

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

Approval No: 9262/2019/PDA

Date: 1 February 2021

Signed: [Signature]

NOTES

(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 or 4 hereof.

(2) 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.

(3) 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;
• None

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

PROPERTY DESCRIPTION

LOT 52 ON SP265858

TOTAL AREA 14.09 ha

LEGEND

- STAGING
- TEMPORARY DETENTION BASIN (Subject to easement - refer to SBSMP)
- SECONDARY FRONTAGE
- INDICATIVE DRIVEWAY LOCATION
- ZERO LOT BOUNDARY
- AREA TO BE CONFIRMED
- 1.4m REAR BOUNDARY SETBACK

Amendments:

1. The layout shown on the balance lot is indicative only and does not form part of the approval.

2. Further amendments to the layout may be required in accordance with Attachment A: Condition 17 - Roadworks.

3. Land dedication along Ripley Road to be undertaken in accordance with Attachment A: Condition 4(e).

4. Remove built to boundary walls and garage locations on Lots 601, 612, 640, 709 & 801.

| STATISTICS | STAGE 6 | STAGE 7 | STAGE 8 | TOTAL |
|------------------------------|----------|---------|---------|---------|
| 600m² & LARGER LOTS | 0 | 0 | 0 | 0 |
| 500m² - 599m² LOTS | 0 | 2 | 0 | 2 |
| 400m² - 499m² LOTS | 6 | 11 | 5 | 22 |
| 250m² - 399m² LOTS | 27 | 9 | 9 | 45 |
| DUAL OCCUPANCY LOTS | 4 | 2 | 3 | 9 |
| MEDIUM DENSITY LOTS | 4 | 0 | 0 | 4 |
| BALANCE LOT | 0 | 0 | 1 | 1 |
| TOTAL NO. OF LOTS | 41 | 24 | 18 | 83 |
| LENGTH OF NEW | | | | |
| 10.0m CORRIDOR | 0 | 40m | 0 | 40m |
| 16.0m ROAD | 378m | 130m | 147m | 655m |
| 21.0m ROAD | 90m | 73m | 0 | 163m |
| ROAD WIDENING AREA | 0.227ha | 0 | 0 | 0.227ha |
| DRAINAGE RESERVE (BIO BASIN) | 0.399ha | 0 | 0 | 0.399ha |
| STAGE AREA | 2.902ha* | 1.374ha | 9.814ha | 14.09ha |

* EXCLUDES AREA OF TEMPORARY BASIN

TOTAL NO. OF DWELLINGS = 91

NET RESIDENTIAL AREA = 4.54 ha (excludes road widening, balance lot & drainage reserve)

NET RESIDENTIAL DENSITY = 20.0 dwellings/ha

| | ALLOTMENTS <400m² | | ALLOTMENTS 400-499m² | | ALLOTMENTS 500-599m² | | ALLOTMENTS >600m² | | DUAL OCCUPANCY ALLOTMENTS | | MEDIUM DENSITY LOTS (Lot width 7.5 - 9.9m) | |
|------------------------------------|---------------------------------|-------|----------------------|-------|----------------------|-------|-------------------|-------|---------------------------|-------|--|-------|
| SETBACKS | GROUND | FIRST | GROUND | FIRST | GROUND | FIRST | GROUND | FIRST | GROUND | FIRST | GROUND | FIRST |
| FRONT PRIMARY FRONTAGE | 2.4m* | 2.4m | 2.4m* | 2.4m | 2.4m* | 2.4m | 2.4m* | 2.4m | 2.4m* | 2.4m | 2.4m^ | 2.4m |
| REAR (UNLESS SHOWN OTHERWISE) | 0.9m | 1.0m | 0.9m | 1.0m | 0.9m | 1.0m | 0.9m | 1.0m | 0.9m | 1.5m | 0.9m | 0.9m |
| SIDE – GENERAL LOTS | | | | | | | | | | | | |
| BUILD TO BOUNDARY | 0.0m | 1.0m | 0.0m | 1.0m | 0.0m | 1.0m | 0.0m | 1.0m | 0.0m | 1.0m | 0.0m | 0.0m |
| NON BUILD TO BOUNDARY | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.5m | 1.2m | 2.0m | 0.9m | 0.9m |
| SECONDARY FRONTAGE | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m |
| PARK FRONTAGE – SIDE / REAR OF LOT | NIL to 1.0m Setback to Verandah | | | | | | | | | | | |

(* 5.0m setback to garage or carport door)

(^ 4.5m to garage or carport door)

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PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

NORTH:
SCALE:
SCALE: @ A3 1:2000
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:

| | | | |
|---|-------------------------------|----------|-----|
| K | SETBACKS & NOTES UPDATED | 21-01-21 | TJM |
| J | 801-804 AREAS & TABLE UPDATED | 05-01-21 | TJM |
| H | NOTES & TABLE UPDATED | 29-10-20 | TJM |
| G | LAYOUT AMENDED | 15-09-20 | TJM |
| F | PMT SITE ADDED | 31-07-20 | TJM |
| A | ORIGINAL | 12-08-19 | TJM |

ISSUE: DETAILS: DATE: INIT:

TITLE:

PLAN OF DEVELOPMENT: STAGES 6-8
LAYOUT PLAN
SATTERLEY PROPERTY GROUP PTY LTD
459-489 RIPLEY ROAD, RIPLEY

DETAILS:

JOB NUMBER: B3742P_DA6 D1 K
SHEET: 1 OF 2
DATE: 21st January 2021

NOTES - DETACHED HOUSES

GENERAL

- 1. All development is to be undertaken generally in accordance with the approved master plan and the Stages 6-8 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 6-8 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 635-638.

ORIENTATION

- 3. Entries and front doors of the dwellings on lots 635-638 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 6-8 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. ~~At least one front door of the dual occupancy must be orientated and visible from the primary/secondary street frontage.~~

each dwelling unit must be provided with a legible front entry with no concealment points.
17. Dual Occupancy lots must only be developed as Dual Occupancies. Single dwellings are not supported on these lots.

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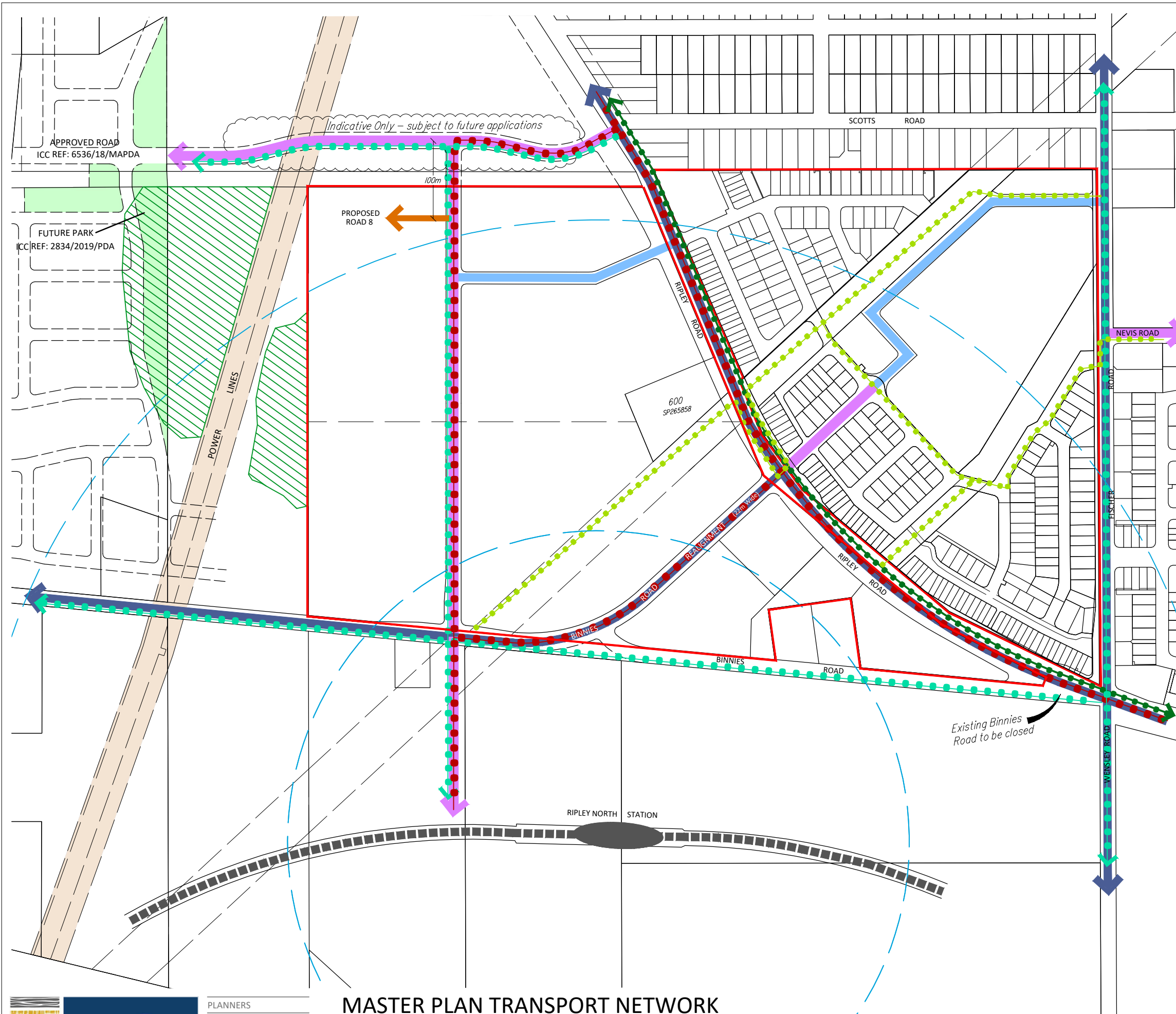
Date: 1 February 2021

Signed: 

ACOUSTIC DESIGN MANAGEMENT (APPLICABLE TO ALL DEVELOPMENT)

Dwellings must incorporate the noise reduction design and siting features outlined in the approved Environmental Noise Impact Assessment (ENIA) listed in Part 3 of this Development Approval.

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NOTES

- (1) This plan was prepared for the purpose and exclusive use of SATTERLEY PROPERTY GROUP PTY LTD to accompany an application to 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 (B3742-02) dated 16/03/2017.
- (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.
- (5) This plan may not be reproduced unless these notes are included.

LEGEND

- SITE BOUNDARY
- TRUNK CONNECTOR
- NEIGHBOURHOOD CONNECTOR
- NEIGHBOURHOOD ACCESS STREET
- NEIGHBOURHOOD TRANSIT CORRIDOR
- REGIONAL WALKING & CYCLE ROUTE
- INTER-SUBURBAN WALKING & CYCLE ROUTE
- RECREATION WALKING & CYCLE ROUTE
- 400m/800m WALKING DISTANCE TO PROPOSED RIPLEY NORTH STATION
- REGIONAL TRANSIT CORRIDOR
- PROPOSED TRANSIT STATION
- OPEN SPACE
- VEGETATION MANAGEMENT MAPPING (LEAST CONCERN)

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

Approval No: 9262/2019/PDA

Date: 1 February 2021

Signed: *[Signature]*

Amendments may be required in accordance with Attachment A: Condition 17 - Roadworks.

MASTER PLAN TRANSPORT NETWORK

RIPLEY ROAD, RIPLEY
SATTERLEY PROPERTY GROUP PTY LTD