# PLAN OF DEVELOPMENT - STAGE 14

- at All development is to be undertaken in accordance with the Development Approval. The maximum height of buddings shall not exceed two (2) storeys. Budding 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 for two creinstance?
- subject lot vas registered). Maximum building location envelopes may be subject to future proposed easements
- and/or other interpretation describes.

  All can have only one primary frontage, Primary forntages are nominated on this Plan of Development, being the indicative driveway beaution, except tast fronting Monterea Read (ref., note 3.7) and the Neighborhood Recreation Park (ref., note 4.2). For corner Iols, 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.

- 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
- ion 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 vall is constructed, it must be constructed on the boundary
- ominated in this Plan of Development. Maximum length of a built to boundary wall is 15 meters long or 50% of the depth of the
- 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 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
- 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.

- 18. Off street car park is to be provided in accordance with the following minimum
  - 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 drivevay 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 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

## Private Open Space

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

# Street Address

- 26. 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 façade; and/or Balconies, porches or verandah; and/or
- Window Hoods/Screens; and/or
- Shadow lines are created on the building through minor changes in the 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, 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 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.





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
- The Plan of Development includes BAL ratings for affected lots (supplied by Bushfire Risk Reducers). Notwithstanding the BAL ratings shown on this plan, it is recommended that lot specific advice be sought prior to the commencement of design.

### Additional Criteria for Secondary Dwellings

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

## Additional Criteria for Lots Fronting Monterea Road

- Requirements for 'street address' as outlined in item 27 of this Plan of Development apply to the Monterea 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 Monterea Road by vary of a gate to # Except where overridden by the Bushfire Management Plan (refer to notes) or as otherwise specified the Monterea 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 Monterea Road. Retaining walls associated with any fencing is to be located entirely within the residential lots.

### Additional Criteria for Lots Fronting Neighbourhood Recreation Park

- The primary frontage of these lots is the Neighbourhood Recreation Park.
- Requirements for 'street address' as outlined in item 27 of this Plan of Developmen 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. front facade and windows/glazing must occupy at least 25% of the facade area
- 44 Dwellings include a front door and pedestrian access to the Neighbourhood Recreation Park, including individual dwelling entries from the Neighbourhood Recreation Park
- 45. 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

### Additional Criteria for Lots Adjoining Public Open Space

- 46. Except for bis adjoining the Neighbourhood Recreation Park, lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overboking of the open space by inclusion of two of the following design
  - 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 accustic fence in accordance with the recommendations of the Noise Impact Assessment.
- itions of the Noise Impact Ass 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) 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 tear 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 1-56.

  For double storey dwellings (whether or not including a secondary dwelling), the below alternative criteria apply.
- - Rear setback (0 Righey Road) is a minimum of 1.5m She cover is a maximum of 75% rehabilish from whichoos are orientated towards Righey Road Habilisher from whichoos are orientated borastic Righey Road Habilish of the Righey Valley Development Scheme apply with the following ecoeptions: The design and stilling of buildings is in accordance with this Plan of Development

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

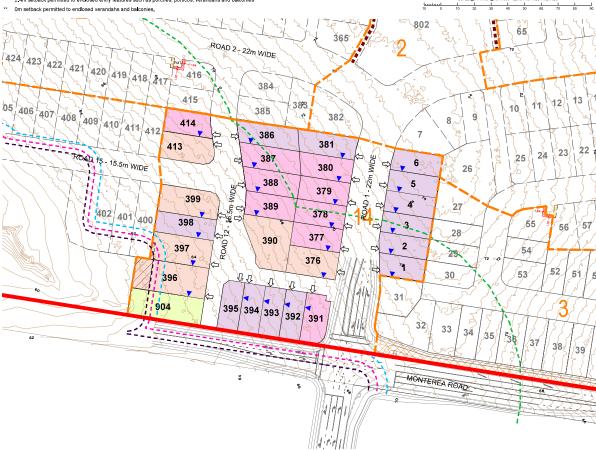


PLAN OF DEVELOPMENT TABLE #	Premium Villa 12.5 m - <14.0m frontage		Courtyard 14.0m - < 16.0m frontage		Traditional >16,0m frontage & Irregular Lots	
	Ground F <b>l</b> oor	First F <b>l</b> oor	Ground F <b>l</b> oor	First Floor	Ground F <b>l</b> oor	First Floor
Front / Primary Frontage *	3,0m*	3,0m*	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 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

**BUILDING ENVELOPES SHOWN ARE** INDICATIVE ONLY, REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETRES. LEGEND Site Boundary - Stage Boundary --- BAL 12.5 ▼ Built to Boundary Location --- BAL 19 indicative Driveway Location --- BAI 29 10m Wide Building Exclusion Zone = = = = BAL 40 Split Level Lots Proposed Easement for Services (Energex) Nullding Exclusion Zone (PMT Site) RP DESCRIPTION: Lot 2 on RP196150, Lot 1 on RP196152, Lot 2 on RP196154 & Lots 342 - 344 on S3173 SCALE (6A1 1750 (6A3 1:1500 - LENGTHS ARE IN METRES

NOTE:



HB DONCASTER PTY LTD

255-331 MONTEREA ROAD & 311-395 RIPLEY ROAD, RIPLEY # 19/10/2023 # 9780 P 09 Rev X-POD 14