



Legend

General Details

- Site Boundary
- Proposed Stage Boundary
- Multiple Residential
- Multiple Residential (Loft Home)

Road

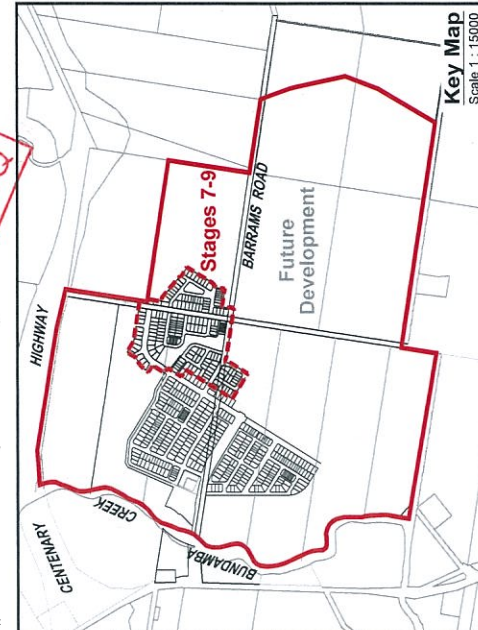
- Indicative Footpath Location
- Indicative Bm Pad Location

Open Space

- Linear Park incl. Stormwater Management
- Neighbourhood Recreation Park
- Local Recreation Park

PLANS AND DOCUMENTS referred to in the PDA APPROVAL 19 FEB 2014 MEDQ

AMENDED IN RED 19 FEB 2014 By: Owen Haslam (name) MEDQ



Key Map
Scale 1 : 15000

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.

Source Information: DTS, RPS Survey
Site boundaries: DTS, RPS Survey
Adjoining information: DCDB
Contours: Cardno

OVERALL LAND USE BUDGET		
Land Use Budget	Area (ha)	Percentage
Area of Stages 7-9	14.189	100.0%
Saleable Area		
Area of Residential Lots	7.927	55.9%
Total Area of Allotments	7.927	55.9%
Roads		
Collector Road	0.732	5.2%
Local Road	2.638	18.6%
Existing Road (Local)	1.242	8.8%
Total Area of New Road	4.612	32.5%
Open Space		
Linear Park incl. Stormwater Management	0.910	6.4%
Neighbourhood Recreation Park	0.500	3.5%
Local Recreation Park	0.240	1.7%
Total Area of New Road	1.650	11.6%
Road Type		
Total Length of New Road	2785	
6.5m wide lane - 5.5m pavement	321	
12.25m wide road - 6.5m pavement	537	
14m wide road - 6.5m pavement	936	
14.75m wide road - 6.5m pavement	31	
16.5m wide road - 8m pavement	117	
20.117m wide road - 8m pavement	512	
23.5m wide road - 10m pavement	331	

DEVELOPMENT STATISTICS									
Allotment Type	Typical Lot Dimensions	Stage 7		Stage 8		Stage 9		Overall	
		No. of Lots	Percentage	No. of Lots	Percentage	No. of Lots	Percentage	No. of Lots	Percentage
Standard Allotment 28m Product									
Terrace Allotment	6m x 28m	0	0.0%	15	17.9%	0	0.0%	15	8.2%
Cottage Allotment	8.5m x 28m	0	0.0%	4	4.8%	6	12.0%	10	5.4%
Villa Allotment	10.5m x 28m	4	8.0%	8	9.5%	7	14.0%	19	10.3%
Premium Villa Allotment	12.5m x 28m	5	10.0%	4	4.8%	6	12.0%	15	8.2%
Courtyard Allotment	14m x 28m	6	12.0%	4	4.8%	5	10.0%	15	8.2%
Traditional	16m x 28m	3	6.0%	2	2.4%	1	2.0%	6	3.3%
Sub Total		18	36.0%	37	44.0%	25	50.0%	80	43.5%
Standard Allotment 32m Product									
Premium Villa Allotment	12.5m x 32m	5	10.0%	7	8.3%	3	6.0%	15	8.2%
Courtyard Allotment	14m x 32m	13	26.0%	8	9.5%	9	18.0%	30	16.3%
Traditional	16m x 32m	9	18.0%	21	25.0%	8	16.0%	38	20.7%
Premium Traditional Allotment	18m x 32m	5	10.0%	11	13.1%	5	10.0%	21	11.4%
Sub Total		32	64.0%	47	56.0%	25	50.0%	104	56.5%
Total Standard Allotments		50	100.0%	84	100.0%	50	100.0%	184	100.0%
Density Calculation									
Net Residential Density - 195 dwellings (including residential lots, laneway lots, multiple residential dwellings and loft homes / 12.547ha (area of residential lots, local parks and local roads))									15.5

REVISION

A: 11/03/11 Amend lot layout
B: 18/03/11 Amend lot layout & stairs
C: 21/03/11 Amend staging & stairs
D: 05/04/11 Amend staging & stairs, pathways
E: 02/11/11 Increase road width
F: 06/08/13 Amend lot layout, stairs
G: 12/11/13 Amend further issues
H: 21/01/14 Amend Laneway Details

CLIENT

IPSWICH CITY COUNCIL
RIPLEY
Job Reference 6837

DATE

21 January 2014

COMP BY

JLS

DWG NAME

6837-134H

LOCAL AUTHORITY

IPSWICH CITY COUNCIL

LOCALITY

RIPLEY

SCALE

1:1000

SHEET

A1

JOB REFERENCE

6837

PROJECT

AMEX
PLAN OF SUBDIVISION
CANCELLING LOTS 58-61 ON S151855
& PART OF BARRAMBS ROAD

PROVIDENCE

STAGES 7-9

PLAN REF

6837-134

REV

H

RPS

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Plan of Development Table		Terrace Allotments		Cottage Allotments		Villa Allotments		Premium Villa Allotments		Traditional Allotments		Premium Traditional Allotments	
		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
	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
	Side Setback	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Non Built to Boundary	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
Other Requirements	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
	Rear Setback	n/a	n/a	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
	Rear (non laneway)	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
On site parking requirements (minimum)	Built to Boundary	80% of lot length	75% of lot length	70% of lot length	65% of lot length	60% of lot length	55% of lot length	50% of lot length	45% of lot length	40% of lot length	35% of lot length	30% of lot length	25% 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	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	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 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 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 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 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 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 with a maximum width of 40% of the lot frontage
Garage location	Double garages are only permitted on laneway allotments	Double garages are only permitted on laneway allotments	Double garages are only permitted on laneway allotments	Double garages are only permitted on laneway allotments	Double garages are only permitted on laneway allotments	Double garages are only permitted on laneway allotments	Double garages are only permitted on laneway allotments	Double garages are only permitted on laneway allotments	Double garages are only permitted on laneway allotments	Double garages are only permitted on laneway allotments	Double garages are only permitted on laneway allotments	Double garages are only permitted on laneway allotments	Double garages are only permitted on laneway allotments
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Site Cover (maximum) unless otherwise approved by the relevant authority	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	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	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	Garages are to be located along the built to boundary wall
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Notes:

General

1. 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 a verandah/balcony is provided.

5. The front setback may be 0.0m to the front boundary where a front boundary is provided.

6. Built to boundary walls on the low side of the lot are bounded deep.

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 be installed on the side or rear boundaries.

9. First floor and beyond the boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.

10. Garages must not project forward of the front building setback.

11. Carports must not project forward of the front building setback.

Parking and Driveways

12. Carports must have a minimum area of private open space at least 10m² per carport.

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 least 10m² per dwelling.

15. Multiple residential sites are not permitted to be developed with only one single dwelling. Maximum number of dwellings per Multiple Residential Site:

- 400m² to 399m² maximum 3 dwellings
- 399m² to 349m² maximum 4 dwellings
- 349m² to 299m² maximum 5 dwellings
- 299m² to 249m² maximum 6 dwellings
- 249m² to 199m² maximum 7 dwellings
- 199m² to 149m² maximum 8 dwellings
- 149m² to 99m² maximum 9 dwellings
- 99m² to 49m² maximum 10 dwellings
- 49m² to 0m² maximum 11 dwellings

Fencing

16. 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.

Lot and Other Small Dwellings

17. Each lot must have a clearly identifiable and addressed space area of the main dwelling.

18. Incorporate in all walls adjoining the main dwelling and private open space areas of the main dwelling:

- windows with a minimum height of 1.5m or privacy screening
- low maintenance building materials and non-reflective finishes
- 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.
- incorporate at least 2 openings to all habitable rooms, including internal windows and external windows to facilitate cross ventilation
- screened drying and rubbish bin areas behind the main face of the dwellings.

Carports and Garages

19. Carports and garages are compatible with the main building in terms of height, roof form, detailing, materials and colours.

Notes:

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 be used as a guide only. Final detailed engineering design is to be provided by the applicant.

Source Information:

Site Boundary: DTS, RPS Survey

Planning Information: DCOB

Contours: Contours

REVISION

A: 18/03/11 Amend lot layout

B: 21/03/11 Amend staging

C: 30/03/11 Amend BLES, contours, pathways

D: 06/08/13 Amend lot layout

E: 21/08/13 Amend table

F: 12/11/13 Amend further issues

G: 12/11/13 Amend table

H: 21/01/14 Amend Laneway Details

Level Datum

Origin

Date

21 January 2014

Comp By:

JLS

DWG Name:

6837-134H

Local Authority

IPSWICH CITY COUNCIL

Locality

RIPLEY

Job Reference

6837

AMEX

PLAN OF DEVELOPMENT

CANCELLING LOTS 58-61 ON S151855

& PART OF BARRAMS ROAD

PROJECT

PROVIDENCE

STAGES 7-9

Plan Ref

6837-136

Rev

H

RPS

RPS Australia East Pty Ltd

ACN 140 252 762

ABN 44 140 252 762

Urban Design

Urban Design Studio

45/47 Fortitude Valley QLD 4006

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F +61 7 3124 9399

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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 FEB 2014

MEDQ

NOTES:

1. ALL INTERNAL SEWERS TO BE NUSEWERS.
2. ALL TRUNK SEWERS TO BE TRADITIONAL PVC SEWERS.
3. SEWER ALIGNMENTS TYPICALLY;
1.75m OFFSET IN ROAD RESERVE AND
2.00m OFFSET REAR BOUNDARIES.
4. TEP'S AT ALL ENDS OF LINE

LEGEND

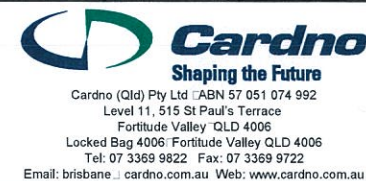
— S —	- EXISTING SEWER MAIN
— S —	- PROPOSED SEWER MAIN
— S —	- FUTURE SEWER MAIN
— TS —	- EXISTING TRUNK SEWER MAIN
— TS —	- PROPOSED TRUNK SEWER MAIN
— TS —	- FUTURE TRUNK SEWER MAIN
— S —	- STAGE BOUNDARY
— S —	- SEWER HOUSE CONNECTIONS
— S —	- SEWER MANHOLE
— S —	- SEWER MAINTENANCE STRUCTURE
— S —	- SEWER TERMINAL END POINT
— S —	- SEWER END CAP



Rev	Date	Description	Des.	Verif.	Appd.	RPEQ No.
3	19/11/2013	LOT BOUNDARIES AND SEWER ALIGNMENT REVISED	TCW	PJO	LDG	
2	23/08/2013	UPDATED LOT LAYOUT AND DESIGN	TMS	LDG	PJO	
1	22/08/2013	FOR APPROVAL	TCW	LDG	PJO	

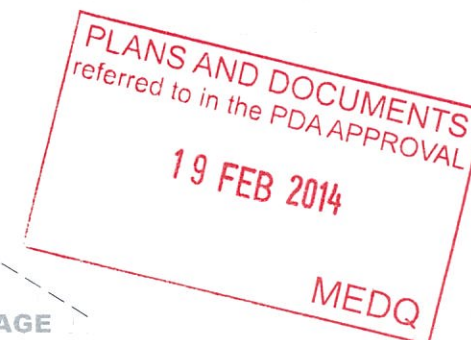


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Drawn	G.HARRIS	Date	21/08/2013	Client	AMEX CORPORATION PTY. LTD.
Checked	P.OWEN	Date	21/08/2013		RIPLEY - SUCE
Designed	T.WILLIAMS	Date	21/08/2013		
Verified	L.GARSDIE	Date	21/08/2013		INTERNAL WORKS (FOR STAGES 7-9)
Approved		Date			CONCEPT SEWER RETICULATION LAYOUT PLAN

Status	FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Datum	Grid	Scale	S'ie	
A.H.D.		AS SHOWN	A1	
Drawing Number			Revision	
7902-96-SK-062			3	



1. ALL WATER MAINS TO BE ON A 2.5m
BOUNDARY OFFSET ALIGNMENT.

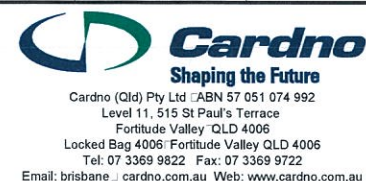
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- FUTURE WATER MAIN
- STAGE BOUNDARY
- WATER SERVICE CONDUIT
- PROPOSED WATERMAIN WITH SERVICE CONDUIT AND OFFSET CONNECTION



									Verified	
									L.GARSDIDE	Date
4	27/11/2013	CONNECTIONS ADDED TO LOT 401 & 466			GLH	PJO	LDG	Approved		
3	19/11/2013	LOT BOUNDARIES AND WATER ALIGNMENT REVISED			TCW	PJO	LDG			
2	23/08/2013	UPDATED LOT LAYOUT AND DESIGN			SBH	LDG	PJO			
1	22/08/2013	FOR APPROVAL			GLH	LDG	PJO			Date
Rev.	Date	Description			Des.	Verif.	Appd.	RPEQ No.		

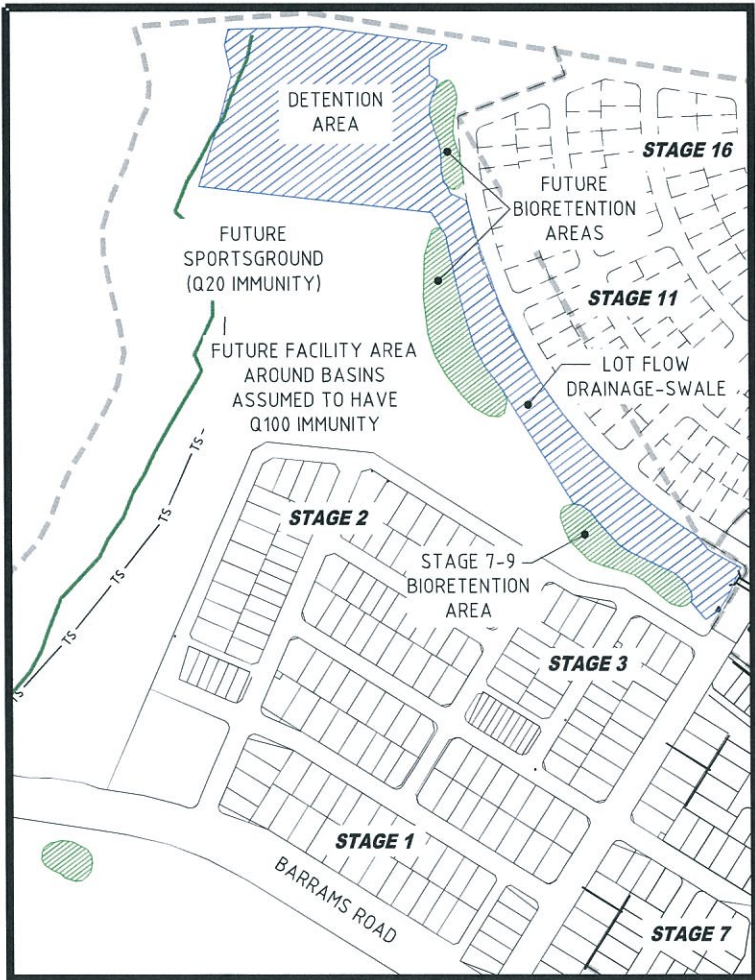


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Drawn G.HARRIS	Date 21/08/2013	Client AMEX CORPORATION PTY. LTD.	Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Checked T.SPARKS	Date 21/08/2013	RIPLEY - SUCE				
Designed G.HARRIS	Date 21/08/2013	INTERNAL WORKS (FOR STAGES 7-9) CONCEPT WATER RETICULATION LAYOUT PLAN	Datum A.H.D.	Grid	Scale AS SHOWN	Size A1
Verified L.GARSDIE	Date 21/08/2013		Drawing Number 7902-96-SK-063	Revision 4		
Approved	Date					

REFER INSET BELOW FOR CONTINUATION



INSET
SCALE 1:3000



Rev.	Date	Description	Des.	Verif.	Appd.	RPEQ No.
3	13/12/2013	EXTENTS OF OPEN SPACE SWD SHOWN	CLL	PJO	LDG	
2	11/12/2013	DOWNSIDE DRAINAGE ADDED	TCW	PJO	LDG	
1	20/11/2013	FOR APPROVAL	JM	PJO	LDG	

Verified	Date
PJO	
Approved	Date



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Shaping the Future
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Drawn	J.MARTIN	Date	20/11/2013
Checked	T.WILLIAMS	Date	20/11/2013
Designed	P.OWEN	Date	20/11/2013
Verified	L.GARSDIE	Date	20/11/2013
Approved		Date	

Client	AMEX CORPORATION PTY. LTD.
	RIPLEY - SUCE
INTERNAL WORKS (FOR STAGES 7-9)	CONCEPT STORMWATER LAYOUT PLAN

Status				FOR APPROVAL	
NOT TO BE USED FOR CONSTRUCTION PURPOSES					
Datum		Grid		Scale	
A.H.D.				AS SHOWN	
				Sheet	
				A1	
Drawing Number				Revision	
7902-96-SK-076				3	

LEGEND

- SWD - PROPOSED STORMWATER
- RW - PROPOSED ROOFWATER
- SWD - EXISTING STORMWATER
- RW - EXISTING ROOFWATER
- PROPOSED GULLY PIT
- PROPOSED CHAMBER
- PROPOSED OUTLET STRUCTURE
- DRAINAGE CORRIDOR
- BIORETENTION SYSTEM

