



NOTES - DETACHED HOUSES

GENERAL

- 1. All development is to be undertaken generally in accordance with the approved master plan and the Stages 11 & 12 reconfiguration of a lot approval.
- 2. The maximum height of buildings must not exceed 9m.

SETBACKS

- 3. Setbacks are as per the site development table shown on this plan, unless otherwise specified.
- 4. Where built to boundary walls are adopted, side boundary setbacks shall be in accordance with the site development table shown on this plan.
- 5. Built to boundary walls are to have a maximum length of 15m and a maximum height of 3.5m. Built to boundary walls are not mandatory.
- 6. Boundary setbacks are measured to the wall of the structure and not to the eaves.
- 7. Eaves must not encroach closer than 300mm to side and rear lot boundary. This does not apply to built to boundary walls.

PARKING

- 8. Minimum off-street parking requirements are 1 covered space (5.6m x 3m) and 1 additional parking space which may be in tandem and uncovered.
- 9. Double garages are not permitted on lots with frontages of 10m or less. Double garages are permitted on single storey buildings where the lot width is ≥ 12.5m at the line of the garage door.
- 10. Driveways are a maximum of
  - a. 3.0m wide at the lot boundary where serving a single garage
  - b. 4.8m wide at the lot boundary where serving a double garage

SITE COVER/OPEN SPACE

- 11. Site cover for each house is not to exceed 70% on lots less than or equal to 350m².
- 12. Site cover for each house is not to exceed 60% on lots greater than 350m².
- 13. Private open space accessible from the main living area must be no less than 15m2 with a minimum dimension of 3m wide.

FENCING

- 14. Fencing forward of the front façade is not permitted on the primary road frontage.
- 15. Side boundary fencing abutting a secondary road frontage must be a maximum of 1.8m high and limited to 70% of that boundary length, measured from the rear. No further fencing is permitted along the secondary street frontage.
- 16. Dwellings must address the street by presenting front doors to the street.

NOTES - DETACHED HOUSES (<12.5m frontages)

SINGLE STOREY DWELLING WITH DOUBLE GARAGE

- 1. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.8m.
- 2. The garage door must:
  - (a) Not exceed 4.8m in width;
  - (b) Not exceed 45% of the front façade in area.
  - (c) Be overhung by a minimum 1.0m deep eave or alternately an arbour or architectural awning to add depth and cast shadow for a minimum width of 5m centred over the door opening.
- 3. The front façade of the dwelling must be forward a minimum of 1.0m of the alignment of the garage wall, and must include the following:
  - (a) Window to a habitable room;
  - (b) Minimum of three (3) different changes in colour, texture or materials.
- 4. Entries, windows and glazing:
  - (a) A minimum of 10% of the front façade must be glazed;
  - (b) A clearly defined entry with a minimum covered area of 3m² is required to articulate the façade and address the street frontage.
- 5. Driveways cannot exceed 3.5m in width at the front boundary.
- 6. Built-to-boundary walls are mandatory with a minimum setback of 0.2m to wall.
- 7. Dwellings must address the street by presenting front doors to the street.

TWO STOREY DWELLING WITH DOUBLE GARAGE

- 1. Double garages may be permitted on 2 storey buildings with frontages of less than 12.5m. This is subject to the garage being setback 1.5m behind the face of the main dwelling.
- 2. Dwellings must address the street by presenting front doors to the street.

NOTES - MEDIUM DENSITY

GENERAL

- 1. All development is to be undertaken generally in accordance with the approved master plan and the Stages 11 & 12 reconfiguration of a lot approval. Final design and dwelling numbers subject to compliance assessment.
- 2. The maximum height of buildings must not exceed 3 storeys on lots 1101-1104.

ORIENTATION

- 3. Entries and front doors of the dwellings on lots 1101-1104 are to address the primary street frontage.

SETBACKS

- 4. Setbacks are to comply with the ULDA Guideline no. B - Medium and high rise buildings or Guidline No. 7 - Low Rise Buildings, as applicable.

PARKING

- 5. Minimum off-street parking requirements - 1 covered space per unit plus 1 additional space which may be in tandem and uncovered, provided the garage or carport door is setback a minimum of 5m from the road frontage.

BUILDING FORM AND BUILDING ELEMENTS

- 6. The building form and building elements are to comply with the ULDA guideline no. 8 - Medium and high rise buildings or Guidline No. 7 - Low Rise Buildings, as applicable (excluding maximum heights).

SITE COVER

- 7. Site cover on each medium density lot is not to exceed 85%.

NOTES - DUAL OCCUPANCY

GENERAL

- 1. All development is to be undertaken generally in accordance with the approved master plan and the Stages 11 & 12 reconfiguration of a lot approval.
- 2. The maximum height of buildings must not exceed 2 storeys.

SETBACKS

- 3. Setbacks are as per the site development table shown on this plan, unless otherwise specified.
- 4. Where built to boundary walls are adopted, side boundary setbacks shall be in accordance with the site development table shown on this plan.
- 5. Built to boundary walls are to have a maximum length of 15m and a maximum height of 3.5m. Built to boundary walls are not mandatory.
- 6. Boundary setbacks are measured to the wall of the structure and not to the eaves.
- 7. Eaves must not encroach closer than 300mm to side and rear lot boundary. This does not apply to built to boundary walls.

PARKING

- 8. Minimum off-street parking requirements are 2 covered spaces per dual occupancy.
- 9. For corner lots:
  - (a) Double garages may be permitted on 2 storey buildings, subject to there being a maximum one double garage per frontage. This is also subject to the garage being setback 1.5m behind the face of the main building.
  - (b) Double garages are permitted on single storey building with frontages 12.5m or greater, subject to there being a maximum one double garage per frontage. This is also subject to the garage being setback 1.5m behind the face of the main dwelling.
  - (c) Double garages are not permitted on lots with any frontages of 10m or less.
- 10. For non-corner lots:
  - (a) A maximum of 1 single garage per dwelling unit is permitted.
- 11. Driveways are a maximum of
  - (a) 3.0m wide at the lot boundary where serving a single garage
  - (b) 4.8m wide at the lot boundary where serving a double garage

SITE COVER

- 12. Site cover for each house is not to exceed 75% of the lot.
- 13. Private open space accessible from the main living area must be no less than 15m2 with a minimum dimension of 3m wide.

FENCING

- 14. Fencing forward of the front façade is not permitted on the primary road frontage.
- 15. Side boundary fencing abutting a secondary road frontage must be a maximum of 1.8m high and limited to 75% of that boundary length, measured from the rear. No further fencing is permitted along the secondary street frontage.
- 16. Each dwelling unit must be provided with a legible front entry with no concealment point.

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			SCALE: @ A3 NTS								PLAN OF DEVELOPMENT - NOTATIONS SATTERLEY PROPERTY GROUP PTY LTD RIPLEY ROAD, RIPLEY				JOB NUMBER:			
			<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>				E REAR BOUNDARY SETBACK ADDED 21-04-21 TJM								B3742PA0_DA7 D1 E			
			THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)				D PMT SITE ADDED 16-04-21 TJM								SHEET:			
			DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE				C LOTS AMENDED 30-03-21 TJM								2 OF 2			
			DESIGNED TJM CHECKED JH DATUM				B LAYOUT AMENDED 26-03-21 TJM								DATE:			
			DRAWN TJM APPROVED ST L.A. IPSWICH CITY COUNCIL				A ORIGINAL 24-03-21 TJM								21st April 2021			
							ISSUE: DETAILS: DATE: INIT:											