



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 of 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 (B3742SAO-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;
• None
- (5) This plan may not be reproduced unless these notes are included.

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

Approval No.: 14284/2021/PDA

Date: 26 July 2023

STATISTICS	STAGE 5A	STAGE 5B	STAGE 5C	TOTAL
600m ² & LARGER LOTS	0	0	1	1
500m ² - 599m ² LOTS	0	3	2	5
400m ² - 499m ² LOTS	9	12	3	24
250m ² - 399m ² LOTS	16	16	12	44
DUAL OCCUPANCY LOTS	3	2	2	7
MEDIUM DENSITY LOTS	8	7	12	27
TOTAL NO. OF LOTS	36	40	32	108
TOTAL DWELLINGS	39	42	34	115
LENGTH OF NEW 19.5m ROAD	141m	117m	179m	437m
16.0m ROAD	165m	436m	49m	650m
ROAD WIDENING AREA	0	0	0.059ha	0.059ha
OPEN SPACE AREA	0	0.579ha	1.63ha	2.209ha
STAGE AREA	1.799ha	2.933ha	3.251ha	7.983ha


TOTAL NO. OF DWELLINGS* = 115
NET RESIDENTIAL AREA* = 5.715 ha
NET RESIDENTIAL DENSITY* = 20.1 dwellings/ha
* Excludes Open Space & Road Widening

	ALLOTMENTS <400m ²		ALLOTMENTS 400-499m ²		ALLOTMENTS 500-599m ²		ALLOTMENTS >600m ²		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											

Note: Building setbacks on a lot adjacent to a Pad Mount Transformer are subject to the Energex dwelling separation requirements from Electrical Transformers

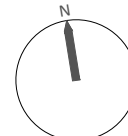
* 5.0m setback to garage or carport door
^ 4.5m to garage or carport door

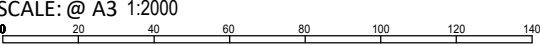
** Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m



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BRISBANE - JFP House
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PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

NORTH: 

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:

L	LOTS 383-388 AMENDED	17-07-23	TJM
K	PLAN UPDATED	21-04-23	TJM
J	NOTES AMENDED	14-04-23	TJM
H	LOTS 313-319 AMENDED	29-03-23	TJM
G	LOTS 379-388 AMENDED	16-02-23	TJM
F	LAYOUT AMENDED	07-02-23	TJM
A	ORIGINAL	26-05-21	TJM

ISSUE: DETAILS: DATE: INIT:

TITLE:

PLAN OF DEVELOPMENT: STAGE 5
LAYOUT PLAN
SATTERLEY PROPERTY GROUP PTY LTD
7001 RHEA DE WIT DRIVE, RIPLEY

DETAILS:

JOB NUMBER: B3742P_DA5 D1 L
PLAN: ISSUE:
SHEET: 1 OF 2
DATE: 17th July 2023

NOTES - DETACHED HOUSES

GENERAL

- 1. All development is to be undertaken generally in accordance with the approved master plan and the Stage 5 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 as follows:
 - (a) Where the rear or non build to boundary or secondary frontage includes a retaining wall in excess of 1.5m in height on the low side, the setback is 1.2m from the wall of the building as per setbacks table. Also refer to Figure A;
 - (b) Where the rear setback is 1.4m or greater, the setback is measured from the wall of the structure (regardless of retaining wall height);
 - (c) In all other instances, the setback is measured from the wall of the structure.

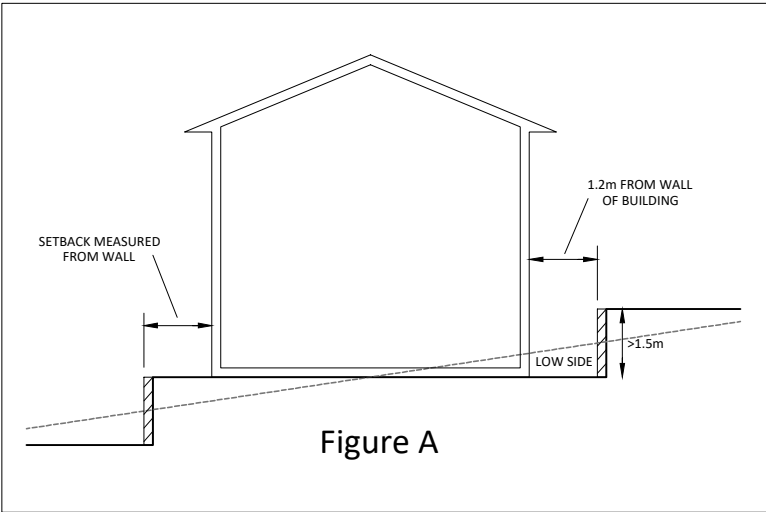


Figure A

- 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. with the exception on Lots 375-377, which must provide fencing to Fisher Road in accordance Note 18.
- 16. Dwellings must address the street by presenting front doors to the street.
- 17. Lots 375-377 must be constructed in accordance with the amended Acoustic Report required by Attachment A, Condition 5 - Acoustic Design Management.

18. Fence construction adjoining open space, and the Fisher Road frontage of Lots 375-377, must not be more than 1.5m in height with a solid component of a maximum 1.2m. The balance is to be at least 50% permeable.

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.

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

Approval No.: 14284/2021/PDA

Date: 26 July 2023

NOTES - MEDIUM DENSITY

GENERAL

- 1. All development is to be undertaken generally in accordance with the approved master plan and the Stage 5 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 282-285, 313-319, 342-345, 367-370 & 380-387.

ORIENTATION

- 3. Entries and front doors of the dwellings on lots 282-285, 313-319, 342-345, 367-370 & 380-387 are to address the primary street frontage.

SETBACKS

- 4. Setbacks are to comply with the ULDA Guideline no. 8 - Medium and high rise buildings or Guidline No. 7 - Low Rise Buildings, as applicable.
- 5. Built to boundary walls are mandatory on identified zero lot boundaries.

PARKING

- 6. 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

- 7. 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

- 8. 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 Stage 5 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 as follows:
 - (a) Where the rear or non build to boundary or secondary frontage includes a retaining wall in excess of 1.5m in height on the low side, the setback is 1.2m from the wall of the building as per setbacks table. Also refer to Figure A;
 - (b) Where the rear setback is 1.4m or greater, the setback is measured from the wall of the structure (regardless of retaining wall height);
 - (c) In all other instances, the setback is measured from the wall of the structure.
- 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.
- 17. Fence construction adjoining open space must be no more than 1.5m in height with a solid component of a maximum 1.2m. The balance is to be at least 50% permeable.
- 18. Dual Occupancy lots must only be developed as Dual Occupancies. Single dwellings are not supported on these lots.

NORTH:				SCALE:				ISSUES:				TITLE:				DETAILS:			
BRISBANE - SUNSHINE COAST - CENTRAL QLD				SCALE: @ A3 NTS				L LOTS 383-388 AMENDED 17-07-23 TJM				PLAN OF DEVELOPMENT: STAGE 5				JOB NUMBER: B3742PA0_DA5			
BRISBANE - JFP House				THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)				K PLAN UPDATED 21-04-23 TJM				NOTATIONS				PLAN: D1			
76 Ernest Street,				DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE				J NOTES AMENDED 14-04-23 TJM				SATTERLEY PROPERTY GROUP PTY LTD				ISSUE: L			
South Brisbane Qld 4101				DESIGNED TJM				H LOTS 313-319 AMENDED 29-03-23 TJM				7001 RHEA DE WIT DRIVE, RIPLEY				SHEET: 2 OF 2			
P 07 3012 0100 W www.jfp.com.au				CHECKED JH				G LOTS 379-388 AMENDED 16-02-23 TJM								DATE: 17th July 2023			
JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045				DATUM				F LAYOUT AMENDED 07-02-23 TJM											
				DRAWN TJM				A ORIGINAL 26-05-21 TJM											
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				L.A. IPSWICH CITY COUNCIL															