



Paradise Waters

Plan of Development

January 2014

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

21 MAR 2014

MEDQ

AMENDED IN RED

21 MAR 2014

By: B. Davey (name)
MEDQ

Amendments are required to this
document pursuant to Condition 2.

Prepared by:

RPS AUSTRALIA EAST PTY LTD

180 Brisbane Street
PO Box 341
IPSWICH QLD 4305

T: +61 3437 2000
F: +61 3437 2099
E: craig.harte@rpsgroup.com.au

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Prepared for:

STOCKLAND DEVELOPMENT PTY LIMITED

PO Box 10160
Brisbane QLD 4001

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I.0 Introduction

I.1 Purpose of the Document

- 1.1.1 This Plan of Development (PoD) has been prepared in accordance with the requirements of the former Urban Land Development Authority (now Economic Development Queensland – EDQ) approved Paradise Waters Master Plan (DEV2012/267 Approved 12 March 2013 and will direct the development of land included within the Master Plan not included with 'Precinct A' of the development (as approved separately via latest EDQ approval package DEV2010/094 dated 29 November 2013).
- 1.1.2 This PoD supports a UDA Development Application for Reconfiguring a Lot for the balance of the Paradise Waters development (outside of the area already covered by the existing 'Precinct A' approval), generally as shown in the approved Paradise Waters Master Plan. The location of the 'balance' area covered by this PoD is shown in **Figure 1**.
- 1.1.3 This PoD describes the development that may occur within balance of the Paradise Waters development and the assessment criteria that development must comply with to be in accordance with this PoD. Under the Development Scheme, development in the Urban Living Zone for material change of use, operational works or building works in accordance with a PoD is exempt.
- 1.1.4 This PoD sets out the requirements for development in balance of the Paradise Waters development not already covered by the existing 'Precinct A' approval (DEV2010/094).
- 1.1.5 If development is not in accordance with this PoD, it is to be assessed against the Ripley Valley Urban Development Area Development Scheme and approved Paradise Waters Master Plan (DEV2012/267 Approved 12 March 2013).

I.2 Land to which this PoD Relates

- 1.2.1 This Plan of Development relates to part of the Paradise Waters Master Plan being the Northern Locality – Precinct 1. **Figure 1** shows the location of Precinct 1 in the context of the overall site.

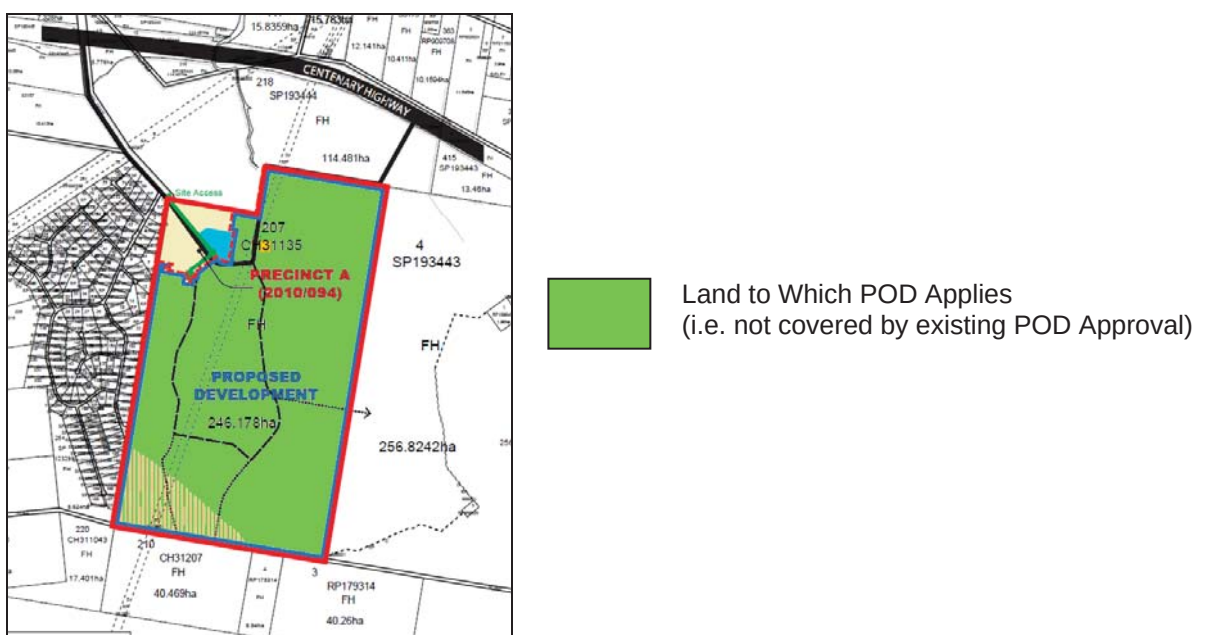


Figure 1: Land to which this PoD relates (extract from approved Paradise Waters Master Plan)

1.3 Interpretation

- 1.3.1 Terms used in this PoD have the meaning assigned to those terms by the *Economic Development Act 2012* ('EDQ Act'), the Ripley Valley Urban Development Area Development Scheme ('RVUDADS') and the Paradise Waters Master Plan (DEV2012/267 Approved 12 March 2013). If there are any inconsistencies between the definitions in these documents, the inconsistency is to be resolved by using the definition contained in the documents in the following order:-
- (a) the EDQ Act; or if there is no definition in the EDQ Act
 - (b) the RVUDADS (included in **Appendix 3** to this PoD); or if there is no definition in the RVUDADS;
 - (c) the Paradise Waters Master Plan - as approved by EDQ (DEV2012/267),
- 1.3.2 A reference in the PoD to a law, document or instrument is a reference to that law, including the conditions of approval.
- 1.3.3 A reference in the PoD to a specific resource document or standard means the current version of that resource document or standard at the date of the approval of this PoD.
- 1.3.4 A reference to a Nominated Assessing Authority (NAA) means (pursuant to section 88 of the EDQ Act:-
- (a) the Chief Executive Officer of the Minister for Economic Development Queensland (MEDQ) or their delegate; or
 - (b) if the site is no longer within a declared priority development area under the EDQ Act, the local government or entity responsible for assessing and deciding planning and/or development applications with respect of the subject site.
- 1.3.5 A reference to a Self-Assessment Report means a report which demonstrates that development complies with the Criteria in Table 1 of this PoD.

1.4 Development in accordance with this PoD

- 1.4.1 Development is in accordance with this PoD if:
- (a) it complies with the Criteria for the type of development proposed, as set out in Table 1 below;
 - (b) the process for demonstrating compliance with the Criteria, as set out in Table 1 below was followed .

TABLE 1 – Development in accordance with this Plan of Development

DEVELOPMENT	CRITERIA	PROCESS FOR DEMONSTRATING COMPLIANCE WITH CRITERIA
Development being for a House or Display Home	PoD Plans in Appendix 2	Exempt - No further approvals required where complying with Appendix 3.
Development for a House or Display Home which does not comply with the PoD Plans in Appendix 2 .	Design Standard DS2.2, contained within Part 2.2 of this PoD.	Completion of a Self-Assessment Report which is provided to the NAA prior to commencement of the development.
Development for House or Display Home, which does not comply with the PoD Plans in Appendix 2 or Design Standard DS6.2 contained within Part 2.3 of this PoD	Design Outcome DO2 in Part 2.2 of this PoD.	Submission to the NAA for compliance assessment against the Criteria and endorsement under the compliance assessment process set out in Part 1.5 of this PoD

DEVELOPMENT	CRITERIA	PROCESS FOR DEMONSTRATING COMPLIANCE WITH CRITERIA
Operational Works (not involving Advertising Devices)		
Operational Works associated with an approved ROL and POD	In accordance with the POD and EDQ Certification Procedures Manual	Certification of compliance by qualified engineer in accordance with the EDQ Certification Procedures Manual provided to the NAA prior to the commencement of development.
Operational Works (Advertising Devices)		
Operational Works (Advertising Devices) which complies with Design Standard DS1.1 or DS1.2 or DS1.3 for Advertising Devices in Part 2.2 of this PoD	Design Standard DS1.1 or DS1.2 or DS1.3 for Advertising Devices in Part 2.2 of this PoD	Completion of a Self-Assessment Report which is provided to the NAA prior to commencement of the development
Operational Works (Advertising Devices) which does not comply with the either Design Standard DS1.1 or DS1.2 or DS1.3 for Advertising Devices in Part 2.2 of this PoD	Design Outcome DO1 for Advertising Devices in Part 2.2 of this PoD	Submission to the NAA for compliance assessment against the Criteria and endorsement under the compliance assessment process set out in Part 1.5 of this PoD

1.5 Compliance Assessment Process and Timeframes

- 1.5.1 Compliance assessment means the process of having plans, works, documents, reports, strategies or the like endorsed by the Nominated Assessing Authority (NAA).
- 1.5.2 The process and timeframes that apply to compliance assessment, undertaken in accordance with the process outlined in **Figure 2**, require the following:
- (a) the applicant submits plans and supporting information as required (refer h below) for compliance assessment;
 - (b) within 15 business days the NAA assesses the plans and supporting information and:
 - (i) if satisfied with the information as submitted - endorses the information; or
 - (ii) if not satisfied with the information as submitted, notifies the applicant accordingly.
 - (c) if the applicant is notified under (b)(ii) above:
 - (i) the information and plans addressing the concerns are to be resubmitted to the NAA;
 - (ii) within a further 15 business days - the NAA assesses the re-submitted plans and supporting information and:-
 - » if satisfied with the re-submitted information lodged -endorses the plans and supporting information; or
 - » If not satisfied with the information as submitted - notifies the applicant accordingly.
 - (d) if the applicant is notified under (c)(ii)b above, the NAA and applicant will repeat steps (c)(i) and (ii).
 - (e) If a decision is not granted within the above timeframe, or if either party is not satisfied by the outcome of this process (Dispute), that party can elect to enter into a mediation process with an independent mediator agreed to by both parties or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc.

- (f) If the Dispute is not resolved within 10 business days of the election to enter into the mediation process either party can, by written notice, refer the Dispute to an expert for determination. Where any Dispute is referred to an expert for determination, an expert shall be agreed by both parties or, if there is no agreement within 10 business days, an expert shall be nominated by a suitable independent authority [e.g. President for the time being of the Queensland Law Society Inc]. The determination of the expert will be final and binding;
- (g) when the NAA and applicant are both satisfied with the re-submitted information lodged - the NAA endorses the relevant information or document within 5 business days;
- (h) the following generally outlines the information required to be submitted for compliance assessment:
- (i) plans for each building (site plan, floor plans, elevations, sections, roof plans, private and visitor car parking, private and semi-private open space etc.);
 - (ii) An ROL Plan (if required);
 - (iii) landscape plans;
 - (iv) details of proposed building materials;
 - (v) access and car parking arrangements;
 - (vi) engineering drawings and documents; and
 - (vii) specialist assessment reports as required that may include traffic, civil engineering, water quality geotechnical, flooding, acoustics and air quality.
 - (viii) An assessment report outlining the proposal's compliance with the PoD.

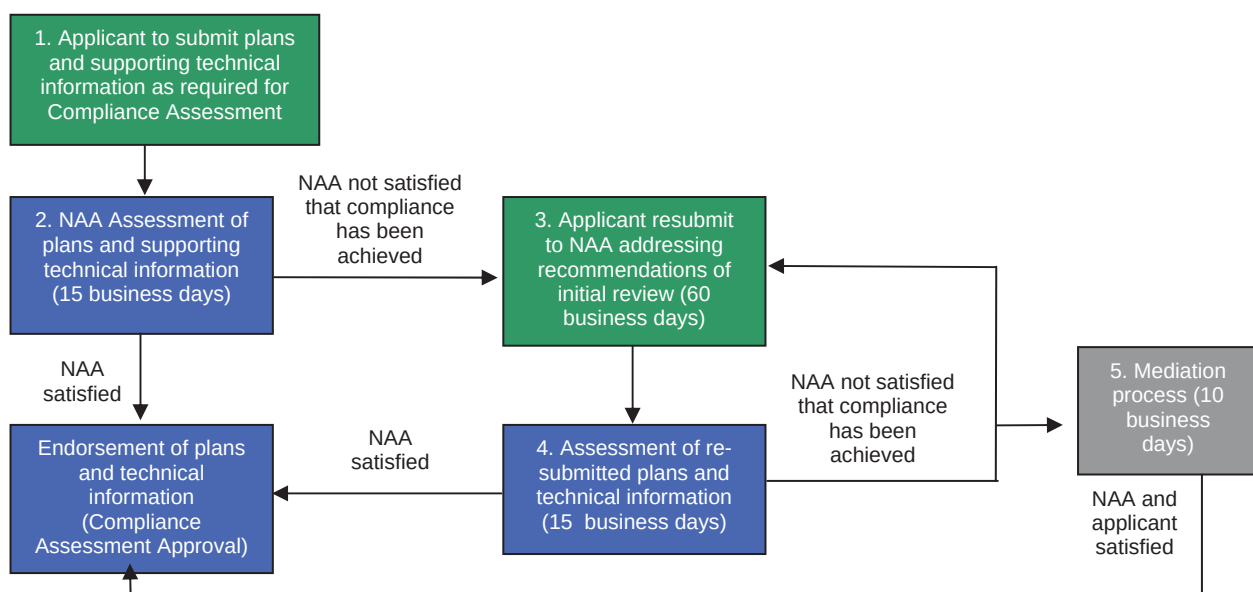


Figure 2 – Compliance Assessment Process

2.0 Plan of Development

2.1 Paradise Waters Balance of Subject Site (i.e. outside 'Precinct A')

- 2.1.1** The Intent for balance of the Paradise Waters development (outside of the area already covered by the existing 'Precinct A' approval) is to provide opportunities for residential development, as an extension to the Deebling Heights / Ripley Valley Communities, to support the future Neighbourhood Centres (both Major and Minor), and community, education and recreational facilities.

2.2 Design Outcomes and Design Standards

- 2.2.1** Development within site is intended to comply with the following Design Outcomes and Design Standards as applicable to the type of development proposed and as described in Table 1.
- 2.2.2** All relevant ULDA Guidelines have been considered in the preparation of the following Design Outcomes and Design Standards.

COLUMN 1 DESIGN OUTCOME	COLUMN 2 DESIGN STANDARD
Advertising Devices	
DO1 Advertising devices are: - To cater for the needs of display homes and businesses to clearly identify the location and the goods and services which are supplied to the public; - To be consistent with the scale and design of existing buildings and other works on the site and in the locality, and complement the local streetscape; - Where appropriate, to reflect the character of the area; and - To be sited and provided on premises having regard to safety and amenity.	DS1.1 Advertising Devices are located generally in accordance with the map contained in Appendix 4. OR DS1.2 Advertising Devices are to be designed in accordance with the Ipswich City Council Planning Scheme requirements as set out in the Development Scheme. OR DS1.3 Despite DS6.2 above, the following Advertising Devices are permitted to be erected, where complying with the specific criteria for the type of sign as set out within Appendix 4: Vertical Banner; Pole/Directional Sign Billboard Identification Sign; Estate Entry Sign; Third Party Sign are permitted to be erected on land owned or under the control of Stockland, and intended to advertise the emerging community of Paradise Waters.
House or Display Home	
DO2 The design of the House or Display Home is consistent with the preferred character of a local area and does not adversely impact on the amenity of adjacent premises having regard to:-	DS2.1 Development for a House or Display Home is in accordance with the relevant PoD plans in Appendix 2. OR

in COLUMN 1 DESIGN OUTCOME	COLUMN 2 DESIGN STANDARD
(a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and (e) building massing and scale as seen from neighbouring premises.	DS2.2 Development for a House or Display Home is in accordance with the relevant PoD Plans in Appendix 2 except that: (1) Site Cover may be increased by up to 5% for Town Home, Villa, Premium Villa, Courtyard or Premium Traditional Allotments only, over the required maximum site cover permitted for the relevant lot size (in Appendix 2), provided the development can still meet the required setbacks; or (2) Side and rear setbacks for Town Home, Villa, Premium Villa, Courtyard or Premium Traditional Allotments may be varied, provided the building still meets the minimum requirements of the Queensland Development Code, and that the site cover stipulated on the plans in Appendix 2 can still be achieved

Appendix I

Reconfiguring a Lot Plans (DEV21012/309)

Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- Existing Road to be Utilised

Road

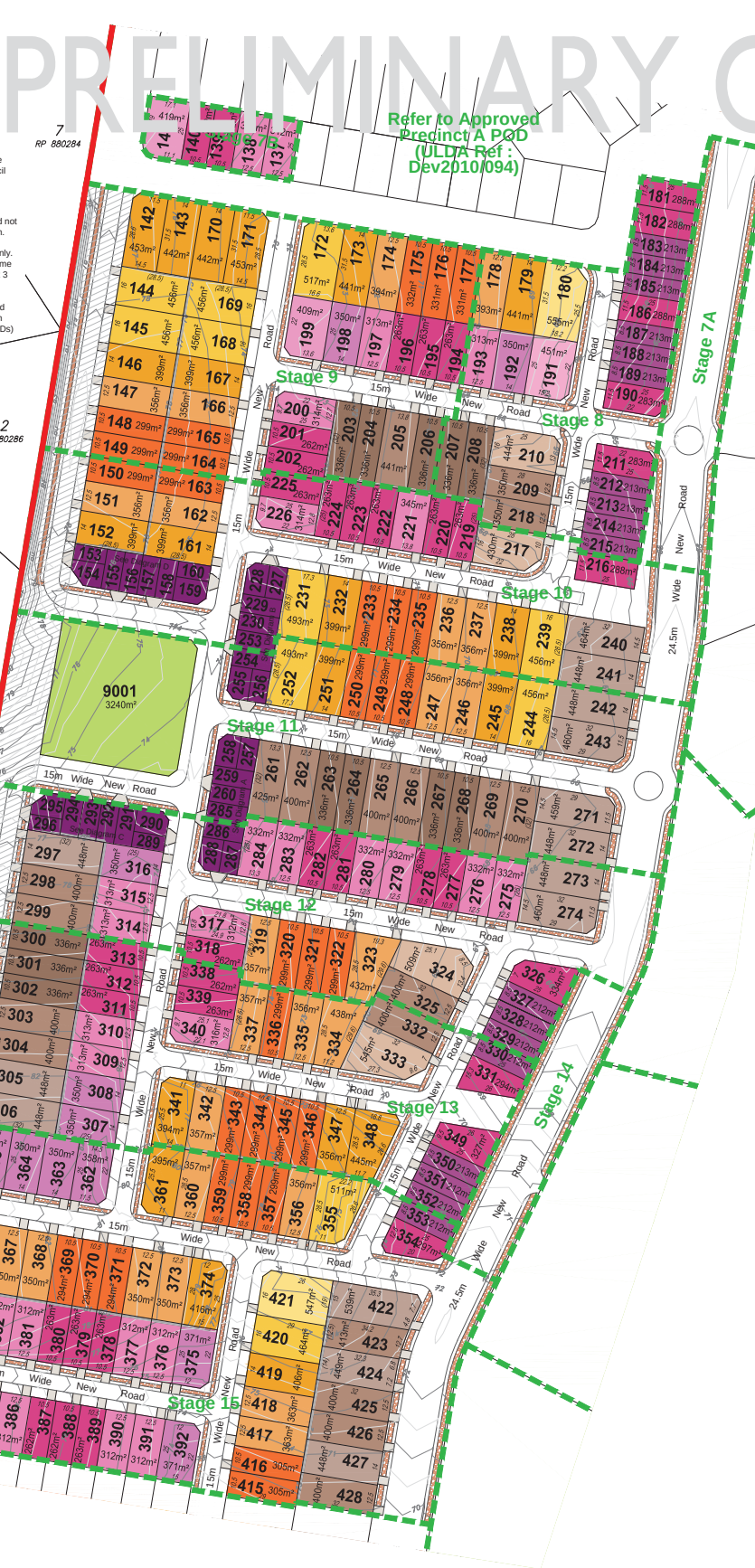
- Indicative Footpath Location

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

Corner truncations shown are indicative only. Final truncation details to be resolved at time of final survey. Where possible 6m x 6m x 3 chord truncations will be utilised.

Building Envelopes, Setbacks, Parking and Driveway Locations have been detailed on corresponding Plans of Development (PODs) and Paradise Waters POD Document.



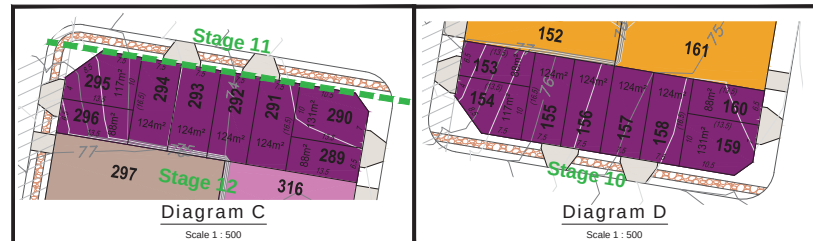
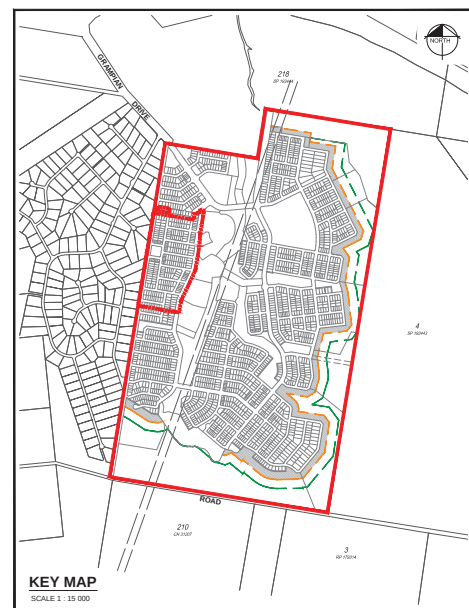
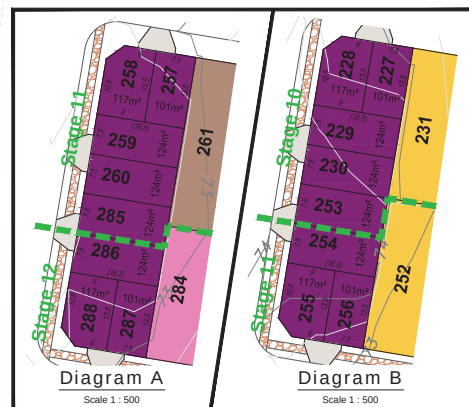
Refer to Approved
Product A POD
(ULDA Ref:
Dev2010/094)

DEVELOPMENT STATISTICS STAGES 7 - 15B

Allotment Type	Typical Lot	Number of Allotments	Allotment %
Single Residential Dwellings			
25m Deep Lots			
Urban Allotment	6.5 x 15m	32	11.9%
Town Home Allotment	8.5 x 25m	18	6.7%
Villa Allotment	10.5 x 25m	39	14.4%
Premium Villa Allotment	12.5 x 25m	27	10.0%
Courtyard Allotment	14 x 25m	13	4.8%
Traditional Allotment	16 x 25m	2	0.7%
Premium Traditional Allotment	18 x 25m	1	0.4%
Sub Total		132	48.9%
32m Deep Lots			
Villa Allotment	10.5 x 28m	31	11.5%
Premium Villa Allotment	12.5 x 28m	24	8.9%
Courtyard Allotment	14 x 32m	21	7.8%
Traditional Allotment	16 x 28m	11	4.1%
Premium Traditional Allotment	18 x 28m	2	0.7%
Sub Total		89	33.0%
32m Deep Lots			
Villa Allotment	10.5 x 32m	12	4.4%
Premium Villa Allotment	12.5 x 32m	19	7.0%
Courtyard Allotment	14 x 32m	14	5.2%
Traditional Allotment	16 x 32m	4	1.5%
Sub Total		49	18.1%
Total Single Residential Dwellings		270	100.0%
Density Calculation			dwh/a
Net Residential Density (excluding Balance Allotments)			23.4

LAND USE BUDGET STAGES 7 - 15B

Land Use Budget	Area (ha)	Percentage
Total Area of 7 - 15B	14.385	100.0%
Saleable Area		
Single Residential Lots	8.563	59.5%
Open Space and Recreation	0.324	2.3%
Total Area of Allotments	8.887	61.8%
Road		
Trunk Collector Road	1.473	10.2%
Existing Road to be Utilised	1.052	7.3%
Local Roads	2.973	20.7%
Total Area of New Road	5.498	38.2%
Road Type	Length (m)	
Total Length of New Road	3080	
15m Wide New Road	1963	
24.5m Wide New Road	593	
Existing Road	524	



REVISION	Level Datum	Date	22 JANUARY 2014	CLIENT	STOCKLAND	PROJECT	STOCKLAND RESIDENTIAL ESTATE	RPS	RPS Australia East Pty Ltd ACN 140 282 762 ABN 44 140 282 762 743 Ann Street PO Box 1059 Fortitude Valley QLD 4006 T +61 7 3237 8899 F +61 7 3237 8833 W rpsgroup.com.au
A: Amended Layout and Stats	Origin	Comp By	TJE	DWG Name	105598Pro	Plan Ref	105598-43	Rev	E
B: Amended Layout				Local Authority	IPSWICH CITY COUNCIL				
C: Updated Keymap				Locality	DEEBING HEIGHTS				
D: Amended Layout and Stats				Job Reference	105598				
E: Updated Lot Layout									
	Scale	Sheet	A1						
	1:1000								

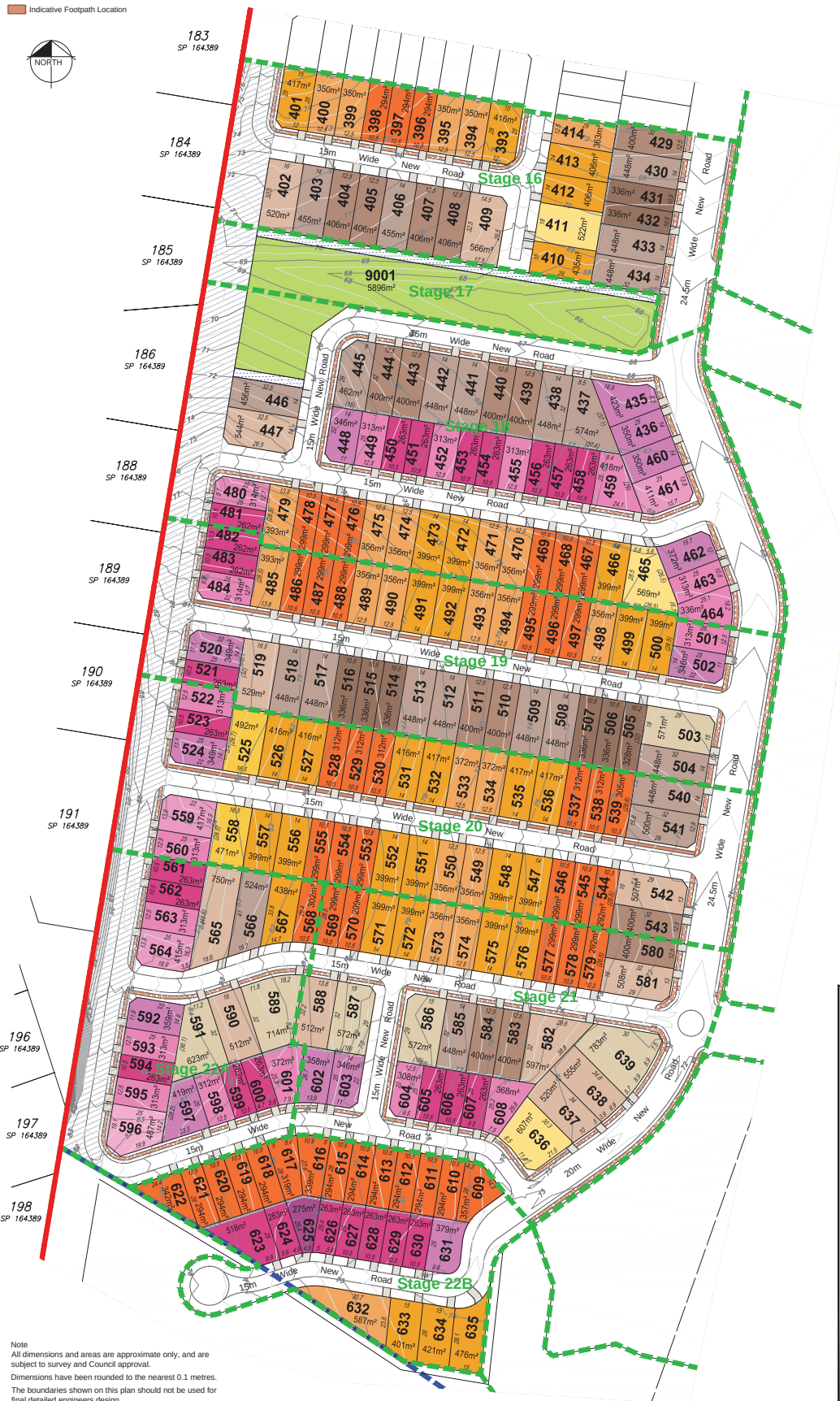
Legend

General Details

- Site Boundary
 - Proposed Stage Boundary
 - Purge Rifle Range Buffer
 - Existing Road to be Utilised
 - 4m Reserve
- ### Road
- Indicative Footpath Location



PRELIMINARY ONLY



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

Corner truncations shown are indicative only. Final truncation details to be resolved at time of final survey. Where possible 6m x 6m x 3 chord truncations will be utilised.

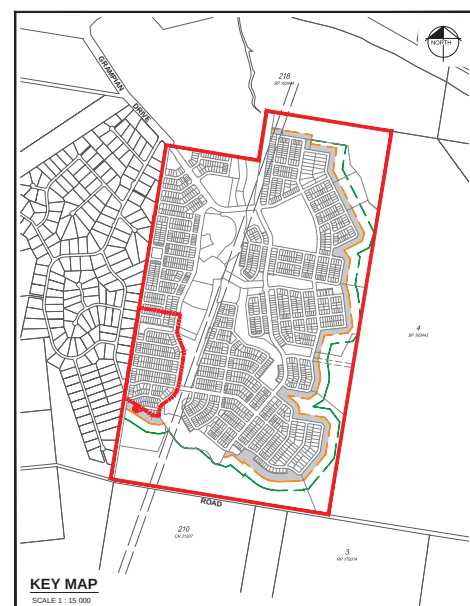
Building Envelopes, Setbacks, Parking and Driveway Locations have been detailed on corresponding Plans of Development (PODs) and Paradise Waters POD Document.

DEVELOPMENT STATISTICS STAGES 16 - 22B

Allotment Type	Typical Lot	Number of Allotments	Allotment %
Single Residential Dwellings			
25m Deep Lots			
Town Home Allotment	8.5 x 25m	1	0.4%
Villa Allotment	10.5 x 25m	27	11.6%
Premium Villa Allotment	12.5 x 25m	18	7.7%
Courtyard Allotment	14 x 25m	13	5.6%
Traditional Allotment	16 x 25m	3	1.3%
Premium Traditional Allotment	18 x 25m	1	0.4%
Sub Total		63	27.0%
28m Deep Lots			
Villa Allotment	10.5 x 28m	47	20.2%
Premium Villa Allotment	12.5 x 28m	23	9.9%
Courtyard Allotment	14 x 28m	32	13.7%
Traditional Allotment	16 x 28m	2	0.9%
Premium Traditional Allotment	18 x 28m	3	1.3%
Sub Total		107	45.9%
32m Deep Lots			
Villa Allotment	10.5 x 32m	8	3.4%
Premium Villa Allotment	12.5 x 32m	15	6.4%
Courtyard Allotment	14 x 32m	22	9.4%
Traditional Allotment	16 x 32m	12	5.2%
Premium Traditional Allotment	18 x 32m	6	2.6%
Sub Total		63	27.0%
Total Single Residential Dwellings		233	100.0%
Density Calculation		dwha	
Net Residential Density (excluding Balance Allotments)		19.8	

LAND USE BUDGET STAGES 16 - 22B

Land Use Budget	Area (ha)	Percentage
Total Area of Stages 16 - 22B		
	14.496	100.0%
Saleable Area		
Single Residential Lots	8.776	60.5%
Open Space and Recreation	0.590	4.1%
Total Area of Allotments		9.365
		64.6%
Road		
4m Reverse	0.088	0.6%
Trunk Collector Road	1.043	7.2%
Existing Road to be Utilised	1.027	7.1%
Local Roads	2.972	20.5%
Total Area of New Road		5.131
		35.4%
Road Type		
Total Length of New Road		2863
15m Wide New Road	1786	
20m Wide New Road	132	
24.5m Wide New Road	433	
Existing Road	512	



KEY MAP

SCALE 1: 35 000

REVISION		Level Datum		Date		CLIENT		PROJECT	
A. Amended Layout and Stats		Origin		Comp By		STOCKLAND		STOCKLAND	
B. Amended Layout				DWG Name		PROPOSED SUBDIVISION		RESIDENTIAL ESTATE	
C. Updated Keymap				Local Authority		STAGES 16 - 22B		Plan Ref	
D. Added Boundary Setback				Locality		ALLOTMENT LAYOUT		105598-44	
E. Updated Lot Layout				Job Reference				Rev	
		Scale		Sheet				E	
		1:1000		A1					

Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- Purge Rifle Range Buffer
- 4m Reserve
- Road
- Indicative Footpath Location



PRELIMINARY ONLY



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.
The boundaries shown on this plan should not be used for final detailed engineers design.
Corner truncations shown are indicative only. Final truncation details to be resolved at time of final survey. Where possible 6m x 6m x 3 chord truncations will be utilised.
Building Envelopes, Setbacks, Parking and Driveway Locations have been detailed on corresponding Plans of Development (PODs) and Paradise Waters POD Document.

DEVELOPMENT STATISTICS STAGES 23 - 28			
Allotment Type	Typical Lot	Number of Allotments	Allotment %
Single Residential Dwellings			
25m Deep Lots	Typical Lot		
Urban Allotment	6.5 x 15m	16	7.9%
Town Home Allotment	8.5 x 25m	4	2.0%
Villa Allotment	10.5 x 25m	18	8.9%
Premium Villa Allotment	12.5 x 25m	14	6.9%
Courtyard Allotment	14 x 25m	10	4.9%
Premium Traditional Allotment	18 x 25m	1	0.5%
Sub Total		63	31.0%
28m Deep Lots			
Villa Allotment	10.5 x 28m	30	14.8%
Premium Villa Allotment	12.5 x 28m	49	24.1%
Courtyard Allotment	14 x 28m	23	11.3%
Traditional Allotment	16 x 28m	3	1.5%
Premium Traditional Allotment	18 x 28m	5	2.5%
Sub Total		110	54.2%
32m Deep Lots			
Premium Villa Allotment	12.5 x 32m	11	5.4%
Courtyard Allotment	14 x 32m	9	4.4%
Traditional Allotment	16 x 32m	9	4.4%
Premium Traditional Allotment	18 x 32m	1	0.5%
Sub Total		30	14.8%
Total Single Residential Dwellings		203	100.0%
Density Calculation			dwha
Net Residential Density (excluding Balance Allotments)			19.7

LAND USE BUDGET STAGES 23 - 28		
Land Use Budget	Area (ha)	Percentage
Total Area of Stages 23 - 28	11.510	100.0%
Saleable Area		
Single Residential Lots	7.078	61.5%
Open Space and Recreation	0.449	3.9%
Total Area of Allotments	7.527	65.4%
Road		
4m Reserve	0.031	0.3%
Trunk Collector Road	0.729	6.3%
Local Roads	3.223	28.0%
Total Area of New Road	3.983	34.6%
Road Type		
Total Length of New Road	2368	
15m Wide New Road	1841	
17.5m Wide New Road	230	
24.5m Wide New Road	297	

