

# Development Control Notes

## General

- All development is to be undertaken in accordance with the Development Approval.
- Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- The maximum height of buildings shall not exceed 8.5m and two (2) storeys, except when existing grades exceed 15% where the building may be up to 10m and 2 storeys in height.
- The maximum site coverage for each lot is to be in accordance with the Plan of Development Table.

## Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Setbacks are measured to outer most projection (OMP) except for Terrace Allotments and Garages where setbacks are measured to the wall.
- Setbacks on Terrace Allotments are measured to the outermost face of the wall. Eaves may protrude to within 450mm into the boundary.
- First floor setbacks must not exceed the minimum ground floor setbacks.
- In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
  - In the case of Terrace, Villa and Premium Villa Corner Lots the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
  - In the case of Courtyard, Premium Courtyard, Traditional and Premium Traditional Corner Lots the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
- Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Built to Boundary walls are to have a maximum length of 9 metres and a maximum height of 4.5 metres except for Terrace Allotments.
- Built to Boundary walls for Terrace Allotments shall be no more than 85% of the length of the boundary and may be higher than 3.5 metres where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.

## Outdoor Living Space

- Private outdoor living space, must be provided for each dwelling, not less than 20m<sup>2</sup> in area with a minimum dimension of 3.0m.

## Buildings facing a park or more than one street

- Dwellings on lots with more than one frontage to a public right of way (including a road, bikeways, public footpath or the like) must address all public frontages.

## Parking and Driveways

### Garages:

- Garages must not project forward of the main facade (front wall) of the dwelling.
- Garages served off a Laneway must be built to 0.0m – 1.5m from the laneway frontage
- Unless otherwise stated, the garage door or parking structure shall occupy no more than 50% of the street frontage for all lots up to 450m<sup>2</sup> in area, provided that the garage or parking structure is not located forward of the main building line of the dwelling.

### Driveways:

- A maximum of one driveway per dwelling is permitted.
- The maximum width of a driveway where crossing the verge:
  - shall be 3.5m for single garages; and
  - 4.8m for double garages.

## Definitions

**Site Cover** - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

## Legend

- Site Boundary
- Proposed Stage Boundary
- 20 Year Flood Line
- 100 Year Flood Line
- Pedestrian Linkage
- Active Open Space
- Linear Open Space

## Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Garage Location
- Potential Duplex Subject to Future Application

## Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

The boundaries shown on this plan should not be used for final detailed engineers design.

## Source Information:

**Site boundaries:** Saunders Havill Group  
**Adjoining information:** DCDB  
**Contours:** ETS Engineering



Plan of Development Table	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments	
	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
<b>Front Setback</b>														
Living	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	5.5m*	n/a	5.5m*	n/a	5.5m*	n/a	5.5m*	n/a	5.5m*	n/a	5.5m*	n/a	5.5m*	n/a
<b>Corner Allotments</b>														
Secondary Road Frontage	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Secondary Laneway Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
<b>Rear Setback</b>														
Rear	0.75m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	2.0m
<b>Side - General Lots</b>														
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Optional														
Non Built to Boundary	0.75m	1.0m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m
<b>Allotments Service by a Laneway</b>														
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
Side - Non Built to Boundary	0.75m	1.0m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Rear - Lane	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Secondary Road Frontage	1.2m	1.2m	1.2m	1.2m	1.2m	1.2m	1.2m	1.2m	1.2m	1.2m	1.2m	1.2m	1.2m	1.2m
<b>Garage Location</b>	Preferred Garages are to be located along the built to boundary wall or if no BTB wall on Western or Southern Boundary or Low Side of the Allotment.													
<b>On site parking requirements (minimum)</b>	1 space to be covered and enclosed (Except for Town Cottage housing where Carports are also permitted) Single, tandem or double garage acceptable													
<b>Site Coverage (maximum)</b>	80%		60% for Lots 600m <sup>2</sup> or less; 50% for Lots greater than 600m <sup>2</sup>											

Note: \* Garage or Carport Door

Date 29 October 2015	PROJECT	<p>Naturally connected</p>	CLIENT	<p>PLAN OF DEVELOPMENT STAGE 5 ALLOTMENT LAYOUT</p>		RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762	<p>Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 T +61 7 3124 9300 F +61 7 3124 9399 W rpsgroup.com.au</p>							
DWG. 112477-26	Local Authority		IPSWICH CITY COUNCIL			Scale		1 : 1000	Sheet	A2	Plan Ref	112447 - 33	Rev	K
Job Ref. 112477-2	Comp By.		WNW			Locality		Redbank Plains	Copyright	<small>© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.</small>				
Comp By. WNW	Local Authority		IPSWICH CITY COUNCIL			Local Authority		IPSWICH CITY COUNCIL						