

Typical No Access Collector Dual Road Frontage Allotments



Legend

- Maximum Building Envelope
- Building Setback Dimensions
- Optional Built to Boundary Wall
- Garage Setback to Front Boundary
- Corner setback
- ★ Potential Noise Attenuation Requirements in Building Design (See Note 26)
- Stockland product envelope
- Preferred private open space location 12m² min. with min. dimension of 2.4m
- Alternative location for private open space
- Preferred Letterbox Location
- ▲ Gated pedestrian access onto Collector Road (where possible)
- Double Garage when on Laneway
- Alternative garage location on secondary street: double garage permissible
- Indicative driveway location
- Surveillance Fencing

Plan of Development Table	Town Home Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments	
	8.5m Wide		10.5m Wide		12.5m Wide		14m Wide		16m Wide		18m+ Wide	
	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/Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a
Rear	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
Side - General Lots												
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.0m	1.5m
Corner Lots - 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
Laneway Lots												
Rear of Lot (from laneway boundary)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Garage (from laneway boundary)	0.5m	n/a	0.5m	n/a	0.5m	n/a	0.5m	n/a	0.5m	n/a	0.5m	n/a
Garages												
On site parking requirements (minimum)	1 space to be covered and enclosed. Single or tandem garage acceptable. Double garages are only permitted on laneway		1 space to be covered and enclosed. Single or tandem garage acceptable. Double garages are only permitted on laneway or two storey allotments.		1 space to be covered and enclosed. Single, tandem or double garage acceptable.		1 space to be covered and enclosed. Single, tandem or double garage acceptable.		1 space to be covered and enclosed. Single, tandem or double garage acceptable.		1 space to be covered and enclosed. Single, tandem or double garage acceptable.	
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.		Garages are to be located along the built to boundary wall and/or western or southern boundary where appropriate.		Garages are to be located along the built to boundary wall and/or western or southern boundary where appropriate.	
Site Cover (maximum)	70%		70%		70%		70%		70%		70%	

Notes:

General

- Plan of Development recognises the following aspects of Development:
 - Houses;
 - Display Homes;
 - Sales Office not exceeding 150m² GFA; and
 - Advertising Devices (as defined on the Plan of Development).
- All development is to be undertaken in accordance with the Development Approval.
- The maximum height of residential buildings shall be in the order of 9 metres.
- For any details not listed in the table or corresponding notes refer to ULDA Guideline No.7 (Low Rise Buildings) - dated February 2012.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- All setback dimensions are to be taken from property boundary to outside of the wall of the building.
- Building treatments that constitute part of the building may encroach into the frontage setback by no more than 1.0m. Examples of such treatments may include (but not limited to) - eaves, verandahs, window heads, etc.
- Built to boundary walls are optional. 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.
- Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres.
- Boundary setbacks are measured to the wall of the building or edge of balcony.
- 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.
- First floor setbacks on single and multiple residential allotments must not exceed the minimum ground floor setbacks.
- Garages must not project forward of the front building setback and must be setback a minimum of 4.5m from the front property boundary.

- Garages and carports served off a Laneway must be setback to 0.5m from the rear boundary.

Parking

- A minimum of 0.5 on street car parking spaces are required per dwelling.

Site Cover and Amenity

- Site cover for each lot is not to exceed 70% of the lot.
- Dwellings with their main living areas located at ground level should have a minimum area of private open space consisting of at least 12m² with a minimum width of 2.4 metres, preferably accessible from a living room.
- Dwellings with their main living area above ground floor level should have a minimum area of private open space consisting of a balcony or roof area open to the sky, with a minimum area of 5m², and a minimum dimension of 1.2 metres, directly accessible from a living room.
- Site cover calculated as the total area of the roof of all building(s) on a lot expressed as a percentage of the total site area but excludes the area of any eave and/or window hood overhanging projections.
- All clothes drying and rubbish storage areas are to be screened from street or lane or from other open space areas.

Buildings with more than one street Frontage

- For buildings that have more than one street frontage or adjoin park, the building design must ensure an attractive appearance is presented to all street frontages and, where applicable, the park.

Fencing

- Fencing to all street frontages shall have a maximum height of 1.2m where solid, and a maximum height of 1.8m only where the fence contains openings that make it more than 50% transparent.
- Fences to open space boundaries may only be 1.2m high.
- Fencing along laneways can be 1.8m high screen fencing where needed to screen private open space, vehicle/trailer parking areas and service areas.
- Surveillance fence where identified on the Plan of Development must have a maximum height of 1.5m and be more than 50% transparent.

Acoustic Requirements

- Noise attenuation measures (Category 2 construction under Australian Standard 3671:1989) must be incorporated into the building design and construction of buildings on nominated lots to meet the recommended noise levels for sleeping rooms under Australian Standard 2107:2000. Submit to DSDIP Principal Engineer written confirmation that this requirement will be met prior to survey plan endorsement.

SEQ Service Provider's Asset(s)

- A minimum 1.0m offset is required from all SEQ Service Provider's Asset(s) unless prior approval is gained from the applicable Service Provider.

Advertising Devices

- Advertising Devices to be limited to the advertising of the Stockland Residential Estate at Deebing Heights.
- Advertising Devices are restricted to the following signage types as nominated on the Plan of Development:
 - Vertical Banner Sign;
 - Pole/Directional Sign;
 - Billboard Sign;
 - Estate Entry Sign;
 - Pylon Sign; and
 - Third Party Sign.
- Unless otherwise nominated &/or approved on specific POD's, plan(s) identifying the intended extent and final location of Advertising Devices to be submitted to EDQ / Assessing Authority for compliance assessment endorsement prior to construction of signage to be commenced.
- Billboard signage to be limited to nominated locations along main entry road to estate (i.e. Grampian Drive) and in conjunction with the nominated Estate Sales Office(s).
- Advertising of any other nature not nominated/defined on the Plan of Development will require a separate (operational works) development application in accordance with applicable Ripley Valley PDA provisions.
- All Estate & Directional Signage to be generally in accordance with provisions outlined under Ipswich City Council's Advertising Code and Implementation Guideline 18 (Estate and Directional Signage) however where there are discrepancies, POD requirements take precedence.

Plan of Development Table	Urban Allotments Type A & B		Urban Allotments Type C & D	
	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage *	2.5m	2.5m	2.5m	2.5m
Garage	2.5m	n/a	4.5m	n/a
Rear	0.0m	0.0m	1.5m	1.5m
Side - General Lots				
Built to Boundary	0.0m	0.0m	0.0m	0.0m
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m
Corner Lots - Secondary Frontage*	1.5m	1.5m	1.5m	1.5m
Garage and On-site Car Parking				
On site parking requirements (minimum)	1 space to be covered and enclosed.			
	Single or tandem garage acceptable.			
	Double garages are not permitted.			
Garage location	Garages are to be located along the built to boundary wall.			
Site Cover (maximum)	85%			

* Refer Note 15.

Development Controls

General

- All development is to be undertaken in accordance with the Development Approval.
- All building setbacks and built to boundary walls are subject to service easements existing and proposed.
- Maximum permitted building height is 11 meters.

Setbacks

- Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
- Setbacks are measured to the wall of the building or structure. Eaves may extend into the side and rear setbacks up to 450mm from the property boundary. Eaves may extend up to the street boundary for Type A and B Urban lots and up to 2000mm from the street boundary for Type C and D Urban Lots.
- Built to Boundary Walls:**
 - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
 - where not adopted, the standard setbacks in the Plan of Development Table apply.

Parking and Driveways

- A maximum of one driveway is permitted per lot.
- Driveways are to have the following widths:
 - single driveway: minimum 3.0m and maximum 3.5m;
 - shared double driveway: mandatory where shown on plan.
- Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
- The minimum distance between a driveway and street intersection is 6.0m.
- The minimum distance between driveway on the same lot shall be 6.0m at the boundary.

Private Open Space

- Private open space may be roofed and must meet the following requirements:
 - Type A: 6m² at ground level;
 - Type B: 9m² at ground level;
 - Type C & D: 12m² at ground level;

Fencing

- Fencing to street frontages shall have a maximum height of 1.2m where solid, and a maximum height of 1.8m only where the fence contains openings that make it more than 50% transparent. Fences to open space boundaries may only be 1.2m high. Where a solid fence is needed along a street frontage to screen private open space or service areas it may extend to 1.5m high.

Access Deeds

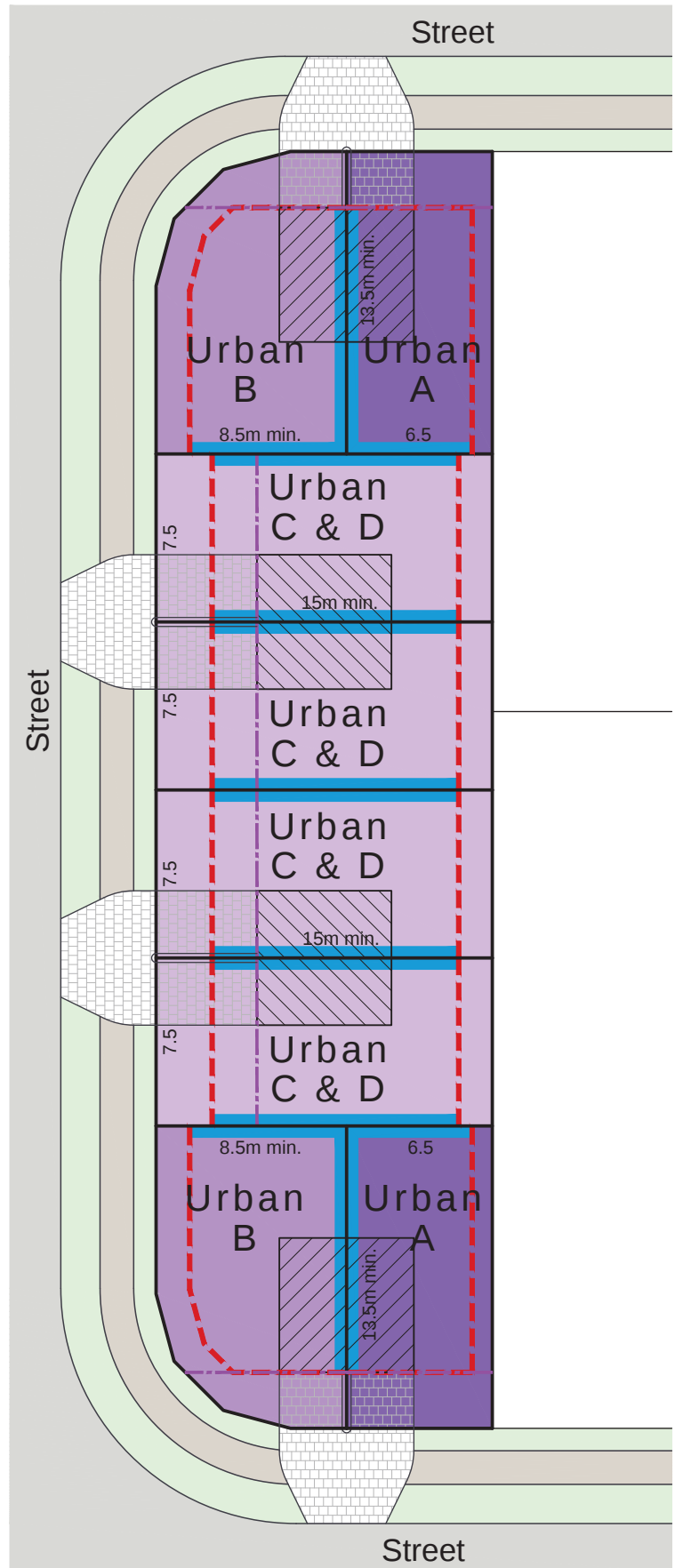
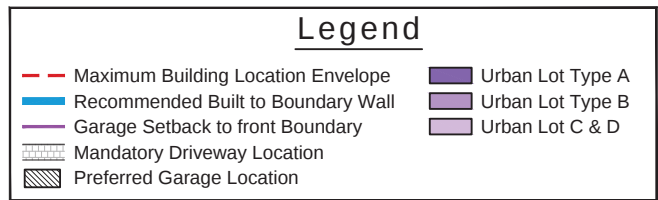
- Access Deeds are required to be established on all dwellings where there are adjoining built to boundary walls. These deeds will permit periodic maintenance access on to the roof of the dwelling on the adjoining lot, and permit roof water and waste to be deposited from time to time onto the roof.

SEQ Service Provider's Asset(s)

- A minimum 1.0m offset is required from all SEQ Service Provider's Asset(s) unless prior approval is gained from the applicable Service Provider.

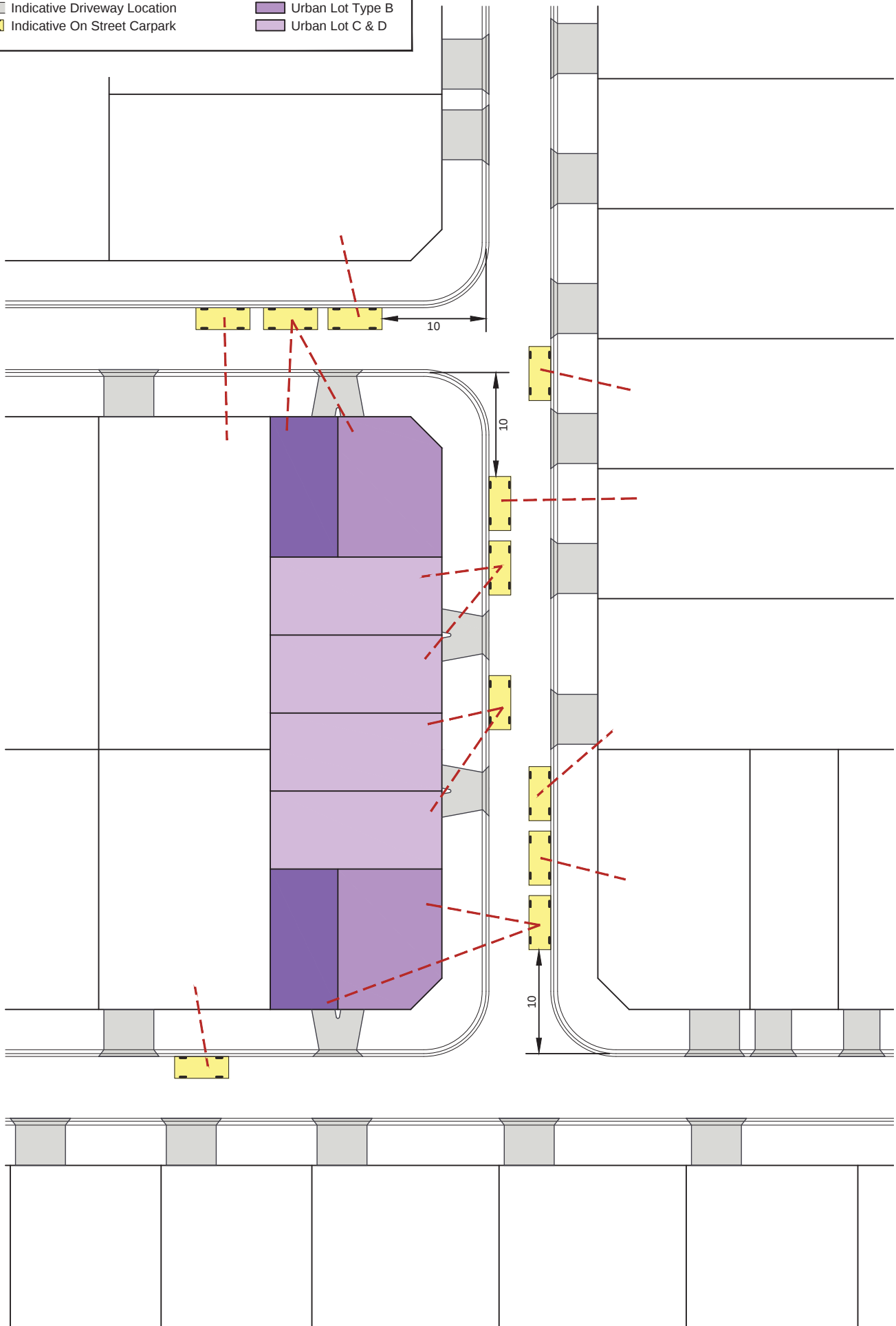
Definitions

Site Cover - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.



Legend

- Carpark Allocation
- Indicative Driveway Location
- Indicative On Street Carpark
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot C & D



SCALE 1 : 500 @ A4

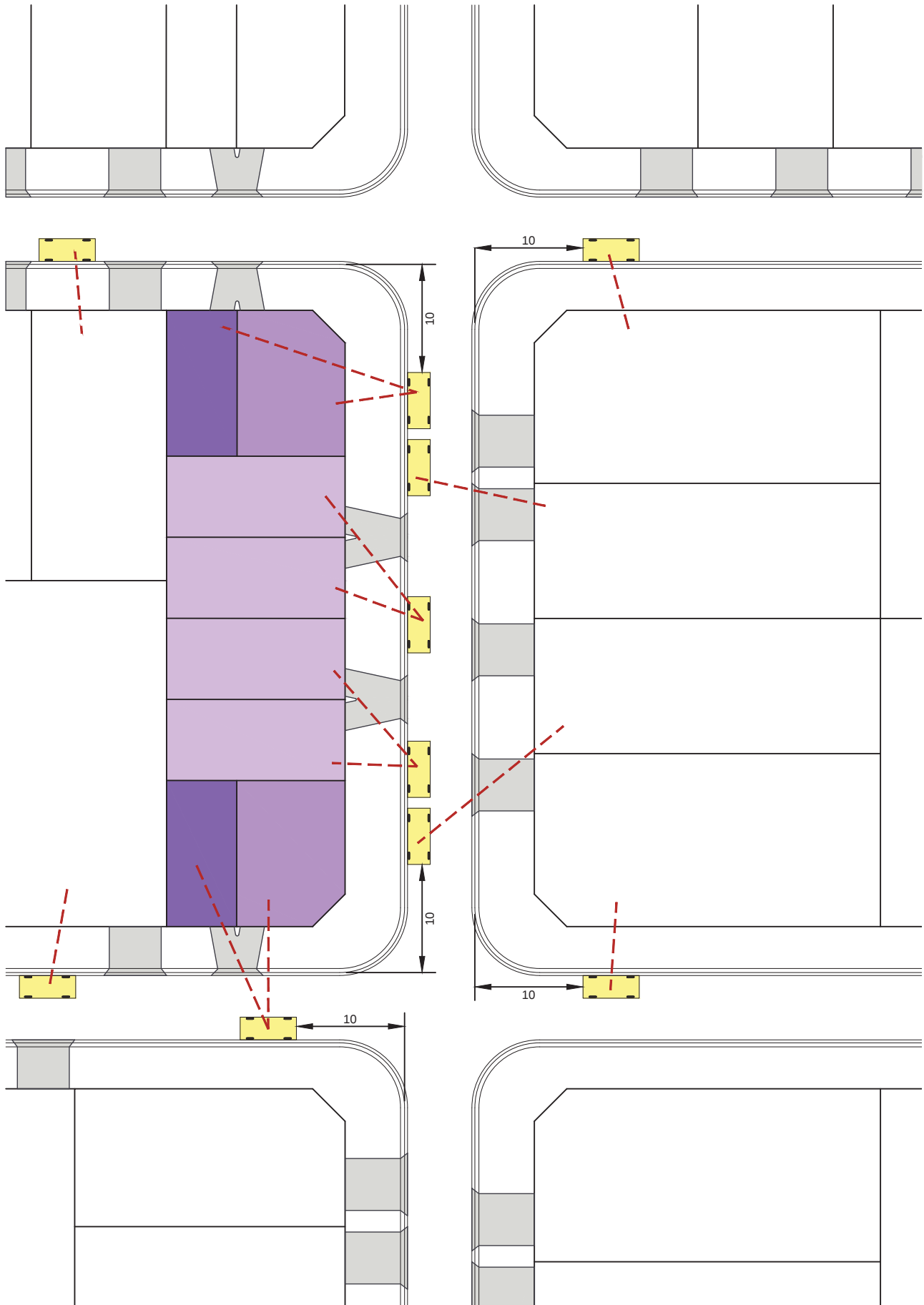
0 5 10 15 20 25

Urban Allotments Typical Carparking
Paradise Waters

Stockland

Legend

- Carpark Allocation
- Indicative Driveway Location
- Indicative On Street Carpark
- Urban Lot Type A
- Urban Lot Type B
- Urban Lot C & D



SCALE 1 : 500 @ A4

0 5 10 15 20 25

Urban Allotments Typical Carparking
Paradise Waters

Stockland

Appendix 3

Definitions

Schedule 2: Definitions

Use definitions

Commercial use category

Business

Means the use of premises for administration, clerical, technical, professional or veterinarian clinic or other business activity where any goods or materials made, sold or hired on the premises are ancillary.

Car park

Means the use of premises for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

Health care services

Means the use of premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

Sales office

Means the use of premises for the temporary promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Industrial use category

Extractive industry

Means the use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

High impact industry

Means the use of premises for industrial activities that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained.

These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers.

Low impact industry

Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses.

The manufacturing aspects of the use are undertaken indoors.

Any off site impacts including air, noise and odour emissions are able to be readily mitigated.

Medium impact industry

Means the use of premises for industrial activities that have offsite air, noise and odour emissions.

Despite mitigation measures these activities would still have noticeable impacts on non-industrial uses.

The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.

Noxious and hazardous industry

Means the use of premises for industrial activities that have the potential for extreme, adverse impacts on other land uses. This includes the potential for fire, explosion or toxic release.

These uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives.

Research and technology facility

Means the use of premises for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and component.

The use may include emerging industries such as energy, aerospace, and biotechnology.

Service Industry

Means the use of premises for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.

Warehouse

Means the use of premises for the storage of goods whether or not in a building, including self storage facilities or storage yards.

Residential use category

Display home

Means the temporary use of premises for the promotion and/or sale of land and/or houses within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Home based business

Means the use of a House or Multiple residential for an occupation or business activity as a secondary use where:

- » the floor area used specifically for the home business does not exceed 50m²
- » any visitor accommodation does not exceed 4 visitors
- » there is no hiring out of materials, goods, appliances or vehicles
- » there is only one sign related to the Home

- business, located within the premises or on a fence facing the road
- » there is no repairing or servicing of vehicles not normally associated with a residential use
 - » there is no industrial use of premises
 - » the maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties
 - » car parking in accordance with the planning scheme
 - » there is no display of goods
 - » number of employees does not exceed 4.

House

Means a residential use of premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.

The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence, and may be constructed under the primary dwelling, attached to it or free standing.

Multiple residential

Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its

own lot subject to community title schemes. The term multiple residential does not include House.

Other residential

Means the use of premises for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/support or are convalescing. This term may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

Relocatable home park

Means the use of premises for relocatable dwellings that provide long term residential accommodation.

The term includes ancillary facilities such as amenities, laundries, kitchens and recreation facility for persons associated with the development. It also includes a manager's office and residence.

Short term accommodation

Means the use of premises comprising primarily accommodation units for short-term accommodation, generally for travellers and visitors, such as motel or backpackers. The use may include dining, laundry and recreational facilities which cater exclusively for the occupants of the premises, a manager's office and residence. The term does not include Other residential, Hotel or Tourist park.

Retail use category

Bulk landscape supplies

Means the use of premises for bulk storage and sale of landscaping and gardening supplies including soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.

Fast food premises

Means the use of premises for the preparation and sale of food to the public generally for immediate consumption off the premises. The term may include drive through facilities and ancillary facilities for the consumption of food on the premises.

Food premises

Means the use of premises for the preparation and sale of food and drink to the public for consumption on or off the site. The term includes a cafe, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk, take-away, but does not include fast food premises as separately defined.

Garden Centre

Means the use of premises for the sale of plants and includes gardening and landscaping products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary cafe or coffee shop.

Market

Means the use of premises for the display and sale of goods to the public on a regular but infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

Outdoor sales

Means the use of premises for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans.

Service station

Means the use of premises for the retail sale of fuel including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

Shop

Means the use of premises for the display, sale or hire of goods or the provision of personal services or betting to the public.

Shopping centre

Means the use of premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.

Showroom

Means the use of premises primarily for the sale of goods of a related product line that are of a size, shape or weight that requires

- » a large area for handling, display or storage and
- » direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.

Rural use category

Agriculture

Means the use of premises for commercial purposes for the growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes.

The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities.

Agricultural supply store

Means the use of premises for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.

Animal keeping and husbandry

Means the use of premises for keeping, depasturing, grazing or stabling of any animal, bird, insect and reptile. The term

includes the use of land for keeping, breeding, stabling, training or boarding animals.

Intensive animal industries

Means the use of premises for the intensive breeding of animals or animal products in an enclosure that may require the provision of food and water either mechanically or by hand.

The use includes the ancillary storage and packing of feed and produce.

Intensive horticulture

Means the use of premises for the intensive cultivation of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.

The use includes the storage and packing of produce and plants grown on the subject site.

Wholesale nursery

Means the use of premises for the sale of plants where the plants are grown on or adjacent to the site.

The use may include sale of gardening materials where these are ancillary to the primary use.

Service, community and other uses category

Cemetery

Means the use of premises for the interment of the dead. The term does not include a crematorium or funeral parlour.

Child care centre

Means the use of premises for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, creche or early childhood centre.

Community facility

Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.

Crematorium

Means the use of premises for cremating bodies and may include the interment of the ashes. The term does not include a funeral parlour or cemetery.

Educational establishment

Means the use of premises for systematic training and instruction, including any other ancillary uses. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

Emergency Services

Means the use of premises by government bodies or community organisations to provide essential emergency services, disaster management services and including management support facilities for the protection of persons, property and the environment.

Funeral parlour

Means the use of premises for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium.

Hospital

Means the use of premises for medical or surgical care or treatment of patients whether or not residing on the premises.

The use may include accommodation for employees and ancillary activities directly serving the needs of patients and visitors.

Place of assembly

Means the use of premises for worship and activities of a religious organisation, community or association.

Telecommunications facility

Means the use of premises for systems that carry communications by means of radio, including guided or unguided electromagnetic energy whether such facility is manned or remotely controlled.

The term does not include low impact facilities that are exempt from State planning laws under the *Telecommunications Act 1994* and specified in the *Telecommunications (Low-impact facilities) Determination 1997*.

Utility Installation

Means the use of premises to provide the public with the following services:

- » supply of water, hydraulic power, electricity or gas
 - » sewerage or drainage services
 - » transport services including road rail or water
 - » waste management facilities
 - » network infrastructure.
- The use includes maintenance and storage depots and other facilities for the operation of the use.

Veterinary hospital

Means the use of premises for the treatment of sick or injured animals where such animals are accommodated overnight or for long stay periods on the premises. The term does not include animal keeping and husbandry or veterinary clinic.

Sport, recreation and entertainment use category

Indoor entertainment

Means the use of premises for public entertainment predominantly within a building.

The term includes facilities commonly described as cinema, nightclub, adult entertainment, theatre and hotel.

Indoor sport and recreation

Means the use of premises for leisure, sport, recreation or conducting large scale receptions, displays and functions, predominantly within a building.

The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres.

Outdoor sport and recreation

Means the use of premises for recreation or sport activity, or other leisure past-time, which is conducted wholly or mainly outside of a building.

The term includes facilities such as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds and the like. The term also includes the provision of a clubhouse and other ancillary facilities.

Park

Means the use of premises by the public for free recreation and enjoyment and may be used for community events.

Facilities may include children's playground equipment, informal sports fields, ancillary vehicle parking and other public conveniences.

A park does not include pest vegetation as listed by State or local government. A park may include small scale community gardens.

Tourism use category

Tourist attraction

Means the use of premises for providing on site entertainment, recreation or similar facilities for the general public.

The use may include provision of food and drink for consumption on site.

Tourist park

Means the use of premises to provide accommodation in caravans, self contained cabins, tents and similar structures for the touring or holidaying public.

The use may include a manager's residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the tourist park.

Other development

Filling or excavation

Means removal or importation of material to or from a lot that will change the ground level of the land.

Material change of use

As defined in the *Urban Land Development Authority Act 2007*.

Minor building work or demolition work

Means

- » internal building work
- » demolition work
- » external building work up to 25m² for roofs over existing decks or paved areas, sun hoods, carports and the like
- » demolition where not involving a place of cultural heritage listed building under the *Queensland Heritage Act 1992*
- » building work up to 10% of approved GFA or lawfully existing GFA at the time of commencement of this scheme
- » raising a house where the resultant height does not exceed 9m.

Operational work

As defined in the *Urban Land Development Authority Act 2007*

Reconfiguring a lot

As defined in the *Urban Land Development Authority Act 2007*

Administrative definitions

Accessible housing

Housing in accordance with the applicable ULDA guideline.

Affordable housing

Affordable housing¹⁷ means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households.

Basement

A storey below ground level or where the underside of the ceiling projects no more than one metre above ground level.

Building

As defined in the *Building Act 1975*.

Building work

As defined in the *Urban Land Development Authority Act 2007*.

Building height

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including anything projecting from a building such as an antenna, aerial, chimney, flagpole or the like.

Caretaker's accommodation

The residential use of part of a premises where in connection with a non residential use on the same premises.

Contaminated Land Register

As defined in the *Environmental Protection Act 1994*.

Development scheme

As defined in the *Urban Land Development Authority Act 2007*.

Dwelling unit

A building or part of a building used or capable of being used as a self contained residence which must include:

- » food preparation facilities
- » a bath or shower
- » a toilet and wash basin.

The term includes works ancillary to a dwelling.

Environmental Management Register

As defined in the *Environmental Protection Act 1994*.

Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

Existing or approved urban development

Means where one or more of the uses in any of the definitions use categories exists or is approved other than:

- » the Rural use category and
- » within the Service and community use category, a Cemetery or Crematorium.

Greenspace network

An integrated greenspace network including both active and passive recreation, linear/riparian corridors, parks and private and public sporting recreation facilities.

Gross floor area (GFA)

The total floor area of all storeys of a building, including mezzanines, measured from the outside of the external walls or the centre of a common wall, excluding area used for:

- » building services
- » ground floor public lobby
- » a public mall in a shopping complex
- » the parking, loading and manoeuvring of motor vehicles
- » private balconies whether roofed or not.

Ground level

Means:

- » the existing level of the site providing it has not been unlawfully altered; or
- » where the land has been unlawfully altered the level of land prior to the alteration; or
- » the 'as-constructed' level of the land in accordance with an approval for filling and excavation.

Interim Uses

Refer to section 3.2.9.

Mezzanine

An intermediate floor within a room.

Neighbourhood centre

The use of premises for servicing the convenience needs of the community. The term includes Business, Medical centre, Retail and Community facility which ultimately function as an integrated complex. It may include a key open space area (such as park or plaza).

Net residential density

Net residential density means the total number of dwellings divided by the combined area of residential lots, local parks, internal local roads and half the width of local roads bordering the site. Average net residential density means net residential density calculated for a whole neighbourhood.

¹⁷ Refer to the ULDA Affordable Housing Strategy

Planning scheme

The planning scheme for Ipswich City Council.

Plan of Development

See section 3.2.

Plot ratio

The ratio between the gross floor area of a building and the total area of the site.

Premises

As defined in the *Urban Land Development Authority Act 2007*.

Private open space

An outdoor area for the exclusive use of occupants.

Public housing

As defined in the *Sustainable Planning Act 2009*.

Public interest

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

Public realm

Refers to spaces that are used by the general public, including streets, squares, plazas and parks.

Sensitive uses

Means any of the following: Child care centre, Educational establishment, Health care services, Hospital, House, Multiple residential, Other residential, Relocatable home park and Short term accommodation.

Setback

The shortest distance measured horizontally from the wall of the building or structure to the vertical projection of the boundary of the lot (i.e. excluding eaves).

Significant vegetation

Means all vegetation, except those listed as pest vegetation by State or local government, that is significant in its:

- » ecological value at local, state or national levels including vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepared under the *Vegetation Management Act 1999*

- » contribution to the preservation of natural landforms

- » contribution to the character of the landscape

- » cultural or historical value

- » amenity value to the general public.

Note: vegetation may be living or dead and the term includes their root zone¹⁸.

Site cover

The proportion of the site covered by buildings, including roof overhangs.

¹⁸ The root zone is described by the vertical projection of the foliage to a depth of 1 metre below the surface and including buttress roots on and above the soil surface.

Storey

A space within a building which is situated between one floor level and the floor level next above or if there is no floor above, the ceiling or roof above. This does not mean:

- » a space that contains only:
 - » a lift shaft, stairway or meter room
 - » a bathroom, shower room, laundry, toilet or other sanitary compartment
 - » accommodation intended for not more than 3 vehicles
 - » a combination of the above.
- » a mezzanine

Urban design

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

Appendix 4

Advertising Device Requirements

Advertising Devices

- (1) Advertising Devices to be limited to the advertising of the Stockland Residential Estate (not already approved within Precinct A) at Deebing Heights.
- (2) Advertising Devices are restricted to the following signage types:
 - (i) Vertical Banner Sign (0.6m wide x 2m high - 1.2m² per sign);
 - (ii) Pole/Directional Sign (1.5m wide x 1.5m high - 2.25m² per sign);
 - (iii) Estate Entry Sign – *refer below*;
 - (iv) Third Party Sign – *refer below*;
 - (v) Pylon Sign (2m wide x 2.9m high - 5.8m² per sign); and
 - (vi) Billboard Sign – *refer below*;
- (3) Unless otherwise nominated &/or approved on specific POD's, plan(s) identifying the intended extent and final location of Advertising Devices (as listed above) to be submitted to Nominated Assessing Authority (NAA) prior to construction of signage;
- (4) Billboard signage to be limited to nominated locations along main entry road to estate (i.e. Grampian Drive), in conjunction with the nominated Estate Sales Office(s) and/or as identified on Advertising Plan of Development included within **Appendix 5** of this PoD.
- (5) Advertising of any other nature not nominated/defined on the Plan of Development will require a separate (operational works) development application in accordance with applicable ULDA/EDQ provisions.
- (6) All Estate & Directional Signage to be generally in accordance with provisions outlined under Ipswich City Council's Advertising Code and Implementation Guideline 18 (Estate and Directional Signage) however where there are discrepancies, POD requirements take precedence.

Advertising Device Type	Advertising Device Requirements
Billboard Identification Sign	A billboard identification sign or pylon identification sign:- (a) is mounted as a freestanding structure in a landscape environment; (b) is situated at least 3 metres from any adjoining site; (c) does not project beyond the front alignment of the site; (d) is designed and treated in such a way that the supporting framework and the back of the sign face area blend with the surrounding streetscape or field a view; (e) has a maximum thickness not exceeding 75mm per metre of height above ground level; and (f) is permitted up to a maximum height of 8.5 metres, and a maximum sign face area of 32m² per sign face. (g) Only 1 Billboard or Pylon Identification sign is permitted per site.
Estate Entry Sign	An estate entrance sign:- (a) is placed at the entrance of an estate and indicates only the name of the estate; (b) is set at or within 500mm of ground level; (c) is mounted as a freestanding structure in a landscape environment; (d) does not obstruct pedestrian/bicycle access to the estate; (e) is constructed of durable and low maintenance materials; (f) is permitted up to a maximum height of 6 metres; and (g) has a signface area appropriate to its setting.
Third Party Sign	A Third Party Sign is permitted to be erected on land owned or under the control of Stockland, and intended to advertise the emerging community of Paradise Waters (or alternative Estate name as nominated by Stockland).

LEGEND

- Site Boundary
- Purga Rifle Range Buffer
- Estate Signage
- Billboard Signage
- Outer Bushfire Management Zone
- Inner Bushfire Management Zone
- 4m Reserve
- Open Space and Recreation
- Major Neighbourhood Facilities
- Major Neighbourhood Centre
- Minor Neighbourhood Centre
- Balance (Future Residential - Per MCU Approval Dev 2012/267)
- Future Primary School Site - Per MCU Approval Dev 2012/267
- Lifestyle Allotments
- 25m Deep Allotments
 - Urban Allotments (6.5 x 15m)
 - Town Home Allotments (8.5 x 25m)
 - Villa Allotments (10.5 x 25m)
 - Premium Villa Allotments (12.5 x 25m)
 - Courtyard Allotments (14 x 25m)
 - Traditional Allotments (16 x 25m)
 - Premium Traditional Allotments (18 x 25m)
- 28m Deep Allotments
 - Villa Allotments (10.5 x 28m)
 - Premium Villa Allotments (12.5 x 28m)
 - Courtyard Allotments (14 x 28m)
 - Traditional Allotments (16 x 28m)
 - Premium Traditional Allotments (18 x 28m)
- 32m Deep Allotments
 - Villa Allotments (10.5 x 32m)
 - Premium Villa Allotments (12.5 x 32m)
 - Courtyard Allotments (14 x 32m)
 - Traditional Allotments (16 x 32m)
 - Premium Traditional Allotments (18 x 32m)

Note
All dimensions and areas are approximate only, and are subject to survey and EDQ/IULDA approval.

Dimensions have been rounded to the nearest 0.1 metres.

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

Adjoining line work has been taken from DCDB.

For further proposal details, see individual plans.

Existing Electrical Easment to be relocated internally with Development Layout (Final alignment to be confirmed with Energex).

Refer to JPR Plan 'E14-Paradise Waters' Amendment B, Dated 20/01/2014 for Proposed New Electrical Easment Alignment.

PRELIMINARY ONLY



Refer to Typical Cross Section Below

4
SP 193443

Unconstructed Road Reserve - 20m Wide
(Per MCU Approval DEV 2012/267)

Typical Bushfire Setback Separation



REVISION	Level Datum		Date	23 JANUARY 2014	CLIENT	PROJECT	 RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 743 Ann Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3237 8899 F +61 7 3237 8833 W rpsgroup.com.au		
	Origin		Comp By.	TJE					
			DWG Name.	105598Overall-School					
			Local Authority	IPSWICH CITY COUNCIL					
	Scale		Locality	DEEBING HEIGHTS					
	1:4000	Sheet	A1	Job Reference	105598	Plan Ref	105598-84	Rev	-