

Plan of Development Table	Urban Allotments 6.5 - 8m		Terrace Allotments 5 - 7.5m		Cottage Allotments 8.5m		Villa Allotments 10.5m		Premium Villa Allotments 12.5m		Courtyard Allotments 14m		Traditional Allotments 16m		Premium Traditional Allotments 18m+	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a
Side Setback	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0
Non Built to Boundary (incl. laneways)	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Corner Lots - Secondary Frontage	1.0	1.0	1.0	1.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Rear Setback	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
Rear (non laneway)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rear (from laneway boundary)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Garage (from laneway boundary)	0.5	n/a	0.5	n/a	0.5	n/a	0.5	n/a	0.5	n/a	0.5	n/a	0.5	n/a	0.5	n/a
Other Requirements																
Built to Boundary Length	80% of lot length		80% of lot length		75% of lot length		70% of lot length		65% of lot length		65% of lot length		60% of lot length		60% of lot length	
On site parking requirements (minimum)	1 or 2 bedroom dwelling: 1 covered space		1 or 2 bedroom dwelling: 1 covered space		1 or 2 bedroom dwelling: 1 covered space		3+ bedroom dwelling: 2 spaces incl. 1 covered space		1 or 2 bedroom dwelling: 1 covered space		1 or 2 bedroom dwelling: 1 covered space		1 or 2 bedroom dwelling: 1 covered space		3+ bedroom dwelling: 2 spaces incl. 1 covered space	
Garage location	Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall	
Site Cover (maximum)	85%		85%		75%		70%		70%		70%		70%		70%	

Notes:
General
 1. All development is to be undertaken in accordance with the Development Approval.
 2. The maximum height of buildings shall be in the order of 9m.

- Setbacks**
 3. Setbacks are as per the Plan of Development Table unless otherwise specified below or by a Building Location Envelope.
 4. Provided compliance with Note 3 is achieved, a building or structure over 2m high may be built within a 9m by 9m truncation at the corner of two road frontages.
 5. The rear or side setback may be 0.0m to verandah/balcony where adjoining park.
 6. The primary and secondary frontage setback may be 0.0m where nominated as Town Centre Edge Lot.
 7. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
 8. Built to boundary walls on the low side of the lot are founded deep enough to allow an adjoining lot to be cut to an appropriate depth.
 9. Boundary setbacks are measured to the wall of the building or edge of balcony.
 10. Eaves (except on a wall that is built to the boundary) should not encroach within 450mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
 11. First floor setbacks on single and multiple residential allotments must not encroach within the minimum ground floor setbacks.
 12. Garages must not project forward of the front building setback.

- Parking and Driveways**
 13. Parking for Multiple Residential Developments
 - 1 space per dwelling unit on-site
 - 0.5 visitor space per dwelling on-site
 - do not dominate the streetscape
 14. Other than where accessed from a laneway, the maximum width of a driveway at the lot boundary shall be 4.5m where serving a double garage and 3m where serving a single garage.
 15. There is to be a maximum of one driveway per dwelling, unless it is a corner lot.

- Site Cover and Amenity**
 16. 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:
 - for a one bedroom dwelling, 5m² with a minimum width of 1.2m
 - for a two bedroom dwelling, 9m² with a minimum width of 2.4m
 - for a three or more bedroom dwelling, 12m² with a minimum width of 2.4m.
 17. Multiple residential sites are not permitted to be developed with only one single dwelling. Maximums per Multiple Residential Site:
 - 450m² to 599m² maximum 3 dwellings
 - 600m² to 749m² maximum 4 dwellings
 - 750m² to 999m² maximum 5 dwellings
 18. Where Multiple Residential developments encompass more than one frontage they are to be designed to address each frontage.

- Street Address**
 19. Letterbox must be clearly visible and identifiable from street or within lane.
 20. Each street or park frontage must be addressed with inclusion of two or more of the following design elements in the related facade:
 - verandahs / porches
 - awning and shade structures
 - variation to roof and building lines
 - inclusion of window openings
 - use of varying building materials

- Building Articulation**
 21. All buildings with a width of more than 10m that are visible from a street or a park are articulated to reduce 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)
 22. Carports and garages are compatible with the main building in terms of height, roof form, detailing, materials and colours.

- Lot's and Other Small Dwellings**
 23. Each lot/apartment must have a clearly identifiable and addressed front door with undercover point of entry.
 24. Incorporate in all walls adjoining the main dwelling and private open space areas of the main dwelling:
 - windows with a minimum sill height of 1.5m or privacy screening
 - low maintenance building materials and non-reflective finishes
 - no external drainage or other pipes
 25. Incorporate an area of private open space such as a balcony or verandah with a minimum depth of 1.2m and a minimum area of 5m², preferably overlooking the lane, and including a screened drying area.
 26. Incorporate at least 2 openings to all habitable rooms, including internal windows and louvred windows to facilitate cross ventilation.
 27. Screened drying and rubbish bin areas behind the main face of the dwellings.

- Fencing**
 28. Fencing on primary street frontages, to be at least 50% transparent or not to exceed 1.2 metres in height.
 29. Fencing on secondary street frontages (excluding laneways), to be at least 50% transparent above 1.5 metres in height or not exceed 1.5 metres in height.

- Bushfire Hazard**
 30. Dwellings on lots in a BAL Category must be designed in accordance with AS3959-2009.
Definitions:
 Loft Homes - A dwelling built above a garage with its own entry door at ground level.
 Laneway Allotment - Allotments serviced by a laneway.
 Primary Street Frontage is one to which street number/address is allocated.
 Site Cover - The proportion of the site covered by buildings, including roof overhangs.

Legend

Site Boundary	Bundamba Creek Buffer	Optional Built to Boundary Wall
Stage Boundary	Major Sports Park	No Vehicle Access
Multiple Residential	District Sports Park	Primary Frontage
Multiple Residential (Loft Home)	District Recreation Park	Town Centre Edge Lot
Subject to Separate Application / s	Linear Park / Stormwater Management / Buffer	Bus Stop
BAL 12.5 Category	Neighbourhood Recreation Park	BAL 19 Category & Covenant Area
BAL 19 Category & Covenant Area	Local Recreation Park	Bushfire Hazard Area 100m Buffer
Bushfire Hazard Area 100m Buffer	Civic Park (Recreation)	Indicative Bin Pad Location
	Pedestrian Linkage (Road Reserve)	
	Environmental Conservation	



Scale 1:1500

REVISION
 A: 08/08/13 Amend POD notes & table
 B: 14/02/14 Amend to New Layout & Notes
 C: 18/12/14 Amend Stages 13, 14, 28 & 38
 E: 30/06/15 Add Town Centre Edge Lot
 F: 07/08/15 Amend var stages and statistics
 G: 04/09/15 Amend Stage 12 & 27 and statistics
 H: 26/10/15 Amend Stage 15-19, 26 & 27 and statistics
 I: 04/11/15 Add bus stops and amend PMT Sites
 J: 27/11/15 Amend Stage 15-19 lot mix and statistics
 K: 24/06/16 Amend Stg 25, 53-54, TC and statistics
 L: 01/07/16 Amend Stages 30-51 and Statistics
 M: 10/10/16 Amend Stages 40-45 and Statistics
 N: 27/02/17 Amend Stages 43-45, 17A/B & 18A/B
 O: 09/05/17 Amend Stages 33-56

Note:
 All Lot Numbers, 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, RPS Survey
 Adjoining Information: DCDB
 Contours: Cardno

CLIENT

 PROJECT
PROVIDENCE RIPLEY SUCE

PLAN OF DEVELOPMENT
 CANCELLING LOT 56 ON
 SP200934, LOTS 58-62 &
 75-77 ON S151855, LOT
 79 ON SL79, LOTS 109 &
 113 ON M3174 AND PART
 OF ABRAHAMS ROAD

Date	09 MAY 2017
Comp By	JLS
Checked By	SB / FK
DWG Name	6837-194M SUCE Master Pro
Job Reference	6837
Local Authority	IPSWICH CITY COUNCIL
Locality	RIPLEY
Scale	1:1500
Sheet	A1
Plan Ref	6837-192
Rev	N
Sheet No	3 of 5

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