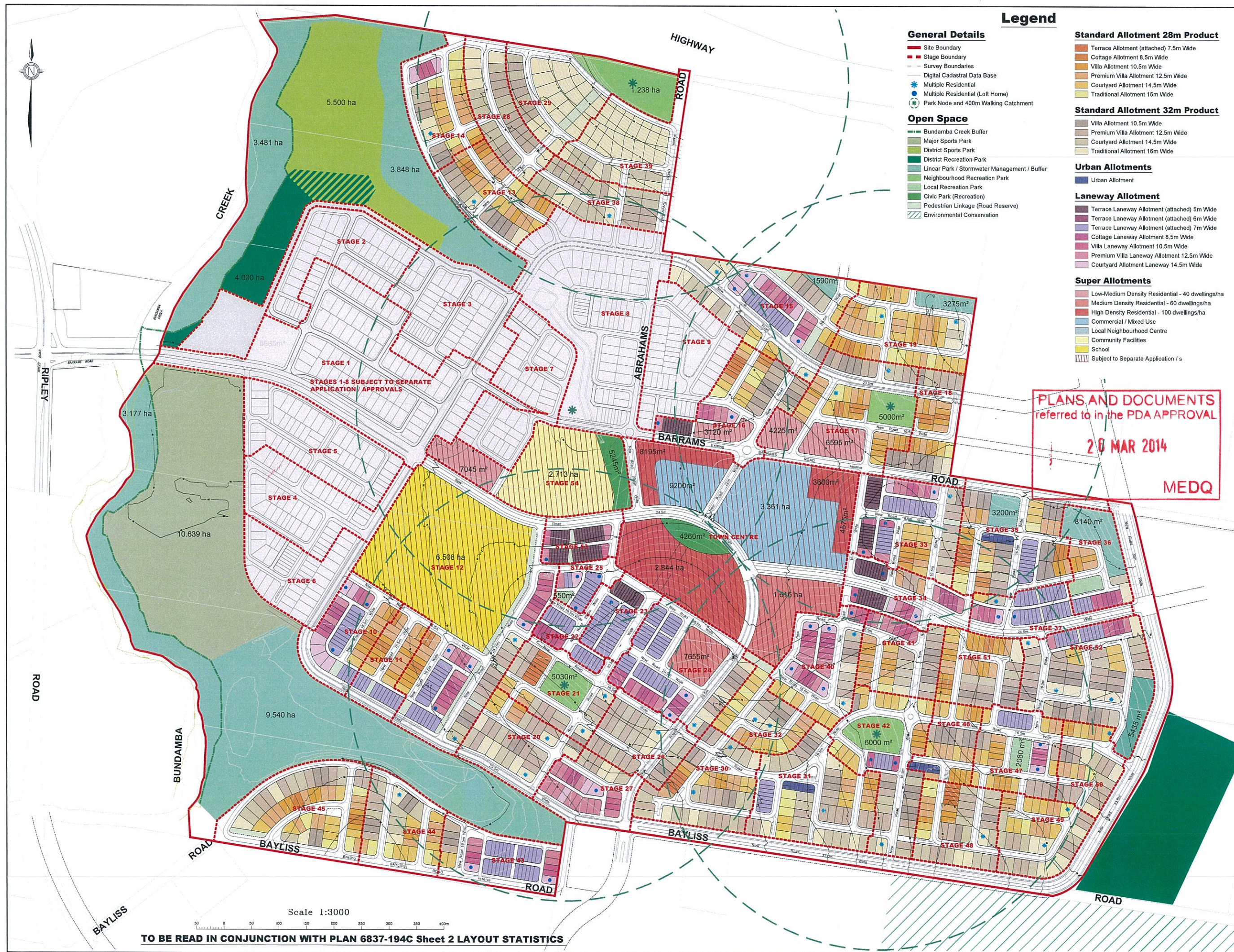




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Contours: Cardno

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PROJECT

PROVIDENCE
RIPLEY SUCE

PLAN OF SUBDIVISION
CANCELLING LOT 56 ON
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79 ON SL79, LOTS 109 &
113 ON M3174 AND PART
OF ABRAHAM'S ROAD

Date 14 FEBRUARY 2014

Comp By. JLS \ WNW \ FK

Checked By. SB

DWG Name. 6837-194C SUCE Master Pro

Job Reference. 6837

Local Authority. IPSWICH
CITY COUNCIL

Locality. RIPLEY

Scale 1:3000

Sheet A1

Plan Ref 6837-194

Rev C

Sheet No 1 of 6

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YIELD STATISTICS

		Stage 1-9		Proposed Balance Area		TOTAL		
Allotment Type	Typical Lot Dimensions	No. of Lots	No. of Dwellings	No. of Lots	No. of Dwellings	No. of Lots	No. of Dwellings	Dwelling %
Standard Allotment 28m Product								
Terrace Allotment (attached)	7.5m x 28m	—	—	28	28	28	28	0.92%
Cottage Allotment	8.5m x 28m	18	18	41	41	59	59	1.94%
Villa Allotment	10.5m x 28m	38	38	115	115	153	153	5.03%
Premium Villa Allotment	12.5m x 28m	55	55	172	172	227	227	7.46%
Courtyard Allotment	14m x 28m	40	40	147	147	187	187	6.15%
Traditional	16m x 28m	18	18	49	49	67	67	2.20%
Sub Total		169	169	552	552	721	721	23.71%
Standard Allotment 32m Product								
Premium Villa Allotment	12.5m x 32m	24	24	113	113	137	137	4.51%
Courtyard Allotment	14m x 32m	77	77	227	227	304	304	10.00%
Traditional	16m x 32m	107	107	161	161	268	268	8.81%
Premium Traditional Allotment	18m x 32m	78	78	117	117	195	195	6.41%
Sub Total		286	286	618	618	904	904	29.73%
Urban Lots								
Urban Lots	6.5 - 8.0m x 14m	—	—	24	24	24	24	0.79%
Sub Total		—	—	24	24	24	24	0.79%
Total Standard Allotments		455	455	1194	1194	1649	1649	54.23%
Laneway Allotment 28m Product								
Terrace Laneway Allotment (attached)	5m x 28m	—	—	97	97	97	97	3.19%
Terrace Laneway Allotment (attached)	6m x 28m	33	33	—	—	33	33	1.09%
Terrace Laneway Allotment (attached)	7m x 28m	—	—	263	263	263	263	8.65%
Cottage Laneway Allotment	8.5m x 28m	12	12	37	37	49	49	1.61%
Villa Laneway Allotment	10.5m x 28m	7	7	74	74	81	81	2.66%
Premium Villa Laneway Allotment	12.5m x 28m	7	7	59	59	66	66	2.17%
Courtyard Laneway Allotment	14m+ x 28m	7	7	37	37	44	44	1.45%
Sub Total		66	66	567	567	633	633	20.82%
Total Standard & Laneway Allotments		521	521	1761	1761	2282	2282	75.04%
Super Allotments								
Low-Medium Density Residential - 40 dwellings/ha		—	—	4	82	4	82	2.70%
Medium Density Residential - 60 dwellings/ha		—	—	2	138	2	138	4.54%
Commerical / Mixed Use / Residential (60-100 dwellings/ha)		—	—	6	447	6	447	14.70%
Local Neighbourhood Centre		1	—	—	—	1	—	0.00%
Community Facilities		—	—	1	—	1	—	0.00%
School		—	—	1	—	1	—	0.00%
Sub Total		1	—	14	667	15	667	21.93%
TOTAL		522	537	1775	2504	2297	3041	100.00%

OVERALL LAND USE BUDGET

Land Use	Stage 1-9	Proposed Balance Area	Overall	Overall %
Area of Stage	40.886 ha	180.586 ha	221.472 ha	100.0%
Saleable Area				
Residential Lots	22.685 ha	65.956 ha	88.641 ha	40.0%
Area of Sales & Convenience Centre	0.589 ha	—	0.589 ha	0.3%
School	—	6.508 ha	6.508 ha	2.9%
Community Facilities	—	2.713 ha	2.713 ha	1.2%
Low-Medium Density Residential	—	1.017 ha	1.017 ha	0.5%
Medium Density Residential	—	3.873 ha	3.873 ha	1.7%
High Density Residential	—	4.027 ha	4.027 ha	1.8%
Area of Commercial / Mixed Use	—	4.281 ha	4.281 ha	1.9%
Total Area of Allotments	23.274 ha	88.375 ha	111.649 ha	50.4%
Roads				
Trunk / Collector Road	4.260 ha	11.203 ha	15.463 ha	7.0%
Local Road	8.640 ha	30.661 ha	39.301 ha	17.7%
Existing Road (Trunk Roads)	1.242 ha	4.011 ha	5.253 ha	2.4%
Existing Road (Local Roads)	—	1.576 ha	1.576 ha	0.7%
Total Area of New Road	14.142 ha	47.451 ha	61.593 ha	27.8%
Open Space				
Major Sports Park	—	10.639 ha	10.639 ha	4.8%
District Sports Park	—	5.500 ha	5.500 ha	2.5%
District Recreation Park	1.493 ha	2.507 ha	4.000 ha	1.8%
Linear Park / Stormwater Management	1.237 ha	21.894 ha	23.131 ha	10.4%
Neighbourhood Recreation Park	0.500 ha	2.841 ha	3.341 ha	1.5%
Local Recreation Park	0.240 ha	0.428 ha	0.668 ha	0.3%
Civic Park	—	0.951 ha	0.951 ha	0.4%
Total Area of Open Space	3.470 ha	44.760 ha	48.230 ha	21.8%

PLANS AND DOCUMENTS
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26 MAR 2014

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NET RESIDENTIAL DENSITY* CALCULATION 3041 DWELLINGS / 144.119 ha = 21.1 dw/ha

*Includes residential lots, local parks, internal local roads and half the with of external local roads

REVISION
A: 18/07/13 Amend statistics
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PROJECT

**PROVIDENCE
RIPLEY SUCE**

PLAN OF SUBDIVISION
CANCELLING LOT 56 ON
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79 ON SL79, LOTS 109 &
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OF ABRAHAM'S ROAD

Date

14 FEBRUARY 2014

Comp By.

JLS \ FK \ WNW

Checked By.

SB

DWG Name.

6837-194C SUCE Master Pro

Job Reference

6837

Local Authority

IPSWICH
CITY COUNCIL

Locality

RIPLEY

Scale

N/A

Sheet

A1

Plan Ref

6837-194

Rev

C

Sheet No

2 of 6



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TO BE READ IN CONJUNCTION WITH PLAN 6837-194C Sheet 2 LAYOUT STATISTICS

Legend

General Details

- Site Boundary
- Stage Boundary
- Survey Boundaries
- Digital Cadastral Data Base
- Multiple Residential
- Multiple Residential (Loft Home)
- Park Node and 400m Walking Catchment

Open Space

- Bundamba Creek Buffer
- Major Sports Park
- District Sports Park
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- Pedestrian Linkage (Road Reserve)
- Environmental Conservation

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Urban Allotments

- Urban Allotment

Laneway Allotment

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Super Allotments

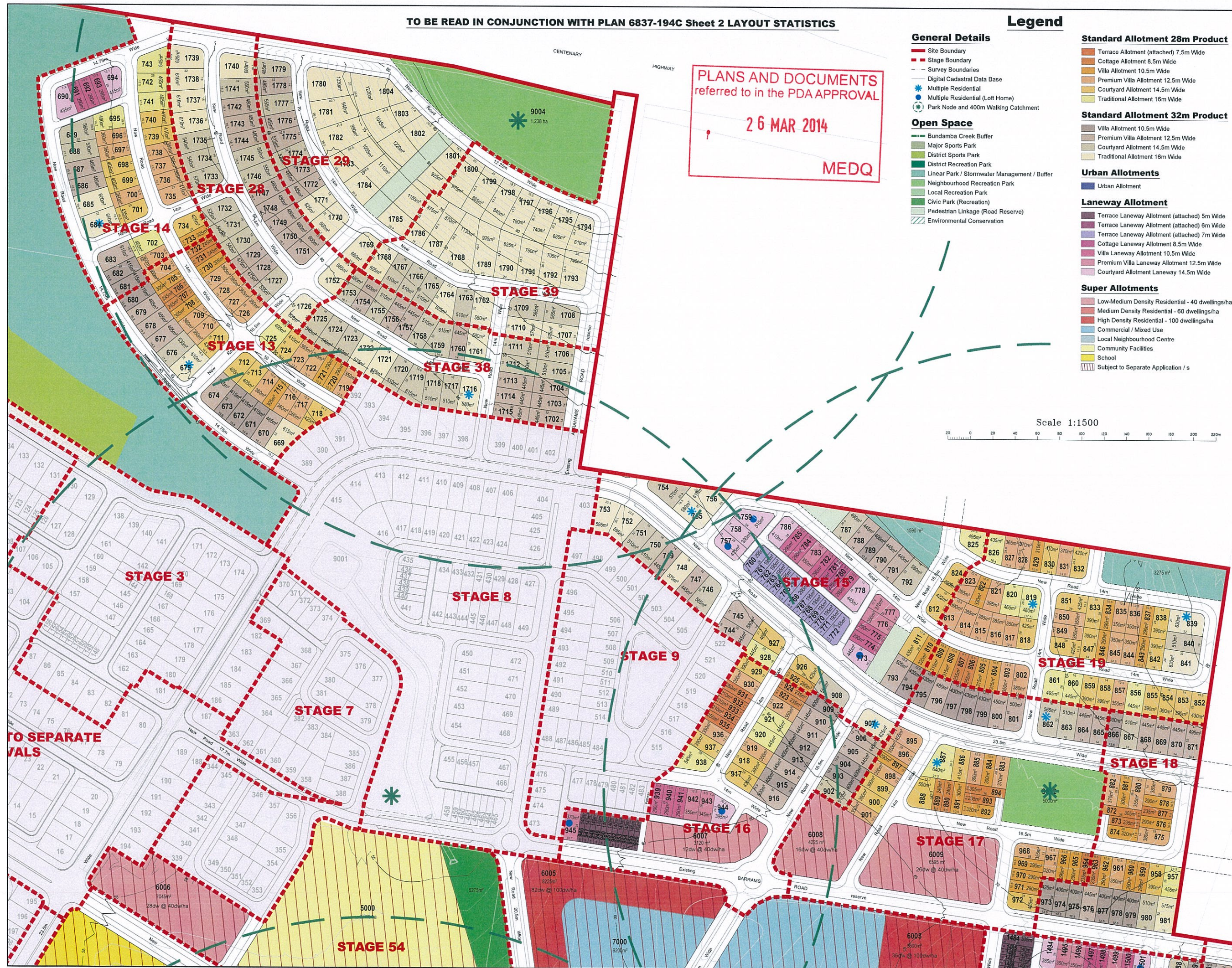
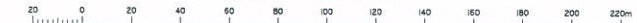
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- Medium Density Residential - 60 dwellings/ha
- High Density Residential - 100 dwellings/ha
- Commercial / Mixed Use
- Local Neighbourhood Centre
- Community Facilities
- School
- Subject to Separate Application / s

PLANS AND DOCUMENTS
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MEDQ

Scale 1:1500



REVISION
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Contours: Cardno



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PROJECT
**PROVIDENCE
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PLAN OF SUBDIVISION
CANCELLING LOT 56 ON
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Comp By: JLS \ WNW \ FK
Checked By: SB
DWG Name: 6837-194C SUCE Master Pro
Job Reference: 6837
Local Authority: IPSWICH
CITY COUNCIL
Locality: RIPLEY
Scale: 1:1500 Sheet: A1
Plan Ref: 6837-194 Rev: C
Sheet No: 3 of 6

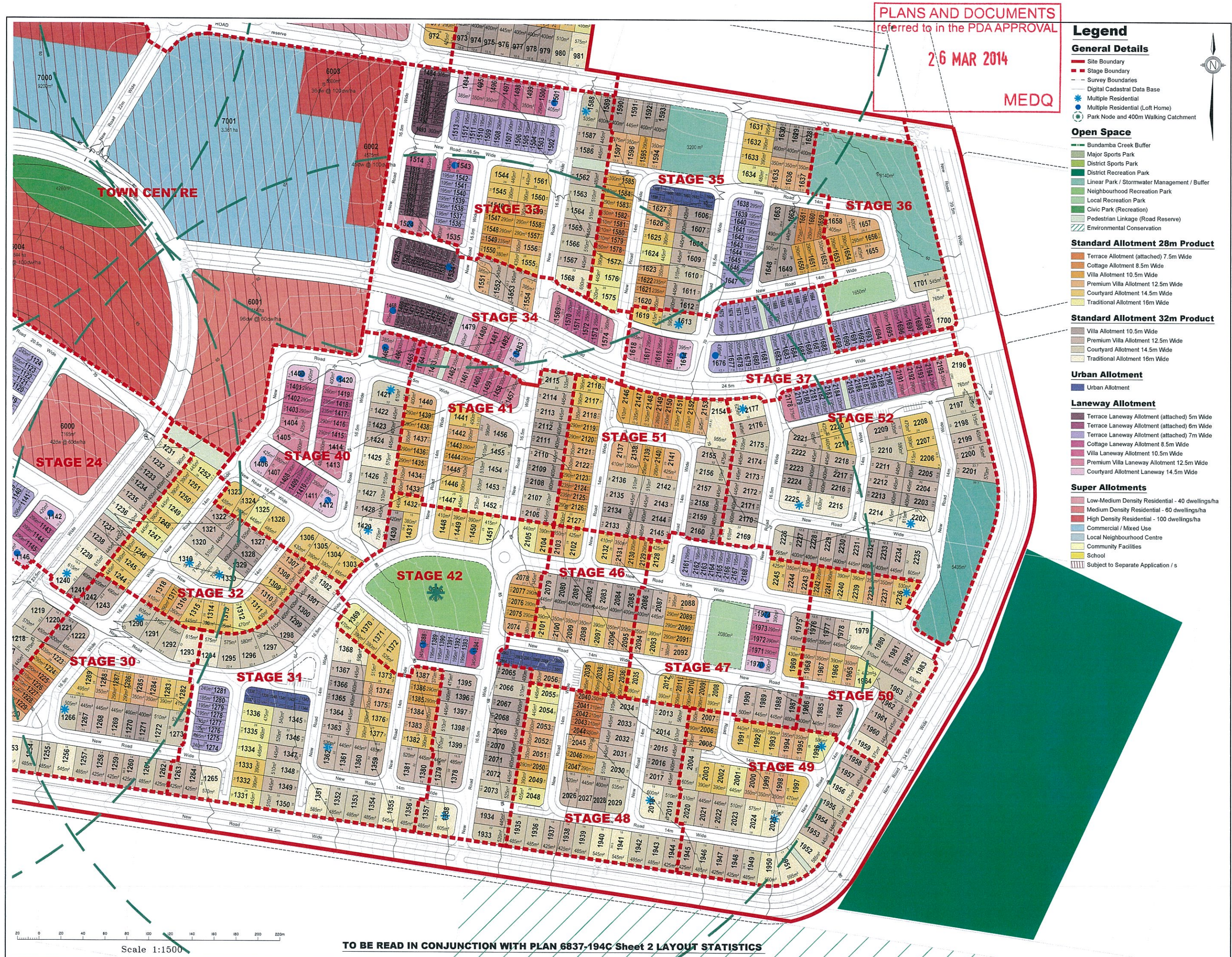
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OF ABRAHAMS ROAD

Date: 14 FEBRUARY 2014

Comp By: JLS \ WNW \ FK

Checked By: SB

DWG Name: 6837-194C SUCE Master Pro

Job Reference: 6837

Local Authority: IPSWICH
CITY COUNCIL

Locality: RIPLEY

Scale: 1:1500

Sheet: A1

Plan Ref: 6837-194

Rev: C

Sheet No: 4 of 6



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Legend

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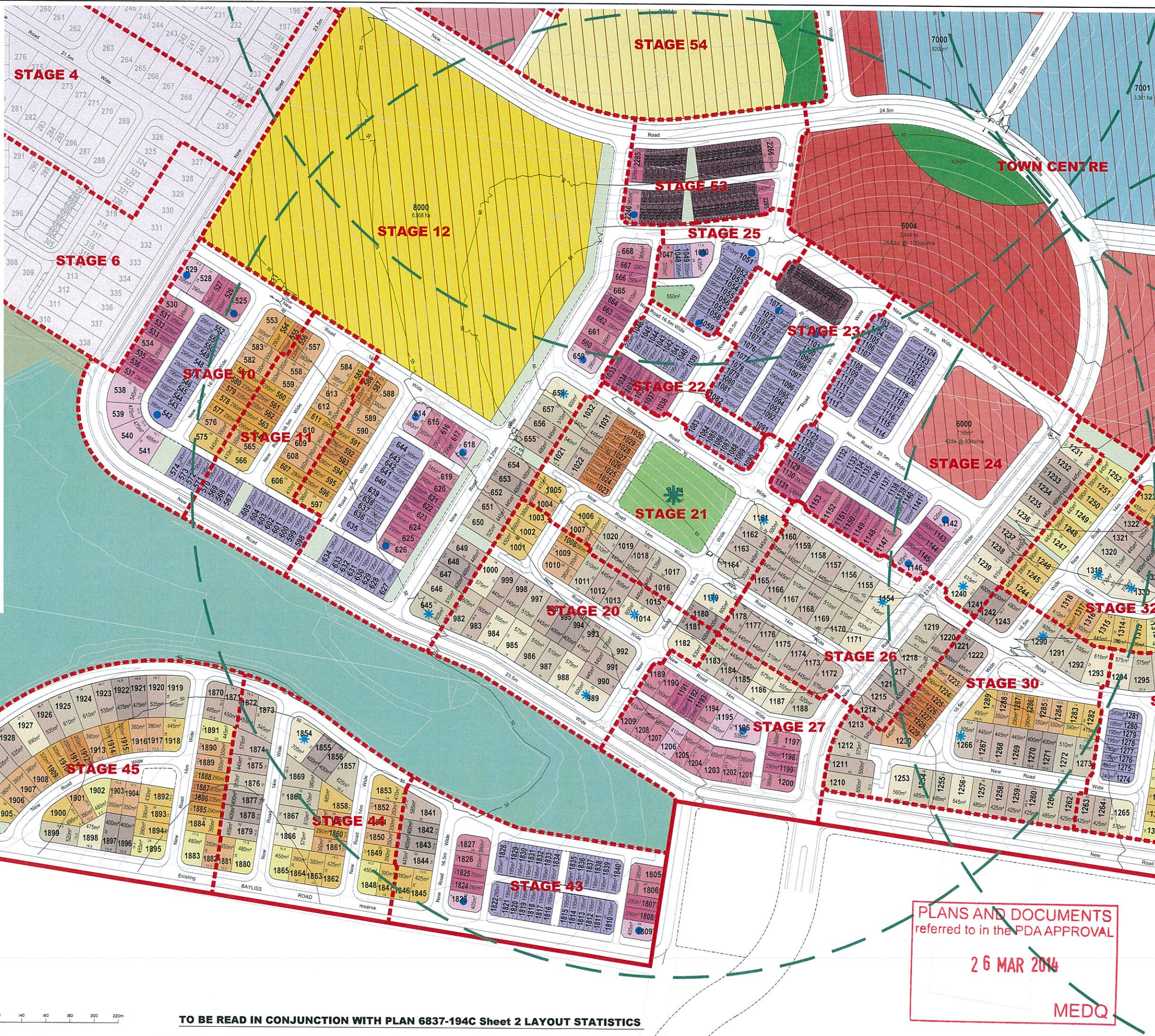
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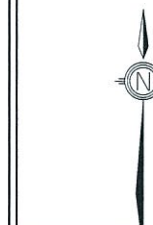
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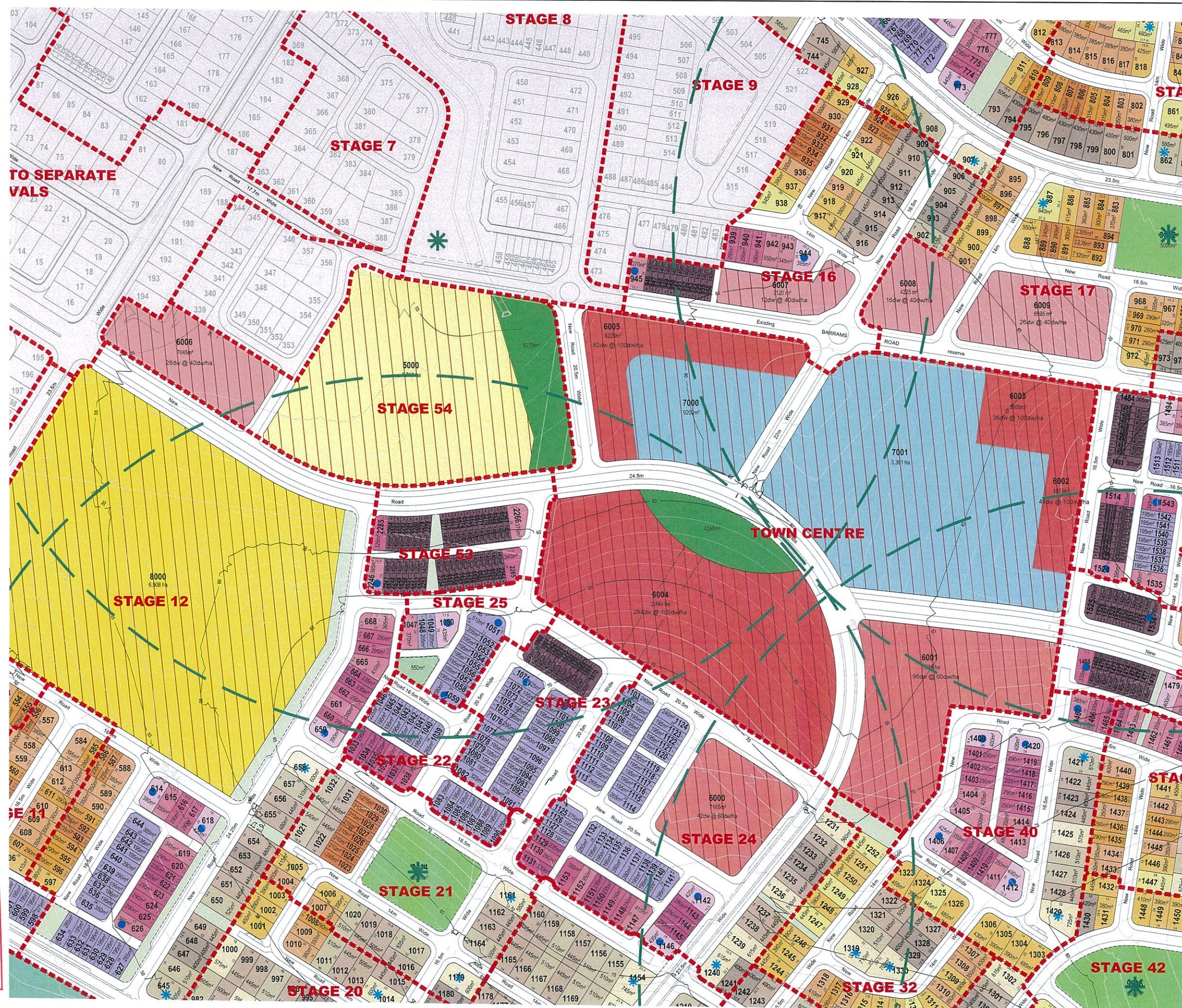
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DWG Name: 6837-194C SUCE Master Pro

Job Reference: 6837

Local Authority: IPSWICH

CITY COUNCIL

Locality: RIPLEY

Scale: 1:1500

Sheet: A1

Plan Ref: 6837-194

Rev: C

Sheet No: 6 of 6



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