

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 the level of the finished ground level on the survey plan creating the subject to be registered).
 - Maximum building location envelopes may be subject to future proposed easements and/or other underground services.
 - Maximum building location envelopes, Primary Frontages are indicated on this Plan of Development, being the indicative driveway location, except for fronting Monterey Road (ref. note 37) and the Neighbourhood Recreation Park (ref. note 42).
 - For corner lots, the building or structure over 2 metres high is to be built within a 4m x 4m triangle at the corner of the road frontages.

- Side - Setbacks ***
- Secondary setbacks with respect to the wall of the structure:
 - Setback (side or rear) to a boundary adjoining the Cunningham Highway or Ripley Road is 3m.
 - Setback (side or rear) to a boundary adjoining the Monterey Road is 3m.
 - Where built to boundary walls are not achieved, 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 line.
 - Maximum length of a built-to-boundary wall is 15 metres long or 50% of the depth of the lot (whichever is lesser).
 - First floor setbacks must not encroach the minimum ground floor setbacks.
 - Second floor setbacks must not encroach other than where buildings are built to boundary doors then 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.
 - Where a secondary driveway frontage may be applicable, however a secondary driveway 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 parking space.
 - Three or more bedrooms - 2 covered parking 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 present, 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 24m² 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, planning, barbecue and shade; and
 - Maximum gradient not exceeding 1:10.

- Street Address**
- Letterboxes must be clearly visible and identifiable from street.
 - Letterboxes must address each street, pathway or park frontage through the inclusion of the related facade, glazing in doors and one or more of the following design elements in the related facade:
 - Verandahs; and/or
 - Poaches; and/or
 - Arched 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 will still allow for overlooking of
 - 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. Secondary frontages have a maximum height of 1.8 metres where containing openings that make the fence at least 25% transparent.
 - Notwithstanding the above, solid front fence 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.
- For double storey dwellings, the fence is 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.

- Additional Criteria for Lots Fronting Monterey Road**
- 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 these lots.
 - 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.
 - 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 maximum 1.2 metre high 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 lot.

- 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 these lots.
 - 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.
 - 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 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 the Neighbourhood Recreation Park are to have a minimum 1.5m 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 lot.
 - 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.
 - 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 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 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 Schedule 3 of the Ripley Valley Development Scheme.
 - For single storey dwellings, letterboxes should be made to the Plan of Development Table and Notes 13-16.
 - For double storey dwellings (whether or not including a secondary dwelling), the letterboxes should be made to the Plan of Development Table and Notes 13-16.

- Site Plan - 1:12500**
- All dwellings and structures must incorporate an appropriate design response to the stopped site ensuring that the dwelling structure is built back where required in accordance with the contours of the site.

- Split Level Lots**
- All dwellings and structures must incorporate an appropriate design response to the stopped site ensuring that the dwelling structure is built back where required in accordance with the contours of the site.

- 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 Schedule 3 of the Ripley Valley Development Scheme.
 - For single storey dwellings, letterboxes should be made to the Plan of Development Table and Notes 13-16.
 - For double storey dwellings (whether or not including a secondary dwelling), the letterboxes should be made to the Plan of Development Table and Notes 13-16.

- 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 Schedule 3 of the Ripley Valley Development Scheme.
 - For single storey dwellings, letterboxes should be made to the Plan of Development Table and Notes 13-16.
 - For double storey dwellings (whether or not including a secondary dwelling), the letterboxes should be made to the Plan of Development Table and Notes 13-16.

- 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 Schedule 3 of the Ripley Valley Development Scheme.
 - For single storey dwellings, letterboxes should be made to the Plan of Development Table and Notes 13-16.
 - For double storey dwellings (whether or not including a secondary dwelling), the letterboxes should be made to the Plan of Development Table and Notes 13-16.

- 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 Schedule 3 of the Ripley Valley Development Scheme.
 - For single storey dwellings, letterboxes should be made to the Plan of Development Table and Notes 13-16.
 - For double storey dwellings (whether or not including a secondary dwelling), the letterboxes should be made to the Plan of Development Table and Notes 13-16.

- 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 Schedule 3 of the Ripley Valley Development Scheme.
 - For single storey dwellings, letterboxes should be made to the Plan of Development Table and Notes 13-16.
 - For double storey dwellings (whether or not including a secondary dwelling), the letterboxes should be made to the Plan of Development Table and Notes 13-16.

- 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 Schedule 3 of the Ripley Valley Development Scheme.
 - For single storey dwellings, letterboxes should be made to the Plan of Development Table and Notes 13-16.
 - For double storey dwellings (whether or not including a secondary dwelling), the letterboxes should be made to the Plan of Development Table and Notes 13-16.

- 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 Schedule 3 of the Ripley Valley Development Scheme.
 - For single storey dwellings, letterboxes should be made to the Plan of Development Table and Notes 13-16.
 - For double storey dwellings (whether or not including a secondary dwelling), the letterboxes should be made to the Plan of Development Table and Notes 13-16.

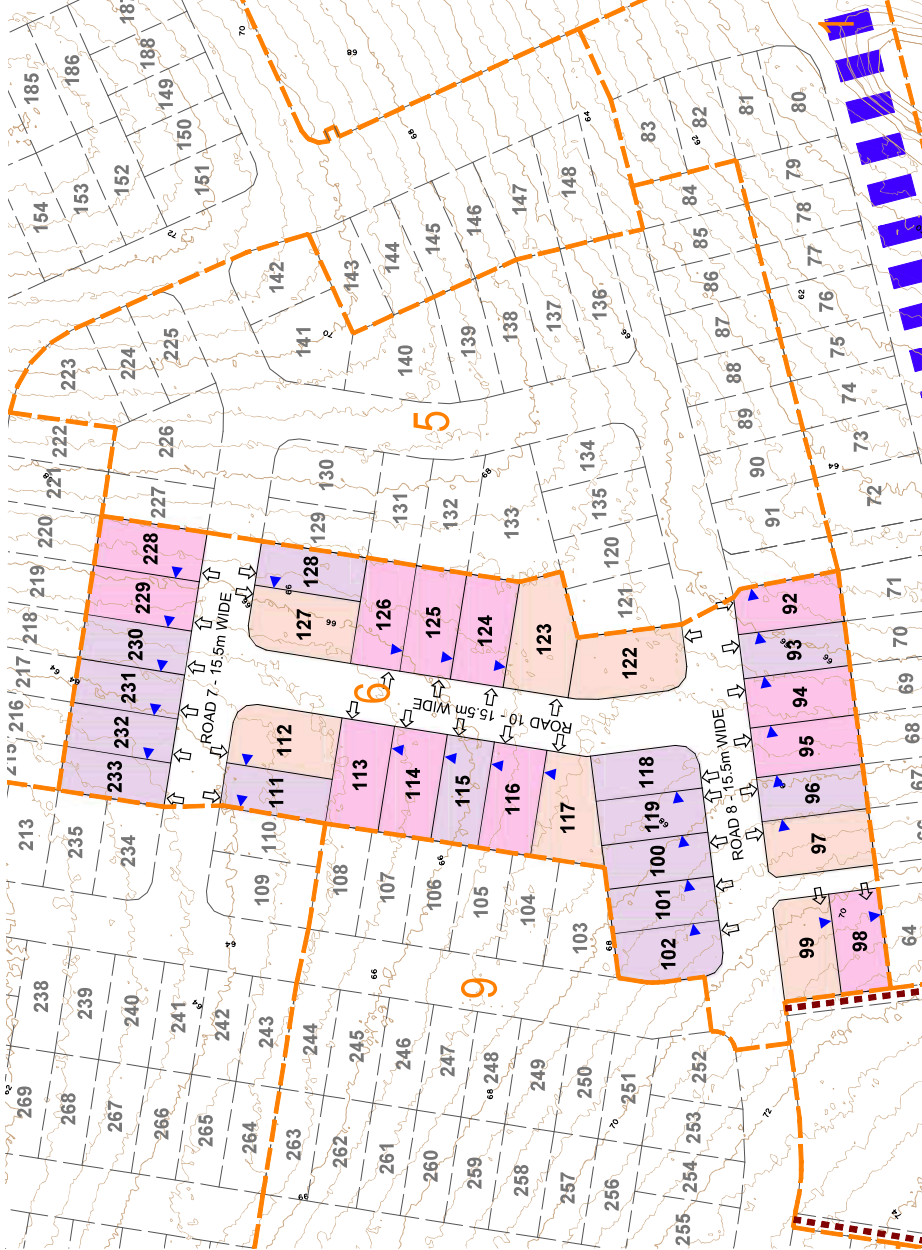
NOTE:
BUILDING ENVELOPES SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS.

LEGEND

- Site Boundary
- Built to Boundary Location
- Split-Level Lots
- Proposed Easement for Services (Energex)
- Building Exclusion Zone (PMT 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 @ 1:1250 (3x) 1:1000 - LENGTHS ARE IN METRES



PLAN OF DEVELOPMENT TABLE #

PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5 m x 14.0 m frontage	Courtyard 14.0 m x 16.0 m frontage	Traditional >16.0 m frontage & Irregular Lots
Front/Primary Frontage *	3.0m*	3.0m*	3.0m*
Garage	5.0m	n/a	n/a
Rear *	0.9m	1.0m	1.0m
Side - Setbacks *			
Built to Boundary	0.0m	0.0m	0.0m
Non Built to Boundary	1.0m	1.0m	Optional
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m
Park/Drainage Reserve **	1.0m	1.0m	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.