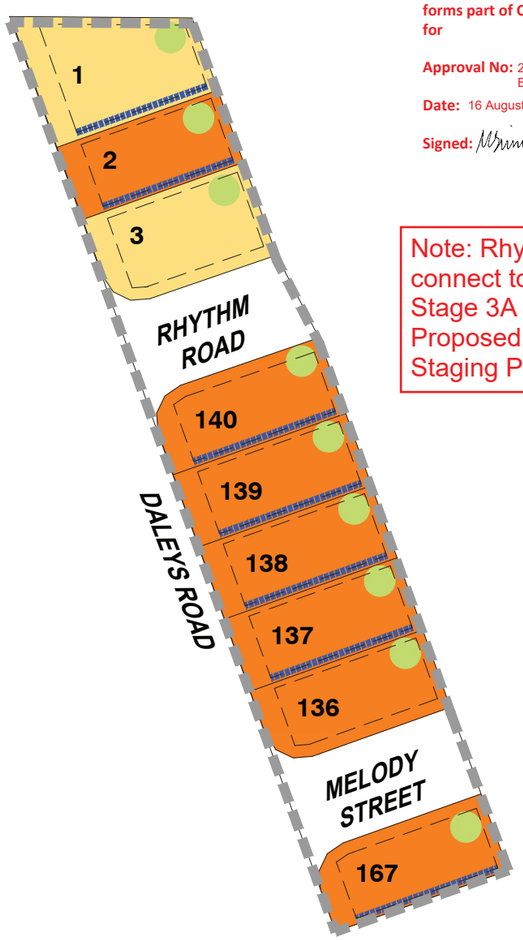
Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 2834/2019/MAPDA/B

Date: 16 August 2021

Signed:



Note: Rhythm Road to connect to Daleys Road at Stage 3A as per Plan of Proposed Subdivision Staging Plan

NOTES

General

1. All development is to be undertaken in accordance with the development approval.
2. The maximum height of the building shall not exceed 9 metres.

Setbacks

3. Setbacks are as per the Plan of Development Table unless otherwise noted on the Building Envelope Plan.
4. Setbacks are measure to the wall of the dwelling or edge of balcony.
5. The location of built to boundary walls are nominated on the Plan of Development.
6. Where built to boundary walls are not implemented side setbacks shall be adopted in accordance with the Plan of Development Table.
7. Maximum length of built to boundary wall shall be 15 metres and have a maximum height of 4 metres.
8. Eaves, hoods, screens, and architectural elements may extend 1 metre within nominated setback or to a minimum of 450mm from the boundary, whichever is the lesser (except for built to boundary walls). Gutters and downpipes must no extend past the property boundary.

Parking and Driveways

9. A minimum of 2 car spaces per dwelling, at least 1 of which is enclosed.
10. There is to be a maximum of 1 driveway per dwelling except for corner lots.
11. Direct car access for Terrace Lot and Premium Terrace Lot are to located at the rear of the dwelling only.

Site Cover and Amenity

12. Site cover is as per the Plan of Development Table.
13. Private open space accessible from the ground floor must not be less than 15sqm with a minimum dimension of 3 metres.
14. Dwellings with their main living above ground must have a minimum area of private open space of at least
    a. 8sqm / 1 bedroom with a minimum dimension of 2 metres
    b. 12sqm / 2 bedroom with a minimum dimension of 2.5 metres
    c. 15sqm / 3 bedroom with a minimum dimension of 3 metres
14. Patios and covered outdoor living spaces or recreation areas are included in the private open space requirements.

Fencing

15. Primary street frontage fencing to be either 50% transparent with a maximum height of 1.8 metres or not exceed 1.2metres height.
16. Secondary street frontage to be at least 25% transparent and not exceed 1.8 metres in height.
17. Fencing to all side and rear boundaries to be a maximum height of 1.8 metres.
18. Park front fencing to be at least 50% transparent with a maximum height of 1.8 metres.

Building Design

19. All dwellings are to have a window or balcony from a habitable room overlooking the street and/or private open space.
20. Garages must not project forward of the front building facade.
21. Garage door width is to be a maximum of 6 metres or 50% of the width of lot at the garage setback facade whichever is the lesser (except rear lane dwelling).
22. Refuse bins are to be screened from view.
23. A directly facing habitable room window within 3 metres of a neighbouring dwelling, park or footpath must have
    a. A fixed obscure glazing in part of the window below 1.5 metres above floor levels; or
    b. A privacy screen that covers a minimum of 50% of the window view.
24. Where a direct view exists into the private open space of an adjoining dwelling, the outlook from windows, stairwells, terraces, decks and other private, communal or public areas, is obscured or screened by privacy screens, with maximum permeability of 50%.

Definition

Building Height
means the vertical distance between natural surface level of the ground and the apex of a building's roof, but not including antennas or flues.

Secondary Street Frontage
is the lot boundary with the greater length

Site Cover
the proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.

The term does not include:

1. any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure
2. eaves, screens and sun shading devices.

PLAN OF DEVELOPMENT						
	Cottage Lot		Premium Villa Lot		Courtyard Lot	
	Ground Floor	First Floor	Ground Floor	First Floor	Grcund Floor	First Floor
Primary Frontage	3.5	3.5	4.0	4.0	4.0	4.0
Garage	5.5	NA	5.5	NA	5.5	NA
Site Setback						
Built to boundary	0.0	NA	0.0	NA	0.0	NA
Side Boundary	0.9	0.9	0.9	0.9	1.2	1.2
Secondary Lane	0.9	0.9	0.9	0.9	0.9	0.9
Secondary Street	2.0	2.0	2.0	2.0	2.0	2.0
Park	0.9	0.9	0.9	0.9	1.2	1.2
Rear Setback						
Rear Boundary	1.5	1.5	1.5	1.5	1.5	1.5
Site Cover						
Site Cover (Additional 10% of site cover is allowed for porches, patios, and covered outdoors)	65		60		50	

LEGEND

- BUILT TO BOUNDARY WALL
- BUILDING ENVELOPE
- STAGE BOUNDARY
- INDICATIVE OPEN SPACE
- ACOUSTIC CONSTRAINTS
- REAR TERRACE LOT ACCESS
- SECONDARY LANE

LOT TYPOLOGY

- COTTAGE LOT
- VILLA
- PREMIUM VILLA
- COURTYARD LOT

CLIENT
AVJennings

DATE
27/05/2021

DISCLAIMER
These drawings are conceptual design only. Calculation dependent upon successful resolution of future investigation areas not reducing developable land. The information contained herewith is subject to design development and further input from independent planning, structural, services and other technical consultants. Lot mix and size subject to change, depending authority approvals.

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PROJECT NAME
BINNIES ROAD, RIPLEY

DRAWING
POD - STAGE 3C

PROJECT NO.	DRAWING NO.	SCALE	ISSUE
427400	SK10	1:500 @ A1 1:1000 @ A3	I

50 Peerless Ave
Mermaid Beach
QLD 4218
Phone: 07 5555 2600
Facsimile: 07 5526 8829
Email: bda@bdaarch.com.au
ABN 77 081 702 301

PLAN OF DEVELOPMENT - STAGE 3C

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