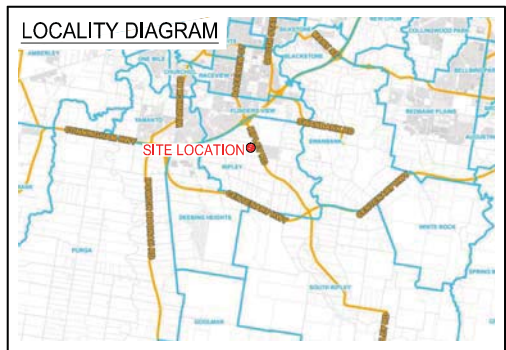




STAGES 1 - 4		
LOT SIZES	NO. OF LOTS	RATIO
250-319m ²	40	38%
320-374m ²	31	29%
375-449m ²	23	22%
450-599m ²	12	11%
>600m ²	-	-

SITE DEVELOPMENT TABLE	Villa Allotments(1) 250-319m ² 10-12m Frontage		Villa Allotments(2) 320-374m ² 10-13m Frontage		Courtyard Allotments(1) 375-449m ² >12m Frontage		Courtyard Allotments(2) 450-599m ² >14m Frontage	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Side - General Lots								
Build to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Non Build to Boundary	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	2.0m	2.0m
Lane Way Lots								
Rear of Lot (from Lane Way Bdy)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m



- Notes - General:
- All development is to be undertaken generally in accordance with the Development Approval. Lots 1-12 and 85-106 to include requirements of Condition 11.
 - The maximum height of building shall not exceed 9m.
- Orientation:
- Entries - Front doors of dwellings are to address the Primary Street Frontage identified in the Site Development Plan.
 - The front doors of dwellings 1-12 will address Monterey Road
 - Articulation of the front of the dwelling facade will be provided
- Setbacks
- Setbacks are as per the Site Development Table unless otherwise specified.
- Build to boundary walls are typical where shown and are non-mandatory. The location of built to boundary walls are indicated on the Plan of Development for each stage. Where built to boundary walls are not adopted site setbacks shall be in accordance with the Site Development Table.
 - Build 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 wall of the structure.
 - Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2100mm.
- Parking:
- Minimum off-street parking requirements
2 spaces per dwelling, which may be in tandem on driveway
 - Villa Allotments with a frontage of less than 12.5m are to have tandem parking with a setback to a garage of 5.5m.
Double garages may be permitted on a single storey dwelling on a lot less than 12.5m wide.
Double garages may be permitted on double storey buildings with frontages less than 12.5m Subject to the garage being setback 1m behind the face of the main dwelling.
 - Parking spaces on driveways do not have to comply with AS2890.
- Site Cover and Amenity:
- Site cover for each lot is not to exceed 70% of the lot.
 - Private amenity space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3.0m. Private amenity space for apartments (including Loft Homes) above ground level must not be less than 9sqm which may in the form of a balcony with a minimum dimension of 1.8 metres.
- Fencing (for Lots 13-84)
- Fencing on all Street/Road/Lane Frontages to be either 50% transparent or not to exceed 1.2 metres in height unless vegetated (hedges etc.).

- Legend:
- Site Boundary
 - Stage Boundary
 - Built to Boundary Wall (Non Mandatory)
 - Footpath
 - Open Space
 - Drainage Reserve
 - Primary Frontage
 - Road Resumption

Amended in red by Ipswich City Council on 15 December 2015

CLIENT

McHALE EXCAVATIONS (NSW) PTY LTD

PROJECT

PLAN OF DEVELOPMENT OF LOT 2 ON RP58173 (204 MONTEREA ROAD, RIPLEY)

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

(i) This plan was prepared for the purpose and exclusive use of McHALE EXCAVATIONS (NSW) PTY LTD to accompany an application to ECONOMIC DEVELOPMENT QUEENSLAND for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.
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(ii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.


(iii) This plan may not be copied unless these notes are included.

STAGE	No. OF LOTS	NEW ROAD 6m	NEW ROAD 16m	NEW ROAD 20.5m	ROAD RESUMPTION	DRAINAGE	AREA OF PARK	TOTAL AREA
1	53	-	540m	143m	1,0414ha	0.1476ha	2.271ha	6.522ha
2	19	-	128m	67m	-	-	-	0.982ha
3	18	141m	128m	73m	-	-	-	1.005ha
4	16	118m	133m	-	-	-	-	0.787ha
TOTAL	106	259m	929m	283m	1,0414ha	0.1476ha	2.271ha	9.296ha

SCALE BAR


30m 0 50 100m

SCALE 1:2000 @ A3

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FS 535063

LEVEL DATUM	N/A		
LEVEL ORIGIN	N/A		
CONTOUR INTERVAL	N/A		
COMPUTER FILE	694400A8		
DRAWN	DJH	DATE	30/11/2015
CHECKED	LFB	DATE	30/11/2015
APPROVED	SRS	DATE	30/11/2015

PLAN NUMBER	SHEET 1 OF 5	REV
BRSS6944.000-001		D

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES & MINES.

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