

Pursuant to Section 89 of the Economic Development Act 2012 this plan forms part of Council's approval for

Approval No.: 1788/2015/MA

Date: 9 June 2011

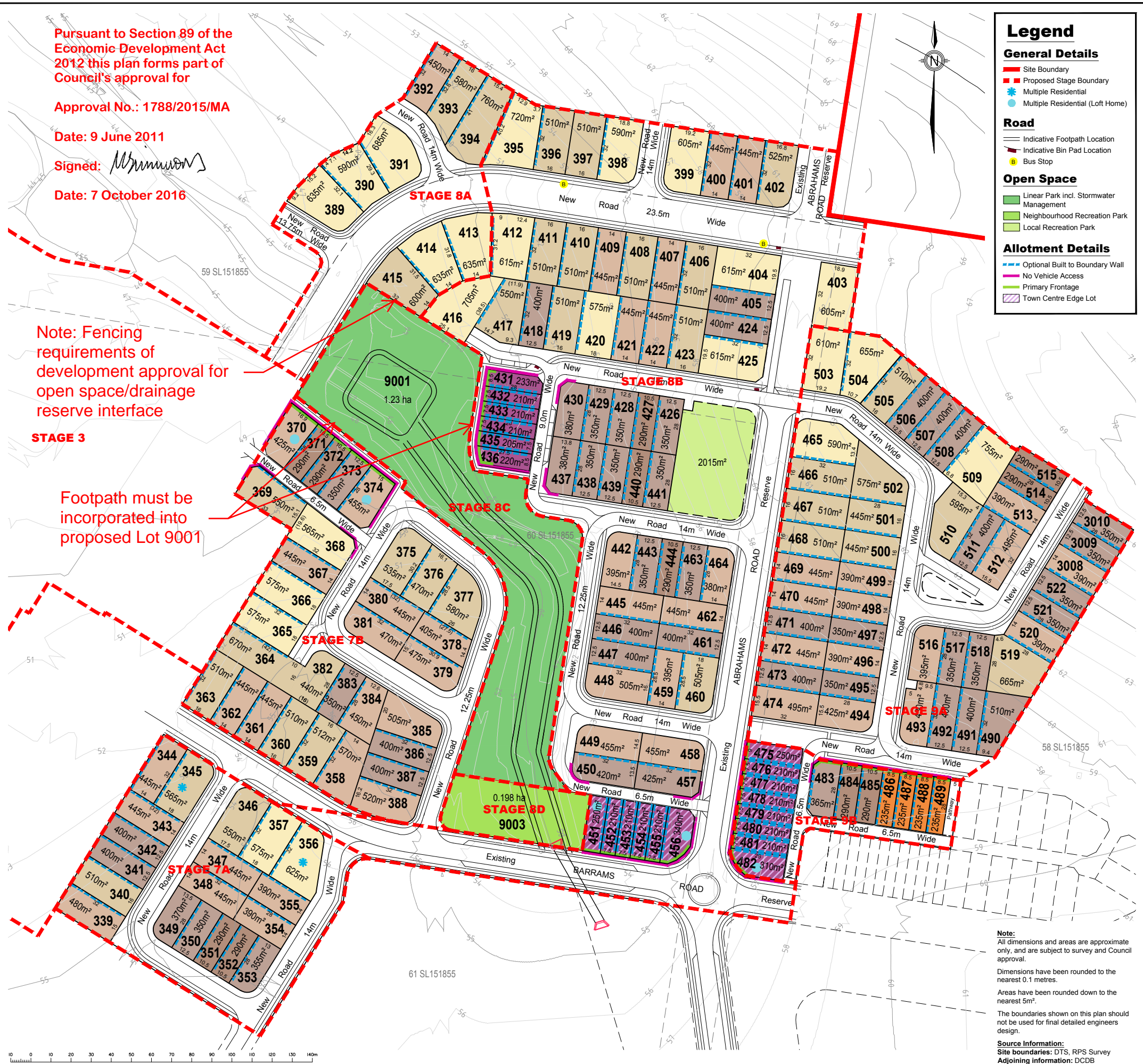
Signed: *[Signature]*

Date: 7 October 2016

Note: Fencing requirements of development approval for open space/drainage reserve interface

STAGE 3

Footpath must be incorporated into proposed Lot 9001



### Legend

**General Details**

- Site Boundary
- Proposed Stage Boundary
- Multiple Residential
- Multiple Residential (Loft Home)

**Road**

- Indicative Footpath Location
- Indicative Bin Pad Location
- Bus Stop

**Open Space**

- Linear Park incl. Stormwater Management
- Neighbourhood Recreation Park
- Local Recreation Park

**Allotment Details**

- Optional Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Town Centre Edge Lot

**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, RPS Survey  
 Adjoining information: DCDB  
 Contours: Cardno

Scale 1:1000

Plan of Development Table	Terrace Allotments 6m - 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
<b>Front Setback</b>														
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
Garage	n/a	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
<b>Side Setback</b>														
Built to Boundary	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	1.0	1.0	1.0	1.0	1.0	1.5	1.0	1.5
Corner Lots - Secondary Frontage	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
<b>Rear Setback</b>														
Rear (non laneway)	n/a	n/a	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	1.0	0.9	1.0
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
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
<b>Other Requirements</b>														
Built to Boundary 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 3+ bedroom dwelling: 2 spaces incl. 1 covered		1 or 2 bedroom dwelling: 1 covered space 3+ bedroom dwelling: 2 spaces incl. 1 covered		1 or 2 bedroom dwelling: 1 covered space 3+ bedroom dwelling: 2 spaces incl. 1 covered		1 or 2 bedroom dwelling: 1 covered space 3+ bedroom dwelling: 2 spaces incl. 1 covered		1 or 2 bedroom dwelling: 1 covered space 3+ bedroom dwelling: 2 spaces incl. 1 covered		1 or 2 bedroom dwelling: 1 covered space 3+ bedroom dwelling: 2 spaces incl. 1 covered		1 or 2 bedroom dwelling: 1 covered space 3+ bedroom dwelling: 2 spaces incl. 1 covered	
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 (Optional where side boundary adjoins a lane)		Garages are to be located along the built to boundary wall (Optional where side boundary adjoins a lane)		Garages are to be located along the built to boundary wall (Optional where side boundary adjoins a lane)		Garages are to be located along the built to boundary wall (Optional where side boundary adjoins a lane)	
Site Cover (maximum) *unless otherwise approved by the relevant authority	85%		75%		70%		70%		70%		70%		70%	

- Notes:**
- General**
- All development is to be undertaken in accordance with the Development Approval.
  - The maximum height of buildings shall be in the order of 9m.
- Setbacks**
- Setbacks are as per the Plan of Development Table unless otherwise specified below or by a Building Location Envelope.
  - 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.
  - The rear or side setback may be 0.0m to verandah/balcony where adjoining park.
  - 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.
  - Boundary setbacks are measured to the wall of the building or edge of balcony.
  - 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.
  - First floor setbacks on single and multiple residential allotments must not encroach within the minimum ground floor setbacks.
  - Garages must not project forward of the front building setback.
- Parking and Driveways**
- 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
  - 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.
  - There is to be a maximum of one driveway per dwelling, unless it is a corner lot.
- Site Cover and Amenity**
- 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.
- Street Address**
- Letterbox must be clearly visible and identifiable from street or within lane.
  - 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
- Lofts and Other Small Dwellings**
- Each loft apartment must have a clearly identifiable and built front door with undercover point of entry.
  - 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
  - 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.
  - Incorporate at least 2 openings to all habitable rooms, including internal windows and louvred windows to facilitate cross ventilation.
  - Screened drying and rubbish bin areas behind the main face of the dwellings.
- Fencing**
- Fencing on primary street frontages, to be at least 50% transparent or not to exceed 1.2 metres in height.
  - 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.
- 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.

<b>REVISION</b> I: 17/12/14 Amend Stage 8a & 8b J: 10/02/15 Redesign Option 1B K: 13/03/15 Amend Driveway for Lot 410 and 397 L: 17/03/15 Remove one Terrace Lot M: 08/05/15 Amend Layout N: 27/05/15 Stage 9A & 9B O: 29/06/15 Include Town Centre Edge Lots P: 26/11/15 Amend Layout in Stage 8B Q: 02/06/16 Stage Boundary for 8C and 8D R: 23/09/16 Additional POD notes	Level Datum	Date	23 SEPT 2016	<b>CLIENT</b>  <b>AMEX</b>  <b>PLAN OF DEVELOPMENT</b> <b>CANCELLING LOTS 58-61 ON S151855</b> <b>&amp; PART OF BARRAMS ROAD</b>	<b>PROJECT</b>  <b>PROVIDENCE</b> <b>STAGES 7-9</b>
	Origin	Comp By.	JLS / MD / KCH		
	Scale	DWG Name.	6837-134P		
	Sheet	Local Authority	IPSWICH CITY COUNCIL		
Scale	1:1000	Locality	RIPLEY	<b>Plan Ref</b> <b>6837-136</b>	<b>Rev</b> <b>R</b>
Sheet	A1	Job Reference	6837		

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