

(1) This plan was prepared for the purpose and exclusive use of SATTERLEY PROPERTY GROUP PTY LTD to accompany an application to IPSWICH CITY COUNCIL for a Development Permit to Reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation.

JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to the terms of this clause or clauses 2, 3, 4 or 5 hereof.

(2) The contours on this plan are from field survey - see JFP detail plan (B3742SA0-02A) dated 11/07/2017.

(3) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.

(4) **Safety in Design**
The Urban Design for the layout proposal has been developed to meet the stated project brief, as expressed in JFP Urban Consultants Offer for the works, and the Design Standards stipulated by the Local Authority named on this plan.

Non-standard design solutions adopted in the preparation of the layout are listed as follows;

(5) This plan may not be reproduced unless these notes are included.

1504

STAGING

SECONDARY FRONTAGE

INDICATIVE DRIVEWAY LOCATION








ZERO LOT BOUNDARY

STAGE 6 TEMPORARY DETENTION BASIN
(Subject to easement - refer to SBSMP
and approval 9262/2019/PDA)

1.4m REAR BOUNDARY SETBACK

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BIN PADS FOR LOTS 1107-1108 & 1202-1203

STATISTICS		STAGE 11	STAGE 12	TOTAL
	600m ² & LARGER LOTS	0	0	0
	500m ² - 599m ² LOTS	2	2	4
	400m ² - 499m ² LOTS	14	8	22
	250m ² - 399m ² LOTS	6	6	12
	DUAL OCCUPANCY LOTS	3	3	6
	MEDIUM DENSITY LOTS	4	0	4
	BALANCE LOT	1	0	1
TOTAL NO. OF LOTS		30	19	49
LENGTH OF NEW				
10.0m CORRIDOR		39m	0	39m
16.0m ROAD		230m	205m	435m
STAGE AREA		7.764ha	1.156ha	8.92ha

TOTAL NO. OF DWELLINGS* = 54
NET RESIDENTIAL AREA* = 2.711 ha
NET RESIDENTIAL DENSITY* = 20.0 dwellings/ha
* Excludes Balance Lot 1130 (6.209 ha)

GENERAL

- ## SETBACKS

- ## PARKING

- ## SITE COVER/OPEN SPACE

- ## FENCING

- ### NOTES - DETACHED HOUSES (<12.5m frontages)

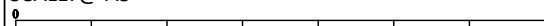
SINGLE STOREY DWELLING WITH DOUBLE GARAGE

- TWO STOREY DWELLING WITH DOUBLE GARAGE

- NORTH:**

SCALE:

SCALE: @ A3 NTS



THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE (A3 SIZE)

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

DESIGNED	TJM	CHECKED	JH	DATUM
DRAWN	TJM	APPROVED	ST	L.A. IPSWICH CITY COUNCIL

ISSUES:

G	STAGE 12 - NEW ROAD ADDED	09-08-21	TJM
F	PATHWAY ADDED	23-06-21	TJM
E	REAR BOUNDARY SETBACK ADDED	21-04-21	TJM
D	PMT SITE ADDED	16-04-21	TJM
C	LOTS AMENDED	30-03-21	TJM
B	LAYOUT AMENDED	26-03-21	TJM
A	ORIGINAL	24-03-21	TJM
ISSUE: DETAILS:		DATE:	INIT:

TITLE:

PLAN OF DEVELOPMENT: STAGES 11 & 12
NOTATIONS
SATTERLEY PROPERTY GROUP PTY LTD
RIPLEY ROAD, RIPLEY

GENERAL

- ## ORIENTATION

- ## SETBACKS

- ## PARKING

- ## BUILDING FORM AND BUILDING ELEMENTS

- ## SITE COVER

- ## NOTES - DUAL OCCUPANCY

GENERAL

- ## SETBACKS

- ## PARKING

- ## SITE COVER

- ## FENCING

- ### DETAILS:

JOB NUMBER: B3742PA0 DA7 PLAN: D1 ISSUE: G

SHEET:
2 OF 2

DATE:
9th August 2021