

CLIENT
IPSWICH REGION COMMUNITY CHURCH PROPERTY LTD

PROJECT
PROPOSED RECONFIGURATION OF LOT 1 (RESTRICTED) ON SP150064

LOCAL AUTHORITY
IPSWICH CITY COUNCIL

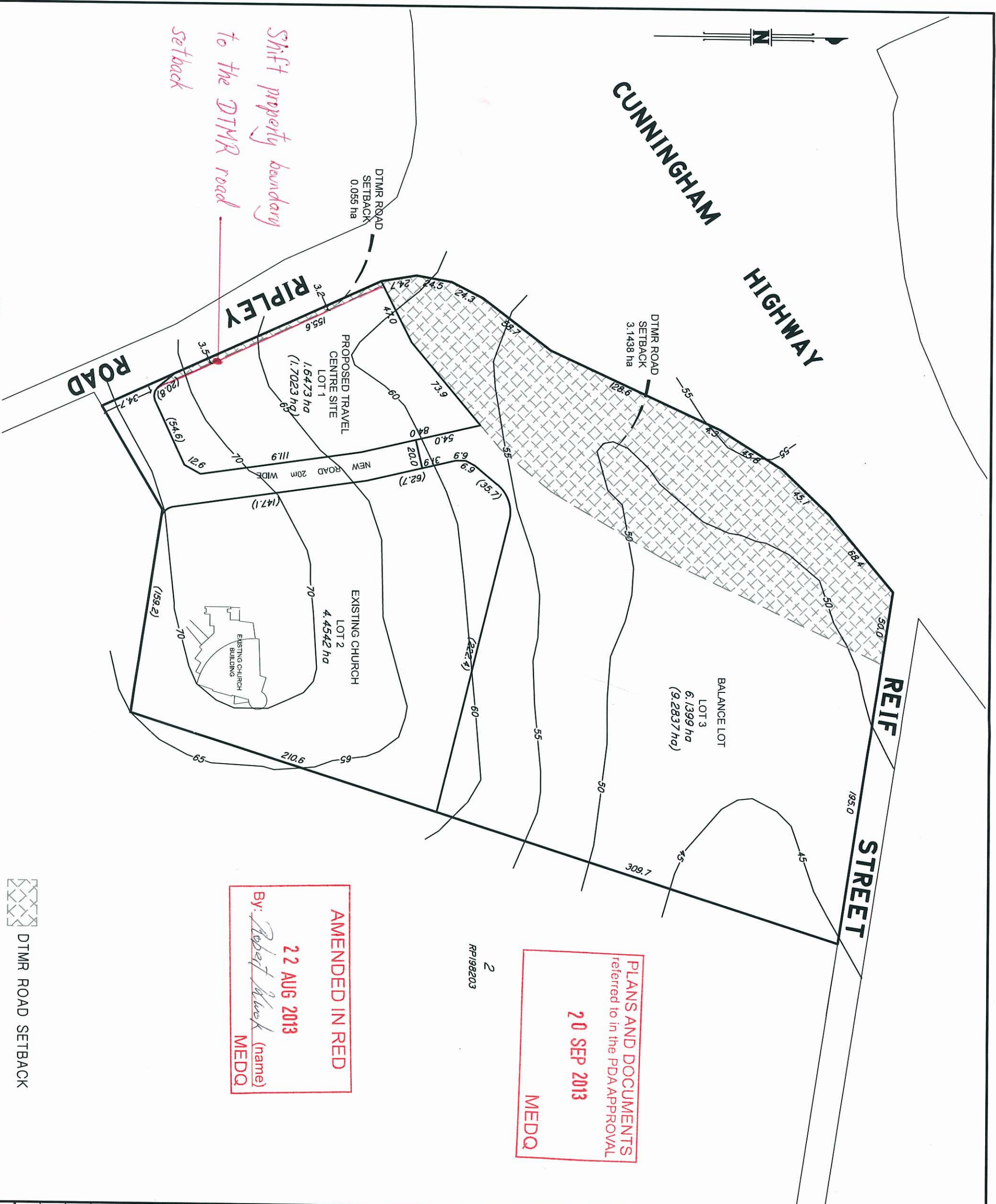
NOTES
(i) This plan was prepared for the purpose and exclusive use of WINGATE PROPERTIES to accompany an application to IPSWICH CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.
LandPartners Limited accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.
(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.
(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
(iv) This plan may not be copied unless these notes are included

STAGE	NO. OF LOTS	NEW ROAD 20m WIDE	AREA OF PARK	TOTAL AREA
TOTAL	3	240m	-	15.93 ha



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FS 535953

LEVEL DATUM	AHD D
LEVEL ORIGIN	DERM
CONTOUR INTERVAL	5m
COMPUTER FILE	446600008
DRAWN MCH/LHS/TLA	DATE 14/01/2013
CHECKED -	DATE -
APPROVED -	DATE -
PLAN NUMBER	BRJD4466.000-001
	ISSUE L



AMENDED IN RED
22 AUG 2013
By: Robert Black (name)
MEDQ

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
20 SEP 2013
MEDQ

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF ENVIRONMENT & RESOURCE MANAGEMENT.

DTMR ROAD SETBACK

LEGEND

EXISTING

PROPOSED

PROPERTY BOUNDARY

MAJOR CONTOUR

MINOR CONTOUR

EDGE OF BITUMEN

SEMI MOUNTABLE KERB

KERB AND CHANNEL

STORM WATER MAIN

STORM WATER GULLY PIT

WATER MAIN

SEWER MAIN

SEWER MANHOLE

TELSTRA CABLE

OPTUS CABLE

UGROUND ELECTRICITY

OVERHEAD ELECTRICITY

ELECTRICITY POLE

FENCE

TOP OF BATTER

FACE OF BATTER

TOE OF BATTER

SUBSOIL DRAIN

TABLE DRAIN

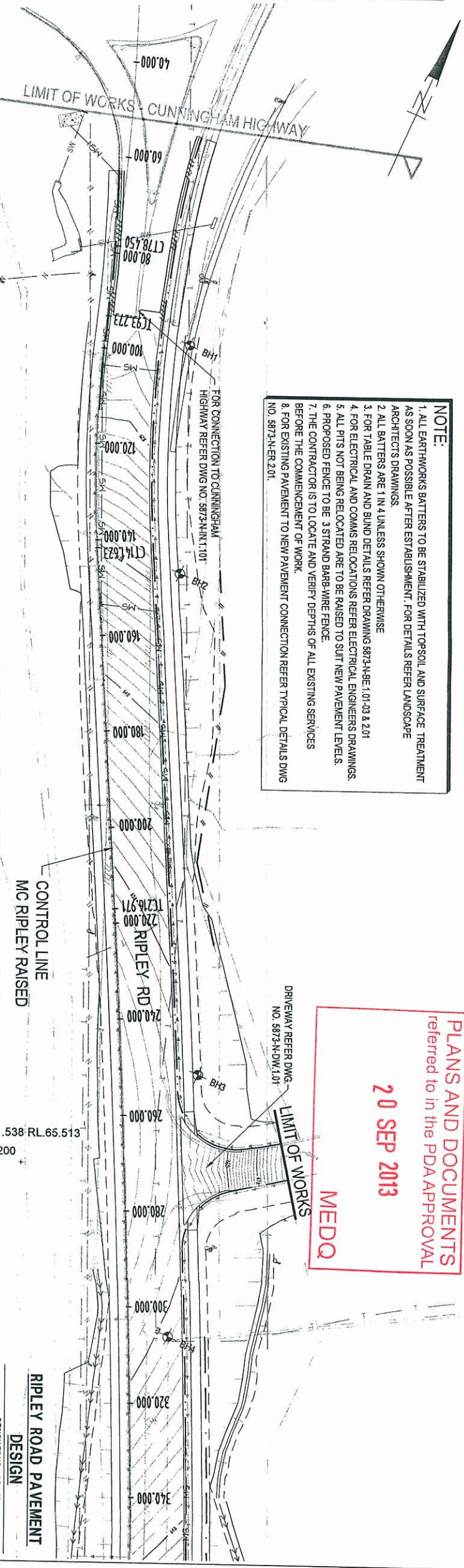
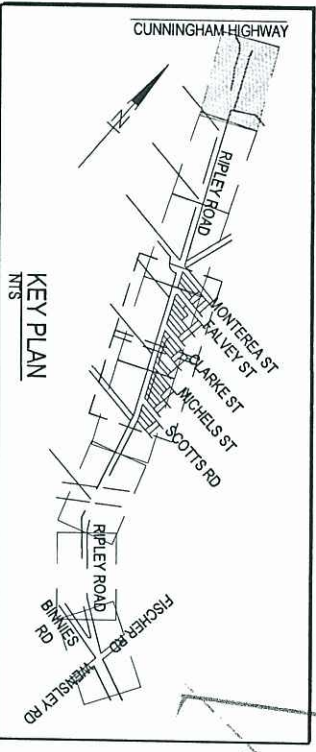
SPOT LEVEL

GUARD RAIL

BOREHOLE

LINE OF SAW CUT

THREE WIRE FENCE

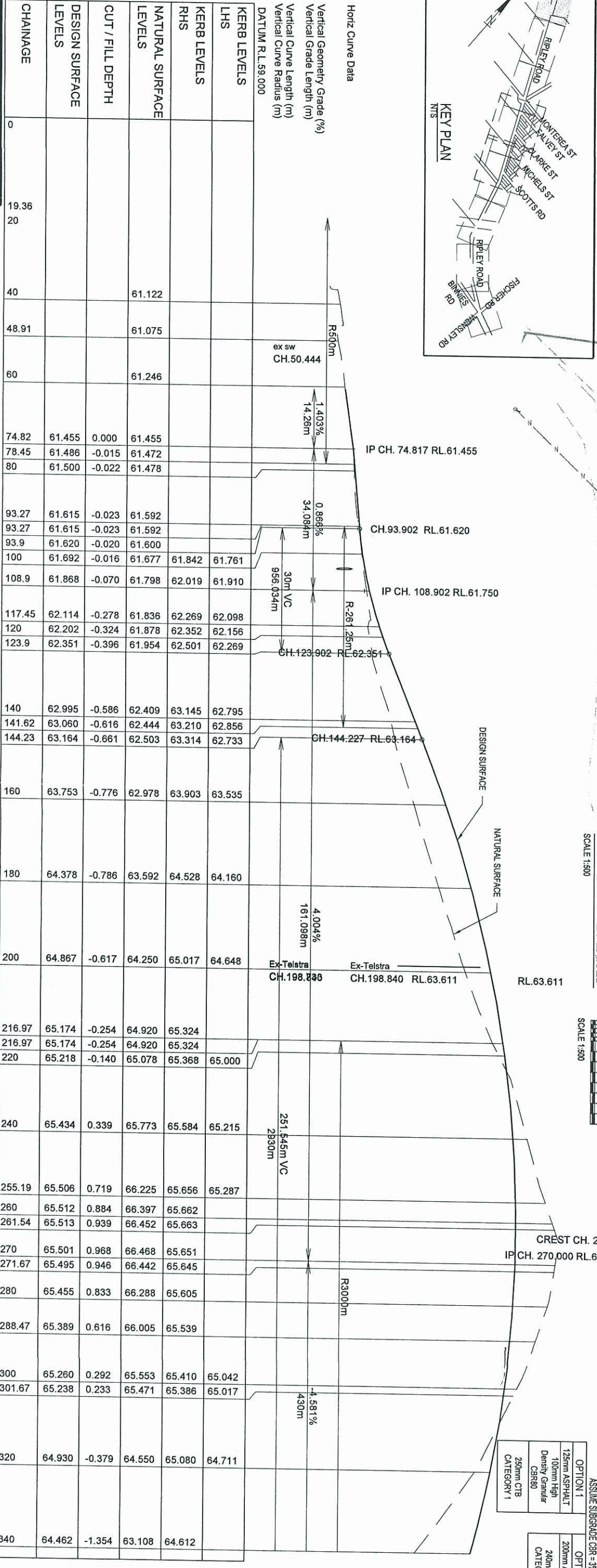


- NOTE:
1. ALL EARTHWORKS BATTERS TO BE STABILIZED WITH TOPSOIL AND SURFACE TREATMENT AS SOON AS POSSIBLE AFTER ESTABLISHMENT. FOR DETAILS REFER LANDSCAPE ARCHITECT'S DRAWINGS.
 2. ALL BATTERS ARE 1 IN 4 UNLESS SHOWN OTHERWISE
 3. FOR TABLE DRAIN AND BLIND DETAILS REFER DRAWING 5873-N-BE.1.01-03 & 2.01
 4. FOR ELECTRICAL AND COMMS RELOCATIONS REFER ELECTRICAL ENGINEERS DRAWINGS.
 5. ALL PITS NOT BEING RELOCATED ARE TO BE RAISED TO SUIT NEW PAVEMENT LEVELS.
 6. PROPOSED FENCE TO BE 3 STRAND BARB WIRE FENCE
 7. THE CONTRACTOR IS TO LOCATE AND VERIFY DEPTHS OF ALL EXISTING SERVICES BEFORE THE COMMENCEMENT OF WORK.
 8. FOR EXISTING PAVEMENT TO NEW PAVEMENT CONNECTION REFER TYPICAL DETAILS DWG NO. 5873-N-ER.2.01

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

20 SEP 2013

MEDQ



CONSULTANT: MPN CONSULTING PTY LTD

CONTACT: GREGG TYQUIN (RPEQ 1528)

TELEPHONE: (07) 3371 6677

DATE 18.02.2011

ISSUED FOR APPROVAL

5873 N

ER.1.01 E

CUNNINGHAM HIGHWAY

LOT2 RP196150

RIPLEY ROAD

LOT1 SP150064

LOT2 SP237241

4m

3m

5m

46m

3m

77m

88m

88m

97m

50m

REF STREET

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
20 SEP 2013
MEDQ

Area required shown :



Requirement line

Drawn:
K. CROCKER

Date: 20/10/2011

Details shown on this plan are based on requirements shown on planning layouts as determined from a corridor planning review.

ROAD: CUNNINGHAM HIGHWAY (17B)

PLAN NO: 17B - 0024 (D)



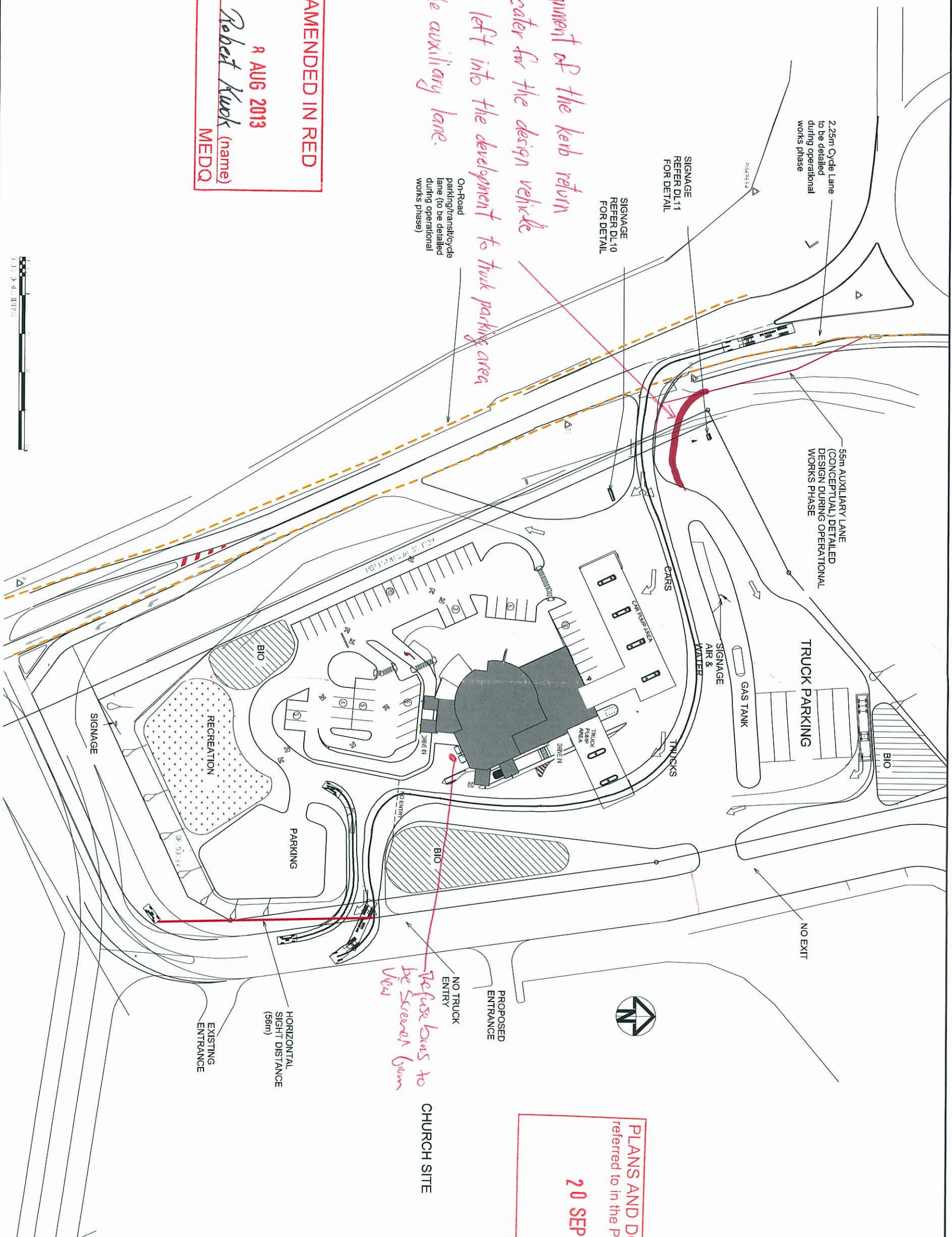
Queensland Government

Department of Transport and Main Roads

Core Technology Services

The alignment of the kerb return shall cater for the design vehicle turning left into the development to truck parking area using the auxiliary lane.

AMENDED IN RED
8 AUG 2013
By: Robert Kuok (name)
MEDQ

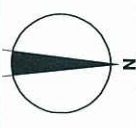


PLANS AND DOCUMENTS referred to in the PDA APPROVAL
20 SEP 2013
MEDQ

REVISION	DATE	DESIGNER	APPROVED
A	10/05/13	SA	SS
B	12/06/13	SA	SS
C	23/07/13	SA	KH
D	23/07/13	SA	KH



Project leader	S. Santodon
Designed	S. Santodon
Drawn	S. Santodon
Checked	S. Santodon
Authorised	S. Santodon
Date	May 2013



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Ripley Road, Ripley
Conceptual Planning
Ipswich City Council
Vehicle Movement Template
Drawing No. 0045E-SK-14
Dev. App. No. 1 of 3
Rev D

REV.	DESCRIPTION	DATE	ISSUED BY
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE			

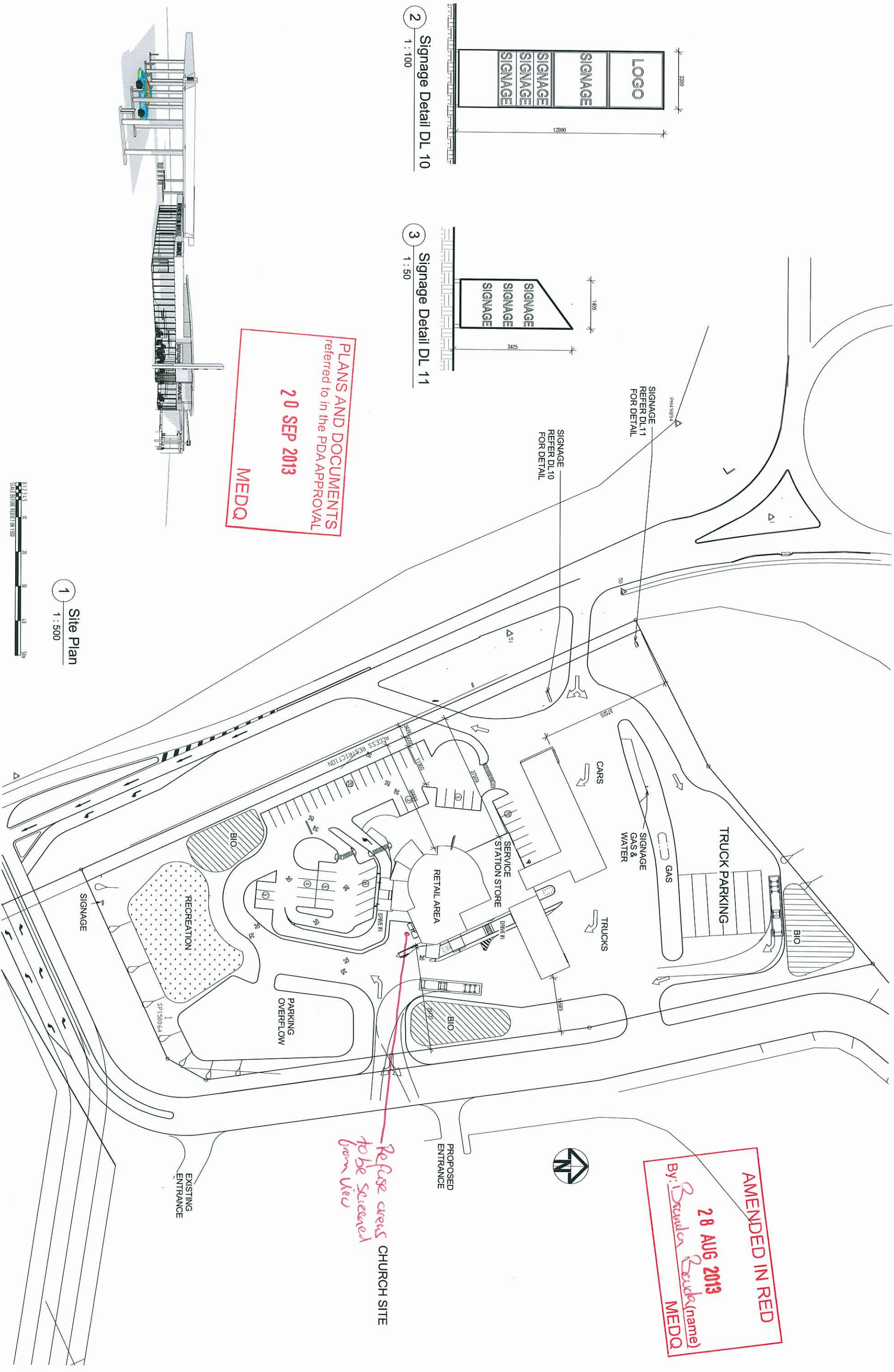
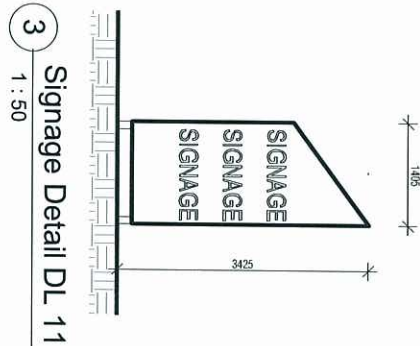
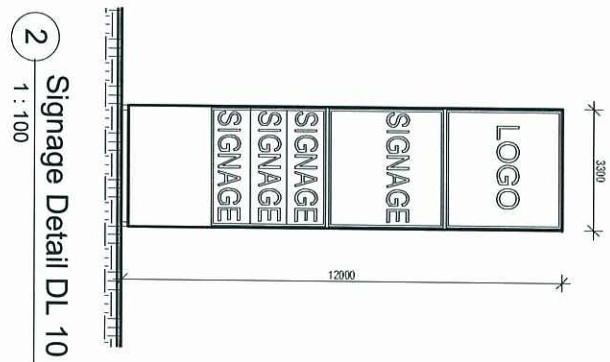
IN ASSOCIATION WITH

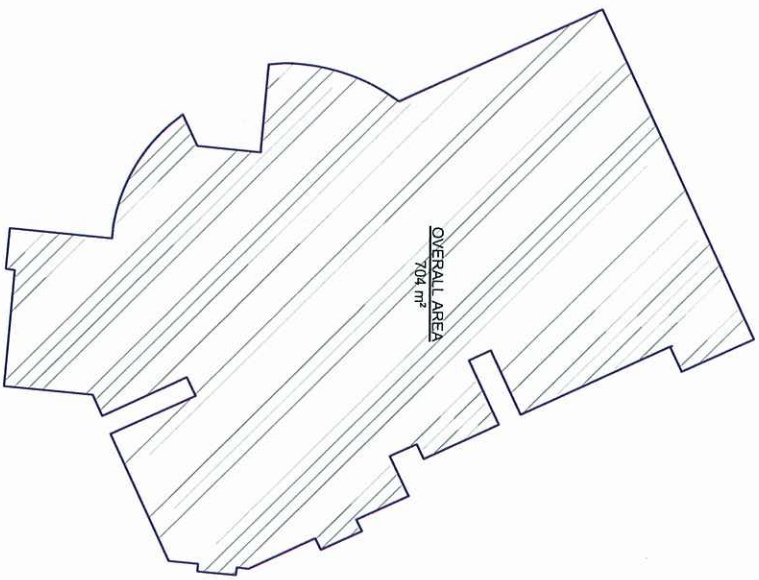
R.H. FRANKLAND & ASSOCIATES, INC.
BUILDING AND DESIGN CONSULTANTS
27919 FINEST PAVEMENT, PALM BEACH, FL 33411
PHONE (561) 999-7492 FAX (561) 999-1323

SCALE	As indicated	CHECKED BY S.E. HARRY (DSSA LICENSE NUMBER 85539)
DRAWN BY:	Author	
DYNAMIC INTERPRETATION PROGRAM		

PROJECT:	RIPELEY GATEWAY TRAVEL CENTRE
ADDRESS:	LOT 1, RIPELEY ROAD - IPSWICH
CLIENT:	WINGATE PROPERTIES PTY LTD
TITLE:	SITE PLAN

SHEET No. REV.
A01
PROJECT No. 12248





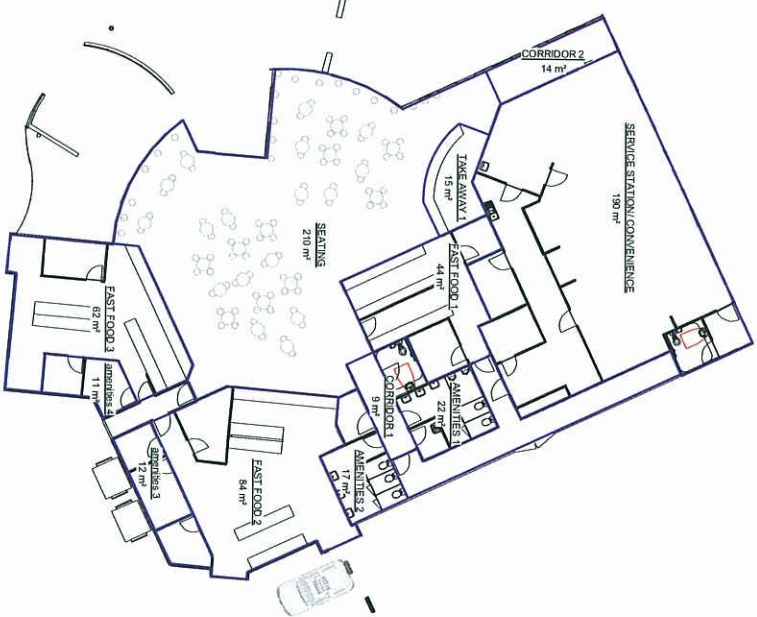
AMENDED IN RED

28 AUG 2013

By: *Brendan Baxda* (name)

MEDQ

SCHEDULE OF AREAS	
Room Name	Area
OVERALL BUILDING AREA	=890 m²
SERVICE STATION	=190 m²
TAKE AWAY NO1	=15 m²
FAST FOOD NO1	=44 m²
FAST FOOD NO2	=44 m²
FAST FOOD NO3	=62 m²
SEATING AREA	=210 m²
AMENITIES NO1	=22 m²
AMENITIES NO2	=17 m²
AMENITIES NO3	=17 m²
AMENITIES NO4	=17 m²
CORRIDOR NO1	=9 m²
CORRIDOR NO2	=14 m²
DEDUCTIONS:	
AMENITIES NO1	=22 m²
AMENITIES NO2	=17 m²
AMENITIES NO3	=17 m²
AMENITIES NO4	=17 m²
CORRIDOR NO1	=9 m²
CORRIDOR NO2	=14 m²
TOTAL DEDUCTIONS	=85 m²



2 Floor Areas

1 : 200

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

20 SEP 2013

MEDQ



1 Ground Floor Plan

1 : 100

Refuse areas to be screened from view

REV.	DESCRIPTION	DATE	ISSUED BY
1	Initial issue	14-07-2013	WM

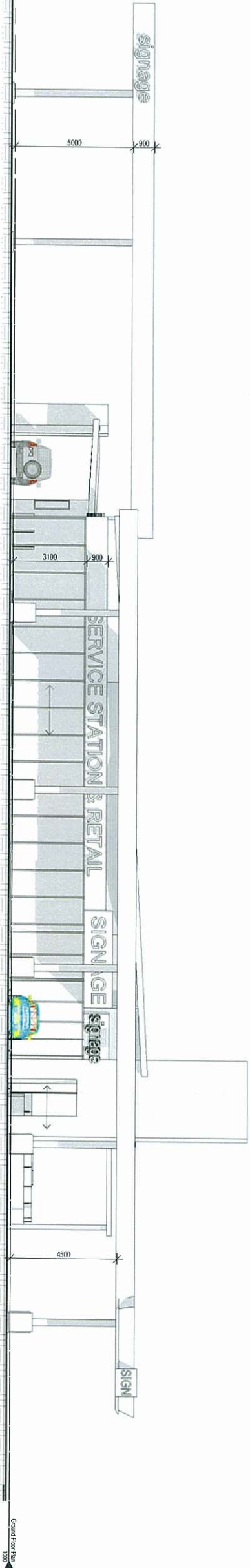
IN ASSOCIATION WITH

R.H. FRANKLAND & ASSOCIATES PTY LTD
BUILDING AND DESIGN CONSULTANTS
27 HUNTER STREET, PALMERSTON, Q.L.D. 4217. PHONE 07 5594 2455. FAX 07 5594 1323
A/N 010817333 - OVERGROUND BUILDING SERVICES AUTHORITY LICENCE NUMBER 005539

SCALE	As indicated	CHECKED BY: S.E. HENRY (LICENCE NUMBER 65539)
DRAWN BY:	Adam	
DATE:	14/07/2013	

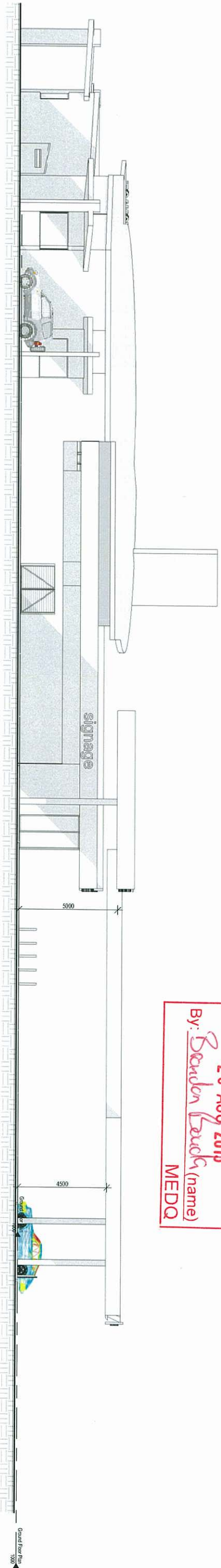
PROJECT	RIPLY GATEWAY TRAVE CENTRE
ADDRESS	LOT 1, RIPLY ROAD - PSWICH
CLIENT	WINGATE PROPERTIES PTY LTD
TITLE	GROUND FLOOR PLAN

SHEET No.	REV.
A02	A
PROJECT No.	12248



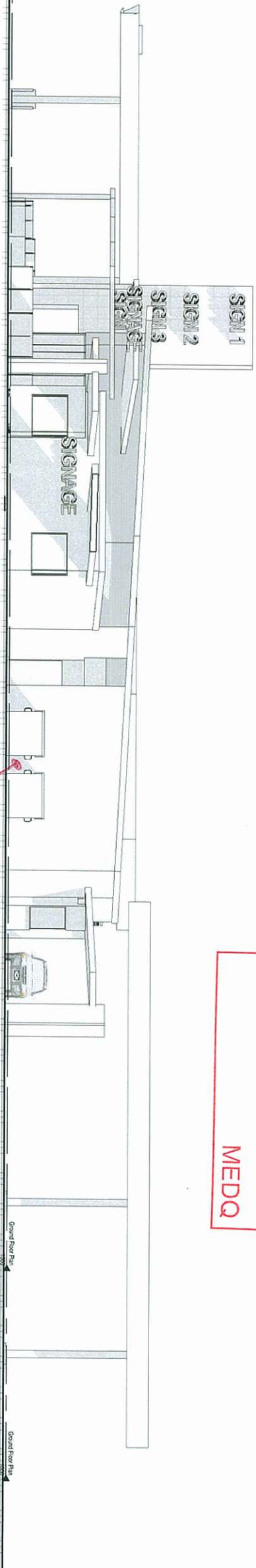
1 Elevation 1
1 : 100

AMENDED IN RED
28 AUG 2013
By: Brenden Leuck (name)
MEDQ



2 Elevation 2
1 : 100

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
20 SEP 2013
MEDQ



3 Elevation 3
1 : 100

Refuse areas to be
Screened from View

REV.	DESCRIPTION	DATE	ISSUED BY

IN ASSOCIATION WITH

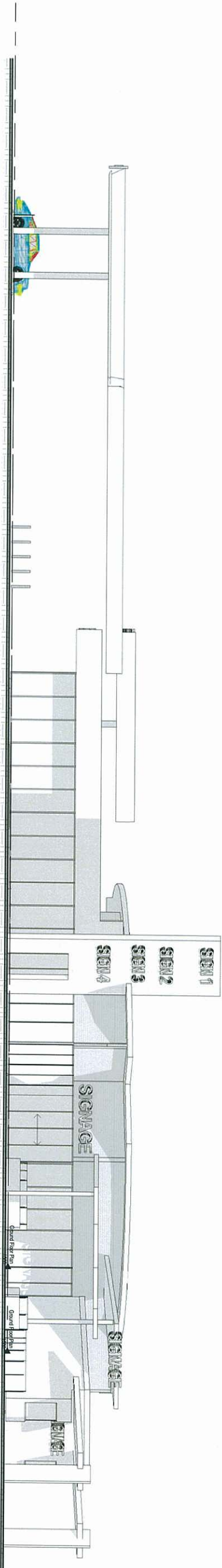


SCALE	1 : 100	CHECKED BY: S.E. HARRY (QBSA LICENCE NUMBER 65539)
DRAWN BY:	ADITYA	
DATE:	20 SEP 2013	

PROJECT:	RIPLY GATEWAY TRAVEL CENTRE
ADDRESS:	LOT 1, RIPLY ROAD - IPSWICH
CLIENT:	WINGATE PROPERTIES PTY LTD
TITLE:	ELEVATIONS

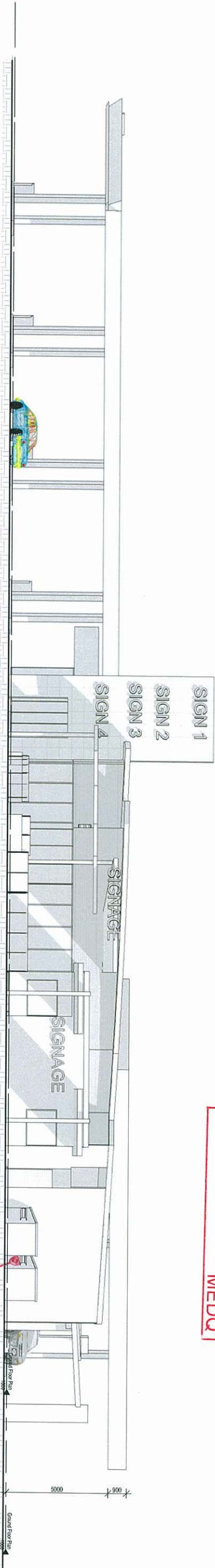
SHEET No.	REV.
A03	
PROJECT No.	12248

1 Elevation 4
1 : 100



AMENDED IN RED
28 AUG 2013
By: *Bradley Beuda* (name)
MEDQ

2 Elevation 5
1 : 100



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

20 SEP 2013

MEDQ

Refuse areas to
be screened from view.

REV	DESCRIPTION	DATE	ISSUED BY
1			

IN ASSOCIATION WITH

R.H. FRANKLAND & ASSOCIATES PTY LTD
BUILDING AND DESIGN CONSULTANTS
27 PALMER PARK DRIVE, PALMERBUSH QLD 4215 PHONE 07 5589 9455 FAX 07 5589 1333
A/CN 810 017 213 QUEENSLAND BUILDING SERVICES AUTHORITY LICENSE NUMBER 0655538

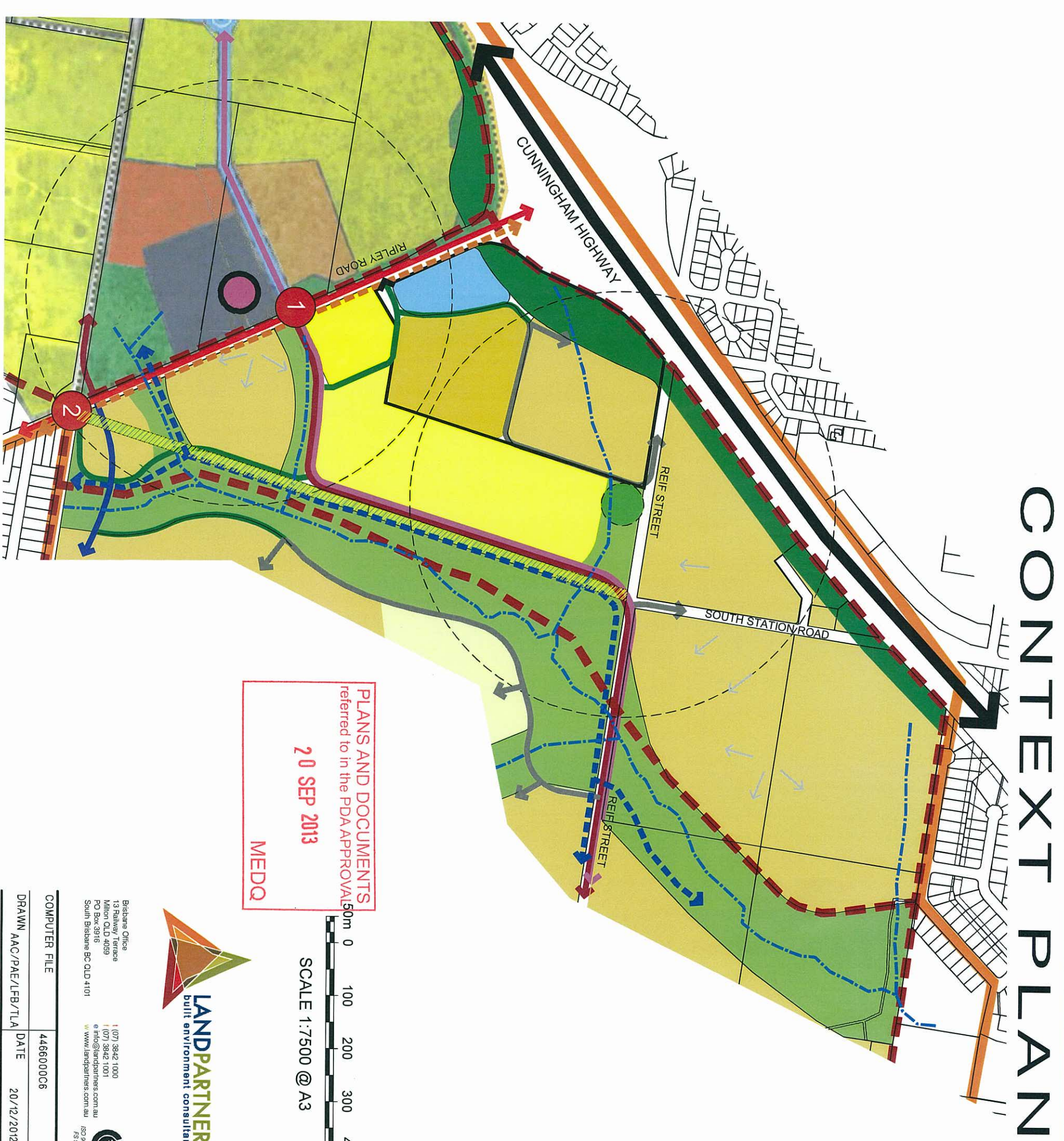
SCALE	1 : 100	CHECKED BY: S.E. HADY (QBSA LICENSE NUMBER 65539)
DRAWN BY:	Diverse	Author
UPDATER/DRAWING/PROJECT - (REV) / A1		

PROJECT	RIPLY GATEWAY TRAVEL CENTRE
ADDRESS	LOT 1, RIPLY ROAD - IPSWICH
CLIENT	WINGATE PROPERTIES PTY LTD
TITLE	ELEVATIONS

SHEET No.	REV
A04	
PROJECT No.	12248

LEGEND

- SUBJECT SITE
- NEIGHBOURHOOD PLANNING UNIT
(AS PER ULDA UDA DS - FIGURE 15-15 NEIGHBOURHOOD UNIT PLAN)
- ULDA BOUNDARY
- NEIGHBOURHOODS - 15 qm/ha
(AS PER ULDA UDA DS - TABLE 1: HEIGHT, GROSS FLOOR AREA & DENSITY PROVISIONS - PG 9)
- PROPOSED SERVICE CENTRE
- PROPOSED CHURCH/ CHILDCARE CENTRE
- EMERGENCY RESPONSE
(POLICE AND FIRE BRIGADE)
- STATE HIGH SCHOOL (INDICATIVE LOCATION)
12ha (AS PER ULDA UDA DS - FIGURE 15-5 COMMUNITY FACILITIES & SCHOOLS)
- STATE PRIMARY SCHOOL (INDICATIVE LOCATION)
6ha (AS PER ULDA UDA DS - FIGURE 15-5 COMMUNITY FACILITIES & SCHOOLS)
- MAJOR NEIGHBOURHOOD FACILITIES
(AS PER MONTEREA TOWN CONTEXT PLAN DATED MARCH 2012)
- MAJOR NEIGHBOURHOOD CENTRE -
(AS PER MONTEREA TOWN CONTEXT PLAN DATED MARCH 2012)
- 400m RADIUS WALKING CATCHMENT
- NEIGHBOURHOOD RECREATION PARK
(AS PER ULDA GUIDELINE No.12 PARK PLANNING & DESIGN)
- LOCAL LINEAR PARK
(AS PER ULDA GUIDELINE No.12 PARK PLANNING & DESIGN)
- LANDSCAPE BUFFER TO CUNNINGHAM HIGHWAY
(AS PER ULDA UDA DS - MAP 38 - DEVELOPMENT CONSTRAINTS)
- LOCALISED VIEW
- URBAN STORMWATER FLOW PATH
(AS PER ULDA UDA DS - MAP 3A - DEVELOPMENT CONSTRAINTS)
- REGIONAL ROUTE
(AS PER ULDA UDA DS - FIGURE 15-8 STRATEGIC WALK & CYCLE PLAN)
- INTER-SUBURBAN ROUTE
(AS PER ULDA UDA DS - FIGURE 15-5 STRATEGIC WALK & CYCLE PLAN)
- ARTERIAL ROUTE (CUNNINGHAM HIGHWAY)
- RIPLEY ROAD
(DESIGNED AS PER ULDA GUIDELINE No. 19 - RIPLEY ROAD DESIGN)
- NEIGHBOURHOOD TRANSIT CORRIDOR
(AS PER ULDA UDA DS - FIGURE 15-7 TRANSIT PLAN)
- SUBURBAN LINK
(2 LANE PLUS BUS LANES AS PER ULDA UDA DS - FIGURE 15-10 THOROUGHFARE HIERARCHY PLAN)
- AVENUE 3: 4 LANE (SHARED TRANSIT) + PARKING + MEDIAN (AS PER ULDA UDA DS - FIGURE 15-9 - THOROUGHFARE TYPES)
- NEIGHBOURHOOD CONNECTOR STREET
19.5m WIDE RESERVE
(TERMINOLOGY AS PER ULDA GUIDELINE No.6 STREET & MOVEMENT NETWORK APRIL 2012)
- NEIGHBOURHOOD ACCESS STREET
15m WIDE RESERVE
(TERMINOLOGY AS PER ULDA GUIDELINE No.6 STREET & MOVEMENT NETWORK APRIL 2012)
- INTERIM INTERSECTION, ULTIMATE INTERSECTION ALWAYS LEFT IN/ LEFT OUT
- PREFERRED SIGNALISED INTERSECTION LOCATION (AS PER FIGURE 4 IN ULDA GUIDELINE 19 - RIPLEY ROAD DESIGN)
- POWERLINK EASEMENT



CONTEXT PLAN

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

20 SEP 2013

MEDQ



SCALE 1:7500 @ A3



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COMPUTER FILE		446600006
DRAWN	AAC/PAE/LFB/TLA	DATE
PLAN NUMBER	BRJD 4466.000-006	REV
		A