

ISSUE: DETAILS:

TJM APPROVED ST L.A. IPSWICH CITY COUNCIL

459-489 RIPLEY ROAD, RIPLEY

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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
- 2. The maximum height of buildings must not exceed 9m.
- 3. Dwellings must address the street by presenting front doors to the street.

SETBACKS

- 4. Set backs are as per the site development table shown on this plan, unless otherwise specified.
- 5. Where built to boundary walls are adopted, side boundary setbacks shall be in accordance with the site development table shown on this plan.
- 6. 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.
- 7. Boundary setbacks are measured to the wall of the structure and not to the
- 8. Eaves must not encroach closer than 300mm to side and rear lot boundary. This does not apply to built to boundary walls.

PARKING

- 9. 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.
- 10. 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 \geq 12.5m at the line of the garage door.
- 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/OPEN SPACE

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

FENCING

- 15. Fencing forward of the front façade is not permitted on the primary road frontage
- 16. 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.

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 facade 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 facade 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).

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.
- 3. Dual occupancy lots are to include a mandatory 2 dwellings per site/lot.

SETBACKS

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

PARKING

- 9. Minimum off-street parking requirements are 2 covered spaces per dual occupancy.
- 10. 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.
- 11. For non-corner lots:
- (a) A maximum of 1 single garage per dwelling unit is permitted.
- 12. 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

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

- 15. Fencing forward of the front façade is not permitted on the primary road frontage.
- 16. 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.
- 17. Each dwelling unit must be provided with a legible front entry with no concealment point.



URBAN DESIGNERS SURVEYORS ENGINEERS LANDSCAPE ARCHITECTS

STAGE 12 - NEW ROAD ADDED SCALE: @ A3 NTS THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE) PMT SITE AD DESIGNED | TJM | CHECKED | JH | DATUM TJM | APPROVED | ST | L.A. IPSWICH CITY COUNCIL ISSUF: DETAILS:

PLAN OF DEVELOPMENT: STAGES 11 & 12 B3742PA0_DA7 D1 G **NOTATIONS** SATTERLEY PROPERTY GROUP PTY LTD RIPLEY ROAD, RIPLEY

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9th August 2021