

# PLAN OF DEVELOPMENT - STAGE 2

- NOTES:**
- General Notes
  - All development is to be undertaken in accordance with the Development Approval.
  - The maximum height of buildings shall not exceed two (2) storeys.
  - Building height is measured from natural ground level to avoid any local, natural or artificial obstructions.
  - Maximum building location envelopes may be subject to future proposed easements and/or other underground services.
  - Primary frontages, side facades, primary frontages are indicated on this Plan of Development, being the indicative driveway location, except for fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
  - For corner lots, the building or structure over 2 metres high is to be built within a 4m x 4m truncation at the corner of the road frontage.

- Secondary setbacks with respect to the wall of the structure:**
  - The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
  - Where built to boundary walls are indicated on this Plan of Development, the Plan of Development Table unless otherwise specified in these notes.
  - If a built to boundary wall is constructed, it must be constructed on the boundary line.
  - Maximum length of a built-to-boundary wall is 15 metres long or 50% of the depth of the lot (whichever is lesser).
  - First floor setbacks must not encroach the minimum ground floor setbacks.
  - Setbacks shall be measured from the face of the wall.
  - Eaves should not encroach other than where buildings are built to boundary) clear them 450mm to the lot boundary, exceptions include:
    - Primary Street frontages, where eaves should not be closer than 2400mm.
    - Where eaves are located within the subject lot unless appropriate encroachment rights are secured.
    - Where the subject lot is a secondary frontage, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage.
  - Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
  - Eaves should not encroach other than where buildings are built to boundary) clear them 450mm to the lot boundary, exceptions include:
    - Primary Street frontages, where eaves should not be closer than 2400mm.
    - Where eaves are located within the subject lot unless appropriate encroachment rights are secured.
    - Where the subject lot is a secondary frontage, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage.

- On-Site parking and Driveways**
  - 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 car space.
    - Three or more bedrooms house/dwelling unit - 2 spaces per dwelling, one of which must be capable of being covered (may be provided in tandem).
  - 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.
  - All double garages must be setback behind the main face of the dwelling, with doors articulated, comprising a mix of materials and colours, or staggered.
  - Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is indicated on this Plan of Development, the garage must be located on the lot side. No lot side garages are to be located on the western or southern side of the lot.
  - 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.
  - Minimum distance of a driveway from an intersection of one street with another street is 5.0 metres.

- Private Open Space**
  - Private open space is to be provided in accordance with the following requirements:
    - Two bedroom house/dwelling unit - minimum 5m<sup>2</sup> with a minimum dimension of 2.4m.
    - Three or more bedroom house/dwelling unit - minimum 12m<sup>2</sup> with a minimum dimension 2.4m.
  - Private open space must be in accordance with the following requirements:
    - Accessible from a living room, and
    - Adequate space to accommodate a table, chair, planning, barbecue and shade; and
    - Maximum gradient not exceeding 1:10.

- Street Address**
- Letterboxes must be clearly visible and identifiable from street.
- Buildings must address each street, pathway or park frontage through the inclusion of the related facade, glazing in doors and one or more of the following design elements in the related facade, and/or:
  - Verandah, and/or
  - Poaches; and/or
  - Avining and shade structures; and/or
  - Variation to roof and building lines; and/or
  - Use of varying building materials.
- 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 facade; 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 facade (100 millimetres minimum).
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.

- Fencing**
- Fencing, screening or level changes to provide privacy but still allow for overlooking of the street.
- 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 1.2 metres where containing openings that make the fence at least 25% transparent, and 1.8 metres where solid front fences and walls may be 1.8 metres in height if they do not exceed 10,000 vehicles per day.



- Fences on pedestrian frontages are to have a maximum height of 1.2m where solid or have a maximum height of 1.5m where containing openings that make the fence more than 50% transparent.
- Boundary Management**
- Lots may be subject to bushfire hazard requiring compliance with a relevant Australian Standard - Phase refer to the Bushfire Management Plan accompanying this Plan of Development.
- The Plan of Development includes BAL ratings for affected lots (supplied by Bushfire Management Plan). Lots with a BAL rating of BAL 12.5 or higher are to be constructed in accordance with the recommendations for that specific BAL rating to be brought prior to the commencement of design.
- Additional Criteria for Secondary Dwellings**
- Design criteria for Secondary Dwellings is as per Schedule 3 of the Ripley Valley Development Scheme.
- Additional Criteria for Lots Fronting Monterey Road**
- The primary frontage of these lots is Monterey Road.
- Requirements for 'street address' as outlined in items 26 & 27 of this Plan of Development apply to the Monterey Road primary frontage.
- Primary frontage treatments are to extend for a minimum of 50% of the width of the front facade and window-glazing must occupy at least 25% of the facade area including the garage.
- Dwellings include a front door and pedestrian access to Monterey Road, including a minimum 1.5 metre high, solid, opaque fence with a minimum of 50% transparency along the common boundary with Monterey Road. Retaining walls associated with any fencing is to be located entirely within the residential lots.
- Unless an alternate solution is approved by the assessment manager the minimum 1.5 metre high, solid, opaque fence with a minimum of 50% transparency along the common boundary with Monterey Road. Retaining walls associated with any fencing is to be located entirely within the residential lots.

- Additional Criteria for Lots Fronting Neighbourhood Recreation Park**
- The primary frontage of these lots is the Neighbourhood Recreation Park.
- 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 lot frontage.
- Primary frontage treatments are to extend for a minimum of 50% of the width of the front facade and window-glazing must occupy at least 25% of the facade area including the garage.
- Dwellings include a front door and pedestrian access to the Neighbourhood Recreation Park, including individual dwelling entries from the Neighbourhood Recreation Park. Unless an alternate solution is approved by the assessment manager the 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**
- Except for lots adjoining the Neighbourhood Recreation Park, lots with a common boundary with a public open space must be articulated to reduce the mass of the building by one or more of the following design elements:
  - Habitacle 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.
- The above criteria does not apply to Lot 212 or Lots 464-484 which include an acoustic barrier between the subject lot and the public open space.
- The above criteria does not apply to Lot 386, which is a high wind exposed lot with a fence along the common boundary with Lot 504 (stormwater basin/entrance) in accordance with the recommendations of the Bushfire Management Plan.

- Additional Criteria for Lots Fronting Ripley Road (Lots 188-199)**
- The primary frontage for these lots is the inland road (Road 6).
- 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.
- Letterboxes on all primary frontages must be clearly visible and identifiable from the street.
- 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%
  - Habitacle room windows are orientated towards Ripley Road
  - Use of varying building materials
  - The design and siting of buildings is in accordance with this Plan of Development

- Split Level Lots**
- 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.

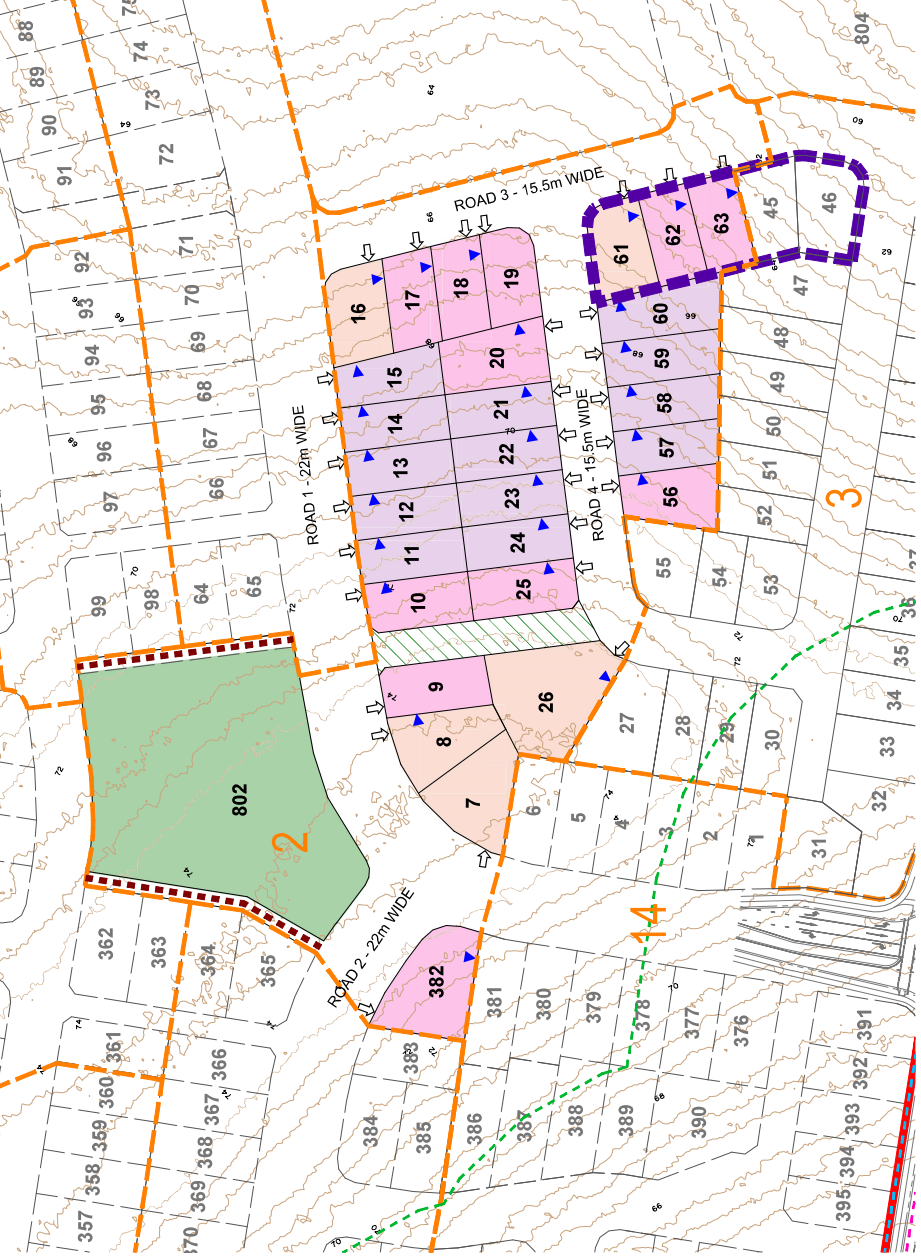


**NOTE:**  
BUILDING ENVELOPES SHOWN ARE  
INDICATIVE ONLY. REFER TO BUILDING  
ENVELOPE NOTES AND TABLE FOR DESIGN  
PARAMETRES.

- LEGEND**
- Site Boundary
  - Stage Boundary
  - Built to Boundary Location
  - Indicative Driveway Location
  - Split Level Lots
  - Possible Child Care Centre Site
  - 4m Wide Road Reserve containing a 1.5m pedestrian walkway
  - BAL 12.5
  - BAL 19
  - BAL 29
  - BAL 40

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

SCALE @ 1:1250 (A3) 1:1000 - LENGTHS ARE IN METRES



HB DONCASTER PTY LTD