

# PLAN OF DEVELOPMENT - STAGE 4

## NOTES:

- All development is to be undertaken in accordance with the Development Approval.
  - The maximum height of buildings shall not exceed two (2) storeys.
  - Setback lines are to be indicated on the Plan of Development. The setback ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.
  - Lot boundaries may be subject to future proposed easements and/or other underground services.
  - A lot can have only one primary frontage. Primary frontages are nominated on this Plan of Development.
  - 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
- Boundary setbacks are measured to the wall of the structure.
  - The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
  - The setback to boundary walls are as indicated on the Plan of Development.
  - Where a lot is bounded by multiple roads, the minimum setback shall be in accordance with the Plan of Development. The Plan of Development.
  - Maximum length of a bulk boundary wall is 15 metres (80% of the depth of the lot).
  - Front setbacks must not encroach the minimum ground road setbacks.
  - Garages must not project forward of the front building setback.
  - Setbacks to the lot boundaries are measured to the building's footings, which are to be 450mm to the lot boundary, unless otherwise specified.
  - Primary Street frontages, where shown, shall not be closer than 2400mm.
  - Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
  - For corner lots, a secondary frontage may be applicable, however a position for the front of the structure that does not contain a road contingency 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 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).
    - The maximum width of a driveway at the lot boundary shall be 4.5 metres for a lot with an attached garage, 5.5 metres for a detached garage, 6.0 metres for a lot with an attached garage, 7.0 metres for a lot with a detached garage, or 7.5 metres for a lot with an attached garage, 8.0 metres for a lot with a detached 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 Bulk to Boundary wall. Where no Bulk to Boundary wall is shown, the garage is 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 6.0 metres.
  - Private open space is to be provided in accordance with the following requirements:
    - Two bedroom house/dwelling unit - minimum 9m<sup>2</sup> with a minimum dimension of 2.4m;
    - Three or more bedroom house/dwelling - minimum 12m<sup>2</sup> with a minimum dimension 2.4m;
    - Private open space to be in accordance with the following requirements:
      - Accesible from a living room, and
      - Adequate space to accommodate a table, chair, plant, barbecue and shade;
      - Maximum gradient not exceeding 1:10.

**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

**RP DESCRIPTION:** Lot 2 on RP196150, Lot 1 on RP196152, Lot 2 on RP196164 & Lots 342 - 344 on S3173

SCALE: 1:175 (80% TO 100% LITERSING OVER METRES)

**Additional Criteria for Lots Adjoining Public Open Space**

- For lots adjoining the Neighborhood Recreation Park, lots with a common boundary with public open space (being park, drainage or reserved) provide for passive recreation overlooking of the open space by inclusion of two of the following design elements:
  - Habitable room windows facing the open space;
  - For double storey dwellings, balconies overlooking the open space;
  - For single storey dwellings, 1.2 metre high fencing with the open space;
  - Transparency along the common boundary with the open space;
  - Aluminum pool fencing to the common boundary with the open space.
- The above criteria does not apply to Lot 386, which requires a 1.5m high colorbond fence along its common boundary with Lot 594 (formal water flow) in accordance with the recommendations of the Bushfire Management Plan.

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

- The primary frontage for these lots is the internal road (Road 6).
- Acoustic fencing at the rear of these lots must be retained in accordance with the recommendations of the Bushfire Management Plan.
- For single storey dwellings, reference shall be made to the Plan of Development, Table and Notes 1-35.
- Below are the 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;
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  - Habitable room windows are orientated towards Ripley Road;
  - Dwellings are to be in accordance with the recommendations of the Risky Valley Development Scheme apply with the following exceptions:
    - no 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 appropriate response to the contours of the site.

PLAN OF DEVELOPMENT TABLE #	Premium Villa		Countryside		Traditional	
	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*
Rear *	5.0m	n/a	5.0m	n/a	5.0m	n/a
Side - Setbacks *	0.5m	1.0m	0.5m	1.0m	0.5m	1.0m
Built to Boundary	Mandatory	Optional	Mandatory	Optional	Mandatory	Optional
Non Built to Boundary	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
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%	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, porticos, verandahs and balconies  
 \*\*\* On setback permitted to enclosed verandahs and balconies.