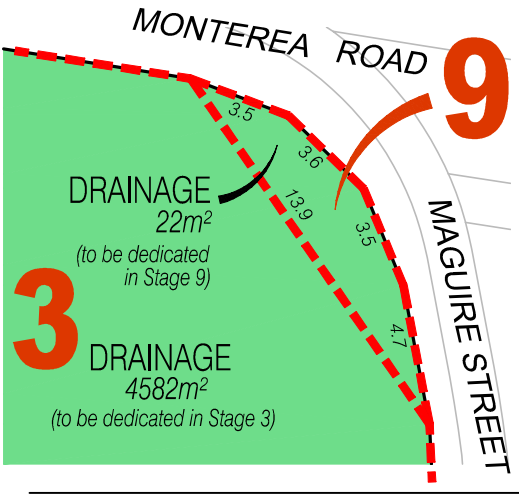


DIAGRAM A
Scale 1:250 @ A3

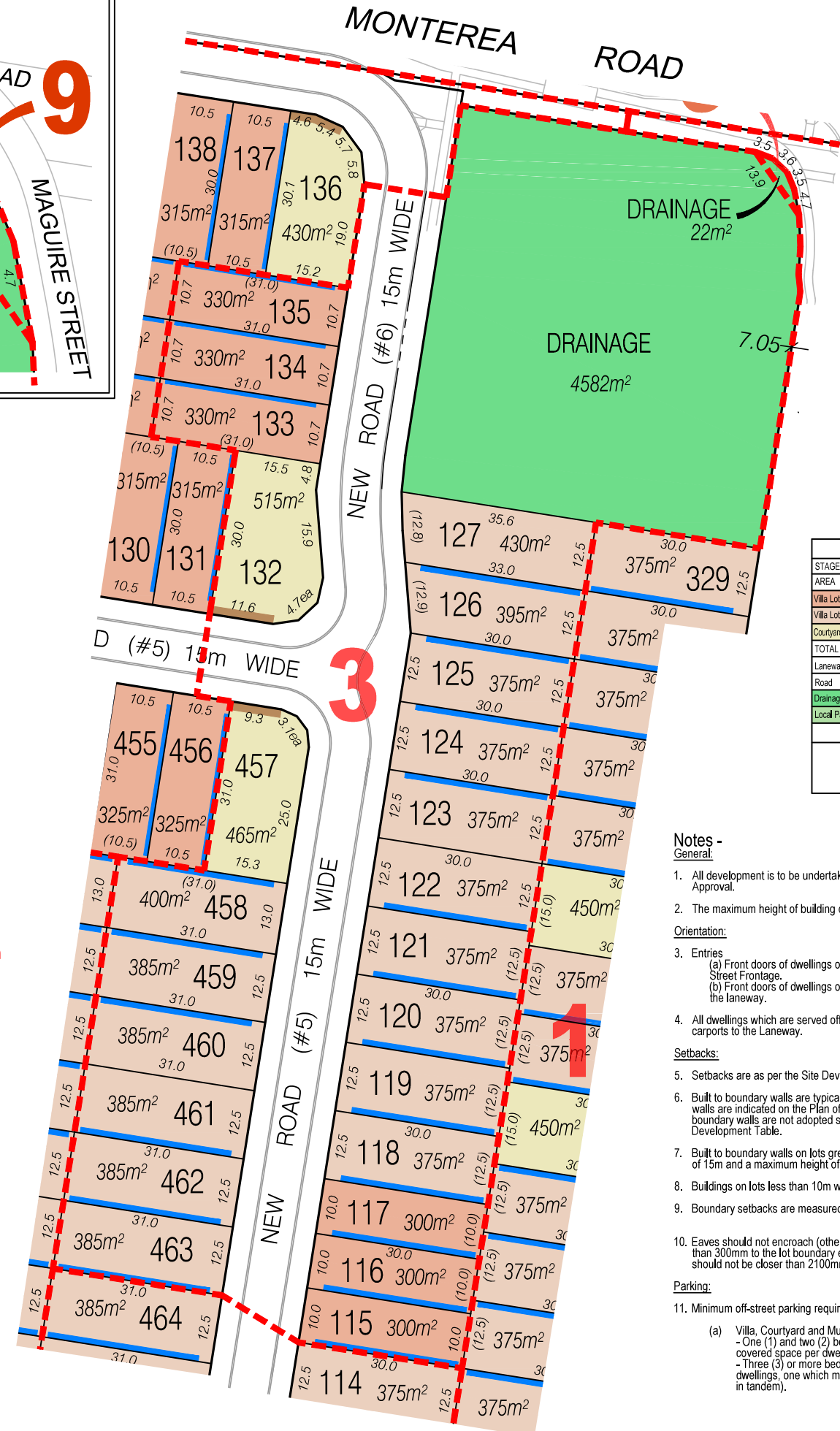


Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 6536/18/MAPDA/C

Date: 23 September 2021

Signed: *[Signature]*



Site Development Table	Villa Lots		Villa Lots (2)		Courtyard Lots (1)	
	10m - 12.499m		12.5m - 13.999m		14m +	
	Ground	First	Ground	First	Ground	First
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	0.9	1	0.9	1
Side of Lots						
Built to Boundary	0	1	0	1	0	1
Non Built to Boundary	0.9	0.9	1	1	1	1
Corner Lots - Secondary Frontage	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
Laneway Lots						
Laneway Frontage	0	0	0	0	0	0
Garage (from Laneway Boundary)	0.5	N/A	0.5	N/A	0.5	N/A

STATISTICS																			
STAGE	1	2	3	4	5A	5B	6	7	7A	8	9	10	11	12	13	14	BAL	TOTAL	
AREA	0.774ha	1.777ha	1.710ha	1.289ha	1.451ha	0.622ha	2.815ha	0.965ha	0.557ha	1.062ha	1.967ha	0.923ha	1.358ha	1.393ha	1.078ha	1.479ha	2.307ha	23.527ha	
Villa Lots	0	5	6	16	9	4	19	7	11	13	22	11	6	16	18	12	0	175	
Villa Lots (2)	12	7	16	5	12	6	15	5	2	4	16	5	7	8	4	7	0	131	
Courtyard Lots (1)	2	6	2	5	6	2	4	5	0	4	4	3	3	4	2	3	0	55	
TOTAL	14	18	24	26	27	12	38	17	13	21	42	19	16	28	24	22	0	361	
Laneway	0	0	0	0	0	0	0	0	100m	0	0	0	0	0	0	0	0	100m	
Road	0	305m	230m	250m	282m	113m	795m	215m	0	215m	335m	165m	270m	245m	175m	130m	0	3715m	
Drainage	0	820m²	4582m²	0	0	0	0	0	0	0	22m²	0	2390m²	0	0	0	0	7814m²	
Local Park	0	4290m²	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4290m²	

LEGEND		
	SUBJECT SITE	
	STAGE BOUNDARY	
	BUILT TO BOUNDARY WALL (Non Mandatory)	
	PRIMARY FRONTAGE (Identified on corner and laneway lots only)	

Notes - 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.
(b) Front doors of dwellings on laneway lots are to address the main street not the laneway.

4. All dwellings which are served off a Laneway must orientate their garages and carports to the Laneway.

Setbacks:

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 of 12.5m or less are to have tandem parking with a setback to a garage of 4.9 metres.
Double garages may be permitted on single storey dwellings on lots with a width of 12.5m or less 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 of 12.5m or less 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 Amenity:

14. Site cover for each lot 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 1.8 metres.

Fencing:

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

Multiple Residential Lots:

17. Multiple Residential Lots are not permitted to be developed for only a single dwelling.

18. The number of dwellings per Multiple Residential Lot is minimum 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 Act 1994.

CLIENT

MONTEREA LAND HOLDINGS PTY LTD

PROJECT

PLAN OF DEVELOPMENT
LOT 6 ON RP893634, LOT 165 & 345
ON S3173 AND LOT 905 ON SP297381
(240 MONTEREA ROAD, RIPLEY)
STAGE 3

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

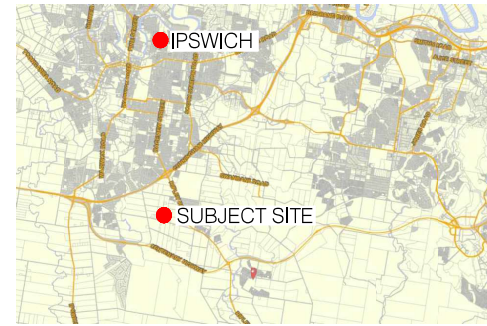
NOTES

(i) This plan was prepared for the purpose and exclusive use of MONTEREA LAND HOLDINGS 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 1:1000 @ A3



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ISO 9001:2008
FS 535063

LEVEL DATUM	N/A	
LEVEL ORIGIN	N/A	
CONTOUR INTERVAL	N/A	
COMPUTER FILE	BRSS6904-000-37-57	
DRAWN	LFB	DATE 17/09/2021
CHECKED	LFB	DATE 17/09/2021
APPROVED	SRS	DATE 17/09/2021
UDN	SHEET 4 OF 15 BRSS6904-000-7-47	

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