



NOTES

(1) This plan was prepared for the purpose and exclusive use of SATTERLEY PROPERTY GROUP PTY LTD to accompany an application to IPSWICH CITY COUNCIL for a Development Permit 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.  
JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses 2, 3, 4 or 5 hereof.

(2) The contours on this plan are from field survey - see JFP detail plan (B3742SAO-02A) dated 11/07/2017.

(3) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.

(4) Safety in Design  
The Urban Design for the layout proposal has been developed to meet the stated project brief, as expressed in JFP Urban Consultants Offer for the works, and the Design Standards stipulated by the Local Authority named on this plan.  
Non-standard design solutions adopted in the preparation of the layout are listed as follows;  
• None

(5) This plan may not be reproduced unless these notes are included.

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

Approval No.: 14284/2021/PDA

Date: 27 June 2024

STATISTICS	STAGE 5A	STAGE 5B	STAGE 5C	TOTAL
600m <sup>2</sup> & LARGER LOTS	0	0	1	1
500m <sup>2</sup> - 599m <sup>2</sup> LOTS	0	2	3	5
400m <sup>2</sup> - 499m <sup>2</sup> LOTS	9	11	2	22
250m <sup>2</sup> - 399m <sup>2</sup> LOTS	15	22	12	49
DUAL OCCUPANCY LOTS	1	0	1	2
MEDIUM DENSITY LOTS	13	7	14	34
TOTAL NO. OF LOTS	38	42	33	113
TOTAL DWELLINGS	39	42	34	115
LENGTH OF NEW 19.5m ROAD	141m	117m	179m	437m
16.0m ROAD	165m	436m	49m	650m
ROAD WIDENING AREA	0	0	0.062ha	0.062ha
OPEN SPACE AREA	0	0.578ha	1.63ha	2.208ha
STAGE AREA	1.799ha	2.933ha	3.251ha	7.983ha


TOTAL NO. OF DWELLINGS\* = 115  
NET RESIDENTIAL AREA\* = 5.713 ha  
NET RESIDENTIAL DENSITY\* = 20.1 dwellings/ha  
\* Excludes Open Space & Road Widening

	ALLOTMENTS <400m <sup>2</sup>		ALLOTMENTS 400-499m <sup>2</sup>		ALLOTMENTS 500-599m <sup>2</sup>		ALLOTMENTS >600m <sup>2</sup>		DUAL OCCUPANCY ALLOTMENTS		MEDIUM DENSITY LOTS (Lot width 7.5 - 9.9m)	
SETBACKS	GROUND	FIRST	GROUND	FIRST	GROUND	FIRST	GROUND	FIRST	GROUND	FIRST	GROUND	FIRST
FRONT PRIMARY FRONTAGE	2.4m*	2.4m	2.4m*	2.4m	2.4m*	2.4m	2.4m*	2.4m	2.4m*	2.4m	2.4m^	2.4m
REAR (UNLESS SHOWN OTHERWISE)**	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.5m	0.9m	0.9m
SIDE - GENERAL LOTS												
BUILD TO BOUNDARY	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	0.0m
NON BUILD TO BOUNDARY**	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.2m	2.0m	0.9m	0.9m
SECONDARY FRONTAGE**	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
PARK FRONTAGE - SIDE / REAR OF LOT	NIL to 1.0m Setback to Verandah											

Note: Building setbacks on a lot adjacent to a Pad Mount Transformer are subject to the Energex dwelling separation requirements from Electrical Transformers

\* 5.0m setback to garage or carport door  
^ 4.5m to garage or carport door

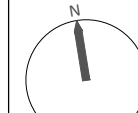
\*\* Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m



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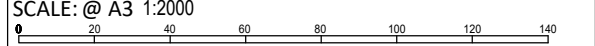
PLANNERS  
URBAN DESIGNERS  
SURVEYORS  
ENGINEERS  
LANDSCAPE ARCHITECTS

NORTH:



SCALE:

SCALE: @ A3 1:2000



THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)  
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

DESIGNED	TJM	CHECKED	JH	DATUM
DRAWN	TJM	APPROVED	ST	L.A. IPSWICH CITY COUNCIL

ISSUES:		
U	LOTS 287 & 391 UPDATED	11-06-24 TJM
T	LOT 287 UPDATED	23-02-24 TJM
S	NOTES UPDATED	18-01-24 TJM
R	ROAD WIDENING UPDATED	02-01-24 TJM
Q	STAGES 5A & 5C LOTS AMENDED	08-12-23 TJM
P	LOTS RENUMBERED	29-11-23 TJM
A	ORIGINAL	26-05-21 TJM
ISSUE:	DETAILS:	DATE: INIT:

TITLE:

PLAN OF DEVELOPMENT: STAGE 5  
LAYOUT PLAN  
SATTERLEY PROPERTY GROUP PTY LTD  
7001 RHEA DE WIT DRIVE, RIPLEY

DETAILS:

JOB NUMBER:  
B3742P\_DA5 D1 U

PLAN: ISSUE:

SHEET:  
1 OF 2

DATE:  
11th June 2024



## GENERAL

- ## SETBACKS

- 

Figure A

- ## PARKING

- SITE COVER/OPEN SPACE

- ## FENCING

- ## SINGLE STOREY DWELLING WITH DOUBLE GARAGE

- TWO STOREY DWELLING WITH DOUBLE GARAGE**

- ## GENERAL

- ## GENERAL

- ## ORIENTATION

- ## SETBACKS

- ## PARKING

- BUILDING FORM AND BUILDING ELEMENTS

- ## SITE COVER

- NORTH:**

SCALE:

SCALE: @ A3 NTS

[illegible]

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)

DESIGNED	TJM	CHECKED	JH	DATUM
DRAWN	TJM	APPROVED	ST	L.A. IPSWICH CITY COUNCIL

## ISSUES:

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A	ORIGINAL	26-05-21	TJM
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

PLAN OF DEVELOPMENT: STAGE 5  
NOTATIONS

SATTERLEY PROPERTY GROUP PTY LTD  
7001 RHEA DE WIT DRIVE, RIPLEY

## GENERAL

- ## SETBACKS

- ## PARKING

- ## SITE COVER

- ## FENCING

14. Fencing forward of the front façade is not permitted on the primary road frontage.
15. Side boundary fencing abutting a secondary road frontage must be a maximum of 1.8m high and limited to 75% of that boundary length, measured from the rear. No further fencing is permitted along the secondary street frontage.
16. Each dwelling unit must be provided with a legible front entry with no concealment point.
17. Dual Occupancy lots must only be developed as Dual Occupancies. Single dwellings are not supported on these lots.

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

**Approval No.: 14284/2021/PDA**

**Date:** 27 June 2024

### DETAILS:

JOB NUMBER: PLAN: ISSUE:  
B3742P DA5 D1 U

SHEET:  
2 OF 2

DATE:  
11th June 2024