

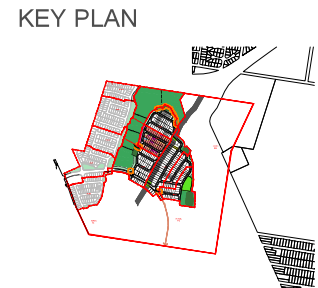
	TERRACE	VILLA A	VILLA B	COURTYARD	TRADITIONAL	FAMILY	LARGE LOT
Typical Lot Frontage	7.5 - 9.9m	10.0 - 11.9m	12.0 - 13.9m	14.0 - 15.9m	16.0 - 17.9m	18.0 - 19.9m	20m +
Typical Lot Depth	30m	30m	30m	30m	30m	30m	30m
Typical Lot Area	225 - 299m ²	300 - 359m ²	360 - 419m ²	420 - 479m ²	480 - 539m ²	540 - 699m ²	600m ² +
Setback Location	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor
Front Setback	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Rear Setback	0.9m	1.0m	1.0m	1.5m	1.5m	2.0m	1.5m
Side Boundary Setback	Mandatory	Mandatory	Optional	Optional	Optional	Optional	Optional
Dist to Boundary	0.0 - 0.2m	1.0m	0.0 - 0.2m	1.0m	0.0 - 0.2m	1.5m	0.0 - 0.2m
Non Built to Boundary	0.9m	0.9m	0.9m	1.0m	1.0m	1.5m	1.5m
Corner Lots - Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m
Minimum Side 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
On-Street Parking	2	2	3	3	3	3	3
Garage Door Setback	5.4m	5.4m	5.4m	5.4m	5.4m	5.4m	5.4m

Construction for open structures supporting post/gpr can be located 1.0m from secondary rear frontage

LOT TYPE	Typical Dimensions	Typical area	STAGE 7
TERRACE LOT	7.5 X 30m	225m ²	0
VILLA A	11m X 30m	330m ²	9
VILLA B	12.5m X 30m	375m ²	17
COURTYARD	14m X 30m	420m ²	17
TRADITIONAL	16m X 30m	480m ²	3
FAMILY	18m X 30m	540m ²	0
LARGE LOT	20m X 30m	600m ²	1
LIFESTYLE LOT A	14 x 69m	960m ²	0
LIFESTYLE LOT B	16 x 69m	1100m ²	0
SUB-TOTAL			47

	Stage 7 (ha)
Total Stage Area	4.59
Linear Park	0.23
Neighbourhood Recreation Park	0.00
Open Space Corridor	1.56
Indicative Stormwater Management Area	0.00
Fedestrian Link	0.00
Total Area of Road	0.92
Total Area of Residential Allotments	1.88

	Stage 7 (m)
Length of New Road	
Total Length (m) of Road (21.0m)	0
Total Length (m) of Road (16.0m)	443
Total Length (m) of Road (5.0m)	0
Total Length (m) of Esplanade Road (16.0m standard with reduced verge to park side = 14.0m)	157



CLIENT
GOLDFIELDS GROUP

PROJECT
**HAYFIELD
352 RIPLEY ROAD, RIPLEY
STAGE 7
RECONFIGURATION OF A LOT (ROL)
AND PLAN OF DEVELOPMENT (POD)**

LOCAL AUTHORITY
IPSWICH C.C.

NOTES

- NOTES**
- General:**
- Setbacks and maximum building location envelopes are subject to future proposed easements, building exclusion zones and/or 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:**
- Setbacks listed in the Site Setback Table are the minimum distances 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.
 - 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, Building Design:
 - 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,
 - 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 following design elements:
 - windows / doors recessed onto the facade,
 - balconies, porches or verandahs,
 - window hoods,
 - minor changes in the building facade (minimum 100mm).

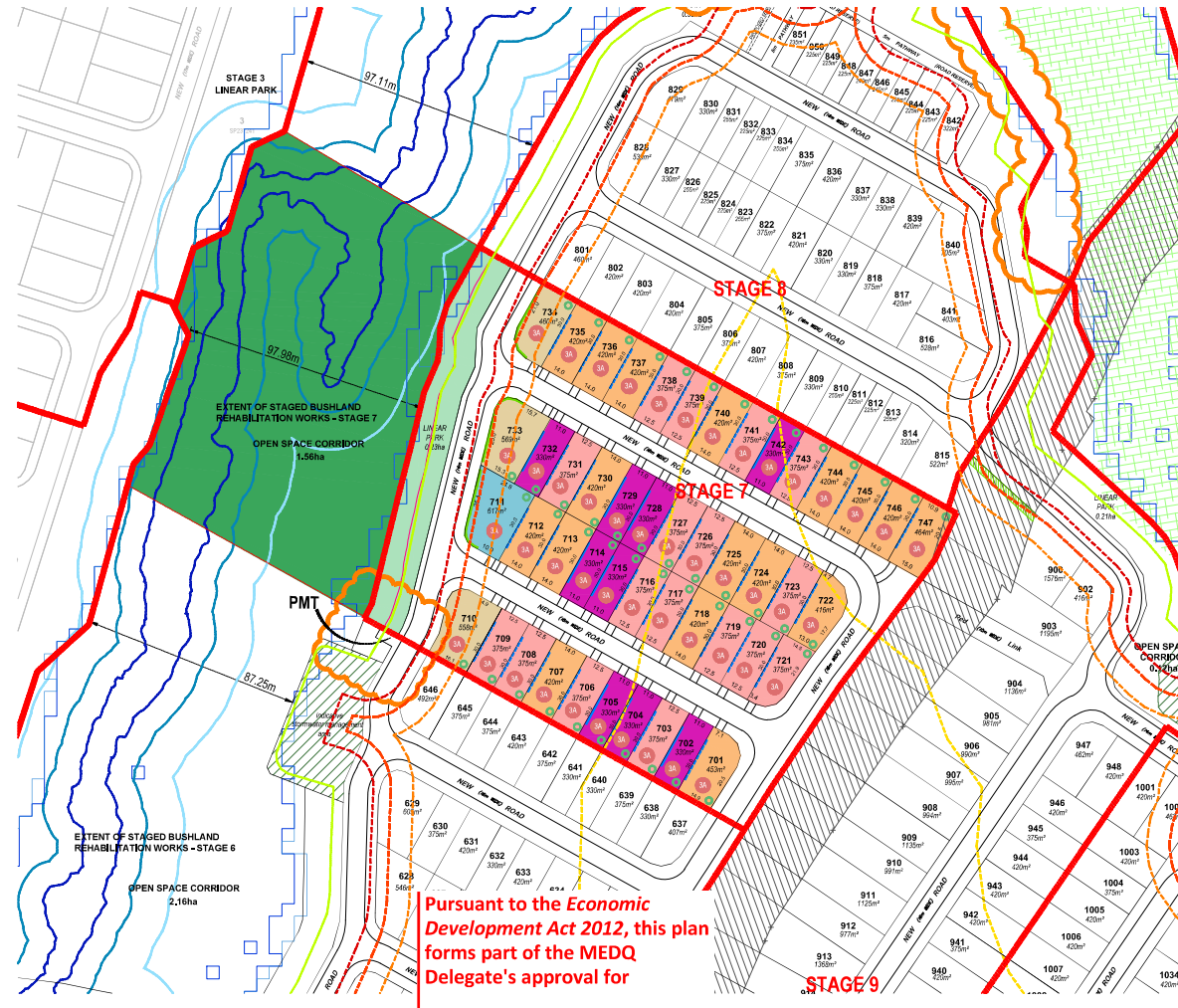
- Parking:**
- Minimum off-street requirements are 2 spaces per dwelling, which may be achieved in tandem, with one space provided in front of the garage or carport.
 - 7.5 - 9.9m allotments with a single storey dwelling are to have a tandem parking space provided in front of the garage or carport.
 - 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 complementary colours on the front facade (including the garage door but excluding glass).

- 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 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:**
- 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 50% of the boundary.

- Undermining:**
- No habitable building construction is permitted within the Fekspaar Fault Zone.
- 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).

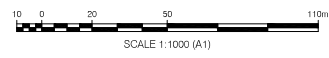
NOTE: Boreholes within Stage 7 are to be remediated prior to plan sealing of Stage 6.



Pursuant to the Economic Development Act 2012, this plan forms part of the MEDQ Delegate's approval for

Approval No.: 7231/20/MAPDA/B

Date: 14 February 2023



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

NOTE: ALL DIMENSIONS AND AREAS ON THE PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LOCATION OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENERGY.

- (a) This plan was prepared for the purpose and exclusive use of GOLDFIELDS GROUP to accompany an application to IPSWICH CITY COUNCIL for approval to reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation.
- (b) The contours shown in this plan are suitable only for the purposes of the application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.
- (c) The dimensions, area, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary subject to engineering design changes, field survey and requirements for lodgement of survey plans in the Department of Natural Resources, Mines and Energy.
- (d) This plan may not be copied unless these notes are included.

KEY PLAN / NOTES

- SUBJECT SITE
- STAGING BOUNDARY
- TOP OF BANK
- SAUNDERS HAVILL - 50M ECOLOGICAL BUFFER
- SAUNDERS HAVILL - 100M ECOLOGICAL BUFFER
- PEARL URBAN CORRIDOR LAMP
- PEARL URBAN - CIVIC 2019/20 LAMP
- EDGE OF VEGETATION
- BAL 1/5
- BAL 1/9
- BAL 2/9
- BAL 4/9
- LINEAR PARK
- NEIGHBOURHOOD RECREATION PARK
- OPEN SPACE CORRIDOR
- STORMWATER MANAGEMENT AREA
- 50M WIDE LANDSCAPE ZONE IN ALLOTMENT
- BUILDING RESTRICTION AREA - MINING CORRIDOR AREA - MINING RESTRICTION ZONE
- BUILDING EAVES/SHADOW ZONE - BOREHOLE LOCATION
- NO DEVELOPMENT AREA - ECOLOGICAL AREA
- MANDATORY BTB WALL
- OPTIONAL BTB WALL
- PREFERRED PRIVATE OPEN SPACE LOCATION
- PREFERRED PRIVATE OPEN SPACE LOCATION
- PRIMARY STREET FRONTAGE

Note: Borehole location as per Tadi-Mining Services DMRU Borehole Location Plan May 2019: 46134_14101203_24_11
 Note: Borehole location as per 2016/14/101203_24_11
 Note: BAL Lines as per Bundles Risk Reduction Report, 07/08/20 - Rev 1

NOT FOR CONSTRUCTION

LANDPARTNERS
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DRAWN: TKW DATE: 13/02/2023
 CHECKED: TKW DATE: 13/02/2023
 APPROVED: _____ DATE: _____
 UDN: BRSS8266-000-6-1 SHEET 3 OF 6
 LANDPARTNERS 2023