

736 737 420m²

738 375m²

Pursuant to the Economic

Delegate's approval for

Date: 14 February 2023

739

Development Act 2012, this plan forms part of the MEDQ

Approval No.: 7231/20/MAPDA/B

LINEAR PARI

DEN SPACE CORRIDOR

PMT

and subject to detail design

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

Federal Government Approvals. Pavement Layout is indicative only

| | Typical | - | | |
|-----------------|-------------|--------------|---------|------|
| LOT TYPE | Dimensions | Typical area | STAGE 8 | |
| TERRACE LOT | 7.5 X 30m | 225m² | 22 | 43% |
| VILLA A | 11m X 30m | 330m² | В | 16% |
| VILLA B | 12.5m X 30m | 375m² | 5 | 12% |
| COURTYARD | 14m X 30m | 420m² | 9 | 18% |
| TRADITIONAL | 16m X 30m | 480m² | 2 | 4% |
| FAMILY | 18m X 30m | 540m² | 3 | 6% |
| LARGE LOT | 20m X 30m | 600m² | 1 | 2% |
| LIFESTYLE LOT A | 14 x 69m | 960m² | 0 | 0% |
| LIFESTYLE LOT B | 16 x 69m | 1100m² | D | 0% |
| SUB-TOTAL | | | 51 | 100% |
| | | | | |

| | (ha) |
|--|----------------|
| Total Stage Area | 9.15 |
| Linear Park | 0.55 |
| Neighbourhood Recreation Park | 0.00 |
| Open Space Corridor | 5.89 |
| Indicative Stormwater Management Area | 0.13 |
| Pedestrian Link | 0.00 |
| Total Area of Road | 0.85 |
| Total Area of Residential Allotments | 1.73 |
| L∍ngth of New Road | Stage 8 (m) |
| Total Length (m) of Road (21.0m) | 0 |
| Total Length (m) of Road (16.0m) | 187 |
| Total Length (m) of Road (5.0m) | 144 |
| Total Length (m) of Esplanade Road (16.0m standard | 247 |



KEY PLAN

Setbacks and maximum building location envelopes are subject to future proposed easements, building exclusion zones and/or other

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.

with reduced verge to park side = 14.0m

- 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
- 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 are 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:**

- ationg usesign:
 Frient 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:

 o verandable / porches.
- verandans / 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 follow design elements:
- windows / doors recessed onto the facade balconies, porches or verandahs
- 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
- ganage of 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 complimentary 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 criteria are detailed in the Site Setback Table.

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SCALE 1:1000 (A1

- The space can be made up from areas in two locations providing the area containing the specified circle is accessed from the main living
- 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

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).

Notes applicable to Terrace Lots 842 to 851:

- tes applicable to Terrace Lots 842 to 851:

 Dwellings include provision for a pedestrian access gate to the pedestrian path at the rear

 Dwellings include a door and pedestrian access to the pedestrian path at the rear of these lots

 Buildings must address each street, pathwayor park frontage through the inclusion of window openings / glazing in doors and each or more

 of the following design elements in the relately acade(s):

 Vernatahs: and/or

 Porches; and/or

 - Awning and shade structures; and/or Variation to roof and building lines; and/or Use of varying building materials.
- Frontage treatments for the northern facade (fronting pedestrian path at rear of these lots) are to extend for a minimum of 50% of the width of the facade and windows/glazing must occupy at least 25% of the facade area. Front facade - windows/glazing must occupy at least 25% of the facade area.
- Unless an alternate solution is approved by the assessment manager, any fencing between the proposed lots and the pedestrian pathway is to be in accordance with the fencing specified in the Pedestrian Link Plan prepared by Saunders Havill Group and dated August 2021 (issue D as amended in red)
- Ensure garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners are appropriately screened. The purpose of the screening is to ensure that these services are not visible from the adjoining pedestrian pathway or street frontage

Boreholes within in Stage 8 to be remediated prior to plan sealing of Stage 6.

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LOOGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES AND ENE

GOLDFIELDS GROUP

HAYFIELD 352 RIPLEY ROAD, RIPLEY

STAGE 8 RECONFIGURATION OF A LOT (ROL) AND PLAN OF DEVELOPMENT (POD)

LOCAL AUTHORITY

IPSWICH C.C.

is This plan was prepared for the purpose and exclusive uses. GOLD/FELDS GROUP to accompany an application to IPSWGS CEPT COUNCIL, for approval to recordigate the land disscribed in this plan and is not to be used for any other purpose or by any other person to corporation. Land-Parines Sty Ltd accepts no responsibility to any loss or damage, sallered horsocene testing to any person or the properties. damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contraven 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 & flood information (if shown) are approximate only and may vary subject to engineering design changes, liels 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



--- STAGING BOUNDARY

TOP OF BANK SUINDERS HAVE LASMED OF OCIDAL BLIEFER

SWINDERS HAWL. 15M ECOLOGICAL BUFFER
SWINDERS HAWL. 10M ECOLOGICAL BUFFER
PEAK URBAN - 028 2019100 JMP
ERAY URBAN - 019 2019100 JMP
EDGE OF VEGETATION

BAL 125
BAL 19
BAL 19
BAL 19

--- BAL 40

LINEAR PARK
NEIGHBOURHOOD RECREATION PARK

OPEN SPACE CORRIDOR

STORMWATER MANAGEMENT AREA

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

BUILDING EXCLUSION ZONE - BOREHOLE LOCATION

NO DEVELOPMENT AREA - ECOLOGICAL AREA

MANDATORY BTB WALL

□ PREFERRED DRIVEWAY LOCATION

PREFERRED PRIVATE OPEN SPACE LOCATION
PRIMARY STREET FRONTAGE

MINING CONSTRAINTS AREA 2A.1 - LINCONSTRAINED

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 DEDTECTION IN REPORTING THE
REFER TO LATEST DEDTECTION OF THE TOTAL SERVICES PTY LTD.

Note: Borehole locations as per Taylor Mining Services DNRM Borehole Location Plan May 2019, M1 144-2019.05.16_01

Note: Subject Site sourced from 3366 V. Lot Calcs dw Note: BAL Lines as per Bushfire Risk Reducers Repo 007.00.20 - Rev 1





13/02/2023 13/02/2023

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