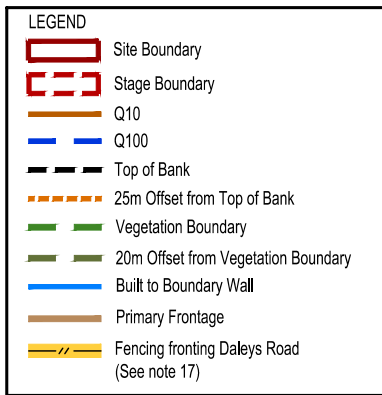
Brisbane Office

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-6-14	
DRAWN	LFB	DATE 13/01/2022
CHECKED	LFB	DATE 13/01/2022
APPROVED	SRS	DATE 13/01/2022
UDN	SHEET 2 OF 9 BRSS5365-ORC-7-13	

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

[illegible]

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	First	Ground	First	Ground	First
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										
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A map of Ipswich, Suffolk, showing the location of the Subject Site. The map includes the city of Ipswich, surrounding areas like Ipswich Heath and Ipswich Common, and the River Orwell. The Subject Site is marked with a red dot and labeled 'SUBJECT SITE'.

SCALE 1:1250 @ A3



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Level 1
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PO Box 1399 e: info@landpartners.com.au
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CONTOUR INTERVAL		N/A	
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DRAWN	LFB	DATE	13/01/2022
CHECKED	LFB	DATE	13/01/2022
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BRSS5365-ORC-7-13

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SRS



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

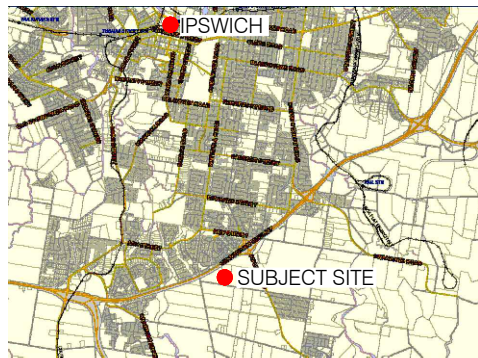
LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

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LOCALITY DIAGRAM



SCALE BAR



SCALE 1:1250 @ 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-6-14	
DRAWN	LFB	DATE 13/01/2022
CHECKED	LFB	DATE 13/01/2022
APPROVED	SRS	DATE 13/01/2022
UDN	SHEET 4 OF 9	

BRSS5365-ORC-7-13

SRS

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



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)

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	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

General:

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

Orientation:

3. Entries

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

Setbacks:

4. Where there is a Multiple Residential Lot on a corner site the preferred option is that access is maintained from both road frontages.
5. Setbacks are as per the Site Development Table unless otherwise specified.
6. 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.
7. 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.
8. Buildings on lots less than 10m wide may be built to more than one boundary.
9. Boundary setbacks are measured to the wall of the structure.
10. 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:

11. 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).

12. Villa Lots with a width less than 12.5m are to have tandem parking with a setback to a garage of 4.9m.
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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13. Parking spaces on driveways do not have to comply with AS2890.

Site Cover and Amenities:

14. 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.
15. 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 1.8m.

Fencing:

16. Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.8m in height if 50% transparent. If not 50% transparent, fencing is to be no more than 1.2m in height.
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.
17. 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:

18. The number of dwellings per 'Multiple Residential' Lots is a maximum of 2 units.
19. 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

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

Display Homes

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

CLIENT

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT

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LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

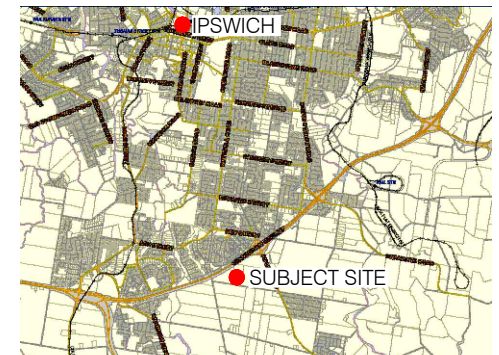
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SCALE BAR



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LEVEL DATUM	N/A	
LEVEL ORIGIN	N/A	
CONTOUR INTERVAL	N/A	
COMPUTER FILE	BRSS5365-ORC-6-14	
DRAWN	LFB	DATE 13/01/2022
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UDN	SHEET 5 OF 9 BRSS5365-ORC-7-13	

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	Q100
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CLIENT

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PROJECT

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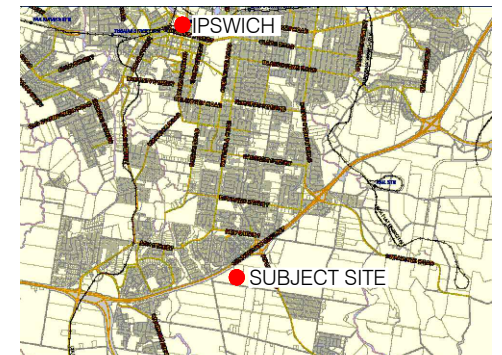
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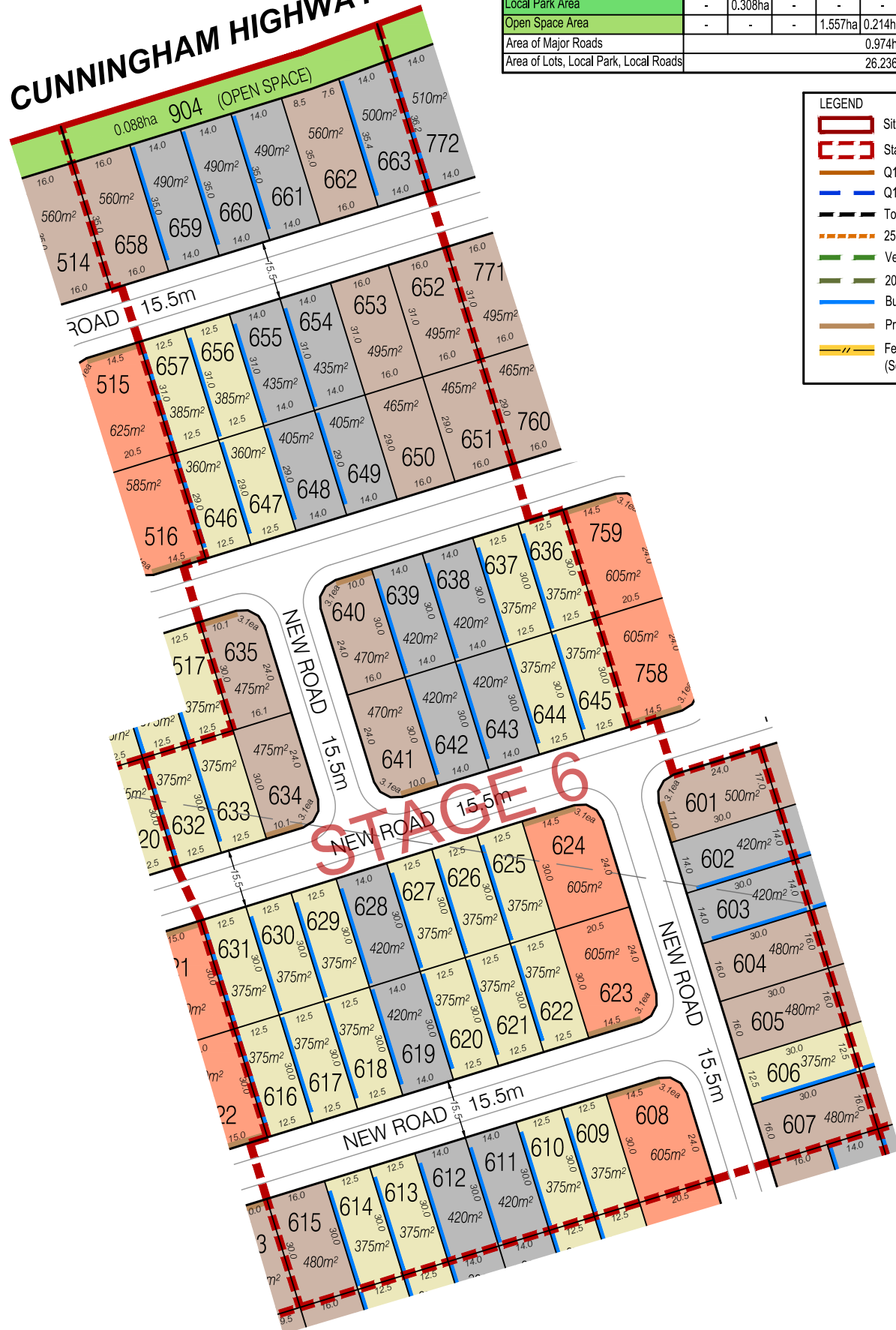
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UDN SHEET 6 OF 9
BRSS5365-ORC-7-13

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N

CUNNINGHAM HIGHWAY



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	1	2	3	4	5	6	7	8	TOTAL
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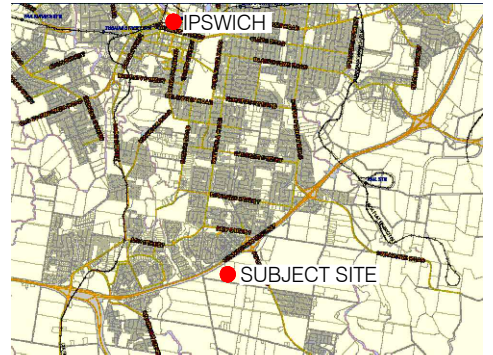
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Milton Qld 4064 w: www.landpartners.com.au



LEVEL DATUM	N/A	
LEVEL ORIGIN	N/A	
CONTOUR INTERVAL	N/A	
COMPUTER FILE	BRSS5365-ORC-6-14	
DRAWN	LFB	DATE 13/01/2022
CHECKED	LFB	DATE 13/01/2022
APPROVED	SRS	DATE 13/01/2022
UDN	SHEET 7 OF 9 BRSS5365-ORC-7-13	

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

N

CUNNINGHAM HIGHWAY



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	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

- 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 4.9m.
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 Amenitv:**
- 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 1.8m.
- Fencing:**
- Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.8m in height if 50% transparent. If not 50% transparent, fencing is to be no more than 1.2m in height.
 - 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.
 - 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

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

SCALE 1:1500 @ A3

Brisbane Office

Level 1
18 Little Cribb Street,
Milton Qld 4064
PO Box 1399
Milton Qld 4064

p: (07) 3842 1000
f: (07) 3842 1001
e: info@landpartners.com.au
w: www.landpartners.com.au

LEVEL DATUM

N/A

LEVEL ORIGIN

N/A

CONTOUR INTERVAL

N/A

COMPUTER FILE

BRSS5365-ORC-6-14

DRAWN

LFB

DATE

13/01/2022

CHECKED

LFB

DATE

13/01/2022

APPROVED

SRS

DATE

13/01/2022

UDN

BRSS5365-ORC-7-13

SHEET 8 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 RESOURCES.



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)

STATISTICS	STAGES								
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	Ground	First	Ground	First	Ground	First	Ground	First	Ground	First
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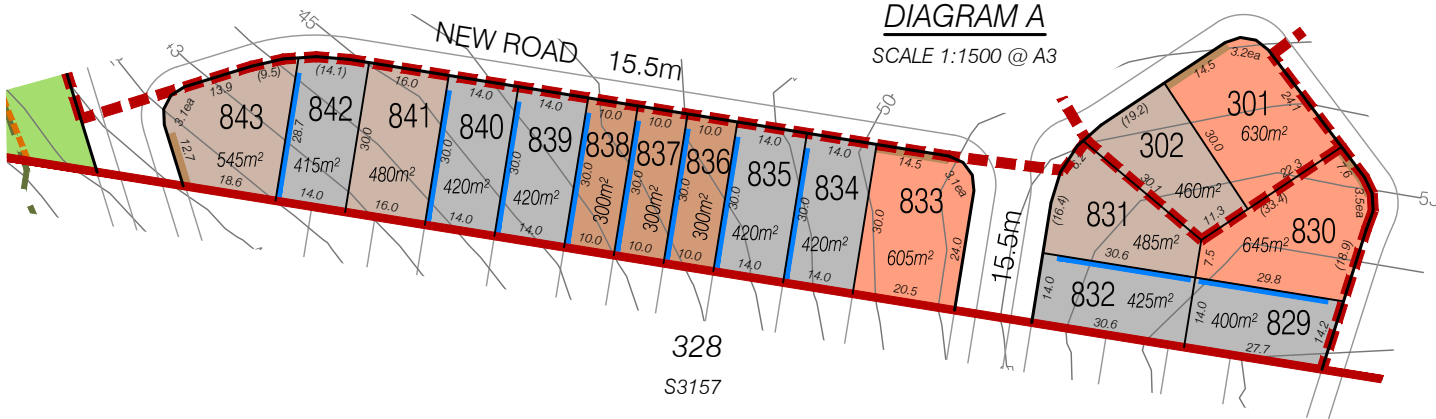


DIAGRAM A
SCALE 1:1500 @ A3

