

# APPENDIX A | Council Approved 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 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.
- 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 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 meters 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 4.8 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 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 22 can be achieved and no retaining walls are present.
  - Where more than one driveway is proposed, confirmation from a suitably qualified engineer is required to confirm that there is no further impact on the safety of the adjacent roadway/intersection.
- An access driveway is located as far as possible from an intersection, and other driveways, except if in a restricted area where it can be demonstrated that safety and operational performance of the transport system are not compromised. The minimum distance of a driveway from an intersection is 6.0m from the kerb tangent point.

### Private Open Space

- Private open space is to be provided in accordance with the following requirements:
  - Two bedroom house/dwelling unit - minimum 9m<sup>2</sup> with a minimum dimension of 2.4m;
  - Three or more bedroom house/dwelling - minimum 12m<sup>2</sup> with a minimum dimension 2.4m
- Private open space 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
  - 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 58, 92 and the drainage reserve Lot (800) may be subject to bushfire hazard requiring compliance with a relevant Australian Standard - Please refer to the Bushfire Management Plan; Ref 001.04.24, version Rev 1, dated 1 May 2024, prepared by Bushfire Risk Reducers accompanying this Plan of Development.
- The Plan of Development includes BAL ratings for Lots 58 & 92 (Bushfire Management Plan; Ref 001.04.24, version Rev 1, dated 1 May 2024, prepared 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 Tempo Drive

- Requirements for 'street address' as outlined in item 26 of this Plan of Development apply to the Tempo Drive 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 Tempo Drive by way of a gate to the Tempo Drive 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 is to be provided along Tempo Drive. Retaining walls associated with any fencing is to be located entirely within the residential lots.

### Additional Criteria for Lots Adjoining Public Open Space

- 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.

### Terrace Lots

- Built to boundary wall for terrace lots shall be a maximum of 75% of boundary length.
- Dwellings include provision of a door and pedestrian access gate to Tempo Drive.
- Buildings must address each street, through the inclusion of window openings/glazing in doors and one or more of the following design elements in the related facade(s):
  - Verandahs; and/or
  - Porches; and/or
  - Awning and shade structures; and/or
  - Variation in roof and building lines; and/or
  - Use of varying building materials.

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

### NOTES

This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design. Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

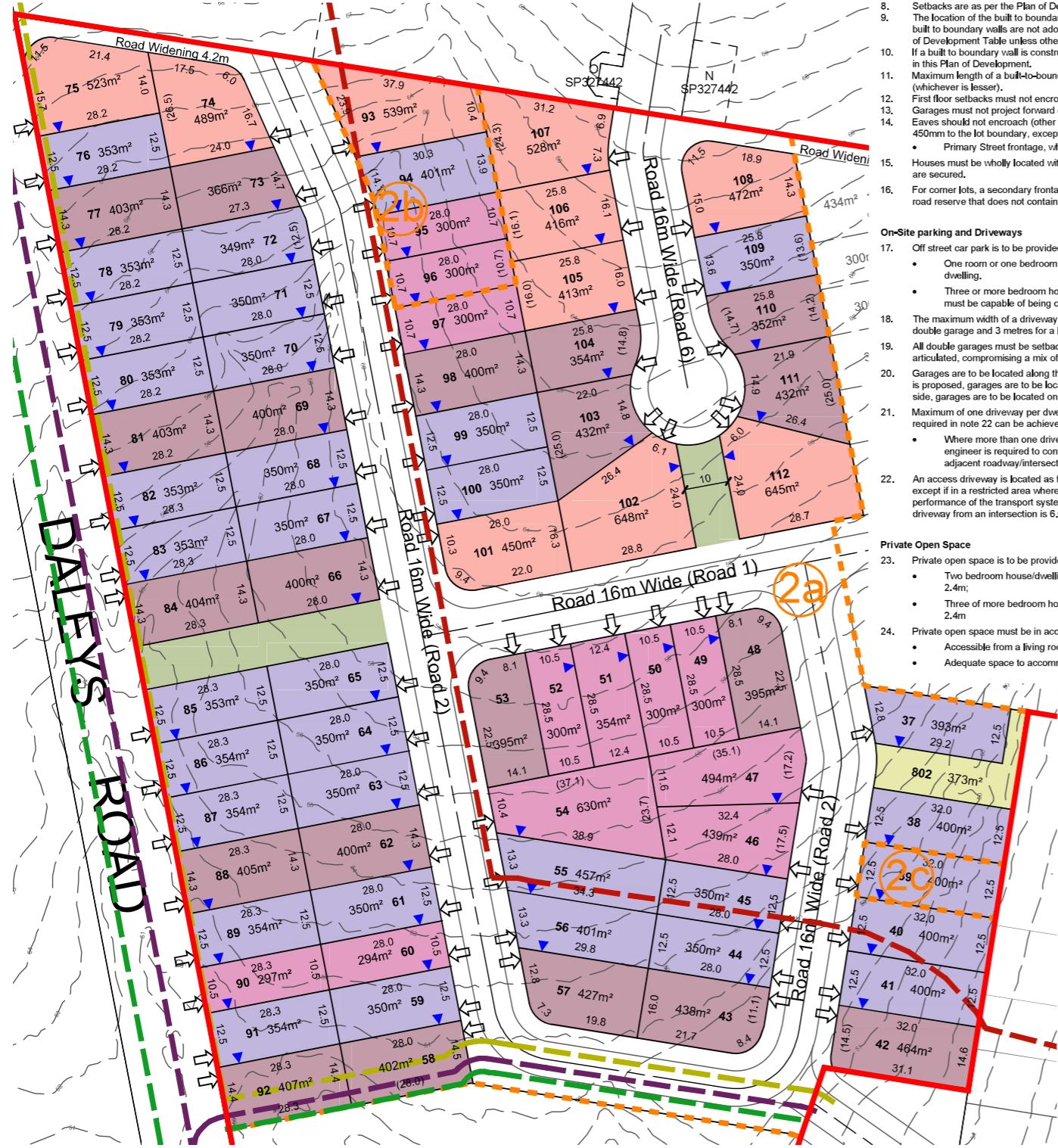
DCDB © State of Queensland (Department of Natural Resources and Mines) 2019. Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

\* This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

PROJECTION: GDA2020 MGA56  
SUBJECT BOUNDARIES: DCDB  
CONTOURS: ELVIS - LIDAR (2017)

### LEGEND

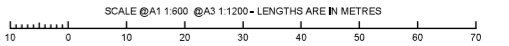
- Site Boundary
- Contours (1.0m interval)
- Stage Boundary
- Stage No.
- BAL 12.5
- BAL 19
- BAL 29
- BAL 40



PLAN OF DEVELOPMENT TABLE #	Terrace < 10.0m Frontage		Villa 10.0m - 12.49m Frontage		Premium Villa 12.5m - < 14.0m Frontage		Courtyard 14.0m - < 16.0m Frontage		Premium Courtyard > 16.0m Frontage & Irregular Lots	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front / Primary Frontage *	2.4m	2.4m	3.0m	3.0m	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*
Garage	4.5m	4.5m	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear	0.9m	1.0m	0.9	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
<b>Side - Setbacks</b>										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Mandatory		Mandatory		Mandatory		Optional		Optional	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Corner Lots - Secondary frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park / Drainage Reserve **	n/a	n/a	n/a	n/a	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Site Coverage (Maximum)	75%		70%		65%		65%		65%	

# Except where overridden by the Bushfire Management Plan (refer to notes) or as otherwise specified  
\* 2.4m setback permitted to enclosed entry features such as porches, porticos, verandahs and balconies  
\*\* 0m setback permitted to enclosed verandahs and balconies.

RP DESCRIPTION: Lot 335 on RP814578



HB LAND PTY LTD

# APPENDIX A | Council Approved Plan of Development - Stage 3

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

## NOTES

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PROJECTION: GDA2020 MGA56  
SUBJECT BOUNDARIES: DCDB  
CONTOURS: ELVIS - LIDAR (2017)

## LEGEND

- Site Boundary
- Contours (1.0m interval)
- Stage Boundary
- 1 Stage No.

## 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.
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 structure.
8. Setbacks are as per the Plan of Development Table unless otherwise specified.
9. 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.
10. If a built to boundary wall is constructed, it must be constructed on the boundary nominated in this Plan of Development.
11. Maximum length of a built-to-boundary wall is 15 meters long or 50% of the depth of the lot (whichever is lesser).
12. First floor setbacks must not encroach the minimum ground floor setbacks.
13. Garages must not project forward of the front building setback.
14. 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.
15. Houses must be wholly located within the subject lot unless appropriate encroachment rights are secured.
16. 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

17. 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).
18. 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.
19. 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.
20. 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.
21. Maximum of one driveway per dwelling unless it is a corner lot where the minimum distance required in note 22 can be achieved and no retaining walls are present.
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### Private Open Space

23. Private open space is to be provided in accordance with the following requirements:
  - Two bedroom house/dwelling unit - minimum 9m<sup>2</sup> with a minimum dimension of 2.4m;
  - Three or more bedroom house/dwelling - minimum 12m<sup>2</sup> with a minimum dimension 2.4m
24. 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

25. Letterboxes must be clearly visible and identifiable from street.
26. 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:
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  - Variation to roof and building lines; and/or
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27. 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:
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  - 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).
28. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.

### Fencing

29. Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
30. 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.
31. 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.
32. 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

33. Lots 58, 92 and the drainage reserve Lot (800) may be subject to bushfire hazard requiring compliance with a relevant Australian Standard - Please refer to the Bushfire Management Plan; Ref 001.04.24, version Rev 1, dated 1 May 2024, prepared by Bushfire Risk Reducers accompanying this Plan of Development.

### Additional Criteria for Lots Fronting Tempo Drive

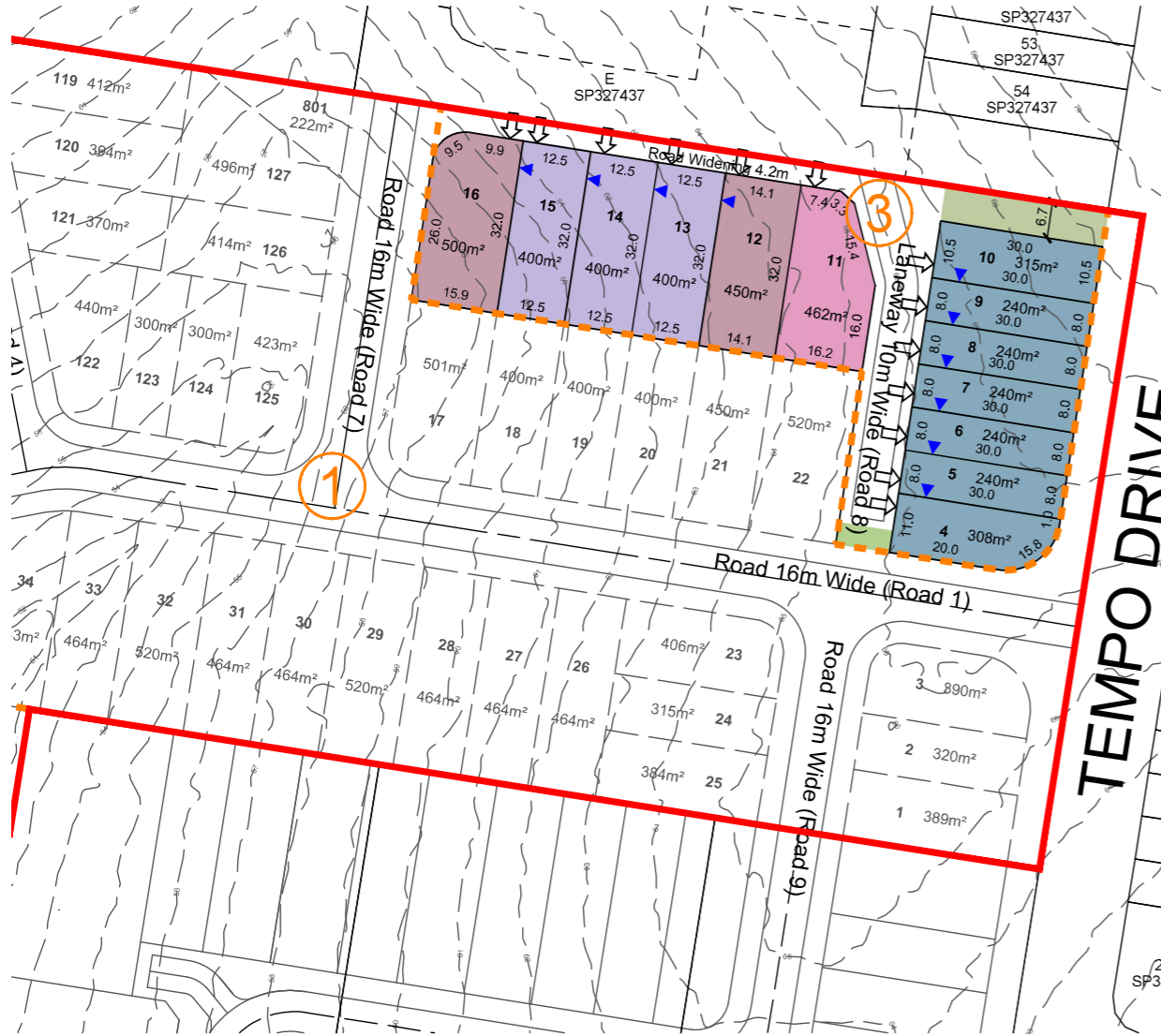
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35. Design criteria for Secondary Dwellings is as per Schedule 3 of the Ripley Valley Development Scheme.
36. Requirements for 'street address' as outlined in item 26 of this Plan of Development apply to the Tempo Drive frontage.
37. Frontage treatments 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.
38. Dwellings include provision for pedestrian access to Tempo Drive by way of a gate to the Tempo Drive frontage.
39. 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 is to be provided along Tempo Drive. Retaining walls associated with any fencing is to be located entirely within the residential lots.

### Additional Criteria for Lots Adjoining Public Open Space

40. 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.

### Terrace Lots

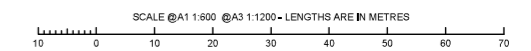
41. Built to boundary wall for terrace lots shall be a maximum of 75% of boundary length.
42. Dwellings include provision of a door and pedestrian access gate to Tempo Drive.
43. Buildings must address each street, through the inclusion of window openings/glazing in doors and one or more of the following design elements in the related facade(s):
  - Verandahs; and/or
  - Porches; and/or
  - Avning and shade structures; and/or
  - Variation in roof and building lines; and/or
  - Use of varying building materials.



PLAN OF DEVELOPMENT TABLE #	Terrace < 10.0m Frontage		Villa 10.0m - 12.49m Frontage		Premium Villa 12.5m - < 14.0m Frontage		Courtyard 14.0m - < 16.0m Frontage		Premium Courtyard > 16.0m Frontage & Irregular Lots	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front / Primary Frontage *	2.4m	2.4m	3.0m	3.0m	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*
Garage	4.5m	4.5m	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear	0.9m	1.0m	0.9	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
<b>Side - Setbacks</b>										
Built to Boundary	0.0m		0.0m		0.0m		0.0m		0.0m	
	Mandatory	1.0m	Mandatory	1.0m	Mandatory	1.0m	Optional	1.0m	Optional	1.0m
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Corner Lots - Secondary frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park / Drainage Reserve **	n/a	n/a	n/a	n/a	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Site Coverage (Maximum)	75%		70%		65%		65%		65%	

- # Except where overridden by the Bushfire Management Plan (refer to notes) or as otherwise specified
- \* 2.4m setback permitted to enclosed entry features such as porches, porticos, verandahs and balconies
- \*\* 0m setback permitted to enclosed verandahs and balconies.

RP DESCRIPTION: Lot 335 on RP814578



# APPENDIX B | Specific Fencing Plan



**FENCE TYPE 1**  
 1.5m HIGH FEATURE FENCE TO TEMPO DRIVE  
 - Semi-permeable softwood pine timber fence battens painted Dulux Monument  
 - Includes gated pedestrian access to be confirmed on detailed design drawings

**FENCE TYPE 2 (By Developer)**

**FENCE TYPE 2 (By Private Lot Owner)**

1.8m HIGH FEATURE FENCE  
 - Semi-permeable soft wood pine timber fence battens, painted Dulux Monument



**ACCESS GATE**  
 PEDESTRIAN ACCESS GATES  
 - To facing lots on Tempo Drive



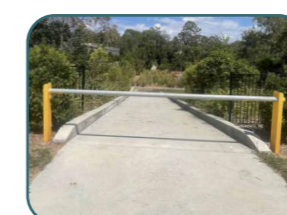
**BARRIER TYPE 1**  
 TIMBER BOLLARDS, SANDSTONE BOULDERS IN PLANTING, TREES, AND VEGETATED BARRIER



**EXISTING FENCE**  
 ADJACENT DRAINAGE RESERVE EXISTING POOL STYLE FENCE RETAINED



**ENTRY STATEMENT**



**LOCKING RAIL OR REMOVABLE BOLLARD**  
 - To be confirmed at Detailed Design



**DULUX MONUMENT**

# APPENDIX B | Specific Fencing Plan



FENCE TYPE 2 (By Developer)



FENCE TYPE 2 (By Private Lot Owner)



1.8m HIGH FEATURE FENCE  
- Semi-permeable soft wood pine timber fence painted Dulux Monument



FENCE TYPE 3



1.8m HIGH COLORBOND STYLE  
- Non-combustible fence



FENCE TYPE 4



1.5m HIGH CHAINMESH  
- Black powdercoated posts and chainmesh



BARRIER TYPE 1



TIMBER BOLLARDS, SANDSTONE BOULDERS IN PLANTING, TREES, AND VEGETATED BARRIER



LOCKING RAIL OR REMOVABLE BOLLARD  
- To be confirmed at Detailed Design

