



## Legend

- Stage Boundary
- Open Space
- Indicative Footpath Location
- Indicative Driveway Location
- Optional Built to Boundary Wall
- No Vehicle Access
- Primary Frontage

## 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 4.8m 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, 5m<sup>2</sup> with a minimum width of 1.2m
  - for a two bedroom dwelling, 9m<sup>2</sup> with a minimum width of 2.4m
  - for a three or more bedroom dwelling, 12m<sup>2</sup> with a minimum width of 2.4m.
17. Multiple residential sites are not permitted to be developed with only one single dwelling. Maximum number of dwellings per Multiple Residential Site:
  - 450m<sup>2</sup> to 599m<sup>2</sup> maximum 3 dwellings
  - 600m<sup>2</sup> to 749m<sup>2</sup> maximum 4 dwellings
  - 750m<sup>2</sup>+ maximum 5 dwellings
18. Where Multiple Residential developments encompass more than one frontage they are to be designed to address each frontage.

### Street Address

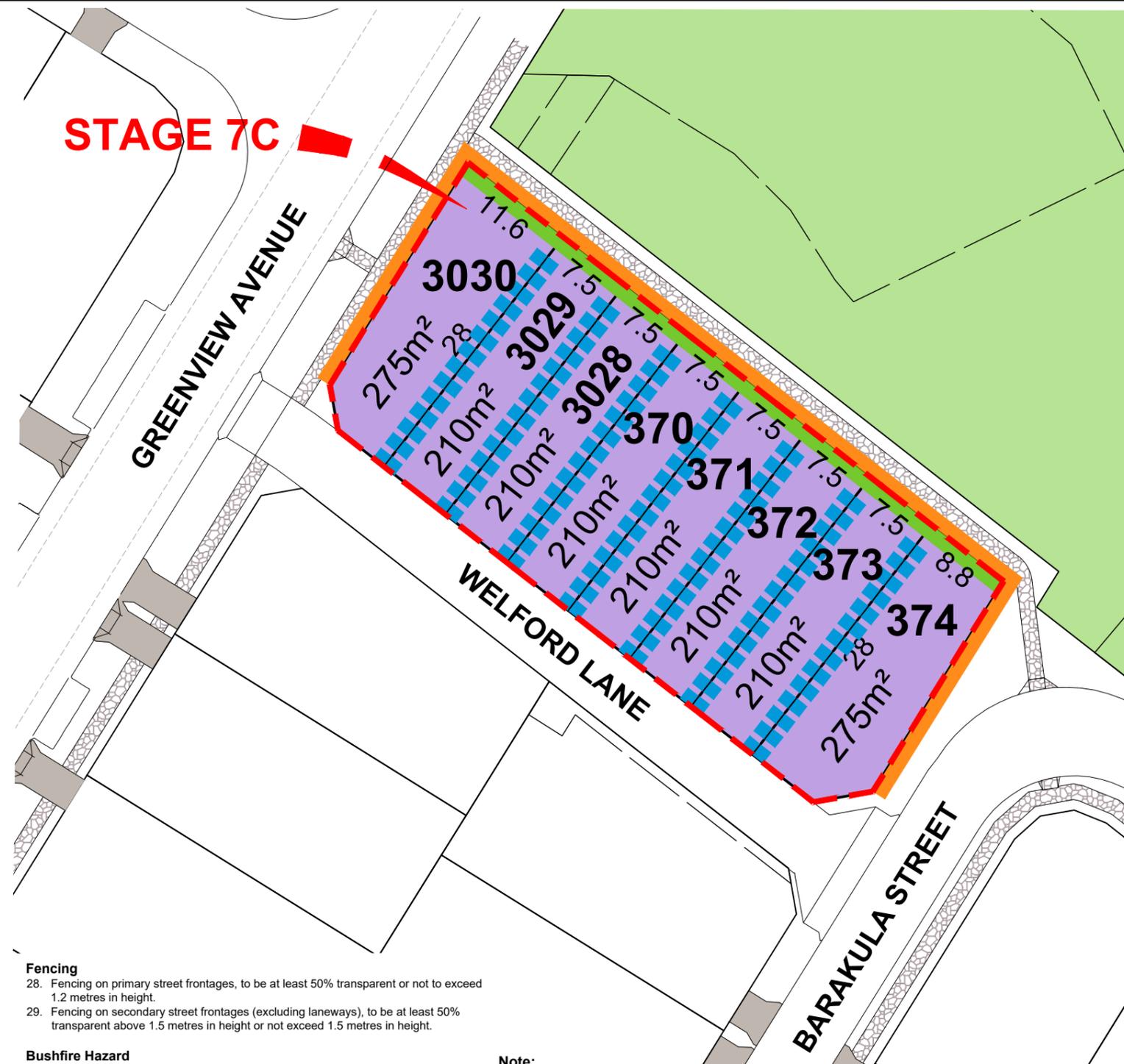
19. Letterbox must be clearly visible and identifiable from street or within lane.
20. Each street or park frontage must be addressed with inclusion of two or more of the following design elements in the related facade:
  - verandahs / porches
  - awning and shade structures
  - variation to roof and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

### Lofts and Other Small Dwellings

23. Each loft 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 5m<sup>2</sup>, 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.

### 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 5m<sup>2</sup>.

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

### Source Information:

Site boundaries: DCDB  
Adjoining information: DCDB.

Plan of Development Table	Terrace Allotments 5 - 7.5m	
	Ground Floor	First Floor
<b>Front Setback</b>		
Front/Primary Frontage	2.4	2.4
Garage	4.5	n/a
<b>Side Setback</b>		
Built to Boundary	0.0	0.0
Non Built to Boundary (incl. laneways)	0.9	0.9
Corner Lots - Secondary Frontage	1.0	1.0
<b>Rear Setback</b>		
Rear (from laneway boundary)	0.0	0.0
Garage (from laneway boundary)	0.5	n/a
<b>Other Requirements</b>		
Built to Boundary Length	80% of lot length	
On site parking requirements (minimum)	1 or 2 bedroom dwelling: 1 covered space  3+ bedroom dwelling: 2 spaces incl. 1 covered  Single or tandem garage acceptable with a maximum width of 40% of the lot frontage  Double garages are only permitted on laneway allotments	
Garage location	Garages are to be located along the built to boundary wall	
Site Cover (maximum) *unless otherwise approved by the relevant authority	85%	



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Job Ref. 6837	Date. 15 March 2017	<b>PLAN OF DEVELOPMENT STAGE 7C</b>				©COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.		Scale 1:500	
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