

10 DEC 2014

4.0 PLAN OF DEVELOPMENT

The portion that is the subject of this Plan of Development will be comprised of 3 individual lots. It is proposed to guide the development of this area in accordance with the Context Plan, but at the same time maintaining flexibility to encourage development to occur, and respond to the changing needs of the community.

It is also important to respond to the staged development of the site. Uses are included that serve the community in the short term, and allow more intense development in the future. The Plan of Development therefore sets out a range of uses for this site that are permitted. These uses fall under the following categories:

- Commercial Use
- Residential Use
- Service Community & Other Use
- Sport, Recreation & Entertainment Use
- Tourism Use

A more detailed breakdown of the uses is included in the POD. The POD also applies specific provisions on the development to guide the built form in the desired direction.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

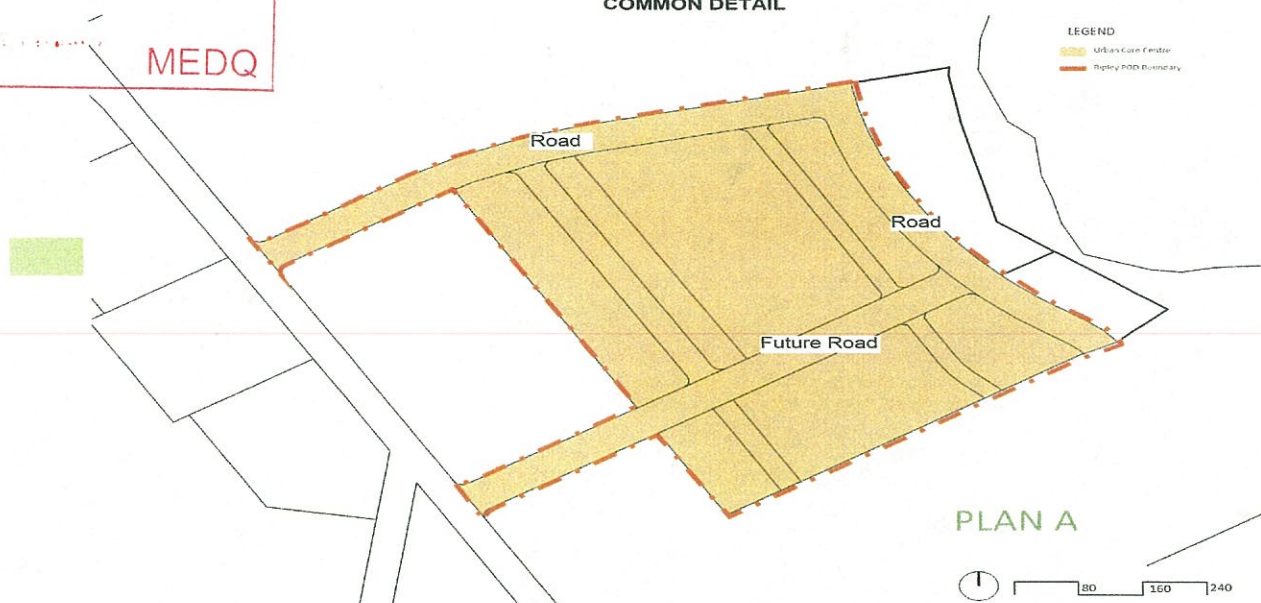
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MEDQ

COMMON DETAIL

LEGEND

- Urban Core Fender
- Ripley PDA Boundary



PLAN OF DEVELOPMENT – LAND USE

The following land uses are approved as part of the Plan of Development. These uses are to be located within the Plan of Development Area.

MIXED USE URBAN CORE

Commercial Use Category

- Business
- Car Park
- Health Care services
- Sales office

Residential Use Category

- Multiple Residential Other
- Residential
- Short term accommodation

Retail Use Category

- Fast food premises
- Food premises
- Market
- Shop
- Shopping centre

Service, Community and other use category

- Child care centre
- Community Facility
- Educational establishment
- Emergency Services
- Telecommunications facility
- Utility Installation
- Veterinary Hospital
- Places of Assembly

Gross Floor Area

The Maximum permitted gross floor area within the POD is:

- Retail and Indoor Entertainment – 25,000m²
- Commercial Use Categories – 6,000m²
- Community Facilities – 4,000m²

Note: Stage A has a limit of 8,000m² GFA then Stage B requirements commence.

Residential Density

A minimum residential density of 65 dwellings per hectare is to be provided within the total POD area. To achieve this, mixed use construction has been encouraged with residential apartments either sleeving or above retail and/or commercial uses.

The POD area has the potential for ultimate residential density of 100 dwellings per hectare or more when fully developed.

Interim/Temporary Uses

Lower intensity uses and uses that do not require levels of public transport may be appropriate as interim/temporary uses in the Urban Core. Interim/temporary uses must not prejudice achieving future maximum development density and height. These uses:

- Garden centre
- Outdoor sales

Other Uses

The following uses may be appropriate in the urban core where complying with the parking rates in the planning scheme and not involving building work (other than minor building work) or operational work:

- Showroom
- Warehouse

PLAN OF DEVELOPMENT – BUILT FORM COMMON FOR BOTH STAGES

Siting of Buildings

- Positioning and orientation of the building must consider and optimise solar orientation, views, overlook streets and public spaces;
- Buildings must where applicable, maximise natural light, cross-ventilation and circulation;

Site coverage & building setbacks

- 100% site coverage is encouraged.
- Street Setbacks to generally be nil for all active Street Frontages.
- Side setback generally nil, to assist in forming a continuous urban form.
- Rear setback generally nil, only required where inactive facades occur or where daylight access, overshadowing, sight lines or other site particular constraints apply.

Siting of Buildings

- Building design must ensure privacy for habitable spaces in buildings based on the following criteria.

- Major openings and unenclosed outdoor active habitable spaces (balconies, verandas, terraces or other outdoor living areas) that are more than 0.5metres above natural ground level and which overlook any part of any other residential property behind its street set backline, must comply with the following:

1. Are setback, from the boundary a minimum of 4.5 metres in the case of bedrooms and studies; 6 metres in the case of habitable rooms other than bedrooms and studies; and 7.5 metres in the case of unenclosed outdoor active habitable spaces or;
2. Are provided with permanent vehicle screening to restrict views from any major opening to an active space; or
3. Are provided with permanent vertical screening or the equivalent, preventing direct line of sight to ground level of the adjoining property if closer than 25 metres to the opening or equivalent.

Building Height

- Maximum heights cannot exceed 12 storeys.
- The ground floor of all buildings fronting a street must have a minimum floor to floor height of 4 metres, or 6 metres if the building has a colonnade frontage.
- The ultimate height limit of the development is 12 storeys. This ultimate may be delivered through a staged program over time.

Privacy

- Building design must ensure privacy for habitable spaces in buildings based on the following criteria.

- Major openings and unenclosed outdoor active habitable spaces(balconies, verandas, terraces or other outdoor living areas) that are more than 0.5metres above natural ground level and which overlook any part of any other residential property behind its street setback line, must comply with the following:

1. Are setback from the boundary a minimum of 4.5 metres in the case of bedrooms and studies and 7.5 metres in the case of unenclosed outdoor active habitat spaces or;
2. Are provided with permanent vertical screening to restrict views from any major opening of an active habitable space; or
3. Are provided with permanent vertical screening or equivalent preventing direct line of sight to ground level of the adjoining property if closer than 25 metres to the opening or equivalent.

- In multiple dwelling developments major openings and unenclosed outdoor active habitable spaces with the cone of vision of upper level dwellings shall not overlook more than 50% of the outdoor living area of a lower-level dwelling directly below within the same development.

- Internal commercial spaces are considered habitable rooms.

	High Rise 7+ Levels
Maximum Height	Refer to the development scheme – Building Height.
Street Setbacks Minimum	
• Nominated Colonnade	4.5 metres at ground level, 0.0 metres at upper levels
• Active Frontage	0.0 metres
• Non-active Frontages	4.5 metres for residential elements, 0.0 metres for non-residential
Side Setbacks	
• Levels 1-3	Where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0.0, 0.0 metres. Otherwise: • 1.5 metres for a wall up to 4.5 metres high • 2.0 metres for a wall up to 7.5 metres high • 2.0 metres plus 0.5 metres for every 3.0 metres (or part thereof) over 7.5 metres high for a wall over 7.5 metres high. Except that a wall may be built to a side boundary where the wall has a maximum height of 3.0 metres and a maximum length of 15.0 metres, unless it abuts a higher or longer existing or simultaneously constructed wall.
• Levels 7-8	3.0 metres
• Levels 9+	6.0 metres
Rear Setbacks	
• Levels 1-3	Where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0.0, 0.0 metres. Otherwise, 3.0 metres.
• Levels 4+	6.0 metres

Note: Please refer to the following pages for controls that are specific for Stage A or B.

STAGE A



PLAN OF DEVELOPMENT – General

- This Plan of Development Applies to the area shown as Stage A. This Plan of Development will operate exclusively over the relevant area until such time as development reaches 8,000m² GFA.

PLAN OF DEVELOPMENT – General Conditions

Built Form:

- Active Street Locations are shown on Plan A Stage A
- Street setbacks to be generally nil for all Active Street Frontages.
- The ground floor of all buildings must have a minimum floor to floor height of 4.0m.

- Stage A minimum 1 storey height.
- Maximum building height is 12 storeys.
- All active frontage facades are to incorporate an awning 3 metres wide. Awnings are to be cantilevered from the main building.
- Buildings must provide legible entry points for both pedestrians and vehicles.
- All refuse, materials, plant areas and services will be screened.
- All air conditioning, lift rooms, ventilation plant and other equipment located on the roof or externally around the buildings will be treated as an integral part of the building form and screened from view with materials consistent with the building.

CAR PARKING

- Car parking to be provided at the following minimum rates:

Business Use (As identified under the Ipswich City Council Town Plan Ripley Area):

Retail :

- 1 space per 25m² GFA plus loading bay where required

Commercial:

- 1 space per 25m² GFA

Plant Nursery (wholesale) (As identified under the Ipswich City Council Town Plan Ripley Area):

- 1 space per staff member (FTE); 1 space for a visitor.

Service/Trade Use (As identified under the Ipswich City Council Town Plan Ripley Area):

Warehouse or storage

- 1 space per 200m² of warehouse or storage area

Shopping centre (As identified under the Ipswich City Council Town Plan Ripley Area):

- 1 space per 25m² GFA; plus loading bay where required.

Residential (As identified under the Ipswich City Council Town Plan Ripley Area):

Caretakers' Residence:

- 1 covered space

Home Based Activity:

- 1 space per FTE

Multiple Residential:

- 1 space per dwelling for 1 or 2 bedroom units;
- 1.5 spaces per dwelling for 3 bedroom units;
- 2 spaces per dwelling for 3+ bedroom units;
- Plus 0.1 spaces per dwelling for visitor parking.

Temporary Accommodation:

Boarding house:

- 0.1 space per dwelling or rented bedroom; plus
- 1.0 bicycle or scooter space per dwelling or rented bedroom

Motel:

- 1 space per unit; plus
- 1 space per resident manager; plus
- 1 space per staff member (FTE); plus
- A queuing/standby area, sufficient to accommodate 2 vehicles at the entry to the site.

- Car parking can only be visible from the street (including streets yet to be dedicated) where there is a landscape edge between the car park and the verge. Service areas are to be appropriately screened from the street.

- Car parking and public areas will be provided with lighting for public safety.

- Shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.

- Bike and end-of-journey facilities must be included within the development in accordance with ICC/QDC requirements.

LANDSCAPE PLANNING

-Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces, or equivalent provisions of shade structures.

-Canopy trees and landscape will be provided within the street and verge (including where the street has yet to be dedicated). These must be retained as part of the development and incorporated into any final verge surface treatments.

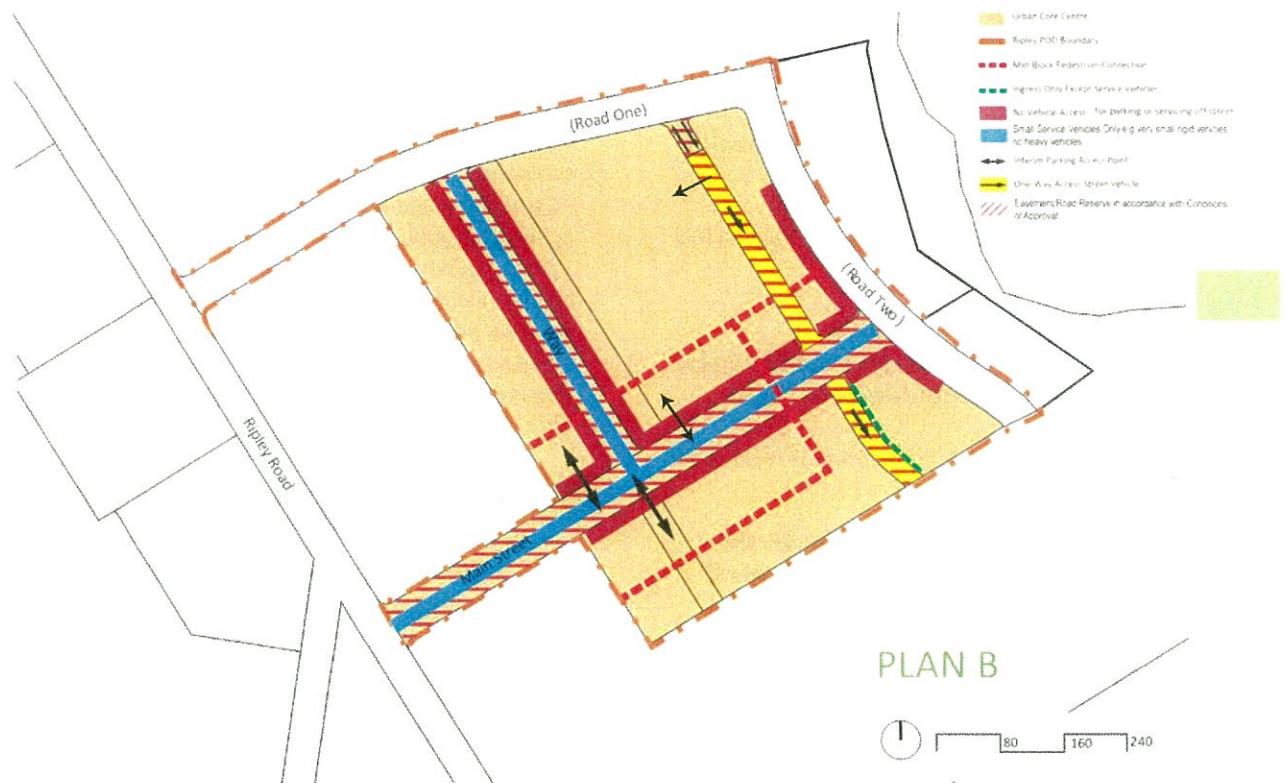
SERVICING

-Service bays should be located internally to the site and not directly face the Access Road or Service Laneway.

SIGNAGE AND GRAPHICS

- All signage visible from any public realm must comply with relevant Ipswich City Council Policy.

STAGE B



PLAN OF DEVELOPMENT – GENERAL CONDITIONS

Built Form

- Active street frontage locations are specified on the plan of development, Plan C (Stage B);
- Built form must embrace corners and address both street frontages. Corners should be expressed as strong visual elements including feature building entries;
- Building design must pay attention to the rear of the site and to the relationships with access streets, adjacent buildings and the public domain.

Building Height

- Minimum of 2 levels for all development.

Car Parking

- Car parking must be provided in accordance with the Ipswich Planning Scheme. (Ripley Valley)
- A reduction in the car parking rates must apply to this Plan of Development to all visitor spaces for residential uses and all parking for non-residential uses. Any reduction will be in accordance with Ipswich City Council's Planning Scheme.
- If vehicular access to on-ground temporary car parking is proposed, the location points shown as Interim Parking Access Points on Plan B will apply.
- For interim at grade car parking, 1 shade tree must be provided per 6 parking bays or shade structures.
- Shared access for parking is encouraged to minimise driveways. All ground level car parks must be appropriately screened from the public realm.

Landscape Planning

- High quality landscaping must be provided throughout the site in accordance with the approved/endorsed landscape plan.
- Landscape Development Principles. These principles outline the Design Intent, Landscape Character and Key Elements for the various

aspects of the POD Area, and are to be read in conjunction with the Plan of Development.

Vehicle Movement Plan

- Major service vehicular movement is located on the edge streets of the Urban Core Centre and are associated with dedicated loading zones. This is to prioritise pedestrian amenity on Main Street and Way.
- A Service Vehicle Management Plan has been prepared as part of Plan of Development, Plan D, and future development must accommodate this movement pattern.

Signage and Graphics

- Signage should preferably be integrated with the building design and shall be consistent with the scale and design of the buildings.

External Service and Storage Area

- Car parking, service and loading bays and storage areas are either integrated within or under buildings or sleeved by active frontages or behind buildings. Large blank screens mask loading areas not acceptable. Appropriate landscaping and fencing can be utilised to screen these areas.
- Screening should be designed to ensure passive surveillance occurs.

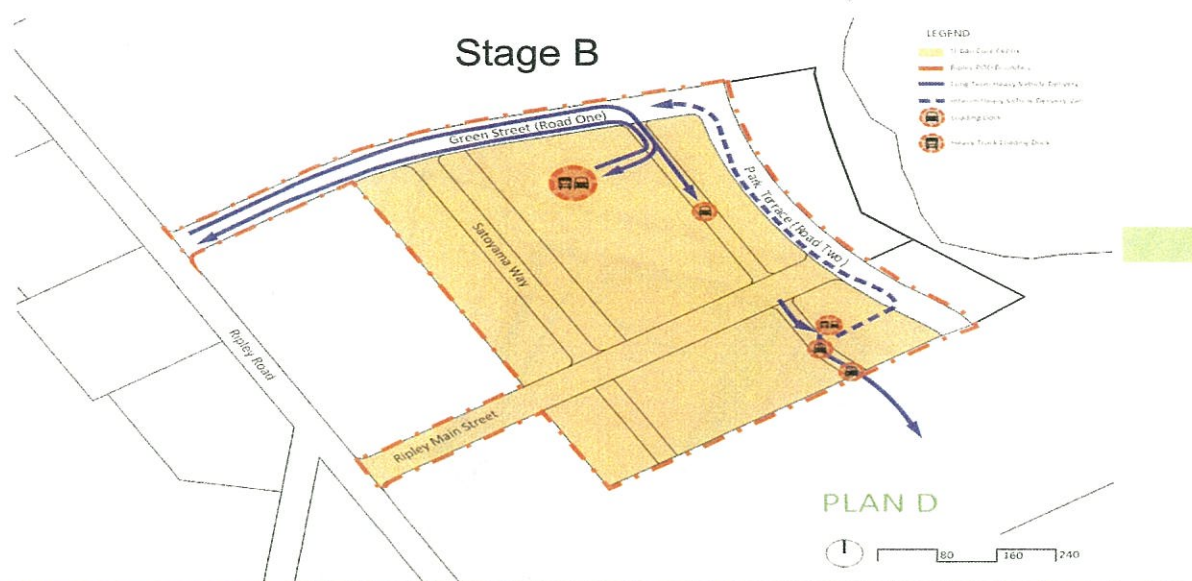
Plant and Equipment

- All plant and equipment should be screened or remote from public areas, particularly from the street.
- Where plant and equipment is located on roofs, it should be located in the roof cavity, or located on the roof so that it is not visible from the public realm.
- The exception to this may be where stacks or ductwork that is necessary is used as a 'design element.'



Pedestrian & Cycle Movement

- Mid block pedestrian connections of a minimum 6m wide must be included generally in accordance with those indicated on the Plan of Development, Plan B to allow for more pedestrian connected environment. Mid block connections have unrestricted public access during business hours.
- Where possible, mid block pedestrian routes should be designed to encourage direct routes to the Transit Centre entrances.
- Bicycle parking and end of ride facilities must be provided in accordance with QDC requirements.



PLAN OF DEVELOPMENT – BUILT FORM

Street Address and Street Interface

- Uses on ground level must be primarily retail, commercial or offices. Other uses may be appropriate provided activation of the street is achieved.
- Buildings must be sited on the block to address the street and promote active streets.
- Buildings must address the street and public places, be of a pedestrian scale and provide a sense of place.
- Active Street frontages must be provided at ground level for retail, commercial and office uses and must have large windows to enable a connection between the interior and the streetscape and to provide a visual 'breakup' of the façade.
- All active frontage facades are to incorporate an awning 3 metres wide outside the allotment boundary, creating a continuous but varied sheltered footpath with a minimum height of 3.5 and a maximum height of 6 metres. Awnings are to be cantilevered from the main building and all posts are to be non-structural. Awnings are not required if a colonnade exists, however, colonnades must incorporate volumetric easement for public access. Awnings may need to be setback from the kerb or include 'cut outs' to allow for street trees.
- Minor streets must have active frontages where indicated on the plan of development, or elsewhere considered appropriate.
- The location of the colonnades are shown on Plan C, and where they are shown shall be 4.5 metres wide and are to be wholly contained within the allotment boundary.
- The purpose colonnades, if utilised, is to provide protected pedestrian amenity and shelter to active frontages. Typical colonnade section shown in diagram to the right, and must include volumetric easements for public access.
- Primary building entries must be located on active street frontages.
- Building must provide legible entry points for pedestrian, and clearly define the pedestrian entry from the vehicular entry.
- Building design plays an important part to set the character of Ripley Urban Core. Australian contemporary elements of architecture must inform the building style.
- Ground level frontages for retail, commercial and office uses must have large see through windows to enable a connection between the interior and the streetscape and to provide a visual 'breakup' of the façade.
- Combination of windows, doors and active display surfaces are to form 80 percent of the building's façade at ground level, designed to provide permeability, light spill and pedestrian interaction with the interior of the building.
- Provision of outdoor dining, sitting and use of the public foot path should be an integral part of the design for the retail and commercial areas. Shelter elements should be integrated with the building design and must be consistent with the scale and design of the buildings.
- Street alignments, blocks, and siting of buildings have been designed to allow for active spill out space into the public domain, and allocation within the blocks for ample private realm
- Upper levels of buildings must contribute to the activation and passive surveillance of the public realm through windows and balconies.

- Spill out private to public spaces must be well lit for night time activity to promote a safe environment.
- Crime prevention through Environmental Design (CPTED) principles – passive surveillance, sightlines, lighting are to be adopted into design.

Corners

- Buildings on corners must address both street frontages. Corners should be expressed as stronger visual elements, including feature building entries.

Feature Buildings

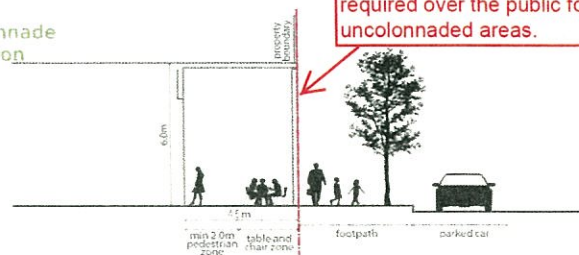
- Key sites have been nominated on the Plan of Development Plan C across the Urban Core to identify arrival features and significant locations.
- Distinct, high quality architectural design forming an icon.
- Innovative design solutions showcasing sustainable technologies are encouraged?
- Building facade elements encouraged to be interactive and ephemeral.
- Corner elements may reinforce the scale of the intersection as a pedestrian connection and to provide visual connections.
- No internal courtyards allowed, external spaces to be on balconies facing the street or public access.

Plaza Easements

- Plaza easements have been established to provide a visual and pedestrian link north south through the Urban Core Centre.
- Building development within these easements is not permitted except for individual buildings with a maximum floor area of 15 square metres primarily to service outdoor dining and drinking areas. The total floor area permitted in this area is 90 square metres.

Colonnade Section

Colonnade Section



Residential Elements

Balconies

- minimum 9m² for 1 bed units with a minimum dimension of 3m
- minimum 16m² for 2+bed units with a minimum dimension of 3m

Clothes drying areas which are provided on private balconies are to be screened from public view.

STAGE B



PLAN OF DEVELOPMENT – TOWN PARK

Park

The Town Park must be embellished and dedicated in accordance with the endorsed Community Greenspace.

Limited Community Facilities may be provided in the Town Park in accordance with Community Facilities IMP or an endorsed park plan.

Building Configuration

- Buildings are to be a maximum of 2 levels
- Buildings are to be located within the building site area
- Distinct, high quality architectural design is required
- Positioning and orientation of the building must consider and optimise solar orientation views, overlooking streets and public spaces

