

NOTES

(i) This plan was prepared for the purposes and exclusive use of ORCHARD DALEYS DEVELOPMENTS PTY LTD and is not to be used for any other purpose or in any other jurisdiction. The plan is subject to the approval of the Queensland Government and the Local Government of RIPLEY. The plan is not to be used for any other purpose or in any other jurisdiction. The plan is subject to the approval of the Queensland Government and the Local Government of RIPLEY.

(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours, has been determined by a qualified surveyor and is subject to the accuracy of the measurements and the accuracy of the data used in the preparation of the plan.

(iii) The plan may not be copied or reproduced in any form without the written consent of the developer.

LEGEND

- Site Boundary
- Stage Boundary
- C10
- C100
- Top of Bank
- 25m Offset from Top of Bank
- Vegetation Boundary
- 20m Offset from Vegetation Boundary

STATISTICS

STAGES	1	2	3	4	5	6	7	8	TOTAL
Stage Area	3.670ha	3.268ha	2.483ha	5.201ha	6.147ha	2.154ha	3.722ha	7.283ha	34.156ha
Width Lots	10m Wide	4	6	2	16	4	6	0	7
Countdown Lots (1)	12.5m Wide	23	16	19	10	4	27	17	132
Countdown Lots (2)	14m Wide	16	14	8	16	19	11	18	34
Traditional Lots	16m Wide	11	6	7	9	10	11	15	85
Multiple Residential Lot	20m Wide	6	2	7	1	5	4	3	34
Total Lots	60	44	40	61	50	43	63	78	439
Local Park Area	-	0.308ha	-	-	-	-	-	-	0.308ha
Area of Major Roads	-	-	-	-	1.557ha	2.940ha	-	-	0.974ha
Area of Local Park, Local Roads	-	-	-	-	-	-	-	-	26.236ha

DENSITY CALCULATIONS

473 TITLES

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

Pursuant to the Economic Development Act 2012, this plan forms part of the MEDQ Delegate's approval for Approval No.: 1546/2020/PDA Date: 28 September 2023

LANDPARTNERS
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LEVEL DATUM AHD
LEVEL ORIGIN PSN85066 FL037.560m
CONTOUR INTERVAL 1m
COMPUTER FILE BRSS5365-ORC-C-19
DRAWN TKW
CHECKED TKW
DATE 19/09/2023
APPROVED SRS
DATE 19/09/2023
LDN BRSS5365-ORC-C-16



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. 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 structures, setbacks & flood information (if shown) are approximate only and may vary.
- (iii) This plan may not be copied unless these notes are included.

LOCALITY DIAGRAM



Brisbane Office
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Phone 07 4964 4064
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LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	BRSS5365-ORC-6-19
DRAWN	TKW
CHECKED	TKW
APPROVED	SRS
DATE	19/09/2023
DATE	19/09/2023
DATE	19/09/2023
UDN	BRSS5365-ORC-7-18

SITE DEVELOPMENT TABLE (SETBACKS)	Village Lot		Court yard Lot (1)		Court yard Lot (2)		Traditional Lot		Multiple Residential Lot 20m+
	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
Rear	0.3	0.9	0.3	1	0.9	1	0.9	1	1
Side of Lots	0	1	0	1	0	1	0	1	0
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1.5	1.5	1.2
Built to Boundary	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Secondary Frontage	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9
Storage (from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9

- 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

- Entire
- (e) 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.
- Setbacks 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.
- Edges 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 210mm.

Parking

- Minimum off-street parking requirements
- Villa, Court yard and Multiple Residential Lots
 - One (1) and two (2) bedroom dwellings require a minimum one (1) covered space per dwelling and two
 - Three (3) or more bedroom dwellings require two (2) spaces per dwellings, one which must be capable of being covered (if 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 AS2980.
- Site Cover and Aridity.
- 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 8m² 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 dwellings where located above ground level must be at least 3m² 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 1.2m 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
 - 1.2m high if not transparent at ground level to a height of 1.2m and a minimum 50% visually permeable fencing element along the side fence, or
 - 1.2m high if not transparent at ground level to a height of 1.2m and a minimum 50% visually permeable fencing element along the side fence, or
 - 1.2m high if not transparent at ground level to a height of 1.2m and a minimum 50% visually permeable fencing element along the side fence, or
- Units on Proposed lots and future developments of any parks, public thoroughfares and detention basins.
- Fencing for Frontages adjoining Daleys Road, Proposed Lots 701-709, 180, 101, 114, 115, 138, 139, 801-805 must be constructed not more than 1.2m high with a solid component of maximum 1.2m high with a 0.3m permeable element atop.
- Lots 180 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 Lot is a maximum of 2 units.
- All Multiple Residential Lots which achieve a building footprint 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 Assessments Act 1994.
- Display Homes
- Locations of display homes for each stage will be provided following plan sealing for that stage.

Setbacks to PMT locations are to be in accordance with easement requirements. All dimensions and areas on this plan are subject to survey and requirements for lodgement of survey plans in the Department of Resources.

STATISTICS	1	2	3	4	5	6	7	8	TOTAL
Stage Area	3.810ha	3.268ha	2.483ha	5.291ha	6.477ha	2.544ha	3.722ha	7.283ha	34.156ha
Village Lots	10m Wide	6	2	16	10	4	0	7	45
Court yard Lots (1)	12.5m Wide	23	16	16	10	4	27	17	132
Court yard Lots (2)	14m Wide	16	14	6	16	18	18	16	34
Traditional Lots	16m Wide	11	6	7	9	10	11	15	85
Multiple Residential Lot	20m Wide	6	2	7	1	7	4	3	5
Total Lots		60	44	40	61	50	43	63	78
Local Park Area		-	-	-	-	-	-	-	0.308ha
Open Space Area		-	-	-	-	-	-	-	1.557ha
Area of Major Roads		-	-	-	-	-	-	-	0.97ha
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 rule 17)

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

OPEN SPACE LOT 904
Potential 10m wide Road Widening (0.083ha)

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

OPEN SPACE LOT 902
Potential 10m wide Road Widening (1.557ha)

OPEN SPACE LOT 901 (2.732ha)
The Deebing Creek boundary has been surveyed and is shown on plan IS219481 lodged in the Department of RESOURCES.

STAGE 1
STAGE 2
STAGE 3
STAGE 4
STAGE 5

DALEYS ROAD

CUNNINGHAM HIGHWAY

DEEBING CREEK

STORMWATER MANAGEMENT
Lot 906 (2.209ha)
Lot 902 (1.557ha)

LOCAL PARK
Lot 900 (3089m²)

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SP187287

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S3173

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

Approval No.: 1546/2020/PDA

Date: 28 September 2023

CLIENT
ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

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

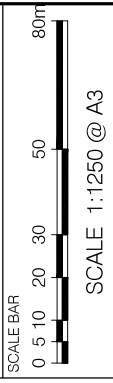
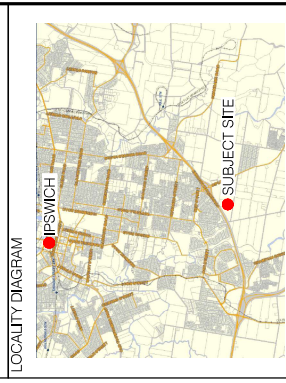
LOCAL AUTHORITY
ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

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LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	BRSS5365-ORC-6-19
DRAWN	TKW
CHECKED	TKW
APPROVED	SRS
DATE	19/09/2023
DATE	19/09/2023
DATE	19/09/2023
UDN	BRSS5365-ORC-7-18
	SHEET 2 OF 9

SITE DEVELOPMENT TABLE (SETBACKS)

Village Lot	Court yard Lot (1)		Court yard Lot (2)		Traditional Lot		Multiple Residential Lot
	Ground	First	Ground	First	Ground	First	
10m x 12.495m	12.5m	3.995m	14m x 13.995m	16m x 15.995m	16m x 15.995m	20m +	20m +
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	1	0.9	1	1	2
Side of Lots	0	1	0	1	0	1	0
Non Built to Boundary	0.9	0.9	1	1	1.5	1.5	1.5
Secondary Frontage	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

- 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**
- Entire
- 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 overhang (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 210mm.

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).

(b) 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.

13. Parking spaces on driveways do not have to comply with AS2980.

Site Cover and Aridity

- 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 8m² 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 dwellings located above ground level must not be less than 3m² which may be in the form of a balcony with a minimum dimension of 1.8m.

Fencing

- Fencing is not to extend beyond the front of the dwelling. Fencing for secondary frontages are to be 1.2m 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 and ground level to a height of 1.2m and a minimum 50% visually permeable (allowing screening of the soil fence, or similar, to the street) to the street.
- Units on Proposed lots and future subdivisions of any parks, public thoroughfares and detention basins.

Fencing for Frontages adjoining Daleys Road, Proposed Lots 701-709, 160, 114, 115, 138, 139, 801-805 must not be more than 1.2m 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 Lot is a maximum of 2 units.
- All Multiple Residential Lots which achieve a building footprint 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
 - vegetation in roof line

High Density Development Assessments

- High density development assessments 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.

STATISTICS

STAGES	1	2	3	4	5	6	7	8	TOTAL
Stage Area	3.870ha	3.268ha	2.483ha	6.291ha	6.474ha	2.154ha	3.722ha	7.283ha	34.156ha
Village Lots	10m Wide	6	2	16	4	6	0	7	45
Courtyard Lots (1)	12.5m Wide	23	16	19	10	4	27	17	132
Courtyard Lots (2)	14m Wide	16	14	8	16	19	18	16	34
Traditional Lots	16m Wide	11	6	7	9	10	11	15	85
Multiple Residential Lot	20m Wide	6	2	7	1	4	3	5	34
Total Lots	60	44	40	61	50	43	63	78	439
Local Park Area	-	-	-	-	-	-	-	-	0.308ha
Open Space Area	-	-	-	-	-	-	-	-	1.557ha
Area of Major Roads	-	-	-	-	-	-	-	-	0.977ha
Area of Lots, Local Park, Local Roads	-	-	-	-	-	-	-	-	26.236ha

Pursuant to the Economic Development Act 2012, this plan forms part of the MEDQ Delegate's approval for Approval No. 1546/2020/PDA Date: 28 September 2023

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 rule 17)



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

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

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. 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.
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LOCALITY DIAGRAM



SCALE 1:1250 @ A3



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LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	BRSS5365-ORC-6-19
DRAWN	TKW
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APPROVED	SRS
DATE	19/09/2023
DATE	19/09/2023
DATE	19/09/2023
UDN	BRSS5365-ORC-7-18
SHEET	3 OF 9

SITE DEVELOPMENT TABLE (SETBACKS)	Village Lot		Cottage Lot (1)		Cottage Lot (2)		Traditional Lot		Multiple Residential Lot
	Ground	First	Ground	First	Ground	First	Ground	First	
Primary Frontage	0.3	0.9	0.3	0.9	0.9	1.0	0.9	1.1	2
Rear	0.3	0.9	0.3	0.9	0.9	1.0	0.9	1.1	2
Side of Lots	0	1	0	1	0	1	0	1	0
Non Built to Boundary	0.9	0.9	1.1	1.1	1.5	1.5	1.5	1.5	1.2
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
(Storage from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9

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
(e) 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. Entries 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 210mm.

Parking

11. Minimum off-street parking requirements
(a) Villa, Cottage 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.
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.
13. Parking spaces on driveways do not have to comply with AS2890.
Site Cover and Openness
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 50m² with a minimum dimension of 1.2m
(b) Two (2) bedroom dwellings require a minimum 80m² with a minimum dimension of 2.4m
(c) Three (3) bedroom dwellings require a minimum 120m² with a minimum dimension of 2.4m
(d) Private open space for Multiple Residential dwellings where located above ground level must not be less than 3m² 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 1.2m 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
- 1.2m high if transparent and ground level to a height of 1.2m and a minimum 50% visually permeable (allowing a maximum of 10% solid fence) to the street frontage and 50% permeable to the rear boundary.
17. Fencing for Frontages adjoining Daleys Road, Proposed Lots 701-709, 180, 114, 115, 138, 139, 801-805 must be constructed not more than 1.2m high with a solid component of maximum 1.2m high with a 0.3m permeable element atop.
Lots 180 and 701-709 which have terraced retaining along Daleys Road are to have the fence located on the top tier with low maintenance landscaping retained in the tier.

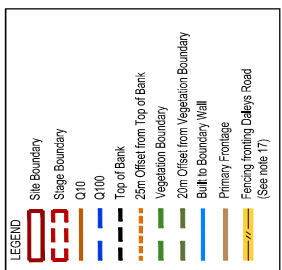
Multiple Residential Lots

18. The number of dwellings per Multiple Residential Lot is a maximum of 2 units.
19. All Multiple Residential Lots which achieve a building footprint 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

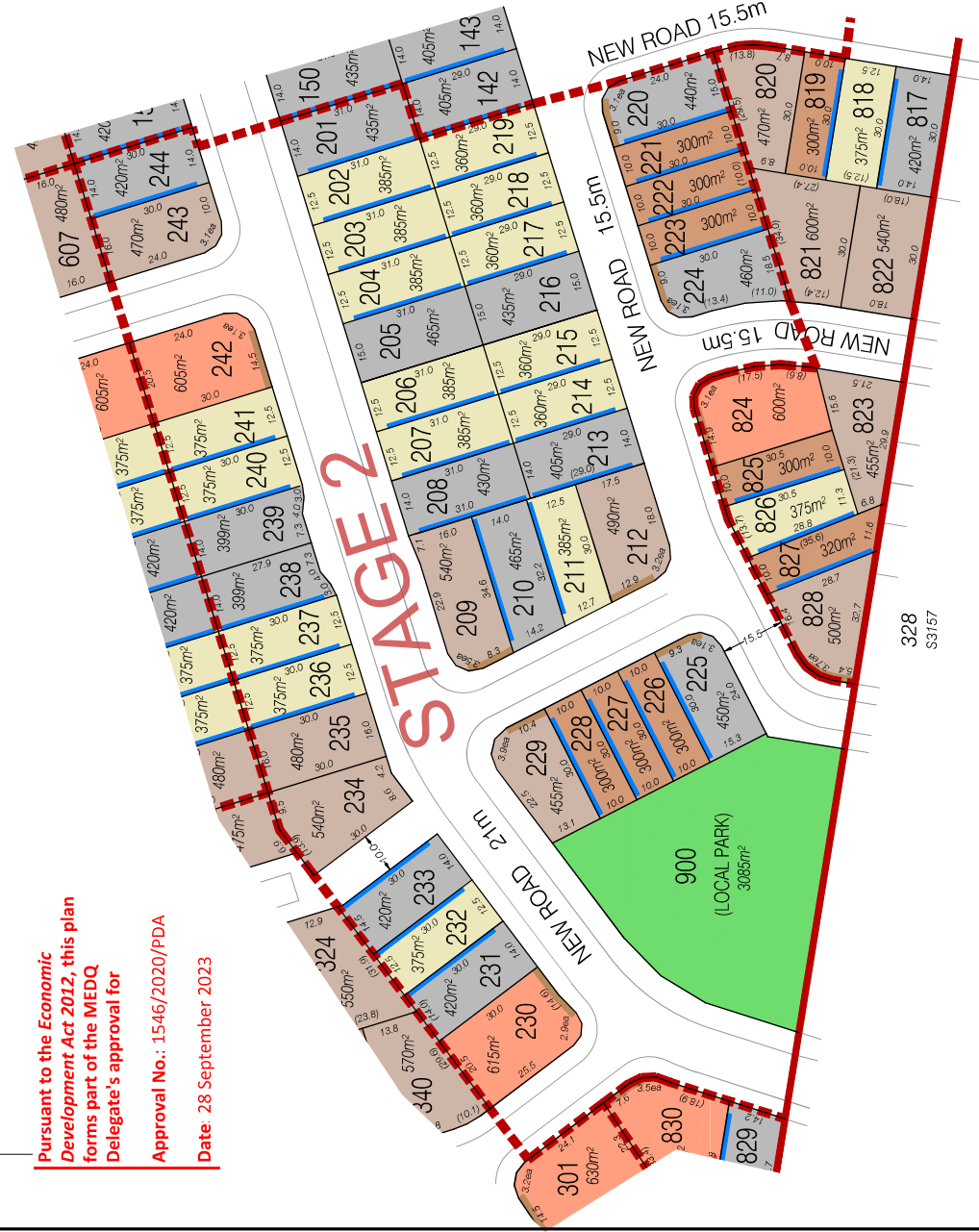
High Density Development Assessments Act 1994

20. High density development assessments may apply for all small lots in accordance with the Land Title Act 1994.
Display Homes
21. Locations of display homes for each stage will be provided following plan sealing for that stage.

STATISTICS	1	2	3	4	5	6	7	8	TOTAL
Stage Area	3.810ha	3.268ha	2.483ha	6.291ha	6.474ha	2.154ha	3.722ha	7.283ha	34.156ha
Village Lots	10m Wide	6	2	16	4	6	0	7	45
Cottage Lots (1)	12.5m Wide	23	16	16	19	10	4	27	132
Cottage Lots (2)	14m Wide	16	14	8	16	18	16	16	134
Traditional Lots	16m Wide	11	6	7	9	10	11	15	85
Multiple Residential Lot	20m Wide	6	2	7	1	7	4	3	34
Total Lots	60	44	40	61	50	43	63	78	439
Local Park Area	-	-	-	-	-	-	-	-	0.308ha
Open Space Area	-	-	-	-	-	-	-	-	0.088ha
Area of Major Roads	-	-	-	-	-	-	-	-	1.557ha
Area of Local Park, Local Roads	-	-	-	-	-	-	-	-	0.977ha
Area of Lots	-	-	-	-	-	-	-	-	26.226ha



Pursuant to the Economic Development Act 2012, this plan forms part of the MEDQ Delegate's approval for Approval No.: 1546/2020/PDA Date: 28 September 2023



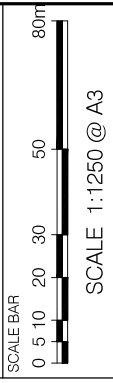
ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

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. The applicant 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 the lots, setbacks and flood information (if shown) are approximate only and may vary.
 (iii) This plan may not be copied unless these notes are included.

LOCALITY DIAGRAM



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 Level 1
 18 Little Cribb Street
 Milton QLD 4064
 Phone 07 4964 4964
 Fax 07 3542 1000
 Email info@landpartners.com.au
 www.landpartners.com.au

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	BRSS5365-ORC-6-19
DRAWN	TKW
CHECKED	TKW
APPROVED	SRS
DATE	19/09/2023
DATE	19/09/2023
DATE	19/09/2023
UDN	BRSS5365-ORC-7-18

SITE DEVELOPMENT TABLE (SETBACKS)		Village Lot		Cottage Lot (1)		Cottage Lot (2)		Traditional Lot		Multiple Residential Lot	
		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	2.4
Rear	0.9	0.9	0.3	1	0.9	1	0.9	1	1	1	2
Side of Lots	0	1	0	1	0	1	0	1	0	1	0
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1.5	1.5	1.5	1.5	1.5
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Storage (from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9

- 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.

- Entire (e) Front doors of dwellings on corner lots are generally to address the Primary Street Frontage.
- 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 overhang (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 210mm.

Parking

- Minimum off-street parking requirements
 - Village, Cottage 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).
 - Village 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 Area.
- 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 8m² 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 dwellings where located above ground level must be at least 3m² which may be in the form of a balcony with a minimum dimension of 1.8m.

Fencing

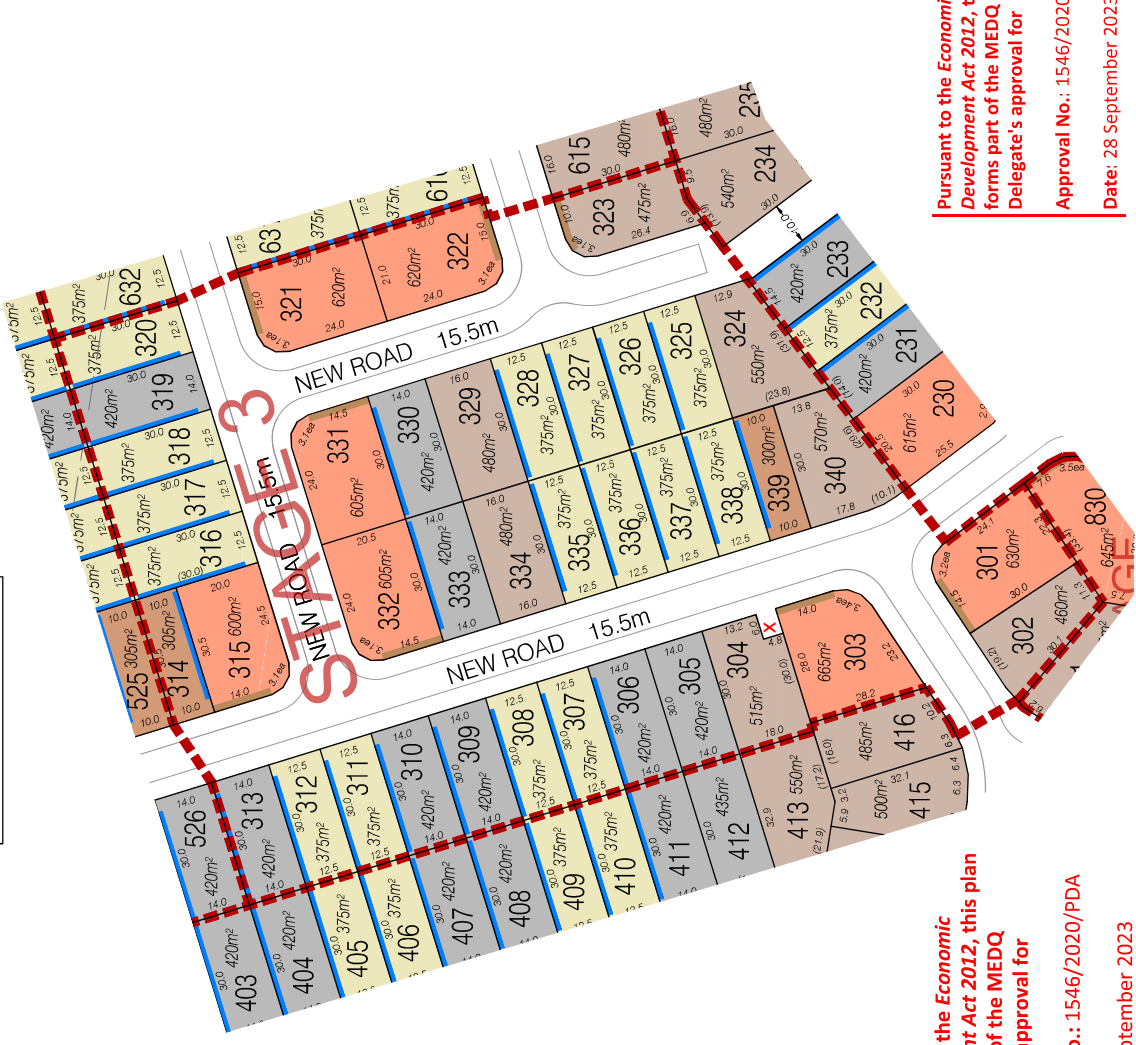
- Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.2m in height if 50% transparent. If not 50% transparent, fencing is to be no more than 1.2m in height.
 - Fencing along open space and public thoroughfares as follows:
 - 1.2m high if not transparent, or
 - 1.8m high if not transparent and a minimum 50% visually permeable (allowing a maximum of 1.2m high) to the side of the lot and a minimum 50% visually permeable (allowing a maximum of 1.2m high) to the rear of the lot.
 - Units on Proposed lots and existing dwellings of any parks, public thoroughfares and detention basins.
 - Fencing for Frontages adjoining Daleys Road of Proposed Lots 701-709, 180, 101, 114, 115, 138, 139, 181-185 must be constructed not more than 1.2m high with a solid component of maximum 1.2m high with a 0.3m permeable element atop.
 - Lots 180 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 Lot is a maximum of 2 units.
 - All Multiple Residential Lots which achieve a building footprint 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 Elements
- High density development assessments may apply for all small lots in accordance with the Land Use Act 1994.
- Display Homes
- Locations of display homes for each stage will be provided following plan sealing for that stage.

Setbacks to PMT locations are to be in accordance with easement requirements.
 FOR LODGEMENT FOR SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.

STATISTICS	1	2	3	4	5	6	7	8	TOTAL
Stage Area	3.810ha	3.268ha	2.483ha	6.291ha	6.471ha	2.154ha	3.722ha	7.283ha	34.156ha
Village Lots	10m Wide	4	6	2	16	4	6	0	45
Cottage Lots (1)	12.5m Wide	23	16	19	10	4	27	17	132
Cottage Lots (2)	14m Wide	16	14	8	16	19	18	16	143
Traditional Residential Lots	16m Wide	11	6	7	9	10	11	15	85
Multiple Residential Lots	20m Wide	6	2	7	1	7	4	3	34
Total Lots	60	44	61	50	43	63	78	439	3,308ha
Local Park Area	-	-	-	-	-	-	-	-	0.308ha
Open Space Area	-	-	-	-	-	-	-	-	1.557ha
Area of Major Roads	-	-	-	-	-	-	-	-	0.977ha
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)



Pursuant to the Economic Development Act 2012, this plan forms part of the MEDQ Delegate's approval for Approval No.: 1546/2020/PDA Date: 28 September 2023

Pursuant to the Economic Development Act 2012, this plan forms part of the MEDQ Delegate's approval for Approval No.: 1546/2020/PDA Date: 27 September 2023

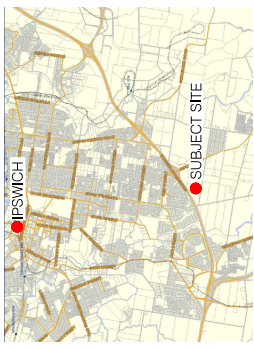
NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT FOR SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.

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. The applicant accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may 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 any setbacks and flood information (if shown) are approximate only and may vary.
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LOCALITY DIAGRAM


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

LANDPARTNERS built environment consultants
 Brisbane Office
 Level 1
 18 Little Cribb Street
 Milton QLD 4064
 Phone 07 4964 4964
 Fax 07 3542 1000
 Email info@landpartners.com.au
 Website www.landpartners.com.au

LEVEL DATUM N/A
LEVEL ORIGIN N/A
CONTOUR INTERVAL N/A
COMPUTER FILE BRSS5365-ORC-6-19
DRAWN TKW DATE 19/09/2023
CHECKED TKW DATE 19/09/2023
APPROVED SRS DATE 19/09/2023
UDN BRSS5365-ORC-7-18
SHEET 5 OF 9

SITE DEVELOPMENT TABLE (SETBACKS)

Village Lot	Court yard Lot (1)		Court yard Lot (2)		Traditional Lot		Multiple Residential Lot
	Ground	First	Ground	First	Ground	First	
10m x 12.499m	12.5m	3.999m	14m x 15.999m	16m x 19.999m	16m x 19.999m	20m +	20m +
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	0.9	0.9	0.9	1	1
Side of Lots	0	1	0	1	0	1	0
Built to Boundary	0.9	0.9	1	1	1.5	1.5	1.5
Non Built to Boundary	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Secondary Frontage	4.9	N/A	4.9	N/A	4.9	N/A	4.9
Storage (from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9

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
 (e) 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.
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Parking
 11. Minimum off-street parking requirements
 (a) Villa, Court yard and Multiple Residential Lots
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 16a. Fencing along open space and public thoroughfares as follows:
 - 1.2m high if not transparent, or
 - 1.8m high if not transparent and ground level to a height of 1.2m and a minimum 50% visually permeable fencing element along the side fence, and a minimum 50% permeable fence along the rear fence and passive surveillance of any paths, public thoroughfares and adjoining lots.
 17. Fencing for Frontages adjoining Daleys Road of Proposed Lots 701-709, 180, 101, 114, 115, 138, 139, 801-805 must be constructed not more than 1.2m high with a solid component of maximum 1.2m high with a 0.3m permeable element atop.
 Lots 180 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
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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 (refer role 17)

STATISTICS

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Total Lots	60	44	40	61	50	43	63	78	439
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Open Space Area	-	-	-	-	-	-	-	-	0.088ha
Area of Major Roads	-	-	-	-	-	-	-	-	1.557ha
Area of Local Park, Local Roads	-	-	-	-	-	-	-	-	0.97ha
Area of Local Park, Local Roads	-	-	-	-	-	-	-	-	26.236ha

Pursuant to the Economic Development Act 2012, this plan forms part of the MEDQ Delegate's approval for Approval No. 1546/2020/PDA Date: 28 September, 2023

328
53157

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

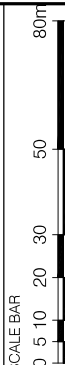
ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

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 1:1250 @ A3



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 Fax 07 4964 4964
 www.landpartners.com.au

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	BRSS5365-ORC-6-19
DRAWN	TKW
CHECKED	TKW
APPROVED	SRS
DATE	19/09/2023
DATE	19/09/2023
DATE	19/09/2023
UDN	BRSS5365-ORC-7-18
	SHEET 6 OF 9

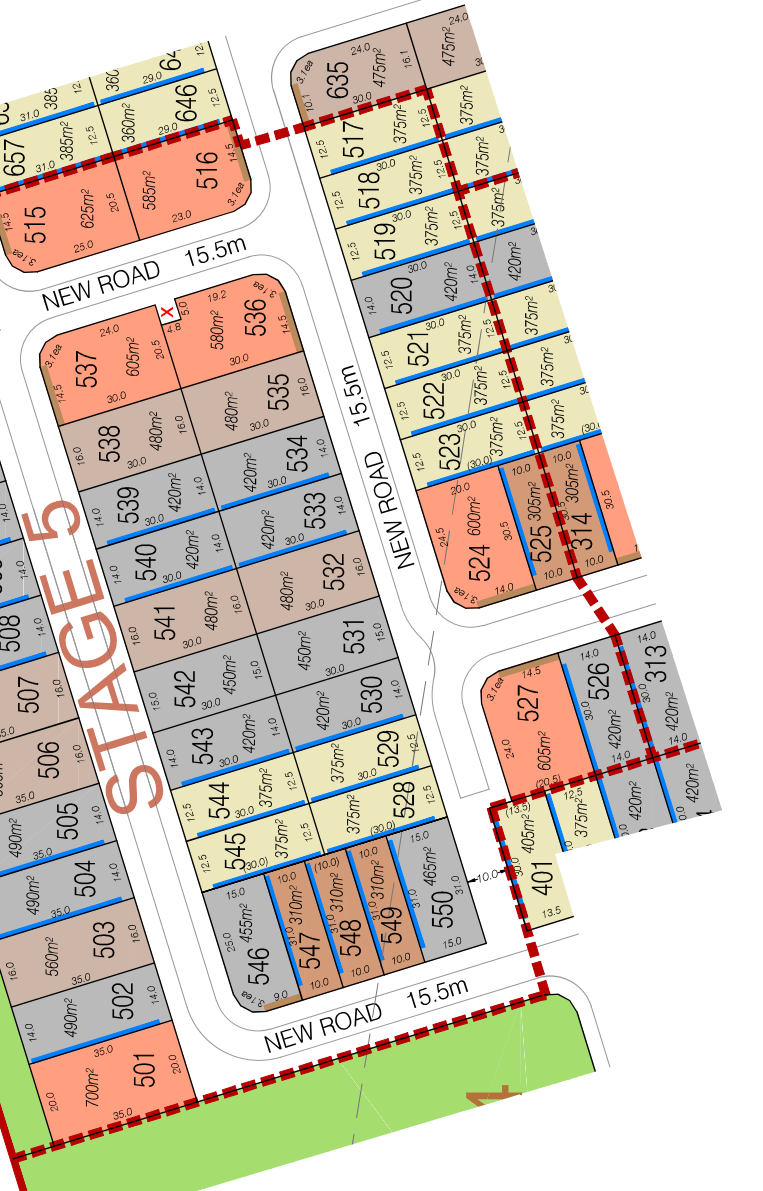
SITE DEVELOPMENT TABLE (SETBACKS)		Villa Lot	Courtyard Lot (1)	Courtyard Lot (2)	Traditional Lot	Multiple Residential Lot
10m x 12.499m	12.5m x 9.999m	14m x 15.999m	16m x 19.999m	16m x 19.999m	20m x	20m x
Ground	First	Ground	First	Ground	First	Ground
2.4	2.4	2.4	2.4	2.4	2.4	2.4
0.9	0.9	0.3	1	0.9	1	1
0	1	0	1	0	1	0
0.9	0.9	1	1	1.5	1.5	1.5
1.5	1.5	1.5	1.5	1.5	1.5	1.5
4.9	N/A	4.9	N/A	4.9	N/A	4.9
N/A	N/A	N/A	N/A	N/A	N/A	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
 (e) Front doors of dwellings on corner lots are generally to address the Primary Street Frontage.
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 10. Eaves should not overhang (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.
 13. Double garages may be permitted on single storey dwellings on lots with a width less than 12.5m subject to the garage being setback 'm' behind the face of the main dwelling.
 14. Double garages may be permitted on double storey dwellings on lots with a width less than 12.5m subject to the garage being setback 'm' behind the face of the main dwelling.
 15. Parking spaces on driveways do not have to comply with AS2890.
 Site Cover and Open Space
 16. Site cover for each lot is not to exceed 60% of the lot except lots with an area equal to or less than 300m².
 17. Minimum private open space requirements
 (a) One (1) bedroom dwellings require a minimum 5m² with a minimum dimension of 1.2m
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 (c) Three (3) bedroom dwellings require a minimum 12m² with a minimum dimension of 2.4m
 (d) Private open space for Multiple Residential dwellings where located above ground level must not be less than 3m² which may be in the form of a balcony with a minimum dimension of 1.8m.
 Fencing
 18. Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.2m in height if 50% transparent. If not 50% transparent, fencing is to be no more than 1.2m in height.
 19. Fencing along open space and public thoroughfares as follows:
 - 1.2m high if not transparent, or
 - 1.8m high if not transparent and ground level to a height of 1.2m and a minimum 50% visually permeable (allowing a maximum of 2m² of solid fence) to the street frontage.
 20. Fencing along open space and public thoroughfares of any parks, public thoroughfares and detention basins.
 21. Fencing for Multiple Residential Lots adjoining Daleys Road, Proposed Lots 701-709, 180, 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.
 22. Lots 180 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
 23. The number of dwellings per Multiple Residential Lot is a maximum of 2 units.
 24. All Multiple Residential Lots which achieve a building footprint 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 Assessments
 25. High density development assessments may apply for all small lots in accordance with the Land Title Act 1994.
 Display Homes
 26. Locations of display homes for each stage will be provided following plan sealing for that stage.
 Setbacks to PMT locations are to be in accordance with easement requirements.

STAGES	1	2	3	4	5	6	7	8	TOTAL
Stage Area	3.870ha	3.268ha	2.483ha	6.291ha	6.471ha	2.544ha	3.720ha	7.283ha	34.156ha
Villa Lots	10m Wide	6	2	16	4	6	0	7	45
Courtyard Lots (1)	12.5m Wide	23	16	16	19	10	4	27	132
Courtyard Lots (2)	14m Wide	16	14	8	16	18	18	16	34
Traditional Lots	16m Wide	11	6	7	9	10	11	15	85
Multiple Residential Lot	20m Wide	6	2	7	1	7	4	3	34
Total Lots	60	44	40	61	50	43	63	78	439
Local Park Area	-	-	-	-	-	-	-	-	0.308ha
Open Space Area	-	-	-	-	-	-	-	-	0.088ha
Area of Major Roads	-	-	-	-	-	-	-	-	0.977ha
Area of Lots, Local Park, Local Roads	-	-	-	-	-	-	-	-	26.236ha

LEGEND	Symbol	Description
Site Boundary	Red dashed line	Site Boundary
Stage Boundary	Red solid line	Stage Boundary
Q10	Blue dashed line	Q10
Q100	Blue dashed line	Q100
Top of Bank	Blue dashed line	Top of Bank
25m Offset from Top of Bank	Blue dashed line	25m Offset from Top of Bank
Vegetation Boundary	Green dashed line	Vegetation Boundary
20m Offset from Vegetation Boundary	Green dashed line	20m Offset from Vegetation Boundary
Built to Boundary Wall	Blue solid line	Built to Boundary Wall
Primary Frontage	Blue solid line	Primary Frontage
Fencing fronting Daleys Road	Yellow dashed line	Fencing fronting Daleys Road (See note 17)

Pursuant to the Economic Development Act 2012, this plan forms part of the MEDQ Delegate's approval for Approval No.: 1546/2020/PDA Date: 28 September 2023



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

CLIENT
ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

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

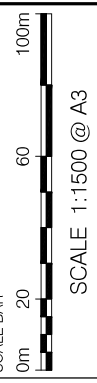
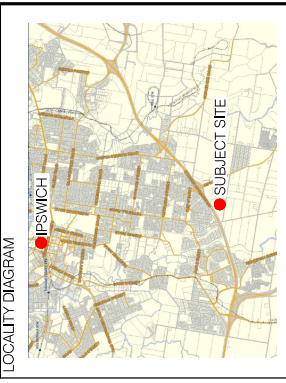
LOCAL AUTHORITY
ECONOMIC DEVELOPMENT QUEENSLAND

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. 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 boundaries and flood information (if shown) are approximate only and may vary.

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



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 Brisbane QLD 4001
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 Email info@landpartners.com.au
 www.landpartners.com.au

LEVEL DATUM	N/A
LEVEL ORIGIN	N/A
CONTOUR INTERVAL	N/A
COMPUTER FILE	BRSS5365-ORC-6-19
DRAWN	TKW
CHECKED	TKW
APPROVED	SRS
DATE	19/09/2023
DATE	19/09/2023
DATE	19/09/2023
UDN	BRSS5365-ORC-7-18
SHEET	7 OF 9

SITE DEVELOPMENT TABLE (SETBACKS)

Village Lot	County Road Lot (1)		County Road Lot (2)		Traditional Lot		Multiple Residential Lot
	Ground	First	Ground	First	Ground	First	
10m x 12.499m	12.5m	3.999m	14m	13.999m	16m	15.999m	20m +
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	1	0.9	1	1	2
Side of Lots	0	1	0	1	0	1	0
Non Built to Boundary	0.9	0.9	1	1	1.5	1.5	1.2
Secondary Frontage	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

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

(e) 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 5m 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 210mm.

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
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 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 Openness:
 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
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Fencing:
 16. Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.2m 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 transparent around level to a height of 1.2m and a minimum 50% visually permeable (allowing clear view of the safe fence) to the top of the fence.
 Units on Proposed lots and future developments of any parks, public thoroughfares and detention basins,
 17. Fencing for Frontages adjoining Daleys Road of Proposed Lots 701-709, 180, 101, 114, 115, 138, 139, 180-185 must be constructed not more than 1.2m high with a solid component of maximum 1.2m high with a 0.3m permeable element atop.
 Lots 180 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:
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 - balconies
 - window hoods and entry door hoods
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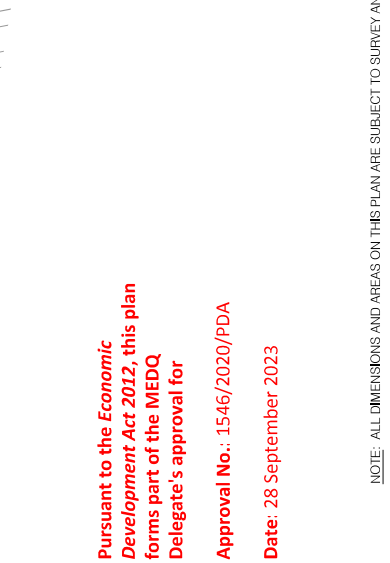
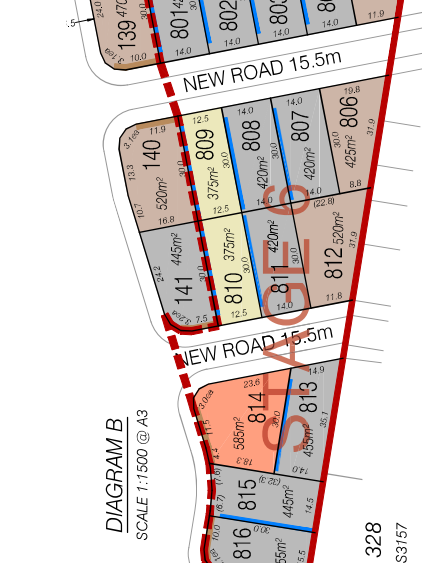
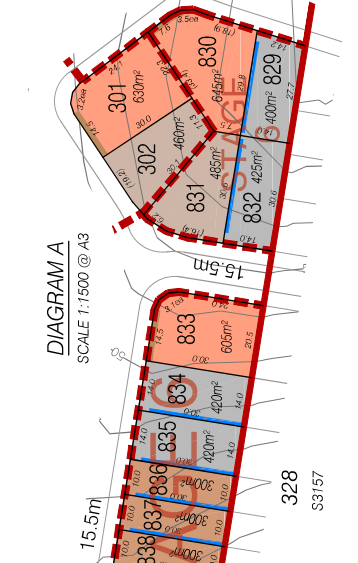
High Density Development Elements Act 1994:
 20. High density development assessments may apply for all small lots in accordance with the Land Title Act 1994.
Display Homes:
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STATISTICS

	1	2	3	4	5	6	7	8	TOTAL
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Total Lots		60	44	40	61	50	43	63	328
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Area of Major Roads		-	-	-	-	-	-	-	0.977ha
Area of Lots, Local Park, Local Roads		-	-	-	-	-	-	-	26.226ha

LEGEND

- Site Boundary
- Stage Boundary
- Q100
- Q1000
- 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)



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

Approval No.: 1546/2020/PDA
Date: 28 September 2023

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
 0m 20 60 100m
 SCALE 1:1500 @ A3

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 18 Little Cribb Street
 Brisbane QLD 4001
 Phone 07 4964 4064
 Fax 07 4964 4064
 Email info@landpartners.com.au
 Website www.landpartners.com.au

LEVEL DATUM N/A
LEVEL ORIGIN N/A
CONTOUR INTERVAL N/A
COMPUTER FILE BRSS5365-ORC-6-19
DRAWN TKW
CHECKED TKW
APPROVED SRS
UDN BRSS5365-ORC-7-18
SHEET 8 OF 9

SITe DEVELOPMENT TABLE (SETBACKS)	VILLA Lot		COURTYARD Lot (1)		COURTYARD Lot (2)		TRADITIONAL Lot		Multiple Residential Lot
	Ground	First	Ground	First	Ground	First	Ground	First	
Primary Frontage	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20m +
Rear	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20m +
Side of Lots	0	0	0	0	0	0	0	0	0
Non Built to Boundary	0.9	0.9	1.1	1.1	1.5	1.5	1.5	1.5	1.2
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Storage (from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9

General
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 17. Fencing for Frontages adjoining Daleys Road of Proposed Lots 701-709, 160, 101, 114, 115, 138, 139, 180-185 must be constructed not more than 1.2m 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.
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