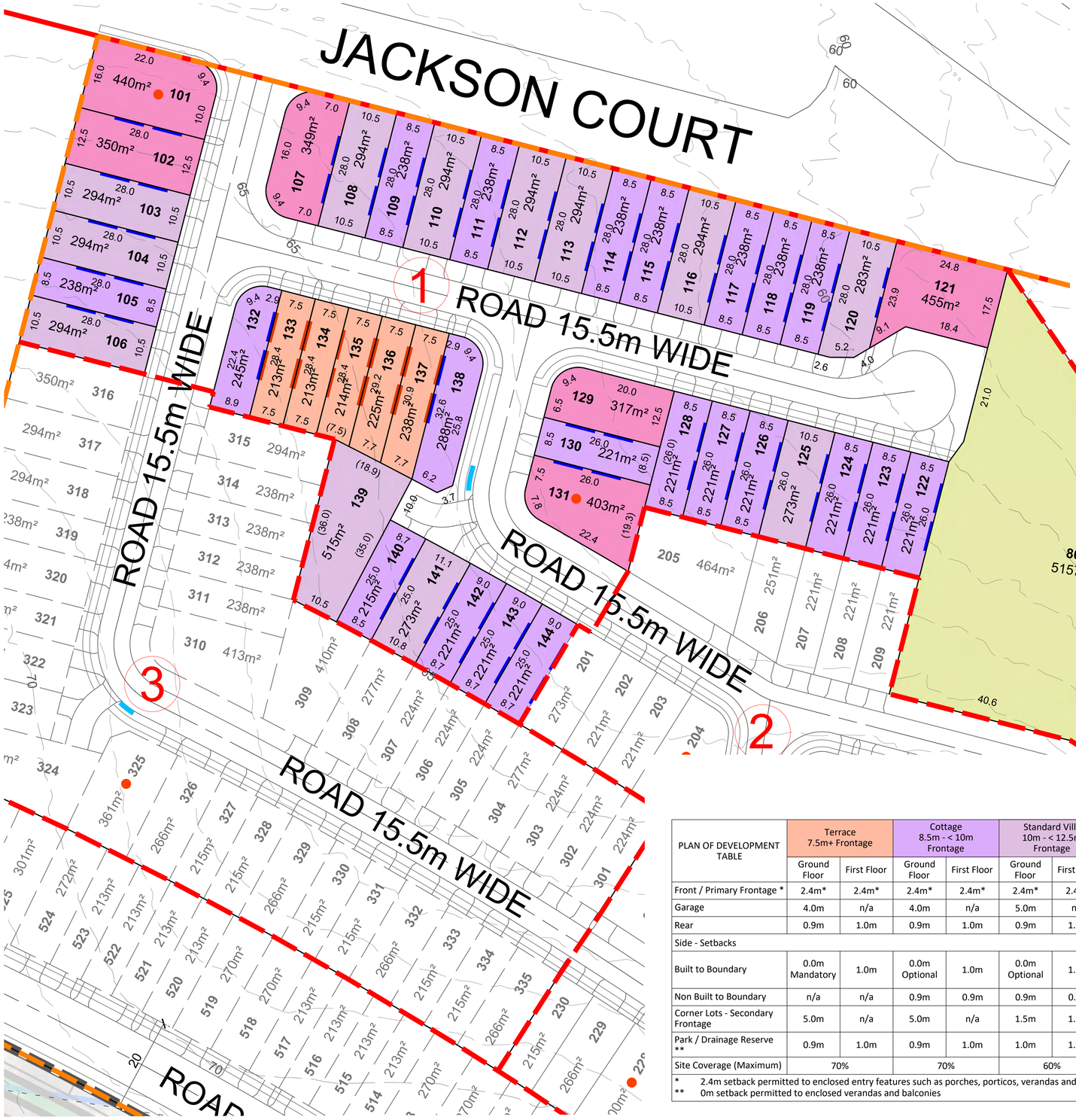
# PLAN OF DEVELOPMENT - STAGE 1




## LEGEND

- Site Boundary
- Development Application Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Railway Corridor (DAMS Mapping)
- Proposed Access Easement
- Stage Boundary
- 14 Stage No.
- Mandatory Built to Boundary Wall location
- Optional Built to Boundary Wall location
- Indicative Driveway Location
- Potential Multiple Residential Allotment (maximum 2 dwellings)
- Indicative Bin Pad location

| PLAN OF DEVELOPMENT TABLE | Terrace 7.5m+ Frontage | | Cottage 8.5m - < 10m Frontage | | Standard Villa 10m - < 12.5m Frontage | | Premium Villa 12.5 - < 14.0m Frontage | | Multiple Residential Allotments ● | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 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* |
| Garage | 4.0m | n/a | 4.0m | 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 |
| 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 |
| Non Built to Boundary | n/a | n/a | 0.9m | 0.9m | 0.9m | 0.9m | 1.0m | 1.0m | 1.0m | 1.0m |
| Corner Lots - Secondary Frontage | 5.0m | n/a | 5.0m | n/a | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m |
| Park / Drainage Reserve ** | 0.9m | 1.0m | 0.9m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m |
| Site Coverage (Maximum) | 70% | | 70% | | 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

**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.

**Garages**

16. 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;
        h. garage doors comprise sectional, tilt-panel or similarly articulated doors and are visually integrated into the overall dwelling design.

**On-Site Parking and Driveways**

17. Off street car park is to be provided in accordance with the following minimum requirements:
    - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling.
    - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one of which must be capable of being covered (may be provided in tandem).
18. The maximum width of a driveway at the lot boundary shall be 4.0 metres for a lot, except where a reduced width of 2.5 metres is specified to enable street parking.
19. 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.
20. Maximum of one driveway per dwelling unless it is a corner lot where the minimum distance required in note 21 can be achieved and no retaining walls are present.
21. Minimum distance of a driveway from an intersection of one street with another street is 6.0 meters.

**Private Open Space**

22. 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
23. 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**

24. Letterboxes must be clearly visible and identifiable from street.
25. Pedestrian access and letterboxes are required for all primary frontages.
26. Buildings must address each street, pathway or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    - 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.
27. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    - 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).
28. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.

**Fencing**

29. Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
30. Fencing on all primary frontages has a maximum height of 1.2 metres where solid or has a maximum height of 1.8 metres where containing openings that make the fence at least 50% transparent. Fencing on all secondary frontages has a maximum height of 1.8 where containing openings that make the fence at least 25% transparent.
31. 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**

32. 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

**Additional Criteria for Secondary Dwellings**

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

**Additional Criteria for Lots Adjoining Public Open Space**

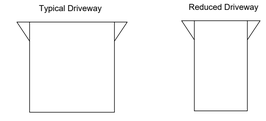
34. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of two of the following design elements:
    - Habitable room windows facing the open space; or
    - For double storey dwellings, balconies 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.

**Additional Criteria for Multiple Residential Allotments**

35. Must comply with Multiple Residential Allotment setbacks.
36. Buildings must address all street frontages with driveways, pedestrian entries or both.
37. All dwellings must have a clearly identifiable front door, which is undercover.
38. Bin storage and clothes drying areas must be located behind a fence and not be visible from any street frontage.
39. 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
40. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
41. 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.
42. 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




SCALE @A1 1:1000 @A3 1:2000 - LENGTHS ARE IN METRES

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

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PROJECTION: GDA 2020 Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
SUBJECT BOUNDARIES: Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
CONTOURS: ELVIS - LIDAR (2023)

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SITE ADDRESS
1-63 BRYANTS ROAD & 101 JACKSON COURT, RIPLEY

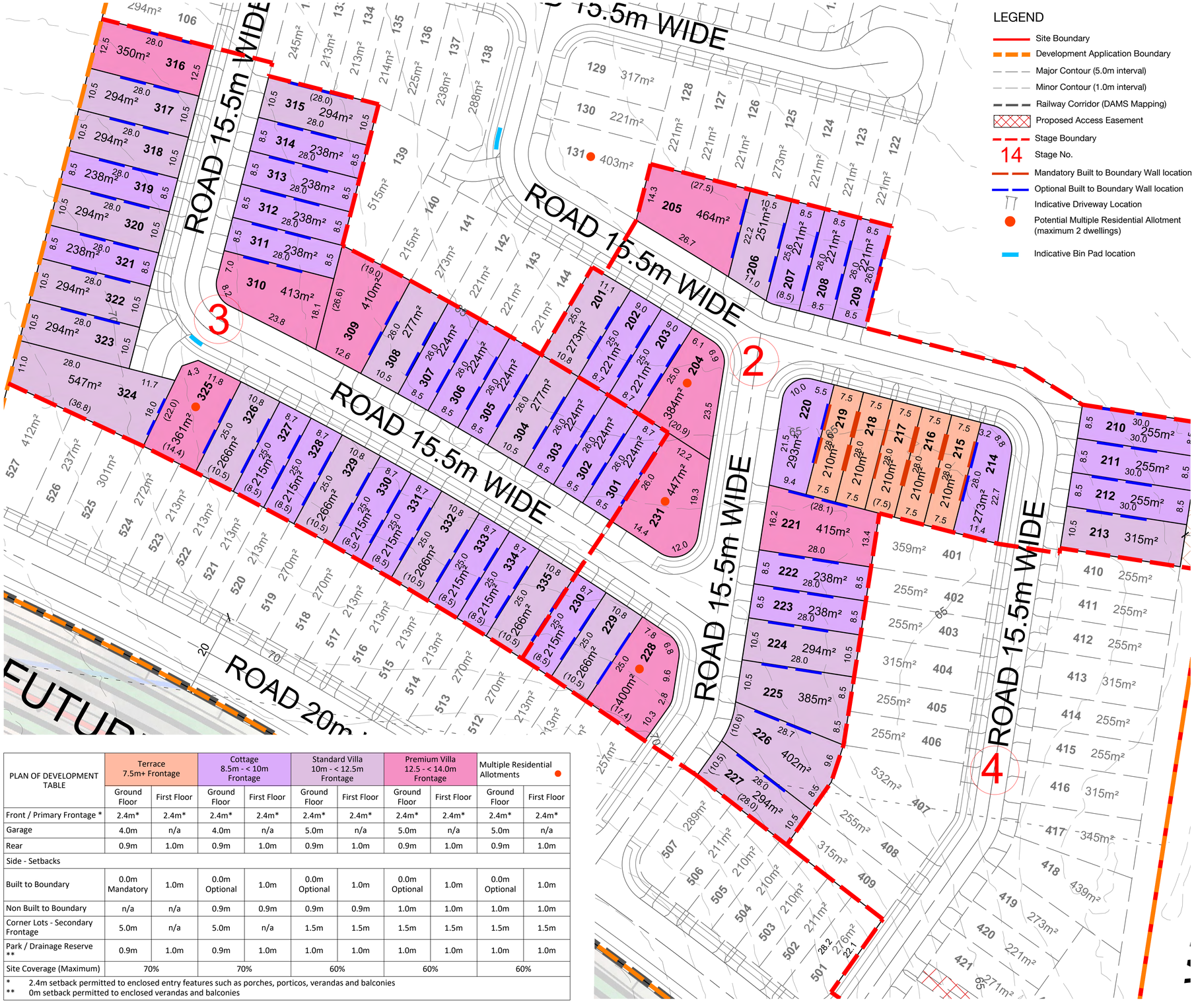
RP DESCRIPTION
LOTS 359 & 360 on S3173

DRAWN
KA

DATE
01/09/2026

DRAWING NO.
13059 P 09 Rev J - POD 01

# PLAN OF DEVELOPMENT - STAGE 2 & 3




| PLAN OF DEVELOPMENT TABLE | Terrace 7.5m+ Frontage | | Cottage 8.5m - < 10m Frontage | | Standard Villa 10m - < 12.5m Frontage | | Premium Villa 12.5 - < 14.0m Frontage | | Multiple Residential Allotments ● | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 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* |
| Garage | 4.0m | n/a | 4.0m | 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 |
| 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 |
| Non Built to Boundary | n/a | n/a | 0.9m | 0.9m | 0.9m | 0.9m | 1.0m | 1.0m | 1.0m | 1.0m |
| Corner Lots - Secondary Frontage | 5.0m | n/a | 5.0m | n/a | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m |
| Park / Drainage Reserve ** | 0.9m | 1.0m | 0.9m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m |
| Site Coverage (Maximum) | 70% | | 70% | | 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

**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.

**Garages**

16. 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;
        h. garage doors comprise sectional, tilt-panel or similarly articulated doors and are visually integrated into the overall dwelling design.

**On-Site Parking and Driveways**

17. Off street car park is to be provided in accordance with the following minimum requirements:
    - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling.
    - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one of which must be capable of being covered (may be provided in tandem).
18. The maximum width of a driveway at the lot boundary shall be 4.0 metres for a lot, except where a reduced width of 2.5 metres is specified to enable street parking.
19. 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.
20. Maximum of one driveway per dwelling unless it is a corner lot where the minimum distance required in note 21 can be achieved and no retaining walls are present.
21. Minimum distance of a driveway from an intersection of one street with another street is 6.0 meters.

**Private Open Space**

22. 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
23. 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**

24. Letterboxes must be clearly visible and identifiable from street.
25. Pedestrian access and letterboxes are required for all primary frontages.
26. Buildings must address each street, pathway or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    - 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.
27. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    - 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).
28. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.

**Fencing**

29. Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
30. Fencing on all primary frontages has a maximum height of 1.2 metres where solid or has a maximum height of 1.8 metres where containing openings that make the fence at least 50% transparent. Fencing on all secondary frontages has a maximum height of 1.8 where containing openings that make the fence at least 25% transparent.
31. 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**

32. 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

**Additional Criteria for Secondary Dwellings**

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

**Additional Criteria for Lots Adjoining Public Open Space**

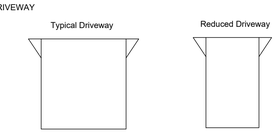
34. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of two of the following design elements:
    - Habitable room windows facing the open space; or
    - For double storey dwellings, balconies 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.

**Additional Criteria for Multiple Residential Allotments**

35. Must comply with Multiple Residential Allotment setbacks.
36. Buildings must address all street frontages with driveways, pedestrian entries or both.
37. All dwellings must have a clearly identifiable front door, which is undercover.
38. Bin storage and clothes drying areas must be located behind a fence and not be visible from any street frontage.
39. 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
40. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
41. 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.
42. 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




SCALE @A1 1:1000 @A3 1:2000 - LENGTHS ARE IN METRES

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

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CONTOURS: ELVIS - LIDAR (2023)

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SITE ADDRESS
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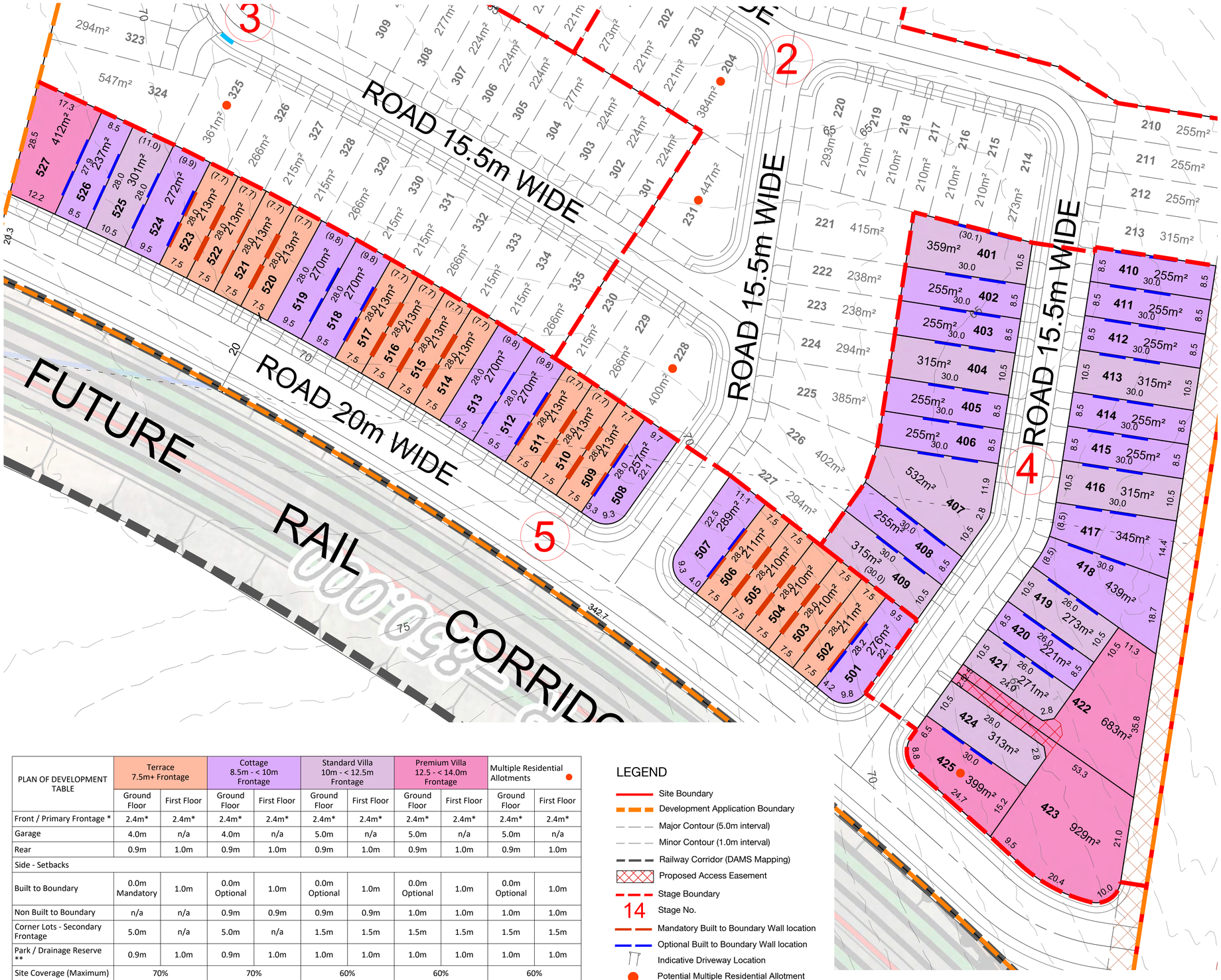
RP DESCRIPTION
LOTS 359 & 360 on S3173

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KA

DATE
01/09/2026

DRAWING NO.
13059 P 09 Rev J - POD 2 & 3

# PLAN OF DEVELOPMENT - STAGE 4 & 5




| PLAN OF DEVELOPMENT TABLE | Terrace 7.5m+ Frontage | | Cottage 8.5m - < 10m Frontage | | Standard Villa 10m - < 12.5m Frontage | | Premium Villa 12.5 - < 14.0m Frontage | | Multiple Residential Allotments ● | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 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* |
| Garage | 4.0m | n/a | 4.0m | 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 |
| 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 |
| Non Built to Boundary | n/a | n/a | 0.9m | 0.9m | 0.9m | 0.9m | 1.0m | 1.0m | 1.0m | 1.0m |
| Corner Lots - Secondary Frontage | 5.0m | n/a | 5.0m | n/a | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m |
| Park / Drainage Reserve ** | 0.9m | 1.0m | 0.9m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m |
| Site Coverage (Maximum) | 70% | | 70% | | 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

## LEGEND

- Site Boundary
- Development Application Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Railway Corridor (DAMS Mapping)
- Proposed Access Easement
- Stage Boundary
- 14 Stage No.
- Mandatory Built to Boundary Wall location
- Optional Built to Boundary Wall location
- Indicative Driveway Location
- Potential Multiple Residential Allotment (maximum 2 dwellings)

**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.

**Garages**

16. 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;
        h. garage doors comprise sectional, tilt-panel or similarly articulated doors and are visually integrated into the overall dwelling design.

**On-Site Parking and Driveways**

17. Off street car park is to be provided in accordance with the following minimum requirements:
    - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling.
    - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one of which must be capable of being covered (may be provided in tandem).
18. The maximum width of a driveway at the lot boundary shall be 4.0 metres for a lot, except where a reduced width of 2.5 metres is specified to enable street parking.
19. 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.
20. Maximum of one driveway per dwelling unless it is a corner lot where the minimum distance required in note 21 can be achieved and no retaining walls are present.
21. Minimum distance of a driveway from an intersection of one street with another street is 6.0 meters.

**Private Open Space**

22. 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
23. 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**

24. Letterboxes must be clearly visible and identifiable from street.
25. Pedestrian access and letterboxes are required for all primary frontages.
26. Buildings must address each street, pathway or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
    - 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.
27. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
    - 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).
28. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.

**Fencing**

29. Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
30. Fencing on all primary frontages has a maximum height of 1.2 metres where solid or has a maximum height of 1.8 metres where containing openings that make the fence at least 50% transparent. Fencing on all secondary frontages has a maximum height of 1.8 where containing openings that make the fence at least 25% transparent.
31. 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**

32. 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

**Additional Criteria for Secondary Dwellings**

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

**Additional Criteria for Lots Adjoining Public Open Space**

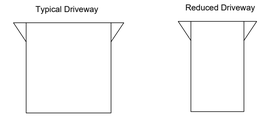
34. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of two of the following design elements:
    - Habitable room windows facing the open space; or
    - For double storey dwellings, balconies 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.

**Additional Criteria for Multiple Residential Allotments**

35. Must comply with Multiple Residential Allotment setbacks.
36. Buildings must address all street frontages with driveways, pedestrian entries or both.
37. All dwellings must have a clearly identifiable front door, which is undercover.
38. Bin storage and clothes drying areas must be located behind a fence and not be visible from any street frontage.
39. 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
40. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
41. 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.
42. 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




SCALE @A1 1:1000 @A3 1:2000 - LENGTHS ARE IN METRES

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


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**SOURCE**
PROJECTION: GDA 2020 Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
SUBJECT BOUNDARIES: Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
CONTOURS: ELVIS - LIDAR (2023)

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|---|---|
| CLIENT | KDL PROPERTY GROUP PTY LTD |
| SITE ADDRESS | 1-63 BRYANTS ROAD & 101 JACKSON COURT, RIPLEY |
| RP DESCRIPTION | LOTS 359 & 360 on S3173 |
| DRAWN | KA |
| DATE | 01/09/2026 |
| DRAWING NO. | 13059 P 09 Rev J - POD 4 & 5 |