Site Development Table	Villa Lots 10m - 12.4m		Courtyard Lots (1) 12.5m - 13.4m		Courtyard Lots (2) 13.4m - 14.9m		Traditional Lots 15m +	
	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
Rear	0.9	0.9	0.9	1	0.5	1	0.9	1
Side of Lots								
Built to Boundary	0	1	0	1	0	1	0	1
Nor Built to Boundary	0.9	0.9	1	1	1	1	1	1.5
Corner Lots - Secondary Frontage	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	4.5	N/A	4.9	N/A
Laneway Lots								
Laneway Frontage	0	0	0	0	0	0	0	0
Garage (from Laneway Boundary)	0.5	N/A	0.5	N/A	0.5	N/A	0.5	N/A

STATISTICS								
	STAGE 1	STAGE 1a	STAGE 2	STAGE 3	STAGE 4a	STAGE 4b	STAGE 5	TOTAL
AREA	10.843ha	2.535ha	2.888ha	5.12ha	2.868ha	1.557ha	0.432ha	26.243ha
Villa Lots	1	3	-	-	11	13	-	28
Courtyard Lots (1)	20	17	8	13	23	5	-	86
Courtyard Lots (2)	10	6	11	27	4	2	-	60
Traditional Lots	10	6	9	13	3	4	-	45
Future Development	-	-	-	-	-	1	1	1
TOTAL	41	32	28	53	41	24	1	220
ROAD 17m	-	165m	-	45m	-	-	-	210m
ROAD 15m	470m	210m	400m	415m	310m	-	-	1805m
ROAD 13m	-	-	-	150m	535m	-	-	685m
Laneway	65m	-	90m	125m	-	-	-	280m
BARRAMS ROAD	285m	195m	-	-	330m	-	-	810m
Barrams Road Widening	0.218ha	0.194ha	-	-	0.138ha	-	-	0.55ha
SW Bio-Basin	0.172ha	-	0.419ha	0.064ha	-	-	-	0.655ha
Local Park	-	-	-	0.5ha	-	-	-	0.5ha
Linear Park	6.24ha	-	0.613ha	1.369ha	-	-	-	8.222ha
Environmental Protection	1.178ha	-	-	-	-	-	-	1.178ha

LEGEND

STAGE BOUNDARY
PROPOSED ROAD WIDENING
Q100 FLOODLINE
BUSHFIRE MANAGEMENT ZONE (Building exclusion zone)
PRIMARY FRONTAGE (Identified on corner and laneway lots only)
BUILT TO BOUNDARY WALL (Non Mandatory)
28m BUFFER TOP OF BANK (Surveyed 8 May 2018 by LPL)
RIPARIAN BUFFER

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

Notes -

General:

1. (a) All development is to be undertaken generally in accordance with the Development Approval.
2. The maximum height of building on all lots (excluding future development 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.
   (b) Front doors of dwelling on laneway lots are to address the Primary Frontage not the laneway.
4. All dwellings which are served off a Laneway must orientate their garages and carports to the Laneway.
5. All dwellings on lots 115-121 must orientate their garages and carports to the internal 15m wide road, not Barrams Road.
6. Secondary Frontage design requirements for lots 25, 52, 122, 138, 209 - 219:
   (a) Entertaining areas (with a minimum depth of 2.4m) are to be provided for a minimum 50% of house built-form and fencing to the secondary frontage must include a minimum 50% transparent fencing including a personal access gate to the adjoining Shared Path for Lots 209-219.
   (b) Mandatory fencing requirements to secondary frontages that permit casual surveillance of the street e.g. 1.5m solid with 0.3m, minimum 50% transparent up to a total height of 1.8m (Lots 25, 52, 122).

Setbacks:

7. Setbacks are as per the Site Development Table unless otherwise specified.
8. Building Setbacks from the internal 15m wide road fronting Lots 115-121 to be 2.4 metres measured to the wall of the structure.
9. Lots 209 and 210 subject to a Bushfire Management Zone of 2.8m along the rear of lot 209 and extends into lot 210 as shown on plan BRSS7277-000-59-20 sheet 4.
10. 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.
11. 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.
12. Buildings on lots less than 10m wide may be built to more than one boundary.
13. Boundary setbacks are measured to the wall of the structure.
14. 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:

15. Minimum off-street parking requirements
   (a) Villa, Courtyard and Traditional Allotments
   - 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).
16. Villa Allotments with a frontage of less than 12.5m are to have tandem parking with a setback to a garage of 4.9m. Double garages may be permitted on double story buildings with frontages less than 12.5m Subject to the garage being setback 1m behind the face of the main dwelling
17. Parking spaces on driveways do not have to comply with AS2890.

Site Cover and Amenity:

18. Site cover for each lot is not to exceed 60% of the lot.
19. 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 Multi-Unit apartments (including quadplex) where located above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 1.8 metres.

Fencing:

20. Fencing on all Primary Street Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetated (hedges etc.).

High Density Development Easements

21. High density development easements may apply for all small lots in accordance with the Land Title Act1994.
22. The proposed Sales office will be delivered in accordance with the exempt provisions of the Ripley Valley Urban Development Area Development Scheme.

Bushfire

23. The Bushfire Management Plan by LEC dated 15 November 2021 requires residential dwellings to be designed and constructed in accordance with relevant BAL construction specifications in AS-3959-2016 as required by the building code of Australia.

Acoustics

24. Buildings should be designed using the methodology outlined in AS3671-1989 *Acoustics - Road Traffic noise intrusion - Building siting and construction* to achieve compliance with the recommended internal sound levels of AS/NZS 2107:2016 *Acoustics – Recommended design sound levels and reverberation times for building interiors*. See Accoustic RB PTY LTD report dated 10 December 2021.

CLIENT
RP PROPERTY VENTURES PTY LTD

PROJECT
PLAN OF DEVELOPMENT OF LOTS 108 ON M3174
(200-218 & 254 Barrams Road, South Ripley)
STAGE 4

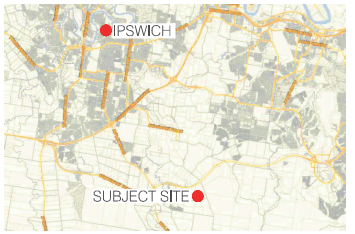
LOCAL AUTHORITY
ECONOMIC DEVELOPMENT QUEENSLAND

NOTES
(i) This plan was prepared for the purpose and exclusive use of RP PROPERTY VENTURES 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

0 20 60 100m

SCALE 1:1500 @ A3

LANDPARTNERS
built environment consultants

Brisbane Office
Level 1
18 Little Cribb Street
Milton QLD 4064
PO Box 1399
Milton QLD 4064

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

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LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	N/A		
COMPUTER FILE	BRSS7277-000-56-29		
DRAWN	MIS	DATE	28/01/2021
CHECKED	SRS	DATE	28/01/2021
APPROVED	SRS	DATE	28/01/2021

UDN
SHEET 6 OF 7
BRSS7277-000-59-25

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