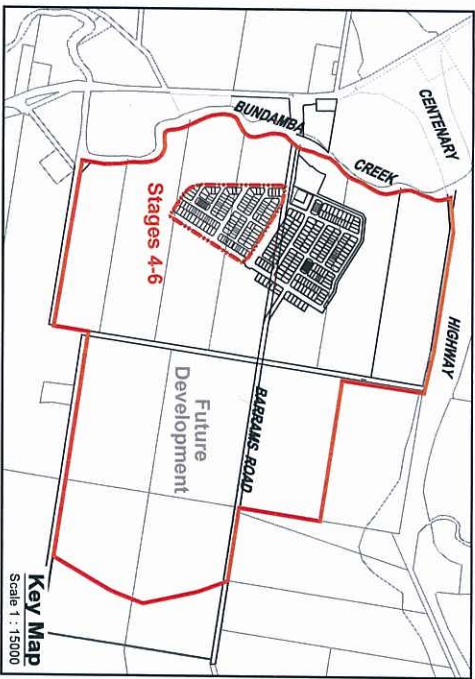
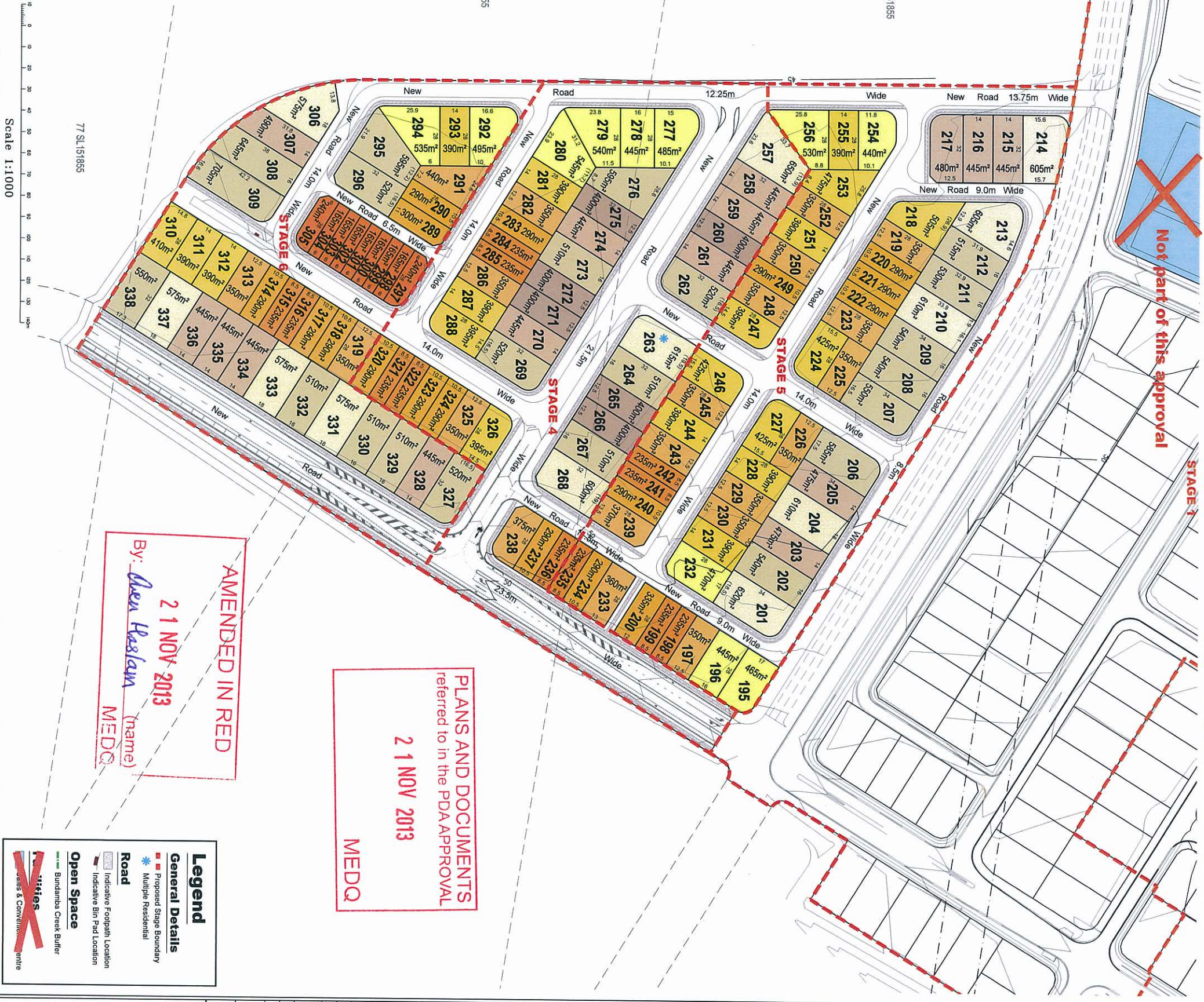




OVERALL LAND USE BUDGET	
Land Use Budget	Area (ha) Percentage
Area of Stages 4-6	9.227 100.0%
Saleable Area	
Area of Residential lots	5.888 63.8%
Total Area of Allotments	5.888 63.8%
Roads	
Trunk Collector Road	0.827 9.0%
Local Roads	2.513 27.2%
Total Area of New Road	3.340 36.2%
Road Type	
Total Length of New Road	2189
6.5m wide lane - 5.5m pavement	60
8.5m wide lane - 5.5m pavement	247
9m wide lane - 5.5m pavement	137
11.5m wide lane - 5.5m pavement	60
12.25m wide road - 6.5m pavement	270
13.75m wide road - 8m pavement	76
14m wide road - 6.5m pavement	747
21.5m wide road - 11m pavement	240
23.5m wide road - 10m pavement	352

DEVELOPMENT STATISTICS									
Allotment Type	Typical Lot Dimensions	Stage 4		Stage 5		Stage 6		Overall	
		No. of Lots	Percentage	No. of Lots	Percentage	No. of Lots	Percentage	No. of Lots	Percentage
Standard Allotment 28m Product									
Terrace Allotment	6m x 28m	0	0.0%	0	0.0%	2	2.0%	9	6.3%
Cottage Allotment	8.5m x 28m	5	11.9%	5	8.5%	5	4.7%	12	8.3%
Villa Allotment	10.5m x 28m	5	11.9%	7	11.9%	2	11.6%	17	11.8%
Premium Villa Allotment	12.5m x 28m	4	9.5%	14	23.7%	3	7.0%	21	14.6%
Courtyard Allotment	14m x 28m	4	9.5%	11	18.6%	4	9.5%	19	13.2%
Traditional	16m x 28m	4	9.5%	5	8.5%	2	4.7%	11	7.6%
Sub Total		22	52.4%	42	71.2%	25	37.2%	80	61.8%
Standard Allotment 32m Product									
Premium Villa Allotment	12.5m x 32m	6	14.3%	0	0.0%	0	0.0%	6	4.2%
Courtyard Allotment	14m x 32m	5	11.9%	5	8.5%	5	11.6%	15	10.4%
Traditional	16m x 32m	6	14.3%	7	11.9%	9	20.9%	22	15.3%
Premium Traditional Allotment	18m x 32m	3	7.1%	5	8.5%	4	9.3%	12	8.3%
Sub Total		20	47.6%	17	28.8%	18	41.9%	55	38.2%
Total Standard Allotments		42	100.0%	59	100.0%	43	100.0%	144	100.0%
Density Calculation									
Net Residential Density - 145 dwellings (including residential lots, laneway lots and multiple residential dwellings) / 8.4ha (area of local roads and residential lots)								dw/ha	17.3



REVISION

A: 17/01/13 Add in, amend site

B: 09/05/13 Amend road, site

C: 20/06/13 Amend PDA table and notes

D: 22/07/13 Amend mapping analysis

E: 01/11/13 Amend fence issues

Note:

All dimensions and areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: DTS

Adjoining information: DCDB

Contours: GHD

CLIENT

AMEX

PROJECT

PROVIDENCE

STAGES 4-6

PLAN OF SUBDIVISION

CANCELLING LOTS 61, 62 & 77 ON S151855

Local Authority

IPSWICH CITY COUNCIL

Local Authority

IPSWICH CITY COUNCIL

Scale

1:1000

Sheet

A1

Plan Ref

6837-169

Rev

E



General Details

Proposed Stage Boundary

Multiple Residential

Road

Indicative Footpath Location

Indicative Bin Pad Location

Open Space

Bundamba Creek Buffer

Utilities

Not part of this approval

RPS Australia East Pty Ltd

ACN 140 282 782

ABN 14 140 282 782

Urban Design

465 Spring Creek Road

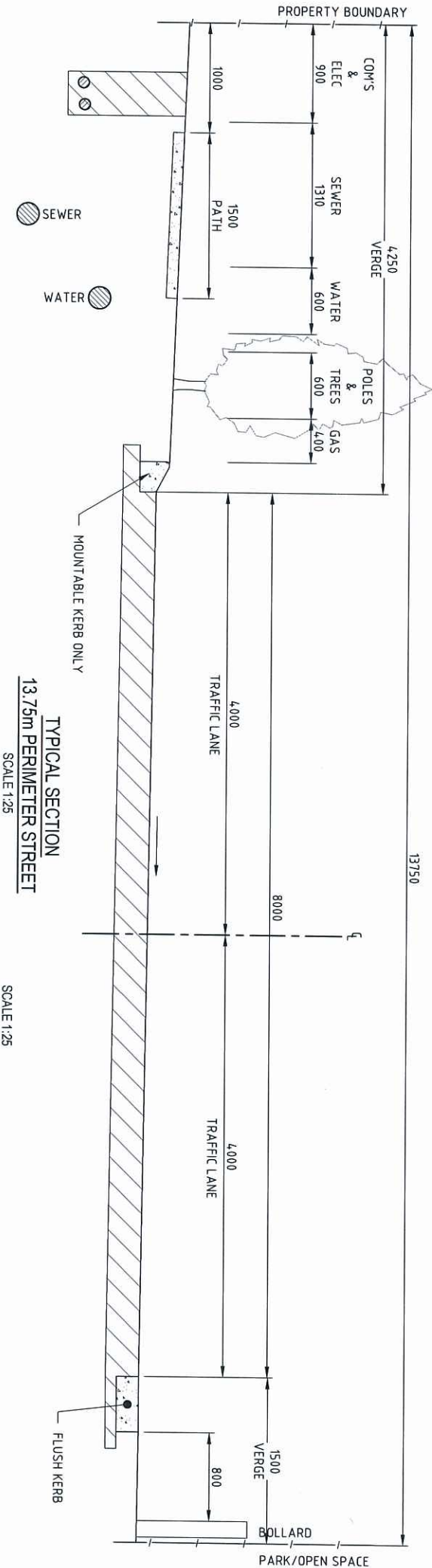
Fortitude Valley QLD 4006

T +61 7 3174 9300

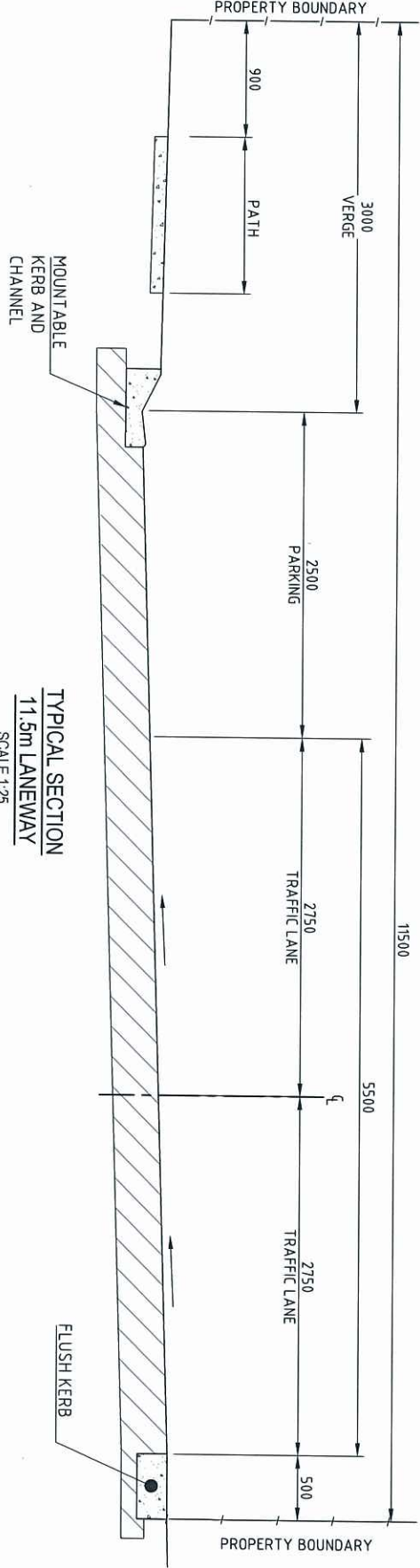
F +61 7 3174 9399

W rpsgroup.com.au

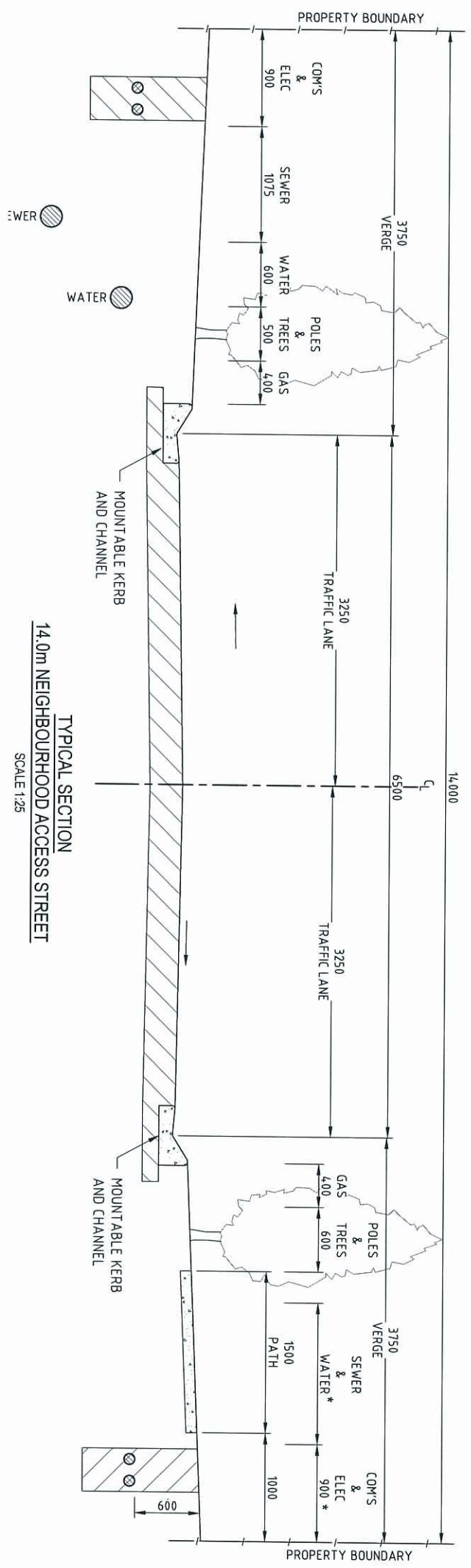
Not part of this approval



TYPICAL SECTION
13.75m PERIMETER STREET
SCALE 1:25



TYPICAL SECTION
11.5m LANEWAY
SCALE 1:25



TYPICAL SECTION
14.0m NEIGHBOURHOOD ACCESS STREET
SCALE 1:25

NOTE:
SERVICES ALIGNMENTS TO BE
GENERALLY IN ACCORDANCE WITH
ICC STANDARD DRAWING SR 22

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
21 NOV 2013
MEDQ

Rev.	Date	Description	Des.	Verif.	Appd.	REQ. No.
1	JUNE 2013	ORIGINAL ISSUE	CL	PJO	DR	
2	10/07/2013	SECTIONS UPDATED TO SUIT PROPOSAL PLAN	CL	PJO	DR	
3	24/07/2013	SECTIONS ADDED AS REQUIRED	CL	PJO	DR	

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CORPORATION PTY LTD

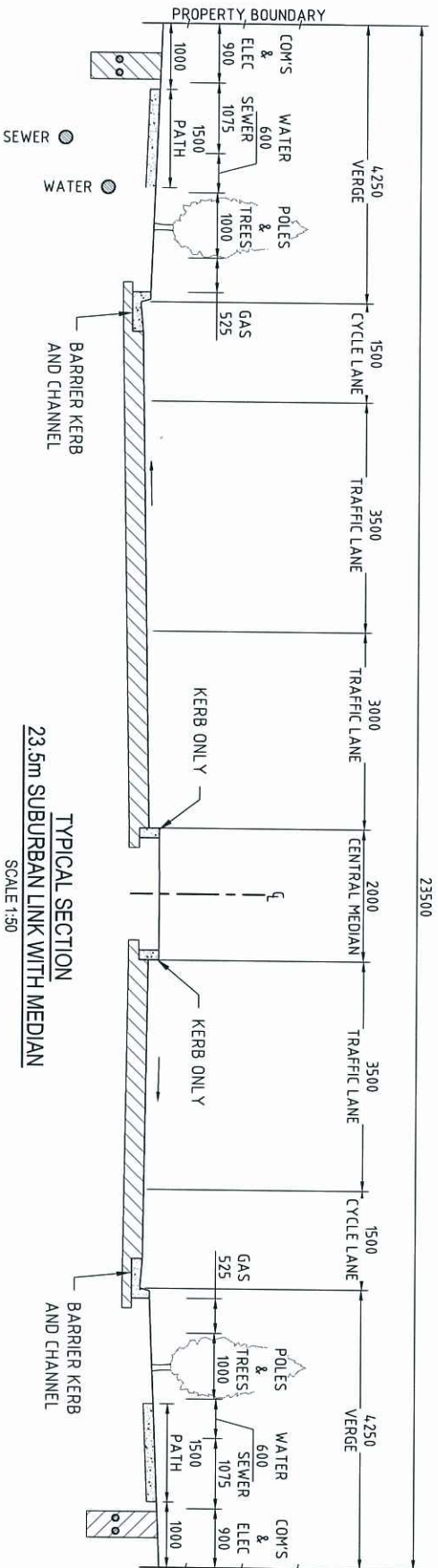
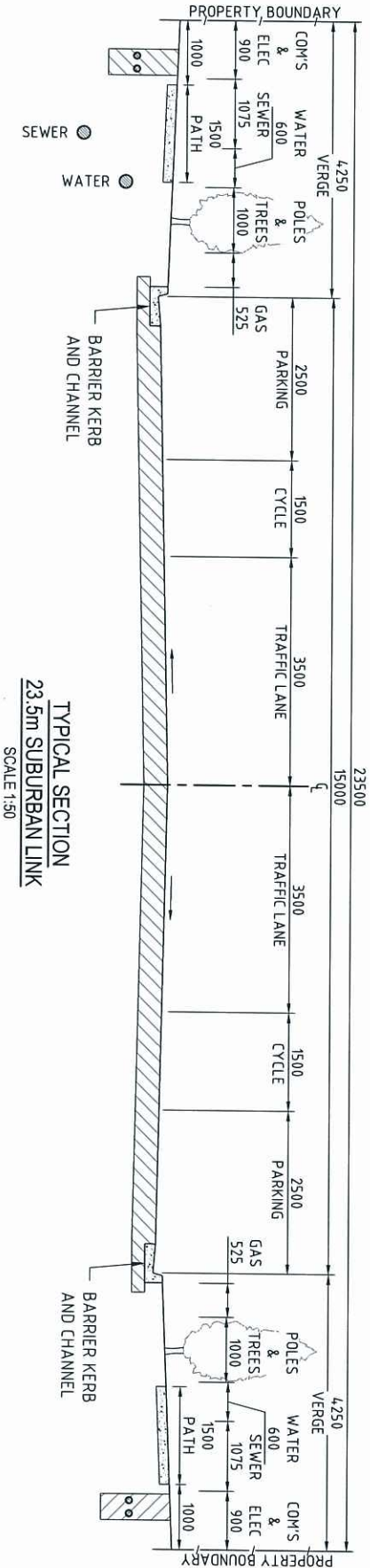
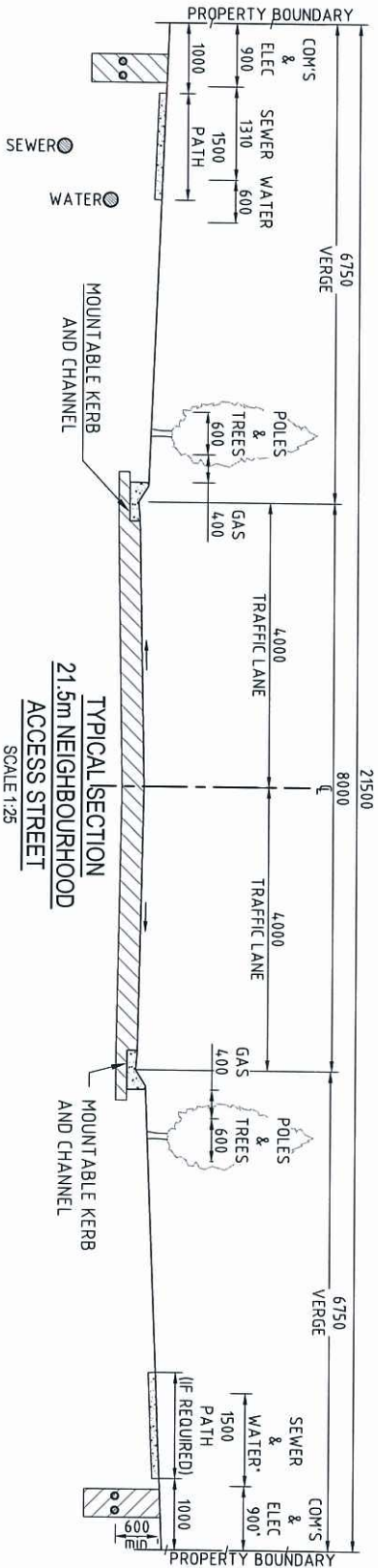
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Drawn	Checked	Date	Client	Status
D.J.S.	P.J.O.	07/03/2013	AMEX PTY. LTD.	FOR APPROVAL
Design	Design	Date	Design	NOT TO BE USED FOR CONSTRUCTION PURPOSES
T.C.W.	T.C.W.	Date	T.C.W.	A.H.D.
Verified	Verified	Date	Verified	Grid
Approved	Approved	Date	Approved	Scale
				AS SHOWN
				Size
				A1
				Revision
				7901-47-035-SK-004
				3



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21 NOV 2013

MEDQ

Rev	Date	Description	Des.	Verif.	Appd.	REQ No.
1	JUNE 2013	ORIGINAL ISSUE	CL	PJO	DR	
2	10/07/2013	SECTIONS UPDATED TO SUIT PROPOSAL PLAN	CL	PJO	DR	
3	24/07/2013	SECTIONS ADDED AS REQUIRED	CL	PJO	DR	

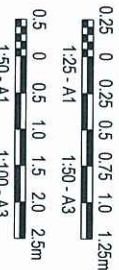


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D.J.S.	07/03/2013	AMEX PTY. LTD.
Checked F.J.O.	Date	RIPLY - SUCE
Designed T.C.W.	Date	
Verified	Date	
Approved	Date	

Status	FOR APPROVAL
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Datum	A.H.D.
Drawing Number	7901-47-035-SK-005
Revision	3





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Tel: 07 3366 0000 Fax: 07 3366 0700

Client
AMEX CORPORATION PTY. LTD.
RIPLEY - SUCE
STERLING
INTERNAL WORKS (FOR STAGES 4+6)
CONCEPT WATER RETICULATION LAYOUT PLAN

Status			
DRAFT			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	Grid	Scale	Sheet
A.H.D.		1:1000	A1
Drawing Number			Revision
7902-96-SK-045			1



NOTES:

1. ALL WATER MAINS TO BE ON A 2.5m BOUNDARY OFFSET ALIGNMENT.

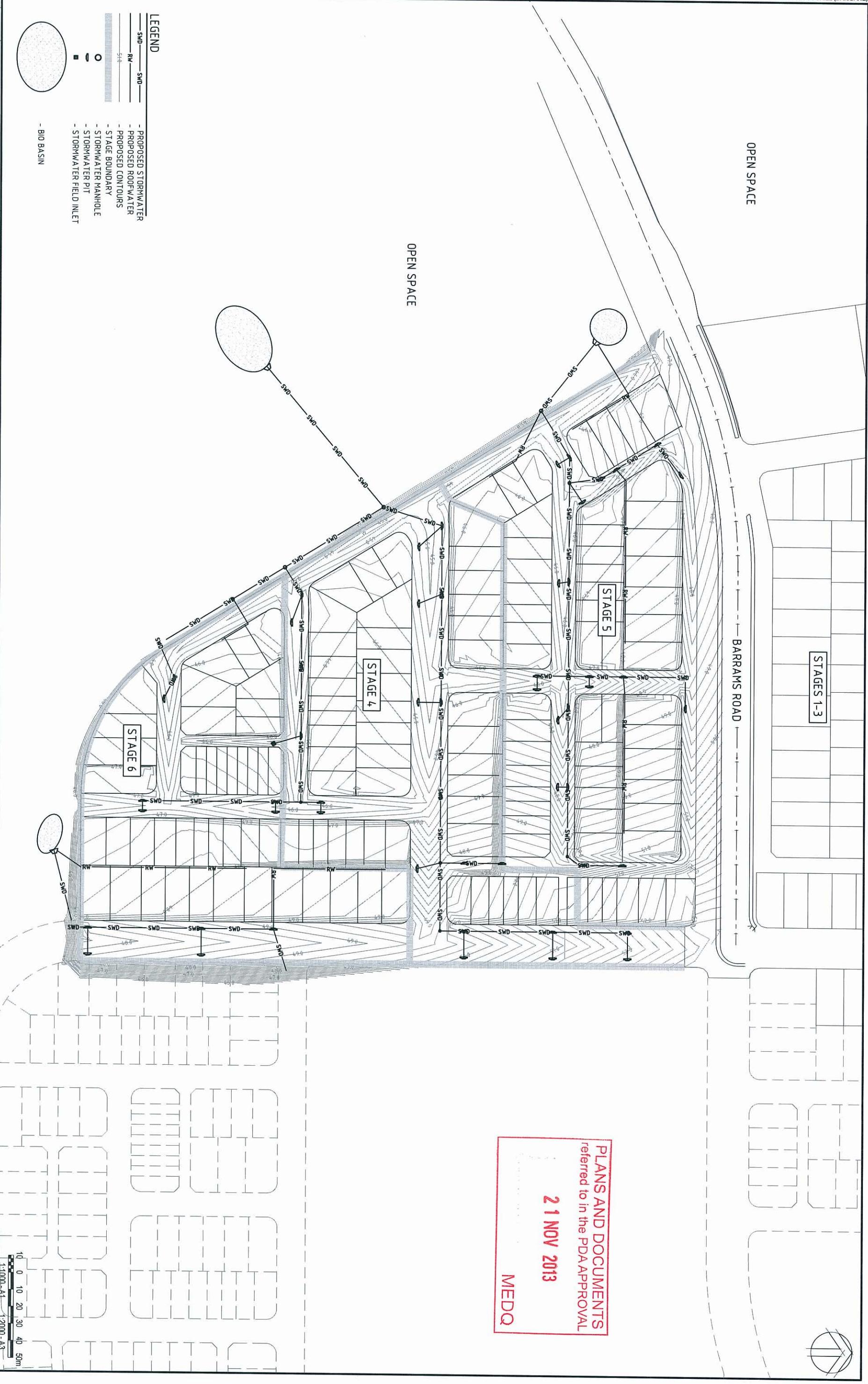
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

21 NOV 2013

MEDQ

11-10000-7-01 11-10000-7-01			
STATUS			
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NOT TO BE USED FOR CONSTRUCTION PURPOSES			
DATE	GRID	SCALE	SIZE
A.H.D.	1:1000	A1	1
DRAWING NUMBER			
7902-96-SK-044			





LEGEND

SWD	SWD	- PROPOSED STORMWATER
RW		- PROPOSED ROOFWATER
514		- PROPOSED CONTOURS
		- STAGE BOUNDARY
		- STORMWATER MANHOLE
		- STORMWATER PIT
		- STORMWATER FIELD INLET
		- BIO BASIN

Rev.	Date	Description	P.L.O.	LD.G.	Des.	Verif.	Appd.	REQD No.
1	16/10/2013	ORIGINAL ISSUE						
Verified								
L.D.G.								
Approved								
Date								



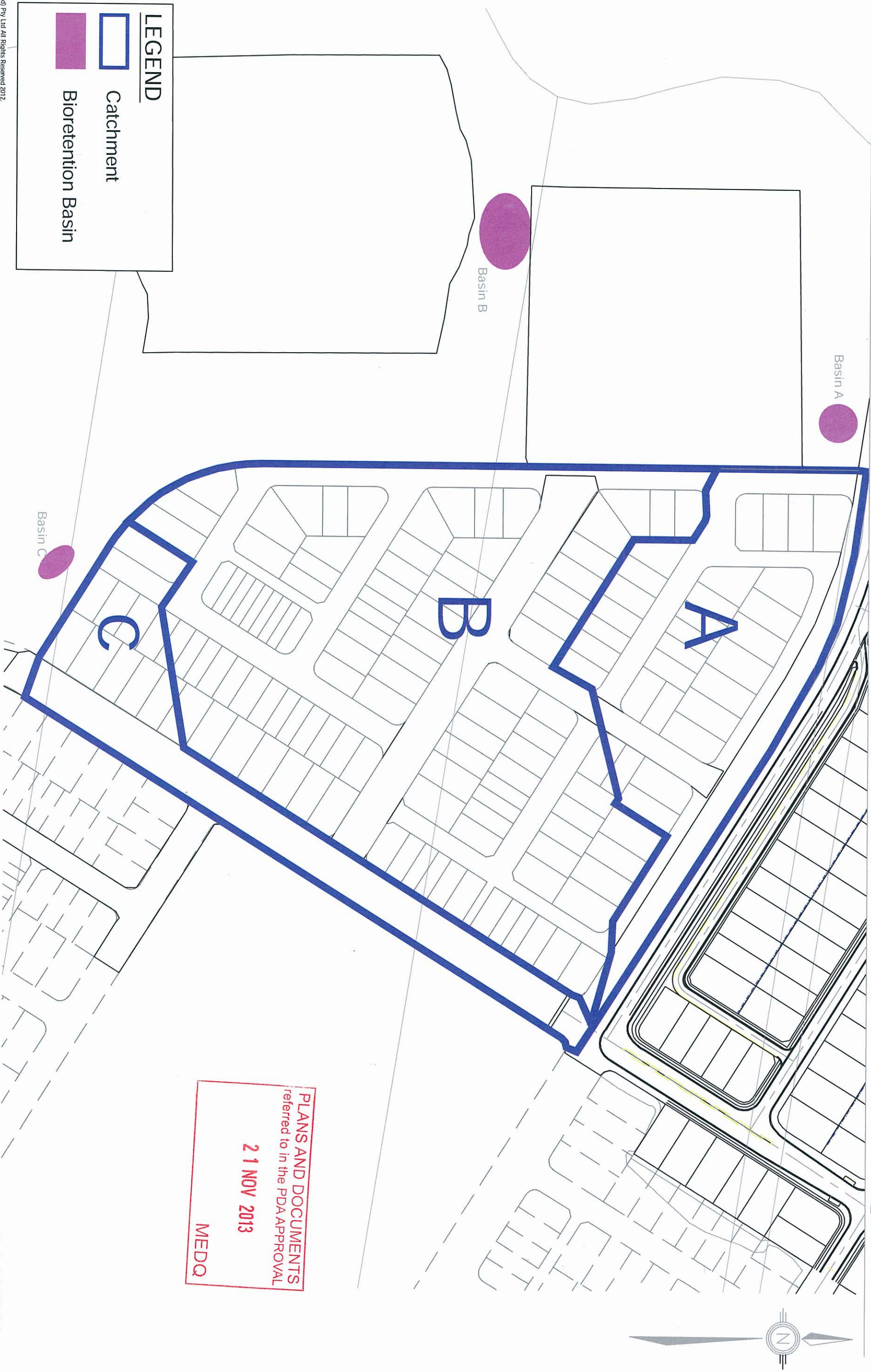
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Drawn	Date	Client				
S.J.T.	16/10/2013	AMEX CORPORATION PTY. LTD.				
Checked D.G.	16/10/2013	RIPEY - SUCE	Status	DRAFT		
Designed P.L.O.	16/10/2013	PROVIDENCE	NOT TO BE USED FOR CONSTRUCTION PURPOSES			
		INTERNAL WORKS (FOR STAGES 4-6)	Datum	Grid	Scale	Size
		CONCEPT STORMWATER LAYOUT PLAN		A.H.D.	AS SHOWN	A1
			Drawing Number	7902-96-SK-048		
			Revision	1		

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
21 NOV 2013
MEDQ





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referred to in the PDA APPROVAL
21 NOV 2013
MEDQ

Scale 1:2,000 (A3)
FIGURE 1

Stormwater Management Plan

Rev: 0 | Drawn: N.E. | Checked: M.G. | Date: 18/07/2013

Amex Corporation Pty Ltd
CAD FILE: 047901-47-22-MACD01 Southern and Eastern Precincts Stage 4-6 Figure 1_V2.dwg
XREF: 01

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Rev	Date	Description	Des.	Verif.	Appd.	RPED No.
1	25/07/2013	ORIGINAL ISSUE	T.C.W.	P.J.O.		
2	28/07/2013	CONTOURS ADDED				



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Date	Drawn	Checked	P.J.O.	Designed	T.C.W.	Verified	Date
25/07/2013	D.J.S.						
25/07/2013							
25/07/2013							

Client: AMEX CORPORATION PTY. LTD.
Project: RIPLEY - SUCE
Stereiling
CONCEPT EARTHWORKS LAYOUT INCLUDING PROPOSED BORROW AREAS

Status	DRAFT	NOT TO BE USED FOR CONSTRUCTION PURPOSES
Author	A.H.D.	Grid
Scale	1:2000	Scale
Sheet	A1	Sheet
Revision	7901-47-035-SK-006	Revision
2		

MAJOR CONTOURS (1m INTERVAL)
MINOR CONTOURS (200mm INTERVAL)

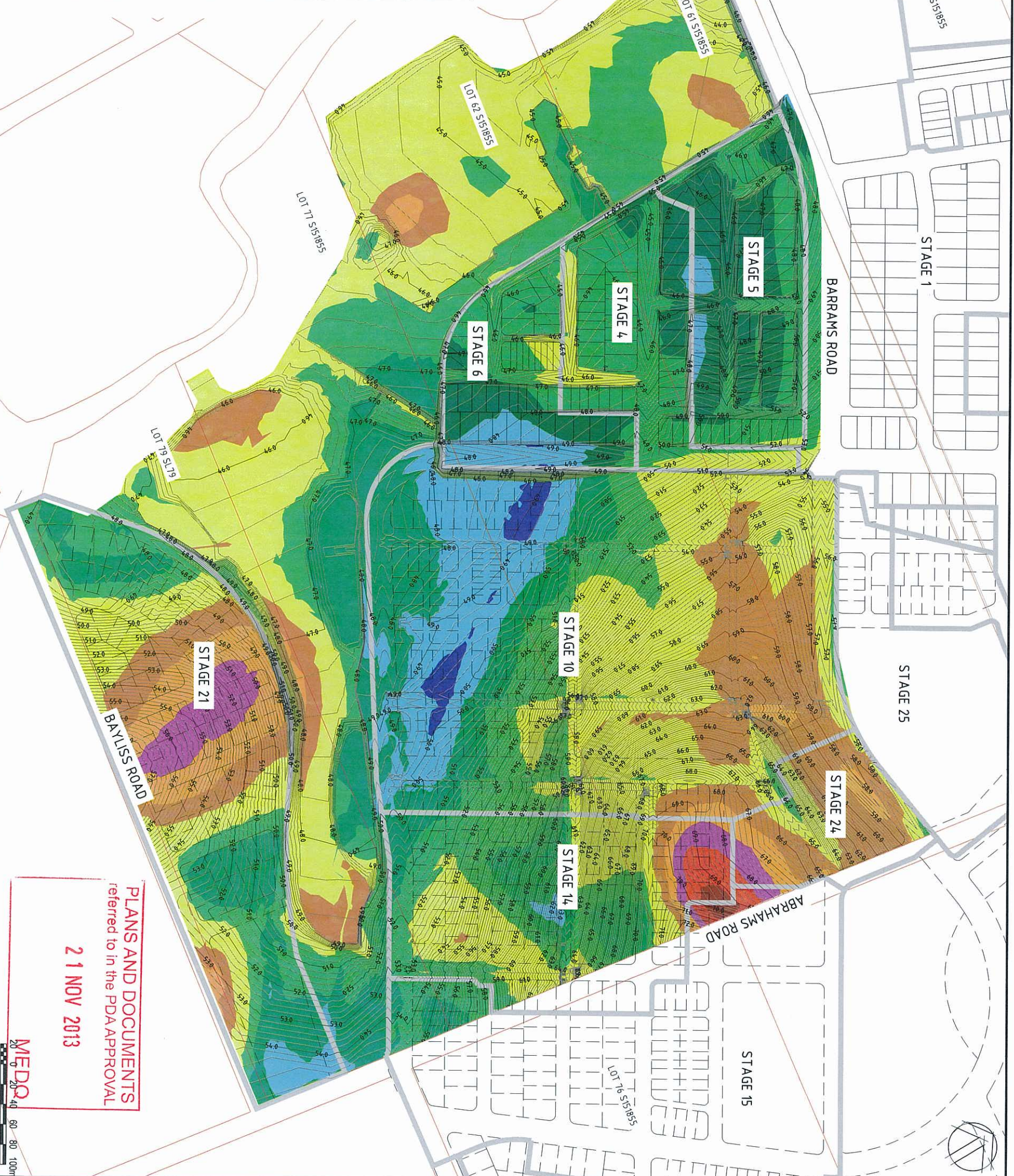
LEGEND

STAGE	Cut	Fill	Balance
4	4.0	52,331	52,291
5	15	55,009	54,994
6	272	34,965	34,693
10	61,430	130,654	69,224
14	29,030	28,321	-109
21	76,016	36,121	-39,895
24	30,605	280	-30,324
OPEN SPACE	4,5874	69,223	23,349
TOTAL	243,282	406,906	163,624

DEPTH RANGE	DEPTH RANGE LEGEND
Depth -5m	
Depth 4m to 5m	
Depth 3m to 4m	
Depth 2m to 3m	
Depth 1m to 2m	
Depth 0m to 1m	
Depth -1m to 0m	
Depth -2m to -1m	
Depth -3m to -2m	
Depth -4m to -3m	
Depth -5m to -4m	
Depth -5m	

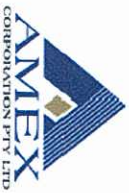
NOTES:

1. EARTHWORK VOLUMES DETAILED ON THIS SHEET ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE UPON COMPLETION OF DETAIL DESIGN AND THE INCLUSION OF ROAD BOXING, TRENCH SPOIL AND BULKING FACTOR.
2. A DETAILED EROSION AND SEDIMENT CONTROL MANAGEMENT PLAN IS TO BE DEVELOPED AND IMPLEMENTED FOR STAGES 4-6 PRIOR TO ANY EARTHWORKS BEING UNDERTAKEN IN THESE AREAS.
3. THE EROSION AND SEDIMENT CONTROL MANAGEMENT PLAN WILL ENSURE BUNDAMBA CREEK AND SURROUNDING WATERWAYS ARE NOT ADVERSELY AFFECTED DURING, OR AS A RESULT OF, EARTHWORK OPERATIONS.
4. AREAS FILLED TO FINAL LEVEL WILL BE STABILISED AND VEGETATED AS PER THE EROSION AND SEDIMENT CONTROL MANAGEMENT PLAN TO ENSURE NO BARE AREAS ARE LEFT EXPOSED
5. ANY FILLING OUTSIDE STAGES 4-6 WILL BE GRADED TO ENSURE THE AREA REMAINS FREE DRAINING.



PLANS AND DOCUMENTS referred to in the PDA APPROVAL
21 NOV 2013
MEDO
1:2000 - A1 1:4000 - A3

Rev	Date	Description	T.C.W.	P.J.O.	Des.	Verif.	Appd.	REQD No.
1	03/07/2013	ORIGINAL ISSUE						
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Approved								
Date								



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Drawn	J.M.	Date	Client				
Checked	P.J.O.	Date	AMEX CORPORATION PTY. LTD.				
Designed	T.M.S.	Date	STERLING				
Verified		Date	INTERNAL WORKS (FOR STAGES 4-6)				
Approved		Date	CONCEPT EARTHWORKS LAYOUT				
Status			DRAFT				
NOT TO BE USED FOR CONSTRUCTION PURPOSES							
Datum	A.H.D.	Grid	Scale	Sic			
Drawing Number			7902-96-SK-046		Revision	1	



LEGEND	
Depth -5m	
Depth -4m to 5m	
Depth 3m to 4m	
Depth 2m to 3m	
Depth 1m to 2m	
Depth 0m to 1m	
Depth -1m to 0m	
Depth -2m to -1m	
Depth -3m to -2m	
Depth -4m to -3m	
Depth -5m to -4m	
Depth -5m	

EARTHWORK VOLUMES (m³)			
STAGE	Cut	Fill	Balance
4	203	31,434	-31,231
5	22	40,337	-40,315
6	1,556	20,508	-18,952
TOTAL	1,781	92,279	-90,498

- NOTES
- Earthwork volumes detailed on this sheet are indicative only and are subject to change upon completion of detail design and the inclusion of road boxing, trench spoil and bulking factor.
 - A detailed Erosion and Sediment Control Management Plan is to be developed and implemented for stages 4-6 prior to any earthworks being undertaken in these areas.
 - The Erosion and Sediment Control Management Plan will ensure Bundamba Creek and surrounding waterways are not adversely affected during, or as a result of, earthwork operations.
 - Areas filled to final level will be stabilised and vegetated as per the Erosion and Sediment Control Management Plan to ensure no bare areas are left exposed.

PLANS AND DOCUMENTS
referred to in the PDA/PPROVAL
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