

NOTES - DETACHED HOUSES:

GENERAL:

1. ALL DEVELOPMENT IS TO BE UNDERTAKEN GENERALLY IN ACCORDANCE WITH THE APPROVED MASTER PLAN AND THE STAGE 1 RECONFIGURATION OF A LOT APPROVAL.
2. THE MAXIMUM HEIGHT OF BUILDINGS MUST NOT EXCEED 9m.

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.
6. BOUNDARY SETBACKS ARE MEASURED TO THE WALL OF THE STRUCTURE, AND NOT TO THE EAVES.
7. EAVES MUST NOT ENROACH CLOSER THAN 300mm TO THE LOT BOUNDARY. EXCLUDING THE PRIMARY STREET FRONTAGE WHERE EAVES MUST NOT BE CLOSER THAN 240mm. THIS DOES NOT APPLY TO BUILT TO BOUNDARY WALLS.

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 MAY BE PERMITTED ON 2 STOREY BUILDINGS WITH FRONTAGES OF 12.5m OR LESS. THIS IS SUBJECT TO THE GARAGE BEING SETBACK 1.5m BEHIND THE FACE OF THE MAIN DWELLING. DOUBLE GARAGES ARE NOT PERMITTED ON LOTS WITH FRONTAGES OF 10.0m OR LESS.

11. SITE COVER FOR EACH HOUSE IS NOT TO EXCEED 60% OF THE LOT.
12. PRIVATE OPEN SPACE ACCESSIBLE FROM THE MAIN LIVING AREA MUST BE NO LESS THAN 15m² WITH A MINIMUM DIMENSION OF 3m WIDE.
13. FENCING ON ALL PRIMARY STREET FRONTAGES (AND SECONDARY STREET FRONTAGES ON CORNER LOTS) IS TO BE NO MORE THAN 1.8m HIGH, WITH A MINIMUM OF 50% TRANSPARENCY FOR THAT PART OF THE FENCE EXCEEDING 1.2m IN HEIGHT.

14. THE SALES OFFICE MUST NOT EXCEED 150m² IN AREA.
SIGNAGE:
15. SIGNAGE WILL BE IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE PLAN, AND THE IPSWICH CITY COUNCIL ADVERTISING DEVICES CODE.

NOTES - DUAL OCCUPANCY:

GENERAL:

1. ALL DEVELOPMENT IS TO BE UNDERTAKEN GENERALLY IN ACCORDANCE WITH THE APPROVED MASTER PLAN AND THE STAGE 1 RECONFIGURATION OF A LOT APPROVAL.
2. THE MAXIMUM HEIGHT OF BUILDINGS MUST NOT EXCEED 2 STOREYS.

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.
6. BOUNDARY SETBACKS ARE MEASURED TO THE WALL OF THE STRUCTURE, AND NOT TO THE EAVES.
7. EAVES MUST NOT ENROACH CLOSER THAN 300mm TO THE LOT BOUNDARY, EXCLUDING THE PRIMARY STREET FRONTAGE WHERE EAVES MUST NOT BE CLOSER THAN 240mm. THIS DOES NOT APPLY TO BUILT TO BOUNDARY WALLS.

8. MINIMUM OFF-STREET PARKING REQUIREMENTS – 2 COVERED SPACES PER DOUBLE OCCUPANCY.
9. DOUBLE GARAGES MAY BE PERMITTED ON 2 STOREY BUILDINGS WITH FRONTAGES OF 12.5m OR LESS. THIS IS SUBJECT TO THE GARAGE BEING SETBACK 1.5m BEHIND THE FACE OF THE MAIN DWELLING.
10. DRIVEWAYS ARE A MAXIMUM OF:
 - 3.0m WIDE AT THE LOT BOUNDARY WHERE SERVING A SINGLE GARAGE
 - 4.8m WIDE AT THE LOT BOUNDARY WHERE SERVING A DOUBLE GARAGE

11. SITE COVER FOR DUAL OCCUPANCY IS TO BE NO MORE THAN 75% OF THE LOT.
12. PRIVATE OPEN SPACE ACCESSIBLE FROM THE MAIN LIVING AREA MUST BE NO LESS THAN 15m² WITH A MINIMUM DIMENSION OF 3m WIDE.

13. FENCING ON ALL PRIMARY STREET FRONTAGES (AND SECONDARY STREET FRONTAGES ON CORNER LOTS) IS TO BE NO MORE THAN 1.8m HIGH, WITH A MINIMUM OF 50% TRANSPARENCY FOR THAT PART OF THE FENCE EXCEEDING 1.2m IN HEIGHT.

14. SIGNAGE WILL BE IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE PLAN, AND THE IPSWICH CITY COUNCIL ADVERTISING DEVICES CODE.

NOTES - MEDIUM DENSITY:

GENERAL:

1. ALL DEVELOPMENT IS TO BE UNDERTAKEN GENERALLY IN ACCORDANCE WITH THE APPROVED MASTER PLAN AND THE STAGE 1 RECONFIGURATION OF A LOT APPROVAL.
2. THE MAXIMUM HEIGHT OF BUILDINGS MUST NOT EXCEED - 3 STOREYS ON LOTS 51 AND 52, AND 2 STOREYS ON LOT 19 (GIVEN THE IMMEDIATELY ADJOINING HOUSE LOTS).

3. ENTRIES-FRONT DOORS OF DWELLINGS ARE GENERALLY TO ADDRESS THE PRIMARY STREET FRONTAGE WHERE INDICATED ON THIS PLAN.

4. SETBACKS ARE TO COMPLY WITH THE ULDA GUIDELINE No. 8 - MEDIUM AND HIGH RISE BUILDINGS.

5. MINIMUM OFF-STREET PARKING REQUIREMENTS - 1 SPACE PER UNIT, PLUS 0.25 VISITOR SPACES PER UNIT.

7. THE BUILDING FORM AND BUILDING ELEMENTS ARE TO COMPLY WITH THE ULDA GUIDELINE No. 8 – MEDIUM AND HIGH RISE BUILDINGS FOR MEDIUM RISE BUILDINGS (EXCLUDING MAXIMUM HEIGHTS).
8. END OF TRIP FACILITIES FOR PEDESTRIANS AND CYCLISTS, ARE PROVIDED IN ACCORDANCE WITH THE QUEENSLAND DEVELOPMENT CODE SECTION mp4.1 – SUSTAINABLE BUILDINGS.

NOTES - SALES OFFICE:

GENERAL:

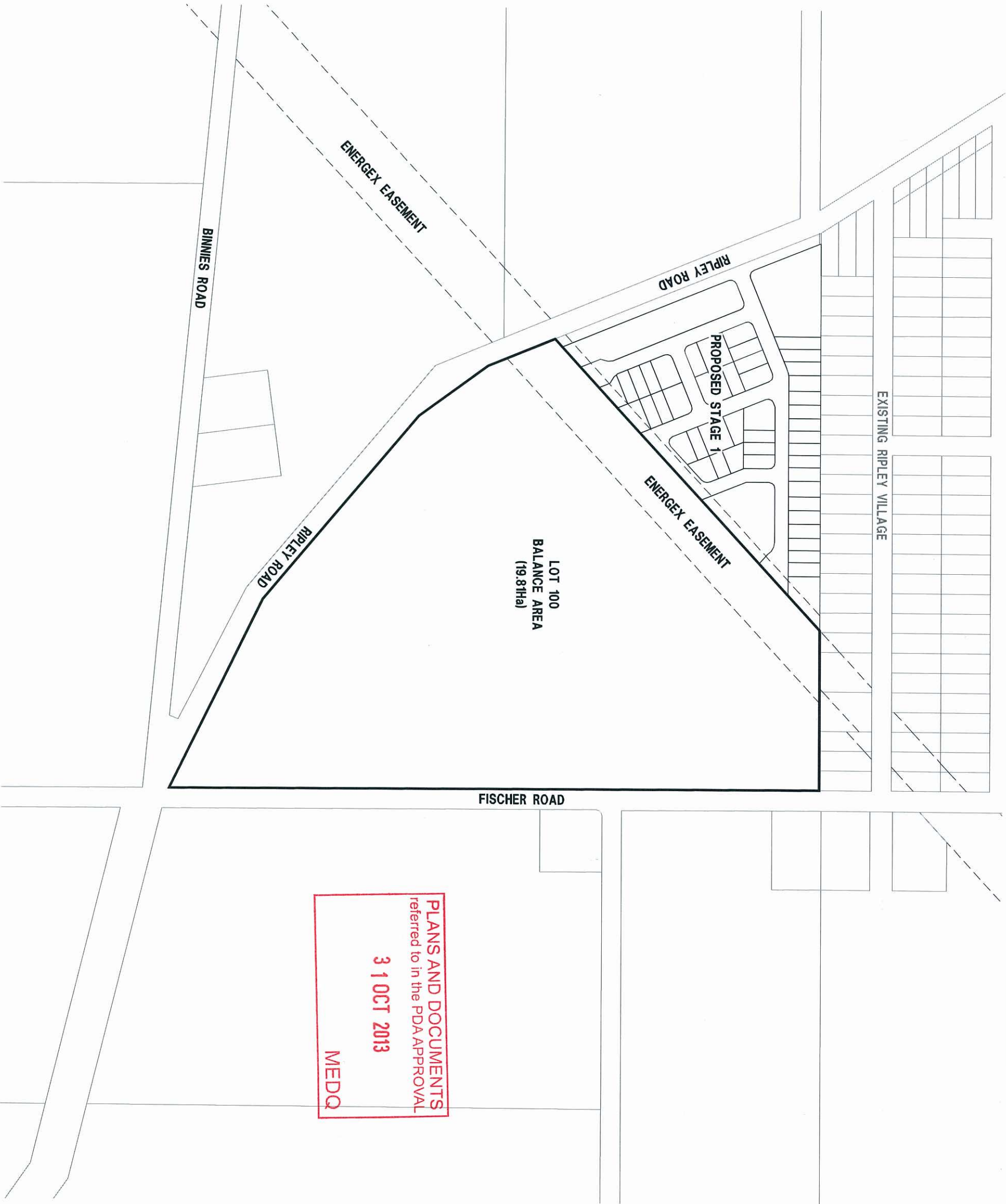
1. TWO (2) ALTERNATIVE LOCATIONS FOR THE SALES OFFICE ARE SHOWN
ONLY ONE (1) SALES OFFICE IS TO BE CONSTRUCTED

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

3 1 OCT 2013

MEDQ

FILE: B12062-SK02.dwg DATE: 10-10-2013 TIME: 09:33 User: s_k_5102647 Title: User mark notings									
AMENDMENT DETAILS				SCALE: 1 METRES		CLIENT			
FEED	PLAN	GRAB	DATE			E.J. COOPER & SON PTY LTD			
A	HH	J8	23.08.13			SURVEYOR: Baird and Hayes 77 Roderick Street Ipswich QLD 4305 Ph (07) 3812 2076 Fax (07) 3812 1614 APPROVED: JEFFREY KEO PERD 1329 JEFF GRIFFITHS PERD 4115 BRENT THOMAS PERD 1362 FOR & ON BEHALF OF BROWN CONSULTING (AUST) PTY LTD			
B	HH	J8	05.10.13						
C									
D									
E									
F						PROJECT			
DESIGN CHECK				PROJECT No.		THE RIDGE, RIPLEY VALLEY			
DRAWN CHECK				B12062		STAGE 1			
DRAWN CHECK				PROJECT No.		DRAWING NUMBER			
DRAWN CHECK				B12062		B12062-SK02			
DRAWN CHECK				PROJECT No.		B			



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
3 1 OCT 2013
MEDQ

FILE BROWNSK0346 DATE 15-10-2013 TIME 09:33 K:\P\X_B12062_SK03_PDA_APPROVAL.dwg	
PROJECT CODES A A B B C C D D E E F F	
AMENDMENT DETAILS A B C D E F	
DESIGN CHECK A B C D E F	
SCALE (METRES) 1:2000 0 20 40 60 80 100 A3	
MICROFILM No. PROJECT No. B12062	
SURVEYOR: Baird and Hayes 77 Rodenick Street Ipswich QLD 4305 Ph (07) 3812 2076 Fax (07) 3812 1614 APPROVED ANGELA KOS 0550 13297 JFF 0550 13297 BRENT THOMAS 0550 1342	
CLIENT E.J. COOPER & SON PTY LTD PROJECT THE RIDGE, RIPLEY VALLEY	
DRAWING TITLE PLAN OF DEVELOPMENT BALANCE LOT PLAN DRAWING NUMBER B12062-SK03 ISSUE	
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