



BELLEVUE
RIPLEY

DESIGN GUIDELINES
JANUARY 2022



BELLEVUE

RIPLEY

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01

Introduction

Bellevue vision is to provide a residential estate where the community becomes one. From the initial master planning, the amenity of all residents has been carefully considered and will emerge as a highly desirable residential community.

The Design Guidelines are in place to protect the investment of your home and ensure surrounding homes are of an equally high standard. They encourage a variety of contemporary styles and modern designs that will be harmonious to surrounding environment and provide a distinctive neighbourhood character.



02

Statutory Obligations

It is the responsibility of the Purchaser/Builder/ Building Certifier to ensure compliance with any applicable statutory requirements, such as Building Regulations, planning requirements and current Queensland energy rating standards. Approval from the Design Review Committee (DRC) is not an endorsement that plans comply with such requirements.

03 The Design Review Committee Approval

- 3.1 All house designs and building works including fencing, retaining walls and outbuildings require approval from the Design Review Committee (DRC). Approval from the DRC is required prior to applying for a building permit for the construction of a new dwelling.
- 3.2 The DRC will assess all designs and if they are compliant with the design guidelines, provide a letter for approval along with an endorsed copy of the plans and external colour schedule. If the design submitted does not comply, the DRC will advise the applicant on the areas of non-compliance and the required amendments.
- Applicants will then be required to submit amended documents in order to gain approval.
- 3.3 Please refer to the Developer Approval Application Form at the rear of this document for further information. The Application form must accompany the submission documents.
- 3.4 Before construction can commence, your house plans must be approved by the Bellevue Design Review Committee (DRC) prior to the application of a building permit.
- 3.5 Design approval from the DRC does not exempt the plans from any building or statutory regulations and the plans are not checked against these requirements.
- 3.6 The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against (and must comply with) the current version of the Design Guidelines. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the DRC.
- 3.7 The DRC also reserve the right to waive or vary any requirements of the Design Guidelines, this will not set a precedent nor imply any such action will apply again.

04 Approval Process

The following steps illustrate the process to build at Bellevue

PURCHASE YOUR LOT



SELECT YOUR NEW HOME



LODGE YOUR SUBMISSION



DRC APPROVAL



OBTAIN A BUILDING PERMIT



COMMENCE CONSTRUCTION



COMPLETE CONSTRUCTION



4.1 Site Plan (Scale 1:200)

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining wall, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed out-buildings.

4.2 Floor Plans (Scale 1:100)

Must indicate key dimensions and window positions.

4.3 Elevations (Scale 1:100)

Must include all 4 elevations and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, external finishes, existing ground levels and retaining walls.

4.4 External Colour and Material Selection

Must include brands, colour names and colour swatches where possible.

4.5 Where to Send Your Application

Submit via the design assessment portal link [Beveridge Williams Design Application Portal](#) or email planlodgement@bevwill.com.au
Attachments must be in PDF Format.

The DRC will endeavour to assess proposals in the shortest possible time, which is generally within 10 business days of receipt of a completed and compliant application.



05 Allowable Land

- 5.1 No more than 1 dwelling may be constructed on the lot.
- 5.2 Lots cannot be further subdivided.
- 5.3 Relocatable homes are not permitted.
- 5.4 "Dual Key" dwellings are not permitted.
- 5.5 Dual Occupancy dwellings are only permitted on lots nominated in the Council Approved Planning Permit.



06 Minimum Floor Area

- 6.1 Minimum 100m² on lots less than 350m².
- 6.2 Minimum 120m² on lots between 350m²–600m².
- 6.3 Minimum 150m² on lots over 601m².
- 6.4 Floor area excludes garages, porches, verandas, pergolas, balconies or alfresco areas.



07 Service Connection

- 7.1 Your home must be connected to all available in ground services according to the service provider's standards.
- 7.2 The estate will be serviced with underground NBN infrastructure.
- 7.3 Reticulated natural gas will be available and it is encouraged that you consider the benefits of connecting this service to your home.

08 Construction Timeframes

- 8.1 Construction of your home is encouraged to begin within 12 months of settlement of your land. If construction does not occur within 12 months, lots must be turfed and maintained.
- 8.2 Certificate of Occupancy must be issued no later than 12 months after the commencement of construction.
- 8.3 Landscaping and fencing must be completed within 3 months of the Certificate of Occupancy being issued.



09 Siting Your Home

- 9.1 All homes must comply with siting, setbacks and site cover in accordance with the Council approved Plan of Development – Appendix A.

10 Identical Facades

- 10.1 Two dwellings with the same front facade must not be built within three house lots. This includes lots either side, opposite and encompassing other street frontages where applicable.

11 Specific Allotment Requirements

- 11.1 For all allotments fronting/adjoining the below, refer to the Council approved Plan of Development – Appendix A – for additional allotment specific requirements.
- Montereia Road
 - Ripley Road
 - Neighbourhood Recreational Park
 - Public Open Space

12 Facade Design



- 12.1 To ensure that dwellings constructed within the community are designed to a high-quality standard, they should be designed so that front and secondary street frontage facades are well articulated. Broad flat surfaces extending greater than 6 metres are not permitted.
- 12.2 Entries must be covered and clearly identifiable. Suggested entry features include: Porch, Portico, Verandah or Balconies.
- 12.3 Entry is to project forward of the main building line.
- 12.4 Entries must have a minimum 1.5m depth and a minimum 1.2m width;
- 12.5 One habitable room window to the facade.
- 12.6 Roller shutters, vertical blinds and grill screens are not permitted.
- 12.7 All dwellings should also comply with section Street Address of the Council approved Plan of Development – Appendix A.

13 Facade Materials and Colours

- 13.1 External walls of your home must be from a combination of materials and colours. A minimum of two materials and colours are required and both materials and colours must equate to a minimum 30% each.
- 13.2 Materials used on the facade must return a minimum 1m or to the return fence line (whichever is greater) to non-corner lots.
- 13.3 Lightweight infill is not permitted above windows and doors visible to the public.
- 13.4 Unpainted metalwork is not permitted.
- 13.5 Downpipes, gutters and fascia must be colour coordinated with the remainder of the dwelling.
- 13.6 The external colour scheme of your home should be neutral tones that blend in with the surrounding environment. Mute tones are preferred. No bright colours.

White on White

Tranquil Retreat

Grey Pail

White Duck Quarter

Colourbond Surfmist

Still

Western Myall

Colourbond Woodland Grey

Domino

14 Roof Design



- 14.1 Where there is a roof pitch it must be a minimum 22.5°. Where a skillion roof style is incorporated it must have a minimum pitch of 5° and be proportional to the main body of the home.
- 14.2 Flat roofs may be permitted under architectural merit.
- 14.3 All roofs must incorporate eaves of a minimum 450mm to any street or open space frontages.
- 14.4 All pitched roofs to double storey homes must incorporate 450mm to the entire roof line.
- 14.5 Eaves must return to the point of the first habitable room window or 3.0m, whichever is greater.
- 14.6 Where a parapet wall is constructed eaves are not required.
- 14.7 Roofs must be constructed from terracotta, slate or concrete tiles or pre-finished metal roof sheeting. Galvanised or zincalume is not permitted.
- 14.8 Roof colours are to be of neutral tones. Parapets, flat and curved roofs will be reviewed on architectural merit.
- 14.9 Roofing must be of low reflective materials.



15 Ceiling Heights

- 15.1 Ceiling heights to the ground floor of double storeys and all single storey homes must be a minimum 2570mm.

16 Corner Allotments

- 16.1 Treatment must be provided to side street and reserve elevations visible to the public. Both single and double storey dwellings are to be designed incorporating feature elements that address both the primary and secondary frontage. Treatment is required to the area visible to the public.
- 16.2 The secondary frontage must include feature window/s matching the style of the window/s on the primary facade.
- 16.3 Materials used on the primary facade must return along the secondary frontage for a minimum 3.0m.
- 16.4 Eaves are required to return the full length of the dwelling. Except where a parapet wall has been provided.
- 16.5 Blank walls facing the secondary frontage are not permitted.
- 16.6 Solar panels are encouraged to not be visible to the public realm, including side street where possible.



17

Garages

- 17.1 All homes must have a garage which is incorporated into the dwelling roof line.
- 17.2 The garage door must be sectional or panel lift.
- 17.3 Roller doors are not permitted where visible to the public.
- 17.4 Carports are not permitted.
- 17.5 Boats, caravans, motorhomes, or trailers are not permitted in the front yard or street, they must be garaged or located behind the front fence return.
- 17.6 The garages requirements and setbacks are to be as per the Council Approved Plan of Development – Appendix A.



18 Driveways



- 18.1 Driveways must be fully constructed prior to the occupation of the dwelling.
- 18.2 Only one driveway permitted per lot.
- 18.3 Acceptable driveway materials are: coloured concrete, or exposed aggregate.
- 18.4 Plain concrete driveways and front paths are not permitted.
- 18.5 Driveway colours should be of muted tones that complement the external colour scheme of your home.
- 18.6 The driveway shall be no wider than the width of the garage opening and tapering to match the width of the crossover.
- 18.7 A minimum 500mm landscape strip is required between the driveway and the side boundary.
- 18.8 Garages are not permitted to be constructed on the corner where the primary and secondary frontages meet.
- 18.9 Crossover relocations are strongly discouraged and will be at the cost of the lot owner.
- 18.10 Driveway locations are to be constructed as per the approved Plan of Development – Appendix A.



19 Fencing

Refer to the Specific Fencing Plan – Appendix B – that nominates Developer installed fences and allotment specific fencing which the Buyer must install.

19.1 Side and rear fencing

To be constructed of capped vertical butted timber palings to a height of 1.8m.

19.2 Return Fencing

To return to the sides of the dwelling a minimum 1.0m from the main building line and be the same height as the side fencing. Must be painted or stained to match the facade.

19.3 Secondary Frontages

to have a maximum height fence of 1.8m where containing vertical openings that make the fence at least 25% transparent.

19.4 Landscape planting

combined with some articulation is encouraged where possible.

19.5 No colorbond fencing

unless approved under the Council Approved Plan of Development and Bushfire Management Plan.

Standard Fence



Corner Fence – 30mm



Corner Fence – 50mm



20 Sloping Land

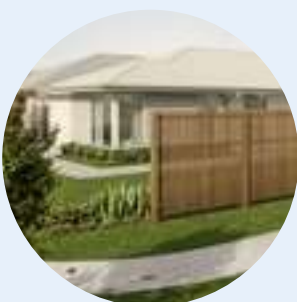
- 20.1 A well designed home on a sloping lot should have minimal excavation work and where applicable attractive retaining walls.
- 20.2 Undercroft areas visible from the primary and secondary streets must be screened. This may be achieved through battening, landscaping or a combination of both.
- 20.3 Advice should be sought from building designers experienced in a wide range of slope sensitive designs.
- 20.4 Where a site excavation is required, it should be minimised where possible.
- 20.5 We strongly recommend the use of batters to any site cut with consideration of landscaping options, as this is more visually pleasing.

21 Retaining Walls

- 21.1 The maximum permissible height for retaining walls visible to the public is 1200mm unless otherwise approved by the DRC.
- 21.2 Retaining walls to the primary street frontage must be constructed from architecturally aesthetic materials.
- 21.3 Retaining walls constructed by the Developer are not permitted to be altered or removed.
- 21.4 Unpainted timber sleepers are not permitted unless they are of a high architectural quality.
- 21.5 Unfinished concrete walls/ blocks are prohibited.

22 Landscaping

- 22.1** Landscaping plays an integral part in assisting to soften the built form of the streetscape. It is also a useful element in providing privacy screening and shade during summer. The selection of planting should be appropriate for the conditions of placement, such as orientation, solar access and the topography of the land. Careful landscape and plant selection should minimize the need for garden watering.
- 22.2** Front landscape designs must be submitted at time of developer approval application. Failure to submit landscape plans will prevent an approval being issued. Hand drawn plans are acceptable.
- 22.3** Front landscaping must be completed within 12 weeks of house completion. This includes turfing and planting.
- 22.4** Impermeable hard surface areas must not exceed 40% of the front garden area including driveways and pathways;
- 22.5** A minimum softscape area of 60% of the total front garden area is to be installed, with at least 30% of the softscape area consisting of planted garden bed.
- 22.6** Garden beds should be mulched and where mulch is used, it must be of natural colour.
- 22.7** Artificial turf is not permitted forward of the front fence.
- 22.8** A minimum of one canopy tree with a minimum mature height of 2m must be included in the front landscaping.
- 22.9** It is the responsibility of the allotment owner to establish and maintain turf on nature strips.
- 22.10** Letterboxes are required to be constructed in accordance with Australia Post standards and must be designed to match the dwelling, using similar materials and colours. Must be erected prior to occupancy permit.
- 22.11** Garden sheds must be separated from the main dwelling and located to the rear of the lot.



23

Services

- 23.1 Ancillary items are not permitted to be visible to the main street frontage or secondary frontage. These items include Hot Water Services, Ducted Heating Unit, Rainwater Tanks, Clothes Lines, Sheds and Rubbish Bins.
- 23.2 Roof mounted satellite dishes and TV aerials are to be located to the rear of the dwelling.
- 23.3 Air conditioning units are to be located away from public view and must be located below the ridge line.

24

National Broadband Network

- 24.1 Bellevue will provide infrastructure to enable telecommunication providers to install cabling. All homes constructed at Bellevue must include conduits, cabling and housing and comply with NBN Co Limited Building Ready Specifications.

25 Construction Management

- 25.1 During the construction of your dwelling, the builder must install a temporary fence and ensure that all rubbish and building waste is contained within the allotment. Regular rubbish removal must be carried out and any waste bins must be covered to prevent wind-blown matter.
- 25.2 Street trees and nature strips must be protected. Damage to nature strips, paths, kerbs and street trees caused during the dwelling construction is solely the responsibility of the lot owner and their builder, and any rectification required will be invoiced to the lot owner.
- 25.3 Nature strips must be maintained at all times including weed eradication and mowing.



26 Sustainability & Efficient Living

- 26.1 The DRC supports and encourages all efforts made to reduce a household's impact on the environment, particularly by limiting the overall energy and water consumption of the household.
- 26.2 For additional guidance please refer to the Sustainable Living Education Pack.
- 26.3 Designing, building and living in a more sustainable house has numerous long term financial health and comfort related benefits. Environmentally conscious homes also reduce impact on the wider environment and community.

Passive Solar Design

Solar Access and House Orientation

- 26.4 Aim to orientate your living rooms and kitchen towards north to capture more natural day light. This strategy will reduce your need to use electricity for lighting. Naturally bedrooms are a lower priority when it comes to needing daylight.

Shading

- 26.5 By using sufficient shading on the northern side, preferably using eaves, you can let sun light inside in winter but keep the heat out in summer. Eaves let the lower winter sun inside and keep the higher tracking summer sun out. Aim to shade your eastern and western facing walls and windows where possible. Eaves are recommended for all sides of your home for shading and some protection from wind and rain.



Windows

- 26.6 Use larger windows on the northern side of the house to let winter sunlight in but use optimal shading above them. Minimise windows and their sizes on the east and west as these are harder to shade and will expose rooms to more heat in summer.

Colours

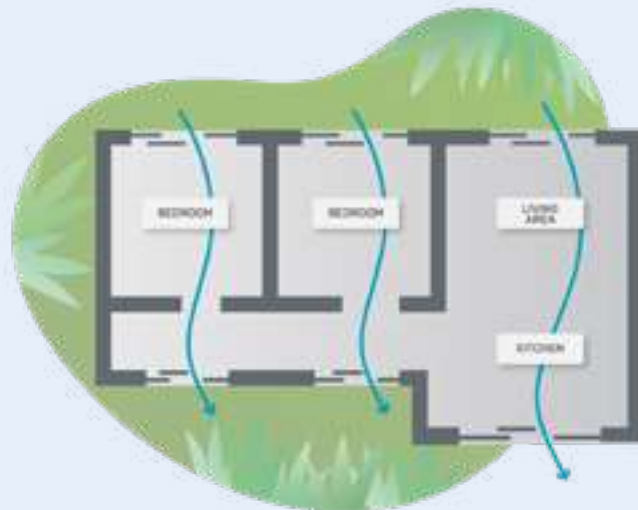
- 26.7 Since lighter colours tend to reflect rather than absorb heat, aim to use a lighter coloured roof and internal walls. This strategy will reduce heat gain and hence your summer cooling bills.

Insulation

- 26.8 Ensure you insulate roof spaces and walls well to significantly reduce greenhouse gas emissions and power bills.

Ventilation

- 26.9 Position your windows to encourage cross ventilation, as air slows down if it has to travel around corners or cannot exit on thru the other side.



- 26.10 Use skylights with ventilation capabilities in bathrooms. Skylights can light a room during daylight hours for free and make it too sunny for mould to accumulate.
- 26.11 Use active ventilation systems to ventilate roof spaces.
- 26.12 Install ceiling fans in living areas and bedrooms



Energy

26.13 Hot water heating, air conditioning and appliances, refrigeration and lighting contribute the most to household energy bills so aim to:

- Preference appliances with higher Star ratings such as TVs, refrigerators, dishwashers, washing machines and computer monitors.
- Use efficient LED lights. Halogen and most other light are relatively inefficient and add heat to a room.
- If you wish to go beyond the National Construction Code minimum for Thermal Performance (for example 6.0 Stars), improve your design and aim for a 'thermal performance energy rating' of 6.5 to 8 Stars using an accredited NatHERS energy assessor to reduce your bills and increase your comfort.

Natural Gas

26.14 You may connect your house to the reticulated underground natural gas system for uses such as cooktop/oven cooking, heating and hot water boosting/heating. Using gas instead of coal-fired power station electricity can reduce greenhouse gas emissions, especially if you do not have renewable (roof top solar) energy.

Renewable Energy

26.15 By installing a rooftop solar photovoltaic (PV) energy system your home can generate electricity during the day which is better for the environment and will reduce your energy bills. Consider a 3kW to 9kW solar energy system for your roof, especially as most cars in the future will be electric and could be charged using your cheaper solar electricity. Aim to install a Solar PV system on your north, east and/or west facing roofs. A north facing pitch of around 22 to 28 degrees is optimal.



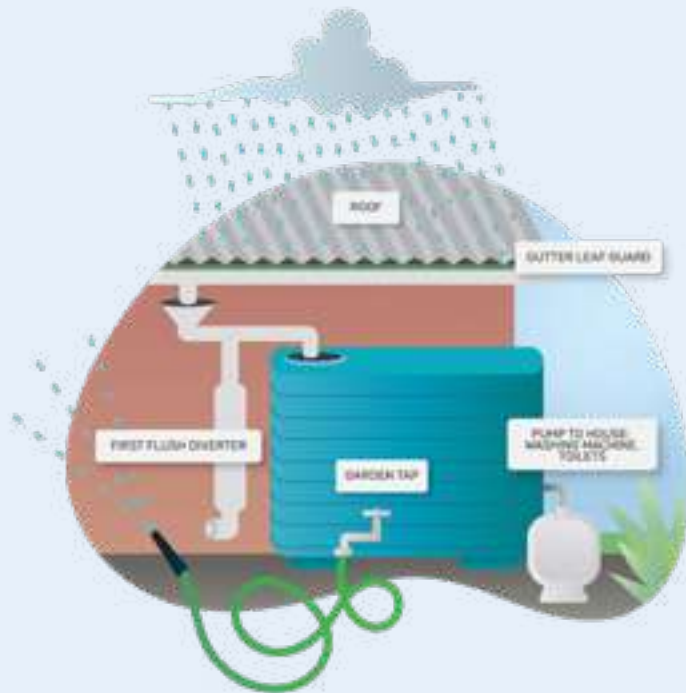
Materials

26.16 Aim to preference materials that have a lower impact such as those with independent certifications or made from natural materials. Aim to avoid materials that contain volatile organic compounds (VOC), such as many paints, finishes and adhesives which can cause irritation and allergies and impact poorly on your health.

Water

Rainwater

26.17 You may install a rainwater tank and harvest free rain from your rooftops. Rainwater can be connected to your toilets and washing machine or used for watering your garden which can reduce your water bills.



26.18 To be water efficient aim to:

- Use water efficient showerheads with a minimum 3 Star Water Efficiency Labelling Scheme (WELS) rating.
- Install Water efficient toilets with 4+ Star WELS rating.
- Purchase dishwashers with 4+ Star WELS rating.

Waste Reduction

26.19 Builders can recycle at least 80% of all construction waste.



Flora and Fauna

26.20 Beyond growing plants for food production, aim to install mainly endemic native plant species as they will adapt to local climate conditions and survive summer and winter conditions better than introduced species. Local species will also require less or no watering and provide native birds and animals with food they need to survive.

Front Landscape

26.21 Aim to landscape at least your front yard with native vegetation or grass as this will keep your house cooler in summer. Avoid planting tree species near your home that will grow tall and shade solar energy panels on your roof or drop leaves onto your roof or gutters.



PLAN OF DEVELOPMENT - STAGE 1

- NOTES:**
- General:**
- 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 doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.
 - Maximum building location envelopes 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, being the indicative driveway location, except lots fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
 - 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.
 - Setbacks are as per the Plan of Development Table unless otherwise specified.
 - The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
 - 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.
 - If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
 - 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.
 - Garages must not project forward of the front building setback.
 - 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.
 - 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 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 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 4.2 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 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.

- 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 6.2 metres.
- Private Open Space**
- 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 or more bedroom house/dwelling unit - minimum 12m² 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, planting, 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 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;
 - 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/Screenes; 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 and park to promote casual surveillance.
 - 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 containing openings that make the fence at least 25% transparent. 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.
- Fences on pedestrian frontages 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**
- 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.
 - The Plan of Development includes BAL ratings for affected lots (supported by Bushfire Risk Assessors). 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**
- 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 item 27 of this Plan of Development apply to the Monterey Road frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and windows/glazing must occupy at least 25% of the facade area.
 - Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
 - 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 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 park frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and windows/glazing must occupy at least 25% of the facade area.
 - 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 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**
- 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.
 - The above criteria does not apply to Lot 212 or Lots 440-445 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
 - The above criteria does not apply to Lot 396, which requires a 1.8m high colourbond fence along its common boundary with Lot 504 (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 PARAMETERS.

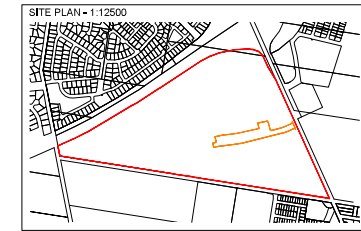
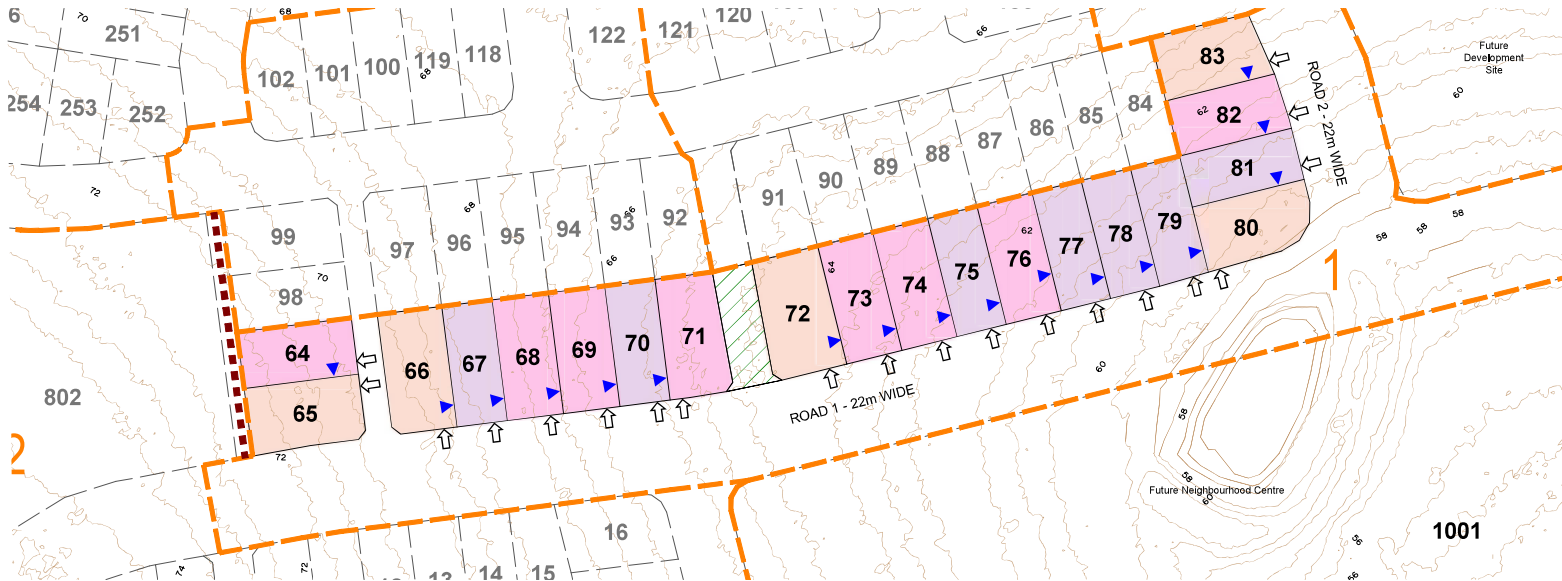


PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5 m <= 14.0m frontage		Courtyard 14.0m <= 16.0m frontage		Traditional >16.0m frontage & irregular lots	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front / Primary Frontage *	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*
Garage	5.0m	n/a	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	1,0m	0,0m	1,0m	0,0m	1,0m
	Mandatory		Optional		Optional	
Non Built to Boundary	1,0m	1,0m	1,0m	1,0m	1,0m	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%	

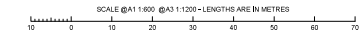
- # Except where overridden by the Bushfire Management Plan (refer to notes) or as otherwise specified
- ^ Except on a boundary adjoining the Cunningham Highway or Ripley Road, where the setback is 3m.
- * 2.4m setback permitted to enclosed entry features such as porches, porticos, verandahs and balconies
- ** 0m setback permitted to enclosed verandahs and balconies.

- 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 Noise Impact Assessment prepared by TTM Group.
 - For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-36.
 - 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**
- All dwellings and structures must incorporate an appropriate design response to the sloped 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



PLAN OF DEVELOPMENT - STAGE 2

NOTES:

General

- 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 finished 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).
- Maximum building envelope envelopes may be subject to future proposed easements and/or other underground services.
- Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
- 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 structures.
- Setbacks are as per the Plan of Development Table unless otherwise specified.
- The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
- 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.
- If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
- 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.
- Garages must not project forward of the front building setback.
- 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 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 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 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 4.8 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 proposed, garages are to be located on the front side of the lot. Where the lot has no front 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 6.0 metres.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit - minimum 6m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling - minimum 12m² 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, planting, barbeque 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 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.
- 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 verandahs; and/or
 - Window Hoods/Screens; and/or
 - Shadowlines 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 and park to promote casual surveillance.
- 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 metres where containing openings that make the fence at least 25% transparent.
- 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.

- 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

- 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.
- The Plan of Development includes BAL ratings for affected lots (specified 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

- 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 frontages of these lots is Monterey Road.
- Requirements for 'street address' as outlined in item 27 of this Plan of Development apply to the Monterey Road frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area.
- Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
- Unless an alternate solution is approved by the assessment manager, a minimum 1.5 metre high surveillance fence with a maximum 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 frontages. Letterboxes will be positioned along the park frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area excluding 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, a minimum 1.2 metre high fence with a maximum of 50% transparency along the common boundary with the Neighbourhood Recreation Park.

Additional Criteria for Lots Adjoining Public Open Space

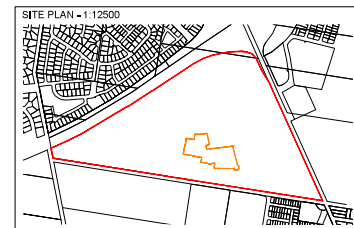
- Except for lots adjoining the Neighbourhood Recreation Park, lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of two of the following design elements:
 - Habitable room windows facing the 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.
- The above criteria does not apply to Lot 212 or Lots 404-409 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
- 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.

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

- The primary frontage for these lots is the internal road (Road 5).
- 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.
- For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-36.
- 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

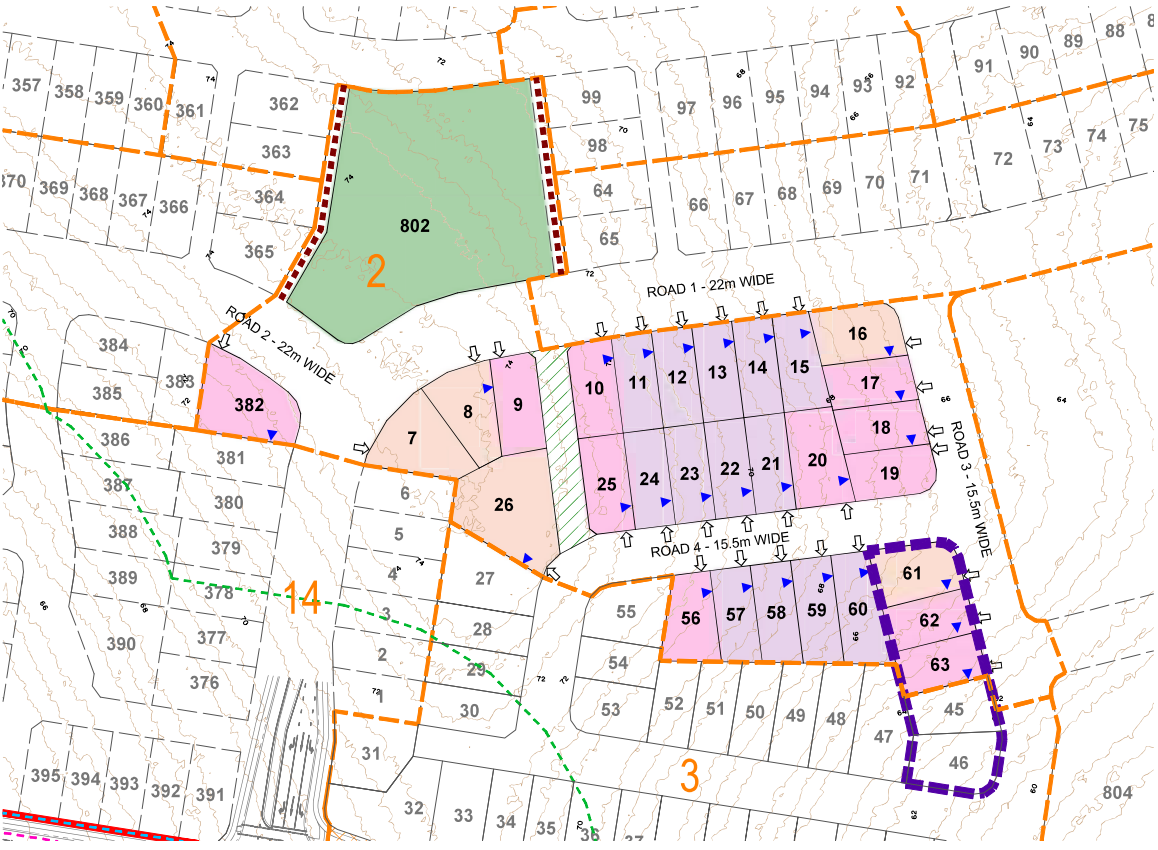
Split Level Lots

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



PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5m <= <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 ^	0.8m	1.0m	0.8m	1.0m	0.8m	1.0m
Side - Setbacks ^	0.0m		0.0m		0.0m	
Built to Boundary	Mandatory	1.0m	Optional	1.0m	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, porticos, verandahs and balconies
 ^ 0m setback permitted to enclosed verandahs and balconies.



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



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



HB DONCASTER PTY LTD

PLAN OF DEVELOPMENT - STAGE 3

NOTES:

General

- 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 doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.
- Maximum building envelope envelopes may be subject to future proposed easements and/or other underground services.
- Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref, note 37) and the Neighbourhood Recreation Park (ref, note 42).
- 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 structures.
- Setbacks are as per the Plan of Development Table unless otherwise specified.
- The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
- 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.
- If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
- 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.
- Garages must not project forward of the front building setbacks.
- 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 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 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 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 4.8 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 proposed, garages are to be located on the two sides of the lot. Where the lot has no 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 6.0 metres.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit – minimum 8m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling – minimum 12m² 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, planting, barbeque 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 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.
- 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 verandahs; and/or
 - Window hoods/screens; and/or
 - Shadowlines 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 and park to promote casual surveillance.
- 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 metres where containing openings that make the fence at least 25% transparent.
- 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.

- 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

- Lots may be subject to bushfire hazard requiring compliance with a relevant Australian Standard – Please refer to the Bushfire Management Plan for affected lots this Plan of Development.
- The Plan of Development includes BAL ratings for all lots (supported 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

- 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 item 27 of this Plan of Development apply to the Monterey Road frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area.
- Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
- Unless an alternate solution is approved by the assessment manager the a maximum 1.2 metre high surveillance 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 frontages. Letterboxes will be positioned along the park frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area excluding 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 a maximum 1.2 metre high surveillance fence with a minimum of 50% transparency along the common boundary with the Neighbourhood Recreation Park.

Additional Criteria for Lots Adjoining Public Open Space

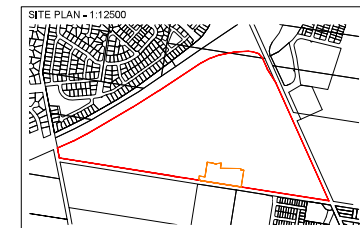
- Except for lots adjoining the Neighbourhood Recreation Park, lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of two of the following design elements:
 - Habitable room windows facing the 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.
- The above criteria does not apply to Lot 212 or Lots 404-409 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
- The above criteria does not apply to Lot 396, which requires a 1.8m high colourbond fence along its common boundary with Lot 504 (stormwater bio-retention) 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 5).
- 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.
- For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-36.
- 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

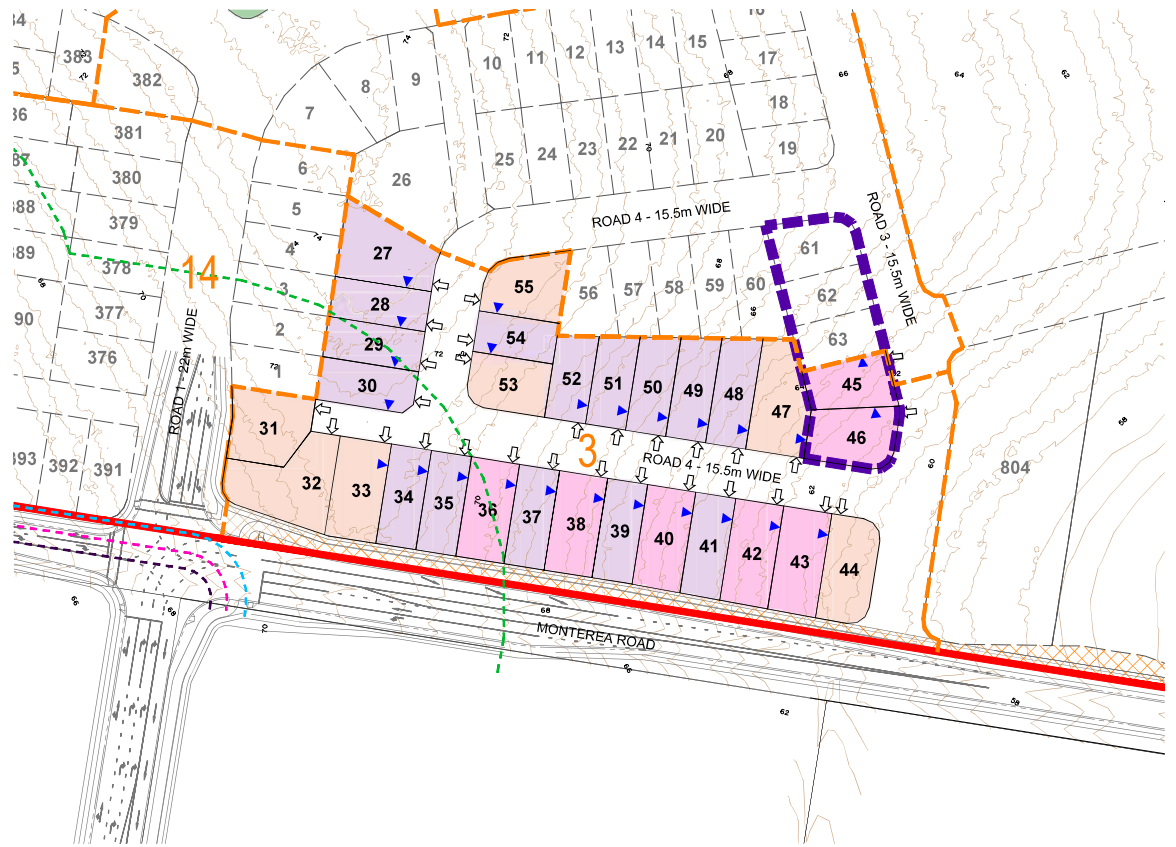
Split Level Lots

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



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	1.0m	0.0m	1.0m	0.0m	1.0m
Non Built to Boundary	Mandatory		Optional		Optional	
Corner Lots - Secondary Frontage	1.0m	1.0m	1.0m	1.0m	1.2m	2.0m
Park / Drainage Reserve **	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Site Coverage (Maximum)	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m
		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
- *** 0m setback permitted to enclosed verandahs and balconies.



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

LEGEND

- Site Boundary
- Stage Boundary
- Built to Boundary Location
- Indicative Driveway Location
- Split Level Lots
- Possible Child Care Centre Site
- 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 @A1:1:750 @A3:1:1500 - LENGTHS ARE IN METRES

PLAN OF DEVELOPMENT - STAGE 4

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 Monterey 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 structures.
 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 0m.
 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 metres king 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 setbacks.
 15. Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary. Exceptions include:
 a. Primary Street frontages where eaves do 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, comprising 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 two sides of the lot. Where the lot has no side setbacks, 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 metres.
Private Open Space
 24. Private open space is to be provided in accordance with the following requirements:
 • Two bedroom house/dwelling unit - minimum 8m² with a minimum dimension of 2.4m.
 • Three or 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.

PLAN OF DEVELOPMENT TABLE #	Premium Villa 12,5 m x <14,0m frontage		Courtyard 14,0m x <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		0,0m		0,0m	
Mandatory		1,0m		1,0m		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, porticos, verandahs and balconies
 ** 0m setback permitted to enclosed verandahs and balconies.

27. Buildings must address each street, pathway or park frontage through the inclusion of windows/openings (being 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 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).
 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 1.2 metres 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 (supported by Bushfire Risk Reductions). 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 Monterey Road
 37. The primary frontage of these lots is Monterey Road.
 38. Requirements for street address as outlined in item 27 of this Plan of Development apply to the Monterey Road frontage.
 39. Frontage treatments are to extend for a minimum of 50% of the width of the facade and windows/gazing must occupy at least 25% of the facade area.
 40. Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
 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 Monterey Road. Retaining walls associated with any fencing is to be located entirely within the residential lots.

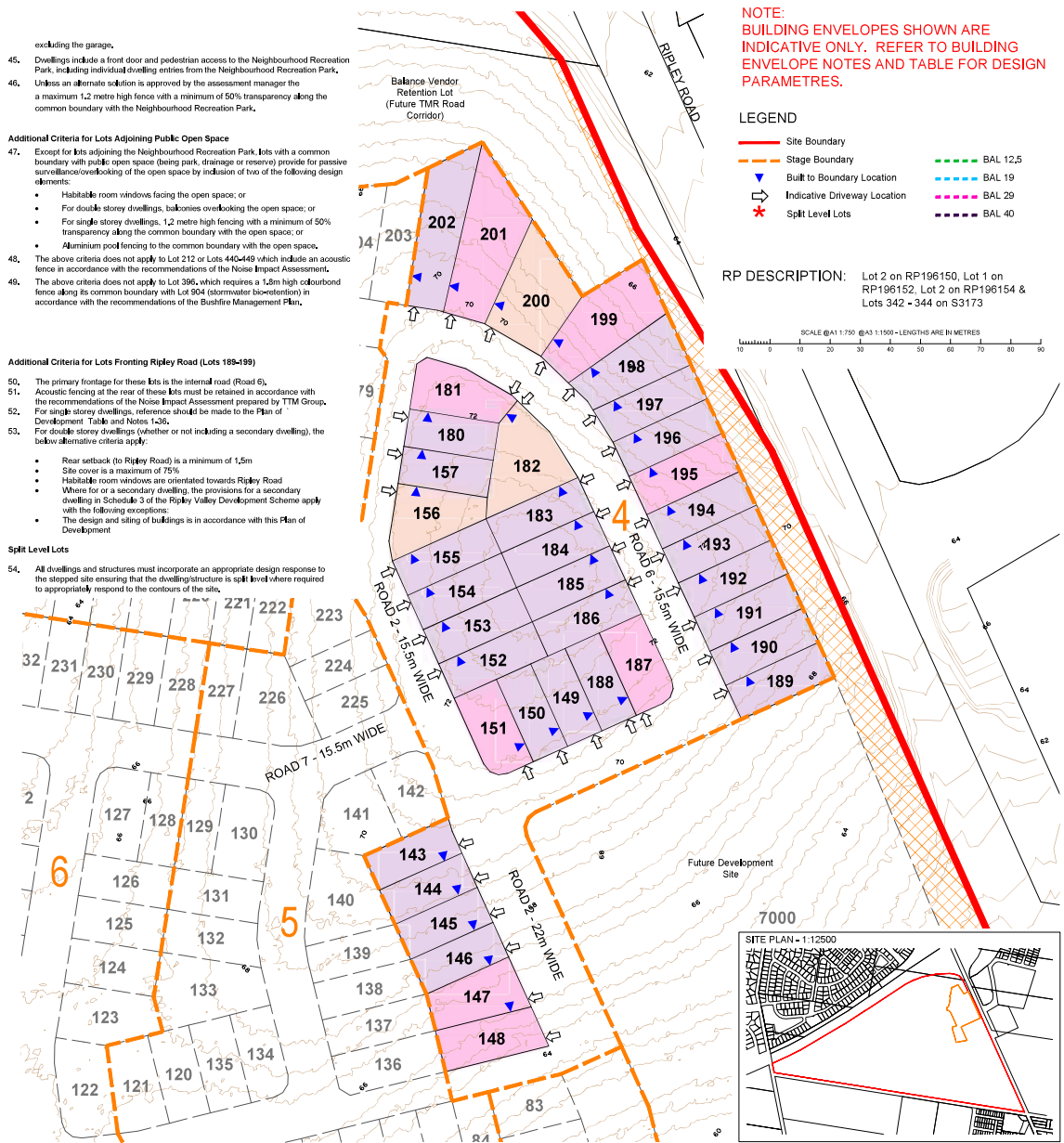
Additional Criteria for Lots Fronting Neighbourhood Recreation Park
 42. The primary frontage of these lots is the Neighbourhood Recreation Park.
 43. Requirements for street address as outlined in item 27 of this Plan of Development apply to the Neighbourhood Recreation Park primary frontages. Letterboxes will be positioned along the park frontage.
 44. Frontage treatments are to extend for a minimum of 50% of the width of the facade and windows/gazing must occupy at least 25% of the facade area.

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 386, which requires a 1.8m high colourbond fence along its common boundary with Lot 504 (stormwater basin) in accordance with the recommendations of the Bushfire Management Plan.

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 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 sloped site ensuring that the dwelling structure is split level where required to appropriately respond to the contours of the site.



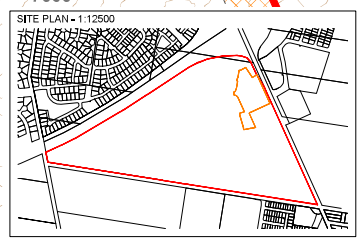
NOTE:
 BUILDING ENVELOPES SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

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 RP196154 & Lots 342 - 344 on S3173

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES



PLAN OF DEVELOPMENT - STAGE 5

NOTES:

General

- 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 doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
- Maximum building envelope envelopes may be subject to future proposed easements and/or other underground services.
- Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref, note 37) and the Neighbourhood Recreation Park (ref, note 42).
- 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 structures.
- Setbacks are as per the Plan of Development Table unless otherwise specified.
- The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
- 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.
- If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
- 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.
- Garages must not project forward of the front building setbacks.
- 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 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 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 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 4.8 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 proposed, garages are to be located on the front side of the lot. Where the lot has no front 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 6.0 metres.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit – minimum 8m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling – minimum 12m² 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, planting, barbeque 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 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.
- 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 verandahs; and/or
 - Window Hoods/Screens; and/or
 - Shadowlines 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 and park to promote casual surveillance.
- 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 metres where containing openings that make the fence at least 25% transparent.
- 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.

- 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

- 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.
- The Plan of Development includes BAL ratings for affected lots (specified 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

- 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 item 27 of this Plan of Development apply to the Monterey Road frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window-glazing must occupy at least 25% of the facade area.
- Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
- Unless an alternate solution is approved by the assessment manager, a maximum 1.5 metre high surveillance 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 frontages. Letterboxes will be positioned along the park frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window-glazing must occupy at least 25% of the facade area excluding the garage.
- Dwellings include a front door and pedestrian access to the Neighbourhood Recreation Park, including individual driveway entries from the Neighbourhood Recreation Park.
- Unless an alternate solution is approved by the assessment manager, a maximum 1.2 metre high surveillance 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 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.

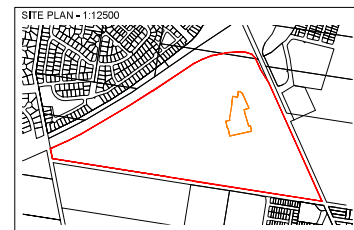
- The above criteria does not apply to Lot 212 or Lots 404-409 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
- The above criteria does not apply to Lot 396, which requires a 1.8m high colourbond fence along its common boundary with Lot 904 (stormwater bio-retention) in accordance with the recommendations of the Bushfire Management Plan.

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

- The primary frontage for these lots is the internal road (Road 5).
- 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.
- For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-36.
- 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

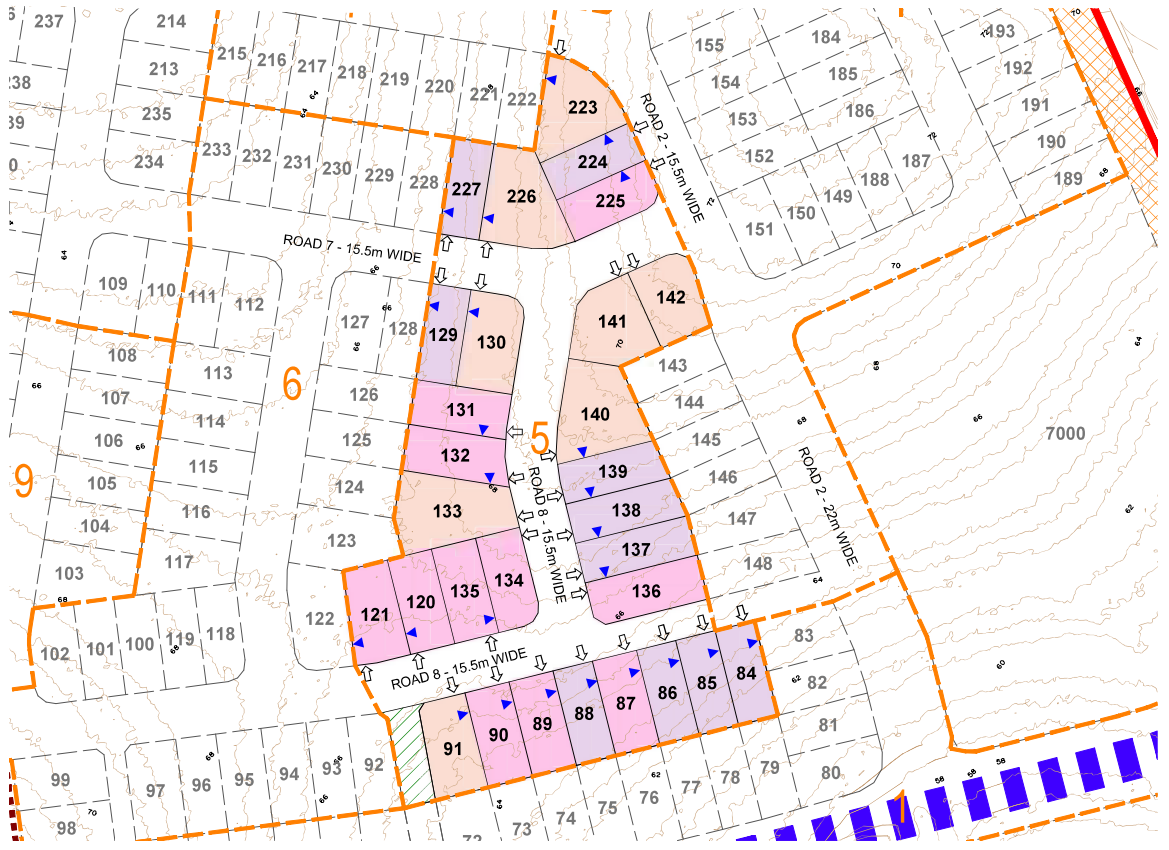
Split Level Lots

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



PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5m x 14.0m frontage		Courtyard 14.0m x 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	1.0m	0.0m	1.0m	0.0m	1.0m
	Mandatory		Optional		Optional	
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, porticos, verandahs and balconies
- 0m setback permitted to enclosed verandahs and balconies.

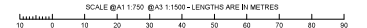


NOTE: BUILDING ENVELOPES SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

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 RP196154 & Lots 342 - 344 on S3173



PLAN OF DEVELOPMENT - STAGE 6

- NOTES:**
General
- 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 doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
 - Maximum building location envelopes may be subject to future proposed easements and/or other underground services.
 - Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref, note 37) and the Neighbourhood Recreation Park (ref, note 42).
 - 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 structures.
 - Setbacks are as per the Plan of Development Table unless otherwise specified.
 - The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
 - 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.
 - If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
 - Maximum length of a built-to-boundary wall is 15 metres king or 50% of the depth of the lot (whichever is lesser).
 - First floor setbacks must not encroach the minimum ground floor setbacks.
 - Garages must not project forward of the front building setbacks.
 - 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 shall not be closer than 240mm.
 - 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 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 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 4.8 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, and staggered.
 - 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 front side of the lot. Where the lot has no front 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 6.0 metres.
- Private Open Space**
- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit - minimum 6m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling - minimum 12m² 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, planting, barbeque 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 window openings, glazing in doors and one or more of the following design elements in the related facade:
 - Verandahs; and/or
 - Porches; 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 verandahs; 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 and park to promote casual surveillance.
 - 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 metres where containing openings that make the fence at least 25% transparent.
 - 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.
- 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**
- 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.
 - 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**
- 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 item 27 of this Plan of Development apply to the Neighbourhood Recreation Park primary frontages. Letterboxes will be positioned along the park frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and windows/glazing must occupy at least 25% of the facade area.
 - Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
 - 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 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 frontages. Letterboxes will be positioned along the park frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and windows/glazing must occupy at least 25% of the facade area excluding 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 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**
- 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.
 - 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.
 - The above criteria does not apply to Lot 398, which requires a 1.2m high colourbond fence along its common boundary with Lot 904 (stormwater bowler/retention) in accordance with the recommendations of the Bushfire Management Plan.
- Additional Criteria for Lots Fronting Ripley Road (Lots 198-199)**
- The primary frontage for these lots is the internal road (Road 8).
 - 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.
 - For single storey dwellings, reference should be made to the Plan of Development Table and Notes 42B.
 - 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**
- 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.

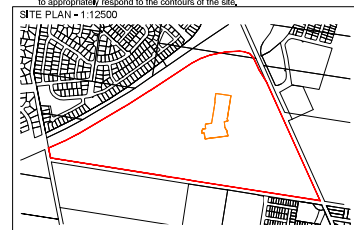
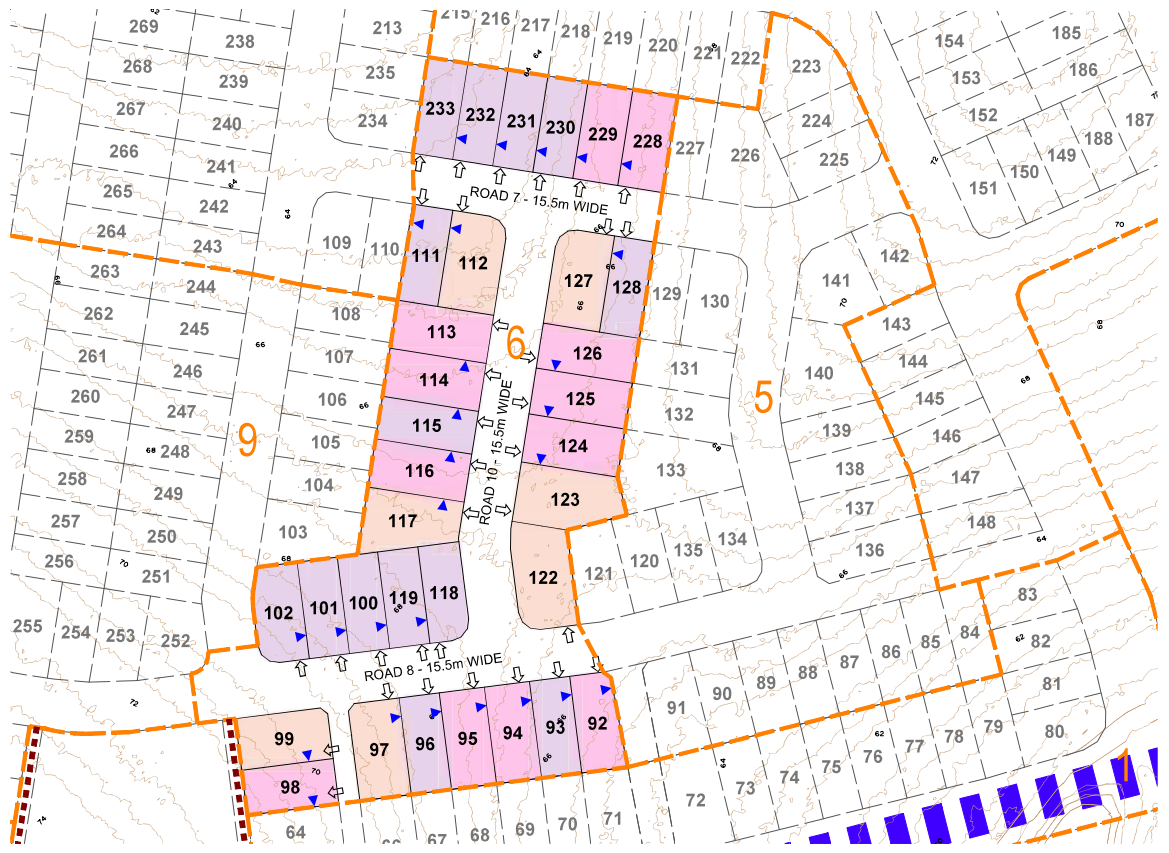
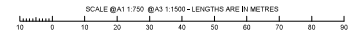
PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5 m < 14.0m frontage		Courtyard 14.0m < 16.0m frontage		Traditional >16.0m frontage & Irregular Lots	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front / Primary Frontage *	3,0m*	3,0m*	3,0m*	3,0m*	3,0m*	3,0m*
Garage	5,0m	n/a	5,0m	5,0m	n/a	n/a
Rear *	0,9m	1,0m	0,9m	1,0m	0,9m	1,0m
Side - Setbacks *						
Built to Boundary	0,0m	1,0m	0,0m	1,0m	0,0m	1,0m
	Mandatory		Optional		Optional	
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, porticos, verandahs and balconies
 • 0m setback permitted to enclosed verandahs and balconies.

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

- 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 RP196154 & Lots 342 - 344 on S3173



PLAN OF DEVELOPMENT - STAGE 7

NOTES:

General

- 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 doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
- Maximum building envelope envelopes may be subject to future proposed easements and/or other underground services.
- Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
- 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 structures.
- Setbacks are as per the Plan of Development Table unless otherwise specified.
- The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
- 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.
- If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
- 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.
- Garages must not project forward of the front building setbacks.
- 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 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 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 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 4.8 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, compromising 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 proposed, garages are to be located on the two sides of the lot. Where the lot has no kerb 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 6.0 metres.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit – minimum 8m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling – minimum 12m² with a minimum dimension 2.4m.
- Private open space must be in accordance with the following requirements:
 - Accessible to a living room, and
 - Adequate space to accommodate a table, chair, planting, barbeque 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 window openings, glazing in doors and one or more of the following design elements in the related facade:
 - Verandahs; and/or
 - Porches; 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
 - Shadowlines 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 and park to promote casual surveillance.
- 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 metres where containing openings that make the fence at least 25% transparent.
- Notwithstanding the above, solid front fences and walls may be 1.8 metres high if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.

- 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

- 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.
- The Plan of Development includes BAL ratings for affected lots (specified 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

- 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 the Monterey Road.
- Requirements for 'street address' as outlined in item 27 of this Plan of Development apply to the Monterey Road frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window-glazing must occupy at least 25% of the facade area.
- Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
- 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 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 frontages. Letterboxes will be positioned along the park frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window-glazing must occupy at least 25% of the facade area, front facade and window-glazing must occupy at least 25% of the facade area excluding 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 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

- 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 open space with the open space.

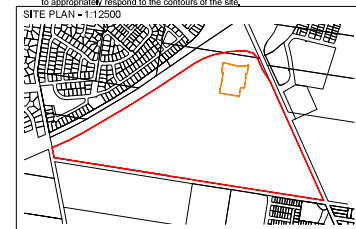
- The above criteria does not apply to Lot 212 or Lots 404-409 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
- The above criteria does not apply to Lot 396, which requires a 1.8m high colourbond fence along its common boundary with Lot 504 (stormwater bio-retention) 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 Noise Impact Assessment prepared by TTM Group.
- For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-35.
- 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 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

- 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.



PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5m < 14.0m frontage		Courtyard 14.0m < 15.0m 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	1.0m	0.0m	1.0m	0.0m	1.0m
	Mandatory		Optional		Optional	
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, porticos, verandahs and balconies
- 0m setback permitted to enclosed verandahs and balconies.

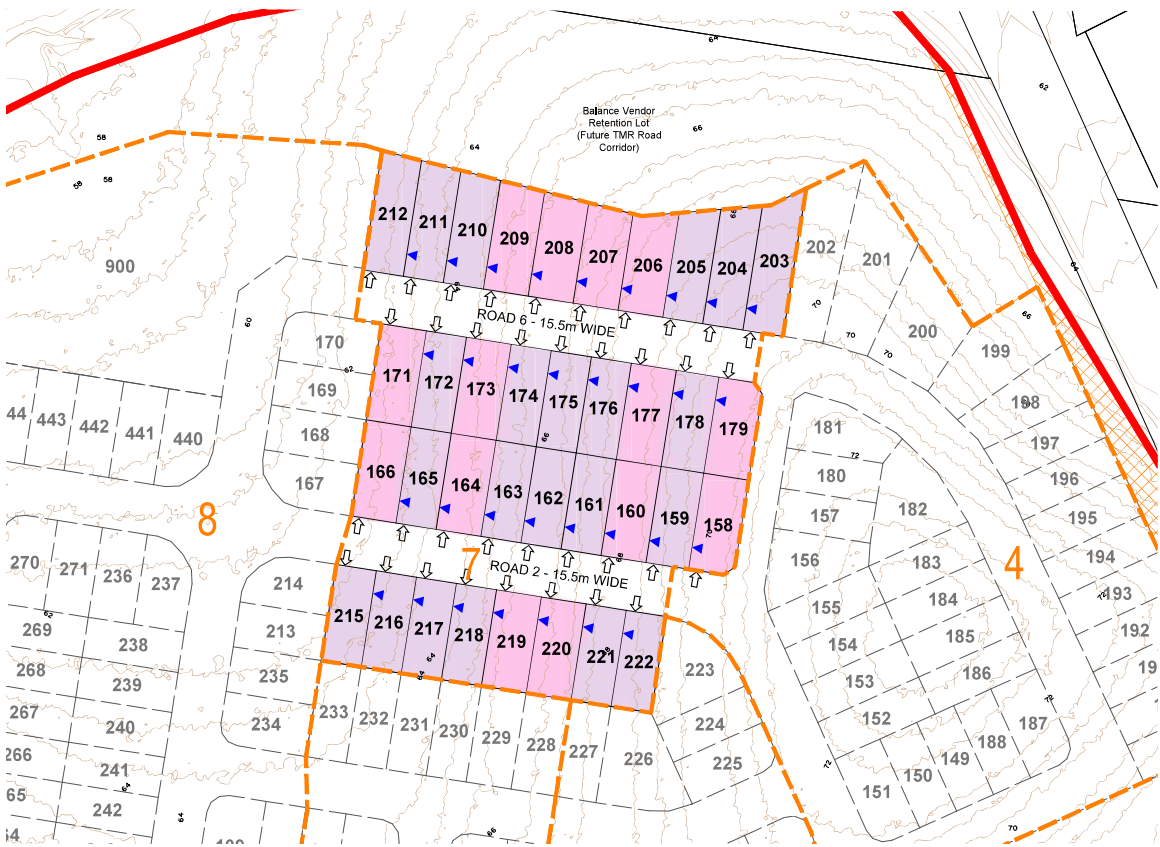
NOTE: BUILDING ENVELOPES SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

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 RP196154 & Lots 342 - 344 on S3173

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES



PLAN OF DEVELOPMENT - STAGE 8

- NOTES:**
General
- All development is to be undertaken in accordance with the Development Approval.
 - The maximum height of buildings shall not exceed 12 storeys.
 - 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).
 - Maximum building envelope envelopes may be subject to future proposed easements and/or other underground services.
 - Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
 - 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 structures.
 - Setbacks are as per the Plan of Development Table unless otherwise specified.
 - The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
 - 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.
 - If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
 - 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.
 - Garages must not project forward of the front building setbacks.
 - Eaves shall not encroach (other than where buildings are to be built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves 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 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 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 4.8 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 proposed, garages are to be located on the R/O side of the lot. Where the lot has no R/O 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 6.0 metres.
- Private Open Space**
- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit – minimum 8m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling – minimum 12m² 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, planting, barbeque 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 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.
 - 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
 - Shadowlines 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 and park to promote casual surveillance.
 - 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 metres where containing openings that make the fence at least 25% transparent.
 - 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.

- 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**
- 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.
 - 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**
- 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 the Monterey Road.
 - Requirements for street address as outlined in item 27 of this Plan of Development apply to the Monterey Road frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/awning must occupy at least 25% of the facade area.
 - Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
 - 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 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 park frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/awning must occupy at least 25% of the facade area excluding 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 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**
- 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.
 - The above criteria does not apply to Lot 212 or Lots 404-409 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
 - The above criteria does not apply to Lot 396, which requires a 1.8m high colourbond fence along its common boundary with Lot 304 (stormwater bio-retention) 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 9).
 - Acoustic fencing at the rear of these lots must be retained in accordance with the recommendations of the Noise Impact Assessment prepared by TIM Group.
 - For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-5.
 - 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 oriented 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**
- 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.

PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5 m x <14.0m frontage		Courtyard 14.0m x <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	1.0m	0.0m	1.0m	0.0m	1.0m
	Mandatory		Optional		Optional	
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%	

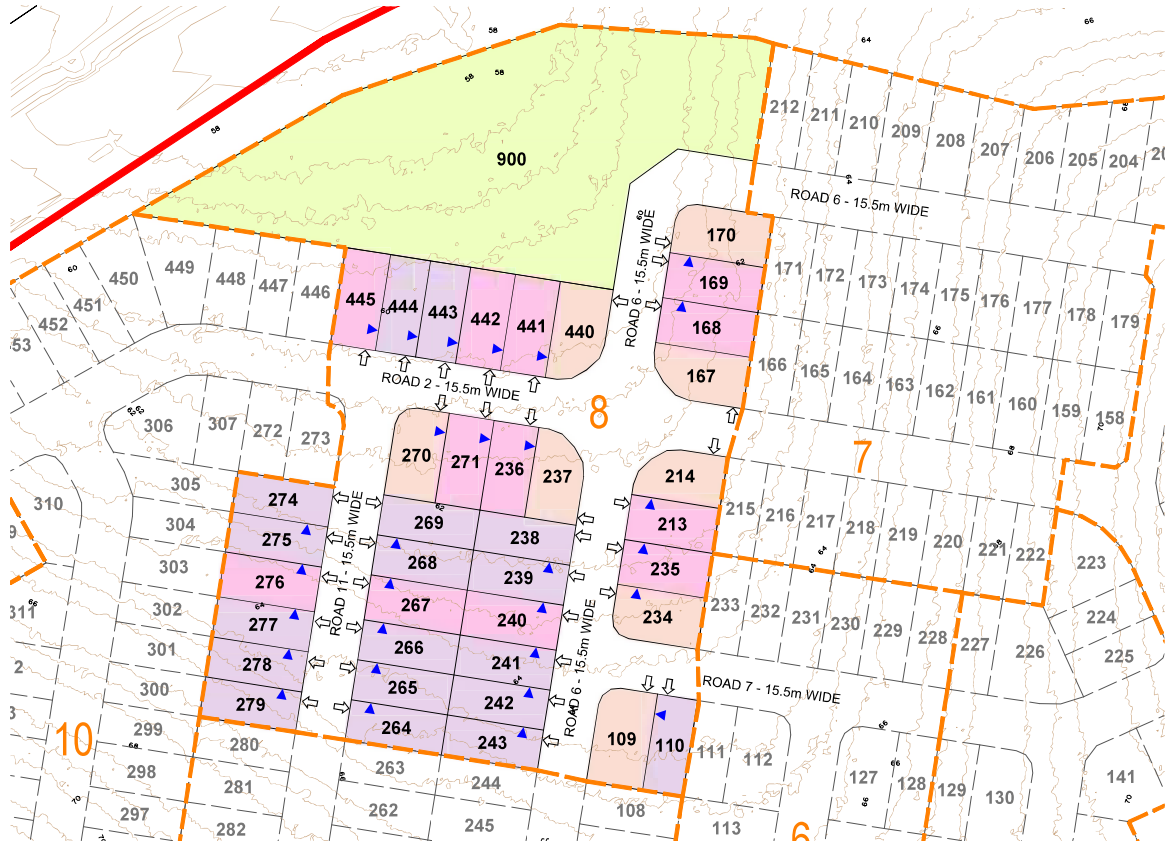
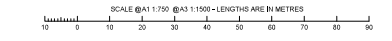
Except where overridden by the Bushfire Management Plan (refer to notes) or as otherwise specified
 * Except on a boundary adjoining the Cunningham Highway or Ripley Road, where the setback is 3m.
 ** 2.4m setback permitted to enclosed entry features such as porches, porticos, verandahs and balconies
 *** 0m setback permitted to enclosed verandahs and balconies.

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

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 RP196154 & Lots 342 - 344 on S3173

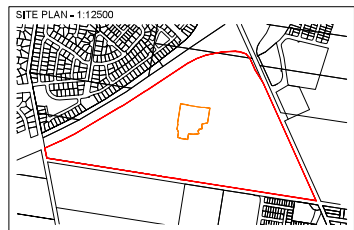


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PLAN OF DEVELOPMENT - STAGE 9

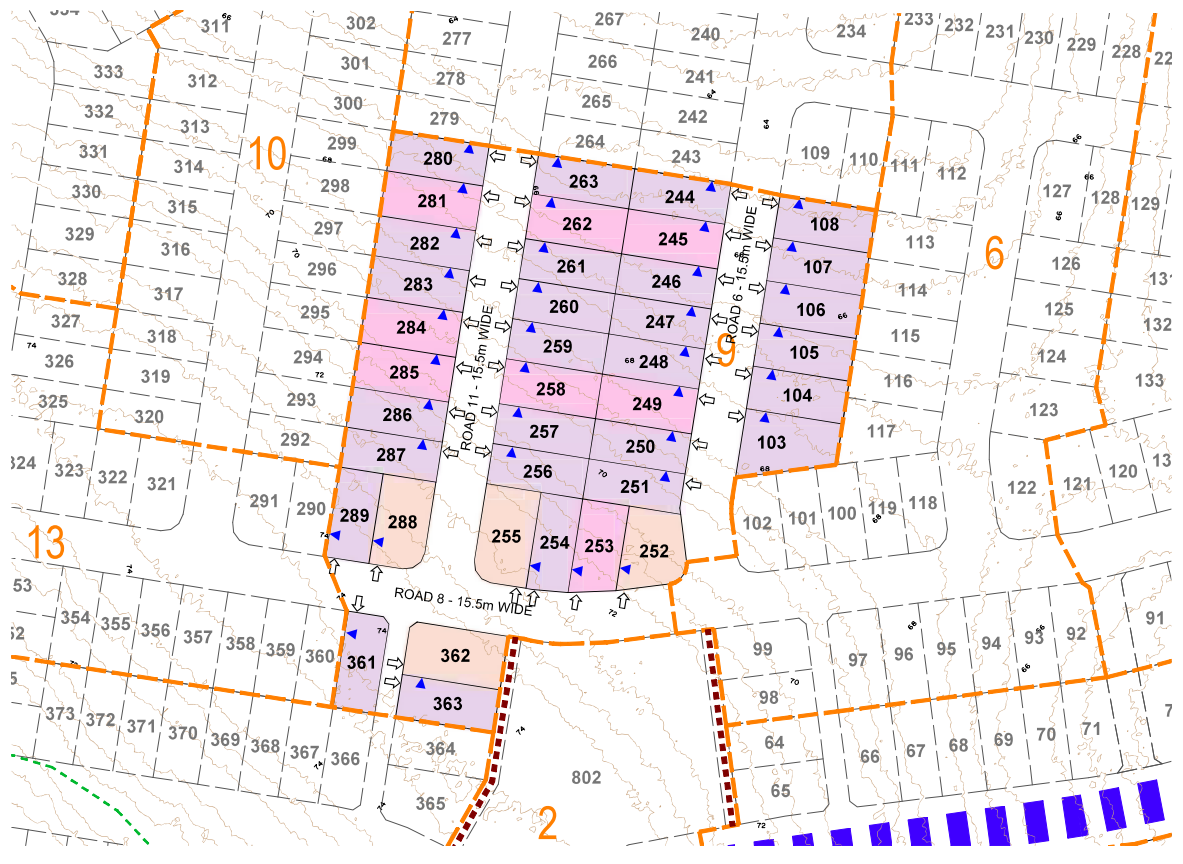
- NOTES:**
General
- All development is to be undertaken in accordance with the Development Approval.
 - The maximum height of buildings shall not exceed two (2) storeys.
 - Building height is measured from natural ground level (to avoid any doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
 - Maximum building envelope envelopes may be subject to future proposed easements and/or other underground services.
 - Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
 - 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 structures.
 - Setbacks are as per the Plan of Development Table unless otherwise specified.
 - The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
 - 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.
 - If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
 - Maximum length of a built-to-boundary wall is 15 metres king or 50% of the depth of the lot (whichever is lesser).
 - First floor setbacks must not encroach the minimum ground floor setbacks.
 - Garages must not project forward of the front building setbacks.
 - Eaves should not encroach (other than where balconies are built to boundary) closer than 450mm to the lot boundary. Exceptions include:
 - Primary Street frontage, where eaves shall not be closer than 240mm.
 - 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 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 space per dwellings.
 - 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 4.8 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 proposed, garages are to be located on the two sides of the lot. Where the lot has 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 6.0 metres.
- Private Open Space**
- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit - minimum 6m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling - minimum 12m² 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, planting, barbeque 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 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.
 - 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
 - Shadowlines 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 and park to promote casual surveillance.
 - 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 metres where containing openings that make the fence at least 25% transparent.
 - 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.
 - 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**
- 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.
 - The Plan of Development includes BAL ratings for affected lots (supported by Bushfire Risk Reduction). 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**
- 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 item 27 of this Plan of Development apply to the Monterey Road frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area.
 - Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
 - 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 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 park frontages.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area, front facade and windows/glazing must occupy at least 25% of the facade area excluding 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 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**
- 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.
 - 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.
 - The above criteria does not apply to Lot 396, which requires a 1.8m high colourbond fence along its common boundary with Lot 504 (acoustic barrier to-retention) 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 5).
 - 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.
 - For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-36.
 - 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**
- All dwellings and structures must incorporate an appropriate design response to the sloped site ensuring that the dwelling structure is split level where required to appropriately respond to the contours of the site.

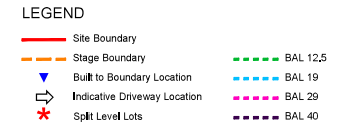


PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5m <= 14.0m frontage		Courtyard 14.0m <= 16.0m frontage		Traditional >16.0m frontage & Irregular Lots	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front / Primary Frontage *	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*
Garage	5.0m	n/a	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	1.0m	0.0m	1.0m	0.0m	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, porticos, verandahs and balconies
 ** On setback permitted to enclosed verandahs and balconies.



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



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

PLAN OF DEVELOPMENT - STAGE 10

NOTES:

General

- 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 doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
- Maximum building envelopes may be subject to future proposed easements and/or other underground services.
- Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
- 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 structures.
- Setbacks are as per the Plan of Development Table unless otherwise specified.
- The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 0m.
- 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. If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
- 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.
- Garages must not project forward of the front building setbacks.
- Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontages, where eaves shall not be closer than 240mm.
- 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 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 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 4.8 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 proposed, garages are to be located on the two sides of the lot. Where the lot has no side setbacks, 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 6.0 metres.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit - minimum 8m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling - minimum 12m² 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, planting, barbeque and shade; and
 - Maximum gradient not exceeding 1:10.

Street Address

- Letterboxes must be clearly visible and identifiable from street.

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	1.0m	0.0m	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, porticos, verandahs and balconies
 ** 0m setback permitted to enclosed verandahs and balconies.

- Buildings must address each street, pathway or park frontage through the inclusion of window openings (being 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 raying 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

- 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 and park to promote casual surveillance.
- 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.
- 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.
- 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

- 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.
- The Plan of Development includes BAL ratings for affected lots (supported by Bushfire Risk Reducers). Notwithstanding the above, 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

- 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 the Monterey Road.
- Requirements for 'street address' as outlined in item 27 of this Plan of Development apply to the Monterey Road frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/gazing must occupy at least 25% of the facade area.
- Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
- 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 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 frontages. Letterboxes will be positioned along the park frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/gazing must occupy at least 25% of the facade area.

- 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 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

- 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.
- 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.
- The above criteria does not apply to Lot 386, which requires a 1.8m high colourbond fence along its common boundary with Lot 504 (stormwater basin) in accordance with the recommendations of the Bushfire Management Plan.

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

- The primary frontages for these lots is the internal road (Road 9).
- 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.
- For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-26.
- 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

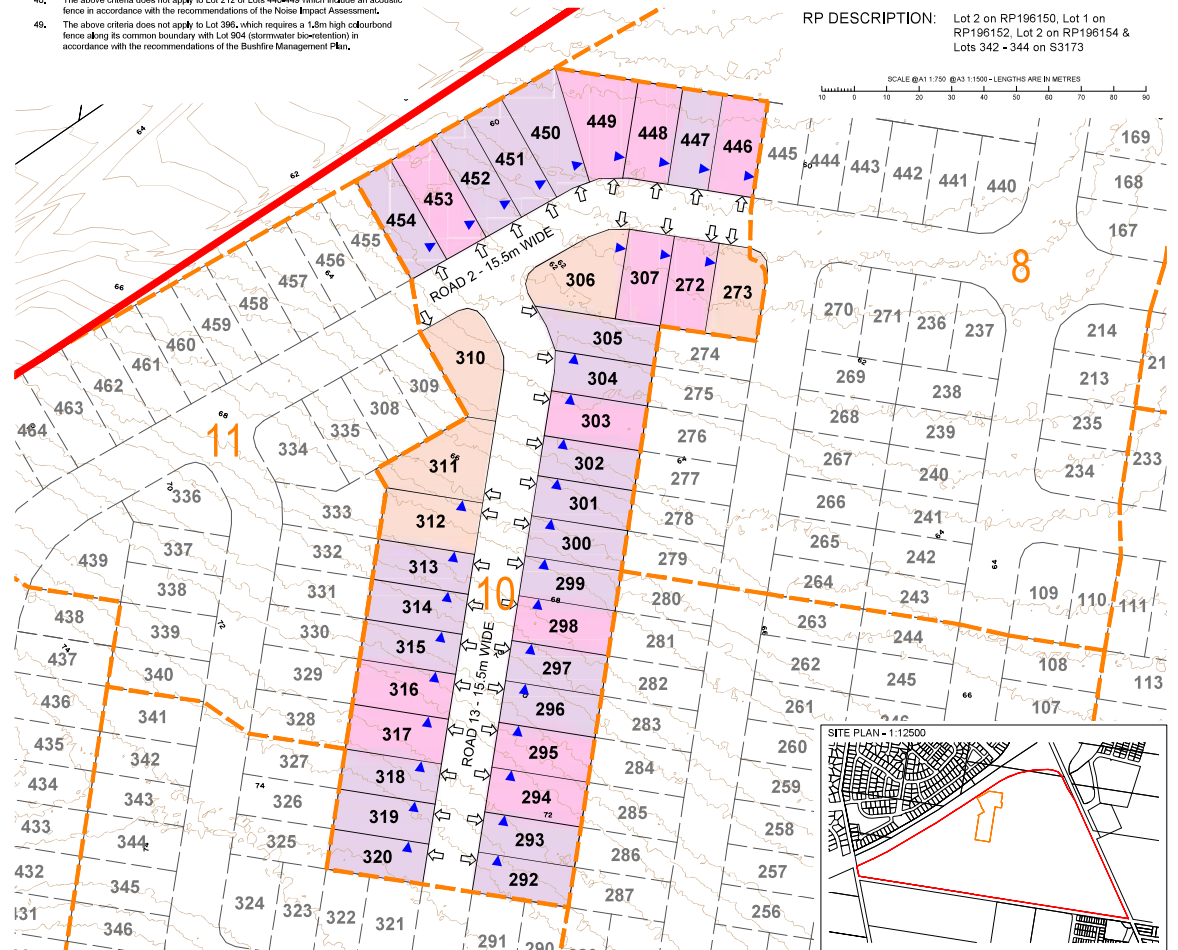
- All dwellings and structures must incorporate an appropriate design response to the stepped site ensuring that the dwelling/structure is split level where required to appropriately respond to the contours of the site.

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

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 RP196154 & Lots 342 - 344 on S3173



PLAN OF DEVELOPMENT - STAGE 11

- NOTES:**
General
- 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 doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
 - Maximum building envelope envelopes may be subject to future proposed easements and/or other underground services.
 - Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
 - 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 structures.
 - Setbacks are as per the Plan of Development Table unless otherwise specified.
 - The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
 - 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.
 - If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
 - Maximum length of a built-to-boundary wall is 15 metres king or 50% of the depth of the lot (whichever is lesser).
 - First floor setbacks must not encroach the minimum ground floor setbacks.
 - Garages must not project forward of the front building setback.
 - Eaves shall not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves shall not be closer than 240mm.
 - 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 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 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 4.8 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 proposed, garages are to be located on the R/O side of the lot. Where the lot has no R/O 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 6.0 metres.
- Private Open Space**
- 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 or more bedroom house/dwelling - minimum 12m² 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, planting, barbeque 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 window openings, glazing in doors and one or more of the following design elements in the related facade:
 - Verandahs; and/or
 - Porches; 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 verandahs; and/or
 - Window Hoods/Screens; and/or
 - Shadowlines 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 and park to promote casual surveillance.
 - 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 metres where containing openings that make the fence at least 25% transparent.
 - 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.

- 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**
- 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.
 - The Plan of Development includes BAL ratings for affected lots (supported 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**
- 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 item 27 of this Plan of Development apply to the Monterey Road frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area.
 - Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
 - 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 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 frontages. Letterboxes will be positioned along the park frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area, excluding 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 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**
- 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.
 - The above criteria does not apply to Lot 212 or Lots 404-409 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
 - 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.
- Additional Criteria for Lots Fronting Ripley Road (Lots 189-199)**
- The primary frontage for these lots is the internal Road (Road 5).
 - 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.
 - For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-36.
 - 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**
- All dwellings and structures must incorporate an appropriate design response to the sloped site ensuring that the dwelling structure is split level where required to appropriately respond to the contours of the site.

PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5m x <14.0m frontage		Courtyard 14.0m x <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	1.0m	0.0m	1.0m	0.0m	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%	

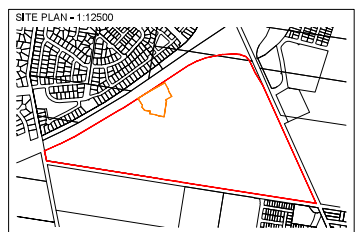
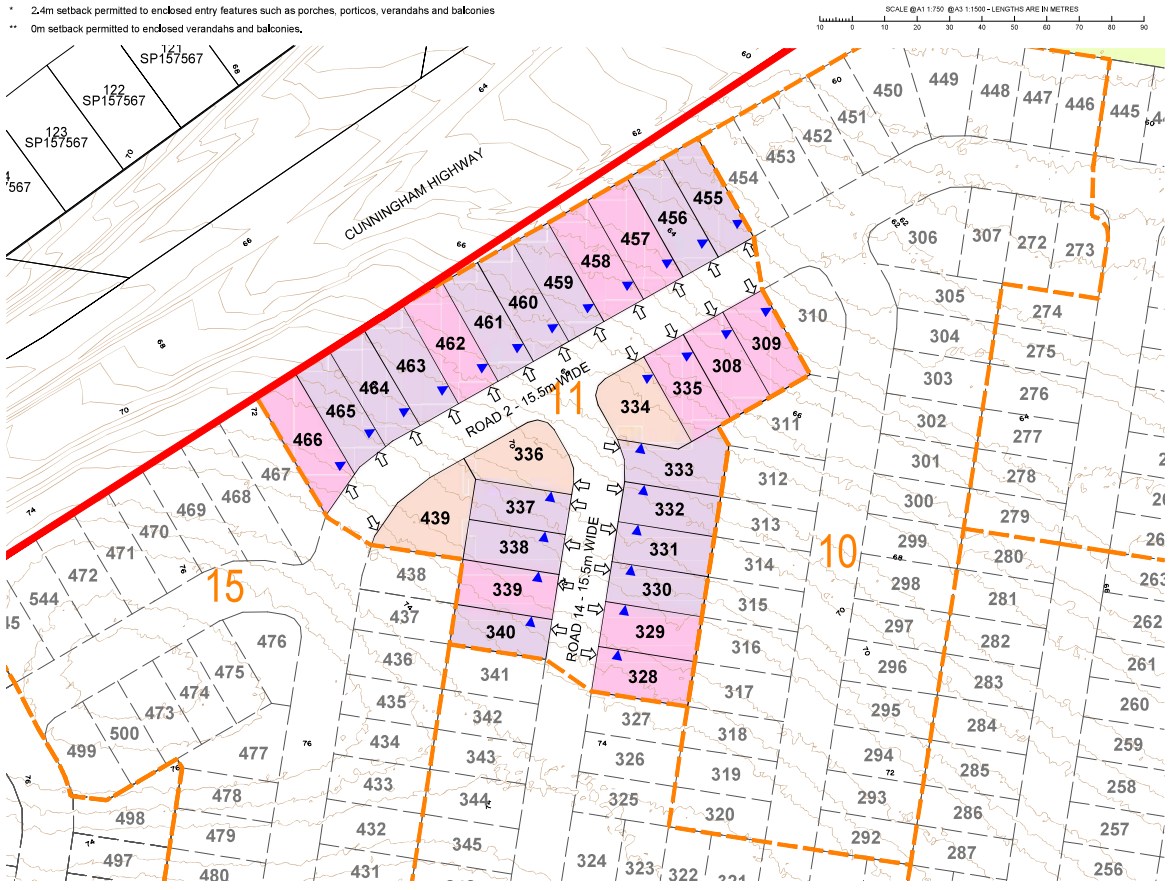
Except where overridden by the Bushfire Management Plan (refer to notes) or as otherwise specified
 * Except on a boundary adjoining the Cunningham Highway or Ripley Road, where the setback is 3m.
 ** 2.4m setback permitted to enclosed entry features such as porches, porticos, verandahs and balconies
 *** 0m setback permitted to enclosed verandahs and balconies.

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

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 RP196154 & Lots 342 - 344 on S3173



HB DONCASTER PTY LTD

PLAN OF DEVELOPMENT - STAGE 12

NOTES:

General

- 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 doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
- Maximum building envelope envelopes may be subject to future proposed easements and/or other underground services.
- Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref, note 37) and the Neighbourhood Recreation Park (ref, note 42).
- 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 structures.
- Setbacks are as per the Plan of Development Table unless otherwise specified.
- The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
- 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.
- If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
- Maximum length of a built-to-boundary wall is 15 metres king or 50% of the depth of the lot (whichever is lesser).
- First floor setbacks must not encroach the minimum ground floor setbacks.
- Garages must not project forward of the front building setbacks.
- 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 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 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 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 4.8 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 proposed, garages are to be located on the two sides of the lot. Where the lot has 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 6.0 metres.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit - minimum 6m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling - minimum 12m² 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, planting, barbeque 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 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.
- 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 verandahs; and/or
 - Window Hoods/Screens; and/or
 - Shadowlines 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 and park to promote casual surveillance.
- 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 metres where containing openings that make the fence at least 25% transparent.
- 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.

- 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

- 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.

- The Plan of Development includes BAL ratings for affected lots (specified 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

- 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 item 27 of this Plan of Development apply to the Monterey Road frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area.
- Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
- 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 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 frontages. Letterboxes will be positioned along the park frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area excluding the garage.
- Dwellings include a front door and pedestrian access to the Neighbourhood Recreation Park, including individualised entries from the Neighbourhood Recreation Park.
- Unless an alternate solution is approved by the assessment manager the a maximum 1.2 metre high surveillance fence with a minimum of 50% transparency along the common boundary with the Neighbourhood Recreation Park.

Additional Criteria for Lots Adjoining Public Open Space

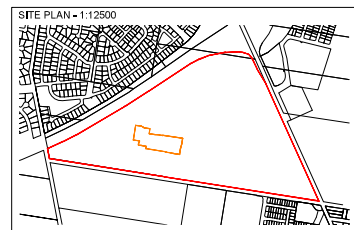
- Except for lots adjoining the Neighbourhood Recreation Park, lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of two of the following design elements:
 - Habitable room windows facing the 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.
- The above criteria does not apply to Lot 212 or Lots 404-409 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
- The above criteria does not apply to Lot 396, which requires a 1.8m high colourbond fence along its common boundary with Lot 504 (stormwater bio-retention) 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 Noise Impact Assessment prepared by TTM Group.
- For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-36.
- 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

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



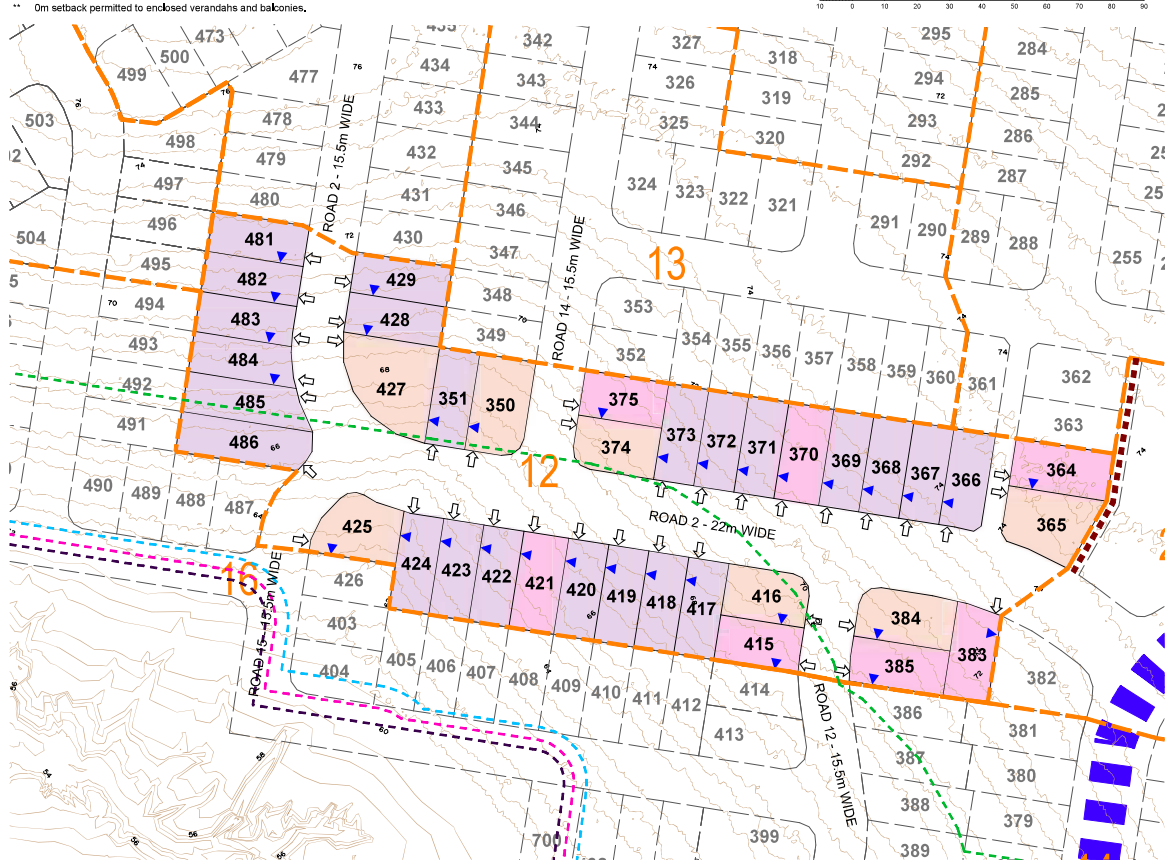
PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5m +/- <14.0m frontage		Courtyard 14.0m +/- <18.0m frontage		Traditional >16.0m frontage & Irregular Lots	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front / Primary Frontage *	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*
Garage	5.0m	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	1.0m	0.0m	1.0m	0.0m	1.0m
	Mandatory		Optional		Optional	
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, verandahs and balconies

• 0m setback permitted to enclosed verandahs and balconies.



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

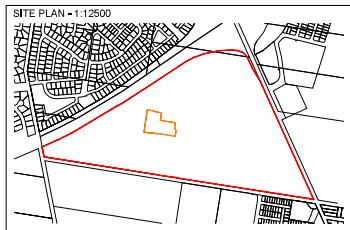
LEGEND

- 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 - STAGE 13

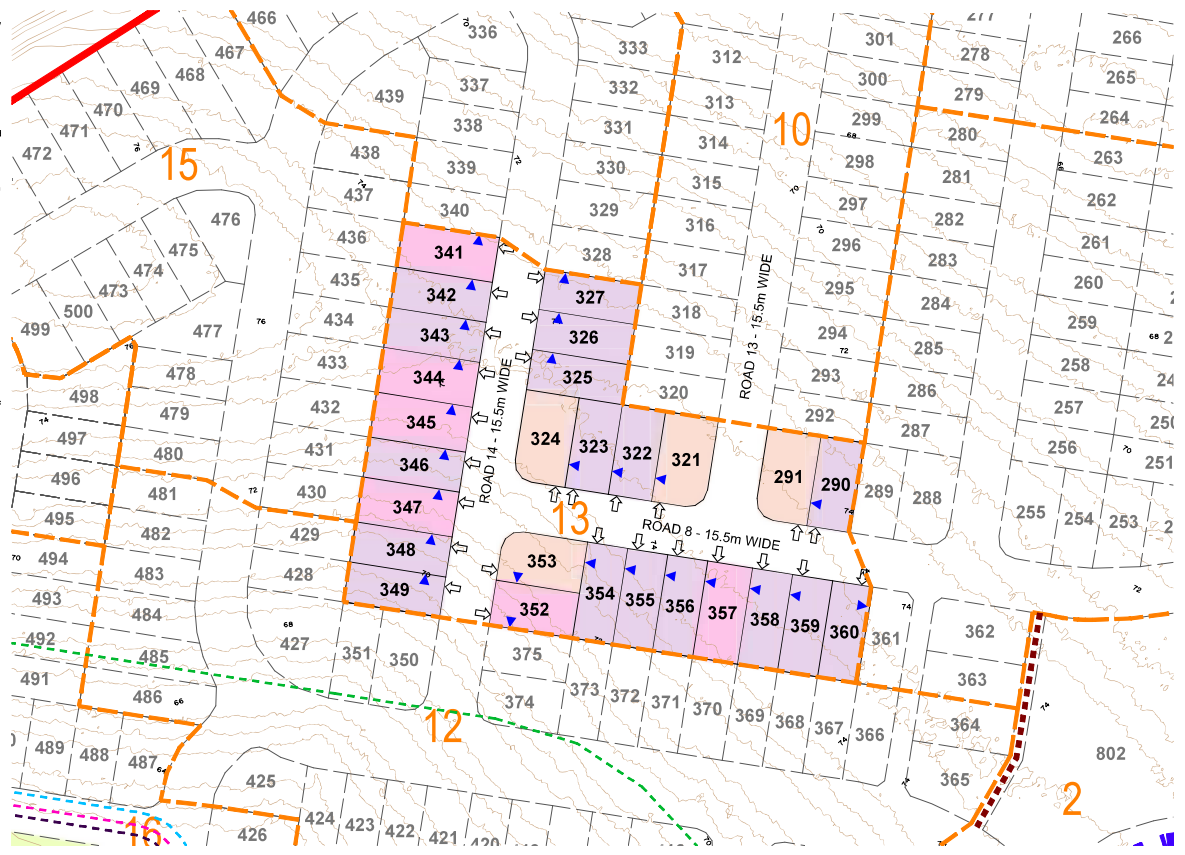
- NOTES:**
General
- All development is to be undertaken in accordance with the Development Approval.
 - The maximum height of buildings shall not exceed two (2) storeys.
 - Building height is measured from natural ground level (to avoid any doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
 - Maximum building location envelopes may be subject to future proposed easements and/or other underground services.
 - Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
 - 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 structures.
 - Setbacks are as per the Plan of Development Table unless otherwise specified.
 - The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 0m.
 - 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.
 - If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
 - 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.
 - Garages must not project forward of the front building setbacks.
 - 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 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 pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage.
- On-Site parking and Drivesways**
- 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 4.8 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, and staggered.
 - 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 two sides of the lot. Where the lot has 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 6.0 metres.
- Private Open Space**
- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit – minimum 6m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling – minimum 12m² 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, planting, barbeque 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 window openings / glazing in doors and one or more of the following design elements in the related facade:
 - Verandahs; and/or
 - Porches; 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
 - Shadowlines 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 and park to promote casual surveillance.
 - 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 metres where containing openings that make the fence at least 25% transparent.
 - 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.
- 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 at least 50% transparent.
- Bushfire Management**
- 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.
 - 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**
- 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 item 27 of this Plan of Development apply to the Neighbourhood Recreation Park primary frontages.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and windows/glazing must occupy at least 25% of the facade area.
 - Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
 - 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 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 frontages. Letterboxes will be positioned along the park frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and windows/glazing must occupy at least 25% of the facade area excluding the garage.
 - Dwellings include a front door and pedestrian access to the Neighbourhood Recreation Park, including individual driveway entries from the Neighbourhood Recreation Park.
 - 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**
- 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.
 - 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.
 - The above criteria does not apply to Lot 398, which requires a 1.2m high colourbond fence along its common boundary with Lot 504 (stormwater bio-retention) 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 5).
 - 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.
 - For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-36.
 - 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**
- All dwellings and structures must incorporate an appropriate design response to the sloped site ensuring that the dwelling structure is split level where required to appropriately respond to the contours of the site.



PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5m <= 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	1.0m	0.0m	1.0m	0.0m	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, porticos, verandahs and balconies
 *** 0m setback permitted to enclosed verandahs and balconies.



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

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 - STAGE 14

NOTES:

General

- 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 doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
- Maximum building envelope envelopes may be subject to future proposed easements and/or other underground services.
- Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
- 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 structures.
- Setbacks are as per the Plan of Development Table unless otherwise specified.
- The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
- 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.
- If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
- 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.
- Garages must not project forward of the front building setbacks.
- 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 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 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 and 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 4.8 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 proposed, garages are to be located on the R/OV side of the lot. Where the lot has no side setbacks, 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 6.0 metres.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit - minimum 8m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling - minimum 12m² 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, planting, barbeque 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 window openings / glazing in doors and one or more of the following design elements in the related facade:
 - Venues; and/or
 - Porches; and/or
 - Awning 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
 - Shadowlines 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 and park to promote casual surveillance.
- 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 metres where containing openings that make the fence at least 25% transparent.
- 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.

- 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

- 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.
- The Plan of Development includes BAL ratings for affected lots (supported 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

- 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 item 27 of this Plan of Development apply to the Monterey Road frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area.
- Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
- 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 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 park frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area excluding 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 a maximum 1.2 metre high fence with a maximum 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 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.

- The above criteria does not apply to Lot 212 or Lots 404-409 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
- 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.

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

- The primary frontage for these lots is the internal road (Road 5).
- 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.
- For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-36.
- 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

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

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	1.0m	0.0m	1.0m	0.0m	1.0m
Non Built to Boundary	Mandatory		Optional		Optional	
Corner Lots - Secondary Frontage	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, porticos, verandahs and balconies

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

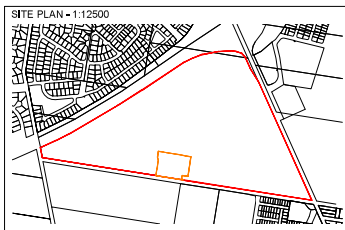
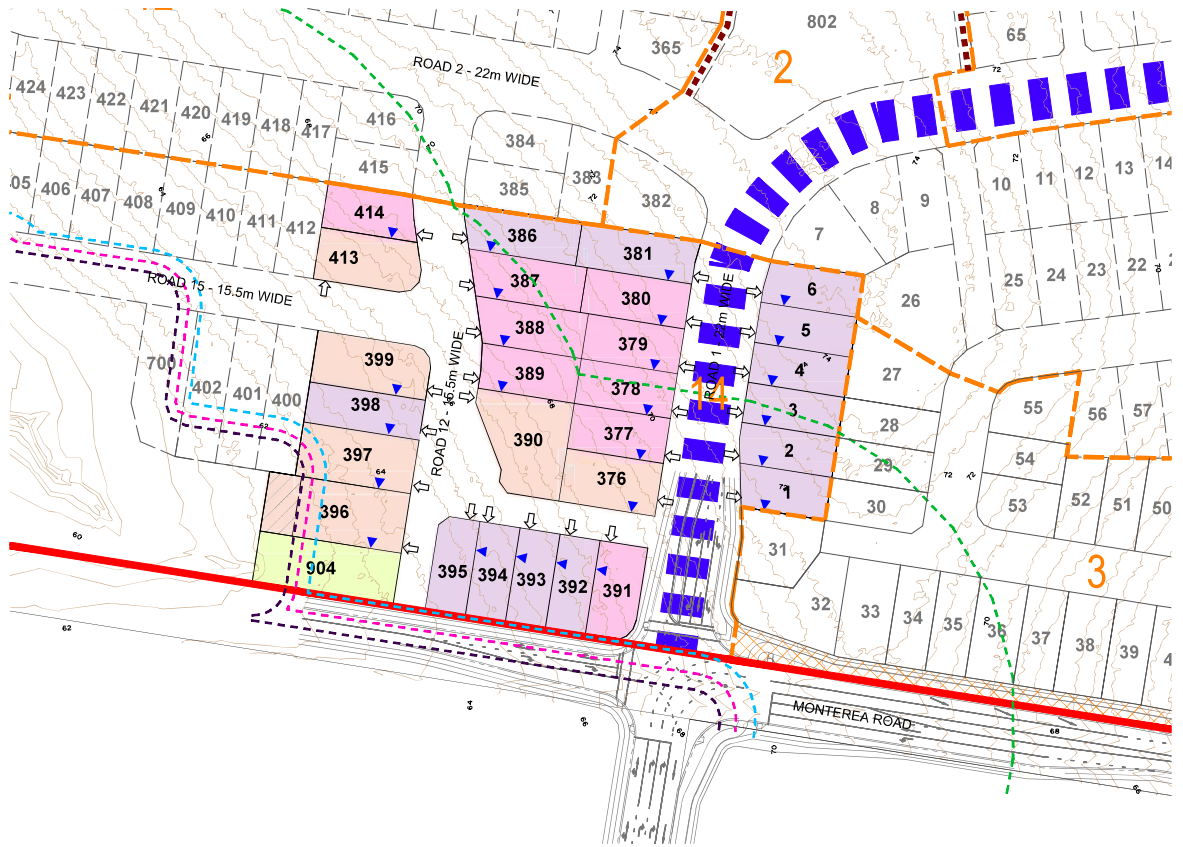
NOTE: BUILDING ENVELOPES SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

LEGEND

- Site Boundary
- Stage Boundary
- Built to Boundary Location
- Indicative Driveway Location
- 10m Wide Bulking Exclusion Zone
- 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 RP196154 & Lots 342 - 344 on S3173

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES



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PLAN OF DEVELOPMENT - STAGE 15

- NOTES:**
General
- 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 doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
 - Maximum building envelope envelopes may be subject to future proposed easements and/or other underground services.
 - Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
 - 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 structures.
 - Setbacks are as per the Plan of Development Table unless otherwise specified.
 - The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
 - 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.
 - If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
 - 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.
 - Garages must not project forward of the front building setbacks.
 - 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 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 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 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 4.8 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 proposed, garages are to be located on the rear side of the lot. Where the lot has no rear 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 6.0 metres.
- Private Open Space**
- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit – minimum 8m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling – minimum 12m² 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, planting, barbeque 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 window openings / glazing in doors and one or more of the following design elements in the related facade:
 - Verandahs; and/or
 - Porches; 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 verandahs; and/or
 - Window Hoods/Screens; and/or
 - Shadowlines 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 and park to promote casual surveillance.
 - 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 metres where containing openings that make the fence at least 25% transparent.
 - 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.

- 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**
- 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.
 - The Plan of Development includes BAL ratings for affected lots (specified 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**
- 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 item 27 of this Plan of Development apply to the Monterey Road frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/awning must occupy at least 25% of the facade area.
 - Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
 - Unless an alternate solution is approved by the assessment manager, a maximum 1.5 metre high surveillance 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 frontages. Letterboxes will be positioned along the park frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/awning must occupy at least 25% of the facade area, excluding 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, 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**
- 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.
 - The above criteria does not apply to Lot 212 or Lots 404-409 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
 - The above criteria does not apply to Lot 396, which requires a 1.8m high colourbond fence along its common boundary with Lot 504 (stormwater bio-retention) 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 5).
 - 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.
 - For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-36.
 - 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**
- All dwellings and structures must incorporate an appropriate design response to the sloped site ensuring that the dwelling structure is split level where required to appropriately respond to the contours of the site.

PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5 m x <14.0m frontage		Courtyard 14.0m x 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	1.0m	0.0m	1.0m	0.0m	1.0m
	Mandatory		Optional		Optional	
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%	

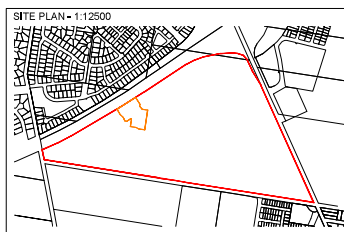
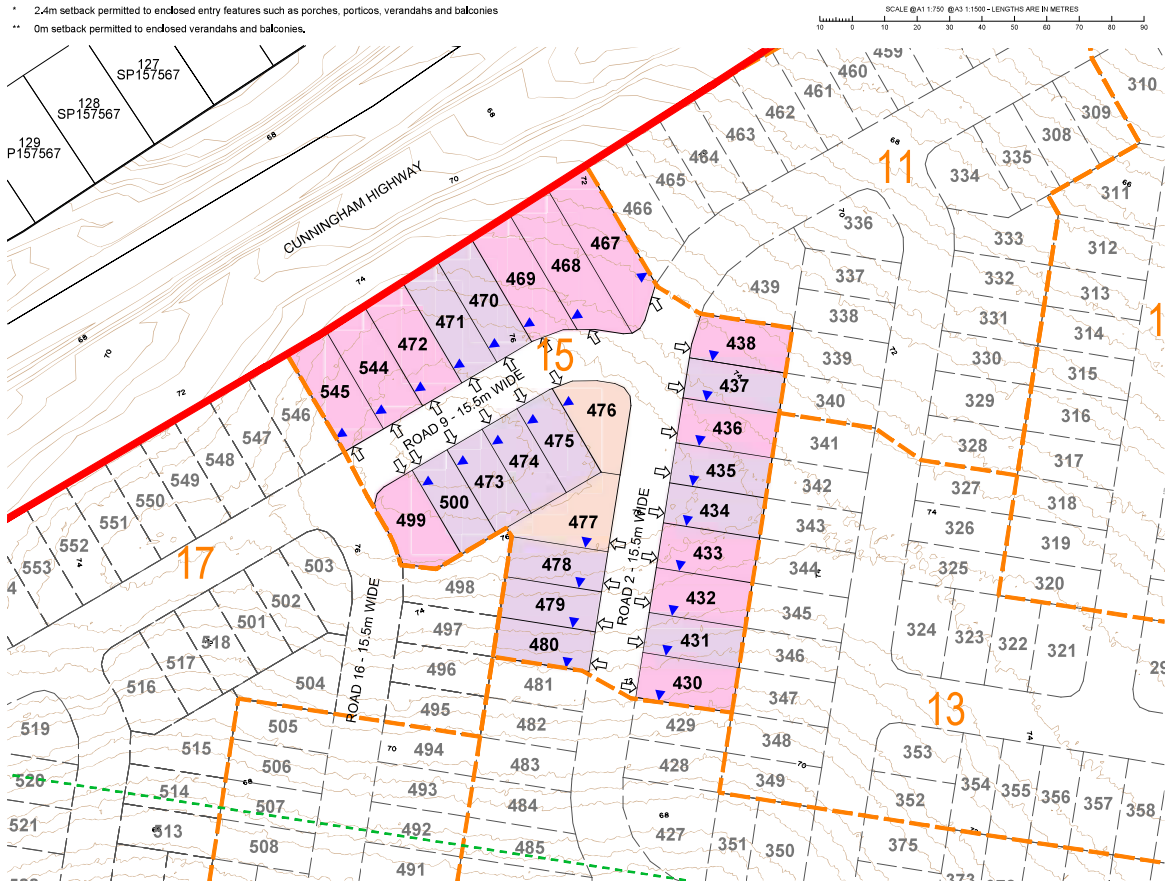
Except where overridden by the Bushfire Management Plan (refer to notes) or as otherwise specified
 * Except on a boundary adjoining the Cunningham Highway or Ripley Road, where the setback is 3m.
 ** 0m setback permitted to enclosed entry features such as porches, porticos, verandahs and balconies.

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

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 RP196154 & Lots 342 - 344 on S3173



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PLAN OF DEVELOPMENT - STAGE 16

NOTES:

General

- 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 doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
- Maximum building envelope envelopes may be subject to future proposed easements and/or other underground services.
- Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref, note 37) and the Neighbourhood Recreation Park (ref, note 42). 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 structures.
- Setbacks are as per the Plan of Development Table unless otherwise specified.
- The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
- 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. If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
- 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.
- Garages must not project forward of the front building setback.
- Eaves should not encroach (other than where buildings are to be built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves shall not be closer than 240mm.
- 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 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 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 4.8 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, compromising 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 proposed, garages are to be located on the *lvy* side of the lot. Where the lot has no *lvy* 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 6.0 metres.

Private Open Space

- 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 or more bedroom house/dwelling – minimum 12m² 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, planting, barbeque 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 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.
- 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
 - Shadowlines 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 and park to promote casual surveillance.
- 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 metres where containing openings that make the fence at least 25% transparent.
- 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.

- 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

- 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.
- The Plan of Development includes BAL ratings for affected lots (specified 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

- 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 item 27 of this Plan of Development apply to the Monterey Road frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area.
- Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
- 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 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 frontages. Letterboxes will be positioned along the park frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area, excluding 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 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

- 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.
- The above criteria does not apply to Lot 212 or Lots 404-409 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
- The above criteria does not apply to Lot 396, which requires a 1.8m high colourbond fence along its common boundary with Lot 504 (stormwater bio-retention) in accordance with the recommendations of the Bushfire Management Plan.

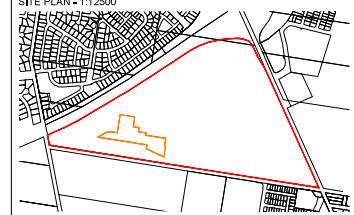
Additional Criteria for Lots Fronting Ripley Road (Lots 189-199)

- The primary frontage for these lots is the internal road (Road 5).
- 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.
- For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-36.
- 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

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

SITE PLAN - 1:12500



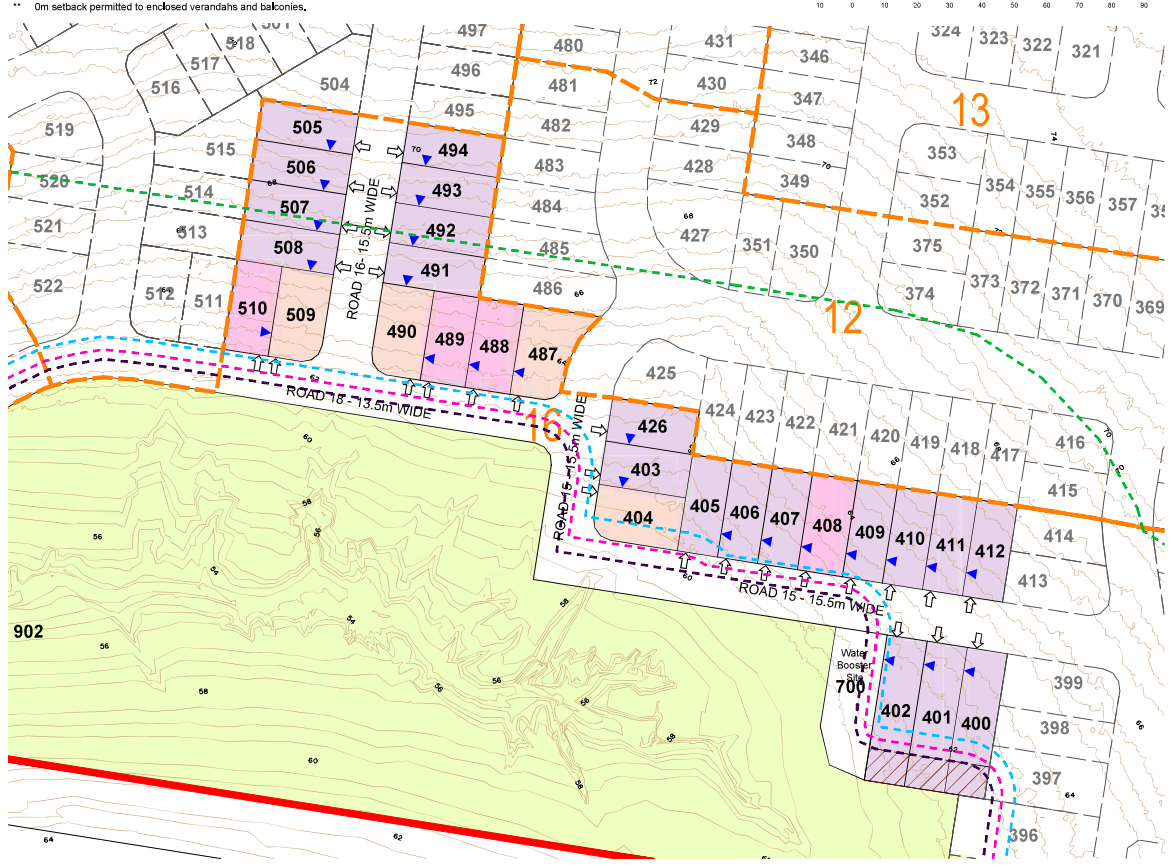
PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5 m x <14.0m frontage		Courtyard 14.0m x <16.0m frontage		Traditional >16.0m frontage & Irregular Lots	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front / Primary Frontage *	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*
Garage	5.0m	n/a	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	1.0m	0.0m	1.0m	0.0m	1.0m
	Mandatory		Optional		Optional	
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, porticos, verandahs and balconies

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



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

LEGEND

- Site Boundary
- Stage Boundary
- Built to Boundary Location
- Indicative Driveway Location
- 10m Wide Building Exclusion Zone
- 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 RP196154 & Lots 342 - 344 on S3173

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

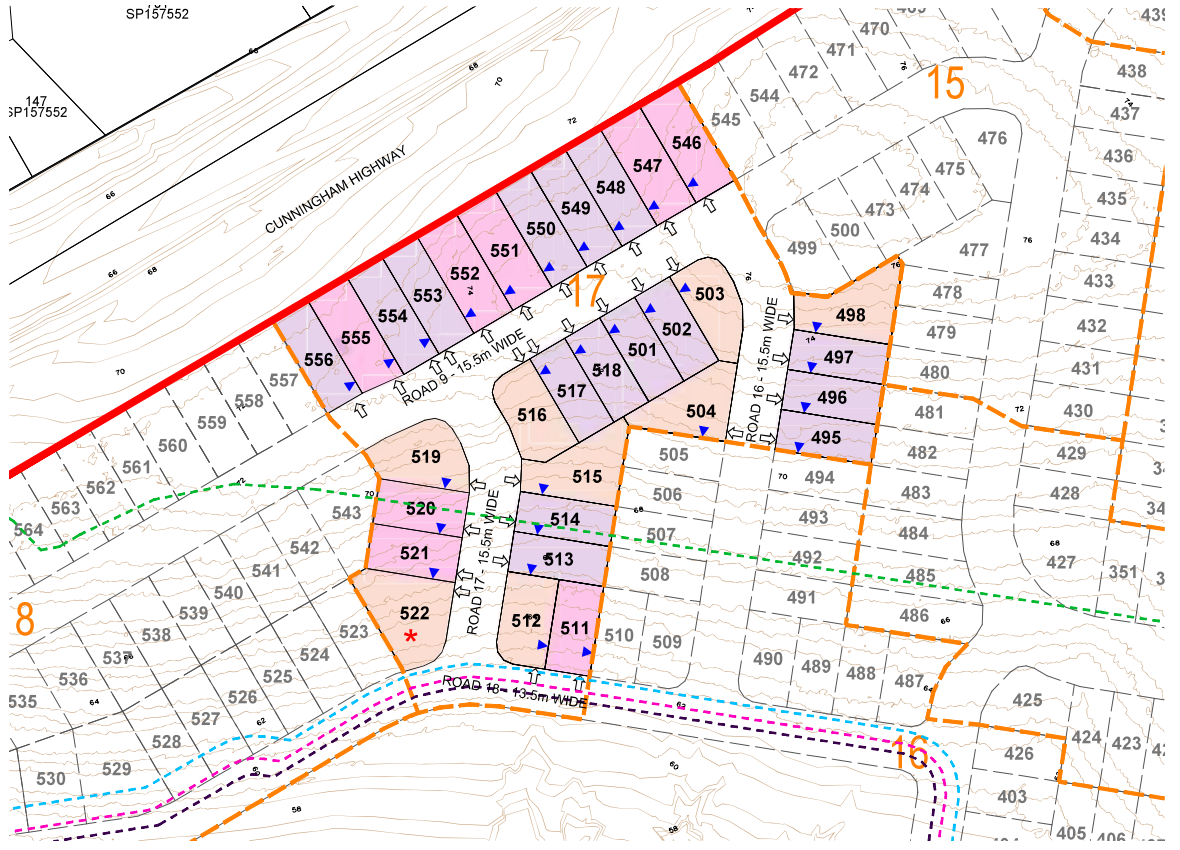
PLAN OF DEVELOPMENT - STAGE 17

- NOTES:**
General
- 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 doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
 - Maximum building envelope envelopes may be subject to future proposed easements and/or other underground services.
 - Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
 - 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 structures.
 - Setbacks are as per the Plan of Development Table unless otherwise specified.
 - The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
 - 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.
 - If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
 - Maximum length of a built-to-boundary wall is 15 metres king or 50% of the depth of the lot (whichever is lesser).
 - First floor setbacks must not encroach the minimum ground floor setbacks.
 - Garages must not project forward of the front building setbacks.
 - 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 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 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 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 4.8 metres for a lot with a double garage and 3 metres for a lot with a single car 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 proposed, garages are to be located on the two sides of the lot. Where the lot has no 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 6.0 metres.
- Private Open Space**
- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit - minimum 8m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling - minimum 12m² 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, planting, barbeque 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 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.
 - 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
 - Shadowlines 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 and park to promote casual surveillance.
 - 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 metres where containing openings that make the fence at least 25% transparent.
 - 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.

- 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**
- 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.
 - The Plan of Development includes BAL ratings for affected lots (supported 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**
- 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 item 27 of this Plan of Development apply to the Monterey Road frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area.
 - Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
 - 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 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 frontages. Letterboxes will be positioned along the park frontage.
 - Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area, excluding 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 a maximum 1.2 metre high surveillance 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 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.
 - The above criteria does not apply to Lot 212 or Lots 404-409 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
 - The above criteria does not apply to Lot 396, which requires a 1.8m high colourbond fence along its common boundary with Lot 504 (stormwater bio-retention) 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 (5).
 - 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.
 - For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-36.
 - 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**
- All dwellings and structures must incorporate an appropriate design response to the sloped site ensuring that the dwelling structure is split level where required to appropriately respond to the contours of the site.

PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5 m x <14.0m frontage		Courtyard 14.0m x <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	1.0m	0.0m	1.0m	0.0m	1.0m
	Mandatory		Optional		Optional	
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, porticos, verandahs and balconies
 *** 0m setback permitted to enclosed verandahs and balconies

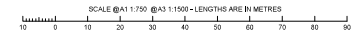


NOTE: BUILDING ENVELOPES SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

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 RP196154 & Lots 342 - 344 on S3173



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PLAN OF DEVELOPMENT - STAGE 18

NOTES:

General

- 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 doubt, natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered).
- Maximum building envelope envelopes may be subject to future proposed easements and/or other underground services.
- Allot can have only one primary frontage. Primary frontages are nominated on this Plan of Development, being the indicative driveway location, except lots fronting Monterey Road (ref, note 37) and the Neighbourhood Recreation Park (ref, note 42).
- 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 structures.
- Setbacks are as per the Plan of Development Table unless otherwise specified.
- The setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
- 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.
- If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
- Maximum length of a built-to-boundary wall is 15 metres king or 50% of the depth of the lot (whichever is lesser).
- First floor setbacks must not encroach the minimum ground floor setbacks.
- Garages must not project forward of the front building setback.
- 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 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 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 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 4.8 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, and staggered.
- 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 Bay side of the lot. Where the lot has no Bay 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 6.0 metres.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - Two bedroom house/dwelling unit - minimum 8m² with a minimum dimension of 2.4m.
 - Three or more bedroom house/dwelling - minimum 12m² 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, planting, barbeque 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 window openings, glazing in doors and one or more of the following design elements in the related facade:
 - Verandahs; and/or
 - Porches; and/or
 - Avoing 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
 - Shadowlines 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 and park to promote casual surveillance.
- 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 metres where containing openings that make the fence at least 25% transparent.
- 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.

- 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

- 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.
- The Plan of Development includes BAL ratings for affected lots (supported 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

- 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 item 27 of this Plan of Development apply to the Monterey Road frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area.
- Dwellings include provision for pedestrian access to Monterey Road by way of a gate to the Monterey Road frontage.
- 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 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 frontages. Letterboxes will be positioned along the park frontage.
- Frontage treatments are to extend for a minimum of 50% of the width of the facade and window/glazing must occupy at least 25% of the facade area excluding 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 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

- 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.
- The above criteria does not apply to Lot 212 or Lots 404-409 which include an acoustic fence in accordance with the recommendations of the Noise Impact Assessment.
- The above criteria does not apply to Lot 396, which requires a 1.8m high colourbond fence along its common boundary with Lot 504 (stormwater bio-retention) 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 5).
- 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.
- For single storey dwellings, reference should be made to the Plan of Development Table and Notes 1-26.
- 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 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

- 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.

PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5 m x <14.0m frontage		Courtyard 14.0m x <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 *	0.3m	1.0m	0.9m	1.0m	0.9m	1.0m
Side - Setbacks ^						
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Mandatory		Optional		Optional	
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, porticos, verandahs and balconies

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

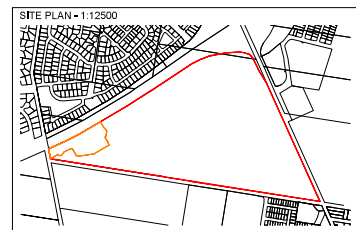
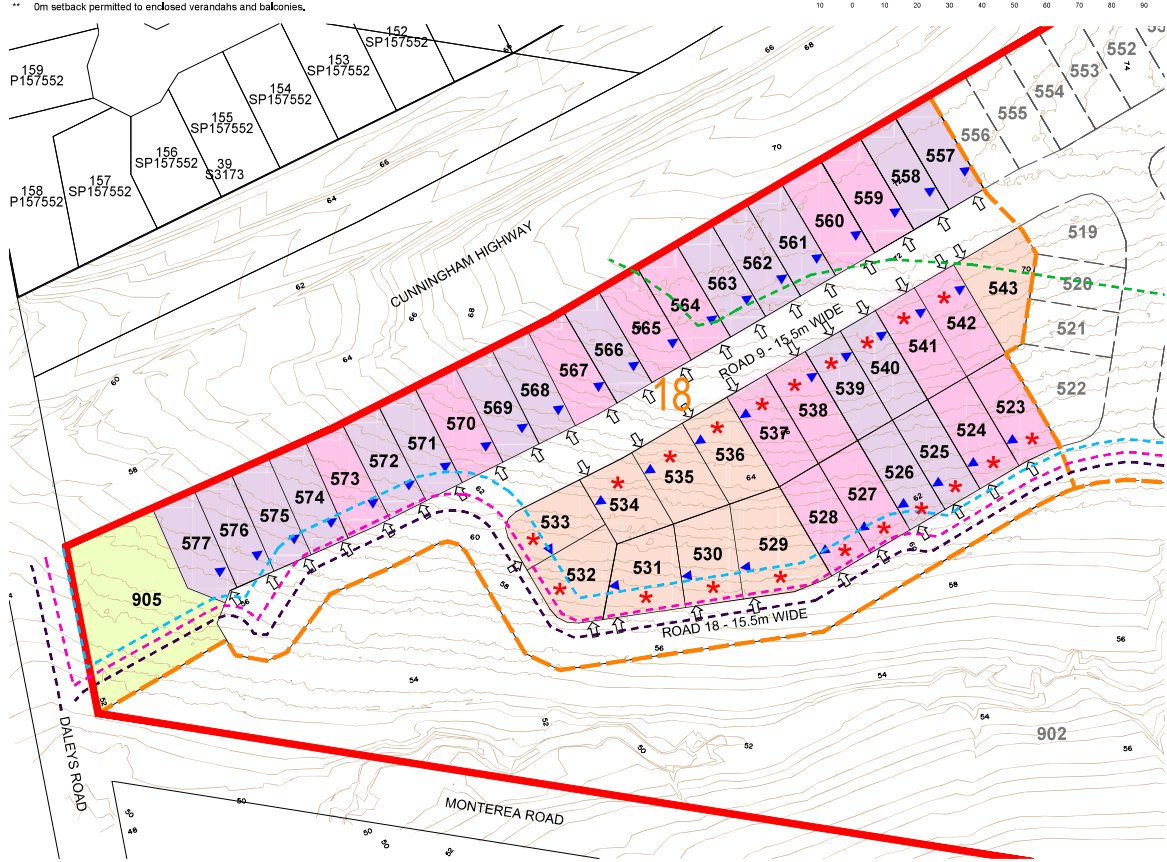
NOTE:
BUILDING ENVELOPES SHOWN ARE
INDICATIVE ONLY. REFER TO BUILDING
ENVELOPE NOTES AND TABLE FOR DESIGN
PARAMETERS.

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 RP196154 & Lots 342 - 344 on S3173

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES



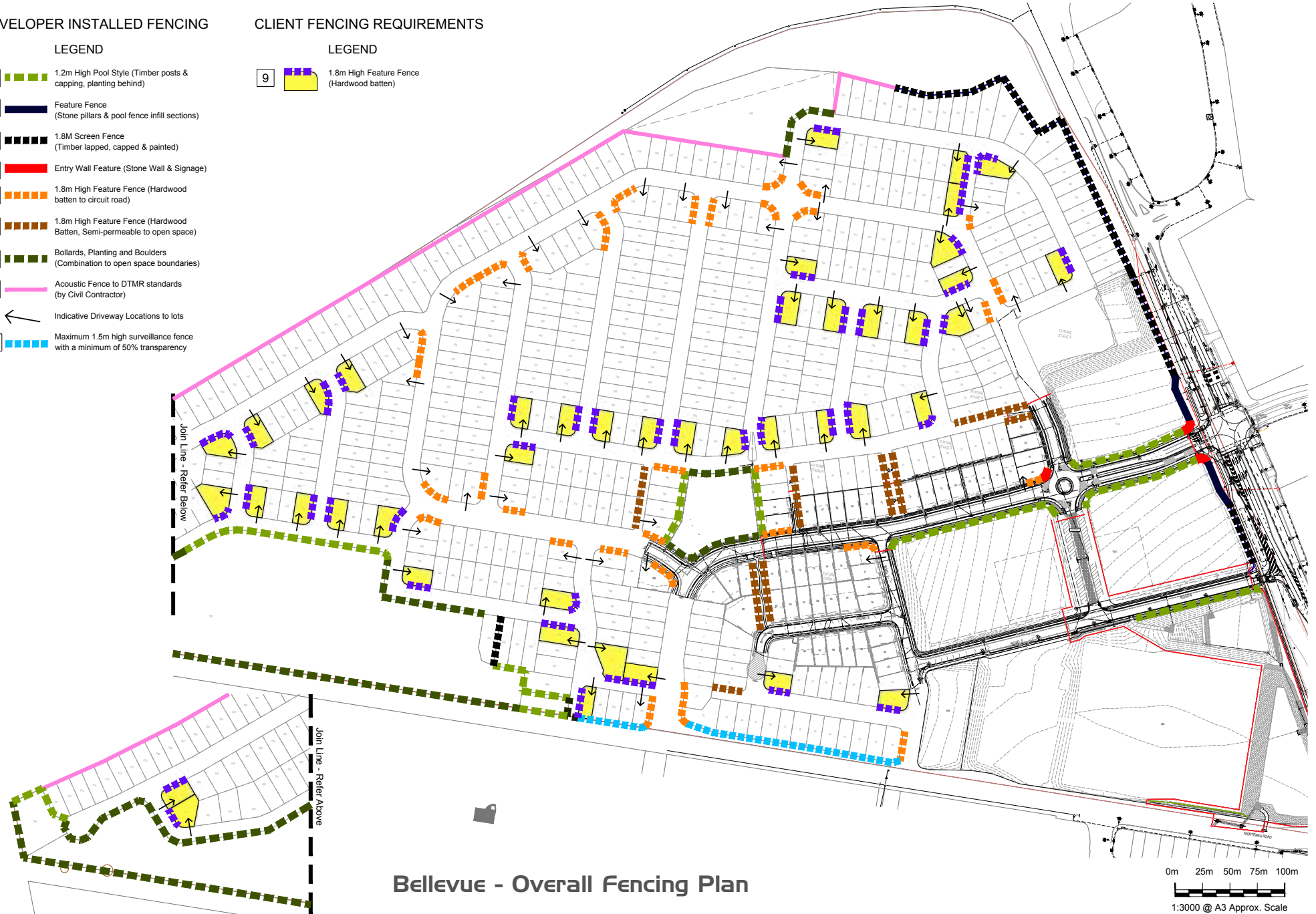
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DEVELOPER INSTALLED FENCING

- LEGEND**
- 1  1.2m High Pool Style (Timber posts & capping, planting behind)
 - 2  Feature Fence (Stone pillars & pool fence infill sections)
 - 3  1.8M Screen Fence (Timber lapped, capped & painted)
 - 4  Entry Wall Feature (Stone Wall & Signage)
 - 5  1.8m High Feature Fence (Hardwood batten to circuit road)
 - 6  1.8m High Feature Fence (Hardwood Batten, Semi-permeable to open space)
 - 7  Bollards, Planting and Boulders (Combination to open space boundaries)
 - 8  Acoustic Fence to DTMR standards (by Civil Contractor)
 -  Indicative Driveway Locations to lots
 - 10  Maximum 1.5m high surveillance fence with a minimum of 50% transparency

CLIENT FENCING REQUIREMENTS

- LEGEND**
- 9  1.8m High Feature Fence (Hardwood batten)



Bellevue - Overall Fencing Plan

0m 25m 50m 75m 100m
 1:3000 @ A3 Approx. Scale

APPENDIX C

Documentation Checklist

Minimum Documents Checklist for DRC Approval

OWNER & BUILDER DETAILS

Lot Details:

Owners Full Name:

Owners Email:

Builder Contact Details:

■ SITE PLAN - FLOOR PLAN - ELEVATIONS - INCLUDING BUT NOT LIMITED TO:

- Setbacks (as per POD), building envelope, easements with dimensions (if applicable)
- Location of any retaining walls (if applicable)
- Driveway details including finish, colour and crossover details
- Bins, air-conditioner/s, letterbox, clothesline, rainwater tank and all other ancillary services

■ DWELLING COLOUR SCHEME AND MATERIALS:

- Main dwelling colour and materials
- Garage door colour and materials
- Roof colour and materials

■ LANDSCAPING PLAN INCLUDING BUT NOT LIMITED TO:

- Hard landscaping areas - planting species
- Details and materials
- Fencing details
- Landscape drainage
- Letterbox to be included in elevation
- Erosion and sediment control plan

PLEASE NOTE: Failure to provide the above information will result in delays for processing. All dimensions should be clearly marked on the plans. Applying this approach to all elements of the Design Guidelines will make for an efficient approval process. All applications must be submitted via the design assessment portal link [Beveridge Williams Design Application Portal](#) or email to planlodgement@bevwill.com.au.



Information in this document is given with care but without responsibility. Purchasers and owners of allotments are responsible for the implementation of the Design Guidelines.

**BELLEVUE SALES & INFORMATION CENTRE
357 RIPLEY ROAD, RIPLEY | 1800 777 787**

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