STATISTICS		STAGES								
		1	2	3	4	5	6	7	8	TOTAL
Stage Area		3.810ha	3.266ha	2.483ha	5.291ha	6.147ha	3.722ha	7.283ha	2.154ha	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	11	6	7	9	10	15	15	11	85
Multiple Residential Lot	20m Wide	6	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	2.946ha	0.088ha	2.321ha	-	6.912ha
Area of Major Roads		0.974ha								
Area of Lots, Local Park, Local Roads		26.236ha								

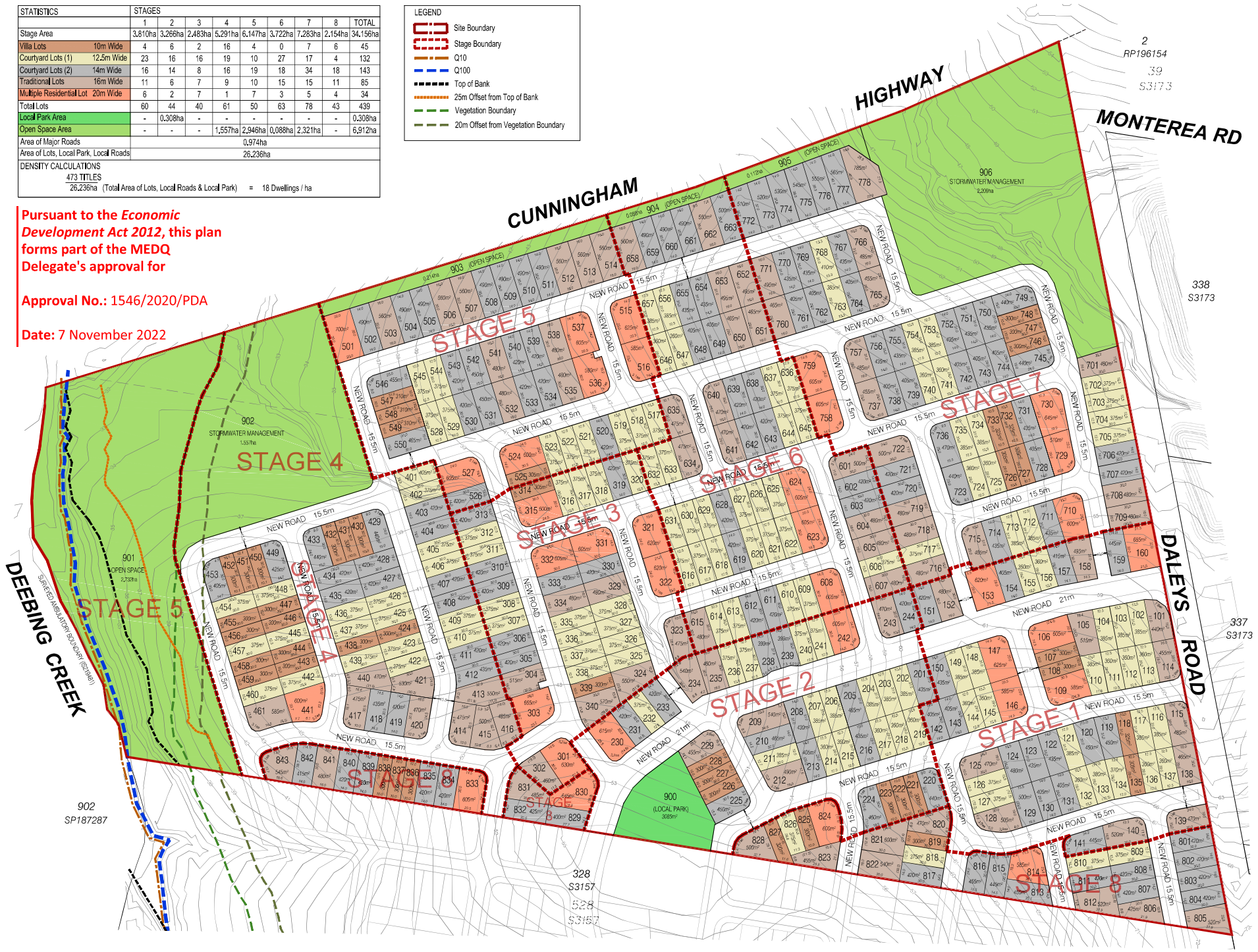
DENSITY CALCULATIONS
473 TITLES
26.236ha (Total Area of Lots, Local Roads & Local Park) = 18 Dwellings / ha

LEGEND
- Site Boundary
- Stage Boundary
- Q10
- Q100
- Top of Bank
- 25m Offset from Top of Bank
- Vegetation Boundary
- 20m Offset from Vegetation Boundary

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

Approval No.: 1546/2020/PDA

Date: 7 November 2022



CLIENT
ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT
PROPOSED RECONFIGURATION OF LOTS 3, 5 & 6 ON RP180932
(160, 188, 210 DALEYS ROAD, RIPLEY)

LOCAL AUTHORITY
ECONOMIC DEVELOPMENT QUEENSLAND

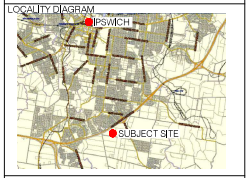
NOTES

(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),(iii) or (iv) hereof.

(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.

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

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

LOCALITY DIAGRAM


SCALE BAR
0 5 10 20 30 50 80m
SCALE 1:1250 @ A1
SCALE 1: 2500 @ A3

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LEVEL DATUM		AHD	
LEVEL ORIGIN		PSM58055 RL37.563m	
CONTOUR INTERVAL		1m	
COMPUTER FILE		BRSS5365-ORC-8-17	
DRAWN	TKW	DATE	26/10/2022
CHECKED	TKW	DATE	26/10/2022
APPROVED	SRS	DATE	26/10/2022

UDN
BRSS5365-ORC-8-14
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.

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