	TERRACE		VILLA A		VILLA \$		COURTYARD		TRADITIONAL		FAMILY		LARGELOT	
Typical Lot Frontage	7.5 - 9.9n		10.0 - 11.9m		12.0 - 139m		14.0 - 15.9m		16.0 - 17.9m		18.0 - 19.9n		20m +	
Typical Lct Depth	30m		30m		30m		30m		30m		30m		30m	
Typical Lot Area	225 - 299m²		300 - 359n ²		360 - 415m ²		420 - 479m²		48) - 539m ²		540 - 699m		600m ² +	
Setback Location	Ground floor	First floor	Ground floor	First floor	Ground floor	Arst floor	Ground floor	First floor	Ground floor	First floor	Ground floor	First floor	Ground floor	First floor
Front Setback	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 Setback	0.9m	1.0m	0.9m	1.0m	1.0m	1.5m	1.0m	2.0m	1.5m	2.0m	1.5m	20m	1.5m	2.0m
Side Boundary Setback														
Built to Boundary	Mandatory		Mandatory		Optional		Optional		Optional		Optional		Optional	
Built to Beundary	0.0 - 0.2m	1.0m	00 - 0.2m	1.0m	0.0 - 0.2m	1.0m	0.0 - 0.2m	1.5m	0.0 - 0.2n	1.6m	0.0 - 0.2m	1.5m	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	1.5m	1.5m
Corner Lots- Secondary														
Road Frontage*	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	2.0m	2.0m
Naximum Site Cover	75%		75%		60%		60%		60%		60%		60%	
Private Open Space	Min area = 15sqm		vlin area = 15sqm		Min area = 15sqm		Min area = 15sqm		Min area = 15sqm		Min area = 15sqm		Min area = 15sqm	
On Site 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	

Pursuant to the Economic

forms part of the MEDQ

Delegate's approval for

Date: 14 February 2023

Development Act 2012, this plan

Approval No.: 7231/20/MAPDA/B

	Typical				
LOT TYPE	Dimensions	Typical area	STAGE6		
TEFRACE LOT	7.5 X 30m	225m²	0	0%	
VILLA A	11m X 30m	330m²	5	11%	
VILLA B	12.5m X 30m	375m²	16	35%	
COURTYARD	14m X 30m	420m²	11	24%	
TRADITIONAL	16m X 30m	480m²	10	22%	
FAMILY	18m X 30m	540m²	3	7%	
LARGE LOT	20m X 30m	600m²	1	2%	
LIFESTYLE LOT A	14 x 69m	960m²	0	0%	
LIFESTYLE LOT B	16 x 69m	1100m²	0	0%	
SUB-TOTAL			46	100%	

729 728

715

705 704

713

620

621 493m²

924

925 503m²

714

727

703

702

701 453m²

726

725 420m²

720 375m²,

723 375m²

721

	Stage 6 (ha)
Total Stage Area	6.10
Linear Park	0.37
Neighbourhood Recreation Park	0.00
Open Space Corridor	2.16
Indicative Stormwater Management Area	0.13
Pedestrian Link	0.00
Total Area of Road	1.51
Total Area of Residential Alotments	1.93
Length of New Road	Stage 6 (m)
Total Length (m) of Road (21.4m)	270
Total Length (m) of Road (16.4m)	346
Total Length (m) of Road (5.0n)	0
Total Length (m) of Esplanade Road (16.0m standard	010



with reduced verge to park side = 14.0n) NOTES

747

908

940

1014

1015

1016

STAGE 10

1017 553m²

1020 1021 102

1118 1117 /1116

939 480m²

938 477m²

937 375m²

936

935

933

1119 375m²

932

931 535m²

930 1018 909 1135m²

911 1125m²

912

915 974m²

917

919

928 PMT

SCALE 1:1000 (A1)

920

921

922 9000°

923 1058m²

Setbacks and maximum building location envelopes are subject to future proposed easements, building exclusion zones andior other underground services. 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 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 7.5-11.9 m allotments. Built to Boundary walls are optional for lots
- equal to or greater than a 12.0m lot.
- equal to or greater than a 1,c/m but. Built to boundary walls are to have a maximum length of 15 metres and a maximum height of 3.5 metres. Built to boundary walls on lots with a frontage equal to or greater than 14.0m applies to garages only. Boundary setbacks are measured to the walls or support of the structure.

- 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 within the front or
- secondary frontage setback but must not be closer than 1.0m from the boundary to the supporting structure.
- On corner lots, no building or structure over 2m high is built within 4m by 4m truncation at the corner of the 2 road frontages.

 Notes applicable to Terrace Home Lots:

Built to boundary wall length is to comply with the requirements outlined in PDA Guideline 7 - Low Rise Buildings.

- Front doors of dwellings are to address the primary street frontage.
- Each street or park frontage must be addressed with the inclusion of two or more of the following design elements in the related facade:

 - verandahs / porches,
 - entertaining awnings and shade structures, variation to roof and building lines,
 - inclusion of window openings,
- o use of varying building materials compliant with AS 3959-2009.

 All buildings that have a width of more than 10m that are visible from the street or open space are to be articulated to reduce the mass of the building by one or more of the follow design elements: windows / doors recessed onto the facade
 - balconies, porches or verandahs, window hoods,

 - minor changes in the building facade (minimum 100mm).
- 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.

 7.5 9.9m allotments with a single storey dwelling are to have a tandem parking space provided in front of the
- Double width garages are not permitted on 7.5 9.9m wide 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.

 Double width garages are permitted on 10 - 12.4m wide allotments within a single storey dwelling provided that
- they include the following design elements:
- habitable rooms fronting the public street and projecting forward 1.0m from the garage,

 1.0m eave overhang for double garage or alternatively an arbour or architectural awning to add depth
 - and cast shadow,
- a front door incorporating glass or a sidelight incorporating glass, incorporation of a large or multiple habitable room windows fronting the public street.
- a combination of materials and colours including a minimum of 3 different materials and complimentary colours on the front facade (including the garage door but excluding glass).

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 are 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 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.

Undermining:

No habitable building construction is permitted within the Feldspar Fault Zone.

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).

NOTE: Boreholes within in Stage 7 to be remediated prior to plan sealing of Stage 6.

GOLDFIELDS GROUP

HAYFIELD 352 RIPLEY ROAD, RIPLEY

STAGE 6 RECONFIGURATION OF A LOT (ROL) AND PLAN OF DEVELOPMENT (POD)

LOCAL AUTHORITY

IPSWICH C.C.

In this plan was prepared for the purpose and exclusive use. OCIDHELDS 600-UP to accompany an applicator to PSMOSI CITY COUNCIL, for approval to recordigate the land described in this plan and is not to be used for any other purpose or by any other person or expressibly for any loss or clambing suffered hospicoset arising to any person or composition of the properties of the proper This plan was prepared for the purpose and exclusive use damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravent of the terms of this clause or clauses (ii), (iii) or (iv) hereof.

(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours ha not been verified and no reliance should be placed upon suct contours for any other purpose other than the purpose of this application for reconfiguration.

(iii) The dimensions, areas, number of lots, size and location of improvements & Bood information (if shown) are approximate only and may vary subject to engineering design changes, fiels survey and requirements for lodgement of survey plans in the Department of Natural Resources, Mines and Energy.

iv) This plan may not be copied unless these notes are included



--- STAGING BOUNDARY TOP OF BANK

TOP OF ENVILL 1-3M ECOLOGIOAL BUFFER
SALADERSHWALL 1-3M ECOLOGIOAL BUFFER
SALADERSHWALL 1-3M ECOLOGIOAL BUFFER
FEAK LIRBAN LOSS STRINGS ALP
EDGO OF VEGETATION
BUL 123
BUL 123
BUL 13
BUL 13
BUL 13

--- BAL 40

LINEAR PARK
NEIGHBOURHOOD RECREATION PARK OPEN SPACE CORRIDOR

STORMWATER MANAGEMENT AREA

3.0M WIDE LANDSCAPE ZONE IN
ALLOTMENT
SULLING RESTRICTION AREA - MINING
CONSTRAINT AREA 4 FELDSPAR FAULT ZONE

BUILDING EXCLUSION ZONE - BOREHOLE LOCATION

NO DEVELOPMENT AREA - ECOLOGICAL AREA

MANDATORY BTB WALL

OPTIONAL BTB WALL

□ PREFERRED DRIVEWAY LOCATION

PREFERRED PRIVATE OPEN SPACE LOCATION
PRIMARY STREET FRONTAGE

MINING CONSTRAINTS AREA 2A.1 - UNCONSTRAINED

AREA 2A.2 - MINING CONSTRAINED AREA
(BEFER TO LATEST GEOTECHN D.N. REPORTING PREPARE
BY MORETON GEOTECHN D.N. SERVICES PTY (LTD)

AREA 2.A.3 - MINING CONSTRAINED AREA (REFOR TO LATEST GEOTECHNICAL REPORT HIS PREPARE BY MOREDON GEOTECHNICAL SERVICES PTY LTD)

AREA 3A - MINING CONSTRAINED AREA REFER TO LATEST GEOTECHNICAL REPORTING PREF IMPETON GEOTECHNICAL BERNICES FTYLTD.

Note: Borehole locations as per Taylor Mining Services DNRN Borehole Location Plan May 2019, M1.144_2019.05.16_01 Note: Subject Site sourced from 3386 V_Lot Calcs dw Note: BAL Lines as per Bushfire Risk Reducers Repo 607 09 20 - Rev 1



DRAWN 13/02/2023 13/02/2023

BBSS8266-000-6-1

NOTE: ALL DIVENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENER

Federal Government Approvals. Pavement Layout is indicative only and subject to detail design

The contents of this plan are subject to relevant Council, State and



STAGE 2

STAGE 1

