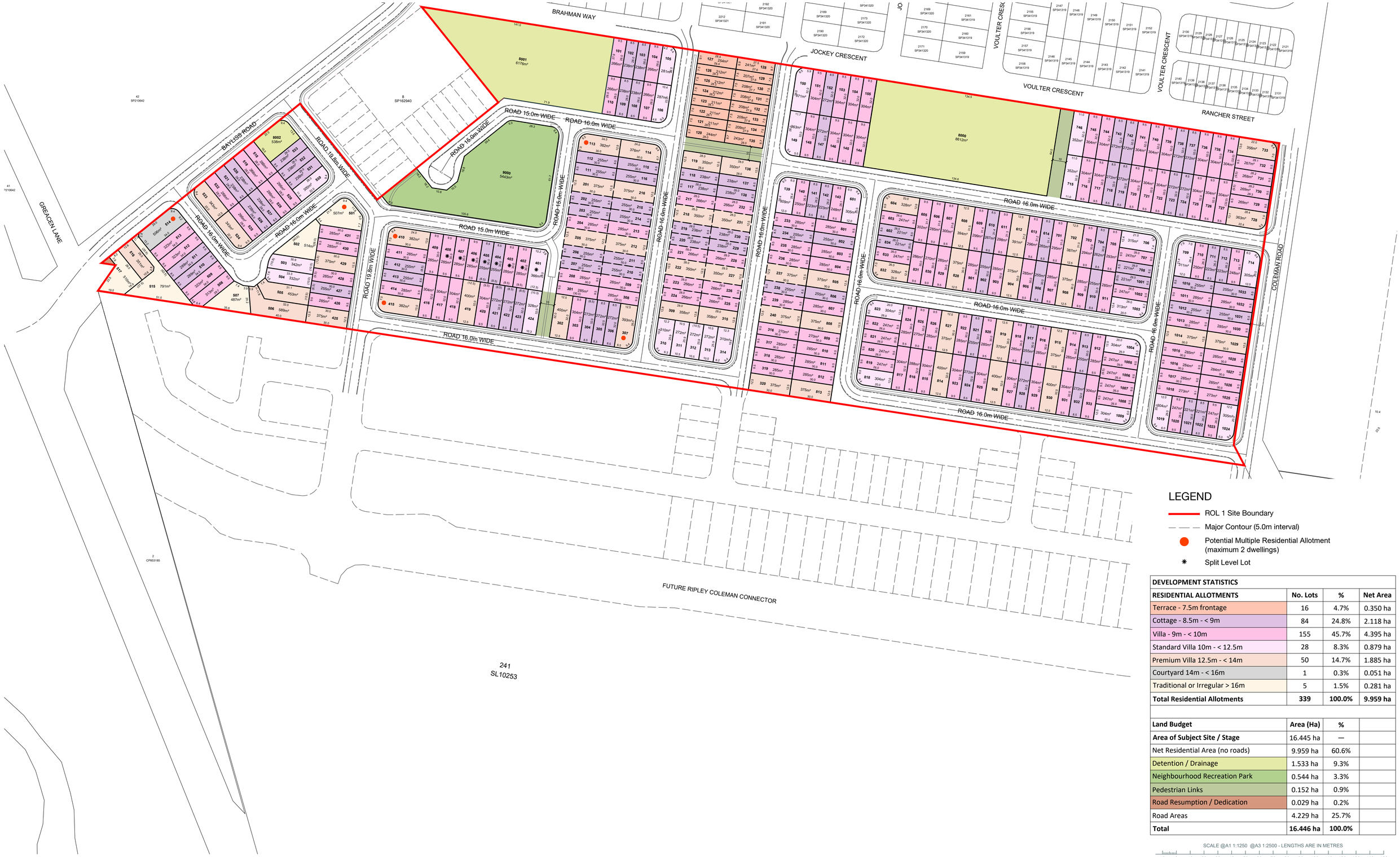
PROPOSAL PLAN



LEGEND

- ROL 1 Site Boundary
- Major Contour (5.0m interval)
- Potential Multiple Residential Allotment (maximum 2 dwellings)
- Split Level Lot

DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
Terrace - 7.5m frontage	16	4.7%	0.350 ha
Cottage - 8.5m - < 9m	84	24.8%	2.118 ha
Villa - 9m - < 10m	155	45.7%	4.395 ha
Standard Villa 10m - < 12.5m	28	8.3%	0.879 ha
Premium Villa 12.5m - < 14m	50	14.7%	1.885 ha
Courtyard 14m - < 16m	1	0.3%	0.051 ha
Traditional or Irregular > 16m	5	1.5%	0.281 ha
Total Residential Allotments	**339**	**100.0%**	**9.959 ha**

Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	16.445 ha	—	
Net Residential Area (no roads)	9.959 ha	60.6%	
Detention / Drainage	1.533 ha	9.3%	
Neighbourhood Recreation Park	0.544 ha	3.3%	
Pedestrian Links	0.152 ha	0.9%	
Road Resumption / Dedication	0.029 ha	0.2%	
Road Areas	4.229 ha	25.7%	
Total	**16.446 ha**	**100.0%**	

SCALE @A1 1:1250 @A3 1:2500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

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SOURCE
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SUBJECT BOUNDARIES: DCDB AND PART RPS SURVEY
CONTOURS: DWG 116052-457 2019 5m DEM BY RPS

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SITE ADDRESS
BAYLISS ROAD, SOUTH RIPLEY

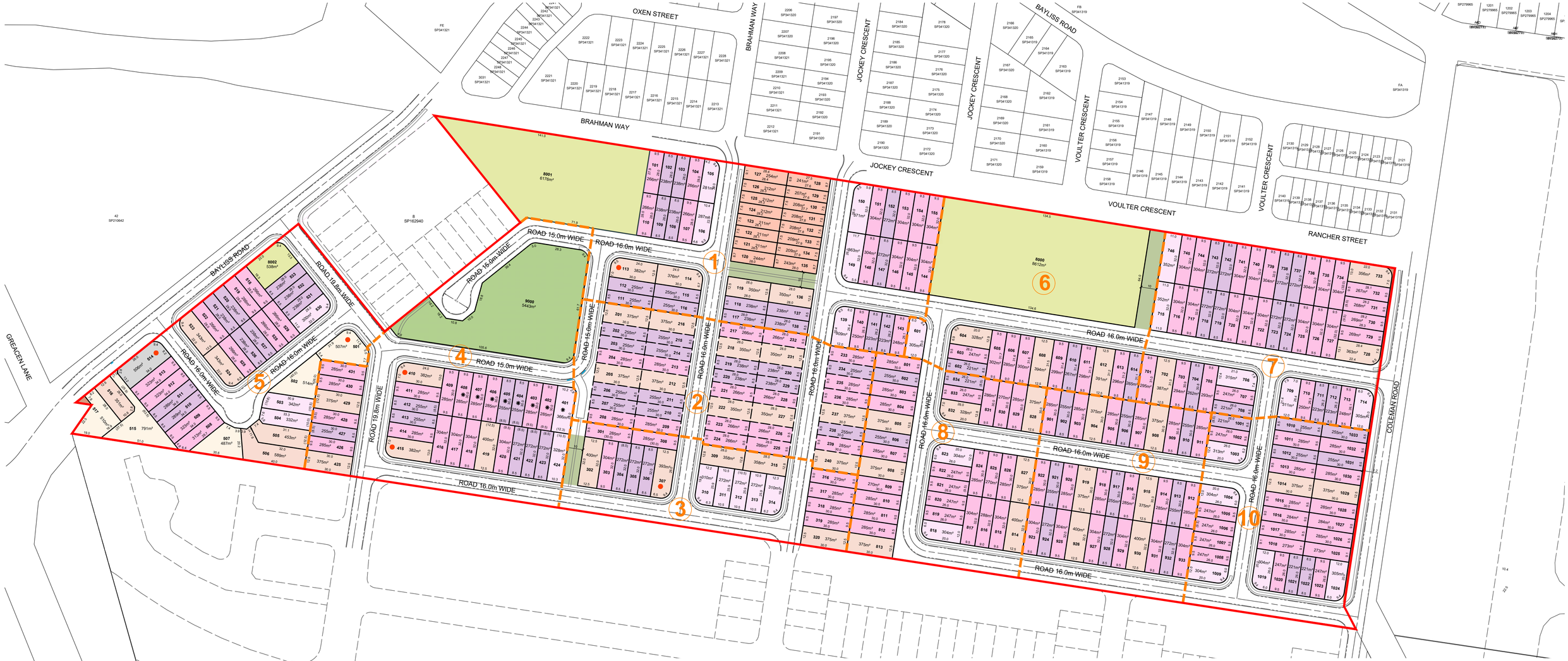
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DATE
01/09/2026

RP DESCRIPTION
LOT 80 ON SP162940

DRAWING NO.
12561 P 07 Rev P - CON 01

STAGING PLAN



DEVELOPMENT STATISTICS													
RESIDENTIAL ALLOTMENTS	**Stage 1**	**Stage 2**	**Stage 3**	**Stage 4**	**Stage 5**	**Stage 6**	**Stage 7**	**Stage 8**	**Stage 9**	**Stage 10**	**Total**	**%**	**Net Area**
Terrace - 7.5m frontage	16	—	—	—	—	—	—	—	—	—	16	4.7%	0.350 ha
Cottage - 8.5m - < 9m	16	14	3	8	9	3	12	3	9	7	84	24.8%	2.118 ha
Villa - 9m - < 10m	14	16	7	16	10	7	26	22	18	19	155	45.7%	4.395 ha
Standard Villa 10m - < 12.5m	5	—	5	2	3	1	5	2	—	5	28	8.3%	0.879 ha
Premium Villa 12.5m - < 14m	4	10	5	5	5	3	3	7	6	2	50	14.7%	1.885 ha
Courtyard 14m - < 16m	—	—	—	—	1	—	—	—	—	—	1	0.3%	0.051 ha
Traditional or Irregular > 16m	—	—	—	—	5	—	—	—	—	—	5	1.5%	0.281 ha
Total Residential Allotments	55	40	20	31	33	14	46	34	33	33	**339**	**100.0%**	**9.959 ha**

Land Budget	**Area (Ha)**	**Area (Ha)**	**Area (Ha)**	**Area (Ha)**	**Area (Ha)**	**Area (Ha)**	**Area (Ha)**	**Area (Ha)**	**Area (Ha)**	**Area (Ha)**	**Area (Ha)**	**%**	
Area of Subject Site / Stage	2.715 ha	1.508 ha	1.039 ha	2.225 ha	1.624 ha	1.621 ha	1.644 ha	1.421 ha	1.333 ha	1.316 ha	16.446 ha	—	
Net Residential Area (no roads)	1.447 ha	1.156 ha	0.614 ha	0.933 ha	1.149 ha	0.419 ha	1.341 ha	1.002 ha	0.989 ha	0.909 ha	9.959 ha	60.6%	
Detention / Drainage	0.618 ha	—	—	—	0.054 ha	0.861 ha	—	—	—	—	1.533 ha	9.3%	
Neighbourhood Recreation Park	—	—	—	0.544 ha	—	—	—	—	—	—	0.544 ha	3.3%	
Pedestrian Links	0.056 ha	—	0.032 ha	—	—	0.064 ha	—	—	—	—	0.152 ha	0.9%	
Road Resumption / Dedication	—	—	—	—	0.003 ha	—	0.013 ha	—	—	0.013 ha	0.029 ha	0.2%	
Road Areas	0.594 ha	0.352 ha	0.393 ha	0.748 ha	0.418 ha	0.277 ha	0.290 ha	0.419 ha	0.344 ha	0.394 ha	4.229 ha	25.7%	
Total	2.715 ha	1.508 ha	1.039 ha	2.225 ha	1.624 ha	1.621 ha	1.644 ha	1.421 ha	1.333 ha	1.316 ha	**16.446 ha**	**100.0%**	

LEGEND

- ROL 1 Site Boundary
- Major Contour (5.0m interval)
- Stage Boundary
- 14 Stage No.
- Indicative Bin Pad location
- ✱ Split Level Lot

SCALE @A1 1:1250 @A3 1:2500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

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SUBJECT BOUNDARIES: DCDB AND PART RPS SURVEY
CONTOURS: DWG 116052-457 2019 5m DEM BY RPS

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SITE ADDRESS
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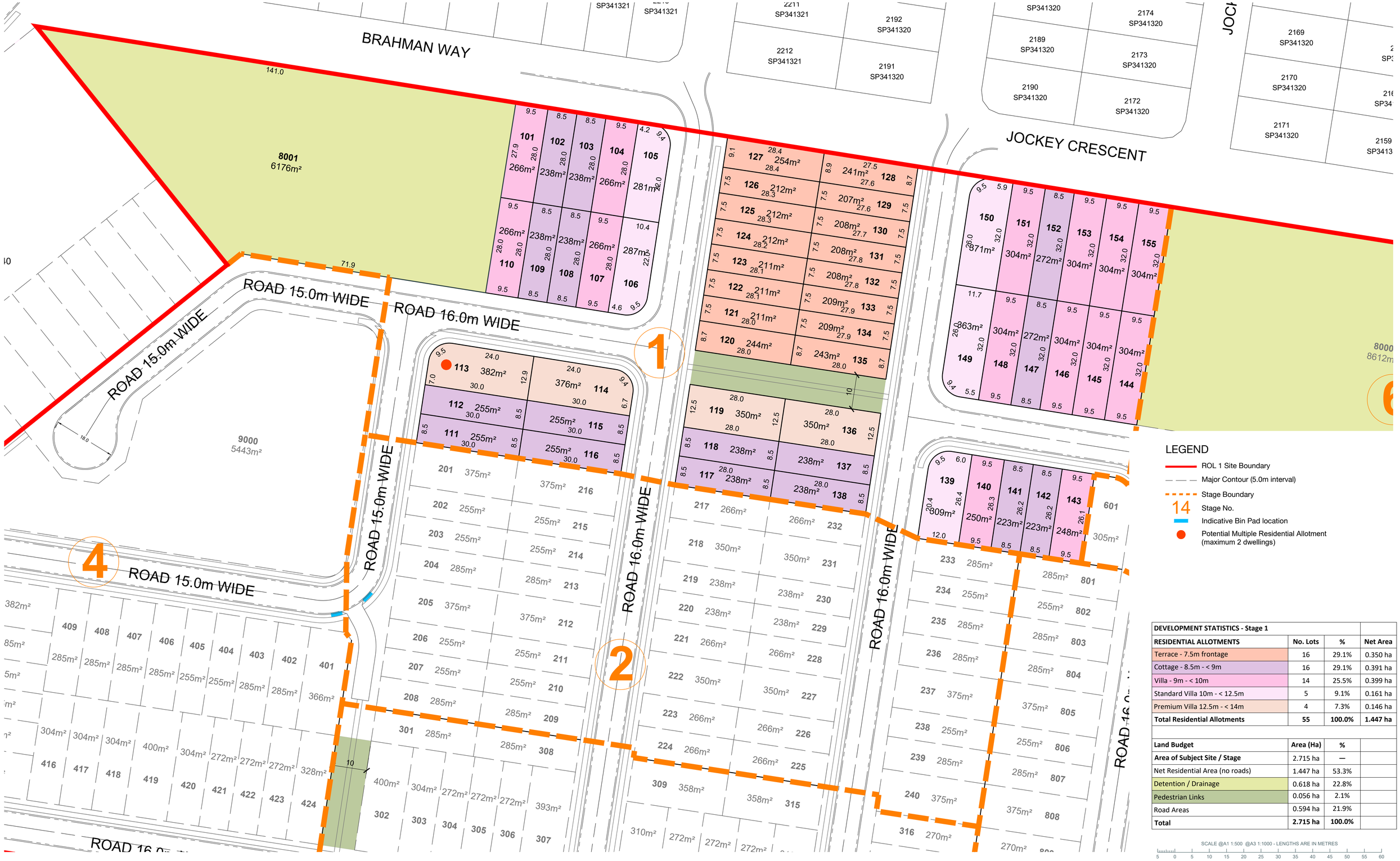
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DATE
01/09/2026

RP DESCRIPTION
LOT 80 ON SP162940

DRAWING NO.
12561 P 07 Rev P - PRO 01

STAGING PLAN - STAGE 1



LEGEND

- ROL 1 Site Boundary
- Major Contour (5.0m interval)
- Stage Boundary
- 14 Stage No.
- Indicative Bin Pad location
- Potential Multiple Residential Allotment (maximum 2 dwellings)

DEVELOPMENT STATISTICS - Stage 1			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
Terrace - 7.5m frontage	16	29.1%	0.350 ha
Cottage - 8.5m - < 9m	16	29.1%	0.391 ha
Villa - 9m - < 10m	14	25.5%	0.399 ha
Standard Villa 10m - < 12.5m	5	9.1%	0.161 ha
Premium Villa 12.5m - < 14m	4	7.3%	0.146 ha
Total Residential Allotments	**55**	**100.0%**	**1.447 ha**
Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	2.715 ha	—	
Net Residential Area (no roads)	1.447 ha	53.3%	
Detention / Drainage	0.618 ha	22.8%	
Pedestrian Links	0.056 ha	2.1%	
Road Areas	0.594 ha	21.9%	
Total	**2.715 ha**	**100.0%**	

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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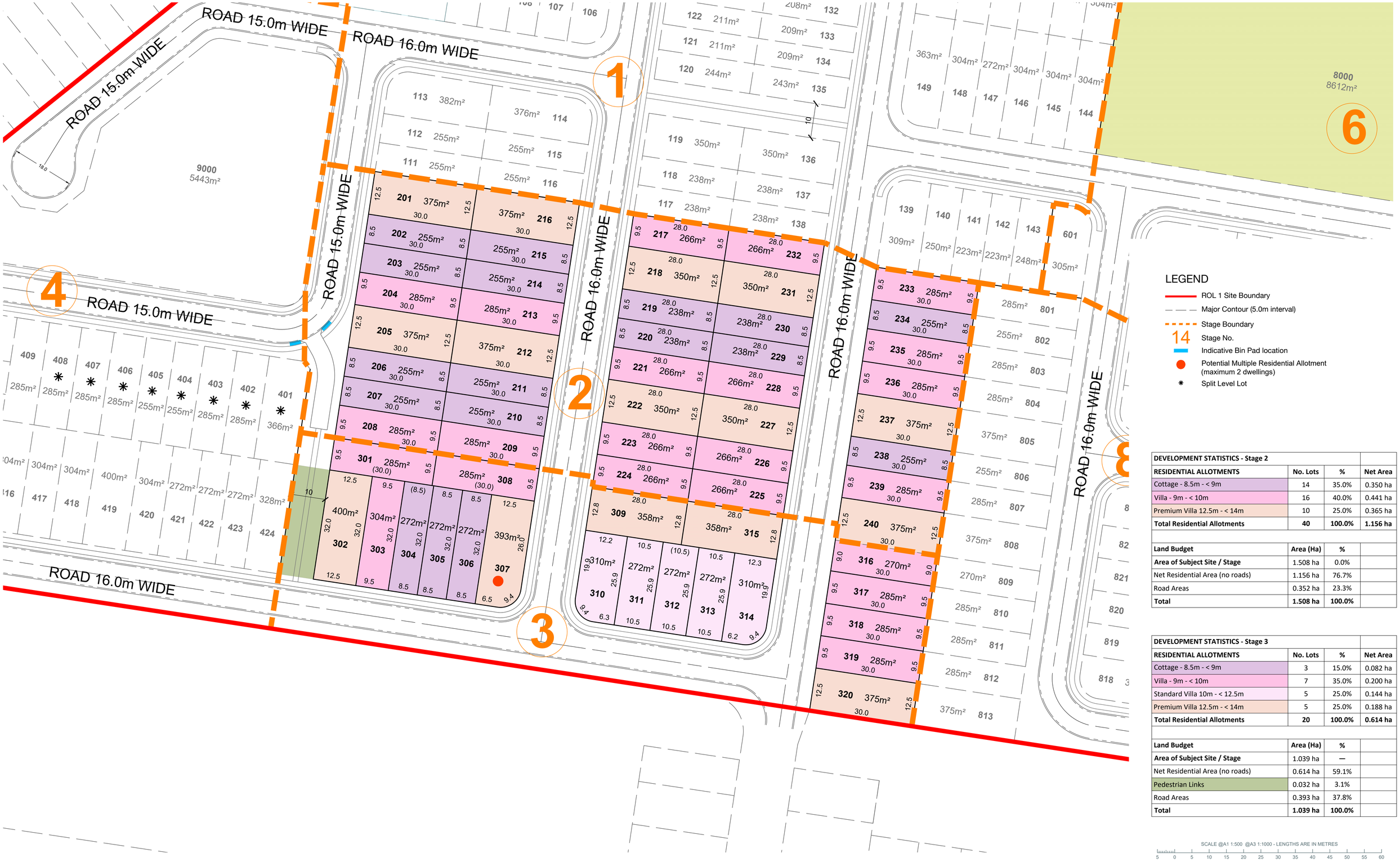
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SUBJECT BOUNDARIES: DCDB AND PART RPS SURVEY
CONTOURS: DWG 116052-457 2019 5m DEM BY RPS

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CLIENT	SITE ADDRESS	DRAWN	DATE
KDL PROPERTY GROUP PTYLTD	BAYLISS ROAD, SOUTH RIPLEY	KA	01/09/2026
	RP DESCRIPTION: LOT 80 ON SP162940		DRAWING NO.: 12561 P 07 Rev P - STG 01

STAGING PLAN - STAGE 2 & 3



DEVELOPMENT STATISTICS - Stage 2			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
Cottage - 8.5m - < 9m	14	35.0%	0.350 ha
Villa - 9m - < 10m	16	40.0%	0.441 ha
Premium Villa 12.5m - < 14m	10	25.0%	0.365 ha
Total Residential Allotments	**40**	**100.0%**	**1.156 ha**
Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	1.508 ha	0.0%	
Net Residential Area (no roads)	1.156 ha	76.7%	
Road Areas	0.352 ha	23.3%	
Total	**1.508 ha**	**100.0%**	

DEVELOPMENT STATISTICS - Stage 3			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
Cottage - 8.5m - < 9m	3	15.0%	0.082 ha
Villa - 9m - < 10m	7	35.0%	0.200 ha
Standard Villa 10m - < 12.5m	5	25.0%	0.144 ha
Premium Villa 12.5m - < 14m	5	25.0%	0.188 ha
Total Residential Allotments	**20**	**100.0%**	**0.614 ha**
Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	1.039 ha	—	
Net Residential Area (no roads)	0.614 ha	59.1%	
Pedestrian Links	0.032 ha	3.1%	
Road Areas	0.393 ha	37.8%	
Total	**1.039 ha**	**100.0%**	

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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CONTOURS: DWG 116052-457 2019 5m DEM BY RPS

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KDL PROPERTY GROUP PTYLTD

SITE ADDRESS
BAYLISS ROAD, SOUTH RIPLEY

RP DESCRIPTION
LOT 80 ON SP162940

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DATE
01/09/2026

DRAWING NO.
12561 P 07 Rev P - STG 02

STAGING PLAN - STAGE 4 & 5



DEVELOPMENT STATISTICS - Stage 5			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
Cottage - 8.5m - < 9m	9	27.3%	0.224 ha
Villa - 9m - < 10m	10	30.3%	0.288 ha
Standard Villa 10m - < 12.5m	3	9.1%	0.097 ha
Premium Villa 12.5m - < 14m	5	15.2%	0.208 ha
Courtyard 14m - < 16m	1	3.0%	0.051 ha
Traditional or Irregular > 16m	5	15.2%	0.281 ha
Total Residential Allotments	**33**	**100.0%**	**1.149 ha**

Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	1.624 ha		
Net Residential Area (no roads)	1.149 ha	70.8%	
Detention / Drainage	0.054 ha	3.3%	
Road Resumption / Dedication	0.003 ha	0.2%	
Road Areas	0.418 ha	25.7%	
Total	**1.624 ha**	**100.0%**	

DEVELOPMENT STATISTICS - Stage 4			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
Cottage - 8.5m - < 9m	8	25.8%	0.209 ha
Villa - 9m - < 10m	16	51.6%	0.464 ha
Standard Villa 10m - < 12.5m	2	6.5%	0.069 ha
Premium Villa 12.5m - < 14m	5	16.1%	0.191 ha
Total Residential Allotments	**31**	**100.0%**	**0.933 ha**

Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	2.225 ha	—	
Net Residential Area (no roads)	0.933 ha	41.9%	
Neighbourhood Recreation Park	0.544 ha	24.4%	
Road Areas	0.748 ha	33.6%	
Total	**2.225 ha**	**100.0%**	

LEGEND

- ROL 1 Site Boundary
- Major Contour (5.0m interval)
- Stage Boundary
- 14 Stage No.
- Indicative Bin Pad location
- Potential Multiple Residential Allotment (maximum 2 dwellings)

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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SITE ADDRESS
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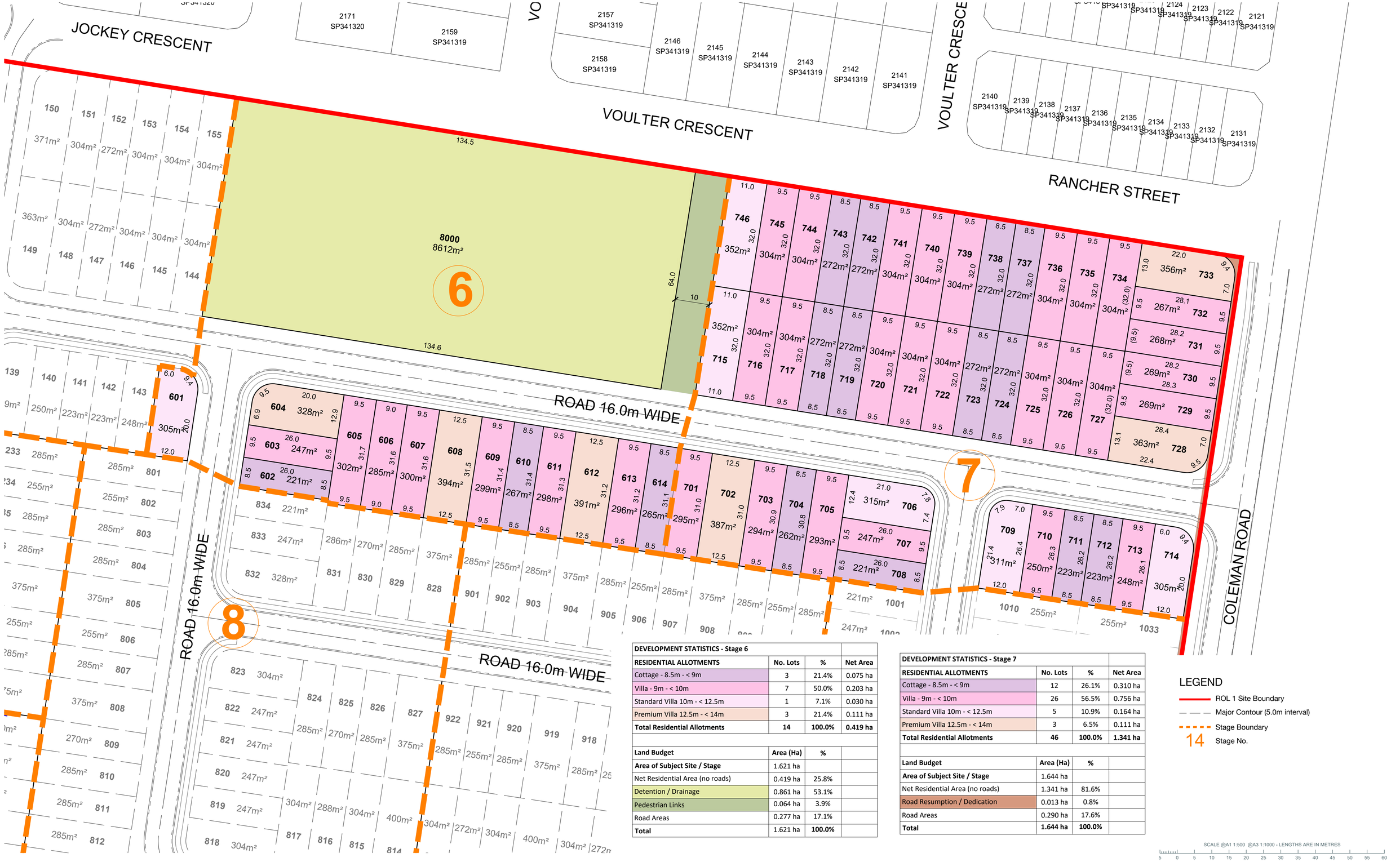
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DATE
01/09/2026

RP DESCRIPTION
LOT 80 ON SP162940

DRAWING NO.
12561 P 07 Rev P - STG 03

STAGING PLAN - STAGE 6 & 7



DEVELOPMENT STATISTICS - Stage 6			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
Cottage - 8.5m - < 9m	3	21.4%	0.075 ha
Villa - 9m - < 10m	7	50.0%	0.203 ha
Standard Villa 10m - < 12.5m	1	7.1%	0.030 ha
Premium Villa 12.5m - < 14m	3	21.4%	0.111 ha
Total Residential Allotments	**14**	**100.0%**	**0.419 ha**
Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	1.621 ha		
Net Residential Area (no roads)	0.419 ha	25.8%	
Detention / Drainage	0.861 ha	53.1%	
Pedestrian Links	0.064 ha	3.9%	
Road Areas	0.277 ha	17.1%	
Total	1.621 ha	**100.0%**	

DEVELOPMENT STATISTICS - Stage 7			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
Cottage - 8.5m - < 9m	12	26.1%	0.310 ha
Villa - 9m - < 10m	26	56.5%	0.756 ha
Standard Villa 10m - < 12.5m	5	10.9%	0.164 ha
Premium Villa 12.5m - < 14m	3	6.5%	0.111 ha
Total Residential Allotments	**46**	**100.0%**	**1.341 ha**
Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	1.644 ha		
Net Residential Area (no roads)	1.341 ha	81.6%	
Road Resumption / Dedication	0.013 ha	0.8%	
Road Areas	0.290 ha	17.6%	
Total	**1.644 ha**	**100.0%**	

LEGEND

- ROL 1 Site Boundary
- Major Contour (5.0m interval)
- Stage Boundary
- 14 Stage No.

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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SITE ADDRESS
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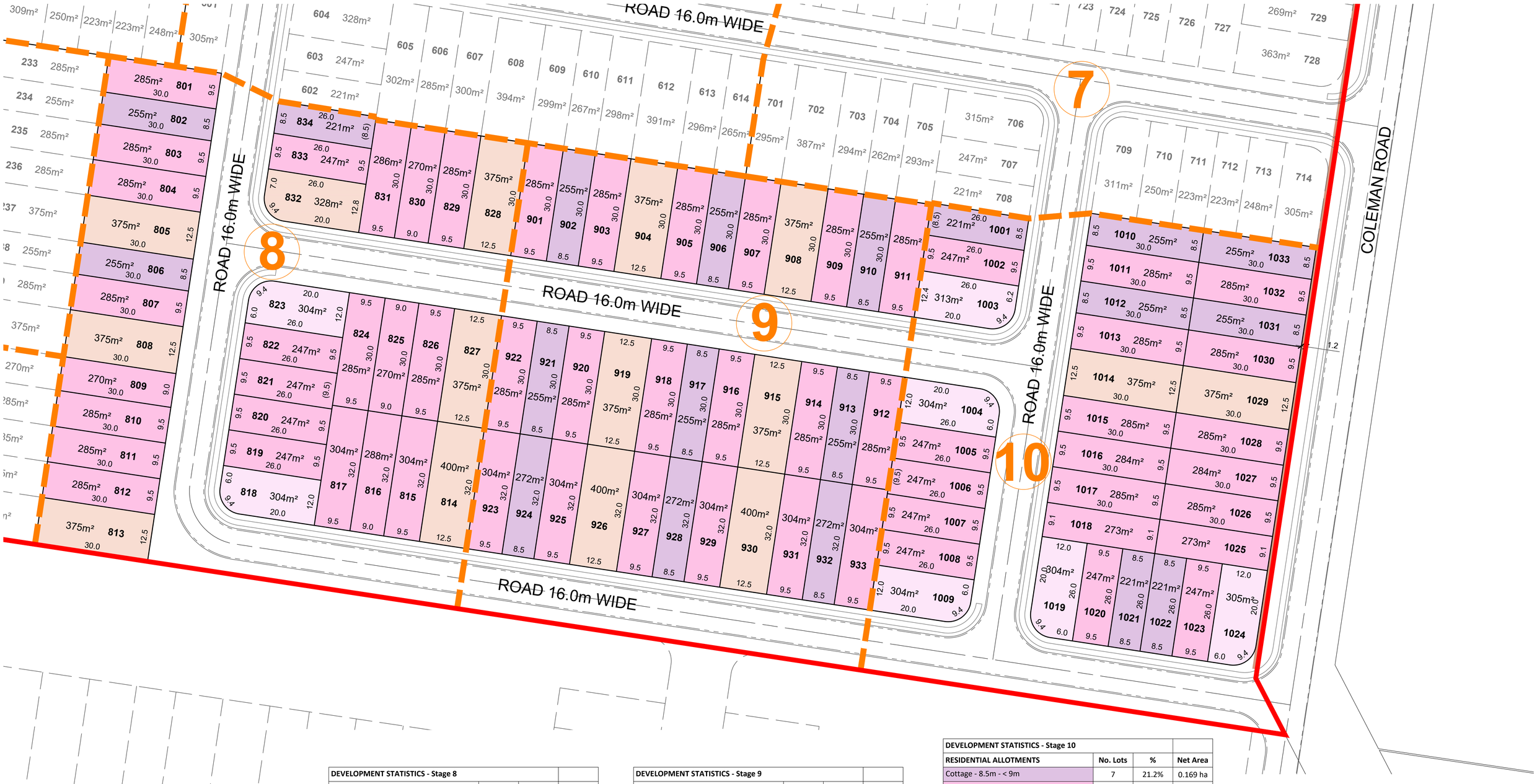
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DATE
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RP DESCRIPTION
LOT 80 ON SP162940

DRAWING NO.
12561 P 07 Rev P - STG 04

STAGING PLAN - STAGE 8, 9 & 10



DEVELOPMENT STATISTICS - Stage 8			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
Cottage - 8.5m - < 9m	3	8.8%	0.073 ha
Villa - 9m - < 10m	22	64.7%	0.608 ha
Premium Villa 12.5m - < 14m	7	20.6%	0.260 ha
Total Residential Allotments	**34**	**100.0%**	**1.002 ha**
Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	1.421 ha		
Net Residential Area (no roads)	1.002 ha	70.5%	
Road Areas	0.419 ha	29.5%	
Total	**1.421 ha**	**100.0%**	

DEVELOPMENT STATISTICS - Stage 9			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
Cottage - 8.5m - < 9m	9	27.3%	0.235 ha
Villa - 9m - < 10m	18	54.5%	0.524 ha
Premium Villa 12.5m - < 14m	6	18.2%	0.230 ha
Total Residential Allotments	**33**	**100.0%**	**0.989 ha**
Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	1.333 ha		
Net Residential Area (no roads)	0.989 ha	74.2%	
Road Areas	0.344 ha	25.8%	
Total	**1.333 ha**	**100.0%**	

DEVELOPMENT STATISTICS - Stage 10			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
Cottage - 8.5m - < 9m	7	21.2%	0.169 ha
Villa - 9m - < 10m	19	57.6%	0.512 ha
Standard Villa 10m - < 12.5m	5	15.2%	0.153 ha
Premium Villa 12.5m - < 14m	2	6.1%	0.075 ha
Total Residential Allotments	**33**	**100.0%**	**0.909 ha**
Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	1.316 ha		
Net Residential Area (no roads)	0.909 ha	69.1%	
Road Resumption / Dedication	0.013 ha	1.0%	
Road Areas	0.394 ha	29.9%	
Total	**1.316 ha**	**100.0%**	

LEGEND

- ROL 1 Site Boundary
- Major Contour (5.0m interval)
- Stage Boundary
- 14 Stage No.

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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SOURCE
PROJECTION: SURVEY COORDINATES VIDE DWG 116052 BY RPS
SUBJECT BOUNDARIES: DCDB AND PART RPS SURVEY
CONTOURS: DWG 116052-457 2019 5m DEM BY RPS

N

CLIENT
KDL PROPERTY GROUP PTYLTD

SITE ADDRESS
BAYLISS ROAD, SOUTH RIPLEY

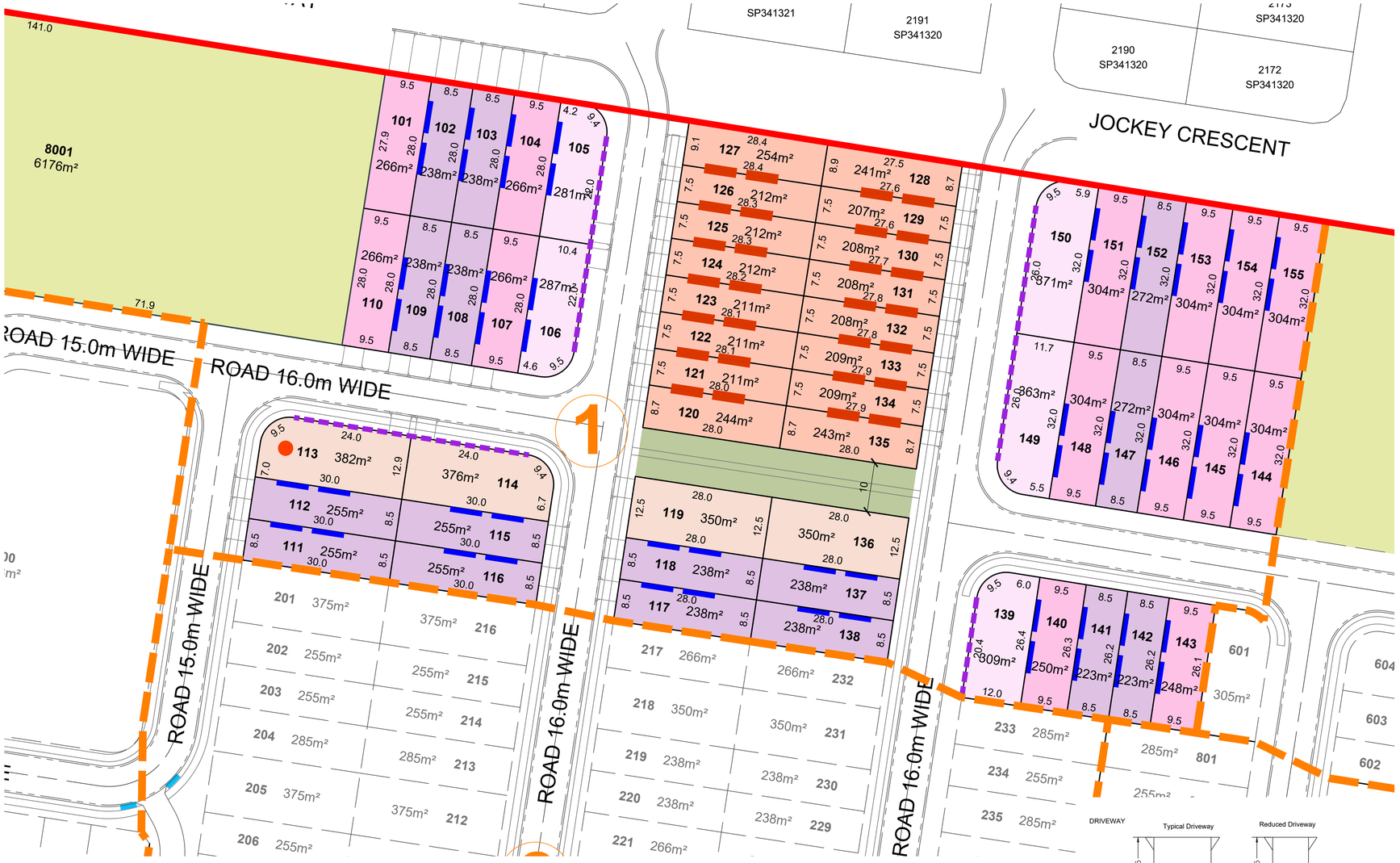
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DATE
01/09/2026

RP DESCRIPTION
LOT 80 ON SP162940

DRAWING NO.
12561 P 07 Rev P - STG 06

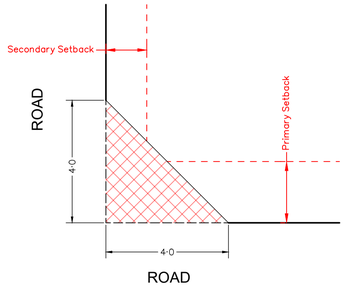
PLAN OF DEVELOPMENT - STAGE 1



PLAN OF DEVELOPMENT TABLE	Terrace 7.5m+ Frontage		Cottage 8.5m - < 9m Frontage		Villa 9m - < 10m Frontage		Standard Villa 10m - < 12.5m Frontage		Premium Villa 12.5 - < 14.0m Frontage		Courtyard 14m - < 16m Frontage		Traditional > 16m Frontage or Irregular Lots		Multiple Residential Allotments ●	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	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*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*
Garage	4.0m	n/a	4.0m	n/a	4.0m	n/a	5.0m	n/a	5.0m	n/a	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	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
Side - Setbacks																
Built to Boundary	0.0m Mandatory	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m
Non Built to Boundary	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.2m	2.0m	1.0m	1.0m
Corner Lots - Secondary Frontage	5.0m	n/a	5.0m	n/a	5.0m	n/a	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park / Drainage Reserve **	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m
Site Coverage (Maximum)	70%		70%		60%		60%		60%		60%		60%		60%	

* 2.4m setback permitted to enclosed entry features such as porches, porticos, verandas and balconies
** 0m setback permitted to enclosed verandas and balconies
Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the side and rear setback is increased to 1.2m

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



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. Secondary frontages are nominated on this Plan of Development.
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. Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
8. Setbacks are as per the Plan of Development Table unless otherwise specified.
9. Where a setback is located adjacent to a 3m retaining wall, a minimum side and rear setback of 1.5m applies or half the overall building height is desirable.
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. The maximum length of a built-to-boundary wall is 15 metres, unless it abuts a higher or longer existing or simultaneously constructed wall.
13. First floor setbacks must not encroach the minimum ground floor setbacks.
14. Garages must not project forward of the front building setback.
15. 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.

On-Site Parking and Driveways

15. 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).
16. The maximum width of a driveway at the lot boundary shall be 4.0 metres for a lot, except where a reduced width of 2.5 metres is specified to enable street parking.
17. 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.
18. 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.
19. 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.
20. Minimum distance of a driveway from an intersection of one street with another street is 6.0 meters.
21. For lots without rear lane access:
    - Double garages are not permitted on any lot less than 10m wide
    - Double garages may be permitted on lots 10m or greater in width and less than 12.5m wide where the dwelling is more than one storey in height and the garage is setback at least 1.0m behind the main face (excluding balconies) of the dwelling and the garage doors are articulated, comprise a mix of materials and colours, or are staggered.
    - Double garages may be permitted on single storey dwellings on lots 10m or greater in width and less than 12.5m wide where all of the following requirements are achieved:
        a. the garage door does not exceed 4.8m in width and does not exceed 40% of the front façade elevation;
        b. at least one habitable room fronts the public street and projects a minimum of 1.0m forward of the garage;
        c. the garage is setback a minimum of 240mm behind the pillar or wall framing the garage door opening;
        d. the dwelling incorporates a minimum 450mm eave overhang to the primary street frontage;
        e. the front façade incorporates a clearly identifiable pedestrian entry with glazing within the front door or adjoining sidelight;
        f. the front façade incorporates large or multiple habitable room windows addressing the street;
        g. the front façade incorporates a minimum of three complementary materials and/or colours, including the garage door; and
        h. garage doors comprise sectional, tilt-panel or similarly articulated doors and are visually integrated into the overall dwelling design.

Private Open Space

21. 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 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; and
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Street Address

26. Letterboxes must be clearly visible and identifiable from street.
27. Pedestrian access and letterboxes are required for all primary frontages.
28. 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
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 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 façade (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 1.8 where containing openings that make the fence at least 25% transparent.
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 may be subject to bushfire hazard requiring compliance with a relevant Australian Standard – Please refer to the Bushfire Management Plan prepared by Queensland Bushfire Planning
34. The Plan of Development includes BAL ratings for affected lots (supplied by Queensland Bushfire Planning). Notwithstanding the BAL ratings shown on this plan, it is recommended that lot specific advice be sought prior to the commencement of design.

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

Additional Criteria for Lots Adjoining Public Open Space

36. 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.

Split Level Lots

37. 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.

Acoustic Impacted Lots

38. Lots 415, 416, 417, 1030, 1031, 1032, 1033, and 1010 are nominated as Acoustically impacted, and should have an individual acoustic assessment conducted in accordance with AS3671-1989 and the internal sound levels of AS2107-2016, once building plans are available, to determine if acoustic façade upgrades are required.

Additional Criteria for Multiple Residential Allotments

39. Must comply with Multiple Residential Allotment setbacks.
40. Buildings must address all street frontages with driveways, pedestrian entries or both.
41. All dwellings must have a clearly identifiable front door, which is undercover.
42. Bin storage and clothes drying areas must be located behind a fence and not be visible from any street frontage.
43. All designs must positively address the street through inclusion of at least three of the following design elements:
    - Verandah, porch or portico;
    - Awning and shade structures;
    - Variation to roof and building lines;
    - Inclusion of window openings; or
    - Use of varying building materials and treatments
44. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
45. Each house / dwelling unit has a clearly defined outdoor living space which:
    - Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    - Is accessible from a living area;
    - Has a ground slope of not more than 1 in 10; and
    - Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    - Has an area of at least 25% of the area of the lot; and
    - Is of a shape which can include a circle with a 4.0m diameter.
46. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    - Fence must be painted in a colour that compliments the dwelling.

LEGEND

- ROL 1 Site Boundary
- Stage Boundary
- 14 Stage No.
- Mandatory Built to Boundary Wall location
- Optional Built to Boundary Wall location
- Indicative Driveway Location
- Detention
- Pedestrian Link
- Secondary Frontage
- ● Potential Multiple Residential Allotment (maximum 2 dwellings)

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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SOURCE
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SUBJECT BOUNDARIES: DCDB AND PART RPS SURVEY
CONTOURS: DWG 116052-457 2019 5m DEM BY RPS

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CLIENT
KDL PROPERTY GROUP PTYLTD

SITE ADDRESS
BAYLISS ROAD, SOUTH RIPLEY

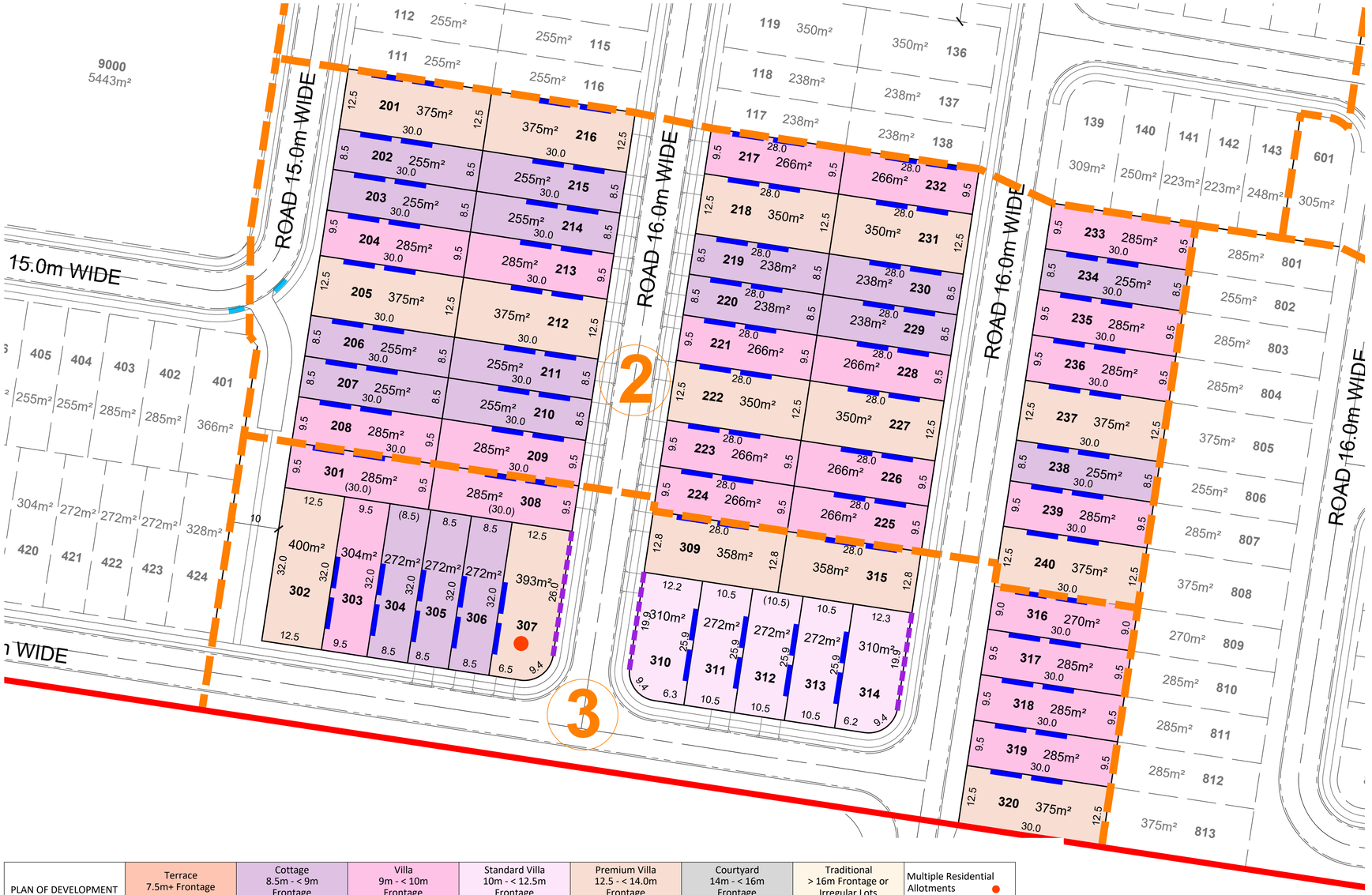
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DATE
01/09/2026

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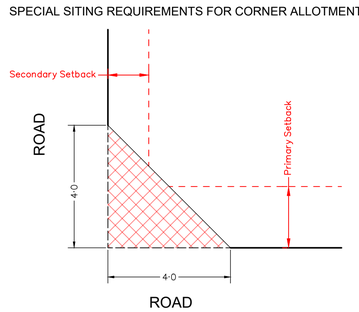
PLAN OF DEVELOPMENT- STAGE 2 & 3



PLAN OF DEVELOPMENT TABLE	Terrace 7.5m+ Frontage		Cottage 8.5m - < 9m Frontage		Villa 9m - < 10m Frontage		Standard Villa 10m - < 12.5m Frontage		Premium Villa 12.5 - < 14.0m Frontage		Courtyard 14m - < 16m Frontage		Traditional > 16m Frontage or Irregular Lots		Multiple Residential Allotments ●	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	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*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*
Garage	4.0m	n/a	4.0m	n/a	4.0m	n/a	5.0m	n/a	5.0m	n/a	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	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
Side - Setbacks																
Built to Boundary	0.0m Mandatory	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m
Non Built to Boundary	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.2m	2.0m	1.0m	1.0m
Corner Lots - Secondary Frontage	5.0m	n/a	5.0m	n/a	5.0m	n/a	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park / Drainage Reserve **	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m
Site Coverage (Maximum)	70%		70%		60%		60%		60%		60%		60%		60%	

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    - Double garages may be permitted on single storey dwellings on lots 10m or greater in width and less than 12.5m wide where all of the following requirements are achieved:
        a. the garage door does not exceed 4.8m in width and does not exceed 40% of the front façade elevation;
        b. at least one habitable room fronts the public street and projects a minimum of 1.0m forward of the garage;
        c. the garage is setback a minimum of 240mm behind the pillar or wall framing the garage door opening;
        d. the dwelling incorporates a minimum 450mm eave overhang to the primary street frontage;
        e. the front façade incorporates a clearly identifiable pedestrian entry with glazing within the front door or adjoining sidelight;
        f. the front façade incorporates large or multiple habitable room windows addressing the street;
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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 1.8 where containing openings that make the fence at least 25% transparent.
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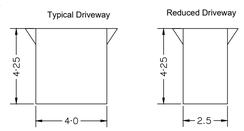
38. Lots 415, 416, 417, 1030, 1031, 1032, 1033, and 1010 are nominated as Acoustically impacted, and should have an individual acoustic assessment conducted in accordance with AS3671-1989 and the internal sound levels of AS2107-2016, once building plans are available, to determine if acoustic façade upgrades are required.

Additional Criteria for Multiple Residential Allotments

39. Must comply with Multiple Residential Allotment setbacks.
40. Buildings must address all street frontages with driveways, pedestrian entries or both.
41. All dwellings must have a clearly identifiable front door, which is undercover.
42. Bin storage and clothes drying areas must be located behind a fence and not be visible from any street frontage.
43. All designs must positively address the street through inclusion of at least three of the following design elements:
    - Verandah, porch or portico;
    - Awning and shade structures;
    - Variation to roof and building lines;
    - Inclusion of window openings; or
    - Use of varying building materials and treatments
44. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
45. Each house / dwelling unit has a clearly defined outdoor living space which:
    - Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    - Is accessible from a living area;
    - Has a ground slope of not more than 1 in 10; and
    - Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    - Has an area of at least 25% of the area of the lot; and
    - Is of a shape which can include a circle with a 4.0m diameter.
46. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    - Fence must be painted in a colour that compliments the dwelling.

DRIVEWAY



LEGEND

- ROL 1 Site Boundary
- Stage Boundary
- 14 Stage No.
- Optional Built to Boundary Wall location
- Indicative Driveway Location
- Primary Frontage
- ● Potential Multiple Residential Allotment (maximum 2 dwellings)

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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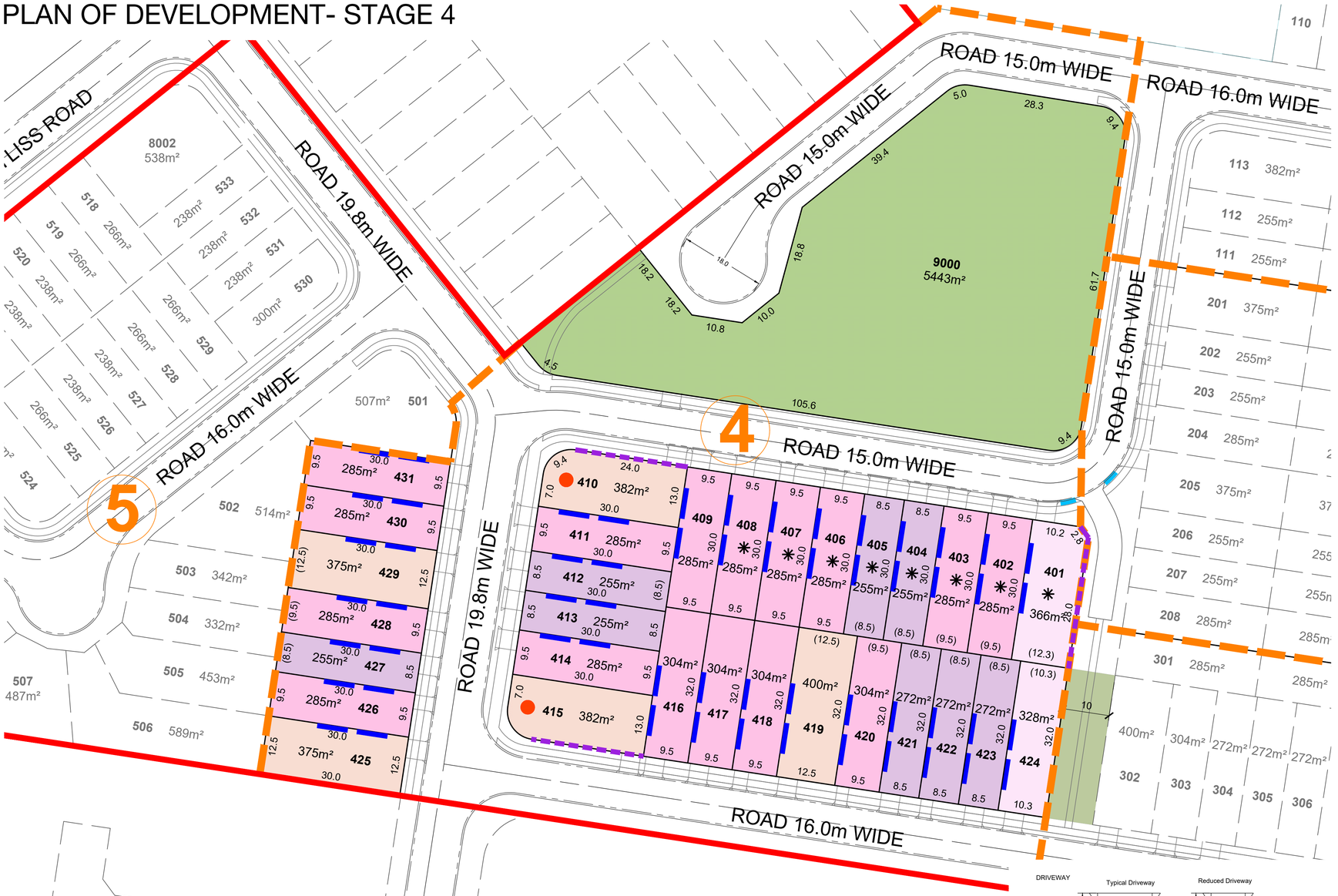
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SOURCE
PROJECTION: SURVEY COORDINATES VIDE DWG 116052 BY RPS
SUBJECT BOUNDARIES: DCDB AND PART RPS SURVEY
CONTOURS: DWG 116052-457 2019 5m DEM BY RPS

N

CLIENT	SITE ADDRESS	DRAWN	DATE
KDL PROPERTY GROUP PTYLTD	BAYLISS ROAD, SOUTH RIPLEY	KA	01/09/2026
	RP DESCRIPTION: LOT 80 ON SP162940		DRAWING NO.: 12561 P 07 Rev P - POD 02

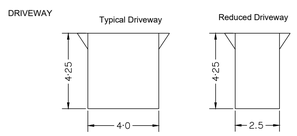
PLAN OF DEVELOPMENT- STAGE 4



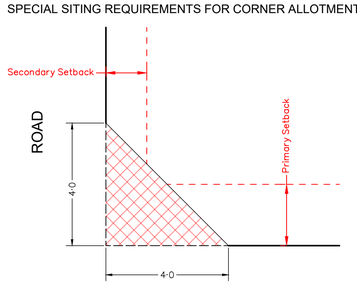
PLAN OF DEVELOPMENT TABLE	Terrace 7.5m+ Frontage		Cottage 8.5m - < 9m Frontage		Villa 9m - < 10m Frontage		Standard Villa 10m - < 12.5m Frontage		Premium Villa 12.5 - < 14.0m Frontage		Courtyard 14m - < 16m Frontage		Traditional > 16m Frontage or Irregular Lots		Multiple Residential Allotments ●	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	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*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*
Garage	4.0m	n/a	4.0m	n/a	4.0m	n/a	5.0m	n/a	5.0m	n/a	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	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
Side - Setbacks																
Built to Boundary	0.0m Mandatory	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m
Non Built to Boundary	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.2m	2.0m	1.0m	1.0m
Corner Lots - Secondary Frontage	5.0m	n/a	5.0m	n/a	5.0m	n/a	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park / Drainage Reserve **	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m
Site Coverage (Maximum)	70%		70%		60%		60%		60%		60%		60%		60%	

* 2.4m setback permitted to enclosed entry features such as porches, porticos, verandas and balconies
** 0m setback permitted to enclosed verandas and balconies
Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the side and rear setback is increased to 1.2m

DRIVEWAY



SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



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. Secondary frontages are nominated on this Plan of Development.
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. Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
8. Setbacks are as per the Plan of Development Table unless otherwise specified.
9. Where a setback is located adjacent to a 3m retaining wall, a minimum side and rear setback of 1.5m applies or half the overall building height is desirable.
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. The maximum length of a built-to-boundary wall is 15 metres, unless it abuts a higher or longer existing or simultaneously constructed wall.
13. First floor setbacks must not encroach the minimum ground floor setbacks.
14. Garages must not project forward of the front building setback.
15. 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.

On-Site Parking and Driveways

15. 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).
16. The maximum width of a driveway at the lot boundary shall be 4.0 metres for a lot, except where a reduced width of 2.5 metres is specified to enable street parking.
17. 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.
18. 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.
19. 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.
20. Minimum distance of a driveway from an intersection of one street with another street is 6.0 meters.
21. For lots without rear lane access:
    - Double garages are not permitted on any lot less than 10m wide
    - Double garages may be permitted on lots 10m or greater in width and less than 12.5m wide where the dwelling is more than one storey in height and the garage is setback at least 1.0m behind the main face (excluding balconies) of the dwelling and the garage doors are articulated, comprise a mix of materials and colours, or are staggered.
    - Double garages may be permitted on single storey dwellings on lots 10m or greater in width and less than 12.5m wide where all of the following requirements are achieved:
        a. the garage door does not exceed 4.8m in width and does not exceed 40% of the front façade elevation;
        b. at least one habitable room fronts the public street and projects a minimum of 1.0m forward of the garage;
        c. the garage is setback a minimum of 240mm behind the pillar or wall framing the garage door opening;
        d. the dwelling incorporates a minimum 450mm eave overhang to the primary street frontage;
        e. the front façade incorporates a clearly identifiable pedestrian entry with glazing within the front door or adjoining sidelight;
        f. the front façade incorporates large or multiple habitable room windows addressing the street;
        g. the front façade incorporates a minimum of three complementary materials and/or colours, including the garage door; and
        h. garage doors comprise sectional, tilt-panel or similarly articulated doors and are visually integrated into the overall dwelling design.

Private Open Space

21. 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 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; and
    - Maximum gradient not exceeding 1:10.

Street Address

26. Letterboxes must be clearly visible and identifiable from street.
27. Pedestrian access and letterboxes are required for all primary frontages.
28. 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.
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 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 façade (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 1.8 where containing openings that make the fence at least 25% transparent.
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 may be subject to bushfire hazard requiring compliance with a relevant Australian Standard – Please refer to the Bushfire Management Plan prepared by Queensland Bushfire Planning
34. The Plan of Development includes BAL ratings for affected lots (supplied by Queensland Bushfire Planning). 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

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

Additional Criteria for Lots Adjoining Public Open Space

36. 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.

Split Level Lots

37. 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.

Acoustic Impacted Lots

38. Lots 415, 416, 417, 1030, 1031, 1032, 1033, and 1010 are nominated as Acoustically impacted, and should have an individual acoustic assessment conducted in accordance with AS3671-1989 and the internal sound levels of AS2107-2016, once building plans are available, to determine if acoustic façade upgrades are required.

Additional Criteria for Multiple Residential Allotments

39. Must comply with Multiple Residential Allotment setbacks.
40. Buildings must address all street frontages with driveways, pedestrian entries or both.
41. All dwellings must have a clearly identifiable front door, which is undercover.
42. Bin storage and clothes drying areas must be located behind a fence and not be visible from any street frontage.
43. All designs must positively address the street through inclusion of at least three of the following design elements:
    - Verandah, porch or portico;
    - Awning and shade structures;
    - Variation to roof and building lines;
    - Inclusion of window openings; or
    - Use of varying building materials and treatments
44. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
45. Each house / dwelling unit has a clearly defined outdoor living space which:
    - Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    - Is accessible from a living area;
    - Has a ground slope of not more than 1 in 10; and
    - Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    - Has an area of at least 25% of the area of the lot; and
    - Is of a shape which can include a circle with a 4.0m diameter.
46. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    - Fence must be painted in a colour that compliments the dwelling.

LEGEND

- ROL 1 Site Boundary
- Stage Boundary
- 14 Stage No.
- Optional Built to Boundary Wall location
- Indicative Driveway Location
- Detention
- Pedestrian Link
- Secondary Frontage
- ● Potential Multiple Residential Allotment (maximum 2 dwellings)
- ✱ Split Level Lot

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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SOURCE
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SUBJECT BOUNDARIES: DCDB AND PART RPS SURVEY
CONTOURS: DWG 116052-457 2019 5m DEM BY RPS

N

CLIENT
KDL PROPERTY GROUP PTYLTD

SITE ADDRESS
BAYLISS ROAD, SOUTH RIPLEY

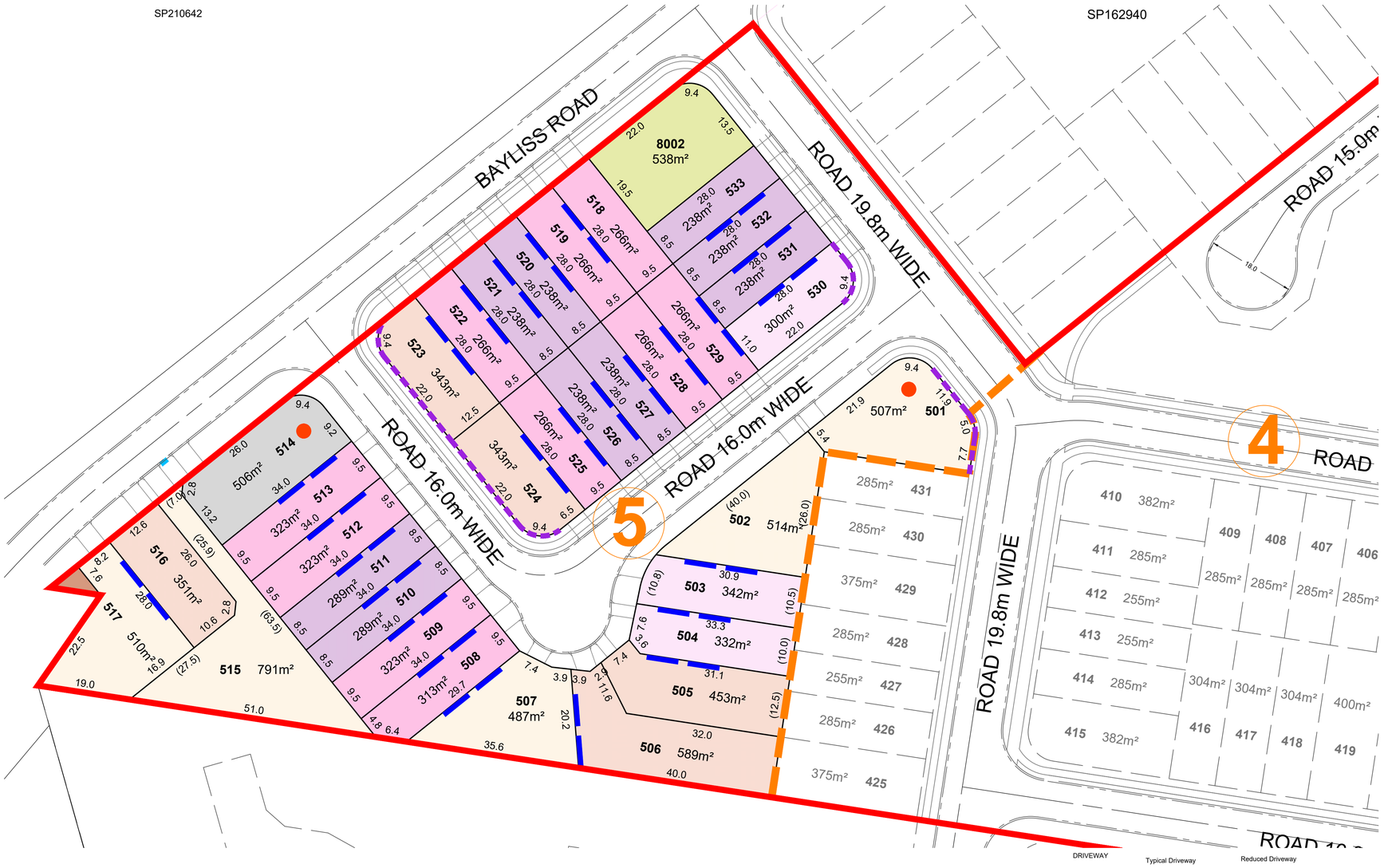
RP DESCRIPTION
LOT 80 ON SP162940

DRAWN
KA

DATE
01/09/2026

DRAWING NO.
12561 P 07 Rev P - POD 03

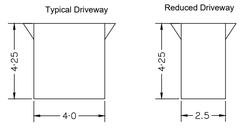
PLAN OF DEVELOPMENT - STAGE 5



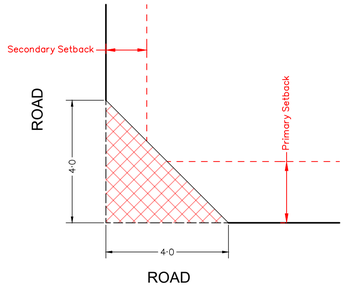
PLAN OF DEVELOPMENT TABLE	Terrace 7.5m+ Frontage		Cottage 8.5m - < 9m Frontage		Villa 9m - < 10m Frontage		Standard Villa 10m - < 12.5m Frontage		Premium Villa 12.5 - < 14.0m Frontage		Courtyard 14m - < 16m Frontage		Traditional > 16m Frontage or Irregular Lots		Multiple Residential Allotments ●	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	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*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*
Garage	4.0m	n/a	4.0m	n/a	4.0m	n/a	5.0m	n/a	5.0m	n/a	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	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
Side - Setbacks																
Built to Boundary	0.0m Mandatory	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m
Non Built to Boundary	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.2m	2.0m	1.0m	1.0m
Corner Lots - Secondary Frontage	5.0m	n/a	5.0m	n/a	5.0m	n/a	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park / Drainage Reserve **	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m
Site Coverage (Maximum)	70%		70%		60%		60%		60%		60%		60%		60%	

* 2.4m setback permitted to enclosed entry features such as porches, porticos, verandas and balconies
** 0m setback permitted to enclosed verandas and balconies
Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the side and rear setback is increased to 1.2m

DRIVEWAY



SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



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. Secondary frontages are nominated on this Plan of Development.
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. Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
8. Setbacks are as per the Plan of Development Table unless otherwise specified.
9. Where a setback is located adjacent to a 3m retaining wall, a minimum side and rear setback of 1.5m applies or half the overall building height is desirable.
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. The maximum length of a built-to-boundary wall is 15 metres, unless it abuts a higher or longer existing or simultaneously constructed wall.
13. First floor setbacks must not encroach the minimum ground floor setbacks.
14. Garages must not project forward of the front building setback.
15. 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.

On-Site Parking and Driveways

15. 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).
16. The maximum width of a driveway at the lot boundary shall be 4.0 metres for a lot, except where a reduced width of 2.5 metres is specified to enable street parking.
17. 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.
18. 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.
19. 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.
20. Minimum distance of a driveway from an intersection of one street with another street is 6.0 meters.
21. For lots without rear lane access:
    - Double garages are not permitted on any lot less than 10m wide
    - Double garages may be permitted on lots 10m or greater in width and less than 12.5m wide where the dwelling is more than one storey in height and the garage is setback at least 1.0m behind the main face (excluding balconies) of the dwelling and the garage doors are articulated, comprise a mix of materials and colours, or are staggered.
    - Double garages may be permitted on single storey dwellings on lots 10m or greater in width and less than 12.5m wide where all of the following requirements are achieved:
        a. the garage door does not exceed 4.8m in width and does not exceed 40% of the front façade elevation;
        b. at least one habitable room fronts the public street and projects a minimum of 1.0m forward of the garage;
        c. the garage is setback a minimum of 240mm behind the pilar or wall framing the garage door opening;
        d. the dwelling incorporates a minimum 450mm eave overhang to the primary street frontage;
        e. the front façade incorporates a clearly identifiable pedestrian entry with glazing within the front door or adjoining sidelight;
        f. the front façade incorporates large or multiple habitable room windows addressing the street;
        g. the front façade incorporates a minimum of three complementary materials and/or colours, including the garage door; and
        h. garage doors comprise sectional, tilt-panel or similarly articulated doors and are visually integrated into the overall dwelling design.

Private Open Space

21. 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 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; and
    - Maximum gradient not exceeding 1:10.

Street Address

26. Letterboxes must be clearly visible and identifiable from street.
27. Pedestrian access and letterboxes are required for all primary frontages.
28. 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.
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 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 façade (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 1.8 where containing openings that make the fence at least 25% transparent.
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 may be subject to bushfire hazard requiring compliance with a relevant Australian Standard – Please refer to the Bushfire Management Plan prepared by Queensland Bushfire Planning
34. The Plan of Development includes BAL ratings for affected lots (supplied by Queensland Bushfire Planning). 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

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

Additional Criteria for Lots Adjoining Public Open Space

36. 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.

Split Level Lots

37. 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.

Acoustic Impacted Lots

38. Lots 415, 416, 417, 1030, 1031, 1032, 1033, and 1010 are nominated as Acoustically impacted, and should have an individual acoustic assessment conducted in accordance with AS3671-1989 and the internal sound levels of AS2107-2016, once building plans are available, to determine if acoustic façade upgrades are required.

Additional Criteria for Multiple Residential Allotments

39. Must comply with Multiple Residential Allotment setbacks.
40. Buildings must address all street frontages with driveways, pedestrian entries or both.
41. All dwellings must have a clearly identifiable front door, which is undercover.
42. Bin storage and clothes drying areas must be located behind a fence and not be visible from any street frontage.
43. All designs must positively address the street through inclusion of at least three of the following design elements:
    - Verandah, porch or portico;
    - Awning and shade structures;
    - Variation to roof and building lines;
    - Inclusion of window openings; or
    - Use of varying building materials and treatments
44. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
45. Each house / dwelling unit has a clearly defined outdoor living space which:
    - Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    - Is accessible from a living area;
    - Has a ground slope of not more than 1 in 10; and
    - Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    - Has an area of at least 25% of the area of the lot; and
    - Is of a shape which can include a circle with a 4.0m diameter.
46. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    - Fence must be painted in a colour that compliments the dwelling.

LEGEND

- ROL 1 Site Boundary
- Stage Boundary
- 14 Stage No.
- Optional Built to Boundary Wall location
- Indicative Driveway Location
- Detention
- Pedestrian Link
- Secondary Frontage
- ● Potential Multiple Residential Allotment (maximum 2 dwellings)

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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SUBJECT BOUNDARIES: DCDB AND PART RPS SURVEY
CONTOURS: DWG 116052-457 2019 5m DEM BY RPS

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CLIENT
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SITE ADDRESS
BAYLISS ROAD, SOUTH RIPLEY

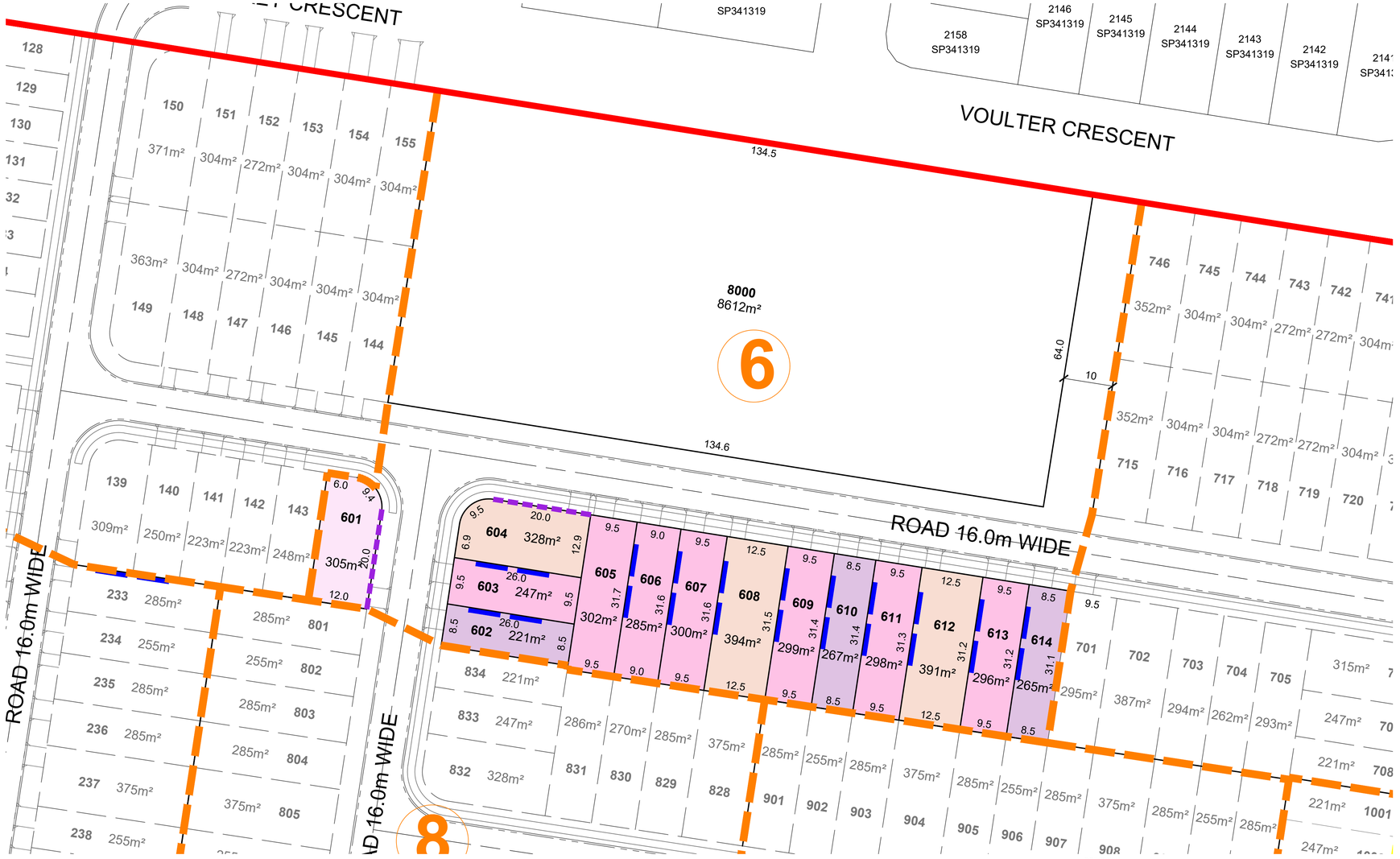
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DATE
01/09/2026

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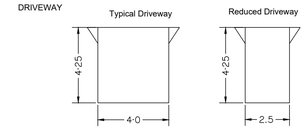
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12561 P 07 Rev P - POD 04

PLAN OF DEVELOPMENT- STAGE 6

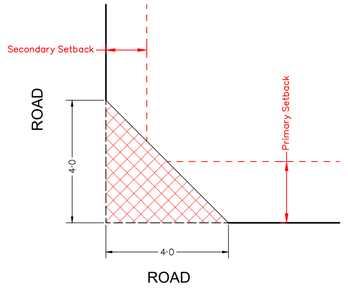


PLAN OF DEVELOPMENT TABLE	Terrace 7.5m+ Frontage		Cottage 8.5m - < 9m Frontage		Villa 9m - < 10m Frontage		Standard Villa 10m - < 12.5m Frontage		Premium Villa 12.5 - < 14.0m Frontage		Courtyard 14m - < 16m Frontage		Traditional > 16m Frontage or Irregular Lots		Multiple Residential Allotments ●	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	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*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*
Garage	4.0m	n/a	4.0m	n/a	4.0m	n/a	5.0m	n/a	5.0m	n/a	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	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
Side - Setbacks																
Built to Boundary	0.0m Mandatory	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m
Non Built to Boundary	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.2m	2.0m	1.0m	1.0m
Corner Lots - Secondary Frontage	5.0m	n/a	5.0m	n/a	5.0m	n/a	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park / Drainage Reserve **	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m
Site Coverage (Maximum)	70%		70%		60%		60%		60%		60%		60%		60%	

* 2.4m setback permitted to enclosed entry features such as porches, porticos, verandas and balconies
** 0m setback permitted to enclosed verandas and balconies
Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the side and rear setback is increased to 1.2m



SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



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. Secondary frontages are nominated on this Plan of Development.
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. Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
8. Setbacks are as per the Plan of Development Table unless otherwise specified.
9. Where a setback is located adjacent to a 3m retaining wall, a minimum side and rear setback of 1.5m applies or half the overall building height is desirable.
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. The maximum length of a built-to-boundary wall is 15 metres, unless it abuts a higher or longer existing or simultaneously constructed wall.
13. First floor setbacks must not encroach the minimum ground floor setbacks.
14. Garages must not project forward of the front building setback.
15. 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.

On-Site Parking and Driveways

15. 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).
16. The maximum width of a driveway at the lot boundary shall be 4.0 metres for a lot, except where a reduced width of 2.5 metres is specified to enable street parking.
17. 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.
18. 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.
19. 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.
20. Minimum distance of a driveway from an intersection of one street with another street is 6.0 meters.
21. For lots without rear lane access:
    - Double garages are not permitted on any lot less than 10m wide
    - Double garages may be permitted on lots 10m or greater in width and less than 12.5m wide where the dwelling is more than one storey in height and the garage is setback at least 1.0m behind the main face (excluding balconies) of the dwelling and the garage doors are articulated, comprise a mix of materials and colours, or are staggered.
    - Double garages may be permitted on single storey dwellings on lots 10m or greater in width and less than 12.5m wide where all of the following requirements are achieved:
        a. the garage door does not exceed 4.8m in width and does not exceed 40% of the front façade elevation;
        b. at least one habitable room fronts the public street and projects a minimum of 1.0m forward of the garage;
        c. the garage is setback a minimum of 240mm behind the pillar or wall framing the garage door opening;
        d. the dwelling incorporates a minimum 450mm eave overhang to the primary street frontage;
        e. the front façade incorporates a clearly identifiable pedestrian entry with glazing within the front door or adjoining sidelight;
        f. the front façade incorporates large or multiple habitable room windows addressing the street;
        g. the front façade incorporates a minimum of three complementary materials and/or colours, including the garage door; and
        h. garage doors comprise sectional, tilt-panel or similarly articulated doors and are visually integrated into the overall dwelling design.

Private Open Space

21. 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 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; and
    - Maximum gradient not exceeding 1:10.

Street Address

26. Letterboxes must be clearly visible and identifiable from street.
27. Pedestrian access and letterboxes are required for all primary frontages.
28. 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.
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 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 façade (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 1.8 where containing openings that make the fence at least 25% transparent.
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 may be subject to bushfire hazard requiring compliance with a relevant Australian Standard – Please refer to the Bushfire Management Plan prepared by Queensland Bushfire Planning
34. The Plan of Development includes BAL ratings for affected lots (supplied by Queensland Bushfire Planning). 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

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

Additional Criteria for Lots Adjoining Public Open Space

36. 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.

Split Level Lots

37. 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.

Acoustic Impacted Lots

38. Lots 415, 416, 417, 1030, 1031, 1032, 1033, and 1010 are nominated as Acoustically impacted, and should have an individual acoustic assessment conducted in accordance with AS3671-1989 and the internal sound levels of AS2107-2016, once building plans are available, to determine if acoustic façade upgrades are required.

Additional Criteria for Multiple Residential Allotments

39. Must comply with Multiple Residential Allotment setbacks.
40. Buildings must address all street frontages with driveways, pedestrian entries or both.
41. All dwellings must have a clearly identifiable front door, which is undercover.
42. Bin storage and clothes drying areas must be located behind a fence and not be visible from any street frontage.
43. All designs must positively address the street through inclusion of at least three of the following design elements:
    - Verandah, porch or portico;
    - Awning and shade structures;
    - Variation to roof and building lines;
    - Inclusion of window openings; or
    - Use of varying building materials and treatments
44. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
45. Each house / dwelling unit has a clearly defined outdoor living space which:
    - Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    - Is accessible from a living area;
    - Has a ground slope of not more than 1 in 10; and
    - Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    - Has an area of at least 25% of the area of the lot; and
    - Is of a shape which can include a circle with a 4.0m diameter.
46. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    - Fence must be painted in a colour that compliments the dwelling.

LEGEND

- ROL 1 Site Boundary
- Stage Boundary
- 14 Stage No.
- Optional Built to Boundary Wall location
- Indicative Driveway Location
- Detention
- Pedestrian Link
- Secondary Frontage

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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CONTOURS: DWG 116052-457 2019 5m DEM BY RPS

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SITE ADDRESS
BAYLISS ROAD, SOUTH RIPLEY

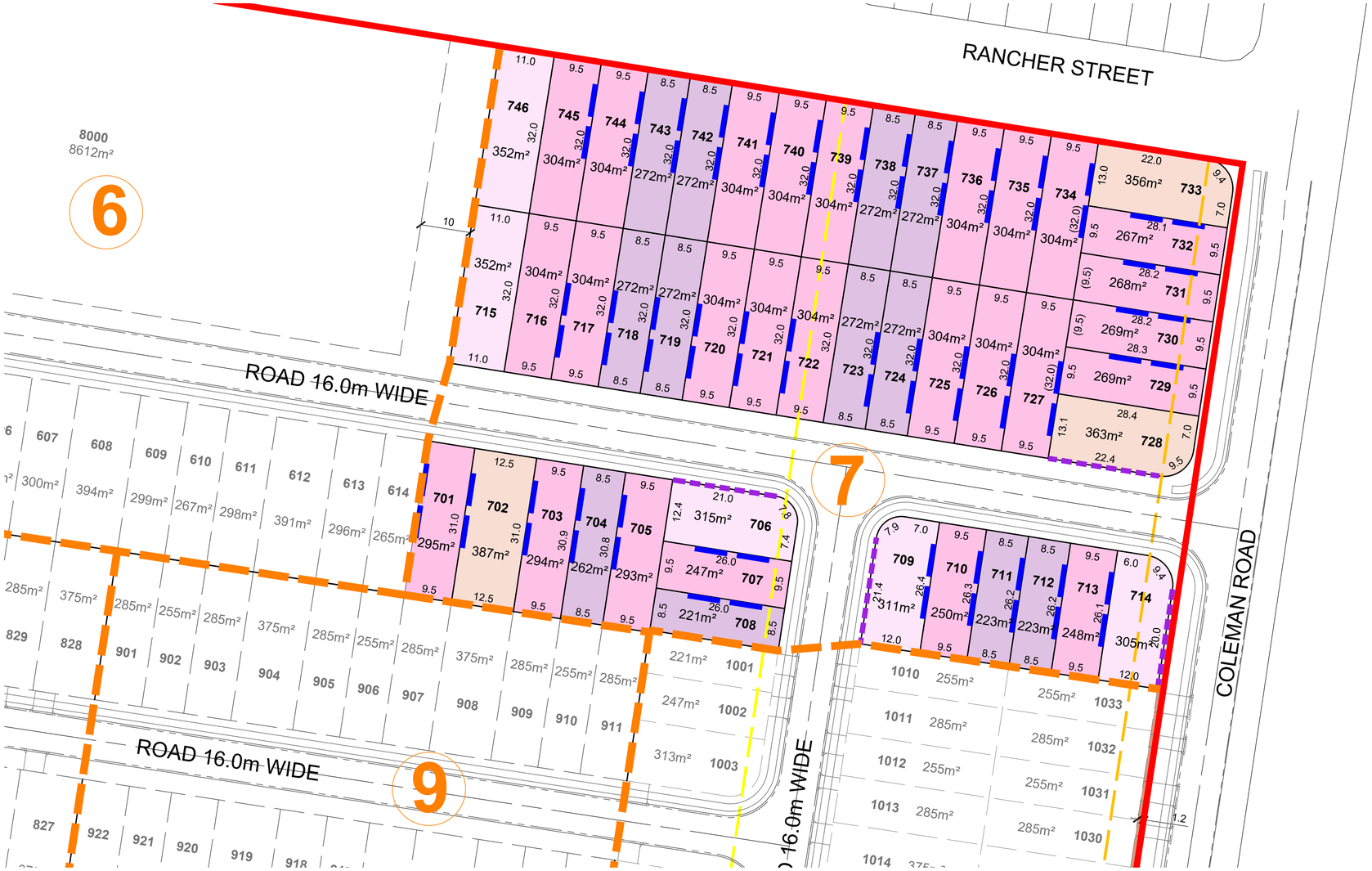
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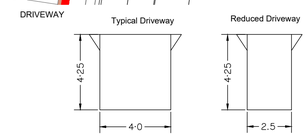
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PLAN OF DEVELOPMENT - STAGE 7

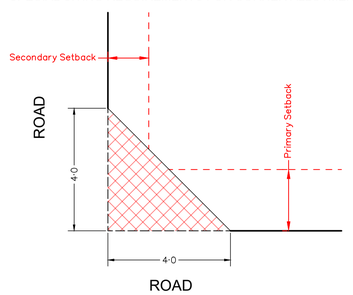


PLAN OF DEVELOPMENT TABLE	Terrace 7.5m+ Frontage		Cottage 8.5m - < 9m Frontage		Villa 9m - < 10m Frontage		Standard Villa 10m - < 12.5m Frontage		Premium Villa 12.5 - < 14.0m Frontage		Courtyard 14m - < 16m Frontage		Traditional > 16m Frontage or Irregular Lots		Multiple Residential Allotments ●	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	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*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*
Garage	4.0m	n/a	4.0m	n/a	4.0m	n/a	5.0m	n/a	5.0m	n/a	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	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
Side - Setbacks																
Built to Boundary	0.0m Mandatory	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m
Non Built to Boundary	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.2m	2.0m	1.0m	1.0m
Corner Lots - Secondary Frontage	5.0m	n/a	5.0m	n/a	5.0m	n/a	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park / Drainage Reserve **	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m
Site Coverage (Maximum)	70%		70%		60%		60%		60%		60%		60%		60%	

* 2.4m setback permitted to enclosed entry features such as porches, porticos, verandas and balconies
** 0m setback permitted to enclosed verandas and balconies
Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the side and rear setback is increased to 1.2m



SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



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. Secondary frontages are nominated on this Plan of Development.
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. Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
8. Setbacks are as per the Plan of Development Table unless otherwise specified.
9. Where a setback is located adjacent to a 3m retaining wall, a minimum side and rear setback of 1.5m applies or half the overall building height is desirable.
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. The maximum length of a built-to-boundary wall is 15 metres, unless it abuts a higher or longer existing or simultaneously constructed wall.
13. First floor setbacks must not encroach the minimum ground floor setbacks.
14. Garages must not project forward of the front building setback.
15. 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.

On-Site Parking and Driveways

15. 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).
16. The maximum width of a driveway at the lot boundary shall be 4.0 metres for a lot, except where a reduced width of 2.5 metres is specified to enable street parking.
17. 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.
18. 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.
19. 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.
20. Minimum distance of a driveway from an intersection of one street with another street is 6.0 meters.
21. For lots without rear lane access:
    - Double garages are not permitted on any lot less than 10m wide
    - Double garages may be permitted on lots 10m or greater in width and less than 12.5m wide where the dwelling is more than one storey in height and the garage is setback at least 1.0m behind the main face (excluding balconies) of the dwelling and the garage doors are articulated, comprise a mix of materials and colours, or are staggered.
    - Double garages may be permitted on single storey dwellings on lots 10m or greater in width and less than 12.5m wide where all of the following requirements are achieved:
        a. the garage door does not exceed 4.8m in width and does not exceed 40% of the front façade elevation;
        b. at least one habitable room fronts the public street and projects a minimum of 1.0m forward of the garage;
        c. the garage is setback a minimum of 240mm behind the pillar or wall framing the garage door opening;
        d. the dwelling incorporates a minimum 450mm eave overhang to the primary street frontage;
        e. the front façade incorporates a clearly identifiable pedestrian entry with glazing within the front door or adjoining sidelight;
        f. the front façade incorporates large or multiple habitable room windows addressing the street;
        g. the front façade incorporates a minimum of three complementary materials and/or colours, including the garage door; and
        h. garage doors comprise sectional, tilt-panel or similarly articulated doors and are visually integrated into the overall dwelling design.

Private Open Space

21. 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 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; and
    - Maximum gradient not exceeding 1:10.

Street Address

26. Letterboxes must be clearly visible and identifiable from street.
27. Pedestrian access and letterboxes are required for all primary frontages.
28. 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.
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 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 façade (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 1.8 where containing openings that make the fence at least 25% transparent.
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 may be subject to bushfire hazard requiring compliance with a relevant Australian Standard – Please refer to the Bushfire Management Plan prepared by Queensland Bushfire Planning
34. The Plan of Development includes BAL ratings for affected lots (supplied by Queensland Bushfire Planning). 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

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

Additional Criteria for Lots Adjoining Public Open Space

36. 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.

Split Level Lots

37. 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.

Acoustic Impacted Lots

38. Lots 415, 416, 417, 1030, 1031, 1032, 1033, and 1010 are nominated as Acoustically impacted, and should have an individual acoustic assessment conducted in accordance with AS3671-1989 and the internal sound levels of AS2107-2016, once building plans are available, to determine if acoustic façade upgrades are required.

Additional Criteria for Multiple Residential Allotments

39. Must comply with Multiple Residential Allotment setbacks.
40. Buildings must address all street frontages with driveways, pedestrian entries or both.
41. All dwellings must have a clearly identifiable front door, which is undercover.
42. Bin storage and clothes drying areas must be located behind a fence and not be visible from any street frontage.
43. All designs must positively address the street through inclusion of at least three of the following design elements:
    - Verandah, porch or portico;
    - Awning and shade structures;
    - Variation to roof and building lines;
    - Inclusion of window openings; or
    - Use of varying building materials and treatments
44. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
45. Each house / dwelling unit has a clearly defined outdoor living space which:
    - Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    - Is accessible from a living area;
    - Has a ground slope of not more than 1 in 10; and
    - Provides visual privacy from outdoor living spaces on adjacent lots.

      Or communal open space is provided which:
    - Has an area of at least 25% of the area of the lot; and
    - Is of a shape which can include a circle with a 4.0m diameter.
46. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    - Fence must be painted in a colour that compliments the dwelling.

LEGEND

- ROL 1 Site Boundary
- Stage Boundary
- 14 Stage No.
- Optional Built to Boundary Wall location
- Indicative Driveway Location
- Detention
- Pedestrian Link
- Secondary Frontage

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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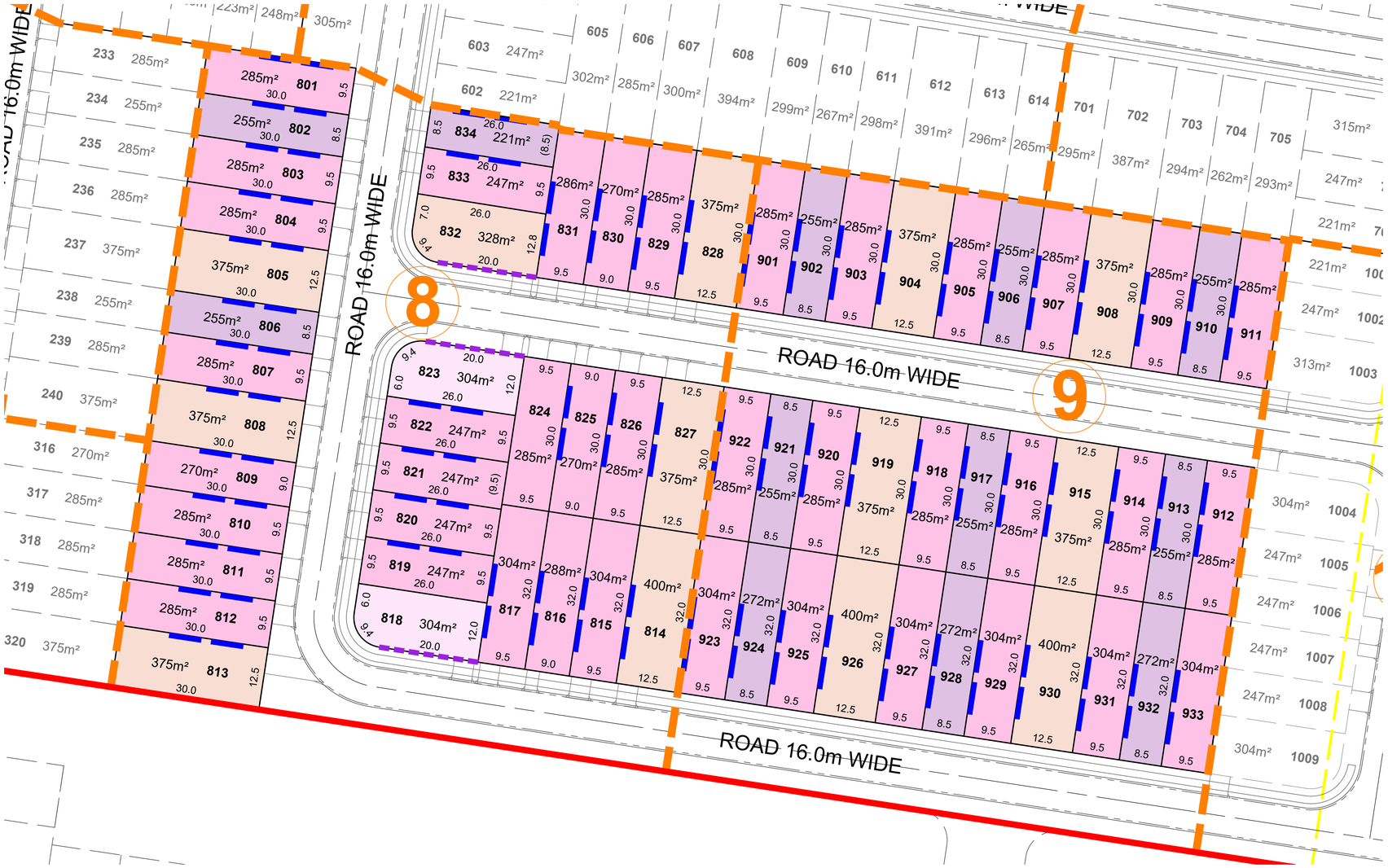
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SOURCE
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SUBJECT BOUNDARIES: DCDB AND PART RPS SURVEY
CONTOURS: DWG 116052-457 2019 5m DEM BY RPS

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CLIENT	SITE ADDRESS	DRAWN	DATE
KDL PROPERTY GROUP PTYLTD	BAYLISS ROAD, SOUTH RIPLEY	KA	01/09/2026
	RP DESCRIPTION: LOT 80 ON SP162940		DRAWING NO.: 12561 P 07 Rev P - POD 06

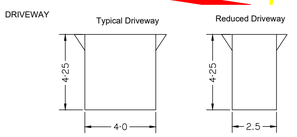
PLAN OF DEVELOPMENT- STAGE 8 & 9



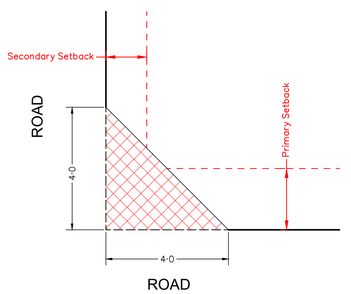
PLAN OF DEVELOPMENT TABLE	Terrace 7.5m+ Frontage		Cottage 8.5m - < 9m Frontage		Villa 9m - < 10m Frontage		Standard Villa 10m - < 12.5m Frontage		Premium Villa 12.5 - < 14.0m Frontage		Courtyard 14m - < 16m Frontage		Traditional > 16m Frontage or Irregular Lots		Multiple Residential Allotments ●	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	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*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*
Garage	4.0m	n/a	4.0m	n/a	4.0m	n/a	5.0m	n/a	5.0m	n/a	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	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
Side - Setbacks																
Built to Boundary	0.0m Mandatory	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m
Non Built to Boundary	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.2m	2.0m	1.0m	1.0m
Corner Lots - Secondary Frontage	5.0m	n/a	5.0m	n/a	5.0m	n/a	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park / Drainage Reserve **	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m
Site Coverage (Maximum)	70%		70%		60%		60%		60%		60%		60%		60%	

* 2.4m setback permitted to enclosed entry features such as porches, porticos, verandas and balconies
** 0m setback permitted to enclosed verandas and balconies
Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the side and rear setback is increased to 1.2m

DRIVEWAY



SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



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. Secondary frontages are nominated on this Plan of Development.
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. Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
8. Setbacks are as per the Plan of Development Table unless otherwise specified.
9. Where a setback is located adjacent to a 3m retaining wall, a minimum side and rear setback of 1.5m applies or half the overall building height is desirable.
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. The maximum length of a built-to-boundary wall is 15 metres, unless it abuts a higher or longer existing or simultaneously constructed wall.
13. First floor setbacks must not encroach the minimum ground floor setbacks.
14. Garages must not project forward of the front building setback.
15. 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.

On-Site Parking and Driveways

15. 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).
16. The maximum width of a driveway at the lot boundary shall be 4.0 metres for a lot, except where a reduced width of 2.5 metres is specified to enable street parking.
17. 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.
18. 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.
19. 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.
20. Minimum distance of a driveway from an intersection of one street with another street is 6.0 meters.
21. For lots without rear lane access:
    - Double garages are not permitted on any lot less than 10m wide
    - Double garages may be permitted on lots 10m or greater in width and less than 12.5m wide where the dwelling is more than one storey in height and the garage is setback at least 1.0m behind the main face (excluding balconies) of the dwelling and the garage doors are articulated, comprise a mix of materials and colours, or are staggered.
    - Double garages may be permitted on single storey dwellings on lots 10m or greater in width and less than 12.5m wide where all of the following requirements are achieved:
        a. the garage door does not exceed 4.8m in width and does not exceed 40% of the front façade elevation;
        b. at least one habitable room fronts the public street and projects a minimum of 1.0m forward of the garage;
        c. the garage is setback a minimum of 240mm behind the pillar or wall framing the garage door opening;
        d. the dwelling incorporates a minimum 450mm eave overhang to the primary street frontage;
        e. the front façade incorporates a clearly identifiable pedestrian entry with glazing within the front door or adjoining sidelight;
        f. the front façade incorporates large or multiple habitable room windows addressing the street;
        g. the front façade incorporates a minimum of three complementary materials and/or colours, including the garage door; and
        h. garage doors comprise sectional, tilt-panel or similarly articulated doors and are visually integrated into the overall dwelling design.

Private Open Space

21. 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 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; and
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Street Address

26. Letterboxes must be clearly visible and identifiable from street.
27. Pedestrian access and letterboxes are required for all primary frontages.
28. 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.
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 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 façade (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 1.8 where containing openings that make the fence at least 25% transparent.
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

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34. The Plan of Development includes BAL ratings for affected lots (supplied by Queensland Bushfire Planning). 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

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

Additional Criteria for Lots Adjoining Public Open Space

36. 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
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Split Level Lots

37. 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.

Acoustic Impacted Lots

38. Lots 415, 416, 417, 1030, 1031, 1032, 1033, and 1010 are nominated as Acoustically impacted, and should have an individual acoustic assessment conducted in accordance with AS3671-1989 and the internal sound levels of AS2107-2016, once building plans are available, to determine if acoustic façade upgrades are required.

Additional Criteria for Multiple Residential Allotments

39. Must comply with Multiple Residential Allotment setbacks.
40. Buildings must address all street frontages with driveways, pedestrian entries or both.
41. All dwellings must have a clearly identifiable front door, which is undercover.
42. Bin storage and clothes drying areas must be located behind a fence and not be visible from any street frontage.
43. All designs must positively address the street through inclusion of at least three of the following design elements:
    - Verandah, porch or portico;
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    - Inclusion of window openings; or
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45. Each house / dwelling unit has a clearly defined outdoor living space which:
    - Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    - Is accessible from a living area;
    - Has a ground slope of not more than 1 in 10; and
    - Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    - Has an area of at least 25% of the area of the lot; and
    - Is of a shape which can include a circle with a 4.0m diameter.
46. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    - Fence must be painted in a colour that compliments the dwelling.

LEGEND

- ROL 1 Site Boundary
- Stage Boundary
- 14 Stage No.
- Optional Built to Boundary Wall location
- Indicative Driveway Location
- Detention
- Pedestrian Link
- Secondary Frontage

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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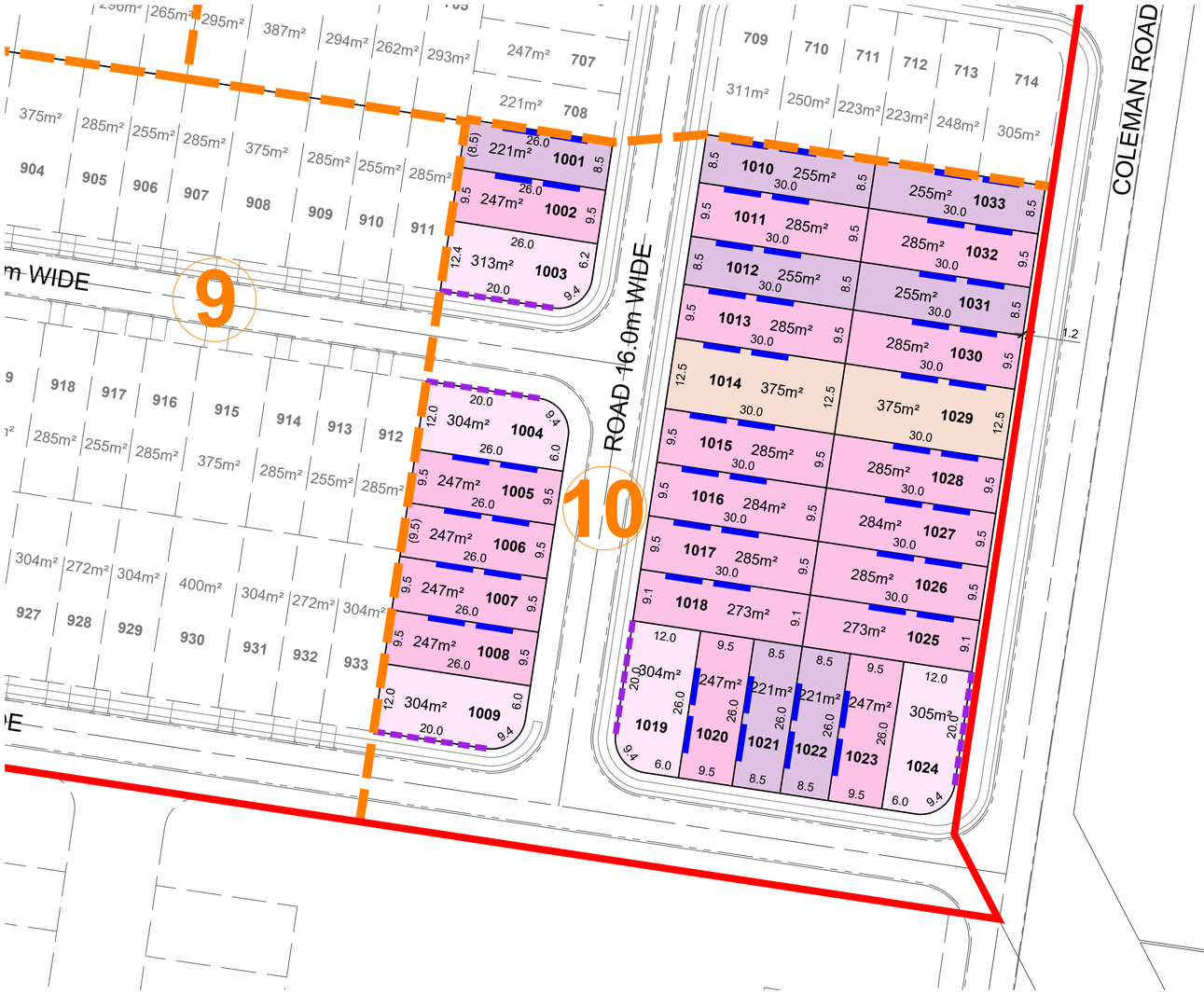
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SUBJECT BOUNDARIES: DCDB AND PART RPS SURVEY
CONTOURS: DWG 116052-457 2019 5m DEM BY RPS

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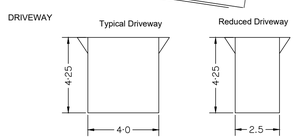
CLIENT	SITE ADDRESS	DRAWN	DATE
KDL PROPERTY GROUP PTYLTD	BAYLISS ROAD, SOUTH RIPLEY	KA	01/09/2026
	RP DESCRIPTION: LOT 80 ON SP162940		DRAWING NO.: 12561 P 07 Rev P - POD 07

PLAN OF DEVELOPMENT - STAGE 10

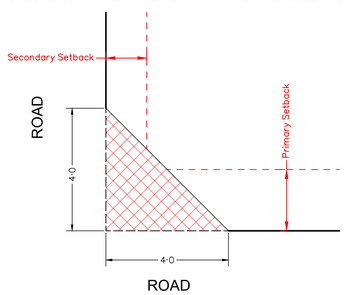


PLAN OF DEVELOPMENT TABLE	Terrace 7.5m+ Frontage		Cottage 8.5m - < 9m Frontage		Villa 9m - < 10m Frontage		Standard Villa 10m - < 12.5m Frontage		Premium Villa 12.5 - < 14.0m Frontage		Courtyard 14m - < 16m Frontage		Traditional > 16m Frontage or Irregular Lots		Multiple Residential Allotments ●	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	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*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*	2.4m*
Garage	4.0m	n/a	4.0m	n/a	4.0m	n/a	5.0m	n/a	5.0m	n/a	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	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
Side - Setbacks																
Built to Boundary	0.0m Mandatory	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m
Non Built to Boundary	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.2m	2.0m	1.0m	1.0m
Corner Lots - Secondary Frontage	5.0m	n/a	5.0m	n/a	5.0m	n/a	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Park / Drainage Reserve **	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.0m	1.0m
Site Coverage (Maximum)	70%		70%		60%		60%		60%		60%		60%		60%	

* 2.4m setback permitted to enclosed entry features such as porches, porticos, verandas and balconies
** 0m setback permitted to enclosed verandas and balconies
Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the side and rear setback is increased to 1.2m



SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



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. Secondary frontages are nominated on this Plan of Development.
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. Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
8. Setbacks are as per the Plan of Development Table unless otherwise specified.
9. Where a setback is located adjacent to a 3m retaining wall, a minimum side and rear setback of 1.5m applies or half the overall building height is desirable.
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. The maximum length of a built-to-boundary wall is 15 metres, unless it abuts a higher or longer existing or simultaneously constructed wall.
13. First floor setbacks must not encroach the minimum ground floor setbacks.
14. Garages must not project forward of the front building setback.
15. 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.

On-Site Parking and Driveways

15. 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).
16. The maximum width of a driveway at the lot boundary shall be 4.0 metres for a lot, except where a reduced width of 2.5 metres is specified to enable street parking.
17. 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.
18. 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.
19. 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.
20. Minimum distance of a driveway from an intersection of one street with another street is 6.0 meters.
21. For lots without rear lane access:
    - Double garages are not permitted on any lot less than 10m wide
    - Double garages may be permitted on lots 10m or greater in width and less than 12.5m wide where the dwelling is more than one storey in height and the garage is setback at least 1.0m behind the main face (excluding balconies) of the dwelling and the garage doors are articulated, comprise a mix of materials and colours, or are staggered.
    - Double garages may be permitted on single storey dwellings on lots 10m or greater in width and less than 12.5m wide where all of the following requirements are achieved:
        a. the garage door does not exceed 4.8m in width and does not exceed 40% of the front façade elevation;
        b. at least one habitable room fronts the public street and projects a minimum of 1.0m forward of the garage;
        c. the garage is setback a minimum of 240mm behind the pillar or wall framing the garage door opening;
        d. the dwelling incorporates a minimum 450mm eave overhang to the primary street frontage;
        e. the front façade incorporates a clearly identifiable pedestrian entry with glazing within the front door or adjoining sidelight;
        f. the front façade incorporates large or multiple habitable room windows addressing the street;
        g. the front façade incorporates a minimum of three complementary materials and/or colours, including the garage door; and
        h. garage doors comprise sectional, tilt-panel or similarly articulated doors and are visually integrated into the overall dwelling design.

Private Open Space

21. 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 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; and
    - Maximum gradient not exceeding 1:10.

Street Address

26. Letterboxes must be clearly visible and identifiable from street.
27. Pedestrian access and letterboxes are required for all primary frontages.
28. 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.
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 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 façade (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 1.8 where containing openings that make the fence at least 25% transparent.
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 may be subject to bushfire hazard requiring compliance with a relevant Australian Standard – Please refer to the Bushfire Management Plan prepared by Queensland Bushfire Planning
34. The Plan of Development includes BAL ratings for affected lots (supplied by Queensland Bushfire Planning). 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

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

Additional Criteria for Lots Adjoining Public Open Space

36. 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.

Split Level Lots

37. 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.

Acoustic Impacted Lots

38. Lots 415, 416, 417, 1030, 1031, 1032, 1033, and 1010 are nominated as Acoustically impacted, and should have an individual acoustic assessment conducted in accordance with AS3671-1989 and the internal sound levels of AS2107-2016, once building plans are available, to determine if acoustic façade upgrades are required.

Additional Criteria for Multiple Residential Allotments

39. Must comply with Multiple Residential Allotment setbacks.
40. Buildings must address all street frontages with driveways, pedestrian entries or both.
41. All dwellings must have a clearly identifiable front door, which is undercover.
42. Bin storage and clothes drying areas must be located behind a fence and not be visible from any street frontage.
43. All designs must positively address the street through inclusion of at least three of the following design elements:
    - Verandah, porch or portico;
    - Awning and shade structures;
    - Variation to roof and building lines;
    - Inclusion of window openings; or
    - Use of varying building materials and treatments
44. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
45. Each house / dwelling unit has a clearly defined outdoor living space which:
    - Has an area of at least:
        - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
        - 9m² with a minimum dimension of 2.4m for a 2 room or 1 bedroom house / dwelling unit; or
        - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
    - Is accessible from a living area;
    - Has a ground slope of not more than 1 in 10; and
    - Provides visual privacy from outdoor living spaces on adjacent lots.

    Or communal open space is provided which:
    - Has an area of at least 25% of the area of the lot; and
    - Is of a shape which can include a circle with a 4.0m diameter.
46. Fencing along primary and secondary street frontages (where it adjoins private open space) must be a minimum 1.5m high solid screen fencing and may extend up to a maximum of 1.8m where the upper 0.3m is 50% transparent.
    - Fence must be painted in a colour that compliments the dwelling.

LEGEND

- ROL 1 Site Boundary
- Stage Boundary
- 14 Stage No.
- Optional Built to Boundary Wall location
- Indicative Driveway Location
- Secondary Frontage

SCALE @A1 1:500 @A3 1:1000 - LENGTHS ARE IN METRES

5 0 5 10 15 20 25 30 35 40 45 50 55 60

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SITE ADDRESS
BAYLISS ROAD, SOUTH RIPLEY

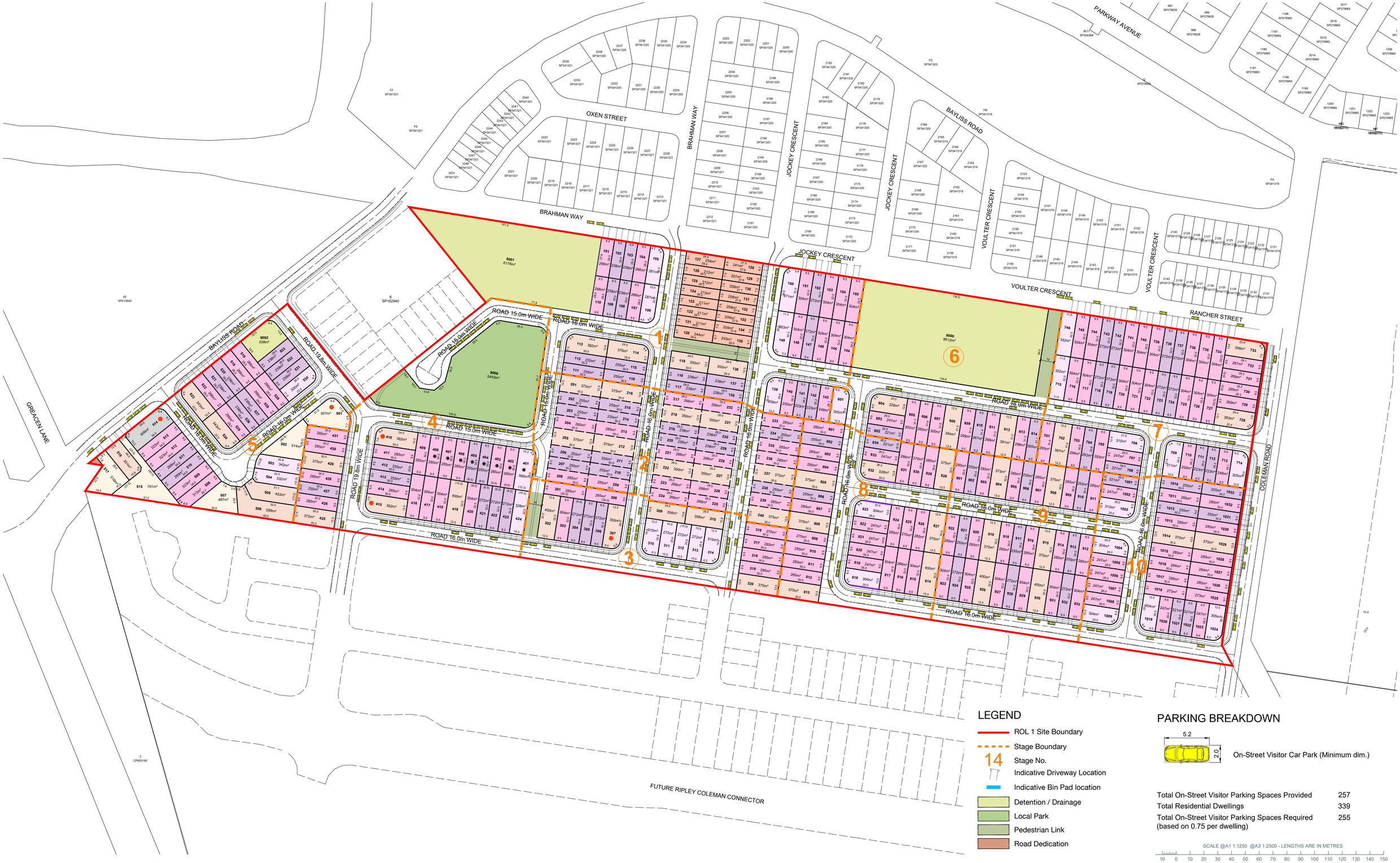
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DATE
01/09/2026

RP DESCRIPTION
LOT 80 ON SP162940

DRAWING NO.
12561 P 07 Rev P - POD 08

CAR PARKING ANALYSIS



LEGEND

- ROL 1 Site Boundary
- Stage Boundary
- 14 Stage No.
- Indicative Driveway Location
- Indicative Bin Pad location
- Detention / Drainage
- Local Park
- Pedestrian Link
- Road Dedication

PARKING BREAKDOWN

On-Street Visitor Car Park (Minimum dim.)

Total On-Street Visitor Parking Spaces Provided	257
Total Residential Dwellings	339
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	255

SCALE @A1 1:1250 @A3 1:2500 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

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SITE ADDRESS
BAYLISS ROAD, SOUTH RIPLEY

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