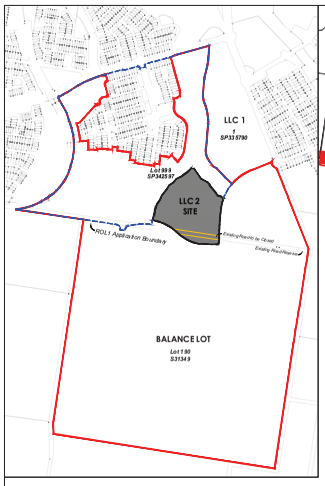


KEY PLAN 1:25,000

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Approval No.: 6421/2025/PDA

Date: 22 June 2026

1
SP335790

ROL1 Application Boundary

LOT 1
8.53ha

Existing road to be closed

Future roads to be dedicated subject to separate approval.

LEGEND

- LLC2 SITE BOUNDARY
- ROL1 APPLICATION BOUDNARY

URBIS

PROVIDENCE EAST
PROPOSED LLC 2 PLAN

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Pty Ltd | ABN 50 105 256 228

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CLIENT
STOCKLAND PTY LTD

1:1,500 @ A3
0 10 20 30m

PROJECT NO. P0026847
DATE 06.11.25
DRAWING NO. LLC-02
REVISION D

Studio

Creating spaces of belonging

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Approval No.: 6421/2025/PDA

Date: 22 June 2026

Stockland

URBAN DESIGN MASTERPLAN

Providence LLC 2

Bayliss Road, Providence

5 March 2026
Rev H

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Nominated Architect
Richard Rizzalli
QLD#2885 NSW#8663 VIC#20517

Contents

General LLC 2 Context Diagram 3
Masterplan 4
Staging 5

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URBAN DESIGN MASTERPLAN

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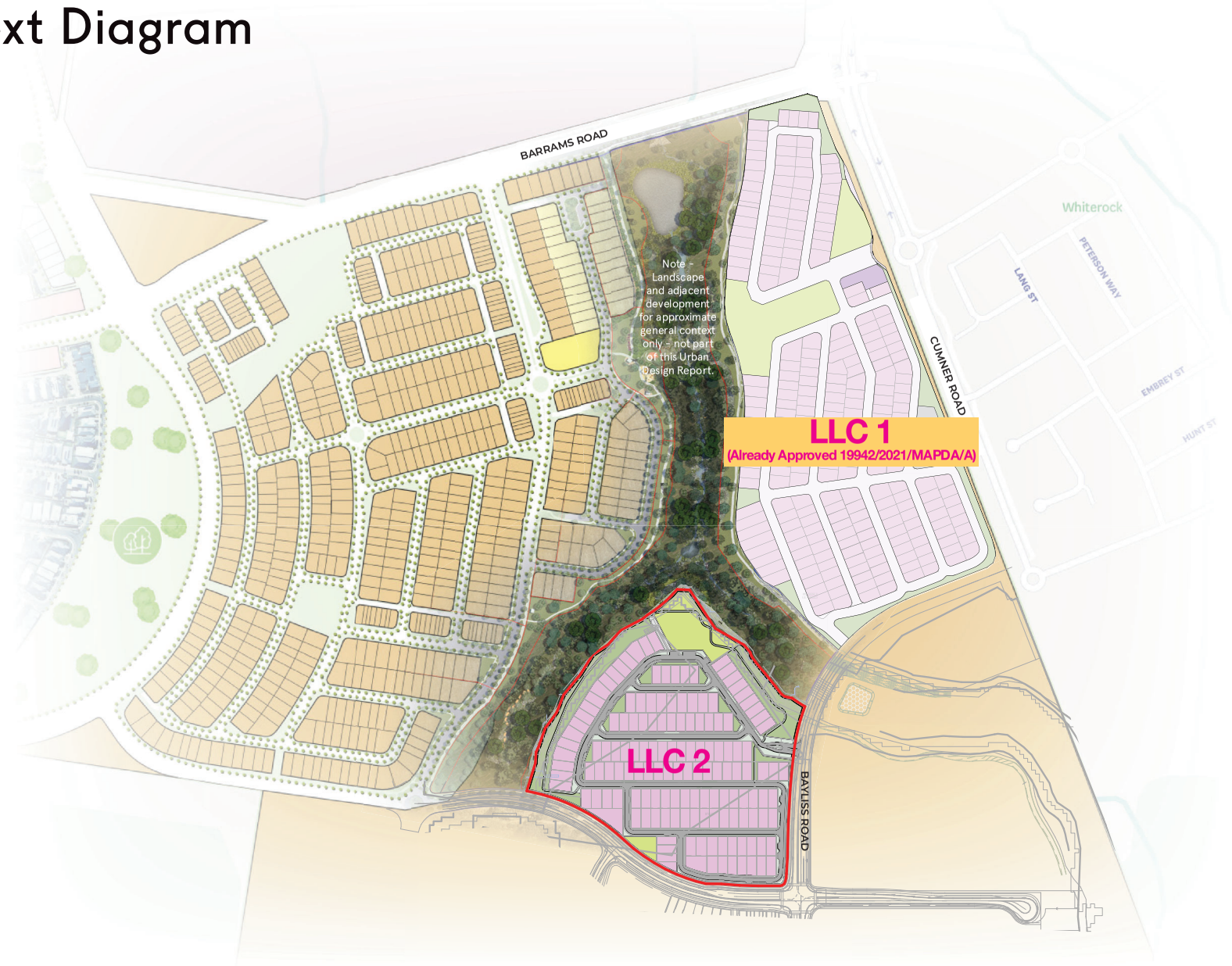
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LLC 2 Context Diagram



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Masterplan

Land Use

Legend

- Community Facilities / Buildings
- Landscape / Open Space
- Residential Sites
- Pedestrian Gates / Connections
- LLC Pedestrian Perimeter Path
- Potential Mailbox node
- Overall LLC Site Boundary
- Waterway Corridor Access Point
- Staff Car Parking
- Community Bus Drop Off/Pick Up
- Bus parking incorporated into facilities

Item locations indicative only.

Refer to Stockland for site background information.



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STO048 - Providence LLC 2

Bayliss Road, Providence

Issue Date 05/03/26 | Copyright © 2026

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Drawing Title: Masterplan
Drawing Number: STO048-02
Drawing Revision: Rev H

100m

1:2000 @ A3

Masterplan

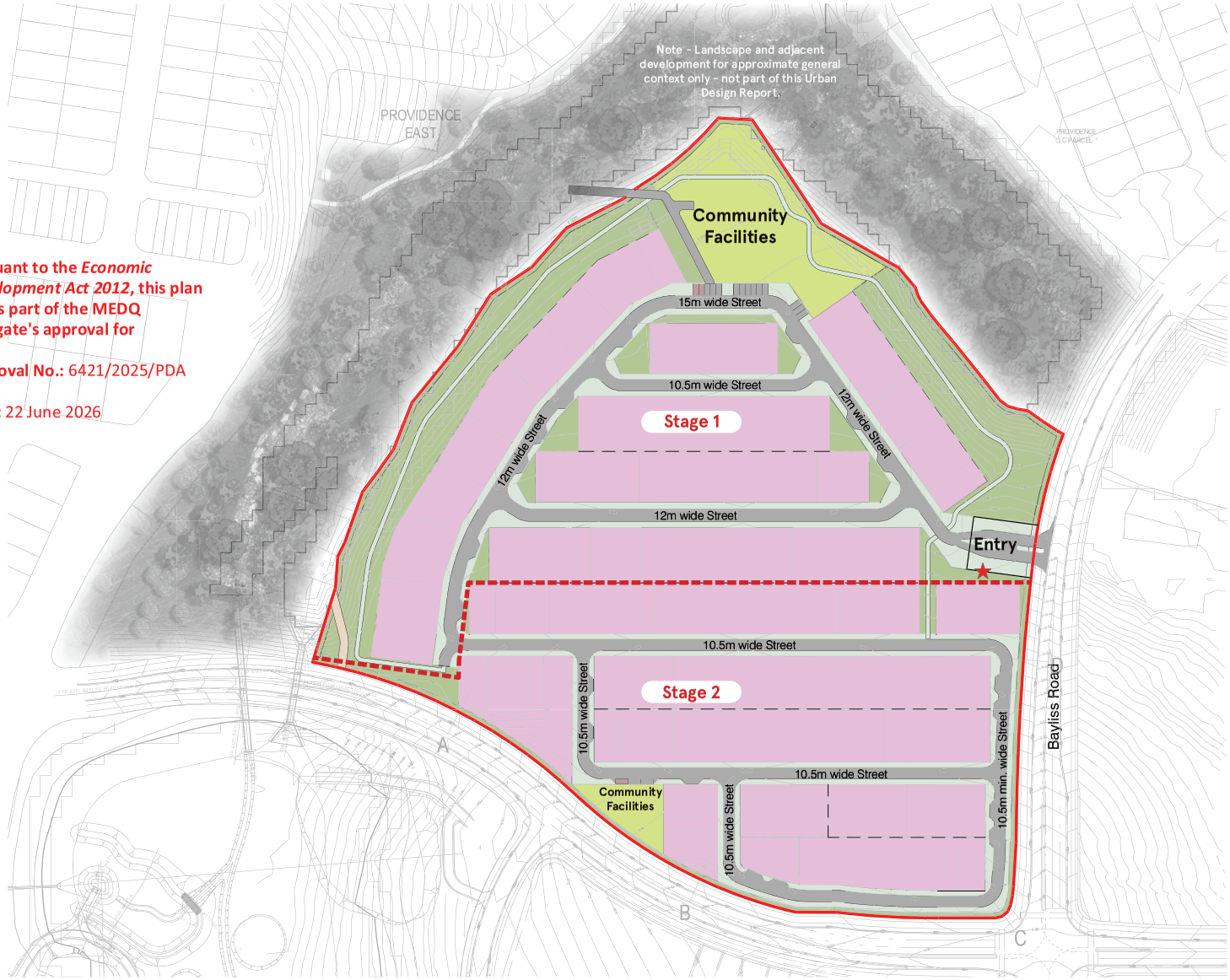
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1:2000 @ A3

100m

URBIS

Stockland

PROVIDENCE EAST- LLC 2 BUILT FORM CONTROLS

PLAN OF DEVELOPMENT

The Providence East Land Lease Community (LLC) is to be developed as a Relocatable Home Park (LLC) in accordance with the *Manufactured Homes (Residential Parks) Act 2003*. The POD is to guide the creation of Relocatable Home Park (LLC) Dwelling Sites and the design and construction of the Relocatable Home Park (LLC) Dwellings within Providence East LLC 2. The POD is applicable to land identified in the Residential Sites and Community Facilities/Buildings sites of the approved Master Plan.

Development that accords with this plan of development and associated Master Plan and conditions of approval is 'exempt development' as per Table 2 of the Ripley Valley Urban Development Area Development Scheme.

Compliance assessment must be undertaken where required by conditions of approval.

1.0 Relocatable home park (LLC) dwelling sites (Residential Sites)

1.1 Relocatable Home Park (LLC) Dwelling Sites shall conform to the requirements of Table 1.

Table 1 Dwelling site requirements:

Parameter	Requirement
Development yield	Minimum: 129 dwellings (15dw/ha) Maximum: 150 dwellings
Dwelling site area-detached dwelling	Minimum 175m^2 per dwelling site
Dwelling site area-attached dwelling	Minimum 120m^2 per dwelling site
Building Height (from finished ground level)	Community facilities precinct: Max 12m Residential development precinct: Max 8.5m
Frontage widths	Min: 6m
Ratio of Maximum depth to width	Max 6:1
Site cover per Dwelling site Site cover for community facilities precincts:	Maximum: 85% Maximum: 60%
Private Open Space per dwelling	Min: 16m^2 and minimum dimension of 3m

2.0 Relocatable Home Park (LLC) Dwelling types

2.1 A range of detached and attached Relocatable Home Park LLC) Dwellings are permitted.

2.3 An attached dwelling does not incorporate more than four (4) attached dwellings in a row.

2.4 Relocatable Home Park (LLC) Dwelling types shall conform to the setbacks in Tables 2.

2.5 Relocatable Home Park (LLC) Dwelling construction must appear similar to a 'slab-on-ground' dwelling.

2.6 The development's interface with the external roads will be managed through building design which:

- Incorporates a mix of architectural elements and styles that are responsive to local conditions and styles.
- Exhibits a high degree of interest through the use of colour, angles and materials;
- Includes verandas, decks, eaves, window hoods or similar elements to create shade and cast shadow;
- Provides for varied roof designs in terms of pitch, height, gables and skillions;
- Promotes an attractive streetscape and encourage safety and surveillance through orientation entrances towards the street and windows of habitable rooms over secondary frontages.
- Screens mechanical plant and equipment to maintain the amenity of the road interface.
- Does not present blank walls to road interface;

2.7 Relocatable Home Park (LLC) dwellings fronting the waterway corridor must

- incorporate a service court to screen equipment including (but not limited to) air-conditioning condensers and washing lines from view of public space.
- include windows provided within any façade of a Relocatable Home Park (LLC) dwelling facing the waterway corridor.

3.0 Built to Boundary (Zero Lot Walls)

3.1 Zero lot walls may be built to boundary on the Relocatable Home Park (LLC) Dwelling Site. However, this requirement is not mandatory.

3.2 First floor built to boundary walls may have the same setback as the ground floor.

3.3 The maximum length of the zero-lot wall shall be the length of the side boundary less front and rear wall setbacks.

3.4 Zero lot walls must not have any openings or windows, except where located on a boundary that is not adjacent to another Relocatable Home Park (LLC) Dwelling Site.

3.5 Where adjoining an Attached Relocatable Home Park (LLC) Dwelling, dwellings may have two (2) built to boundary walls.

4.0 Setbacks

4.1 All Relocatable Home Park (LLC) Dwelling setbacks, within a dwelling site are to be in accordance with the following setback tables (refer to Table 2).

4.2 Community facility buildings are to be setback a minimum of 4m from Bayliss Road, and 5m to the waterway corridor.

Table 2 Relocatable home park (LLC) dwelling setbacks (Attached and detached):

Setback (relative to dwelling sites)	Building element	Ground floor	First floor
Front[1]	Single garage	2.5m	-
	Double garage	2.5m	-
	Roofed patios and support columns	0m	-
	From corner truncation	1m	-
	Wall	2m	2m
Side	Built to boundary	0m	0m
	Non built to boundary	0.9m	0.9m
	Secondary frontage	1m	1m
Rear	Rear	1m	1m
	Roofed patios and support columns	0.45m	-
	Rear of dwellings , facing waterway corridor	3m to rear wall of a dwelling or 1.5m to the outermost projection of patio if less than 4.5m in	

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Setback (relative to dwelling sites)	Building element	Ground floor	First floor
		maximum height.	

[1]a 1.5m front setback (to wall and garages) may be provided on an Affordable Site.

5.0 Car parking

5.1 A minimum of two car spaces, at least one of which comprises an under cover car parking space, must be provided for each dwelling. Car parking spaces are to be wholly located within each Relocatable Home Park (LLC) Dwelling Site.

5.2 Garages have a minimum dimension as follows:

i) 5.75m deep and 3m wide for single garages; and

ii) 5.75m deep and 5.715m wide for double garages.

5.3 Golf Buggies may be parked in garages, roofed patios or courtyard areas where provided

5.4 Visitor and staff car parking spaces are to be provided, located predominantly near community facility buildings. A minimum of three (3) staff parking bays are to be provided. Temporary visitor parking may be provided in dwelling driveways.

5.5 Overall, a minimum of 225 car spaces are to be provided on the site.

6.0 Fencing and identification

6.1 Zero lot walls enclosing ground floor private open space are to be minimum 1.8m high of masonry, hebel or similar construction to match the zero-lot wall;

6.2 Side and rear fencing and fencing between ground floor private open space areas must be solid with a maximum height of 1.8m.

6.3 Solid fencing between Relocatable Home Park (LLC) Dwelling Sites shall not extend forward of the front building line. Screen blades are permitted.

6.4 Each Relocatable Home Park (LLC) Dwelling has a property identification number that is clearly identifiable from the Manufactured Home Park internal road.

6.5 Fencing to the perimeter of the development must comply with the fence design in the approved landscape concept plan.

6.6 Fencing between dwelling sites and the waterway shall be of permeable fencing, of greater than 50% transparency.

7.0 Private Open Space

7.1 Private open space shall be located contiguous to principal living areas.

7.2 Ground flood private open space is screened for privacy from adjoining Relocatable Home Park (LLC) Dwellings.

7.3 Private open space minimum areas may be included within an unenclosed living structure (e.g. Patio).

7.4 Where dwelling sites front the waterway corridor, private open space must address the waterway corridor, with no solid built form obstructions.

8.0 Community facilities precincts

8.1 The areas identified for a community facility on the Master Plan includes the provision of ancillary buildings and structures for the use of park residents, their visitors and staff and may include a barbeque area; toilets;; a pool; indoor communal facilities; indoor recreation facilities; outdoor sport and recreation; outdoor communal open space areas; a kitchen; dining area; lounge; library; function space; and vehicle parking (including bus) spaces.

8.2 The community facilities precinct may also include the provision of an on-site manager's office; a minimum of 1 letterbox per relocatable home park (LLC) dwelling as required.

8.3 Building design is to incorporate two or more of the following design elements:

- Verandas
- Roof overhangs
- Window hoods/ screens
- Awnings and shade structures.

8.4 Building wall lengths in excess of 15m are articulated by use of verandas, balconies, window shade devices or wall offsets (minimum 1m deep), or physical separation into detached buildings.

8.5 Ground level car parking areas are screened from the public realm and road frontage by landscaping or buildings.

8.6 Minimum 50 per cent of wall facing Bayliss Road, or waterway corridor, to comprise clear windows, doors, or fixed glass.

8.7 A pedestrian entry to the building is clearly visible and identifiable from the internal street or from within car park.

9.0 Bushfire risk management

9.1) Adjoining the waterway corridor, a strip of minimum 5m width must be landscaped with turf only and maintained as lawn at a nominal height ≤ 100 millimetres.

9.2) Pathways may form part of the minimum 5m width strip.

9.3 Landscaping within the proposed private road reserves, community lots and residential sites must be designed and maintained in accordance with Part 5 of Bushfire Resilient Building Guidance for Queensland Homes (QRA 2020).

9.4 No dwellings are to be located within the Asset Protection Zone shown in the approved Landscape Master Plan.

Definitions

Affordable site: A Relocatable Home Park (LLC) Dwelling Site with a depth of 21.5m or less.

Attached Dwelling: Two or more dwellings attached to or touching another dwelling in a horizontal plane.

Detached Dwelling: A dwelling detached to another dwelling in a horizontal plane.

Relocatable Home Park (LLC) Dwelling Site: The area of land subject to a site agreement under the *Manufactured Homes (Residential Parks) Act 2003*.

Relocatable Home Park (LLC) Dwelling: A dwelling located on a Relocatable Home Park (LLC) Dwelling Site. For clarity the Relocatable Home Park (LLC) Dwelling is not a 'House' use as defined under the Ripley Valley PDA Development Scheme.

Setback: For a Relocatable Home Park (LLC) Dwelling or associated structure, the shortest distance measured horizontally from the wall or columns which support structures to the vertical projection of the boundary of the site.

All setbacks exclude allowable projections, which include:

a) non-structural elements fixed to the wall / roof;

b) fascias, gutters and downpipes;

c) eaves with non-combustible roof cladding and non-combustible lining;

d) flues, chimneys, pipes, domestic fuel tanks, cooling or heating appliances or other services;

e) light fittings, electricity or gas meters, aerials or antennas;

f) pergolas, sunblinds or water tanks; and

g) unroofed terraces, landings, steps and ramps not more than 1m in height.

Setbacks to internal truncated corners are measured from the middle chord truncation only.

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