Stockland

PROVIDENCE WEST

ROL 2:
ROL & POD PACKAGE

18 MARCH 2026

therefor GROUP



Residential Saleable Area (Standard Lots)					
ALLOTMENT TYPE		TYPICAL LOT FRONTAGE	TYPICAL AREA	YIELD	%
Urban Lofts					
	Urban Loft	min. 8.2m-8.5m	90-96m²	12	2.1%
	Garden Home	8.0m / 10.5m	128-184m²	11	1.9%
SUB-TOTAL				**23**	**4.0%**
20m deep products					
	Front Loaded Terraces	7.5m	150m²	3	0.5%
SUB-TOTAL				**3**	**0.5%**
25m deep products					
	Rear Loaded Terraces	4.6m	115m²	5	0.9%
		6.6m	165m²	7	1.2%
	Front Loaded Terraces	7.5m	188m²	18	3.1%
	Urban Home	9.0m	225m²	10	1.7%
	Villa	10.5m	263m²	54	9.3%
	Premium Villa	12.5m	313m²	26	4.5%
	Courtyard	14.0m	350m²	9	1.6%
	Traditional Allotment	16.0m	400m²	1	0.2%
SUB-TOTAL				**130**	**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	2.2%
	Urban Home	9.0m	252m²	11	1.9%
	Villa	10.5m	294m²	44	7.6%
	Premium Villa	12.5m	350m²	39	6.7%
	Courtyard	14.0m	392m²	9	1.6%
	Traditional Allotment	16.0m	448m²	3	0.5%
SUB-TOTAL				**150**	**25.9%**
30m deep products					
	Villa	10.5m	328m²	2	0.3%
	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				**311 lots**	**53.6%**

Additional Dwellings			Indicative Yield	
F	Fonzies	varies	8	1.4%
D	Duplex lots	varies	6	1.0%
SUB-TOTAL			**14 dw**	**2.4%**

Other	Indicative Density	Indicative Yield	
Balance Lot (lot 8001)	25dw/ha	250	43.1%
Multiple Residential (lot 8002)	65dw/ha	12	2.1%
SUB-TOTAL		**262 dw**	**45.2%**
TOTAL DWELLINGS		**580 dw**	**100.0%**

LAND USE BUDGET (ROL 2)	Area	%
Area of Application	**45.72 ha**	**100%**
Saleable Area		
Residential Lots (including Duplexes & Fonzies)	8.62 ha	18.9%
Multi-Residential Site (lot 8002)	0.20 ha	0.4%
Total Saleable Area	**8.82 ha**	**19.3%**
Other		
Balance Lot	10.00 ha	21.9%
Total	**10.00 ha**	**21.9%**
Roads		
Local Roads	4.59 ha	10.0%
Collector, Arterial & Sub-Arterial Roads	2.15 ha	4.7%
Total Roads	**6.74 ha**	**14.7%**
Open Space / Conservation		
Conservation	3.51 ha	7.7%
District Rectreation Park	3.17 ha	6.9%
Neighbourhood Recreation Park	0.50 ha	1.1%
Stormwater / Detention	12.98 ha	28.4%
Total Area of Open Space	**20.16 ha**	**44.1%**
Overall	**45.72 ha**	**100.0%**

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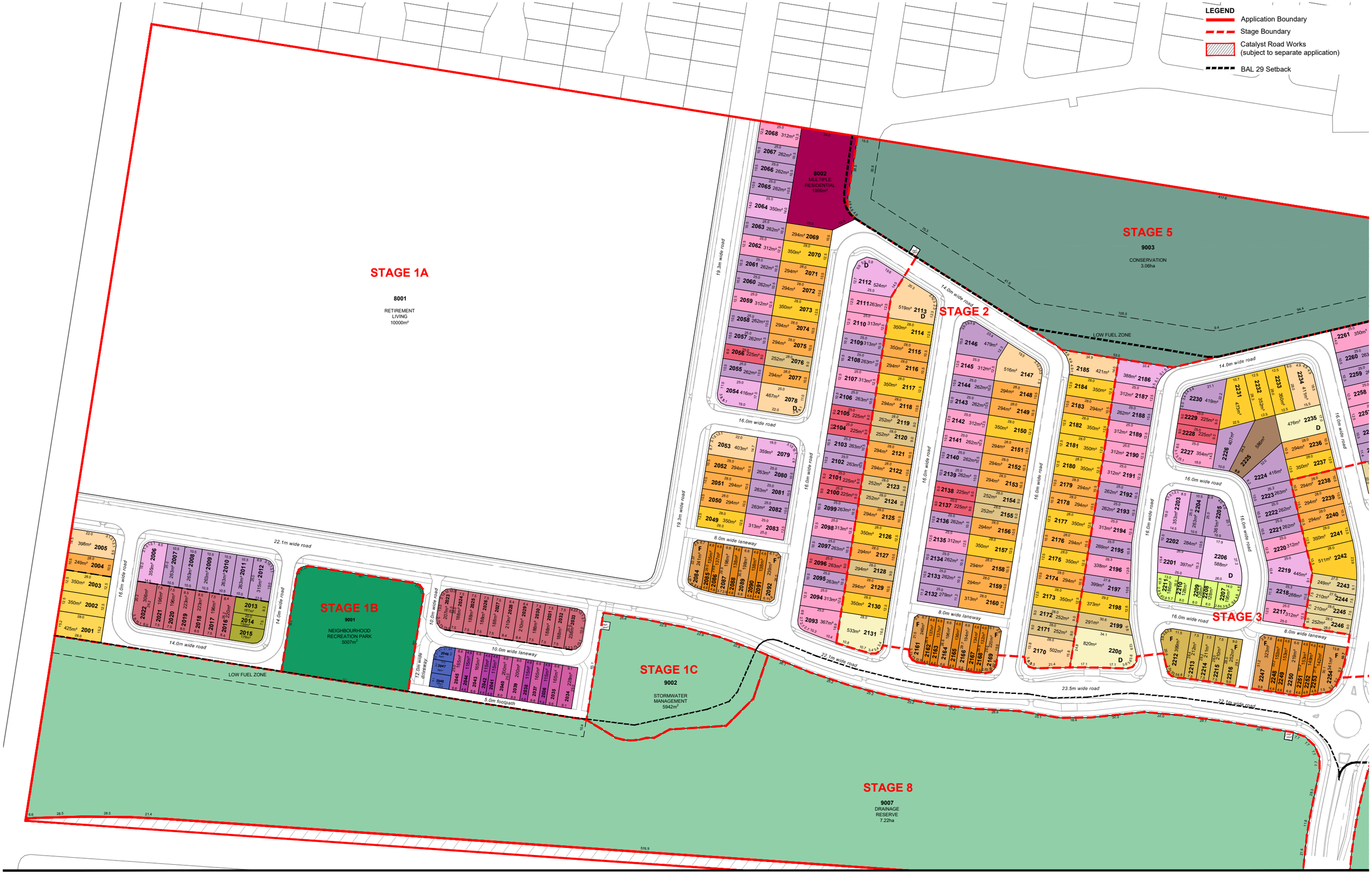
PROJECT
PROVIDENCE WEST - ROL 2

DRAWING TITLE
RECONFIGURING OF A LOT - OVERALL

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

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PROJECT NO. 23-0573SP
DATE 18.03.2026
DRAWING NO. ROL-00
NORTH
REV O



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

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PROJECT NO. 23-0573SP
DATE 18.03.2026
DRAWING NO. ROL-01
NORTH
REV O



PROJECT
PROVIDENCE WEST - ROL2

DRAWING TITLE
RECONFIGURATION OF A LOT - 02

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

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PROJECT NO. 23-0573SP
DATE 18.03.2026
DRAWING NO. ROL-02
NORTH
REV O

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. Setbacks are measured to the wall of the building or structure.
4. Upper floor setbacks must not exceed the minimum ground floor setbacks (including rooftop terraces).
5. In the case of duplicate provisions existing, details approved by this Plan of Development will prevail.
6. 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.
7. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
8. 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.
9. Maximum building height is 3 storeys (12m) for Terraces. Other dwelling types are to be maximum of 2 storeys. Rooftop terraces are defined as a storey.

Primary and Secondary Frontages

10. 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.
11. The secondary frontage is defined as any other street frontage which is not defined as the primary frontage.
12. 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.
13. 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, Premium Villa, 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.
14. For Garden Homes, Urban Lofts and Terraces, the primary frontage is indicated on the Plan of Development.

Car Parking and Driveways

15. For all 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.
16. A maximum of one driveway per dwelling is permitted.
17. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0m (except for Garden Homes, Urban Lofts and Terraces)
18. Parking spaces on driveways do not have to comply with gradients in AS2890.
19. Driveways should avoid on-street works such as dedicated on street parking bays, drainage pits and service pillars.
20. Off-street parking spaces per dwelling are as per the Plan of Development Table and must comply with AS2890.

Building Facade and Articulation

21. Facade treatments that constitute part of the building may include (but not limited to) - eaves, verandahs, window heads etc
22. 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)
23. All garages must be located a minimum of 1m behind main facade (excluding balconies) of the dwelling (except for Urban Lofts and Garden Homes)
24. Garages are compatible with the main building in terms of height, roof form, detailing, materials and colours.

Bushfire Hazard

25. 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

26. Site cover as per definition in Ripley Valley PDA Development Scheme.
27. Site cover for each lot is not to exceed that shown in the Plan of Development table.
28. Private open space, must be provided and is not less than 12m² with a minimum dimension of 2.4m and is directly accessible from a ground floor living area, unless otherwise specified under additional specific controls.

Fencing

29. 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).
30. For Terraces: 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.
31. For Garden Homes & Urban Lofts: Fencing along the street frontage must be either 50% transparent or max 1.2m high.

Stepped Lots

32. Detached stepped housing product must be established on Lots 2226, 2231, 2232, 2233 & 2234 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.

Rainwater Tanks

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

Plan of Development Table	GARDEN HOME ALLOTMENTS		URBAN LOFT ALLOTMENTS		TERRACE (FRONT-LOADED) ALLOTMENTS		TERRACE (REAR-LOADED) & FONZIE ALLOTMENTS		URBAN HOME ALLOTMENTS		VILLA ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD ALLOTMENTS		TRADITIONAL ALLOTMENTS	
	8m - 10.5m wide		8.2m - 12m wide		7.5m - 9m wide		4.6m - 7.5m wide		9m 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
Primary Frontage Setback (metre)																		
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
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
Corner Allotments (metre)																		
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
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
Rear Setback (metre)																		
Rear Setback	2.0	2.0 [3]	0.0**	0.0**	1.0	1.0	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]
Rear Setback (End Lots) Garden Home Allotments Only	4.6 [4]	4.6 [4]	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 (metre)																		
Rear / Side	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
Side - General Lots (metre)																		
Built to Boundary	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.9	0.0	1.0	0.0	1.0	0.0	1.0
	Mandatory [2]		Mandatory [2]		Mandatory [2]		Mandatory [2]		Mandatory		Optional		Optional		Optional		Optional	
Non Built to Boundary	3.0 [4]	3.0 [4]	1.5	1.5	0.9	0.9	N/A	N/A	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		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.						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.									
On Site Parking Requirements (minimum)	1 space to be covered. 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.		1 space to be covered and enclosed.		1 space to be covered and enclosed. Single garages (up to 3.5m in width) or tandem garages are acceptable. Double garages are permitted on two storey dwellings only.		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. Double garages are permitted on two storey dwellings only.		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%		70%		70% for Lots 600m² or less; 50% for Lots greater than 600m² (75% where Duplex noted)							

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

[2.] Except for ends of group / pack.

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

[4.] Where the lot requires a setback to allow access to the garage

* 0.5m for Lot 2048 only.

** 0.9m for Lots 2309, 2310 and 2311

ADDITIONAL SPECIFIC CONTROLS:

URBAN HOME ALLOTMENTS &
VILLA ALLOTMENTS

General

1. The design of the home must incorporate either a porch, portico or verandah that is:
   - At least 4m² 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 1.5m² 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.

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PROVIDENCE WEST - ROL 2

DEVELOPMENT CONTROLS

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DATE 18.03.2026
DRAWING NO. POD-DC00
NORTH
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ADDITIONAL SPECIFIC CONTROLS (cont.):

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:
   c. 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;
   d. Where not adopted, the standard setbacks in the Plan of Development Table apply.
5. 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.
6. 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

7. Buildings must be sited & 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

6. 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

7. Letterboxes for dwellings shall be located on the primary street frontage as shown on the Plan of Development.
8. Allotments adjoining a laneway may have their garage fronting the laneway, comply with the setbacks, and have fencing to the laneway.
4. 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.

Site Services and Bin Storage

5. All 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

11. 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 and use of varying building materials.
    - Front door is to be visible to the street.
12. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s;
13. 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. 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.
2. 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.

Privacy & Overlooking

3. 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.

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. 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

4. 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

5. Doubles garages are permitted only where driveway access is on the secondary street frontage or from a laneway.

Site Cover and Amenity

6. Private open 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 2.4m and accessible at ground or from an upper floor living area.

Façade Treatment and Passive Ventilation

7. 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.
8. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s.
9. 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.
10. The design of the dwelling must consider passive ventilation and natural light provision through a combination of the following elements:
    - Inclusion of 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.
11. The rear must be designed with a minimum 2m length relief in the elevation for each lot.
12. Rear walls are to be constructed of low maintenance, pre-finished materials.

GARDEN HOME ALLOTMENTS

General

1. Mandatory minimum building height of 2 storeys.

Setbacks

2. 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.
6. 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

7. 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.

Site Cover and Amenity

8. Private open 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 2.4m and accessible at ground or from an upper floor living area.

Site Service & Bin Storage

9. 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.
10. Clothes drying areas must be located behind the main face of the dwelling and not visible from the street.

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PROJECT NO. 23-0573SP
DATE 18.03.2026
DRAWING NO. POD-DC01
NORTH
REV O


STAGE 1A
8001
RETIREMENT LIVING
10000m²
STAGE 1B
9001
NEIGHBOURHOOD RECREATION PARK
5007m²
STAGE 1C
9002
STORMWATER MANAGEMENT
2.07ha
STAGE 2
STAGE 3
STAGE 4
STAGE 5
9003
CONSERVATION
3.68ha
STAGE 6
9005
DISTRICT RECREATION PARK
3.17ha
STAGE 7
9006
DRAINAGE RESERVE
4.27ha
STAGE 8
9007
DRAINAGE RESERVE
7.22ha
STAGE 1D
9004
STORMWATER MANAGEMENT
2027m²
RIPLEY ROAD
SUBJECT TO SEPARATE APPLICATION
SUBJECT TO FUTURE APPLICATION
LOW FUEL ZONE
Motor Way Verge
Motor Way Verge
Motor Way Verge

LEGEND

- Application Boundary
- Stage 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
- PMT Site
- Service Easement
- Entry Statement
- Indicative Duplex Division Line

*Bushfire

- BAL 29 Setback
- BAL19 Setback
- BAL12.5 Setback
- BAL 10 Setback
- BAL LOW

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

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

STAGE 1A
8001
RETIREMENT LIVING
10000m²

STAGE 1B
9001
NEIGHBOURHOOD RECREATION PARK
5007m²

STAGE 1C
9002
STORMWATER MANAGEMENT
5942m²

STAGE 2

STAGE 3

STAGE 5
9003
CONSERVATION
3.06ha

STAGE 8
9007
DRAINAGE RESERVE
7.22ha

8002
MULTIPLE RESIDENTIAL
1596m²

LOW FUEL ZONE

16.0m wide road
14.0m wide road
22.1m wide road
19.3m wide road
10.0m wide laneway
8.0m wide laneway
5.0m footpath
12.0m wide pedestrian laneway
22.1m wide road
23.5m wide road

PROJECT
PROVIDENCE WEST - ROL2

DRAWING TITLE
PLAN OF DEVELOPMENT - 01

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

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PROJECT NO. 23-0573SP
DATE 18.03.2026
DRAWING NO. POD-01
NORTH
REV O



PROJECT
PROVIDENCE WEST - ROL2

DRAWING TITLE
PLAN OF DEVELOPMENT - 02

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

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PROJECT NO.
23-0573SP

DATE
18.03.2026

DRAWING NO.
POD-02

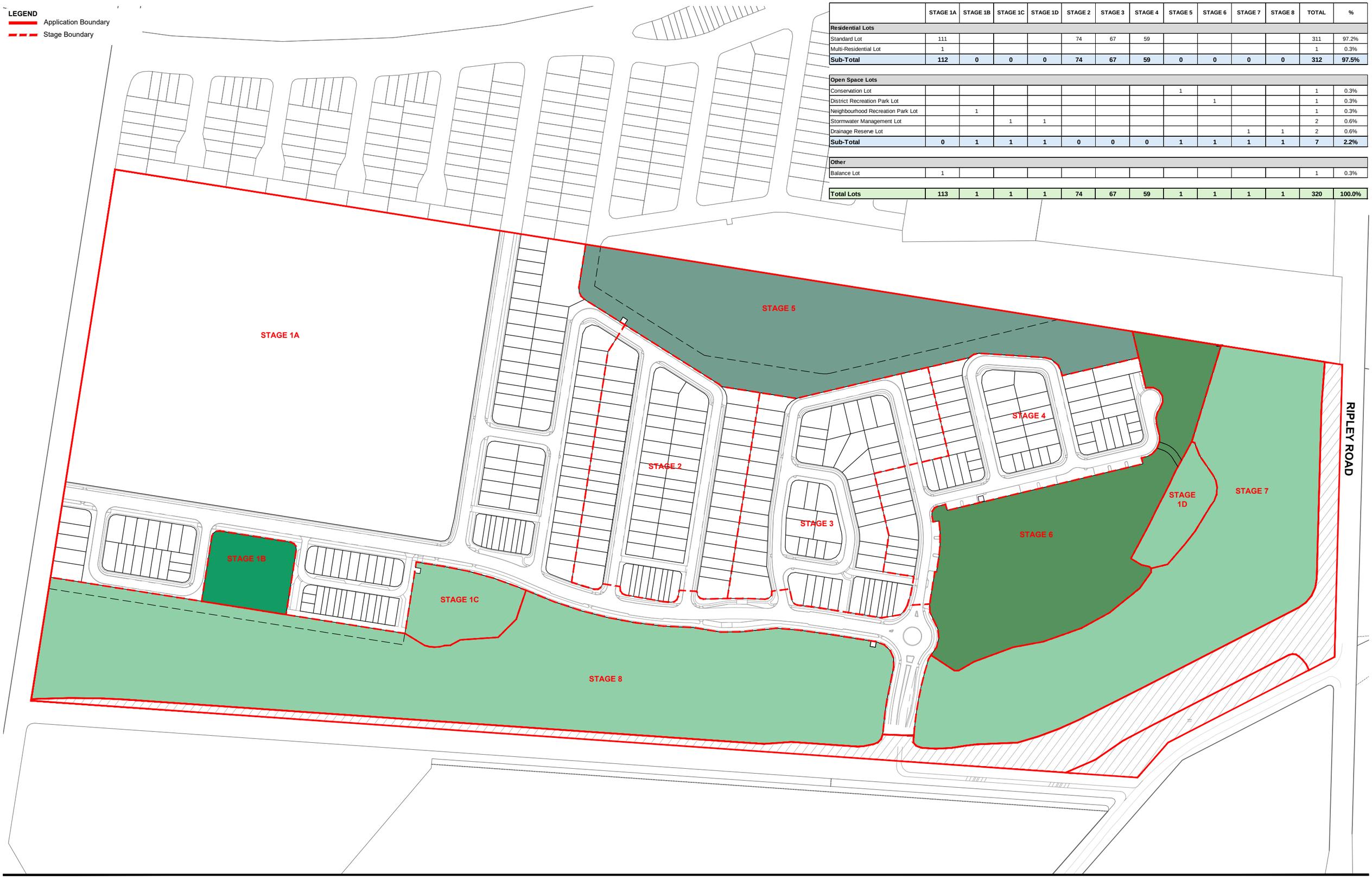
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LEGEND

- Application Boundary
- Stage Boundary

	STAGE 1A	STAGE 1B	STAGE 1C	STAGE 1D	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	STAGE 7	STAGE 8	TOTAL	%
Residential Lots													
Standard Lot	111				74	67	59					311	97.2%
Multi-Residential Lot	1											1	0.3%
Sub-Total	**112**	**0**	**0**	**0**	**74**	**67**	**59**	**0**	**0**	**0**	**0**	**312**	**97.5%**
Open Space Lots													
Conservation Lot								1				1	0.3%
District Recreation Park Lot									1			1	0.3%
Neighbourhood Recreation Park Lot		1										1	0.3%
Stormwater Management Lot			1	1								2	0.6%
Drainage Reserve Lot										1	1	2	0.6%
Sub-Total	**0**	**1**	**1**	**1**	**0**	**0**	**0**	**1**	**1**	**1**	**1**	**7**	**2.2%**
Other													
Balance Lot	1											1	0.3%
Total Lots	**113**	**1**	**1**	**1**	**74**	**67**	**59**	**1**	**1**	**1**	**1**	**320**	**100.0%**



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PROJECT
PROVIDENCE WEST - ROL2

DRAWING TITLE
STAGING PLAN

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

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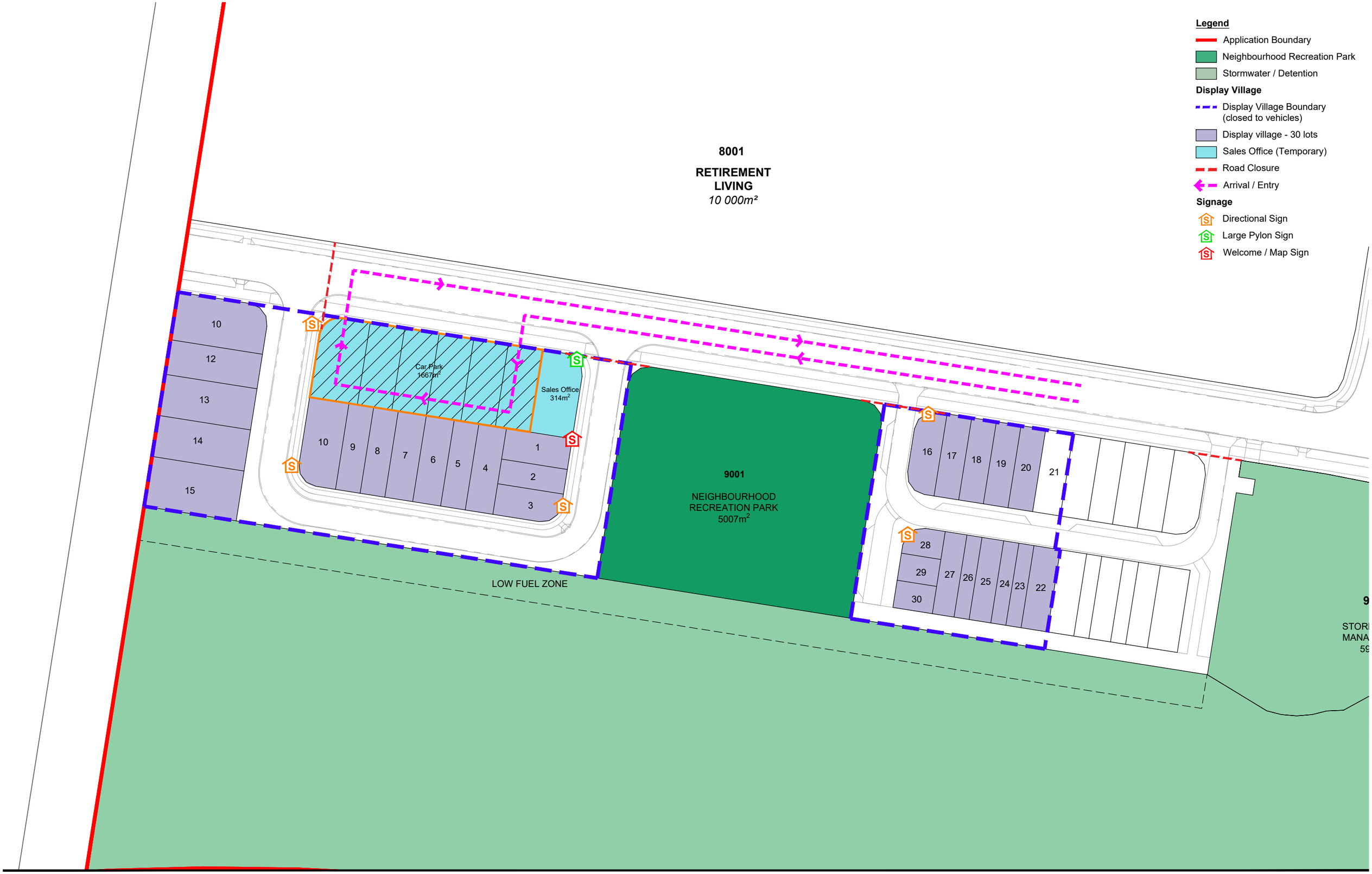
PROJECT NO.
23-0573SP

DATE
18.03.2026

DRAWING NO.
STG-01

NORTH

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PROJECT
PROVIDENCE WEST - ROL2

DRAWING TITLE
DISPLAY VILLAGE (INDICATIVE)

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

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PROJECT NO.
23-0573SP

DATE
18.03.2026

DRAWING NO.
DV-01

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LEGEND

- Application Boundary
- Visitor Car Park Allocation (Residential)
- Visitor Car Park Allocation (District Recreation Park)

VISITOR PARKING ANALYSIS	
Yield (Standard lots)	311 lots
Yield (Dwellings = Lots plus Duplexes and Fonzies)	580 dw
Required Parking for Residential (0.75/dw)	233 carparks
Achieved Parking for Residential	240 carparks
Required Parking for District Recreation Park	50 carparks
Achieved Parking for District Recreation Park	50 carparks

FOR INFORMATION PURPOSES ONLY - NOT FOR APPROVAL

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PROJECT
PROVIDENCE WEST - ROL2

DRAWING TITLE
PARKING PLAN - 01

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

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PROJECT NO.
23-0573SP

DATE
18.03.2026

DRAWING NO.
PP-01

NORTH

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LEGEND

- Application Boundary
- Visitor Car Park Allocation (Residential)
- Visitor Car Park Allocation (District Recreation Park)

VISITOR PARKING ANALYSIS	
Yield (Standard lots)	311 lots
Yield (Dwellings = Lots plus Duplexes and Fonzies)	580 dw
Required Parking for Residential (0.75/dw)	233 carparks
Achieved Parking for Residential	240 carparks
Required Parking for District Recreation Park	50 carparks
Achieved Parking for District Recreation Park	50 carparks

FOR INFORMATION PURPOSES ONLY - NOT FOR APPROVAL

8002
MULTIPLE RESIDENTIAL
1996m²

9003
CONSERVATION
3.06ha

LOW FUEL ZONE

9002
STORMWATER MANAGEMENT
5942m²

9007
DRAINAGE RESERVE
7.22ha

9005
DISTRICT RECREATION PARK
3.17ha

9004
STORMWATER MANAGEMENT
4031m²

9006
DRAINAGE RESERVE
4.77m²

EASEMENT ON LOT 9006

RIPLEY ROAD

SUBJECT TO SEPARATE APPLICATION

D

F

PROJECT
PROVIDENCE WEST - ROL2

DRAWING TITLE
PARKING PLAN - 02

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

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PROJECT NO. 23-0573SP
DATE 18.03.2026
DRAWING NO. PP-02
NORTH
REV O

URBAN LOFT EXAMPLES - AURA, SUNSHINE COAST



EVANS LANE, BARINGA:

- Urban loft typology is 2 storeys with BTB on up to 2 sides and rear.
- Urban Lofts developed as part of an integrated terrace development:
  - Urban Lofts (3 lots) effectively form the end terrace lot
  - Articulation of the rear wall provides light to rear bedrooms
  - No windows/openings along the rear façade (2 storey solid wall)
- Aura is flat and does not have to deal with issues of retaining between lots
- Generally terrace/attached typologies can accommodate a 0.4m max. step between products, retaining walls are located between groups to step down/up slope.



Corner Urban Loft (looking from Evans Lane)



Urban Loft elevation (Evans Lane) - northern pack



Interface of Urban Loft (corner) with adjoining Terrace (along Harrison Lane) - northern pack



Interface of Urban Loft (corner) with adjoining Terrace (along Harrison Lane) - southern pack



Corner Urban Loft (looking from Lukin Terrace)

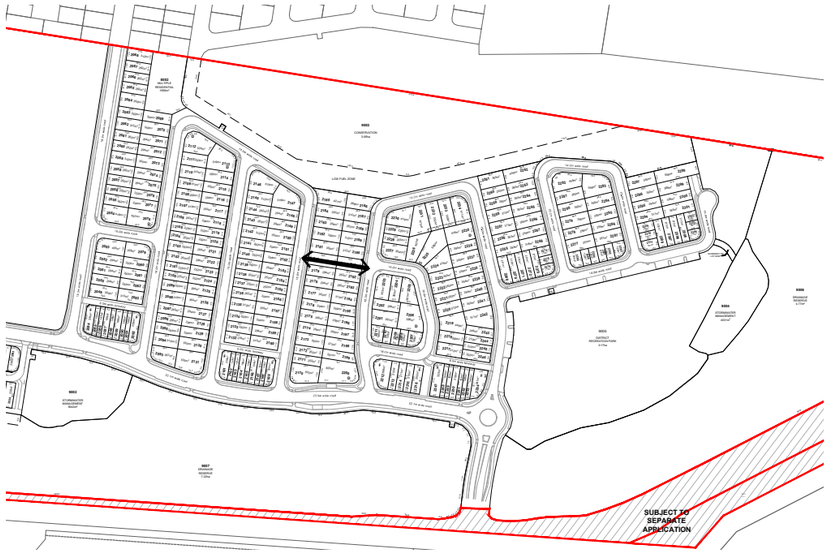


Urban Loft elevation (Evans Lane) - southern pack

ADDITIONAL CROSS-BLOCK LINK TO IMPROVE WALKABILITY?

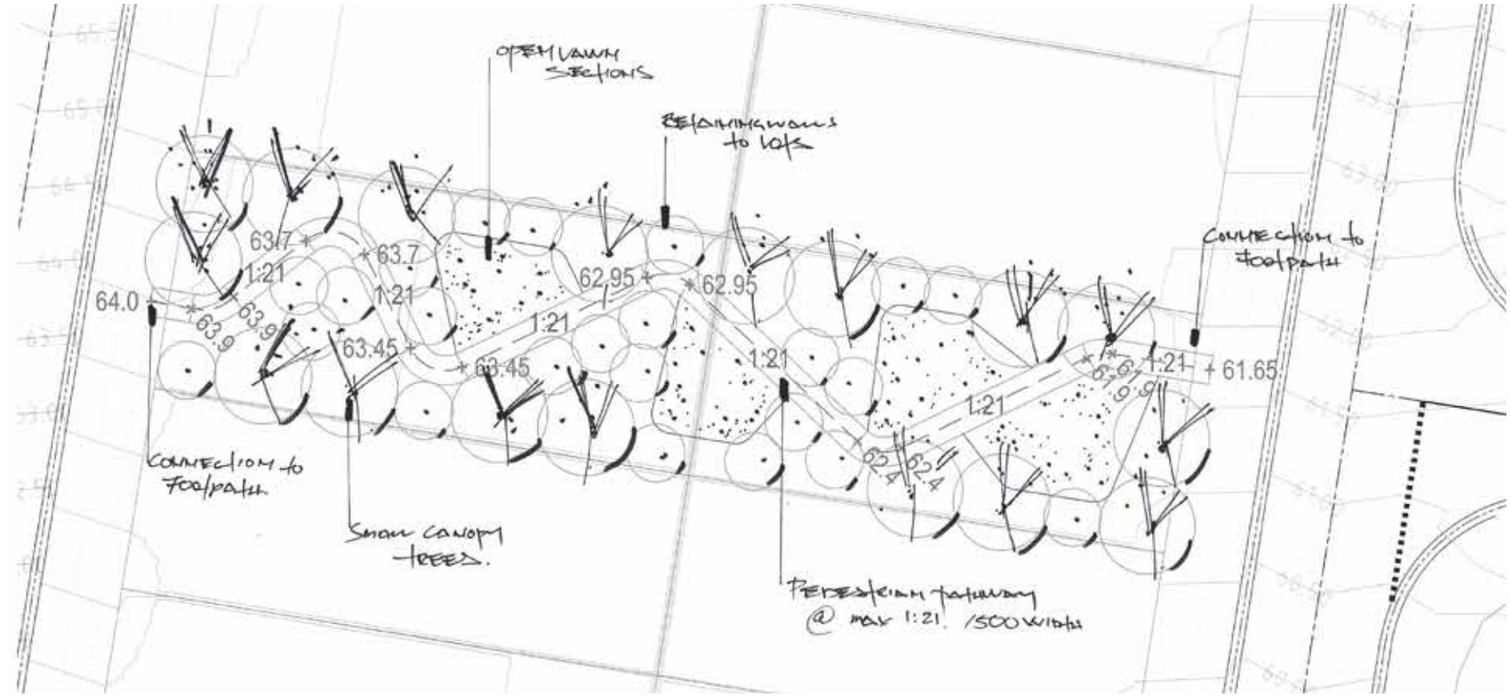
CONTEXT:

- Walkability is difficult to achieve on steep grades such as those within this village
- Current ROL has approximately 70% of the total lots within 500m walking distance of the District Recreation Park
- It is anticipated that residents will walk downhill and utilise larger shared/pedestrian paths which run along the waterway corridor linking the District Recreation and Neighbourhood Recreation Parks
- Investigation to determine if additional cross-block pedestrian links would improve walkability, particularly to the District Recreation Park
- Concept developed for additional cross block link in location shown below - refer plan and section adjacent.

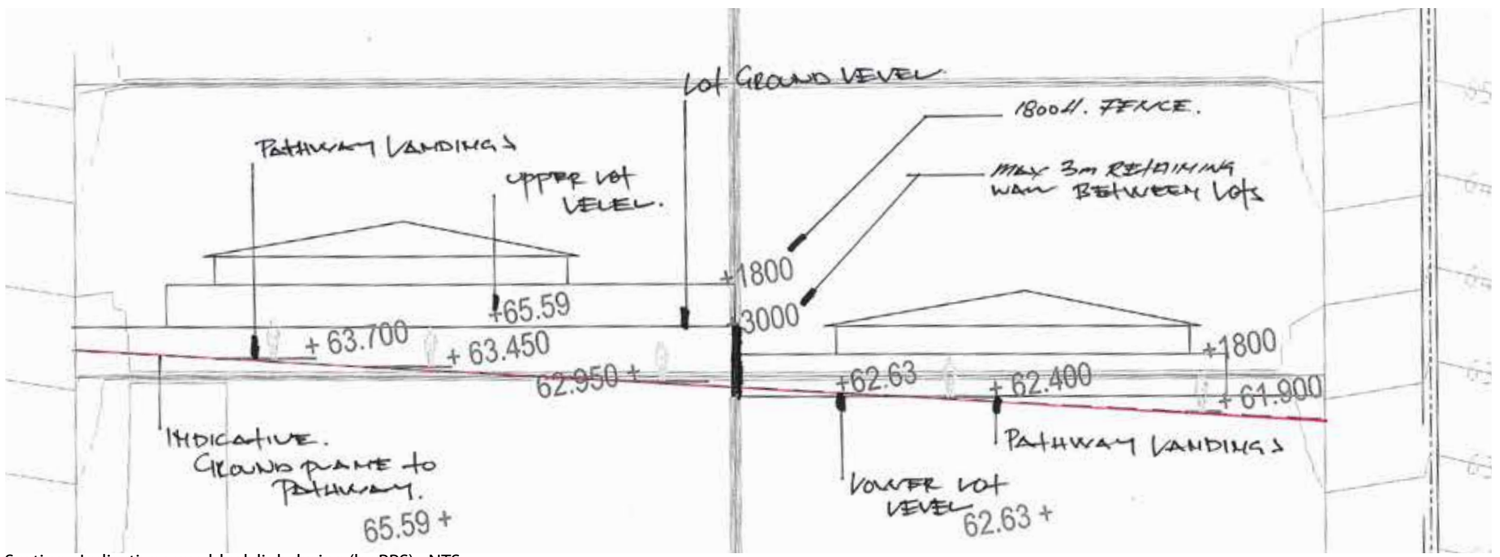


SUMMARY:

- The grades within this village make the introduction of east-west cross block pedestrian links challenging
- The interface with these links would need to be considered
- The levels between lots result in grade separation from this link on both sides and potential safety/CPTED and overlooking issues
- Retaining walls (plus fences) from the adjoining lots would need to be managed in terms of their visibility, combined height and impact into the adjoining lots
- Achieving compliant pathway grades would require extra length and ramping
- Overall the negative outcomes outweighed any minor increase to walkability and these cross-block links were not introduced.

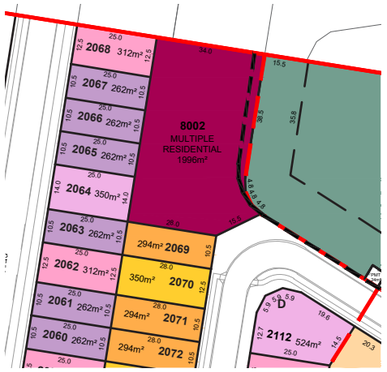


Plan - Indicative cross block link design (by RPS) - NTS



Section - Indicative cross block link design (by RPS) - NTS

LOT 8002 - MULTIPLE RESIDENTIAL



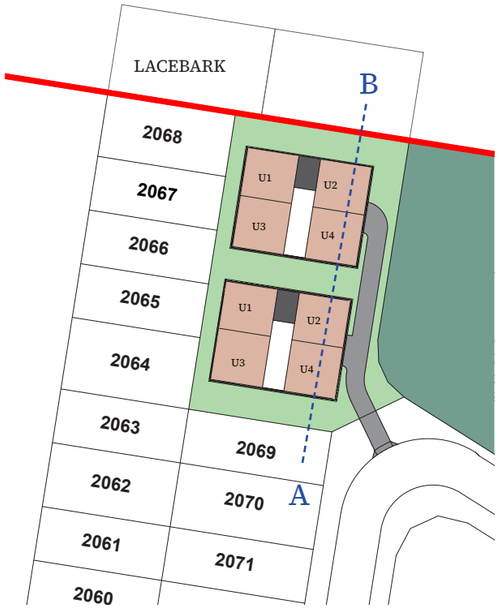
INDICATIVE CONCEPT:

- 2x separate 3 storey apartment buildings terraced to step up the slope
- Access via driveway with at-grade parking underneath and servicing each building
- Car parking cut into slope and partly retained at rear to address level change and interface to Lacebark
- Landscaping between, and around buildings, provide buffer to adjoining detached residences
- Development summary:

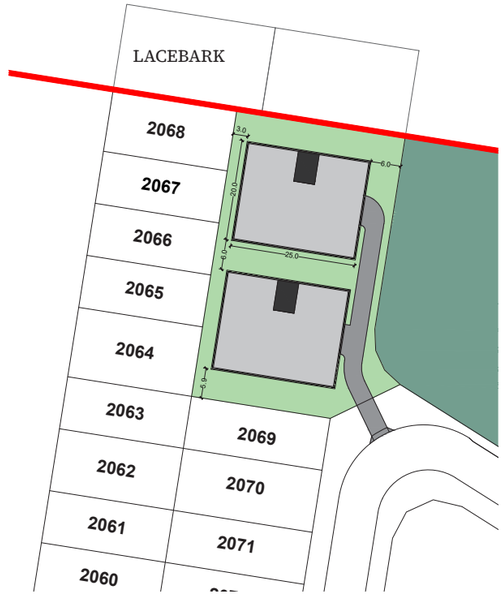
Lot number	8002
Lot Area	1996m²
Number of units	16
Unit size	approx. 100m²
Number of car parking	36



View 1 - Ground level, car parking



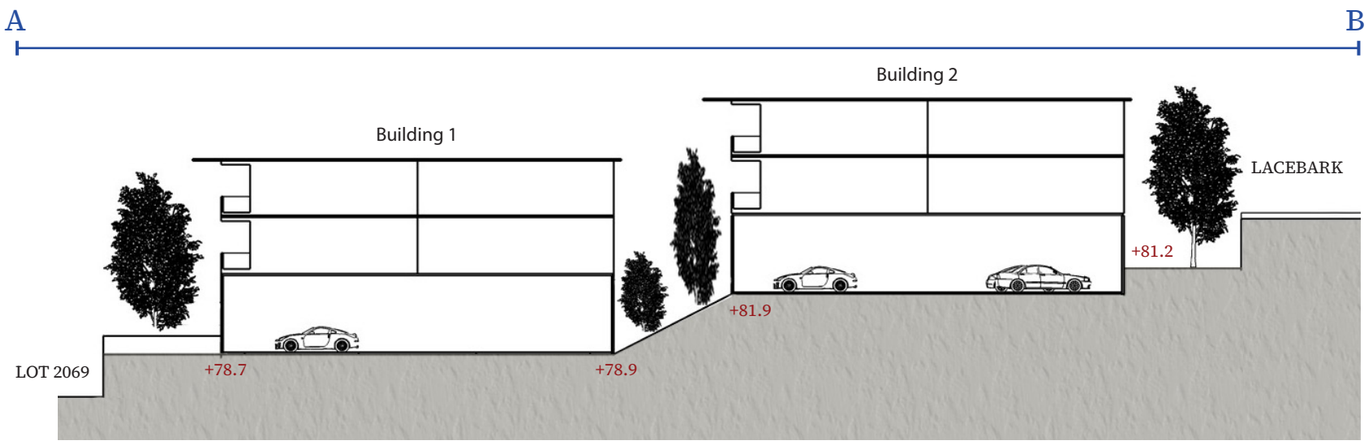
View 2 - Level 2 & 3, apartments



View 3: Roof



Indicative perspective - view from east/entry



Indicative section