

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

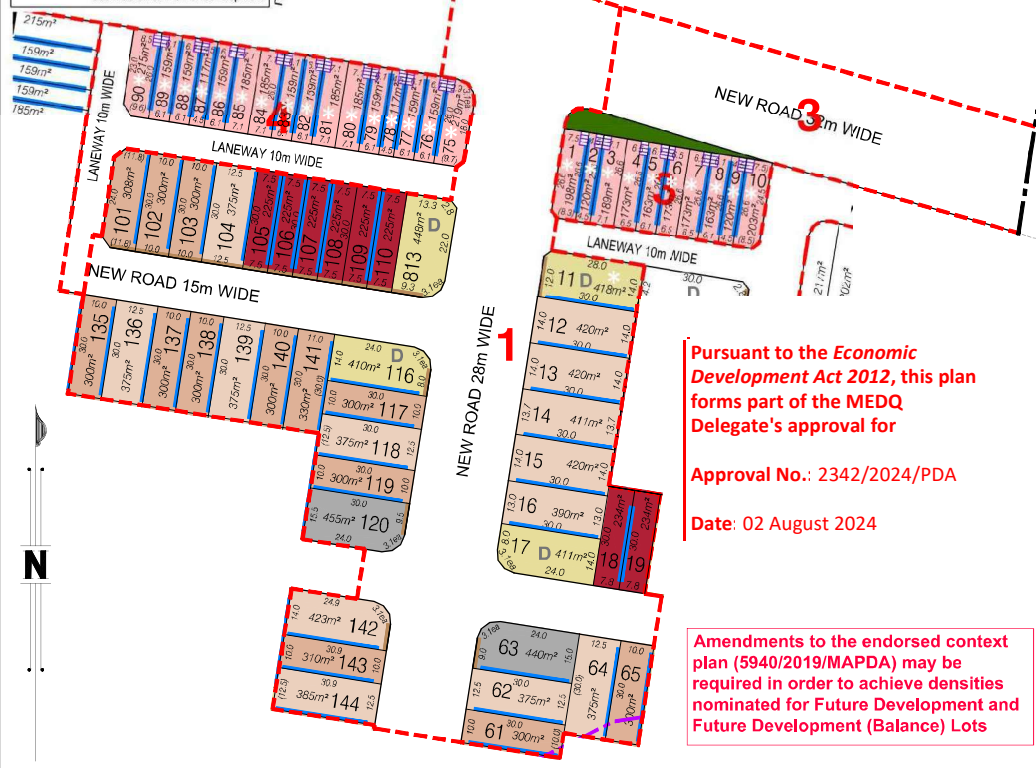
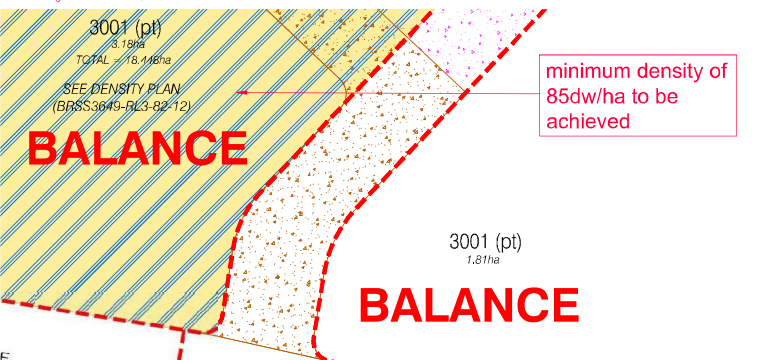
**LEGEND:**

- Site Boundary
- Stage Boundary
- Primary Frontage (Identified on corner & selected Terrace lots only)
- Built to Boundary Wall
- Access Easement
- Proposed Stairs Location
- Road Reserve
- Display Home Lots
- Housing Development Exclusion Area
- Primary Access
- Emergency Access (after 100 lots)
- Secondary Formal Access (after 300 lots)
- Proposed Detention Basin
- Future Development (Balance)
- Additional Planting in Road Reserve
- Open Space
- Drainage Reserve
- Environmental Protection Zone
- Neighbourhood Park
- BUSHFIRE (obtained from MPN Consulting)
  - BAL 40 Setback
  - BAL 29 Setback
  - Managed Bushfire Buffer
  - BAL 19 Setback
  - BAL 12.5 Setback
- FLOOD INFORMATION (obtained from MPN Consulting)
  - Q100
  - Q20
- ACOUSTIC INFORMATION (obtained from Acoustic Works)
  - Lots affected by Acoustic Report
  - See Note 31 on Plan of Development

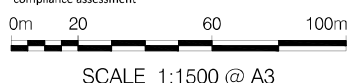
**Site Development Table**

	Row Lots		Terrace Lots		Villa Lots		Courtyard Lots (1)		Courtyard Lots (2)		Duplex	
	<7.5	>7.5	7.5m-9.9m	10m-12.4m	10m-12.4m	12.5m-14.9m	15m-19.9m	15m-19.9m	15m-19.9m	15m-19.9m	15m-19.9m	15m-19.9m
Primary Frontage	2.4*	2.4	2.4*	2.4	2.4*	2.4	2.4*	2.4	2.4*	2.4	2.4*	2.4
Side - General Lots	0	0	0	0	0	0	0	0	0	0	0	0
Non-Built to Boundary	0	0	0	0	0.9	0.9	1	1	1	1.5	1	1.5
Corner Lots - Secondary Frontage	1	1	1	1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Laneway Lots	0	0	0	0	0	0	0	0	0	0	0	0
Garage (from Laneway Boundary)	0.25	0.25	0.25	0.25	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5

4.9 metres to garage or carport door.  
 \*\* Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m.



- General:**
- All development is to be undertaken generally in accordance with the Development Approval.
  - The notes contained within this Plan of Development apply also to the display home lots.
  - The Display Homes and Ancillary Car Park will operate only until the last residential lot in the estate is sold.
  - The Ancillary Car Park and all associated improvements will be removed, and the site fully remediated once the Sales Centre has ceased operation.
  - The maximum height of building on all lots must not exceed 2 storeys and 9m.
- Orientation:**
- Front doors of dwellings are generally to address the Primary Street Frontage identified on the Plan of Development. Except for:
    - (a) Lots 10 metres wide or less where the front entry (including side entrances) to all dwellings must be clearly defined, with elements such as a direct path and separate covered area at the front door. All dwellings should have a habitable room with windows facing onto the street to improve passive surveillance.
  - If a duplex corner lot then the units should address each frontage (except on a laneway frontage).
  - Primary street frontage must contain pedestrian access and mail boxes with the appropriate street numbers.
  - For the lots 91, 463, 470, 502, 503 & 524 the frontage facing the internal 32m wide "Ripley Loop road" must be activated by the use of two or more of the following:
    - (a) Verandahs/porches; (b) Awnings and shade structures; (c) Variation to roof and building lines; (d) Inclusion of window openings; (e) Use of varying building materials
- Setbacks:**
- 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 only where indicated on the plan of development.
    - (a) Built to boundary walls where indicated on the plan of development are mandatory for row and terrace lots.
  - 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) One (1) and two (2) bedroom dwellings require a minimum one (1) covered space per dwelling; and
    - (b) 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).
  - Lots less than 12.5m wide are to have a single width garage with a tandem parking space provided in front of the garage. However, double garages may be permitted where:
    - (a) A single storey dwelling is provided on a lot with a width of 10m or more and the garage is setback at least 800mm behind the face of the main dwelling; or
    - (b) A double storey dwelling is provided on a lot with a width less than 12.5 metres and a 1m upper storey or roof projection is provided over at least 50% of the garage opening width and both 17(c) and 17(d) are achieved;
    - (c) All dwellings are to have a window or balcony from a habitable room overlooking the street
    - (d) The garage door width is to be a maximum of 6 metres or 50% of the width of the lot at the garage setback facade, whichever is the lesser.
  - Parking spaces on driveways do not have to comply with AS2890.
  - All dwellings which are served off a Laneway must orientate their garages and carports to the Laneway - except for lots 11, 101-110, 804 & 813 which are to orientate garages and carports towards the primary frontage.
- Site Cover and Amenity:**
- Site cover for each lot is not to exceed 65% of the lot. Except for lots under 10m wide and Duplex Lots which are not to exceed 75% 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
- Fencing:**
- Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2 m in height unless vegetated (hedges etc.).
  - Fencing for the boundaries of any lots that adjoin drainage reserve, open space or pedestrian pathways must not be constructed more than 1.5m in height with a solid component of 1.2m. The balance is to be at least 50% permeable.
  - Fencing, which overlooks the 32m wide "Ripley Loop Road" (i.e. along the primary frontage of Lots 1-10, 28-35, 75-90, 427-429, 455-457, 467-469, 475-477, & 484-486 and secondary frontage of Lots 91, 463, 470, 502, 503, 524) must not be constructed more than 1.5m in height with a solid component of a maximum 1.2m. The balance is to be at least 50% permeable.
- Duplex Lots:**
- "Duplex" lots are not permitted to be developed for only a single dwelling.
  - The number of dwellings per "Duplex" lot is 2 dwellings.
  - All duplex applications require compliance assessment against the approved Plan of Development and conditions of approval.
    - (a) Multiple residential lots must comply with PDA Guideline 7: Low Rise Buildings, the checklist included within PDA Guideline No. 1: Residential 30 and conditions of approval.
- Display Home Lots**
- Car parking for development on the display home lots will be contained within the lots they are constructed on unless complying with Note 1 above.
- High Density Development Easements**
- High density development easements may apply for all small lots in accordance with the Land Title Act 1994.
- Building Location Envelope**
- Future development of single residential lots (including house construction, landscape and maintenance) to comply with the approved Bushfire Management Plan.
  - Any Buildings must be constructed in accordance with Section 8 of Acoustic Works, Acoustic Report dated the 13th November 2023. Lots identified in the Report have been marked with an asterisk \*.
  - Terrace Lots, Row Lots, Dual Occupancies/Duplex and Multiple Residential (3 unit) Lots are subject to compliance assessment



**CLIENT**  
**SEKISUI HOUSE**

**PROJECT**  
**PLAN OF DEVELOPMENT**  
**LOTS 1 & 2 ON SP326583**  
**(RIPLEY)**

**LOCAL AUTHORITY**  
**ECONOMIC DEVELOPMENT QUEENSLAND**

**NOTES**

- This plan was prepared for the purpose and exclusive use of SEKISUI HOUSE 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 of clauses (i) or (ii) hereof.
- The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary subject to engineering design changes, field survey and requirements for lodgement of survey plans in the Department of Natural Resources, Mines and Energy.
- This plan may not be copied unless these notes are included.

STAGE	No. OF LOTS	No. OF TITLES	NEW ROAD	OPENSACE PARK&TPZ	DRNG	TOTAL AREA	REFER TO SHEET	
1	40	44	754m	-	-	3,196ha	2	
1b	40	42	333m	-	-	2,108ha	4	
2a	7	7	161m	-	-	1,078ha	4	
2b	37	43	292m	-	0.443	2,088ha	5	
3	10	10	268m	-	-	1,020ha	2	
4	16	16	184m	-	-	0,446ha	2	
5	8	8	-	-	-	1,166ha	5	
6	29	37	322m	-	-	3,587ha	6	
7	12	12	26m	-	-	0,278ha	3	
8	14	15	73m	-	-	0,720ha	7	
8a	-	-	123m	-	-	1,491ha	1,883ha	8
9	49	52	660m	-	-	2,776ha	8	
10	72	79	1250m	-	0.185ha	4,957ha	9	
11	41	46	620m	0.5ha	0.325ha	3,25ha	10	
11a	1	60	125m	-	-	0,169ha	1,262ha	10
12	25	29	60m	-	-	1,123ha	9	
13	9	10	-	-	-	0,325ha	11	
14	63	206	1235m	4,639ha	0.780ha	12,940ha	12, 13, 14	
15	19	19	140m	-	-	1,053ha	15	
16	50	53	585m	-	-	2,889ha	16	
17	18	18	130m	-	-	0,577ha	17	
18	51	56	460m	-	-	2,760ha	18	
19	67	73	700m	-	-	3,734ha	19	
Balance	2	168	155m	-	-	23,59ha	1	
TOTAL	680	1093	8668m	5,139ha	3,404ha	Total Area 77,83ha		

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LEVEL DATUM	-
LEVEL ORIGIN	-
CONTOUR INTERVAL	-
COMPUTER FILE	BRSS3649-RL3-93-20
DRAWN	TKW/NME
CHECKED	NME/TKW
APPROVED	SRS
UDN	BRSS3649-RL3-83-22

DATE 13/11/2023  
 DATE 13/11/2023  
 DATE 13/11/2023

SHEET 2 OF 19