

Plan of Development Table	Urban Allotments 4.8 - 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	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Non Built to Boundary (incl. laneways)	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
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)	0.5	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
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	<p>On site parking requirements (minimum)</p> <p>1 or 2 bedroom dwelling: 1 covered space</p> <p>3+ bedroom dwelling: 2 spaces incl. 1 covered space</p> <p>Single or tandem garage acceptable with a maximum width of 40% of the lot for two storey</p> <p>Double garages are to be located along the built to boundary wall (Optional where side boundary adjoins a lane)</p> <p>Garages are to be located along the built to boundary wall</p> <p>Site Cover (maximum) unless otherwise approved by the relevant authority</p>															

- 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.
 - The primary and secondary frontage setback may be 0.0m where nominated as Town Centre Edge Lot.
 - 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.
 - 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.
 - Multiple residential sites are not permitted to be developed with only one single dwelling. Maximum number of dwellings per Multiple Residential Site:
 - 450m² to 599m² maximum 3 dwellings
 - 600m² to 749m² maximum 4 dwellings
 - 750m² maximum 5 dwellings
 - Where Multiple Residential developments encompass more than one frontage they are to be designed to address each frontage.
- 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
- Building Articulation**
- 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:
 - 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)
 - 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**
- Each lot/apartment must have a clearly identifiable and addressed 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.
- Bushfire Hazard**
- 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**
- General Details**
- Site Boundary
 - Stage Boundary
 - Multiple Residential
 - Multiple Residential (Loft Home)
 - Subject to Separate Application / s
 - Bus Stop
 - BAL 12.5 Category
 - BAL 19 Category & Covenant Area
 - Bushfire Hazard Area 100m Buffer
- Open Space**
- Bundamba Creek Buffer
 - Major Sports Park
 - District Sports Park
 - District Recreation Park
 - Linear Park / Stormwater Management / Buffer
 - Neighbourhood Recreation Park
 - Local Recreation Park
 - Civic Park (Recreation)
 - Pedestrian Linkage (Road Reserve)
 - Environmental Conservation
- Allotment Details**
- Optional Built to Boundary Wall
 - No Vehicle Access
 - Primary Frontage
 - Town Centre Edge Lot
- Road**
- Indicative Bin Pad Location

Scale 1:1500

REVISION

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 Stg 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 40-51 and Statistics
 N1: 27/02/17 Amend Stages 43-45, 17A/B & 18A/B
 N: 09/05/17 Amend Stages 33-56
 O: 13/06/17 Amend School Site & Balance Suce
 P: 20/11/17 Amend Staging and Lots
 P1: 11/04/18 Remove Green Link Stgs 48 & 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 Information: 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	11 APRIL 2018
Comp By	WNW
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	P1
Sheet No	3 of 5

RPS Australia East Pty Ltd
 ACN 140 292 762
 ABN 44 140 292 762

Urban Design
 Brisbane Design Studio
 455 Brunswick Street
 Fortitude Valley QLD 4006

T +61 7 3124 9300
 F +61 7 3124 9399
 w rpsgroup.com.au

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