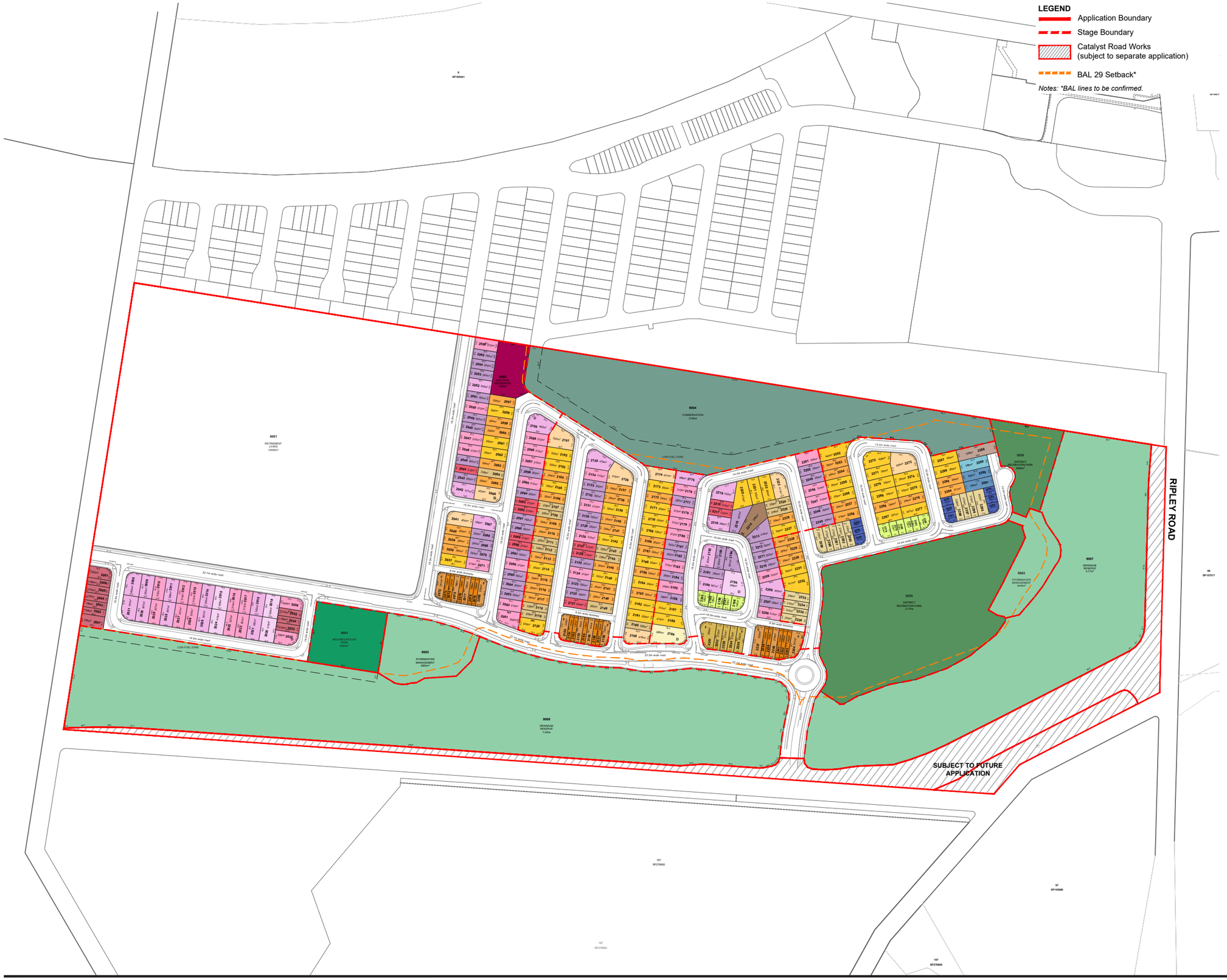
Stockland

PROVIDENCE WEST

ROL 2:
ROL & POD PACKAGE

06 NOVEMBER 2025

therefor GROUP



LOT YIELD					
Residential Saleable Area (Standard Lots)					
ALLOTMENT TYPE		**TYPICAL LOT FRONTAGE**	**TYPICAL AREA**	**YIELD**	**%**
Urban Lofts					
	Urban Loft	8.2m-12m	90-96m²	9	1.6%
	Garden Homes	8.0m-10.5m	128-184m²	11	1.9%
SUB-TOTAL				**20**	**3.5%**
25m deep products					
	Rear Loaded Terraces	4.6m	115m²	0	0.0%
		6.6m	165m²	0	0.0%
	Front Loaded Terraces	7.5m	188m²	10	3.3%
	Urban House	8.5m	213m²	10	3.3%
	Villa	10.5m	263m²	43	14.2%
	Premium Villa	12.5m	313m²	40	13.2%
	Courtyard	14.0m	350m²	21	7.0%
	Traditional Allotment	16.0m	452m²	5	1.7%
SUB-TOTAL				**129**	**22.4%**
28m deep products					
	Rear Loaded Terraces	4.6m	129m²	15	2.6%
		6.6m	185m²	11	1.9%
		7.5m	210m²	5	0.9%
	Front Loaded Terraces	7.5m	210m²	13	2.3%
	Urban House	8.5m	238m²	13	2.3%
	Villa	10.5m	294m²	39	6.8%
	Premium Villa	12.5m	350m²	42	7.4%
	Courtyard	14.0m	392m²	8	1.4%
	Traditional Allotment	16.0m	448m²	1	0.2%
SUB-TOTAL				**147**	**25.5%**
30m deep products					
	Villa	10.5m	328m²	2	0.4%
	Premium Villa	12.5m	375m²	1	0.2%
	Courtyard	14.0m	450m²	0	0.0%
	Traditional Allotment	16.0m	480m²	0	0.0%
SUB-TOTAL				**3**	**0.5%**
32m deep products					
	Villa	10.5m	336m²	1	0.2%
	Premium Villa	12.5m	400m²	1	0.2%
	Courtyard	14.0m	448m²	0	0.0%
	Traditional Allotment	16.0m	512m²	0	0.0%
SUB-TOTAL				**2**	**0.3%**
TOTAL STANDARD LOTS				**301 lots**	**52.3%**

Additional Dwellings			**Indicative Yield**	
F	Fonzies	varies	8	1.4%
D	Duplex lots	varies	5	0.9%
SUB-TOTAL			**13 dw**	**2.3%**

Other	**Indicative Density**	**Indicative Yield**	
Balance Lot (lot 8001)	25dw/ha	250	43.8%
Multiple Residential (lot 8002)	65dw/ha	12	2.1%
SUB-TOTAL		**262 dw**	**45.5%**

TOTAL DWELLINGS	**576 dw**	**100.0%**

LAND USE BUDGET (ROL 2)		
	Area	**%**
Area of Application	**45.72 ha**	**100%**
Saleable Area		
Residential Lots (including Duplexes & Fonzies)	8.67 ha	19.0%
Multi-Residential Site (lot 8002)	0.19 ha	0.4%
Total Saleable Area	**8.86 ha**	**19.4%**
Other		
Balance Lot	10.00 ha	21.9%
Total	**10.00 ha**	**21.9%**
Roads		
Local Roads	3.87 ha	8.5%
Collector, Arterial & Sub-Arterial Roads	2.58 ha	5.6%
Total Roads	**6.45 ha**	**14.1%**
Open Space / Conservation		
Conservation (including low fuel zone)	3.52 ha	7.7%
District Rectreation Park	3.26 ha	7.1%
Neighbourhood Recreation Park	0.50 ha	1.1%
Stormwater / Detention (including low fuel zone)	13.04ha	28.5%
Total Area of Open Space	**20.32 ha**	**44.4%**
Overall	**45.72 ha**	**100.0%**

therefor GROUP

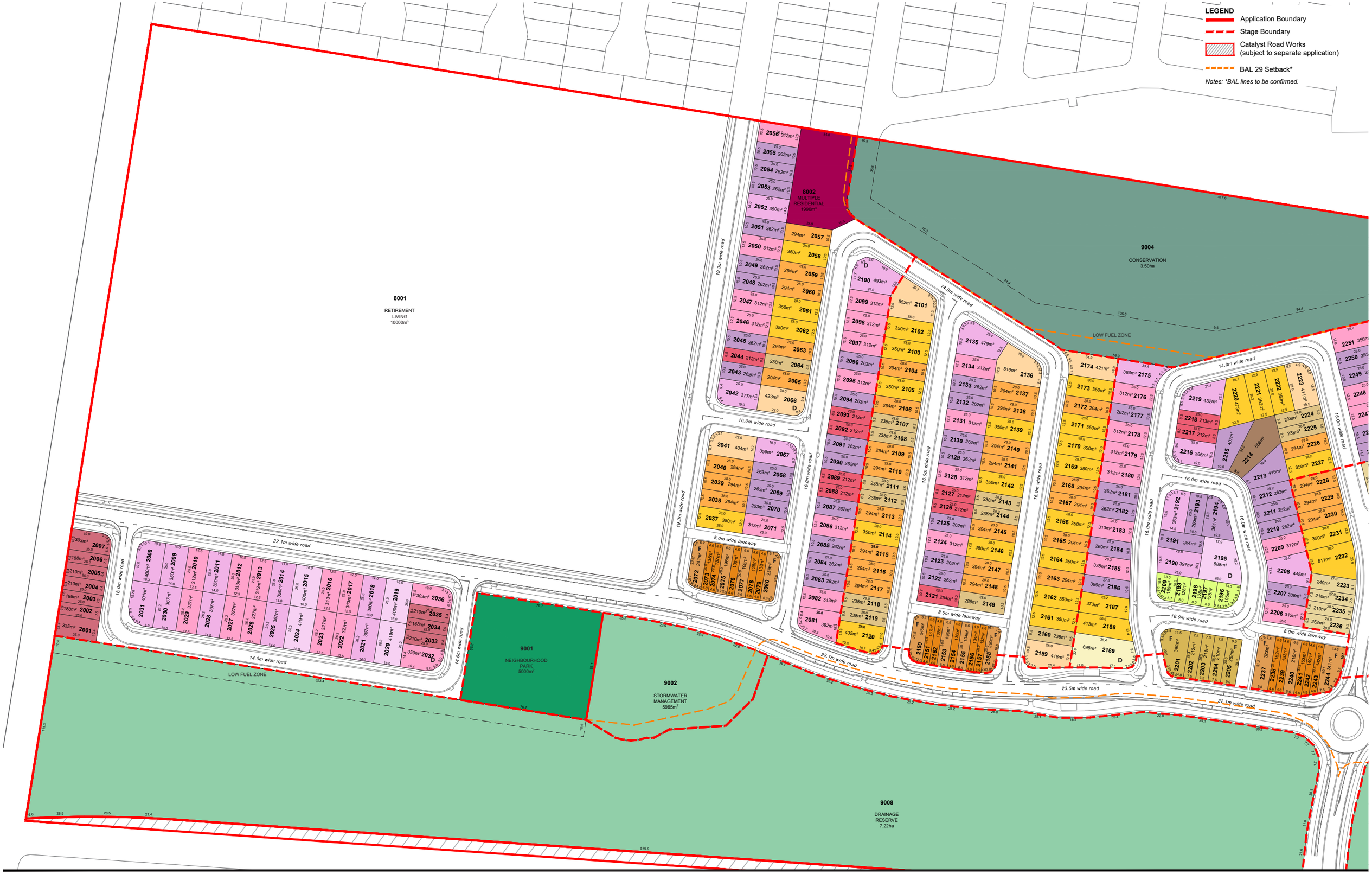
PROJECT
PROVIDENCE WEST - ROL 2

DRAWING TITLE
RECONFIGURING OF A LOT - OVERALL

20 0 40 80 120 Meters
1:2000 @ A1 - 1:4000@ A3

DISCLAIMER: This design and drawing is subject to Copyright and intellectual property laws and may not be reproduced for any purpose without the consent of Therefor Group Pty Ltd. Conceptual plans are intended for discussion purposes only and will be subject to further detail study, approvals, coordination and investigation. Cadastral boundaries, areas and dimensions are approximate only.

PROJECT NO. 23-0573SP
DATE 06.11.2025
DRAWING NO. ROL-00
REV G
NORTH



therefor GROUP

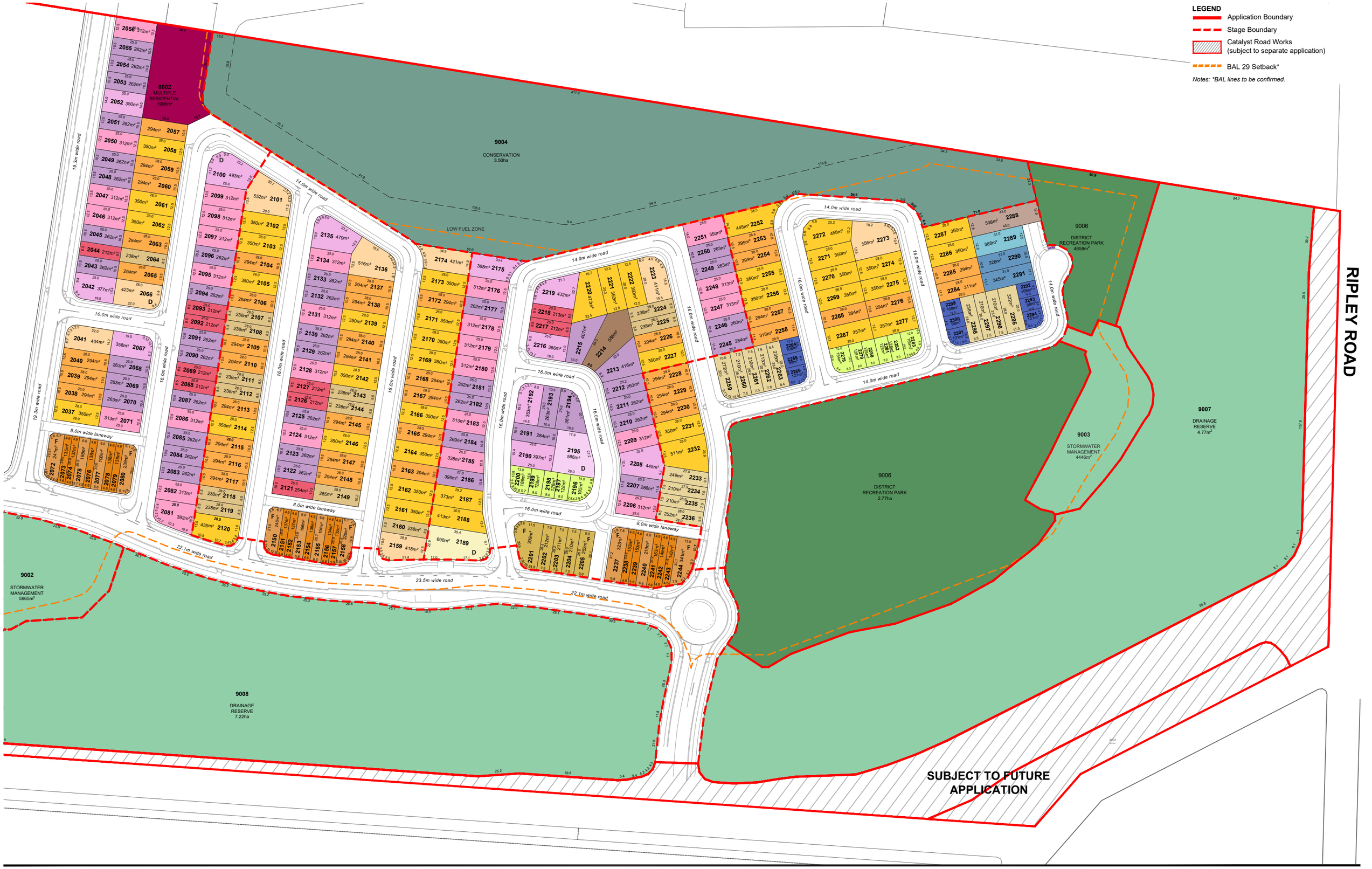
PROJECT
PROVIDENCE WEST - ROL 2

DRAWING TITLE
RECONFIGURATION OF A LOT - 01

10 0 20 40 60 Meters
1:1000 @ A1 - 1:2000 @ A3

DISCLAIMER: This design and drawing is subject to Copyright and intellectual property laws and may not be reproduced for any purpose without the consent of Therefor Group Pty Ltd. Conceptual plans are intended for discussion purposes only and will be subject to further detail study, approvals, coordination and investigation. Cadastral boundaries, areas and dimensions are approximate only.

PROJECT NO. 23-0573SP
DATE 06.11.2025
DRAWING NO. ROL-01
NORTH
REV G



therefor GROUP

PROJECT
PROVIDENCE WEST - ROL2

DRAWING TITLE
RECONFIGURATION OF A LOT - 02

10 0 20 40 60 Meters
1:1000 @ A1 - 1:2000 @ A3

DISCLAIMER: This design and drawing is subject to Copyright and intellectual property laws and may not be reproduced for any purpose without the consent of Therefor Group Pty Ltd. Conceptual plans are intended for discussion purposes only and will be subject to further detail study, approvals, coordination and investigation. Cadastral boundaries, areas and dimensions are approximate only.

PROJECT NO. 23-0573SP
DATE 06.11.2025
DRAWING NO. ROL-02
NORTH
REV G

DEVELOPMENT CONTROLS:

General Controls (applies to all lots)

1. All development is to be undertaken in accordance with the Development Approval.
2. Setbacks are as per the Plan of Development Table unless otherwise specified.
3. In the case of duplicate provisions existing, details approved by this Plan of Development will prevail.
4. Unless specified in the Plan of Development Table, the provisions outlined in the Ripley Valley Urban Development Area Development Scheme are to remain and be applied.
5. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
6. Eaves (except on a wall that is built to boundary) should not encroach within 450mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
7. Maximum building height is 3 storeys (12m) for terraces, urban lofts and garden homes. Other dwelling types are to be maximum of 2 storey. Rooftop terraces are defined as a storey.

Primary and Secondary Frontages

8. Where a lot has more than one (1) street frontage (i.e. corner allotment or dual frontage allotment), the primary frontage of a dwelling is to be determined by the location of the front entry door of the principal dwelling entrance and the postal address.
9. The secondary frontage is defined as any other street frontage which is not defined as the primary frontage.
10. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, or a pedestrian link / landscape buffer and therefore in these cases a secondary frontage setback does not apply.
11. For lots adjoining a shared access driveway or pedestrian link, the side setback shall apply as per the side boundary setback for the particular lot type.
    - In the case of corner allotments, an additional setbacks from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
    - In the case of Villa and Premium Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
    - In the case of Courtyard, and Traditional Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
12. For terrace lots, the primary frontage is taken to be the street frontage that is not a laneway.

Car Parking

13. Off-street parking spaces per dwelling are as per the Plan of Development Table and must comply with AS2890.

Parking and Driveways

14. For all allotments (except Villa Allotments) the following applies:
    The maximum width of a driveway at the lot boundary & where crossing the verge:
    - serving a double garage shall be 4.8m; and
    - serving a single garage shall be 3.0m.
15. A maximum of one driveway per dwelling is permitted.
16. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres (except for Urban Lofts).

Building Facade and Articulation

17. Facade treatments that constitute part of the building may include (but not limited to) - eaves, verandahs, window heads etc
18. All buildings with a width of more than 10m that are visible from a street or a park are articulated to reduce the mass of the building by one or more of the following:
    - windows recessed into the facade
    - balconies, porches or verandahs
    - window hoods
    - shadow lines are created on the building through minor changes in the facade (100mm minimum)
19. All garages must be located a minimum of 1m behind main facade (except for Urban Loft Allotments)
20. Garages are compatible with the main building in terms of height, roof form, detailing, materials and colours.

Bushfire Hazard

21. Dwellings on lots in a BAL category identified in a bushfire hazard assessment must be designed in accordance with AS3959-2009.

Site Cover and Amenity

22. Site cover as per definition in Ripley Valley PDA Development Scheme.
23. Site cover for each lot is not to exceed that shown in the Plan of Development table.
24. Private amenity space, must be provided and is not less than 15m^2 with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

Fencing

25. For Detached Lots: Fencing along primary street frontage must be either 50% transparent or max 1.2m in height. Fencing to secondary street frontages may be screen fencing up to 1.8m high maximum and extend up to the front building line (main facade).
26. For Terrace Lots: Fencing along primary frontages must be either 50% transparent or max 1.2m high. Fencing to secondary street frontages may be screen fencing up to 1.8m high up to the front building line (main facade). Fencing to the lane may be screen fencing to 1.8m high.
27. For Garden Homes & Urban Lofts : Fencing along the street frontage must be either 50% transparent or max 1.2m high.
28. For Multiple Residential (Duplex Lots): Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum 1.8m where the upper 0.3m is 50% transparent.
29. For lots fronting stormwater/detention areas, fencing must be either 50% transparent or max 1.2m high.

Stepped Lots & Detached Dwelling Design on Sloping Lots

30. Detached stepped housing product must be established on Lots 2215, 2220, 2221, 2222 & 2223 as identified on the POD. The design of stepped housing must respond to the finished earthworks levels and the designs must ensure activation of street frontages and private open space areas.

Plan of Development Table	GARDEN HOMES ALLOTMENTS		URBAN LOFT ALLOTMENTS		TERRACE (FRONT-LOADED) ALLOTMENTS		TERRACE (REAR-LOADED) & FONZIE ALLOTMENTS		MULTIPLE RESIDENTIAL & DUPLEX ALLOTMENTS		URBAN HOME ALLOTMENTS		VILLA ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD ALLOTMENTS		TRADITIONAL ALLOTMENTS	
	8m - 10.5m		8.2m - 12m		7.5m - 9m		4.6m - 7.5m Wide		VARIES		8.5m Wide		10.5m Wide		12.5m Wide		14m Wide		16m Wide +	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Primary Frontage Setback (meters)																				
Front Wall	0.5	0.5 [3]	1.5	1.5 [3]	2.4	2.4	2.0	2.0	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage/Carport	0.5	N/A	1.5	N/A	5.0	N/A	N/A	N/A	5.0	N/A	5.0	N/A	5.0	N/A	5.0	N/A	5.0	N/A	5.0	N/A
Corner Allotments (meters)																				
Secondary Frontage (Road)	1.5	1.5 [3]	1.5	1.5 [3]	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Secondary Frontage (Laneway) - Urban Loft Allotments Only	N/A	N/A	0.5	0.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rear Setback (meters)																				
Rear Setback	2.0	2.0 [3]	0.0	0.0	1.0 [4]	1.0 [4]	0.5	0.5	1.0 [1]	1.0 [1]	1.0 [1]	1.0 [1]	1.0 [1]	1.0 [1]	1.0 [1]	1.0 [1]	1.0 [1]	1.0 [1]	1.0 [1]	1.0 [1]
Rear Setback (End Lots) Garden Homes Allotments Only	4.6 [5]	4.6 [5]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Park / Open Space Setback (meters)																				
Rear / Side	1.5	1.5 [3]	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Side - General Lots (meters)																				
Built to Boundary	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.9	0.0	0.9	0.0	1.0	0.0	1.0	0.0	1.0
	Mandatory		Mandatory		Mandatory [2]		Mandatory [2]		Optional		Mandatory		Optional		Optional		Optional		Optional	
Non Built to Boundary	3.0 [5]	3.0 [5]	N/A	N/A	0.9	0.9	N/A	N/A	1.5	1.5	0.9 [1]	0.9 [1]	0.9 [1]	0.9 [1]	1.0 [1]	1.0 [1]	1.0 [1]	1.0 [1]	1.0 [1]	1.5
Other Requirements																				
Built to Boundary Length	**85% of lot length**		**90% of lot length**		**80% of lot length**		**80% of lot length**		**60% of lot length**		**70% of lot length**		**70% of lot length**		**65% of lot length**		**65% of lot length**		**60% of lot length**	
Garage Location	Carports to located along the non-built to boundary wall.		Garages are to be located along the built to boundary wall.						Preferred Garages are to be located along the built to boundary wall or if no BTB wall, refer to the Plan of Development for the preferred driveway location.		Preferred Garages are to be located along the built to boundary wall or if no BTB wall, refer to the Plan of Development for the mandatory driveway location.									
On Site Parking Requirements (minimum)	1 space to be covered and enclosed. Single garage acceptable.		1 space to be covered and enclosed. Single garage acceptable. Garages are to be located along the built to boundary wall.		1 space to be covered and enclosed. Single or tandem garages are acceptable. Double garages are permitted on two storey dwellings only.		Minimum 1 space to be covered and enclosed.		Refer to the Plan of Development for the mandatory driveway location.		1 space to be covered and enclosed. Single garages (up to 3.5m in width) or tandem garages are acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed. Single, tandem or double garages acceptable.					
Site Cover (maximum)	95%		95%		75%		85%		75%		70%		70% for Lots 600m^2 or less; 50% for Lots greater than 600m^2							

[1.] Where adjoining a retaining wall >1.5m, the setback is 1.2m.

[2.] Except for ends of Terrace pack.

[3.] Upper floor balconies and awnings may protrude up to 1.0m into the boundary setback.

[4.] Where the rear of the lot adjoins a road or a park, the rear setback will be 1.5m.

VILLA ALLOTMENTS

General

1. The design of the home must incorporate either a porch, portico or verandah that is:
    - At least 4m^2 under roof area with a minimum depth of 1.5m; and
    - Adequately covered, clearly defined and visible from the street.
2. The façade area facing a street or public area is to include a minimum glazed area of 1.5m^2 to a habitable room to allow for passive surveillance of the property, and include a front door.
3. For Villa allotments that are single storey dwellings with double garages, the following requirements apply:
    - The front facing garage wall must not exceed an external width of 5.8m;
    - The garage door must:
        a) Not exceed 4.8m in width
        b) Not exceed 40% of the front facade elevation in area
        c) Have a minimum 450mm eave above it (for Gable and Skillion roof type
        d) Be a minimum of 250mm below the eave
        e) Be setback a minimum of 240mm behind the pillar of the garage door; and
        f) Have a sectional tilt or roller door
    - Driveways cannot exceed 3.5m in width at the front boundary.
    - A maximum 0.2m setback to built-to-boundary wall (not OMP) is mandatory.
    - The front facade of the dwelling must include the following:
        a) A front door with glass inserts or a sidelight where the door is solid
        b) A front verandah, portico or porch located over the front entrance, which extends a minimum of 1.6m forward of the entrance door
        c) The verandah, portico or porch is to include front piers with distinct materials and/or colours
    - The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot.

URBAN HOME ALLOTMENTS

General

1. The design of the home must incorporate either a porch, portico or verandah that is:
    - At least 4m^2 under roof area with a minimum depth of 1.5m; and
    - Adequately covered, clearly defined and visible from the street.
2. The façade area facing a street or public area is to include a minimum glazed area of 1.5m^2 to a habitable room to allow for passive surveillance of the property, and include a front door.
3. For Urban Home allotments that are single storey dwellings with a single garages, the following requirements apply:
    - The front facing garage wall must not exceed an external width of 3.5m;
    - The garage door must:
        a) Not exceed 4.8m in width
        b) Not exceed 40% of the front facade elevation in area
        c) Have a minimum 450mm eave above it (for Gable and Skillion roof type
        d) Be a minimum of 250mm below the eave
        e) Be setback a minimum of 240mm behind the pillar of the garage door; and
        f) Have a sectional tilt or roller door
    - Driveways cannot exceed 3.5m in width at the front boundary.
    - A maximum 0.2m setback to built-to-boundary wall (not OMP) is mandatory.
    - The front facade of the dwelling must include the following:
        a) A front door with glass inserts or a sidelight where the door is solid
        b) A front verandah, portico or porch located over the front entrance, which extends a minimum of 1.6m forward of the entrance door
        c) The verandah, portico or porch is to include front piers with distinct materials and/or colours
    - The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot.

Parking and Driveways

4. For all allotments the following applies:
    - Double garages will not be permitted on a single storey dwelling;
    - Double garages may be permitted where the dwelling is more than one storey in height, and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling;
    - The maximum width of a driveway at the lot boundary & where crossing the verge:
        - serving a double garage shall be 4.8m; and
        - serving a single garage shall be 3.0m.
5. Parking spaces on driveways do not have to comply with gradients in AS2890. A maximum of one driveway per dwelling is permitted.
6. Driveways should avoid on-street works such as dedicated on street parking bays, drainage pits and service pillars.

therefor GROUP

PROVIDENCE WEST - ROL 2

DEVELOPMENT CONTROLS

DISCLAIMER: This design and drawing is subject to Copyright and intellectual property laws and may not be reproduced for any purpose without the consent of Therefor Group Pty Ltd. Conceptual plans are intended for discussion purposes only and will be subject to further detail study, approvals, coordination and investigation. Cadastral boundaries, areas and dimensions are approximate only.

PROJECT NO. 23-0573SP

DATE 06.11.2025

DRAWING NO. POD-DC00

NORTH

REV F

ADDITIONAL SPECIFIC CONTROLS:

REAR LOADED TERRACE ALLOTMENTS

General

1. Where terraces include a third storey:
   - Building services located on the external façade (including hot water systems, air-conditioner units, and the like) are screened or incorporated in the architectural design of the building
   - If fully enclosed, include glazing to provide opportunities for external surveillance and variation.

Setbacks

2. Built to Boundary Walls:
   a) Built to boundary wall dimensions are limited by the applicable building setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for compliance assessment;
   b) Where not adopted, the standard setbacks in the Plan of Development Table apply.
3. Minor nib walls (required for fire protection purposes only) may encroach into the boundary setback provided they are wholly contained within the property boundary. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street/Park Frontage where eaves should not be closer than 1500mm;
   - The Secondary Street Frontage where eaves should not be closer than 1000mm; and
   - Walls that are Built to Boundary.
4. Upper floor setbacks must not exceed the minimum ground floor setbacks (including rooftop terraces).
5. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
   - a maximum area of 4m^2; and
   - not more than 2m wide elevation to the street; and
   - not more than 3m in height.

Privacy & Overlooking

6. Buildings must be sited and designed to provide adequate visual privacy for neighbouring dwellings:
   - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
     a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
     b) a window has a sill height more than 1.5m above the adjacent floor level, or
     c) a window has obscure glazing below 1.5m;
   - Where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Site Cover and Amenity

7. Dwellings must have a minimum area of private open space at ground or upper levels accessible from a living room and consisting of at least:
   - 12m^2 with a minimum width of 2.4m.

Letterboxes, Parking and Driveways

8. Letterboxes for dwellings shall be located on the primary street frontage as shown on the Plan of Development.
9. Allotments adjoining a laneway may have their garage fronting the laneway, comply with the setbacks, and have fencing to the laneway.
10. Driveways should have the minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas for amenity planting.
11. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.

Site Services and Bin Storage

12. All dwellings on Laneway Terrace lots with a width of 4.6m are to be designed to ensure the following:
    a) There are no conflicts between services (electricity/water) and pedestrian access to the front and rear of the lot, or vehicular access to the rear of the lot;
    b) A dedicated area is provided within the lot to accommodate refuse bin storage. This is preferred to be located outside of the garage, but accessible to, and screened from, the laneway.

Facade Treatment, Passive Ventilation and Natural Light Provisions

13. Address the primary street frontage with inclusion of two or more of the following design elements in the related facade:
    - verandahs;
    - porches;
    - awning and shade structure;
    - variation to roof and building lines;
    - inclusion of window openings;
    - use of varying building materials.
14. Front door is to be visible to the street.
15. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s;
16. The design of the dwelling must consider passive ventilation and natural light provision through a combination of the following elements:
    - inclusion of a mid-block courtyard space, light wells or recess that extends into the dwelling to allow multiple rooms to have windows/openings onto that space;
    - each living area that adjoins an external wall (not built to boundary) has an open-able window or door.

FRONT-LOADED TERRACE ALLOTMENTS

Setbacks

1. Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
2. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
   - The Primary Street Frontage where eaves should not be closer than 1500mm; and
   - Walls that are Built to Boundary.
3. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
   - a maximum area of 4m^2; and
   - not more than 2m wide elevation to the street; and
   - not more than 3m height.

Site Cover and Amenity

4. Private amenity space, must be provided and is not less than 15m^2 with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

Privacy & Overlooking

5. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
   - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5 m:
     a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
     b) a window has a sill height more than 1.5m above the adjacent floor level, or
     c) a window has obscure glazing below 1.5m;
   - where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Parking and Driveways

6. For all allotments the following applies:
   - Double garages will not be permitted on a single storey dwelling;
   - Double garages may be permitted where the dwelling is more than one storey in height, and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling;
   - The maximum width of a driveway at the lot boundary & where crossing the verge:
   - serving a double garage shall be 4.8m; and
   - serving a single garage shall be 3.0m.
7. Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.

URBAN LOFT ALLOTMENTS

General

1. Mandatory minimum building height of 2 storeys.

Setbacks

2. Eaves may extend into the front, side and rear setbacks up to 450mm from the property boundary except in the case of:
   - to a laneway: up to the property boundary;
   - where a wall is built to boundary.
3. Upper floor setbacks must be in accordance with minimum ground floor setbacks.
4. Built to Boundary Walls:
   a) built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for compliance assessment;
   b) where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.

Privacy & Overlooking

5. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
   - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
     a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
     b) a window has a sill height more than 1.5m above the adjacent floor level, or
     c) a window has obscure glazing below 1.5m; where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Parking and Driveways

6. Doubles garages are permitted only where driveway access is on the secondary street frontage or from a laneway.
7. Driveways are to have the following widths:
   - single driveway: maximum 3.0m;
   - double driveway: maximum 4.8m to a secondary street and to a laneway, the minimum width required to facilitate vehicle access.
   - Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
8. Parking spaces on driveways do not have to comply with gradients in AS2890.

Site Cover and Amenity

9. Private amenity space must be provided and may be roofed and take the form of an upper floor balcony or rooftop terrace that is not less than 8m^2 with a minimum dimension of 2.5m and accessible from an upper floor living area.

Façade Treatment and Passive Ventilation

10. On all terrace lots the main façade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the façade.
11. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
12. The design of the dwelling must consider passive ventilation. Each living area that adjoins an external wall (not built to boundary) must have an open-able window or door.

GARDEN HOME ALLOTMENTS

Setbacks

1. Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
2. Setbacks are measured to the wall of the building or structure. Eaves may extend into the side and rear setbacks up to 450mm from the property boundary. Eaves may extend up to 1000mm from the front street boundary.
3. Dwellings on nominated 'corner lots' must address both the Primary and Secondary Streets. The design of dwellings shall include a side return which has at least one major opening located within the side return facing the direction of the Secondary Street. The side return shall be articulated so to present as an extension of the front elevation for a minimum of 3.0m behind the dwelling alignment along the secondary street and shall not be obstructed by visually impermeable fencing.
4. Side return relates to the portion of the dwelling which addresses the Secondary Street.
5. Built to Boundary Walls Built to boundary wall:
   a) dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for compliance assessment;
   b) where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
9. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
   - a maximum area of 4m^2; and
   - not more than 2m wide elevation to the street; and
   - not more than 3m in height.

Privacy & Overlooking

10. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
    - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5 m:
      a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
      b) a window has a sill height more than 1.5m above the adjacent floor level, or
      c) a window has obscure glazing below 1.5m;

    where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

Parking and Driveways

11. A maximum of one driveway is permitted per lot.
12. Driveways are to have the following widths:
    - single driveway: maximum 3m;
13. Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
14. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0m.
15. Parking spaces and driveways do not have to comply with gradients in AS2890
16. Designated carport locations apply to some lots as identified on the Plan of Development, referencing the side of the lot to which the carports must be located. Designated carport locations do not prescribe boundary walls.

Site Cover and Amenity

17. Site cover for each lot is not to exceed that shown in the Plan of Development table.
18. Private open space must be provided in accordance with the below. This area is to be directly accessible from a living area and may be roofed:
    - For 2 bedroom dwellings: Minimum 9m^2 in area, with a minimum dimension of 2.5m
    - For 3 bedroom dwellings: Minimum 12m^2 in area, with a minimum dimension of 2.5m

Site Service & Bin Storage

19. A dedicated area is provided within the lot to accommodate refuse bin storage. This is preferred to be located adjacent to a pedestrian entry to the lot. Bin storage must be appropriately screened.
20. Clothes drying areas must be located behind the main face of the dwelling and not visible from the street.

Rainwater Tanks

21. For lots <225m2, no tank is required.

DISCLAIMER: This design and drawing is subject to Copyright and intellectual property laws and may not be reproduced for any purpose without the consent of Therefor Group Pty Ltd. Conceptual plans are intended for discussion purposes only and will be subject to further detail study, approvals, coordination and investigation. Cadastral boundaries, areas and dimensions are approximate only.

PROJECT NO. 23-0573SP

DATE 06.11.2025

DRAWING NO. POD-DC01

NORTH

REV F



LEGEND

- Application Boundary
- Catalyst Road Works (subject to separate application)
- Optional Built to Boundary
- Mandatory Built to Boundary
- Indicative Building Location Envelope (BLE)
- Primary Frontage
- Preferred Driveway Location
- Indicative Bin Pad Location
- Indicative Private Open Space
- Split Lots
- F Fonzie Allotment
- D Duplex Allotment

*Bushfire

- BAL 29 Setback
- BAL19 Setback
- BAL12.5 Setback
- BAL LOW

*Notes: *BAL lines to be confirmed.*
Road detail & driveways to be confirmed by KN.

- Urban Lofts
- Garden Home Allotment
- Terrace (Rear-Loaded) Allotment
- Terrace (Front-Loaded) Allotment
- Urban Home Allotment
- Villa Allotment
- Premium Villa Allotment
- Courtyard Allotment
- Traditional Allotment
- Multi Residential Allotment
- District Recreation Park
- Neighbourhood Recreation Park
- Stormwater / Detention
- Conservation

therefor GROUP

PROJECT
PROVIDENCE WEST - ROL 2

DRAWING TITLE
PLAN OF DEVELOPMENT - OVERALL

20 0 40 80 120 Meters
1:2000 @ A1 - 1:4000@ A3

DISCLAIMER: This design and drawing is subject to Copyright and intellectual property laws and may not be reproduced for any purpose without the consent of Therefor Group Pty Ltd. Conceptual plans are intended for discussion purposes only and will be subject to further detail study, approvals, coordination and investigation. Cadastral boundaries, areas and dimensions are approximate only.

PROJECT NO.
23-0573SP

DATE
06.11.2025

DRAWING NO.
POD-00

NORTH

REV
G



PROJECT
PROVIDENCE WEST - ROL2

DRAWING TITLE
PLAN OF DEVELOPMENT - 01

10 0 20 40 60 Meters
1:1000 @ A1 - 1:2000 @ A3

DISCLAIMER: This design and drawing is subject to Copyright and intellectual property laws and may not be reproduced for any purpose without the consent of Therefor Group Pty Ltd. Conceptual plans are intended for discussion purposes only and will be subject to further detail study, approvals, coordination and investigation. Cadastral boundaries, areas and dimensions are approximate only.

PROJECT NO.
23-0573SP

DATE
06.11.2025

DRAWING NO.
POD-01

NORTH

REV
G



PROJECT
PROVIDENCE WEST - ROL2

DRAWING TITLE
PLAN OF DEVELOPMENT - 02

10 0 20 40 60 Meters
1:1000 @ A1 - 1:2000 @ A3

DISCLAIMER: This design and drawing is subject to Copyright and intellectual property laws and may not be reproduced for any purpose without the consent of Therefor Group Pty Ltd. Conceptual plans are intended for discussion purposes only and will be subject to further detail study, approvals, coordination and investigation. Cadastral boundaries, areas and dimensions are approximate only.

PROJECT NO. 23-0573SP
DATE 06.11.2025
DRAWING NO. POD-02
NORTH
REV G



therefor GROUP

PROJECT
PROVIDENCE WEST - ROL2

DRAWING TITLE
STAGING PLAN

20 0 40 80 120 Meters
1:2000 @ A1 - 1:4000@ A3

DISCLAIMER: This design and drawing is subject to Copyright and intellectual property laws and may not be reproduced for any purpose without the consent of Therefor Group Pty Ltd. Conceptual plans are intended for discussion purposes only and will be subject to further detail study, approvals, coordination and investigation. Cadastral boundaries, areas and dimensions are approximate only.

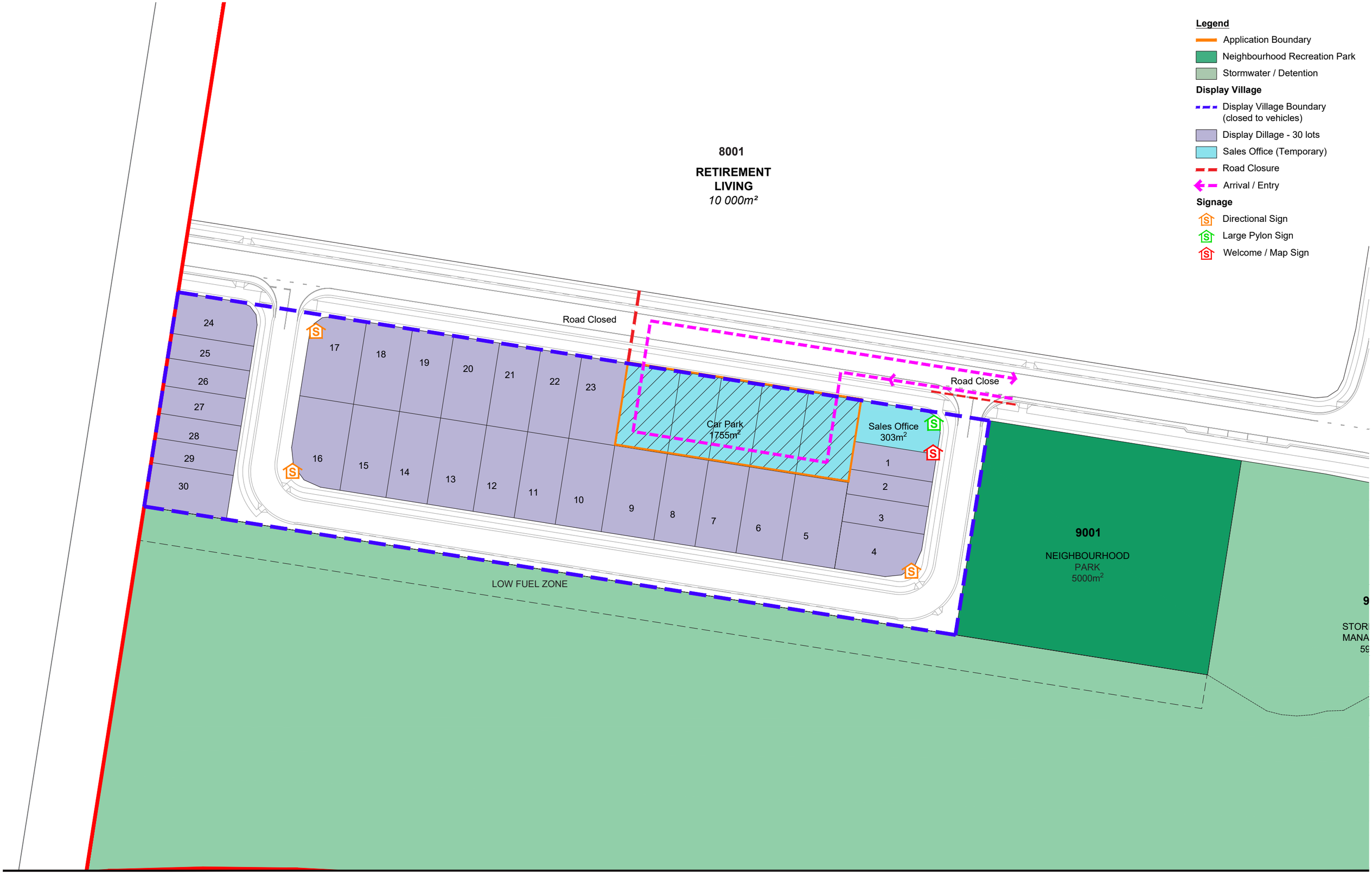
PROJECT NO.
23-0573SP

DATE
06.11.2025

DRAWING NO.
STG-01

NORTH

REV
G



therefor GROUP

PROJECT
PROVIDENCE WEST - ROL2

DRAWING TITLE
DISPLAY VILLAGE (INDICATIVE)

10 0 20 40 60 Meters
1:1000 @ A1 - 1:2000 @ A3

DISCLAIMER: This design and drawing is subject to Copyright and intellectual property laws and may not be reproduced for any purpose without the consent of Therefor Group Pty Ltd. Conceptual plans are intended for discussion purposes only and will be subject to further detail study, approvals, coordination and investigation. Cadastral boundaries, areas and dimensions are approximate only.

PROJECT NO.
23-0573SP

DATE
06.11.2025

DRAWING NO.
DV-01

NORTH

REV
G