Legend

General Details

- Proposed Stage Boundary
- Multiple Residential

Road

- Indicative Footpath Location
- Indicative Bin Pad Location

Allotment Details

- Optional Built to Boundary Wall
- No Vehicle Access
- Primary Frontage

AMENDED IN RED

16 JAN 2014

By: (name)

MEDQ

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

16 JAN 2014

MEDQ

61 SL151855

62 SL151855

77 SL151855

Notes:

General

1. All development is to be undertaken in accordance with the Development Approval.
2. The maximum height of buildings shall be in the order of 9m.

Setbacks

3. Setbacks are as per the Plan of Development Table unless otherwise specified by a Building Location Envelope.
4. The rear or side setback may be 0.0m to verandah/balcony where adjoining park.
5. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
6. Built to boundary walls on the low side of the lot are founded deep enough to allow an adjoining lot to be cut to an appropriate depth.
7. Boundary setbacks are measured to the wall of the building or edge of balcony.
8. Eaves (except on a wall that is built to the boundary) should not encroach within 450mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
9. First floor setbacks on single and multiple residential allotments must not encroach within the minimum ground floor setbacks.
10. Garages must not project forward of the front building setback.

Parking and Driveways

11. Parking for Multiple Residential developments
    - 1 space per dwelling unit on-site
    - 0.5 visitor space per dwelling on-site
    - do not dominate the streetscape
12. Other than where accessed from a laneway, the maximum width of a driveway at the lot boundary shall be 4.8m where serving a double garage and 3m where serving a single garage.
13. There is to be a maximum of one driveway per dwelling, unless it is a corner lot.

Site Cover and Amenity

14. Dwellings must have a minimum area of private open space at ground or upper levels accessible from a living room and consisting of at least
    - for a one bedroom dwelling, 5m² with a minimum width of 1.2m
    - for a two bedroom dwelling, 9m² with a minimum width of 2.4m
    - for a three or more bedroom dwelling, 12m² with a minimum width of 2.4m.
15. Multiple residential sites are not permitted to be developed with only one single dwelling. Maximum number of dwellings per Multiple Residential Site:
    - 450m² to 599m² maximum 3 dwellings
    - 600m² to 749m² maximum 4 dwellings
    - 750m²+ maximum 5 dwellings
16. Where Multiple Residential developments encompass more than one frontage they are to be designed to address each frontage.

Street Address

17. Letterbox must be clearly visible and identifiable from street or within lane.
18. Each street or park frontage must be addressed with inclusion of two or more of the following design elements in the related facade:
    - verandahs / porches
    - awning and shade structures
    - variation to roof and building lines
    - inclusion of window openings
    - use of varying building materials

Building Articulation

19. All buildings with a width of more than 10m that are visible from a street or a park are articulated to reduce the mass of the building by one or more of the following:
    - windows recessed into the facade
    - balconies, porches or verandahs
    - window hoods
    - shadow lines are created on the building through minor changes in the facade (100mm minimum)
20. Carports and garages are compatible with the main building in terms of height, roof form, detailing, materials and colours.

Lofts and Other Small Dwellings

21. Each loft apartment must have a clearly identifiable and addressed front door with undercover point of entry.
22. Incorporate in all walls adjoining the main dwelling and private open space areas of the main dwelling:
    - windows with a minimum sill height of 1.5m or privacy screening
    - low maintenance building materials and non-reflective finishes
    - no external drainage or other pipes
23. Incorporate an area of private open space such as a balcony or verandah with a minimum depth of 1.2m and a minimum area of 5m², preferably overlooking the lane, and including a screened drying area.
24. Incorporate at least 2 openings to all habitable rooms, including internal windows and louvred windows to facilitate cross ventilation.
25. Screened drying and rubbish bin areas behind the main face of the dwellings.

Fencing

26. Fencing on all street frontages, to be 50% transparent or not to exceed 1.2m in height.

Definitions:

Loft Homes - A dwelling built above a garage with its own entry door at ground level.

Laneway Allotment - Allotments serviced by a laneway.

Plan of Development Table	Terrace Allotments 6m		Cottage Allotments 8.5m		Villa Allotments 10.5m		Premium Villa Allotments 12.5m		Courtyard Allotments 14m		Traditional Allotments 16m		Premium Traditional Allotments 18m+	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback														
Front/Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage	n/a	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a
Side Setback														
Built to Boundary	0.0	0.0	0.0	0.0	0.0	0.9	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0
Non Built to Boundary	0.9	0.9	0.9	0.9	0.9	0.9	1.0	1.0	1.0	1.0	1.0	1.5	1.0	1.5
Corner Lots - Secondary Frontage	1.0	1.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Rear Setback														
Rear (non laneway)	n/a	n/a	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	1.0	0.9	1.0
Rear (from laneway boundary)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Garage (from laneway boundary)	0.5	n/a	0.5	n/a	0.5	n/a	0.5	n/a	0.5	n/a	0.5	n/a	0.5	n/a
Other Requirements														
Built to Boundary Length	80% of lot length		75% of lot length		70% of lot length		65% of lot length		65% of lot length		60% of lot length		60% of lot length	
On site parking requirements (minimum)	1 or 2 bedroom dwelling: 1 covered space		1 or 2 bedroom dwelling: 1 covered space		1 or 2 bedroom dwelling: 1 covered space		1 or 2 bedroom dwelling: 1 covered space		1 or 2 bedroom dwelling: 1 covered space		1 or 2 bedroom dwelling: 1 covered space		1 or 2 bedroom dwelling: 1 covered space	
	3+ bedroom dwelling: 2 spaces incl. 1 covered		3+ bedroom dwelling: 2 spaces incl. 1 covered		3+ bedroom dwelling: 2 spaces incl. 1 covered		3+ bedroom dwelling: 2 spaces incl. 1 covered		3+ bedroom dwelling: 2 spaces incl. 1 covered		3+ bedroom dwelling: 2 spaces incl. 1 covered		3+ bedroom dwelling: 2 spaces incl. 1 covered	
	Single or tandem garage acceptable with a maximum width of 40% of the lot frontage		Single or tandem garage acceptable with a maximum width of 40% of the lot frontage		Single or tandem garage acceptable		Single, tandem or double garage acceptable		Single, tandem or double garage acceptable.		Single, tandem or double garage acceptable.		Single, tandem or double garage acceptable	
	Double garages are only permitted on laneway allotments		Double garages are only permitted on laneway allotments		Double garages are only permitted on laneway allotments OR two storey allotments where the garage is setback at least 1m behind the main face, excluding balconies, and the garage doors are articulate, comprise a mix of materials and colours, or are staggered									
Garage location	Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall (Optional where side boundary adjoins a lane)		Garages are to be located along the built to boundary wall (Optional where side boundary adjoins a lane)		Garages are to be located along the built to boundary wall (Optional where side boundary adjoins a lane)		Garages are to be located along the built to boundary wall (Optional where side boundary adjoins a lane)	
Site Cover (maximum) *unless otherwise approved by the relevant authority	85%		75%		70%		70%		70%		70%		70%	

Not part of this approval

STAGE 5

STAGE 4

STAGE 6

Scale 1:1000

REVISION
A: 17/01/13 Add lot, amend stats
B: 09/05/13 Amend layout, stats
C: 20/06/13 Amend POD table and notes
D: 22/07/13 Amend carparking analysis
E: 01/11/13 Amend further issues
F: 04/12/13 Remove Note 15

Note:
All dimensions and areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: DTS
Adjoining information: DCDB
Contours: Cardno

CLIENT
AMEX

PROJECT
PROVIDENCE STAGES 4-6

PLAN OF DEVELOPMENT CANCELLING LOTS 61, 62 & 77 ON S151855

Level Datum	
Origin	
Date	04/12/13
Comp By.	JLS
DWG Name.	6837-169E
Local Authority	IPSWICH CITY COUNCIL
Locality	RIPLEY
Job Reference	6837
Scale	1:1000
Sheet	A1
Plan Ref	6837-170
Rev	F

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