PLAN OF DEVELOPMENT - STAGE 1

NOTES:

General

1. All development is to be undertaken in accordance with the Development Approval.
2. The maximum height of buildings shall not exceed two (2) storeys.
3. Building height is measured from natural ground level (to avoid any doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
4. Maximum building location envelopes may be subject to future proposed easements and/or other underground services.
5. A lot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterea Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
6. For corner lots, no building or structure over 2 metres high is to be built within a 4m x 4m truncation at the corner of two road frontages.

Setbacks

7. Boundary setbacks are measured to the wall of the structure.
8. Setbacks are as per the Plan of Development Table unless otherwise specified.
9. The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
10. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted, side setbacks shall be in accordance with the Plan of Development Table unless otherwise specified in these notes.
11. If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
12. Maximum length of a built-to-boundary wall is 15 meters long or 50% of the depth of the lot (whichever is lesser).
13. First floor setbacks must not encroach the minimum ground floor setbacks.
14. Garages must not project forward of the front building setback.
15. Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
    - Primary Street frontage, where eaves should not be closer than 2400mm.
16. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
17. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage.

On-Site parking and Driveways

18. Off street car park is to be provided in accordance with the following minimum requirements:
    - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling.
    - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one of which must be capable of being covered (may be provided in tandem).
19. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.
20. All double garages must be setback behind the main face of the dwelling, with doors articulated, compromising a mix of materials and colours, or staggered.
21. Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side, garages are to be located on the western or southern side of the lot.
22. Maximum of one driveway per dwelling unless it is a corner lot where the minimum distance required in note 23 can be achieved and no retaining walls are present.
23. Minimum distance of a driveway from an intersection of one street with another street is 6.0 meters.

Private Open Space

24. Private open space is to be provided in accordance with the following requirements:
    - Two bedroom house/dwelling unit – minimum 9m² with a minimum dimension of 2.4m;
    - Three of more bedroom house/dwelling – minimum 12m² with a minimum dimension 2.4m
25. Private open space must be in accordance with the following requirements:
    - Accessible from a living room; and
    - Adequate space to accommodate a table, chair, planting, barbeque and shade; and
    - Maximum gradient not exceeding 1:10.

Street Address

26. Letterboxes must be clearly visible and identifiable from street.
27. Buildings must address each street, pathway or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    - Verandahs; and/or
    - Porches; and/or
    - Awning and shade structures; and/or
    - Variation to roof and building lines; and/or
    - Use of varying building materials.
28. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    - Windows recessed into the façade; and/or
    - Balconies, porches or verandah; and/or
    - Window Hoods/Screens; and/or
    - Shadow lines are created on the building through minor changes in the façade (100 millimetres minimum).
29. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.

Fencing

30. Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
31. Fencing on all primary frontages has a maximum height of 1.2 metres where solid or has a maximum height of 1.8 metres where containing openings that make the fence at least 50% transparent. Fencing on all secondary frontages has a maximum height of 1.8 where containing openings that make the fence at least 25% transparent.
32. Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
33. Fences on pedestrian linkages are to have a maximum height of 1.2m where solid or have a maximum height of 1.8m where containing openings that make the fence more than 50% transparent.

Bushfire Management

34. Lots may be subject to bushfire hazard requiring compliance with a relevant Australian Standard – Please refer to the Bushfire Management Plan accompanying this Plan of Development.
35. The Plan of Development includes BAL ratings for affected lots (supplied by Bushfire Risk Reducers). Notwithstanding the BAL ratings shown on this plan, it is recommended that lot specific advice be sought prior to the commencement of design.

Additional Criteria for Secondary Dwellings

36. Design criteria for Secondary Dwellings is as per Schedule 3 of the Ripley Valley Development Scheme.

Additional Criteria for Lots Fronting Monterea Road

37. The primary frontage of these lots is Monterea Road.
38. Requirements for 'street address' as outlined in items 26 & 27 of this Plan of Development apply to the Monterea Road primary frontage.
39. Primary frontage treatments are to extend for a minimum of 50% of the width of the front facade and windows/glazing must occupy at least 25% of the facade area excluding the garage.
40. Dwellings include a front door and pedestrian access to Monterea Road, including individual dwelling entries from Monterea Road.
41. Unless an alternate solution is approved by the assessment manager the a maximum 1.5 metre high surveillance fence with a minimum of 50% transparency along the common boundary with Monterea Road. Retaining walls associated with any fencing is to be located entirely within the residential lots.

Additional Criteria for Lots Fronting Neighbourhood Recreation Park

42. The primary frontage of these lots is the Neighbourhood Recreation Park.
43. Requirements for 'street address' as outlined in item 27 of this Plan of Development apply to the Neighbourhood Recreation Park primary frontage. Letterboxes will be positioned along the park frontage.
44. Primary frontage treatments are to extend for a minimum of 50% of the width of the front facade and windows/glazing must occupy at least 25%of the facade area excluding the garage.
45. Dwellings include a front door and pedestrian access to the Neighbourhood Recreation Park, including individual dwelling entries from the Neighbourhood Recreation Park.
46. Unless an alternate solution is approved by the assessment manager the a maximum 1.2 metre high fence with a minimum of 50% transparency along the common boundary with the Neighbourhood Recreation Park.

Additional Criteria for Lots Adjoining Public Open Space

47. Except for lots adjoining the Neighbourhood Recreation Park, lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of two of the following design elements:
    - Habitable room windows facing the open space; or
    - For double storey dwellings, balconies overlooking the open space; or
    - For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space; or
    - Aluminium pool fencing to the common boundary with the open space.
48. The above criteria does not apply to Lot 212 or Lots 440-449 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
49. The above criteria does not apply to Lot 396, which requires a 1.8m high colourbond fence along its common boundary with Lot 904 (stormwater bio-retention) in accordance with the recommendations of the Bushfire Management Plan.

NOTE:
BUILDING ENVELOPES SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETRES.

LEGEND

- Site Boundary
- Stage Boundary
- Built to Boundary Location
- Indicative Driveway Location
- Split Level Lots
- BAL 12.5
- BAL 19
- BAL 29
- BAL 40

PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5 m - <14.0m frontage		Courtyard 14.0m - < 16.0m frontage		Traditional >16.0m frontage & Irregular Lots	
	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*
Garage	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear ^	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
Side - Setbacks ^						
Built to Boundary	0.0m Mandatory	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m
Non Built to Boundary	1.0m	1.0m	1.0m	1.0m	1.2m	2.0m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park / Drainage Reserve **	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m
Site Coverage (Maximum)	65%		65%		65%	

\# Except where overridden by the Bushfire Management Plan (refer to notes) or as otherwise specified

^ Except on a boundary adjoining the Cunningham Highway or Ripley Road, where the setback is 3m.

* 2.4m setback permitted to enclosed entry features such as porches, portices, verandahs and balconies

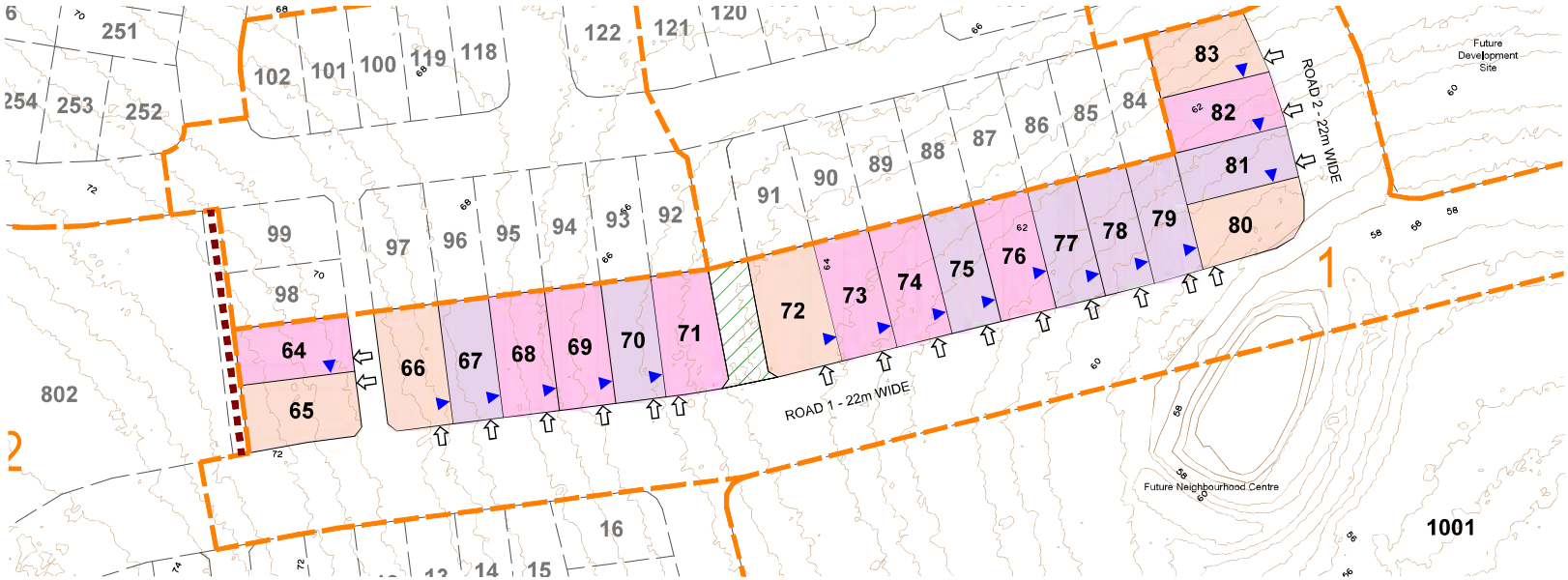
** 0m setback permitted to enclosed verandahs and balconies.

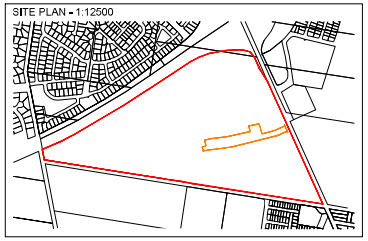
Additional Criteria for Lots Fronting Ripley Road (Lots 189-199)

50. The primary frontage for these lots is the internal road (Road 6).
51. Acoustic fencing at the rear of these lots must be retained in accordance with the recommendations of the Noise Impact Assessment prepared by TTM Group.
52. For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-36.
53. For double storey dwellings (whether or not including a secondary dwelling), the below alternative criteria apply:
    - Rear setback (to Ripley Road) is a minimum of 1.5m
    - Site cover is a maximum of 75%
    - Habitable room windows are orientated towards Ripley Road
    - Where for or a secondary dwelling, the provisions for a secondary dwelling in Schedule 3 of the Ripley Valley Development Scheme apply with the following exceptions:
    - The design and siting of buildings is in accordance with this Plan of Development

Split Level Lots

54. All dwellings and structures must incorporate an appropriate design response to the stepped site ensuring that the dwelling/structure is split level where required to appropriately respond to the contours of the site.





RP DESCRIPTION: Lot 2 on RP196150, Lot 1 on RP196152, Lot 2 on RP196154 & Lots 342 - 344 on S3173

SCALE @A1 1:600 @A3 1:1200 - LENGTHS ARE IN METRES

saunders havill group

HB DONCASTER PTY LTD

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