

PROJECT

Hayfields
352 Ripley Road, Ripley

CLIENT

GOLDFIELDS GROUP

KEY PLAN / NOTES

- SUBJECT SITE
- STAGING BOUNDARY
- MANDATORY BTB WALL
- - - OPTIONAL BTB WALL
- INDICATIVE DRIVEWAY LOCATION
- INDICATIVE PRIVATE OPEN SPACE
- PROPOSED LOCAL PARK
- PROPOSED LINEAR OPEN SPACE & ECOLOGICAL CORRIDOR
- PROPOSED CHILD CARE CENTRE
- - - INDICATIVE BUILDING ENVELOPE

NOT FOR CONSTRUCTION

| ISSUE CODE | ISSUE DESCRIPTION | BY | CHK | DATE |
|------------|-------------------------|----|-----|------------|
| A | POD Plan of Development | EM | CK | 06.11.2017 |
| B | POD Plan of Development | EM | CK | 08.11.2017 |
| C | POD Plan of Development | EM | CK | 09.11.2017 |
| D | POD Plan of Development | EM | CK | 23.02.2018 |
| E | POD Plan of Development | JW | CK | 28.02.2018 |
| F | POD Plan of Development | EP | CK | 06.04.2018 |
| G | POD Plan of Development | JB | CK | 31.05.2018 |

PRE - Preliminary | CA - Council Approval | T - Tender | CON

DRAWING TITLE

Plan of Development
(Staging 1,2 & 5)

DESIGN : CA
DOCUMENT:
PROJECT : 1017024
SCALE : 1:1250@A1



SHEET NUMBER REVISION
1017024-28 G

| Typical Lot dimensions | 8.5m x 30m | | 10.5m x 30m | | 12.5m x 30m | | 14m x 30m | | 16m x 30m | | 18m x 30m | | 20m x 30m | |
|--|-------------------|-------------|-------------------|-------------|-------------------|-------------|-------------------|-------------|-------------------|-------------|-------------------|-------------|-------------------|-------------|
| | 255m ² | | 315m ² | | 375m ² | | 420m ² | | 480m ² | | 540m ² | | 600m ² | |
| setback location | 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 | 2.4m | 2.4m | 2.4m | 2.4m | 2.4m | 2.4m | 2.4m | 2.4m | 2.4m | 2.4m | 2.4m | 2.4m | 2.4m | 2.4m |
| rear | 0.9m | 1.0m | 0.9m | 1.0m | 1.0m | 1.5m | 1.0m | 2.0m | 1.5m | 2.0m | 1.5m | 2.0m | 1.5m | 2.0m |
| side boundary | | | | | | | | | | | | | | |
| | Mandatory | | Mandatory | | Optional | | Optional | | Optional | | Optional | | Optional | |
| Built to boundary | 0.0 - 0.2m | 1.0m | 0.0 - 0.2m | 1.0m | 0.0 - 0.2m | 1.0m | 0.0 - 0.2m | 1.5m | 0.0 - 0.2m | 1.5m | 0.0 - 0.2m | 1.5m | 0.0 - 0.2m | 1.5m |
| 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 | 1.0m | 1.5m |
| Corner lots - secondary road frontage* | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m |
| Max Site Cover | 75% | | 75% | | 60% | | 60% | | 60% | | 60% | | 60% | |
| Private Open Space | Min area = 15sqm | | Min area = 15sqm | | Min area = 15sqm | | Min area = 15sqm | | Min area = 15sqm | | Min area = 15sqm | | Min area = 15sqm | |
| Off-street Parking | 2 | | 2 | | 2 | | 3 | | 3 | | 3 | | 3 | |
| Garage door Setback | 5.4m | | 5.4m | | 5.4m | | 5.4m | | 5.4m | | 5.4m | | 5.4m | |

*Concession for open structures supporting post/pier can be located 1.0m from secondary road frontage

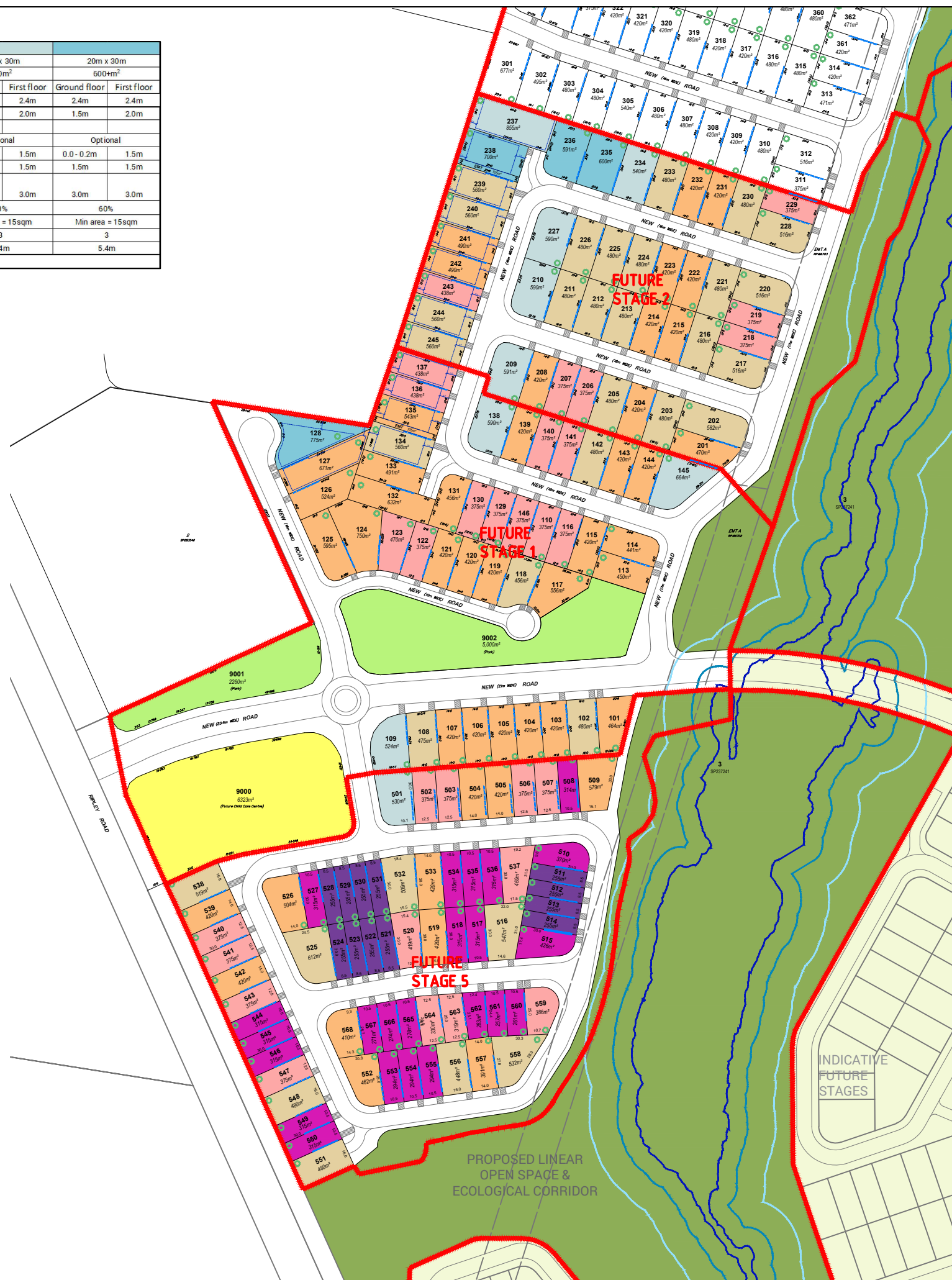
NOTES

- General:
- The maximum height of buildings shall not exceed 2 storeys or 9m whichever is lesser.
 - Letter boxes should be located in close relationship to the front entry.
- Setbacks:
- Setbacks listed in the Site Setback Table are the minimum distance required unless otherwise specified on plan.
 - Setbacks can be greater unless restricted by these Development Controls.
 - Built to boundary walls are mandatory on 8.5-10.5m allotments. Built to Boundary walls are optional for lots equal to or bigger than a 12.5m lot.
 - 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 walls or support of the structure.
 - Garages on conventional frontage allotments with a frontage of less than 12.5 metres are setback 5.4 metres to the garage door, unless noted otherwise in the setback table
 - Indicative driveways typically correspond with BTB walls, if a dwelling does not incorporate BTB walls, the garage and driveway may be located on the opposite side boundary where standard side setbacks apply.
 - Eaves should not encroach (other than where dwellings are built to boundary) closer than 300mm to the lot boundary.
 - Open structures such as a portico, entry porch or under roof recreational areas can encroach the front or secondary frontage setback but must not be closer than 1.0m from the boundary to the supporting structure
- Parking:
- Minimum off street requirements are 2 spaces per dwelling, which may be achieved in tandem, with one space provided in front of the garage or carport.
 - 8.5-10.5m allotments with a single storey dwelling are to have tandem parking space provided in front of the garage or carport.
 - Double width garages are not permitted on 8.5-10.5m allotments unless contained within a two storey dwelling that has a 1m upper storey or roof projection over at least 50% of the garage opening width.
- Site Cover:
- Site cover for each dwelling is specific to the allotment type and shown in the site setback table
- Private Open Space:
- Private open space criteria is detailed in the Site Setback Table.
 - The space can be made up from areas in two locations providing the area containing the specified circle is accessed from the main living area.
 - Private open space area to have a minimum width of 3m
- Fencing:
- Fencing on all primary street frontages to be either 50% transparent or not to exceed 1.2m in height. Where private open space is provided within the front or secondary setback, the fence can be up to 1.5m in height and 20% transparent for at least 60% of the boundary.
- Energy:
- All dwellings to have a minimum energy rating of 6 stars under NatHERS & taking into account the B.C.A and the Queensland amendments as outlined in QDC MP4.1 A1 (d) (i) (ii)



KEY PLAN

NOTE: The contents of this plan are subject to relevant Council, State and Federal Government Approvals. Pavement Layout is indicative only and subject to detail design



INDICATIVE FUTURE STAGES

PROPOSED LINEAR OPEN SPACE & ECOLOGICAL CORRIDOR