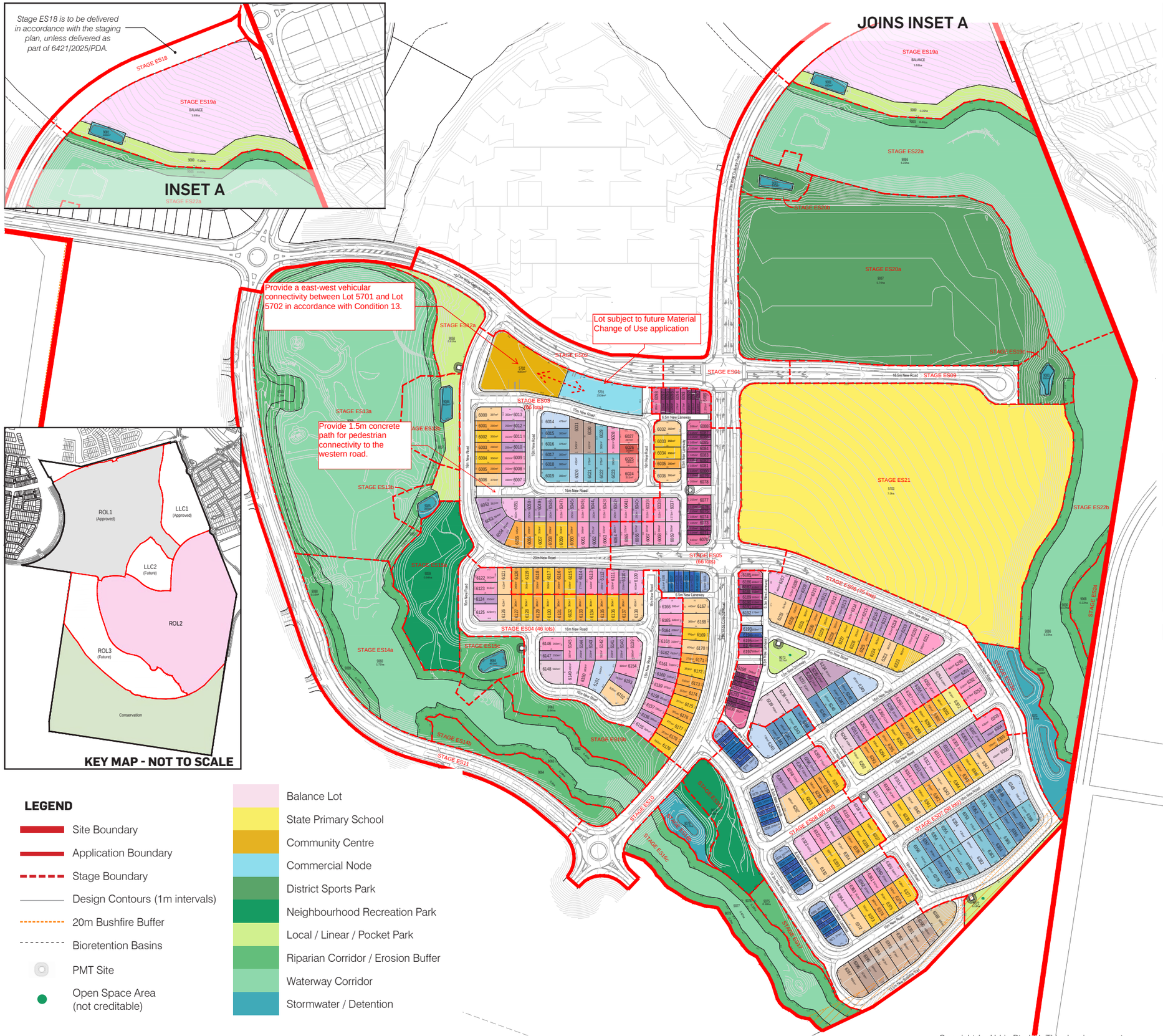


LEGEND

- Site Boundary
- Application Boundary
- Stage Boundary
- Design Contours (1m intervals)
- 20m Bushfire Buffer
- Bioretention Basins
- PMT Site
- Open Space Area (not creditable)

- Balance Lot
- State Primary School
- Community Centre
- Commercial Node
- District Sports Park
- Neighbourhood Recreation Park
- Local / Linear / Pocket Park
- Riparian Corridor / Erosion Buffer
- Waterway Corridor
- Stormwater / Detention

LOT YIELD				
Residential Saleable Area (Standard Lots)			**ROL2**	
Allotment Type	**Typical Lot Dimensions**	**Typical Area**	**Lots**	**%**
Standard Allotment 20m Product				
Rear Loaded Terrace	4.6m x 20m	92m²	18	4.6%
Rear Loaded Terrace	6.6m x 20m	132m²	12	3.1%
Rear Loaded Terrace	6.6m x 20m End	132m²	10	2.6%
Villa Allotment	10m x 20m	200m²	1	0.3%
Courtyard Allotment	14m x 20m	280m²	3	0.8%
Sub Total			**44**	**11.3%**
Standard Allotment 25m Product				
Front Loaded Terrace	7.5m x 25m	188m²	2	0.5%
Front Loaded Terrace	7.5m x 25m End	188m²	2	0.5%
Rear Loaded Terrace	4.6m x 25m	115m²	26	6.6%
Rear Loaded Terrace	6.6m x 25m	165m²	13	3.3%
Rear Loaded Terrace	6.6m x 25m End	165m²	12	3.1%
Villa Allotment	10m x 25m	250m²	52	13.3%
Premium Villa Allotment	12.5m x 25m	312m²	57	14.6%
Courtyard Allotment	14m x 25m	350m²	19	4.9%
Traditional Allotment	16m x 25m	400m²	6	1.5%
Sub Total			**189**	**48.3%**
Standard Allotment 28m Product				
Villa Allotment	10m x 28m	280m²	38	9.7%
Premium Villa Allotment	12.5m x 28m	350m²	42	10.7%
Courtyard Allotment	14m x 28m	392m²	21	5.4%
Traditional Allotment	16m x 28m	448m²	2	0.5%
Sub Total			**103**	**26.3%**
Standard Allotment 30m Product				
Villa Allotment	10m x 30m	300m²	17	4.3%
Premium Villa Allotment	12.5m x 30m	375m²	19	4.9%
Courtyard Allotment	14m x 30m	420m²	8	2.0%
Sub Total			**44**	**11.3%**
Standard Allotment 32m Product				
Premium Villa Allotment	12.5m x 32m	400m²	5	1.3%
Courtyard Allotment	14m x 32m	448m²	5	1.3%
Traditional Allotment	16m x 32m	512m²	1	0.3%
Sub Total			**11**	**2.8%**
Total Standard Allotments			**391 lots**	**100.0%**

OVERALL	
Land Use Breakdown	**ROL2**

Saleable Area	**Area**	**%**
Residential Lots	11.85 ha	19.3%
Commercial Node	0.25 ha	0.4%
Community Centre	0.40 ha	0.7%
Balance Lots	1.54 ha	2.5%
School Lots	7.01 ha	11.4%
Sub Total	**21.05 ha**	**34.3%**

Roads	**Area**	**%**
All Road Types	13.91 ha	22.6%
Sub Total	**13.91 ha**	**22.6%**

Open Space	**Area**	**%**
District Sports Park	5.74 ha	9.3%
Neighbourhood Recreation Park	1.51 ha	2.5%
Local Recreation Park	1.17 ha	1.9%
Riparian Corridor	5.33 ha	8.7%
Waterway Corridor	11.74 ha	19.1%
Stormwater / Detention	0.99 ha	1.6%
Sub Total	**26.49 ha**	**43.1%**

Overall	**61.45 ha**	**100.0%**

PROVIDENCE EAST - ROL 2
RECONFIGURING OF A LOT - OVERALL

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. Cadastral boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

1:4000 @ A3

0 50 100 150 200

DATE: 22.09.2026
JOB NO: P0053760
DWG NO: ROL-00

LEGEND

- Application Boundary
- Stage Boundary
- Design Contours (1m intervals)
- Bioretention Basins
- PMT Site
- Open Space Area (not creditable)
- Balance Lot
- State Primary School
- Community Centre
- Commercial Node
- District Sports Park
- Neighbourhood Recreation Park
- Local / Linear / Pocket Park
- Riparian Corridor / Erosion Buffer
- Waterway Corridor
- Stormwater / Detention

Stage ES18 is to be delivered in accordance with the staging plan, unless delivered as part of 6421/2025/PDA.

STAGE ES18

STAGE ES19a
BALANCE
1.53ha

9081 463m²

9080 0.35ha

9065 0.41ha

STAGE ES22a
9066
5.23ha

9082 940m²

STAGE ES20b

23m Wide Collector Road

STAGE ES20a
9067
5.74ha

STAGE ES19c

9083 393m²

STAGE ES12a
9058
0.61ha

STAGE ES02

5702 4000m²

5701 2509m²

STAGE ES01

18.5m New Road

STAGE ES09

9086 463m²

ES13a

STAGE ES12b

9057

STAGE ES03
(66 lots)

16m New Road

6.5m New Laneway

6000 397m² 6001 280m² 6002 350m² 6003 280m² 6004 350m² 6013 353m² 6012 250m² 6011 313m² 6010 250m² 6009 313m²

6014 479m² 6015 300m² 6016 375m² 6017 300m² 6018 300m² 6031 6030 6029 6028 6027 297m² 6026 6025 280m²

6032 392m² 6033 350m² 6034 350m² 6035 280m² 6098 6097 6096 6095 6094 6093 6092 6091 6090 6089 6088 6087 6086 6085 6084 6083 6082 6081

JOINS DRAWING ROL-02

PROVIDENCE EAST - ROL 2
RECONFIGURATON OF A LOT - 01

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. Cadastral boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

1:2000 @ A3

0 20 40 60 80 100

DATE: 22.09.2026
JOB NO: P0053760
DWG NO: ROL-01

JOINS DRAWING ROL-01

STAGE ES12a

STAGE ES13a

STAGE ES12b

STAGE ES13b

STAGE ES15a

STAGE ES14a

STAGE ES14b

STAGE ES15b

STAGE ES15c

STAGE ES02

STAGE ES03
(66 lots)

STAGE ES04 (46 lots)

STAGE ES05
(66 lots)

STAGE ES01

STAGE ES20a

STAGE ES09

STAGE ES21

STAGE ES06 (75 lots)

Lot subject to future Material Change of Use application

23m Wide Collector Road

16m New Road

20m New Road

18.5m New Road

6.5m New Laneway

12m New Driveway

23m Wide Collector Road

LEGEND

- Application Boundary
- Stage Boundary
- Design Contours (1m intervals)
- Bioretention Basins
- PMT Site
- Open Space Area (not creditable)
- State Primary School
- Community Centre
- Commercial Node
- District Sports Park
- Neighbourhood Recreation Park
- Local / Linear / Pocket Park
- Riparian Corridor / Erosion Buffer
- Waterway Corridor
- Stormwater / Detention

JOINS DRAWING ROL-03

URBIS

PROVIDENCE EAST - ROL 2

RECONFIGURATON OF A LOT - 02

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. Cadastral boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

1:2000 @ A3

0 20 40 60 80 100

DATE: 22.09.2026

JOB NO: P0053760

DWG NO: ROL-01

JOINS DRAWING ROL-02

STAGE ES05 (66 lots)

STAGE ES06 (75 lots)

STAGE ES07 (58 lots)

STAGE ES08 (80 lots)

STAGE ES04 (46 lots)

STAGE ES15a

STAGE ES15b

STAGE ES15c

STAGE ES14a

STAGE ES14b

STAGE ES11

STAGE ES10

STAGE ES16a

STAGE ES16b

STAGE ES16c

STAGE ES17

STAGE ES24

STAGE ES25a

20m New Road

16m New Road

6.5m New Laneway

6.5m New Laneway

12m New Driveway

23m Wide Collector Road

19.3m New Road

13.5m New Bushfire Trail

9059 0.94ha

9060 1.71ha

9061 0.84ha

9062 0.41ha

9063 0.29ha

9064 0.4ha

9066 5.23ha

9068 0.22ha

9070 0.44ha

9071 0.55ha

9072 0.12ha

9073 857m²

9075 0.18ha

9076 0.31ha

9077 0.62ha

9078 0.29ha

9079 1.17ha

9084 461m²

9087

LEGEND

- Application Boundary
- Stage Boundary
- Design Contours (1m intervals)
- 20m Bushfire Buffer
- Bioretention Basins
- PMT Site
- Open Space Area (not creditable)
- State Primary School
- Neighbourhood Recreation Park
- Local / Linear / Pocket Park
- Riparian Corridor / Erosion Buffer
- Waterway Corridor
- Stormwater / Detention

URBIS

PROVIDENCE EAST - ROL 2

RECONFIGURATON OF A LOT - 03

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. Cadastral boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

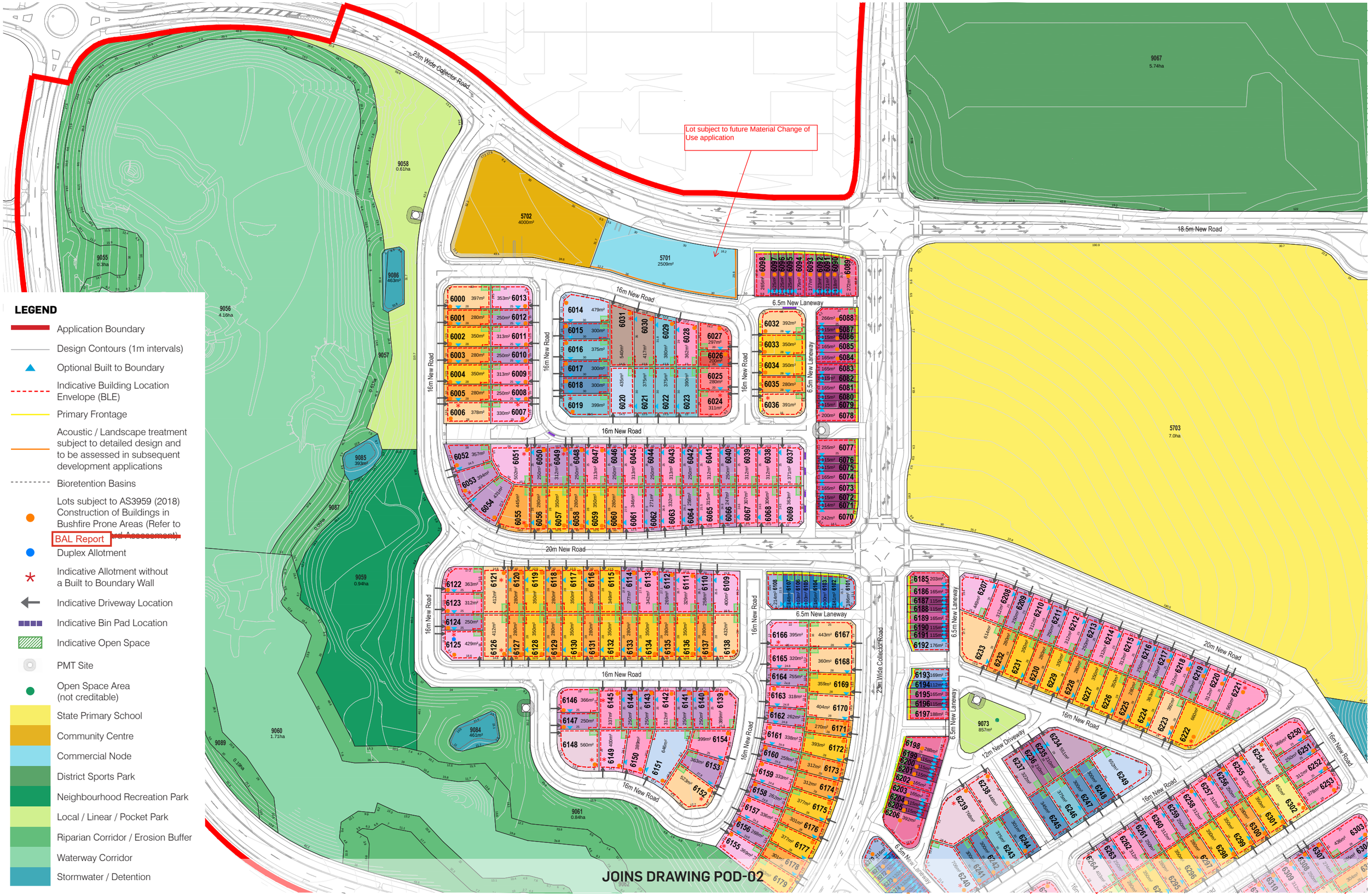
1:2000 @ A3

0 20 40 60 80 100

DATE: 22.09.2026

JOB NO: P0053760

DWG NO: ROL-02



LEGEND

- Application Boundary
- Design Contours (1m intervals)
- Optional Built to Boundary
- Indicative Building Location Envelope (BLE)
- Primary Frontage
- Acoustic / Landscape treatment subject to detailed design and to be assessed in subsequent development applications
- Bioretention Basins
- Lots subject to AS3959 (2018) Construction of Buildings in Bushfire Prone Areas (Refer to BAL Report ~~and Assessment~~)
- Duplex Allotment
- Indicative Allotment without a Built to Boundary Wall
- Indicative Driveway Location
- Indicative Bin Pad Location
- Indicative Open Space
- PMT Site
- Open Space Area (not creditable)
- State Primary School
- Community Centre
- Commercial Node
- District Sports Park
- Neighbourhood Recreation Park
- Local / Linear / Pocket Park
- Riparian Corridor / Erosion Buffer
- Waterway Corridor
- Stormwater / Detention

URBIS

PROVIDENCE EAST - ROL 2
PLAN OF DEVELOPMENT - 01

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. Cadastral boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

1:2000 @ A3

0 20 40 60 80 100

DATE: 22.09.2026
JOB NO: P0053760
DWG NO: POD-01

JOINS DRAWING POD-01

20m New Road
16m New Road
6.5m New Laneway
23m Wide Collector Road
12m New Driveway
19.3m New Road
13.5m New Bushfire Trail

LEGEND

- Application Boundary
- Design Contours (1m intervals)
- 20m Bushfire Buffer
- Bioretention Basins
- Optional Built to Boundary
- Indicative Building Location Envelope (BLE)
- Primary Frontage
- Acoustic / Landscape treatment subject to detailed design and to be assessed in subsequent development applications
- Lots subject to AS3959 (2018) Construction of Buildings in Bushfire Prone Areas (Refer to BAL Report)
- Duplex Allotment
- Indicative Allotment without a Built to Boundary Wall
- Indicative Driveway Location
- Indicative Bin Pad Location
- Indicative Open Space
- PMT Site
- Open Space Area (not creditable)
- State Primary School
- Neighbourhood Recreation Park
- Local / Linear / Pocket Park
- Riparian Corridor / Erosion Buffer
- Waterway Corridor
- Stormwater / Detention

PROVIDENCE EAST - ROL 2
PLAN OF DEVELOPMENT - 02

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. Cadastral boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

1:2000 @ A3

0 20 40 60 80 100

DATE: 22.09.2026
JOB NO: P0053760
DWG NO: POD-02

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. Boundary setbacks are measured to the wall of the building or edge of balcony.
7. 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.

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.
   - The secondary frontage is defined as any other street frontage which is not defined as the primary frontage.
9. 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.
10. 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.
11. 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, Traditional and Premium 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. A minimum of 2 off-street parking spaces per dwelling. Both spaces 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.

Building Facade and Articulation

17. Facade treatments that constitute part of the building may include (but not limited to) - eaves, verandahs, window, etc.
18. All buildings with a width of more than 10m that are visible from a street or a park are articulated to redeuce 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
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 AS3959-2018 and as per condition 69 - Bushfire.

Vegetated Batter

22. Where identified as a vegetated batter, planting is to be maintained with low flammable plant species and any stairs provided, to be retained.
23. Stairs, landings and gates to be provided at Developer's expense and maintained by the lot owner ongoing
24. Planting is to be maintained at lot owners expense

Acoustic Requirements

25. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Site Cover and Amenity

26. Site cover, of development, means the portion of site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is:
    - In a landscaped or open space area, including, for example, a gazebo or shade structure
    - A basement that is completely below ground level and used for car parking
    - The eaves of a building
    - A sun shade
27. Site cover for each lot is not to exceed that shown in the Plan of Development table.
28. Private amenity space, must be provided and is not less than 15m² with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

Fencing

29. For Detached Lots: Fencing along primary street frontages 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 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).
31. 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.
32. For lots fronting stormwater/detention areas, fencing must be either 50% transparent or max 1.2m high.
33. For lots with a vegetated batter area, fencing must be provided at the top of the batter either 50% transparent or max 1.2m high.

ADDITIONAL SPECIFIC CONTROLS:

VILLA ALLOTMENTS: 10m WIDE

General

34. 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.
35. 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.
36. 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 types)
      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.

DUPLEX ALLOTMENTS

General

37. 'Duplex' lots are not permitted to be developed for only a single dwelling.
38. The number of dwellings per 'Duplex' lot is 2 dwellings.
39. All duplex applications require compliance assessment against the approved Plan of Development and conditions of approval.
    - Multiple residential lots must comply with PDA Guideline 7: Low Rise Buildings, the checklist included with PDA Guideline No. 1: Residential 30 and conditions of approval.

PLAN OF DEVELOPMENT TABLE

	VILLA ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD ALLOTMENTS		TRADITIONAL ALLOTMENTS		DUPLEX ALLOTMENTS	
	10m 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
Front Setback (metres)										
Front Wall	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage	5.0	n/a	5.0	n/a	5.0	n/a	5.0	n/a	5.0	n/a
Corner Allotments (metres)										
Secondary Road Frontage	1.5	1.5	1.5	1.5	1.5	1.5	2.0	2.0	1.5	1.5
Rear Setback (metres)										
Rear*	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]
Park / Open Space Setback (metres)										
Rear / Side	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Side - General Lots (metres)										
Built to Boundary	0.0	0.9	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0
	Optional		Optional		Optional		Optional		Optional	
Non Built to Boundary*	0.9[3]	0.9[3]	1.0[3]	1.0[3]	1.0[3]	1.0[3]	1.0[3]	1.5[3]	1.0[3]	1.0[3]
Other Requirements										
Build to Boundary Length	70% of lot length		65% of lot length		65% of lot length		60% of lot length		65% of lot length	
Garage 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)	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)	70% for Lots 600m² or less; 50% for Lots greater than 600m²									

1. Where adjoining a retaining wall >1.5m, the rear setback is 1.2m
2. Except for ends of Terrace pack
3. Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m.
4. Nominated Duplex lots can also be delivered as a Premium Villa or Courtyard Allotment. In such circumstances, the Premium Villa or Courtyard Allotment development parameters shall apply.

Driveways must avoid on-street works such as dedicated parking bays, drainage pits, service pillars, street trees and the following minimum separations (measured from the closest edge of the driveway):
- 1m from pram ramps
- 300mm from water infrastructure
- Telstra infrastructure - 300mm from pits & 1m from manholes

All primary frontages are to provide pedestrian access to the relevant footpath infront of the dwelling

* Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m

URBIS

PROVIDENCE EAST - ROL 2
DEVELOPMENT CONTROLS

DATE: 22.09.2026
JOB NO: P0053760
DWG NO: POD-DC

ADDITIONAL SPECIFIC CONTROLS:

LANEWAY ROW LOTS & TERRACE ALLOTMENTS: 4.6m - 10m WIDE

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
3. Maximum building height is 3 storeys (12m) for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are not defined as a 'storey'.
4. 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
5. Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

Setbacks

6. Setbacks are as per the Plan of Development Table unless otherwise specified.
7. 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 approval;
   b) Where not adopted, the standard setbacks in the Plan of Development Table apply.
8. Boundary setbacks are measured to the main wall of the structure. Minor nib walls (required for fire protection purposes only) may encroach into the 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.
9. Upper floor setbacks must not exceed the minimum ground floor setbacks (including rooftop terraces).
10. 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:

11. 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

12. 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.

Fencing, Letterboxes, Parking and Driveways

13. Fencing along street and park frontages must be either 50% transparent or max. 1.2m high. Fencing to the lane may be screen fencing to 1.8m high.
14. Front yards must be accessible via gate/open to street.
15. Letterboxes for dwellings shall be located on the primary street frontage, or if fronting a park within the laneway.
16. Allotments adjoining a laneway may have their garage fronting the laneway, comply with the setbacks, and have fencing to the laneway.
17. A maximum of one driveway per dwelling is permitted.
18. Driveways must 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.
19. Driveways must avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
20. The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.

Site Services and Bin Storage

21. All dwellings on Laneway Terrace lots 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 accomodate refuse bin storage. This must be located outside of the garage, but accessible to, and screened from, the laneway.

Facade Treatment, Passive Ventilation and Natural Light Provisions

22. 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.
23. Front door is to be visible to the street.
24. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s;
25. 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.

ADDITIONAL SPECIFIC CONTROLS:

LANEWAY TERRACE ALLOTMENTS: 7.5m - 10m WIDE

General

1. Maximum building height is 3 storeys (12m) for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are not defined as a 'storey'.
2. 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

3. Setbacks are as per the Plan of Development Table unless otherwise specified.
4. Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
5. A corner lot, for the purposes of determining setbacks , is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that abut a shared access driveway, a laneway. or a pedestrian link landscape buffer and therefore in these cases a secondary frontage setback does not apply.
6. Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
7. Boundary setbacks are measured to the wall of the structure. 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.
8. 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

9. 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.

Second Street Frontage

10. Address each 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

Park Frontage

11. Address each park frontage with inclusion of the following:
    - balconies, porches or verandahs; and
    - one or more of the following design elements in the related facade:
      a) awning and shade structure
      b) variation to roof and building lines
      c) inclusion of window openings
      d) use of varying building materials

PLAN OF DEVELOPMENT TABLE

	LANEWAY ROW LOTS & TERRACE ALLOTMENTS REAR LOADED)			TERRACE ALLOTMENTS (FRONT LOADED)		
	4.6m - 7.5m Wide			7.5m - 10m Wide		
	Ground Floor	First Floor	Second Floor	Ground Floor	First Floor	Second Floor
Front Setback (metres)						
Front Wall	2.0	2.0	2.0	2.4[2]	2.4[2]	2.4[2]
Garage	n/a	n/a	n/a	5.0	n/a	n/a
Corner Allotments (metres)						
Secondary Road Frontage	1.5	1.5	1.5	1.0	1.0	1.0
Rear Setback (metres)						
Rear	0.5[1]	0.5[1]	0.5[1]	0.9[1]	0.9[1]	0.9[1]
Park / Open Space (metres)						
Rear / Side	0.9	0.9	0.9	2.4	2.4	2.4
Side - General (metres)						
Built to Boundary	0.0	0.0	0.0	0.0	0.0	0.0
	Mandatory[2]			Mandatory[3]		
Non Built to Boundary	0.9[3]	0.9[3]	0.9[3]	0.9	0.9	0.9
Other Requirements						
Build to Boundary Length	80% of lot length			80% of lot length		
Garage Location	Garages are to be located along the built to boundary wall.			Garages are to be located along the built to boundary wall.		
On Site Parking Requirements (minimum)	1 space to be covered and enclosed.			1 space to be covered and enclosed.		
Site Cover (maximum)	85%			75%		

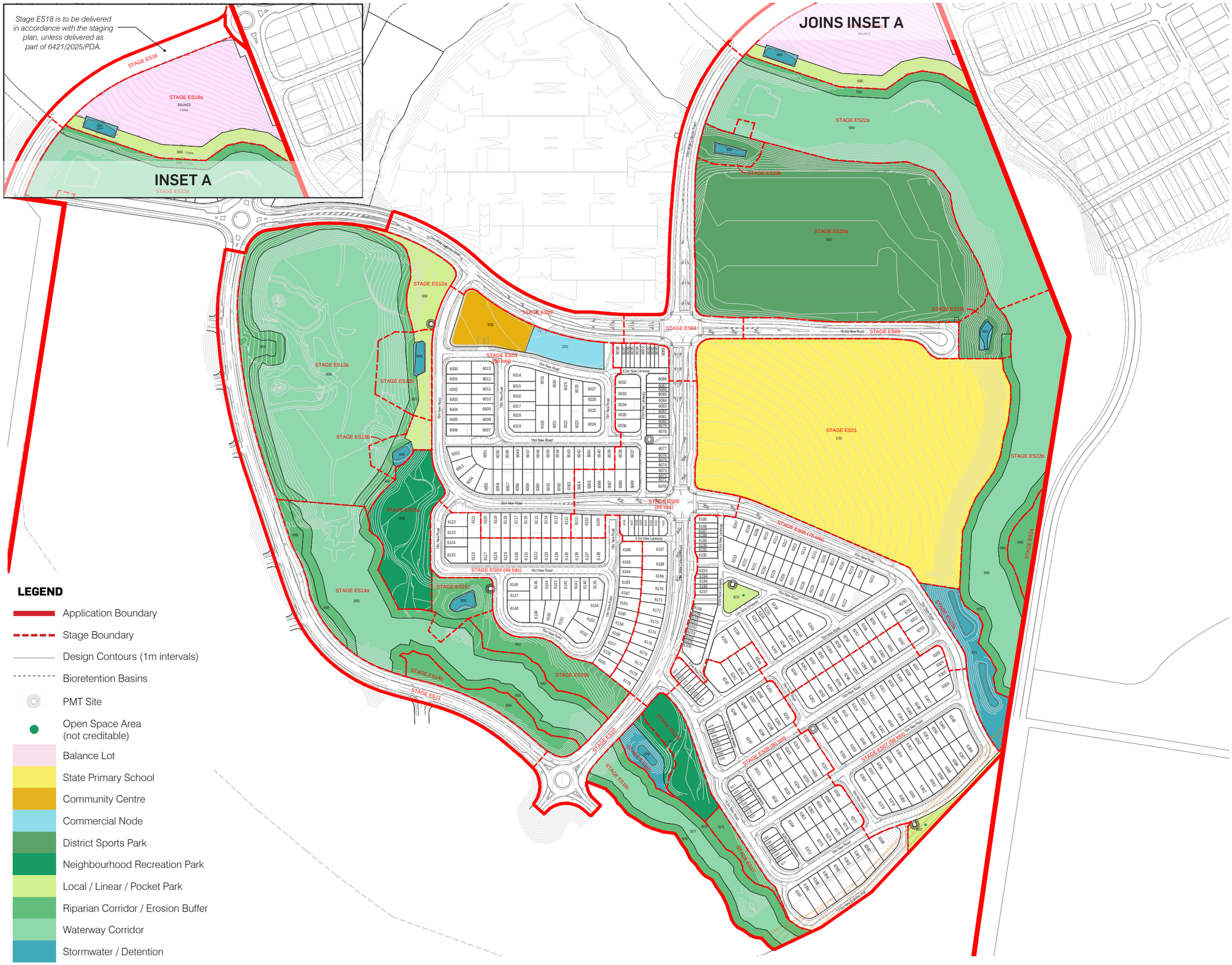
1. Where adjoining a retaining wall >1.5m, the rear setback is 1.2m
2. Except for ends of Terrace pack
3. Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m.

Driveways must avoid on-street works such as dedicated parking bays, drainage pits, service pillars, street trees and the following minimum separations (measured from the closest edge of the driveway):
- 1m from pram ramps
- 300mm from water infrastructure
- Telstra infrastructure - 300mm from pits & 1m from manholes

URBIS

PROVIDENCE EAST - ROL 2
DEVELOPMENT CONTROLS

DATE: 22.09.2026
JOB NO: P0053760
DWG NO: POD-DC



LEGEND

- Application Boundary
- Stage Boundary
- Design Contours (1m intervals)
- Bioretention Basins
- PMT Site
- Open Space Area (not creditable)
- Balance Lot
- State Primary School
- Community Centre
- Commercial Node
- District Sports Park
- Neighbourhood Recreation Park
- Local / Linear / Pocket Park
- Riparian Corridor / Erosion Buffer
- Waterway Corridor
- Stormwater / Detention

URBIS

PROVIDENCE EAST - ROL 2

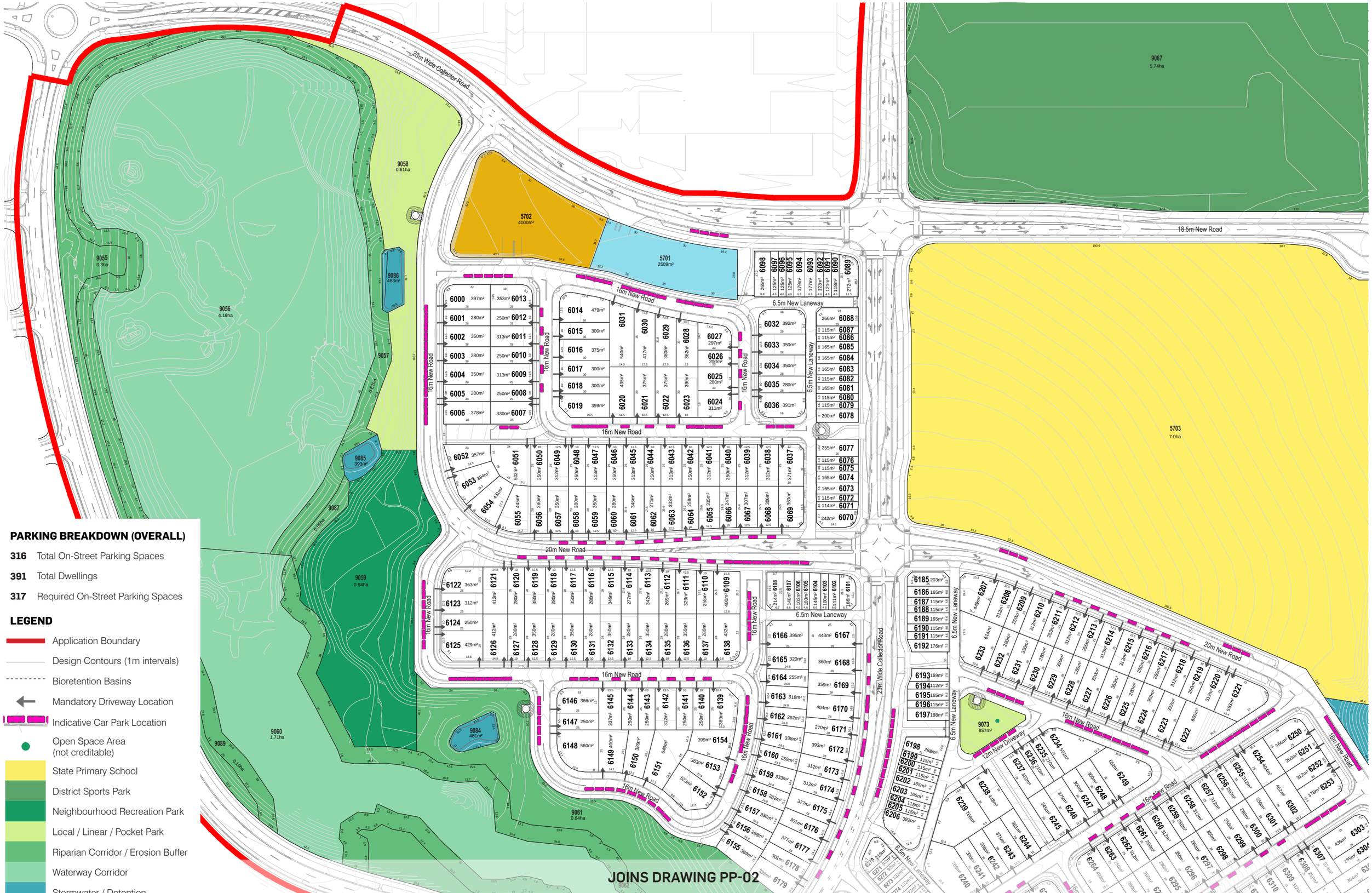
STAGING PLAN

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. Cadastral boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

1:2000 @ A3

0 20 40 60 80 100

DATE: 22.09.2026
JOB NO: P0053760
DWG NO: STG-01



PARKING BREAKDOWN (OVERALL)

316 Total On-Street Parking Spaces

391 Total Dwellings

317 Required On-Street Parking Spaces

LEGEND

- Application Boundary
- Design Contours (1m intervals)
- Bioretention Basins
- Mandatory Driveway Location
- Indicative Car Park Location
- Open Space Area (not creditable)
- State Primary School
- District Sports Park
- Neighbourhood Recreation Park
- Local / Linear / Pocket Park
- Riparian Corridor / Erosion Buffer
- Waterway Corridor
- Stormwater / Detention

URBIS

PROVIDENCE EAST - ROL 2

PARKING PLAN - 01

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. Cadastral boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

1:2000 @ A3

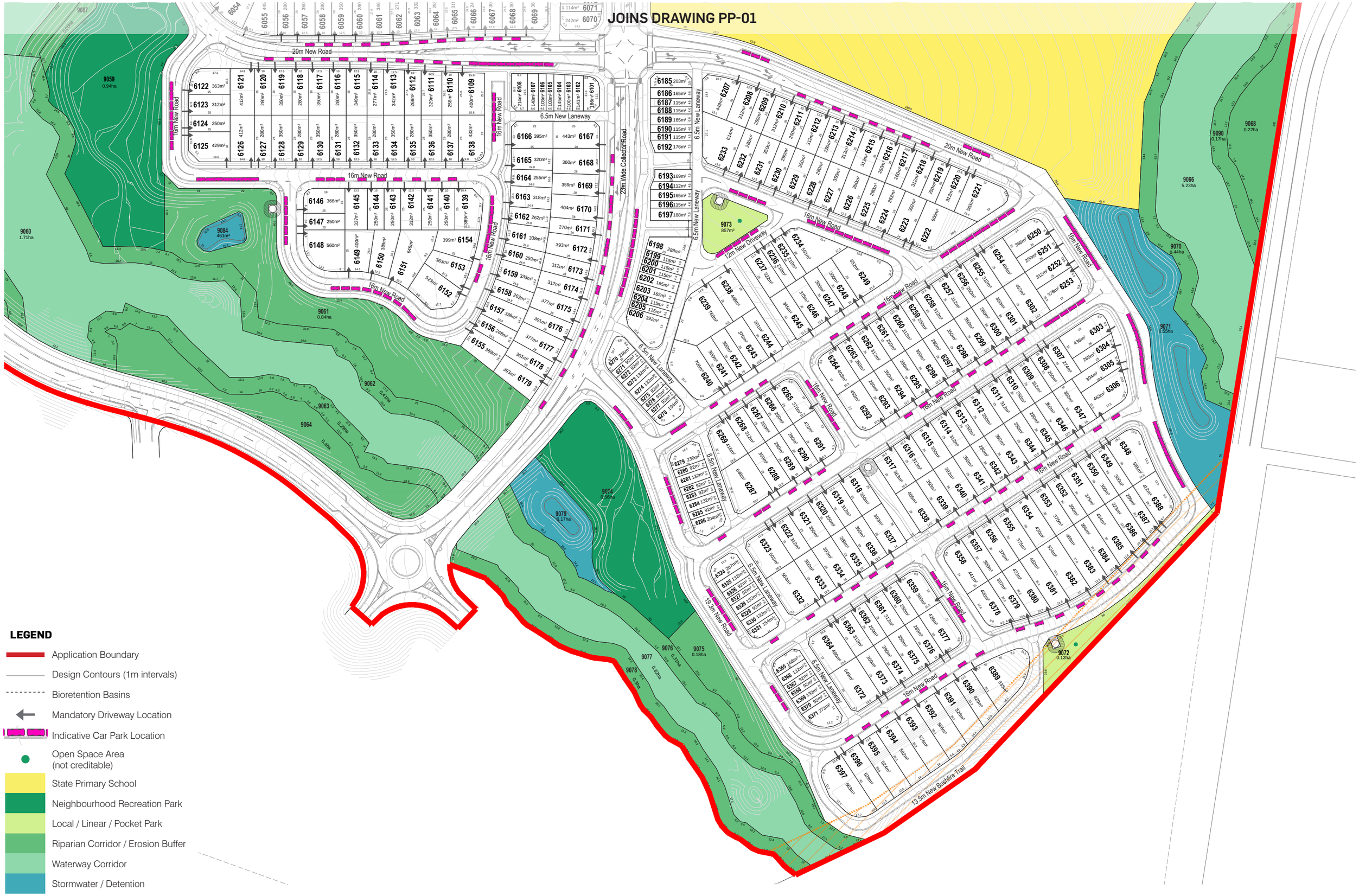
0 20 40 60 80 100

DATE: 22.09.2026

JOB NO: P0053760

DWG NO: PP-01

JOINS DRAWING PP-01



LEGEND

- Application Boundary
- Design Contours (1m intervals)
- Bioretention Basins
- Mandatory Driveway Location
- Indicative Car Park Location
- Open Space Area (not creditable)
- State Primary School
- Neighbourhood Recreation Park
- Local / Linear / Pocket Park
- Riparian Corridor / Erosion Buffer
- Waterway Corridor
- Stormwater / Detention

URBIS

PROVIDENCE EAST - ROL 1

PARKING PLAN - 02

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. Cadastral boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

1:2000 @ A3

0 20 40 60 80 100

DATE: 22.09.2026
JOB NO: P0053760
DWG NO: PP-02