Table of Approved Uses

Providence West ROL 2

817-843 RIPLEY ROAD, SOUTH RIPLEY QLD 4306

For: AW BIDCO 6 Pty Limited (Stockland)

Date: 31 October 2025

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Ripley West Neighbourhoods 1 (North) and 2 (South) – Stockland

Despite anything in this Approval, nothing in this Approval makes any development PDA assessable development that in accordance with the Ripley Valey Urban Development Area Development Scheme is PDA exempt development or PDA self -assessable in the applicable zone.
Overall notes:

- "Approved uses" are listed in the table below for those sites where the particular use is nominated on an approved Plan of Development (that complies with Practice Note 10, to the extent appliable to the application, and includes reference to ULDA Guidelines/ PDA Guidelines where relevant) as part of a subsequent RoL Approval
- Uses not listed as "Approved uses" require a separate MCU application with detailed design documentation, after, or in conjunction with an RoL application/ approval

Density:

- "Net residential density" includes residential lots, local parks and internal local roads (as per Development Scheme definition)
- "Site density" relates to an individual development parcel that has resulted from earlier subdivision which dedicated any required public roads and parks

Table of Approved Uses

Low Density Residential Use Area	Community Purposes Use Area	Open Space Use Area
Development Parameters		
A minimum net residential density of: ▪ 8 dw/ha* on land with an undeveloped slope of >12% (slope constrained residential land)** ▪ 15 dw/ha* on land with an undeveloped slope of <12.5%** **Measured across the whole of the precinct (net residential density as per development scheme definition), which may involve more than one plan of development; Unless it can be demonstrated this density cannot be achieved due to site constraints.* *** Slope constrained residential land as shown on the approved Ripley West Master Plan Land Use Plan.*		
Approved Uses (Permanent) – Urban Living, Urban Core and Environmental Protection Zones (where consistent with an approved plan of development that supports the development parameters above)		
Display Home or **House** (including secondary dwelling)	**Educational Establishment** where: ▪ For a State High School. ▪ Located generally in accordance with the approved Ripley West Masterplan Land Use plan	**Outdoor Sport and Recreation** where: ▪ Excluding a Golf Course.

Low Density Residential Use Area	Community Purposes Use Area	Open Space Use Area
Multiple Residential (excluding secondary dwelling) where: ▪ Involving a site density not exceeding 1 dwelling per 150m^2 ▪ Involving no more than 5 dwellings, other than where within 100m of Possible Medium Density Residential* and involving no more than 12 dwellings. *as shown on the approved Ripley West Master Plan Land Use Plan.	**Indoor Sport and Recreation** and **Outdoor Sport and Recreation** where associated with the Educational Establishment (State High School).	**Utility Installation** where: ▪ Integrated within a building; and ▪ Not located adjoining a residential or sensitive land use as defined in the Ripley Valley PDA Development Scheme.
Other Residential where: ▪ Involving a site density not exceeding 1 dwelling per 150m^2. ▪ Within 400m walking distance of a public transport stop.	**Emergency Services** where: ▪ For an Ambulance Station. ▪ Located generally in accordance with the approved Ripley West Master Plan Land Use Plan.	
Shop where: ▪ Up to a maximum aggregate of 250m2 at a single location. ▪ Positioned within 200m of a Potential Retail Node*or Potential Community Node*. *as shown on the approved Ripley West Master Plan Land Use Plan.	**Community Facility**	
	Child Care Centre	
	Utility Installation where: ▪ Integrated within a building; and ▪ Not located adjoining a residential or sensitive land use as defined in the Ripley Valley PDA Development Scheme.	
Food Premises where: ▪ Up to a maximum aggregate of 250m^2 GFA at a single location. ▪ Positioned within 100m of a Potential Retail Node* or Potential Community Node*. *as shown on the approved Ripley West Master Plan Land Use Plan.*	**Place of Assembly** where: ▪ No greater than 500m^2 GFA.	
Child Care Centre where: ▪ Located within 200m of a Potential Retail Node* Potential Community Node*, Community Facility or Educational Establishment, AND ▪ Located on a sub arterial or major collector road. *as shown on the approved Ripley West Master Plan Land Use Plan.*		
Community Facility where: ▪ Located within 200m of a Potential Retail Node*, Educational Establishment, or Potential Community Node. *as shown on the approved Ripley West Master Plan Land Use Plan.*		
Approved Uses (Interim Uses) not requiring a Plan of Development These uses are to cease upon the endorsement of the survey plan relates to that part of the site, unless it is contained within a balance lot or unless a MCU Approval exists for the use.		
Agriculture where: ▪ Of small-scale intensity.		

Low Density Residential Use Area	Community Purposes Use Area	Open Space Use Area
Animal Keeping and Husbandry where: ▪ Of small-scale intensity. ▪ The use excludes the boarding of cats, dogs or any other domestic animal.		

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