

Plan of Development Table

Allotment Topology	Villa Allotments		Premium Villa Allotments		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
Typical Allotment Width *	10.0m – 12.49m		12.5m – 13.99m		14.0m – 15.99m		16.0m – 17.99m		18.0m & Above	
Elevation	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback										
Living	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m
Facade Treatments	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	3.5m	3.5m
Garage	5.5m	n/a	5.5m	n/a	5.5m	n/a	5.5m	n/a	5.5m	n/a
Corner Allotments										
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	3.0m	3.0m
Rear Setback										
Rear	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	2.0m
Park / Open Space Setback										
Rear/Side	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m
Side - General Lots										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
Non Built to Boundary	Optional	Optional	Optional	Optional	Optional	Optional	Optional	Optional	Optional	Optional
Garage Location	Preferred Garages are to be located along the built to boundary wall or if no BTB wall, on Low Side of the Allotment.									
On site parking requirements (minimum)	Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, tandem or double garage acceptable									
Site Coverage (maximum)	60% for Lots 600m ² or less; 50% for Lots greater than 600m ²									

* Allotment coding is generally based on typical frontage width except irregular & corner allotments where lot typologies have been nominated based on the largest regular allotment BLE that can be accommodated.

Notes:

- General**
- Setbacks are as per the Plan of Development Table unless otherwise specified.
 - Setback provisions identified on this Plan of Development and reflected in the table above do not replace the requirement for compliance with separate self-assessable criteria of Part 12, Division 6 - Residential Code of the Ipswich City Council Planning Scheme.
 - In the case of duplicate provisions existing, details approved by this Plan of Development will prevail. Unless specified in the Plan of Development Table, the provisions outlined in Part 12, Division 6 - Residential Code of the Ipswich City Council Planning Scheme are to remain and be applied.
 - All setback dimensions are to be taken from property boundary to outermost projection (OMP) of the building.
 - Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.

Built to Boundary Walls

- Built to boundary walls to be finalised / nominated as part of future detail design works and reflected on future Building Setback Plans (for Council endorsement).

Primary and Secondary Frontages

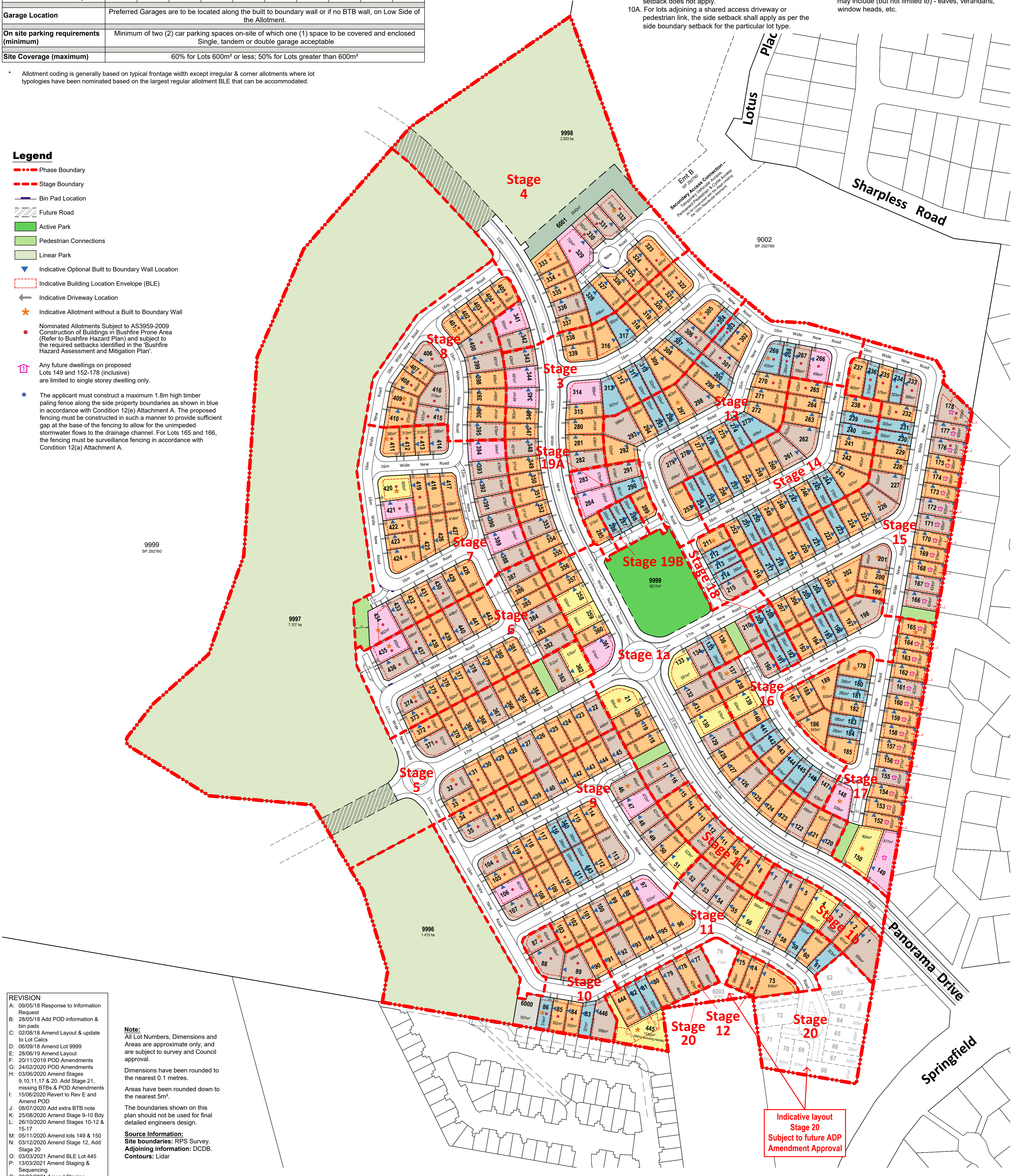
- Where a lot has more than one (1) street frontage (i.e. corner allotment or dual frontage allotment),
 - the primary frontage of a dwelling is to be determined by the location of the front entry door of the principal dwelling entrance and the postal address.
 - The secondary frontage is defined as any other street frontage which is not defined as the primary frontage.
- First floor setbacks must not exceed the minimum ground floor setbacks.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- For lots adjoining a shared access driveway or pedestrian link, the side setback shall apply as per the side boundary setback for the particular lot type.

- 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 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, 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.

- Car Parking**
- Minimum of 2 off-street parking spaces per dwelling. Both spaces must comply with AS2890.
- Building Facade and Articulation**
- Facade treatments that constitute part of the building may include (but not limited to) - eaves, verandahs, window heads, etc.

Legend

- Phase Boundary
- Stage Boundary
- Bin Pad Location
- Future Road
- Active Park
- Pedestrian Connections
- Linear Park
- Indicative Optional Built to Boundary Wall Location
- Indicative Building Location Envelope (BLE)
- Indicative Driveway Location
- Indicative Allotment without a Built to Boundary Wall
- Nominated Allotments Subject to AS3959-2009 Construction of Buildings in Bushfire Prone Area (Refer to Bushfire Hazard Plan) and subject to the required setbacks identified in the 'Bushfire Hazard Assessment and Mitigation Plan'.
- Any future dwellings on proposed Lots 149 and 152-178 (inclusive) are limited to single storey dwelling only.
- The applicant must construct a maximum 1.8m high timber paling fence along the side property boundaries as shown in blue in accordance with Condition 12(a) Attachment A. The proposed fencing must be constructed in such a manner to provide sufficient gap at the base of the fencing to allow for the unimpeded stormwater flows to the drainage channel. For Lots 165 and 166, the fencing must be surveillance fencing in accordance with Condition 12(a) Attachment A.



REVISION

A:	09/05/18	Response to Information Request
B:	28/05/18	Add POD information & bin pads
C:	02/08/18	Amend Layout & update to Lot Calcs
D:	06/09/18	Amend Lot 9999
E:	28/06/19	Amend Layout
F:	20/11/2019	POD Amendments
G:	24/02/2020	POD Amendments
H:	03/06/2020	Amend Stages 9, 10, 11, 17 & 20. Add Stage 21, missing BTBs & POD Amendments
I:	15/06/2020	Revert to Rev E and Amend POD
J:	08/07/2020	Add extra BTB note
K:	25/08/2020	Amend Stage 9-10 Bdy
L:	26/10/2020	Amend Stages 10-12 & 15-17
M:	05/11/2020	Amend lots 149 & 150
N:	03/12/2020	Amend Stage 12, Add Stage 20
O:	03/03/2021	Amend BLE Lot 445
P:	13/03/2021	Amend Staging & Sequencing
Q:	30/03/2021	Amend Staging

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.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: DCDB.
Contours: Lidar

Indicative layout Stage 20 Subject to future ADP Amendment Approval

PLAN REF: 133777 - 24
Rev No: Q
DATE: 30 March 2021
CLIENT: Stockland
DRAWN BY: WNW
CHECKED BY: PHE



KALINA
Plan of Development
Allotment Coding
Ultimate Overall Layout



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RPS

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