



RIDGEBURN

ARROW JUNCTION

FAMILY HOUSING DESIGN CONTROLS

GIBBONS

RIDGEBURN LTD

| CO



NOVAK+MIDDLETON

ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING

FAMILY HOUSING DESIGN CONTROLS

KEY

compliant

not tested against

Assessing Against
Ridgeburn Design Controls

Zone and Overlays
Standalone Neighbourhoods

	Typology									
	A	B	C	D	D1	E	F	F1	G	H
Building Height Maximum building height: 9m Height in relation to boundary: 4m + 60 degree recession plane										
Yard setbacks Front: 0.2m Rear and sides: 1.1m										
Maximum Site Coverage 25% minimum permeable surface										
40% maximum building coverage - typologies A, B, C, F1, G, H, H1, K, L, M										
50% maximum building coverage - typologies D, D1, E, F, J, J1, N										
60% maximum building coverage - typologies O										
Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m										
Waste/recycling storage area 2m2 minimum (3x bins)										
Outdoor living space: 20m2 with minimum 3m dimension at ground level 8m2 with minimum 2m dimension at first floor										

FAMILY HOUSING DESIGN CONTROLS

KEY

 compliant

 exempt

Assessing Against

Ridgeburn Design Controls

Zone and Overlays

Standalone Neighbourhoods

	Typology							
	H1	J	J1	K	L	M	N	O
Building Height Maximum building height: 9m Height in relation to boundary: 4m + 60 degree recession plane								
Yard setbacks Front: 0.2m Rear and sides: 1.1m								
Maximum Site Coverage 25% minimum permeable surface								
40% maximum building coverage - typologies A, B, C, F1, G, H, H1, K, L, M								
50% maximum building coverage - typologies D, D1, E, F, J, J1, N								
60% maximum building coverage - typologies O								
Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m								
Waste/recycling storage area 2m2 minimum (3x bins)								
Outdoor living space: 20m2 with minimum 3m dimension at ground level 8m2 with minimum 2m dimension at first floor								

TYPE A

2 Storey, 2 Bedroom

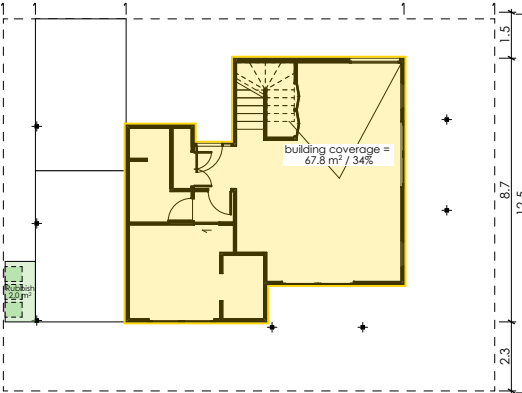
Total Floor Plan Area: 70.0m²
Lot: 200m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

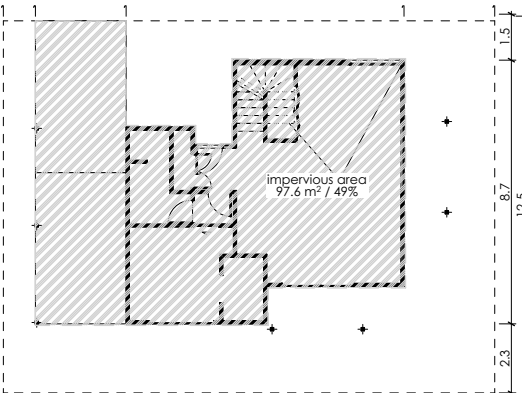
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 200m²	KEY
	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

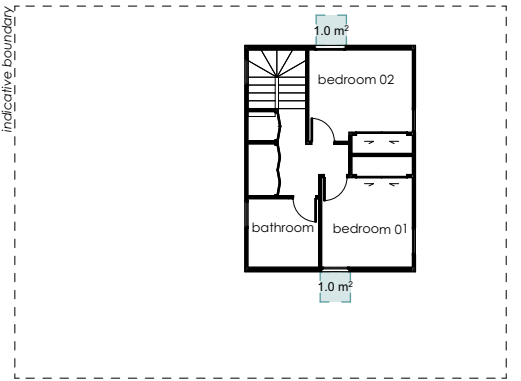
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



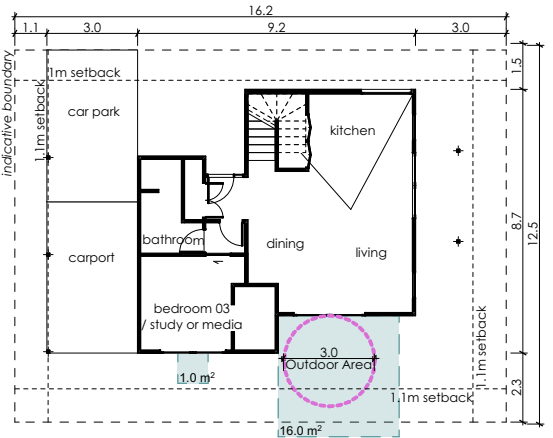
Building Coverage



Impermeable area



First Floor - Outlook



Ground Floor - Outlook, Outdoor Area & Yards

TYPE A

2 Storey, 2 Bedroom

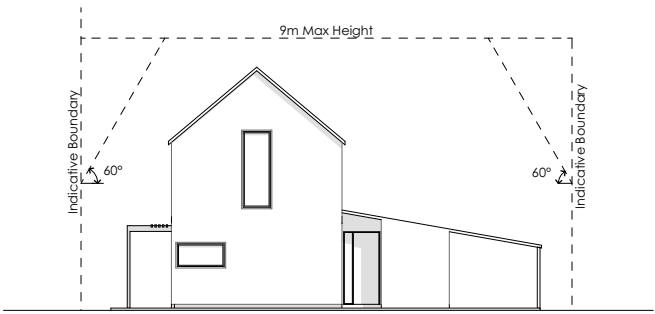
Total Floor Plan Area: 70.0m²
Lot: 200m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

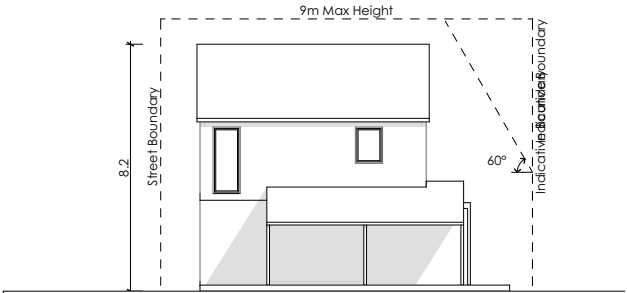
RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 200m²		
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
	Maximum Site Coverage 60% maximum building coverage	
COMPLIES	25% minimum permeable surface	
	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

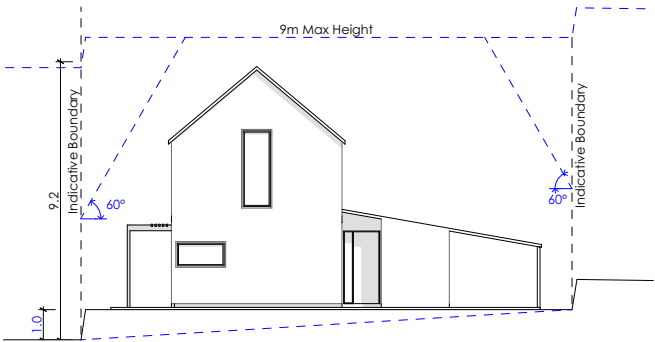
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
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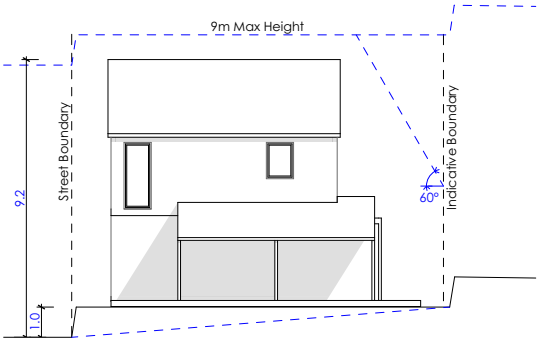
Street Elevation
level site



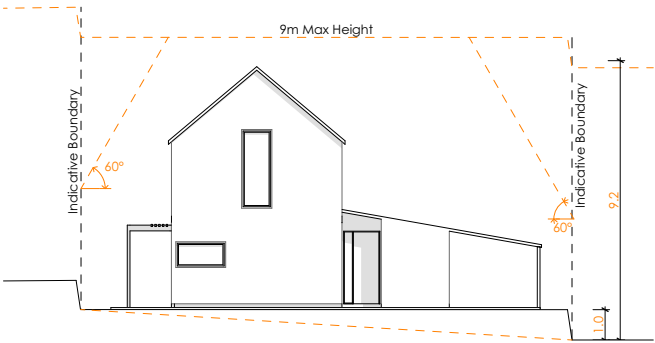
Side Elevation
level site



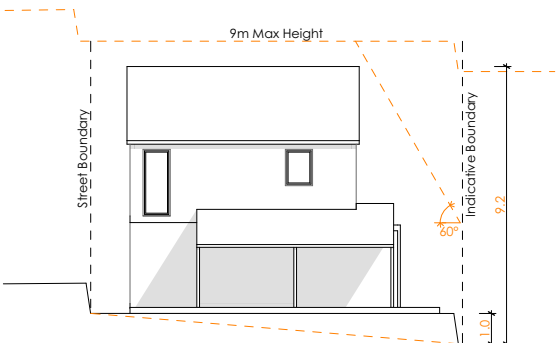
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE B

2 Storey, 3 Bedroom External Garage

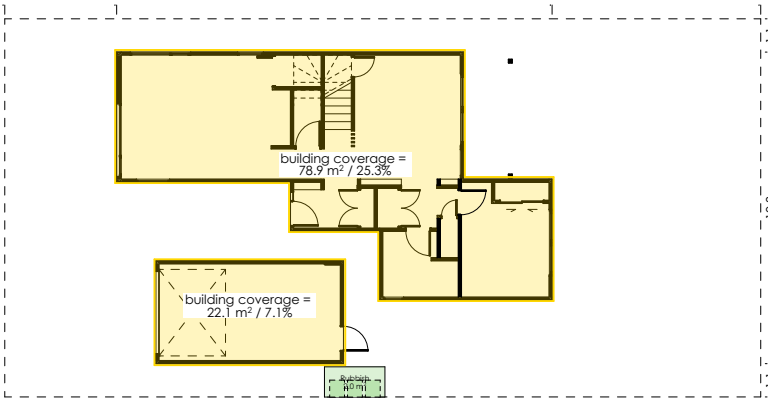
Total Floor Plan Area:
126.0m² + 20m² garage
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

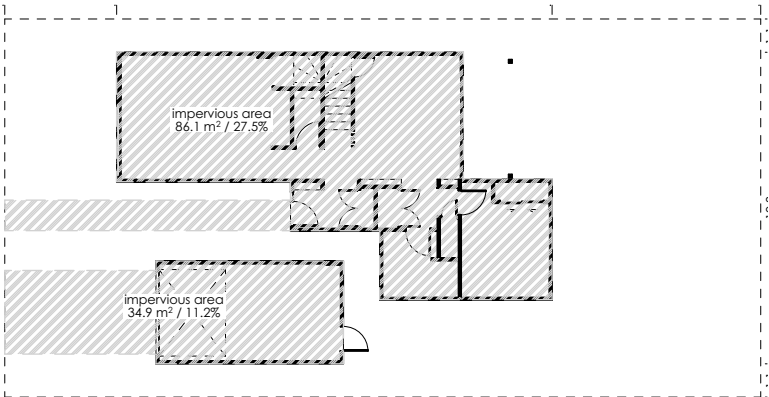
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details	KEY
	Minimum lot size: 300m²	
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

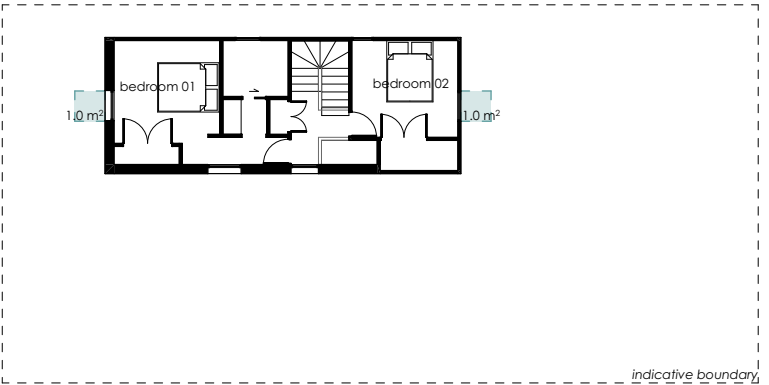
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



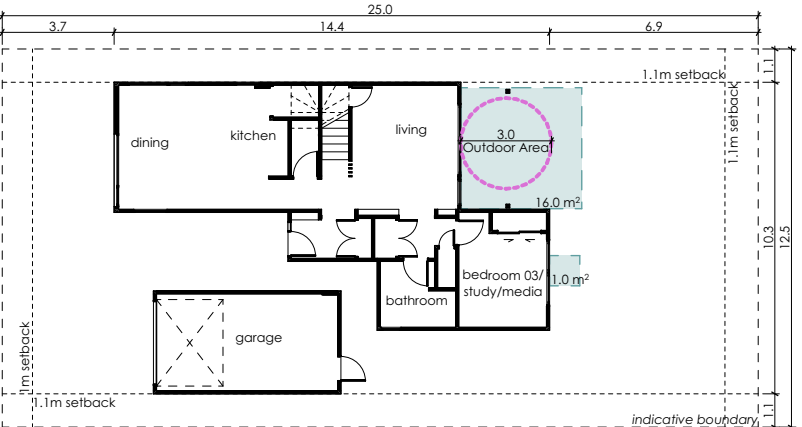
Building Coverage



Impermeable area



First Floor - Outlook



Ground Floor - Outlook, Outdoor Area & Yards

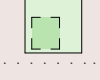
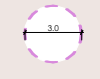
TYPE B

2 Storey, 3 Bedroom External Garage

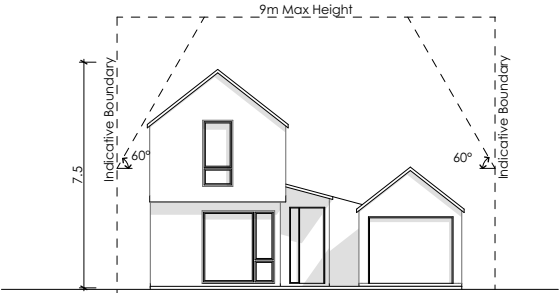
Total Floor Plan Area:
126.0m² + 20m² garage
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

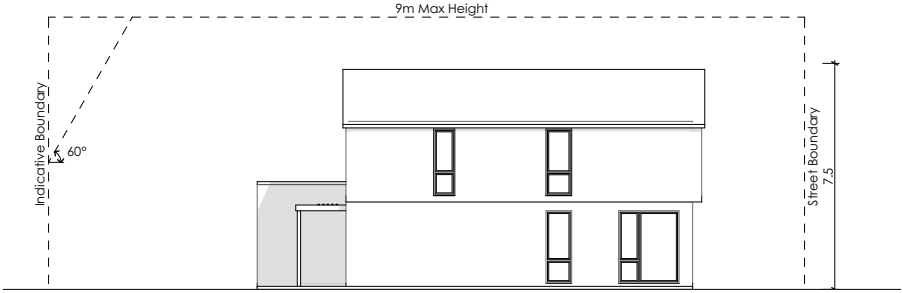
RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 300m²		
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage	
	25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

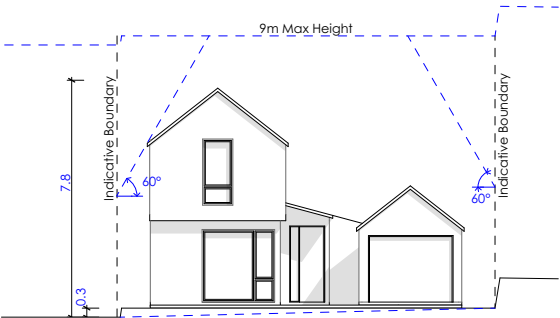
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre
***** Max. cross fall 0.3m



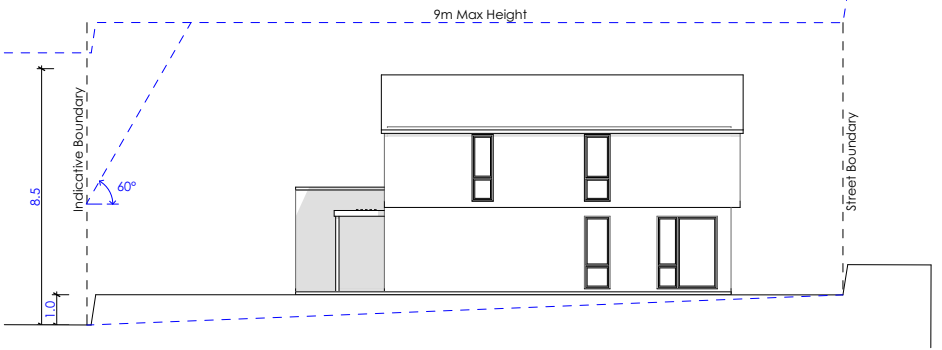
Street Elevation
level site



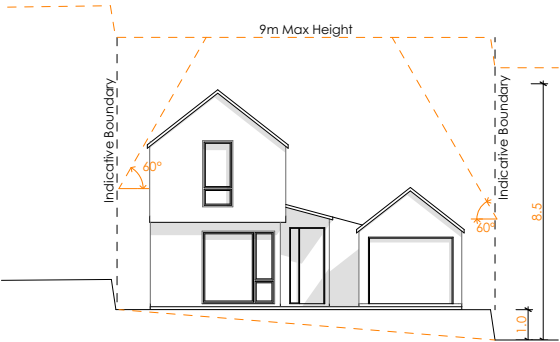
Side Elevation
level site



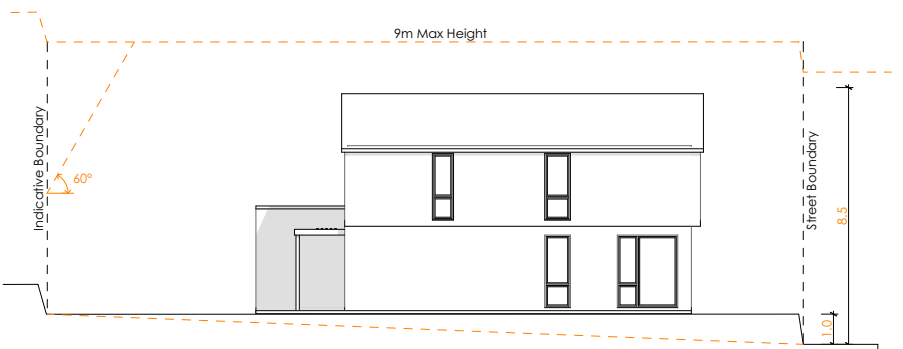
Street Elevation****
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE C

2 Storey, 3 Bedroom Internal Garage

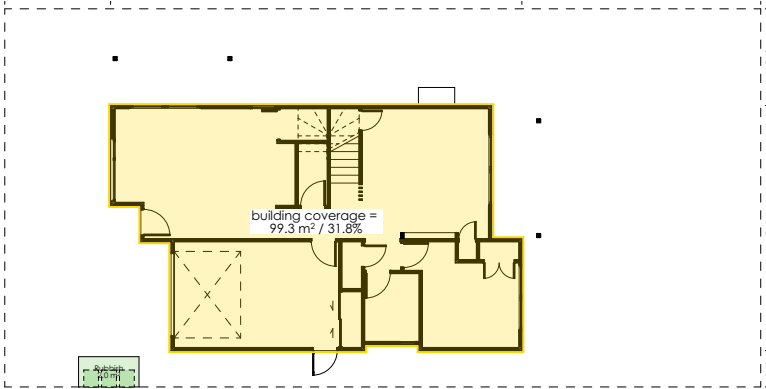
Total Floor Plan Area:
127.0m² + 20m² garage
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

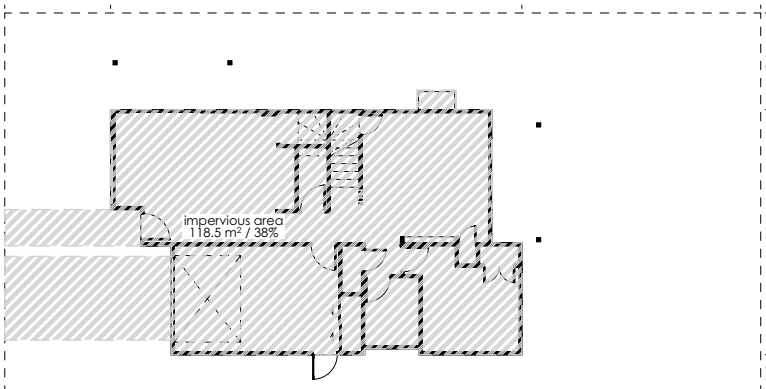
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 300m²	KEY
	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	 
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

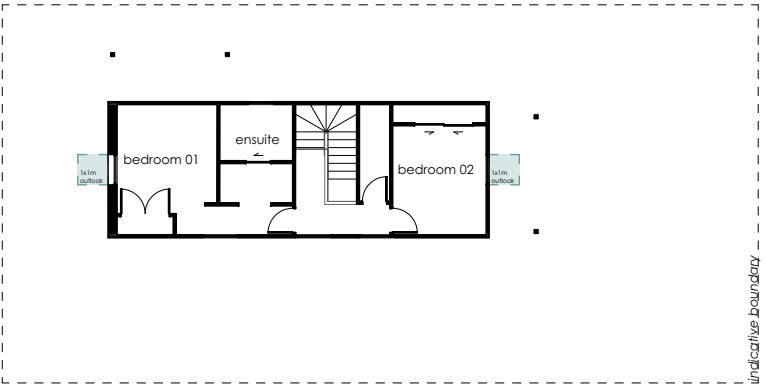
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



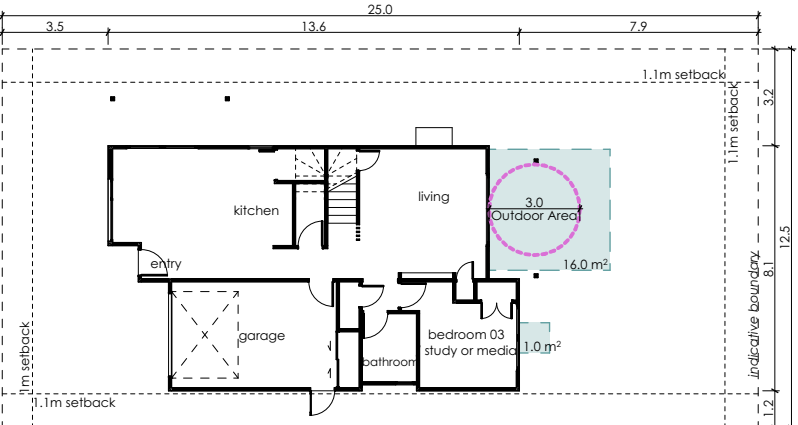
Building Coverage



Impermeable area



First Floor - Outlook



Ground Floor - Outlook, Outdoor Area & Yards

TYPE C

2 Storey, 3 Bedroom Internal Garage

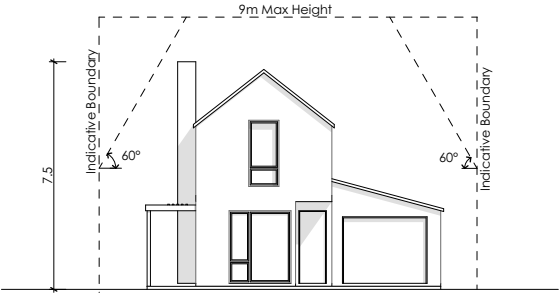
Total Floor Plan Area:
127.0m² + 20m² garage
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

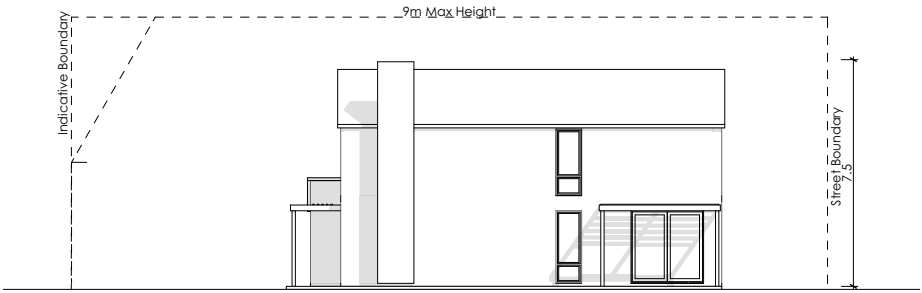
RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 300m²		
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage	
	25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

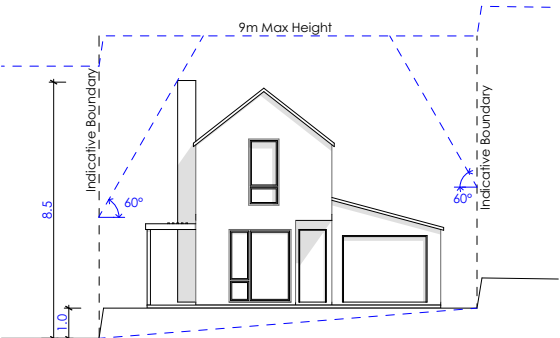
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



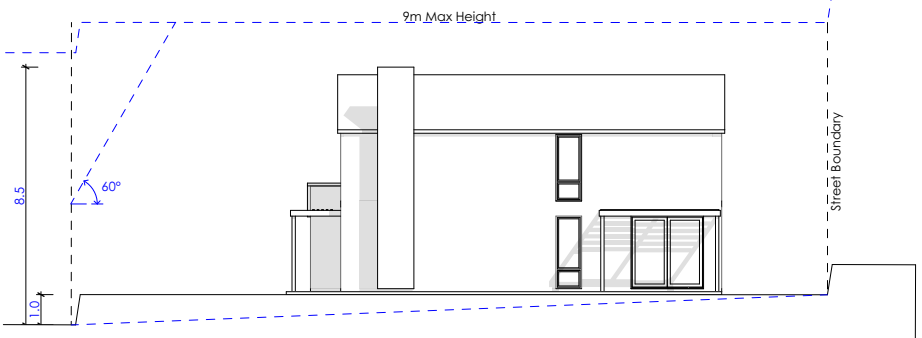
Street Elevation
level site



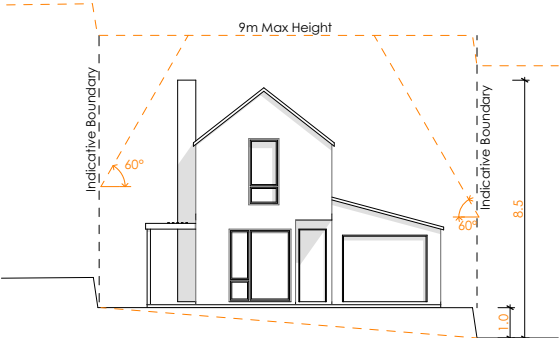
Side Elevation
level site



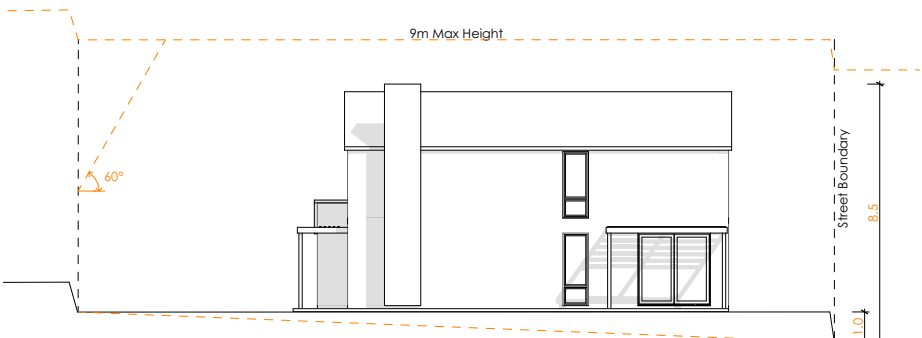
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE D

1 Storey, 3 Bedroom Internal Garage

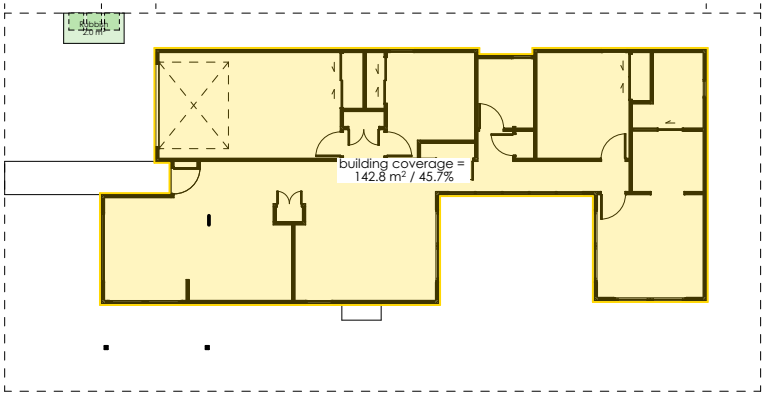
Total Floor Plan Area:
112.0m² + 20m² garage
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

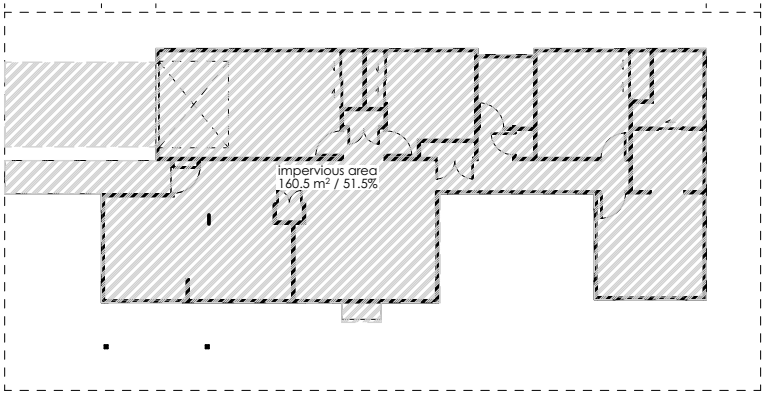
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details	KEY
	Minimum lot size: 300m²	
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

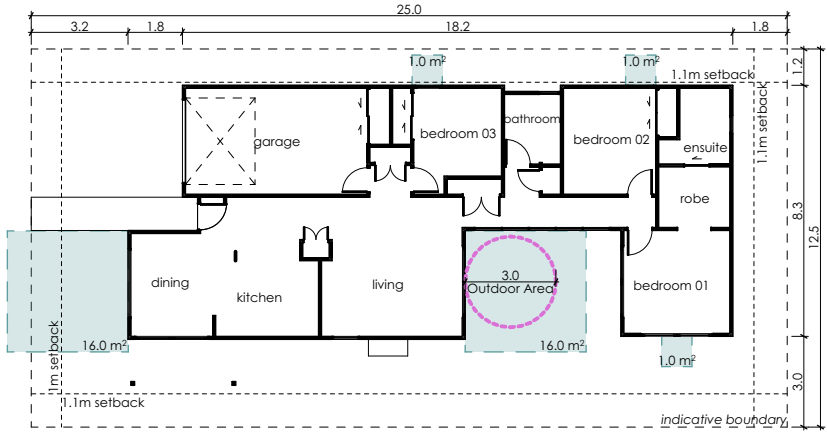
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

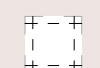
TYPE D

1 Storey, 3 Bedroom Internal Garage

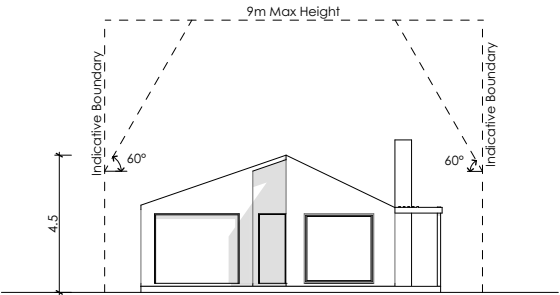
Total Floor Plan Area:
112.0m² + 20m² garage
Lot: 300m² Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

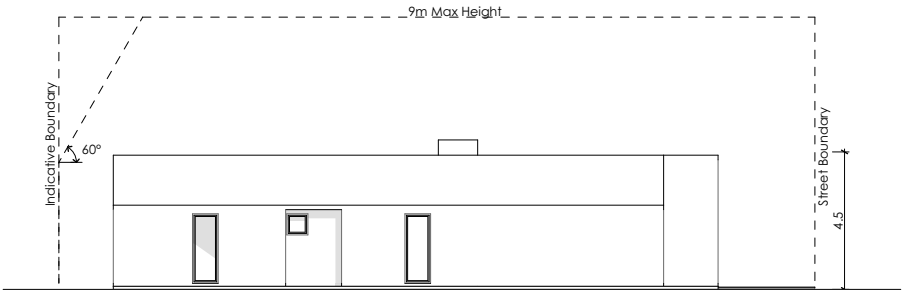
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 300m ²	KEY 
COMPLIES	Building Height Maximum building height: 9m* Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m ² minimum	
COMPLIES	Outdoor living space: 20m ² with minimum 3m dimension at ground level 4m ² with minimum 2m dimension at first floor	

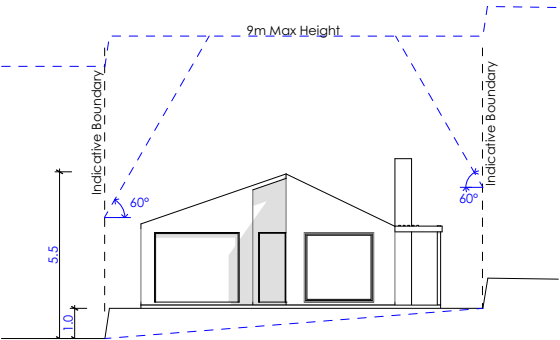
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



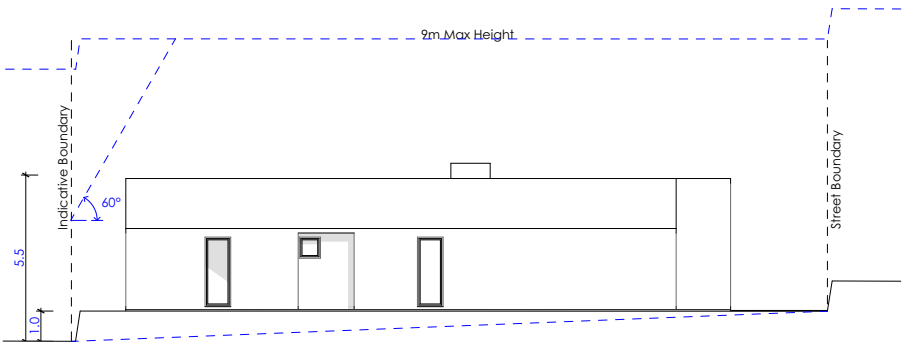
Street Elevation
level site



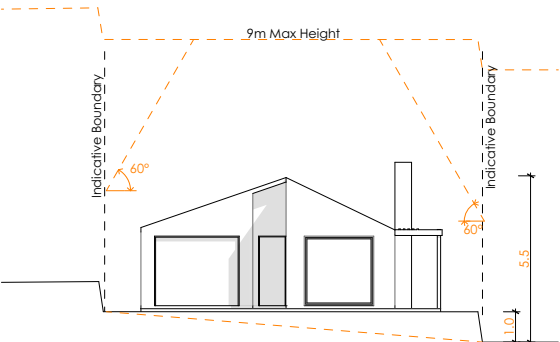
Side Elevation
level site



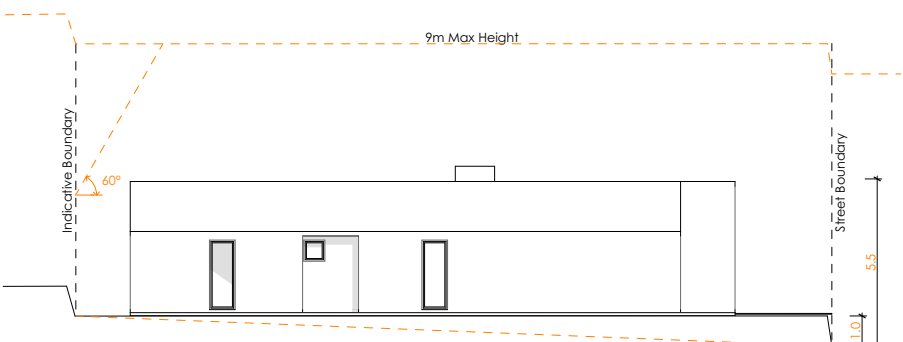
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE D1

1 Storey, 3 Bedroom Internal Garage

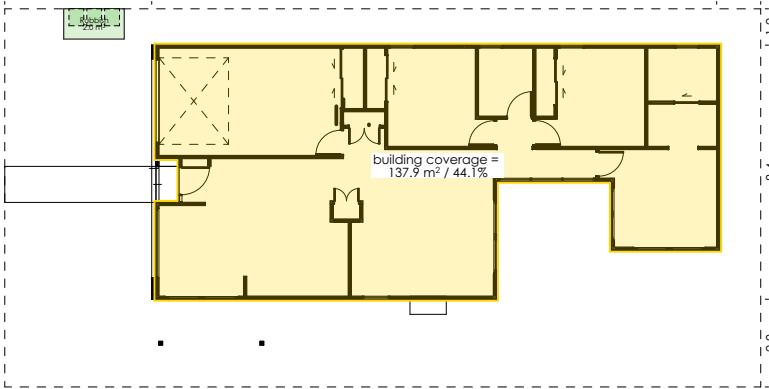
Total Floor Plan Area:
117.0m² + 20m² garage
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

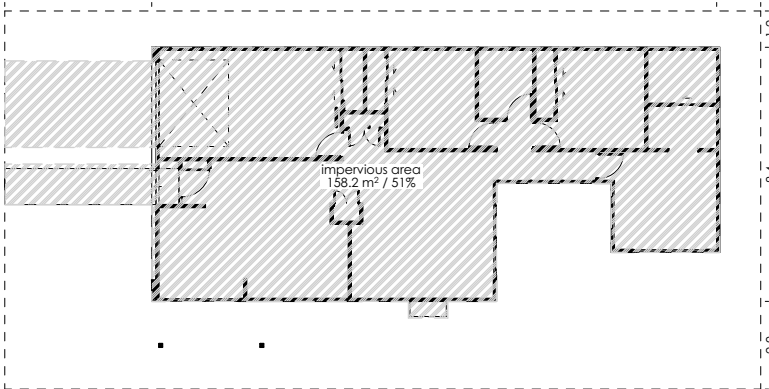
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details	KEY
	Minimum lot size: 300m²	
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
	Maximum Site Coverage 60% maximum building coverage	
	25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

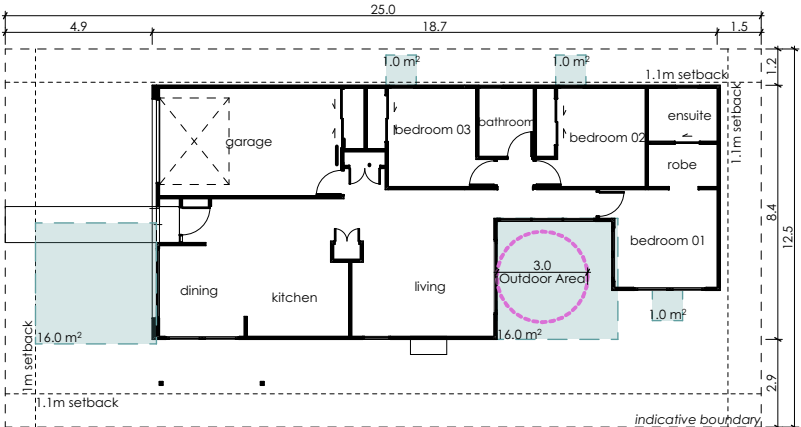
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

TYPE D1

1 Storey, 3 Bedroom Internal Garage

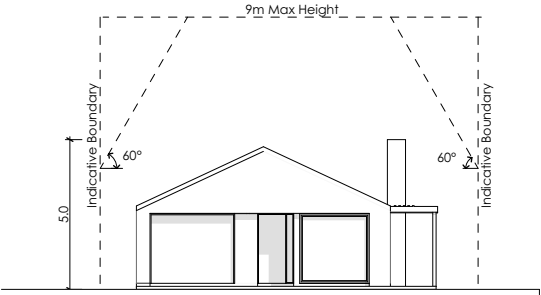
Total Floor Plan Area:
117.0m² + 20m² garage
Lot: 300m² Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

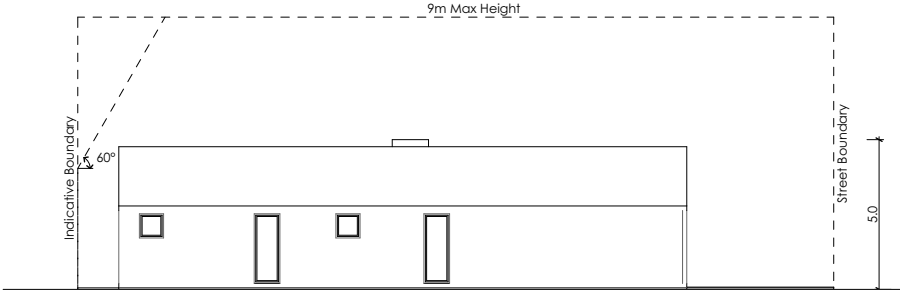
RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 300m ²		
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
	Maximum Site Coverage 60% maximum building coverage	
COMPLIES	25% minimum permeable surface	
	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m ² minimum	
COMPLIES	Outdoor living space: 20m ² with minimum 3m dimension at ground level 4m ² with minimum 2m dimension at first floor	

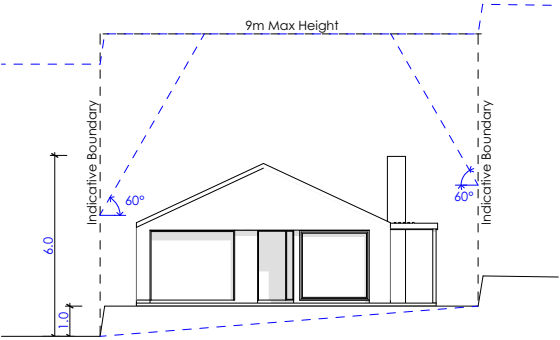
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



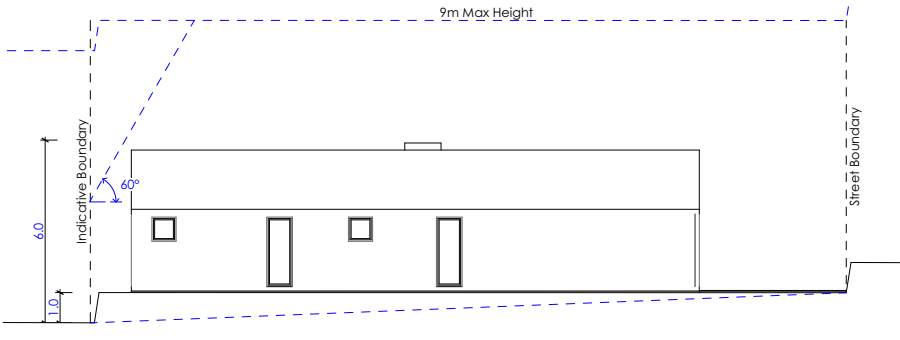
Street Elevation
level site



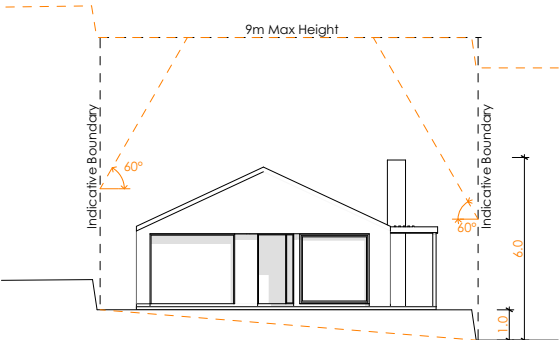
Side Elevation
level site



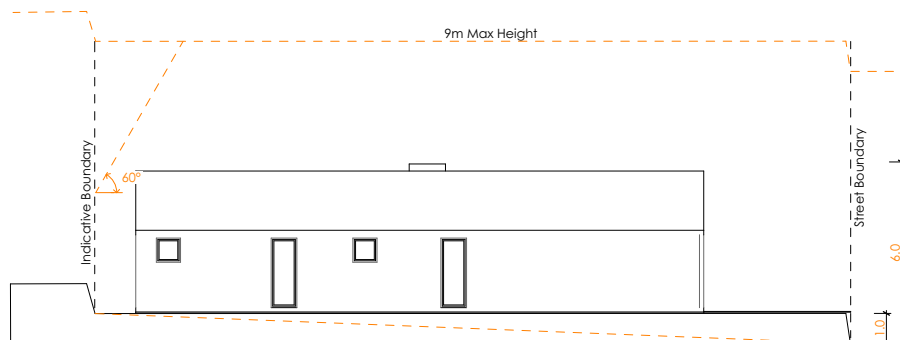
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE E

1 Storey, 3 Bedroom Internal Garage

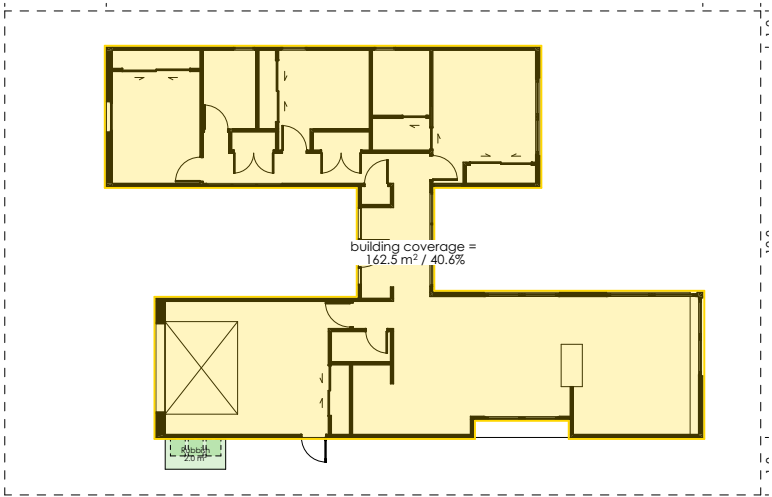
Total Floor Plan Area:
131m² + 27m² garage
Lot: 400 - 450 m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

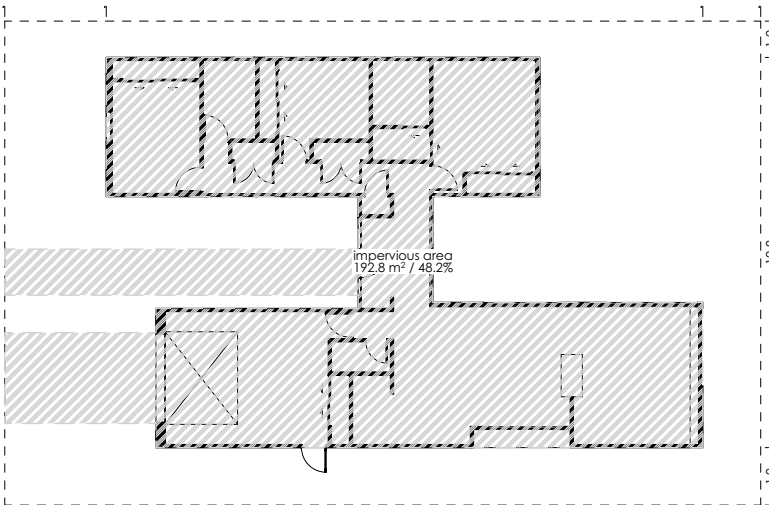
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 400m²	KEY
	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	 
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

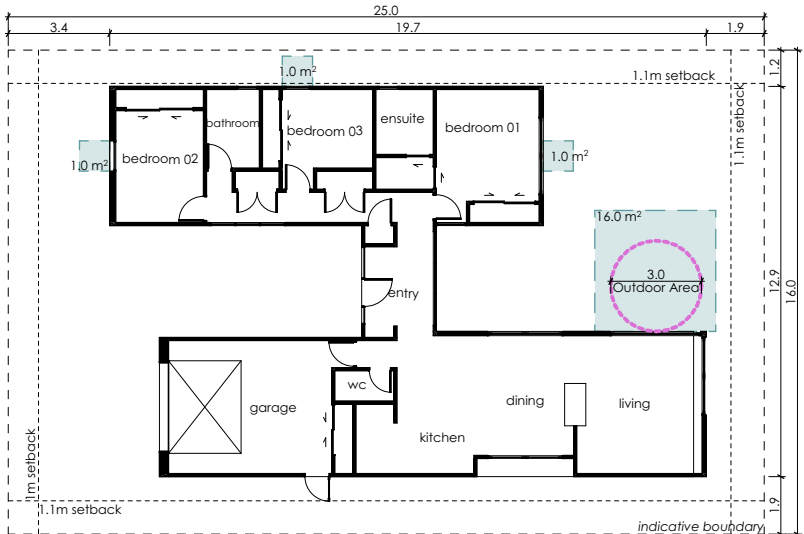
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

TYPE E

1 Storey, 3 Bedroom Internal Garage

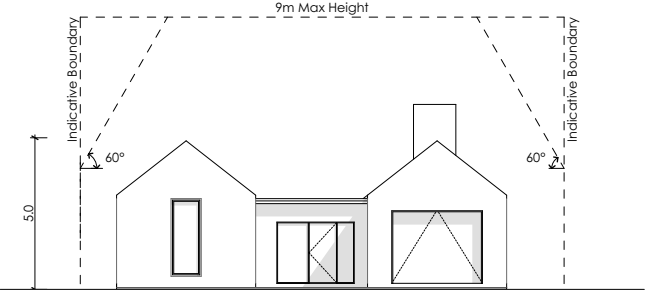
Total Floor Plan Area:
131m² + 27m² garage
Lot: 400 - 450 m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

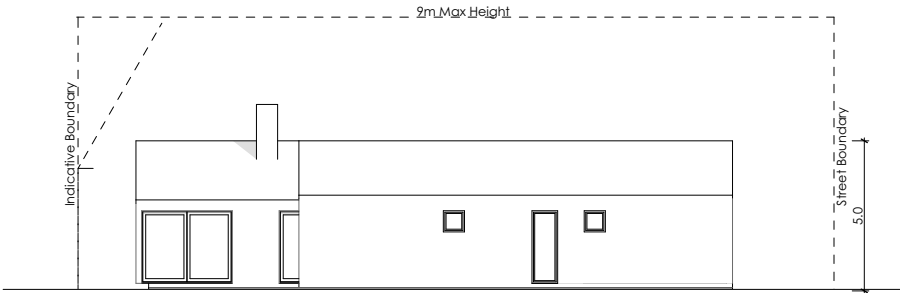
RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 400m ²		
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
	Maximum Site Coverage 60% maximum building coverage	
COMPLIES	25% minimum permeable surface	
	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m ² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

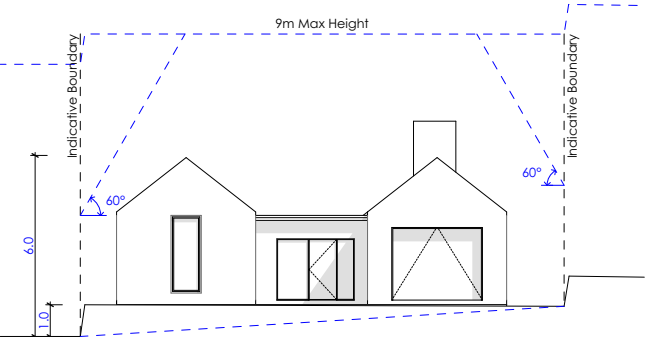
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



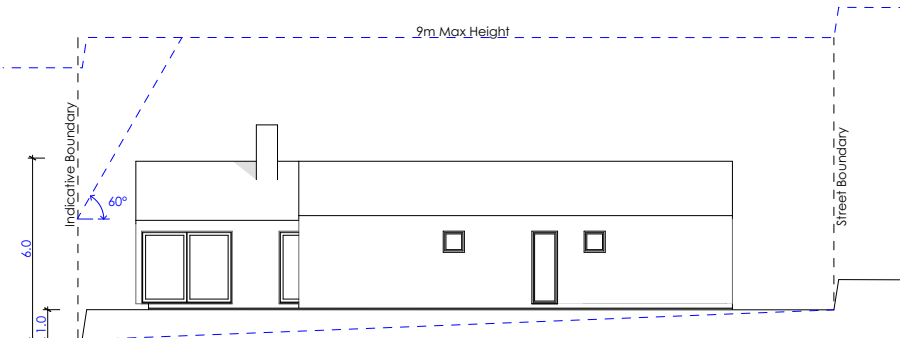
Street Elevation
level site



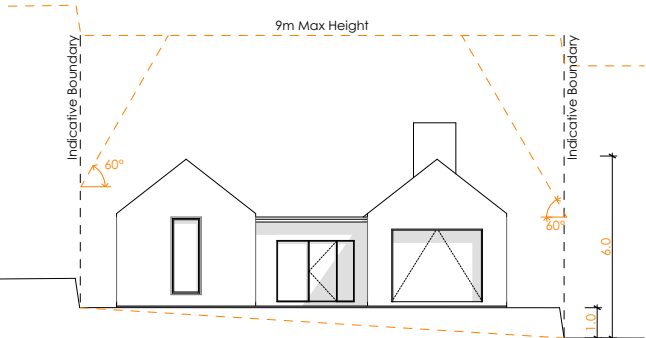
Side Elevation
level site



Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE F

1 Storey, 4 Bedroom Internal Garage

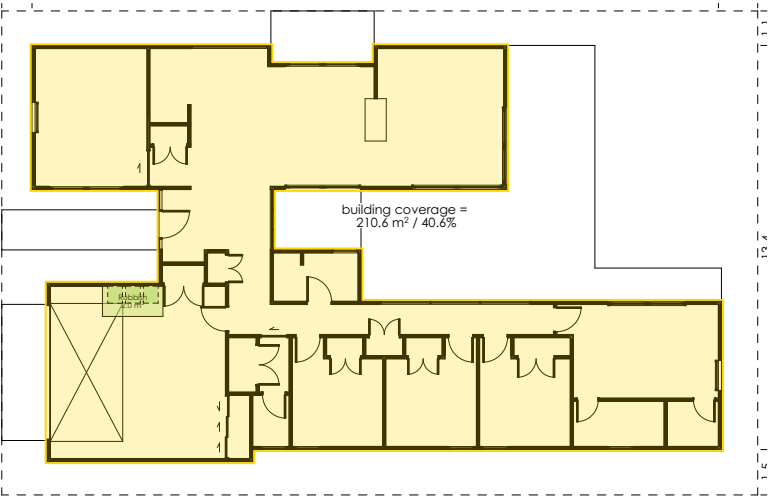
Total Floor Plan Area:
171m² + 35m² garage
Lot: 400 - 450 m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

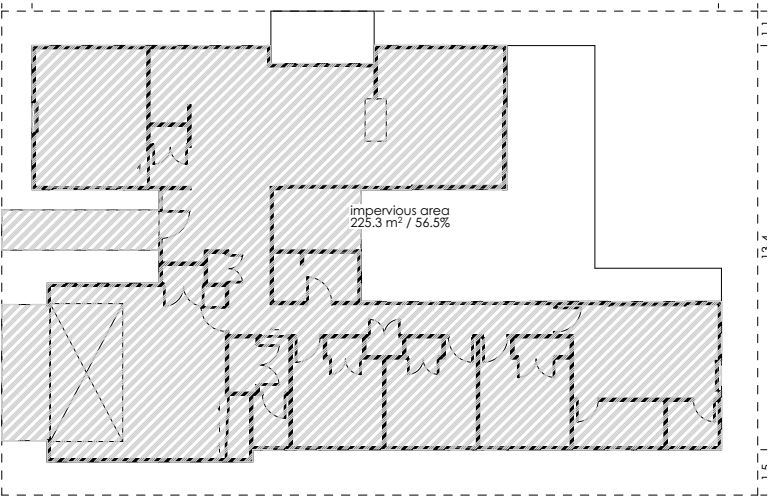
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 400m²	KEY
	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	 
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

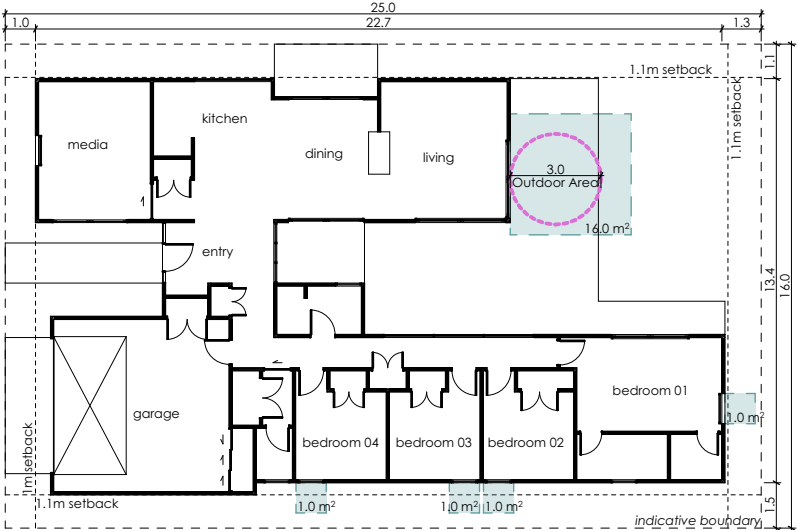
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

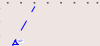
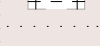
TYPE F

1 Storey, 4 Bedroom Internal Garage

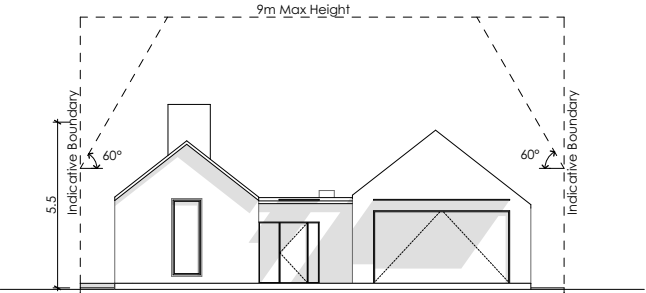
Total Floor Plan Area:
171m² + 35m² garage
Lot: 400 - 450 m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

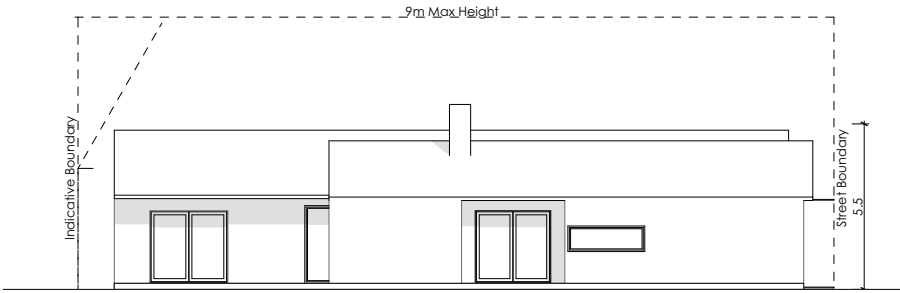
RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 400m²		
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
	Maximum Site Coverage 60% maximum building coverage	
COMPLIES	25% minimum permeable surface	
	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

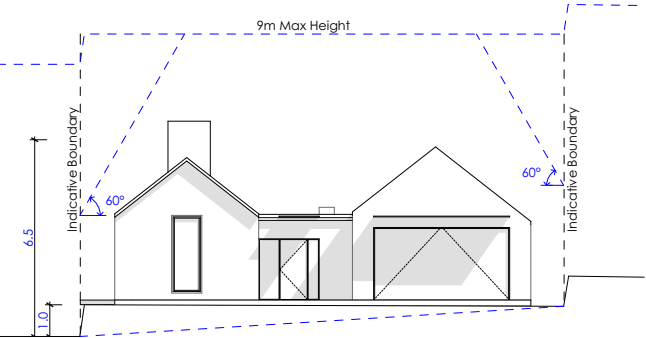
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



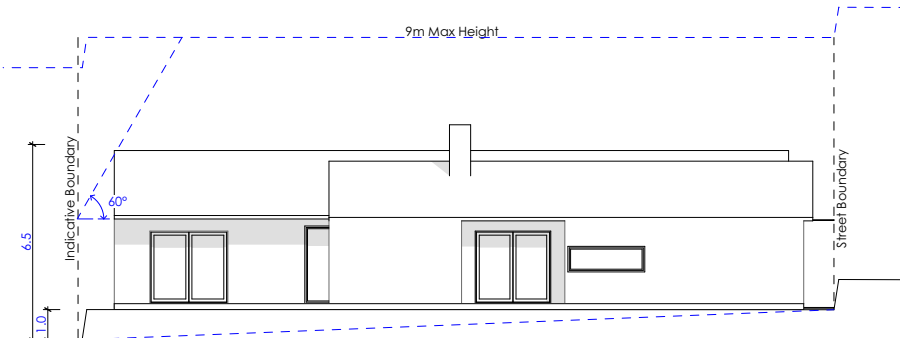
Street Elevation
level site



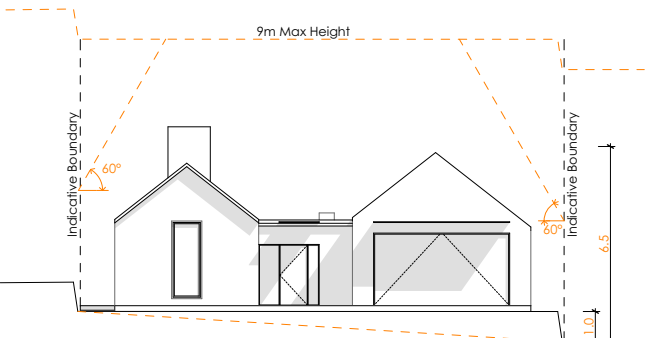
Side Elevation
level site



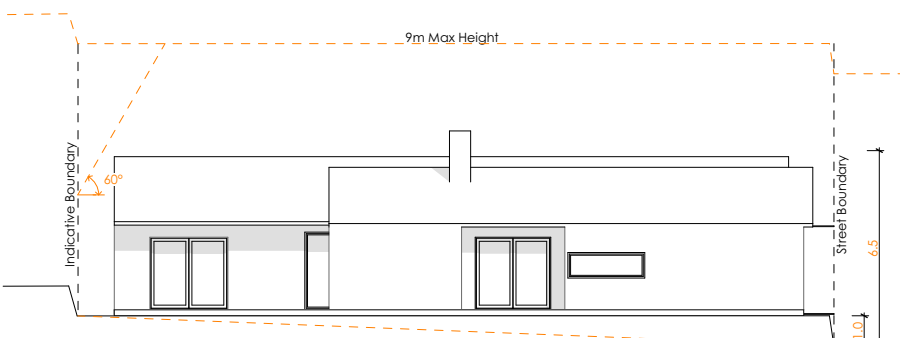
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE F1

2 Storey, 3 Bedroom Seperate Garage

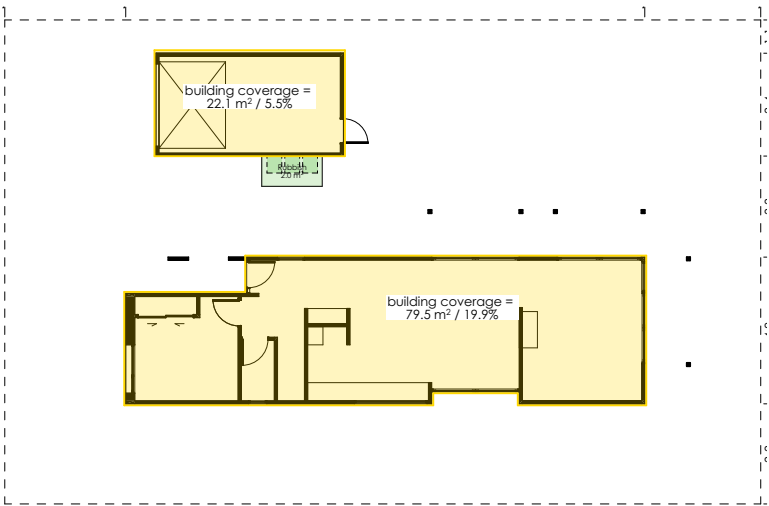
Total Floor Plan Area:
142m² + 21m² garage
Lot: 400 - 450 m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

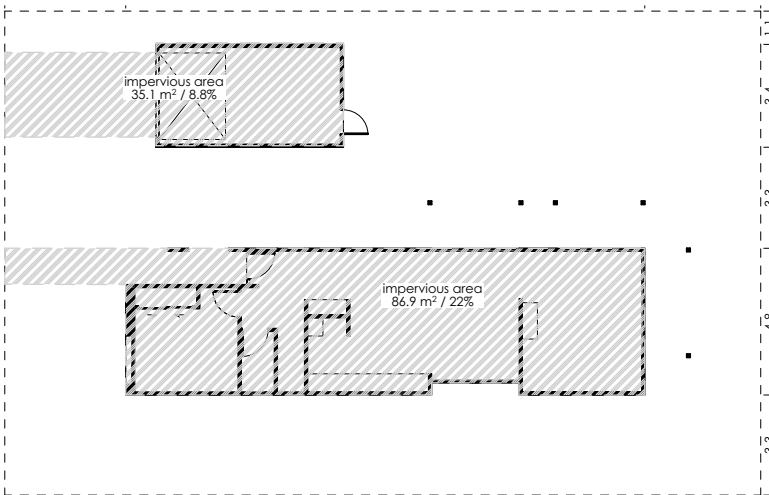
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 400m²	KEY
	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage	
	25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

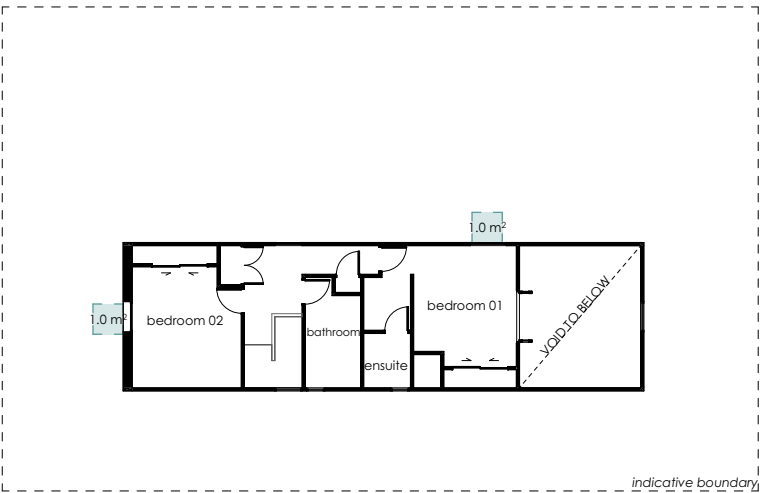
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



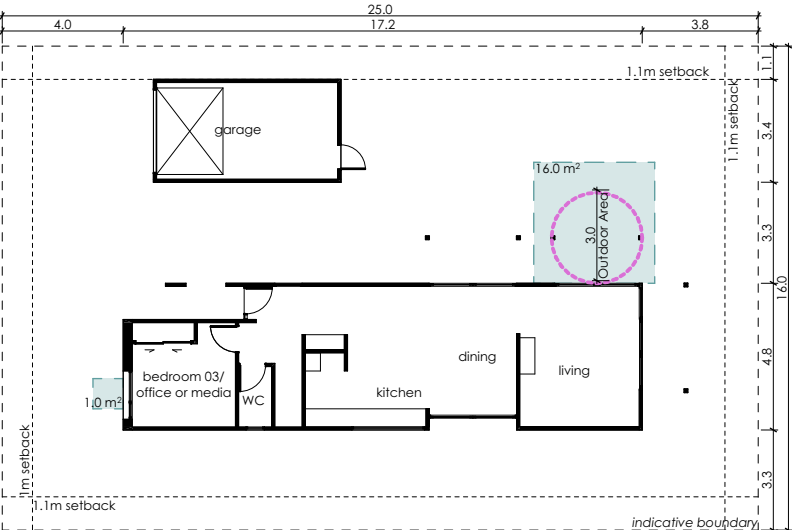
Building Coverage



Impermeable area



First Floor - Outlook & Yards



Ground Floor - Outlook, Outdoor Area & Yards

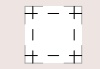
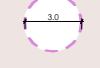
TYPE F1

2 Storey, 3 Bedroom Seperate Garage

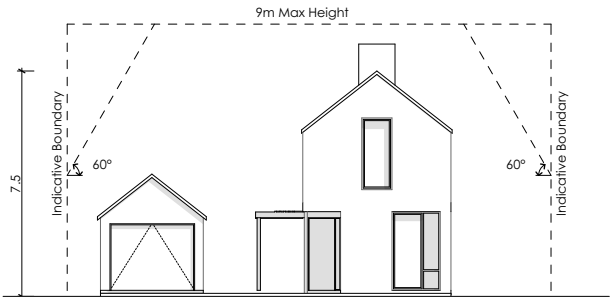
Total Floor Plan Area:
142m² + 21m² garage
Lot: 400 - 450 m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

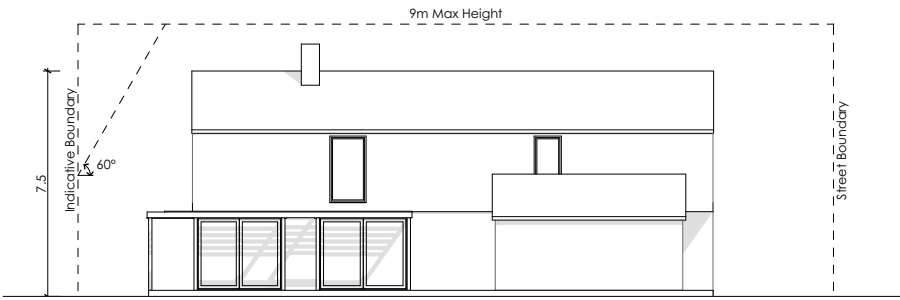
RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 400m ²		
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage	
	25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m ² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

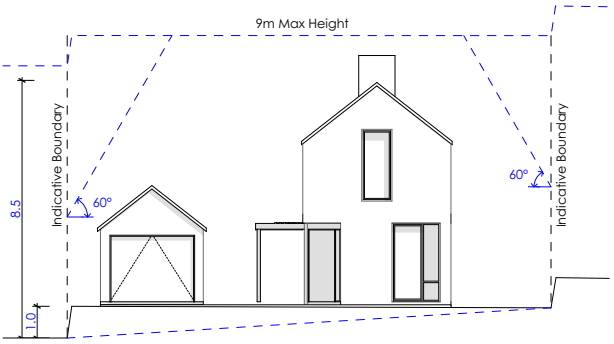
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



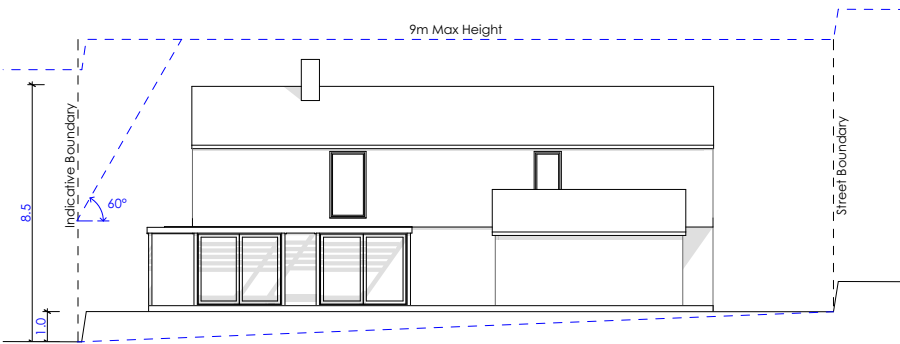
Street Elevation
level site



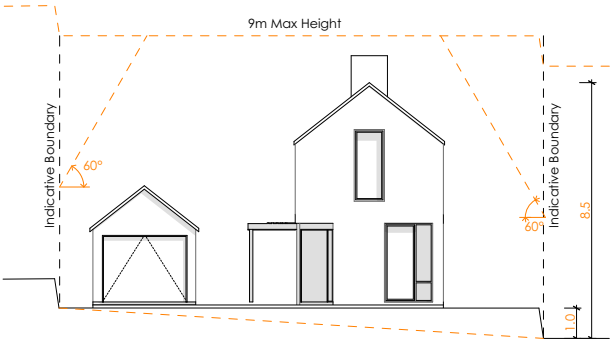
Side Elevation
level site



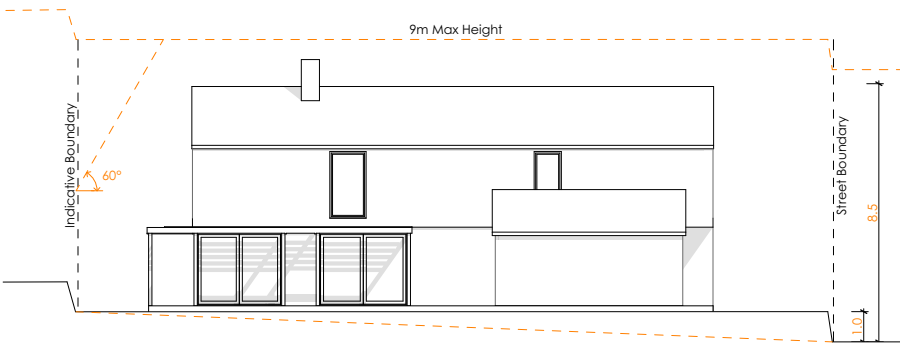
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE G

1 Storey, 3 Bedroom, 2 x Carpad

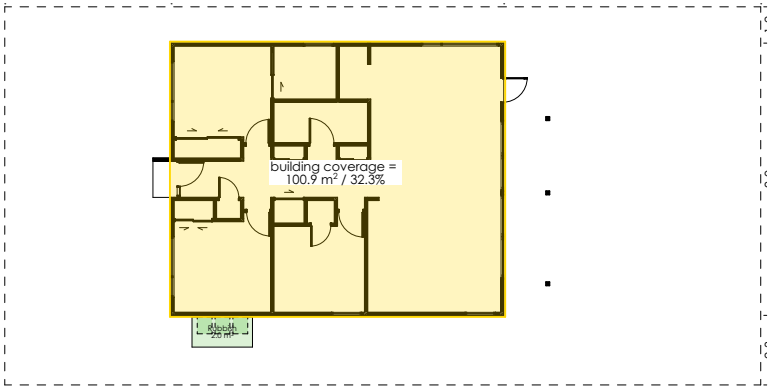
Total Floor Plan Area: 100m²
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

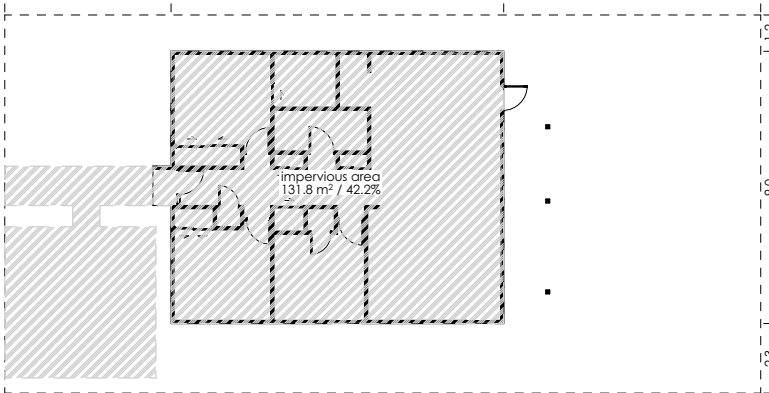
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 300m²	KEY
COMPLIES	Building Height Maximum building height: 9m* Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

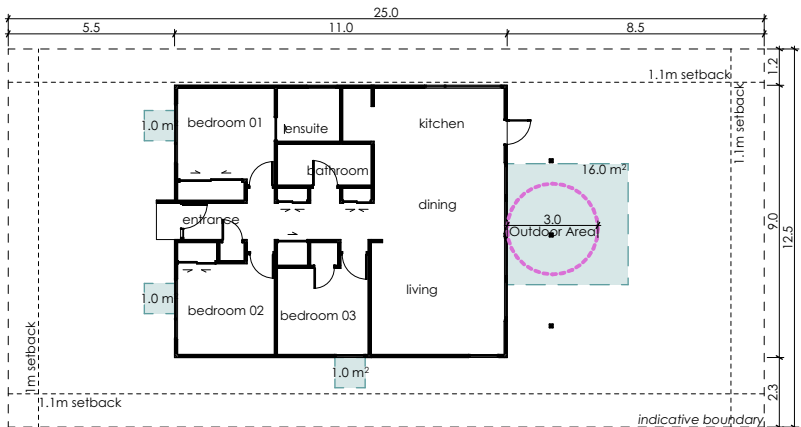
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

TYPE G

1 Storey, 3 Bedroom, 2 x Carpad

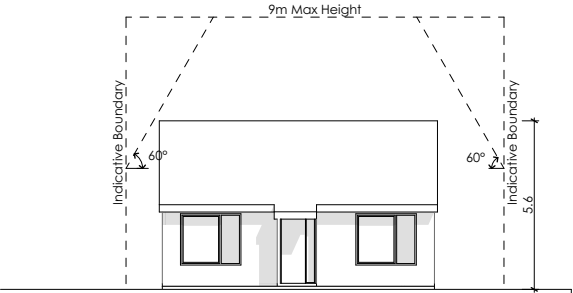
Total Floor Plan Area: 100m²
Lot: 300m² Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

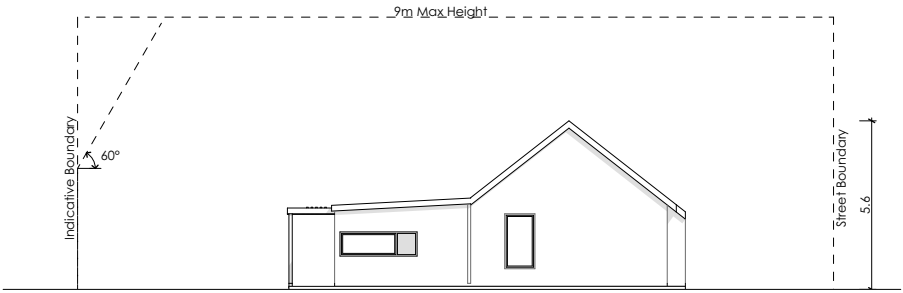
RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
	Minimum lot size: 300m ²	
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
	Maximum Site Coverage 60% maximum building coverage	
	25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m ² minimum	
COMPLIES	Outdoor living space: 20m ² with minimum 3m dimension at ground level 4m ² with minimum 2m dimension at first floor	

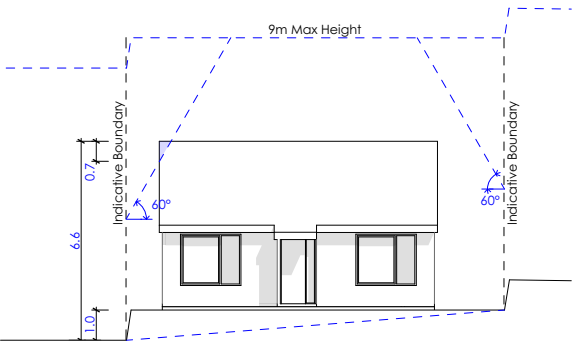
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



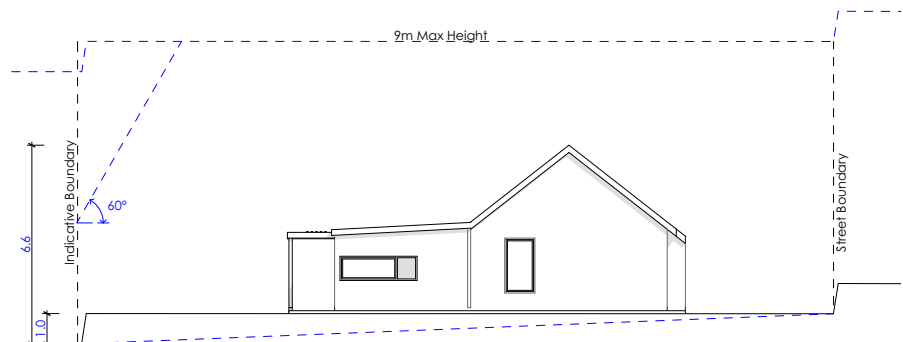
Street Elevation
level site



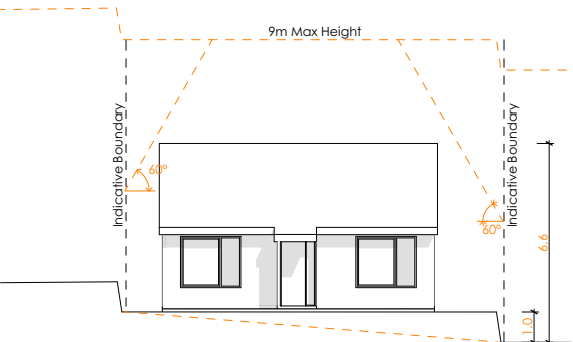
Side Elevation
level site



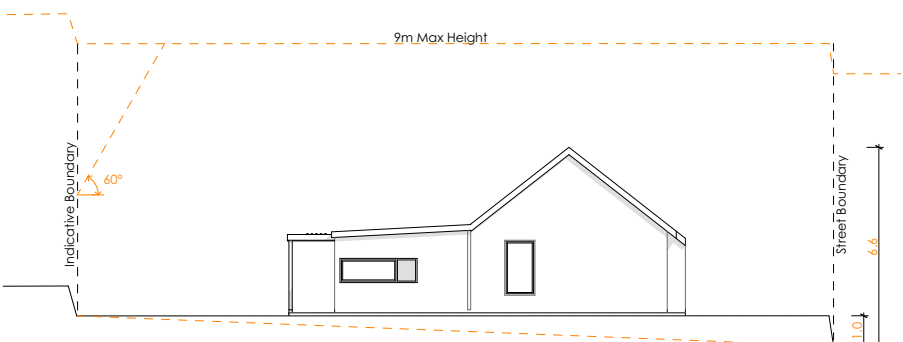
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

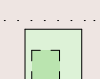
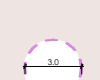
TYPE H

1 Storey, 2 Bedroom, Carpad

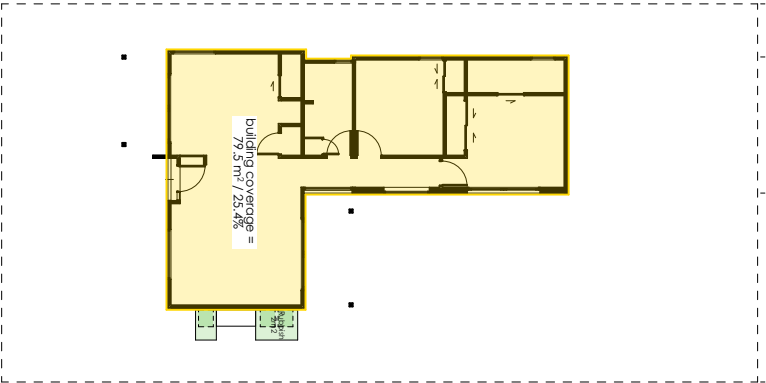
Total Floor Plan Area: 77.5m²
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

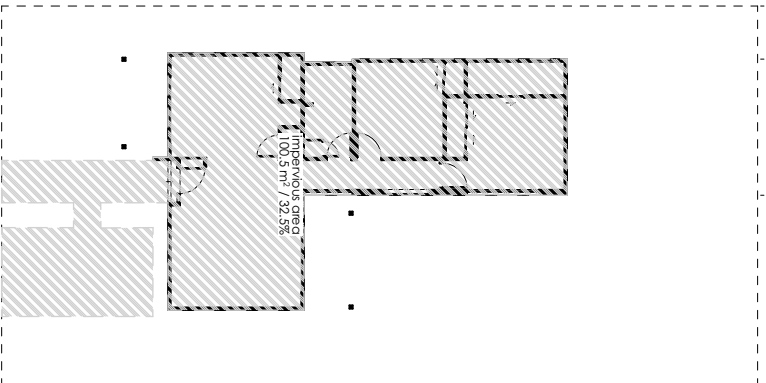
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details	KEY
	Minimum lot size: 300m²	
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
	Maximum Site Coverage 60% maximum building coverage	
	25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

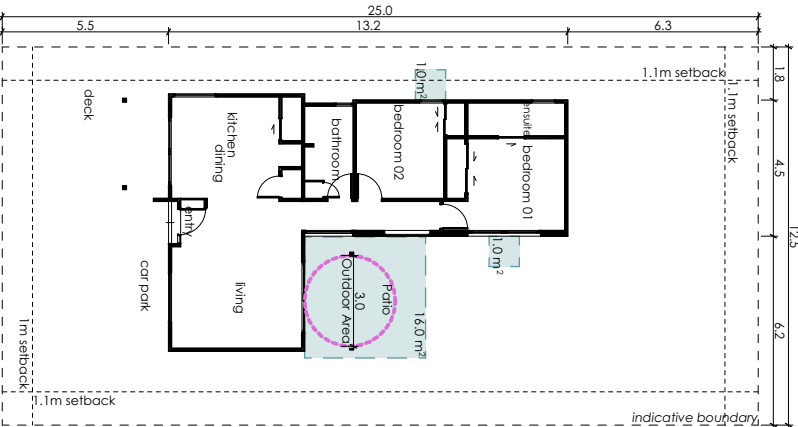
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

TYPE H

1 Storey, 2 Bedroom, Carpad

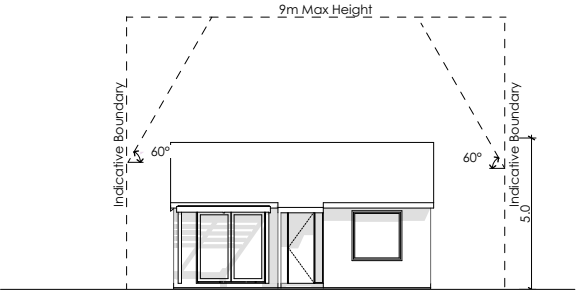
Total Floor Plan Area: 77.5m²
Lot: 300m² Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

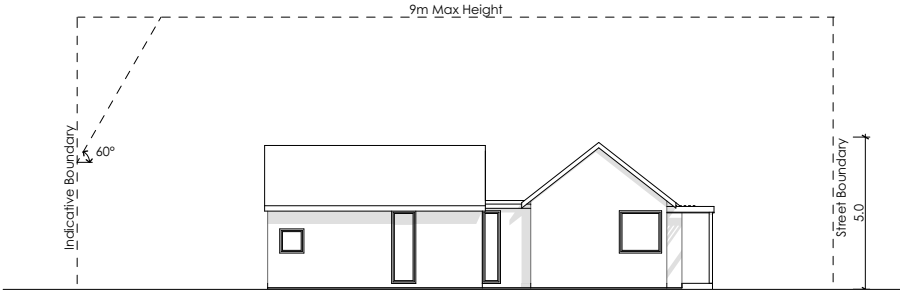
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 300m ²	KEY
COMPLIES	Building Height Maximum building height: 9m* Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m ² minimum	
COMPLIES	Outdoor living space: 20m ² with minimum 3m dimension at ground level 4m ² with minimum 2m dimension at first floor	

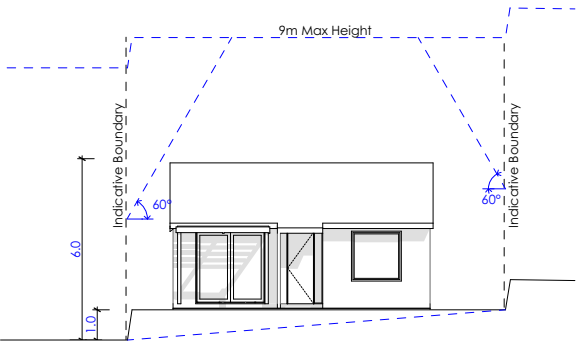
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



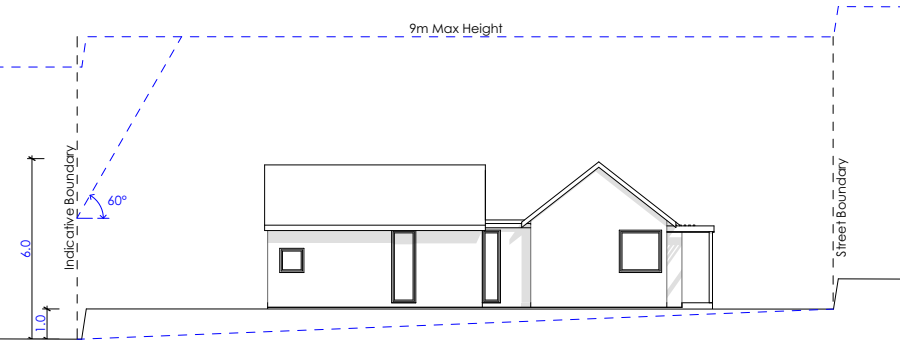
Street Elevation
level site



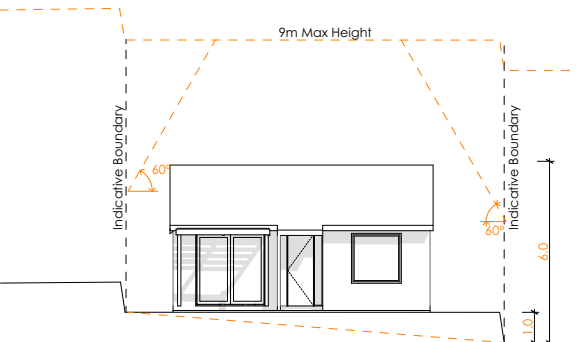
Side Elevation
level site



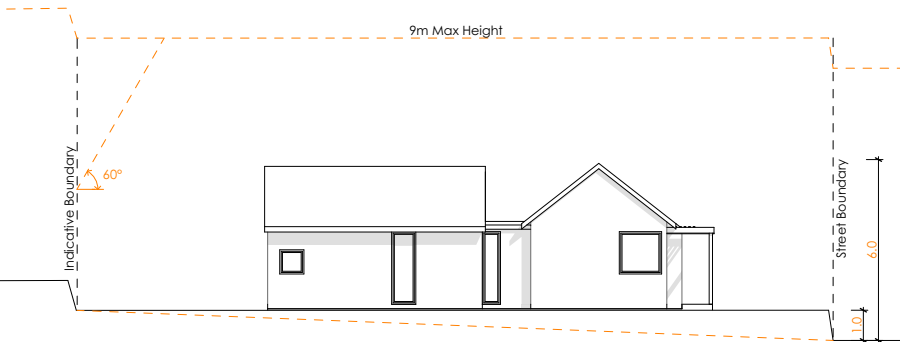
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE H1

1 Storey, 2 Bedroom, Carpad

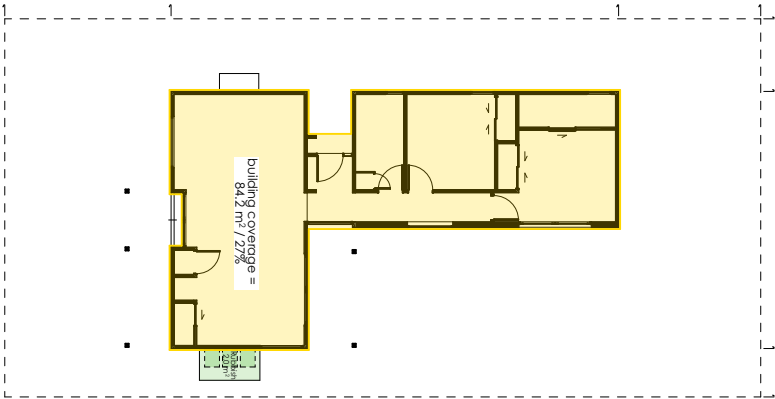
Total Floor Plan Area: 80.9m²
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

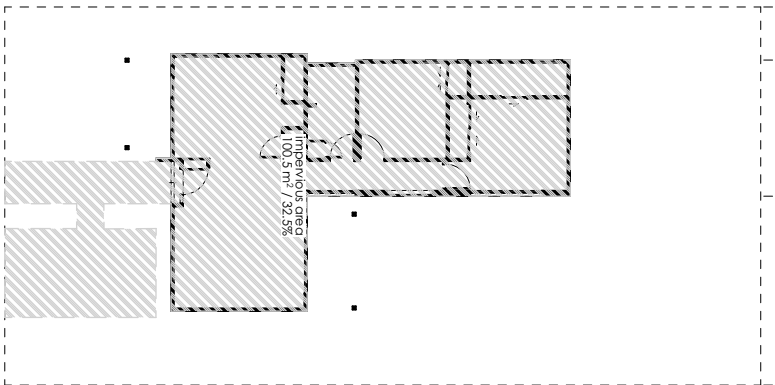
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 300m²	KEY
COMPLIES	Building Height Maximum building height: 9m* Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

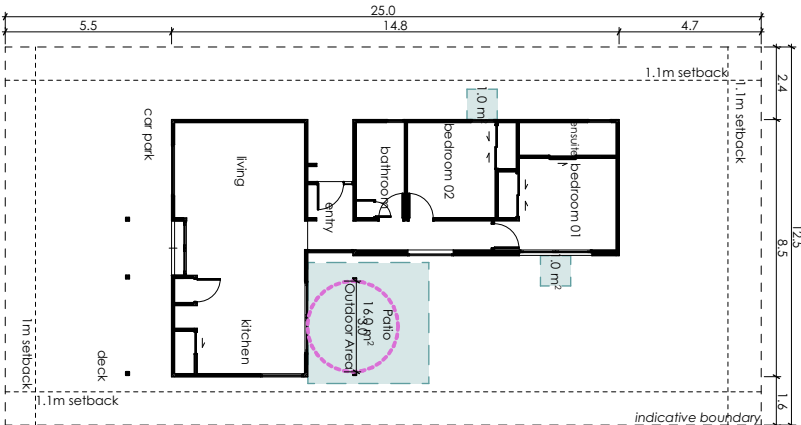
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

TYPE H1

1 Storey, 2 Bedroom, Carpad

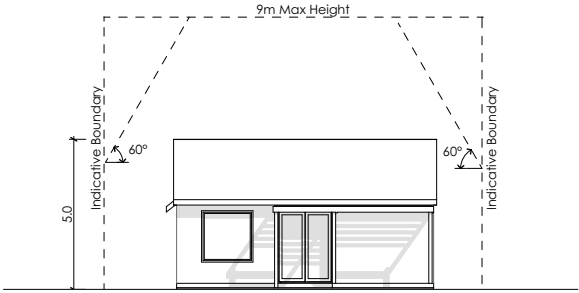
Total Floor Plan Area: 80.9m²
Lot: 300m² Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

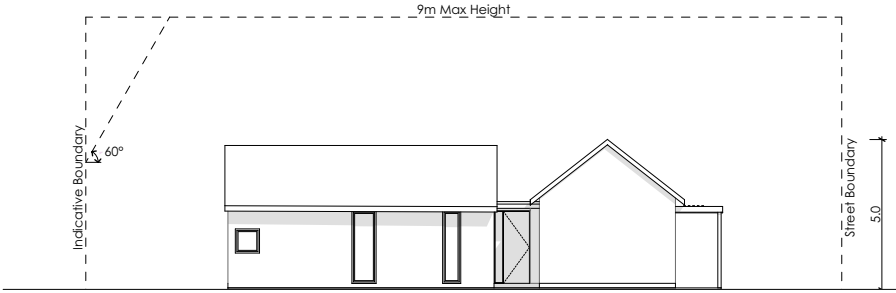
RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 300m ²		
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage	
	25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m ² minimum	
COMPLIES	Outdoor living space: 20m ² with minimum 3m dimension at ground level 4m ² with minimum 2m dimension at first floor	

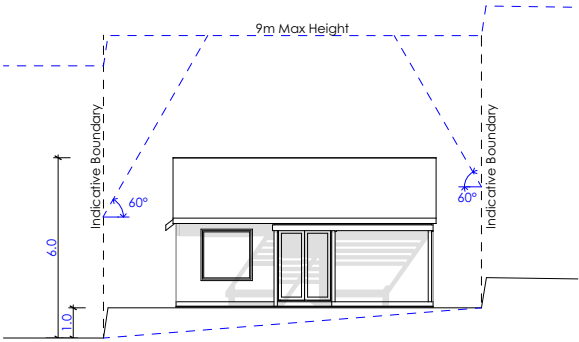
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



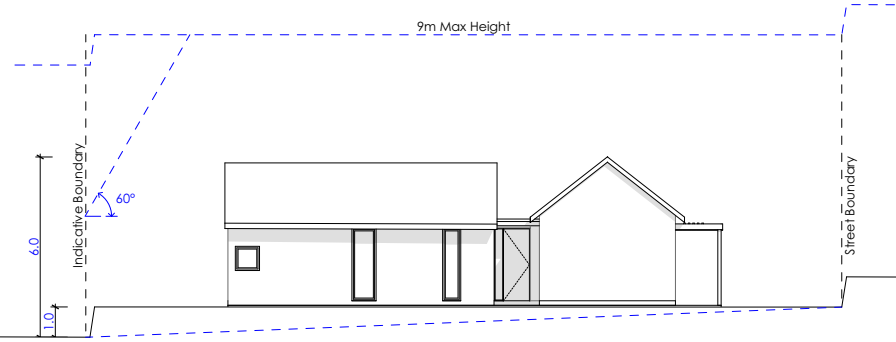
Street Elevation
level site



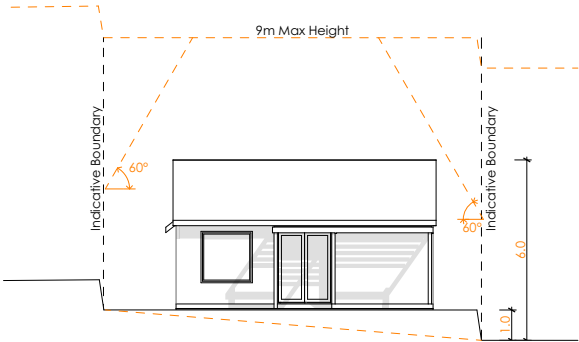
Side Elevation
level site



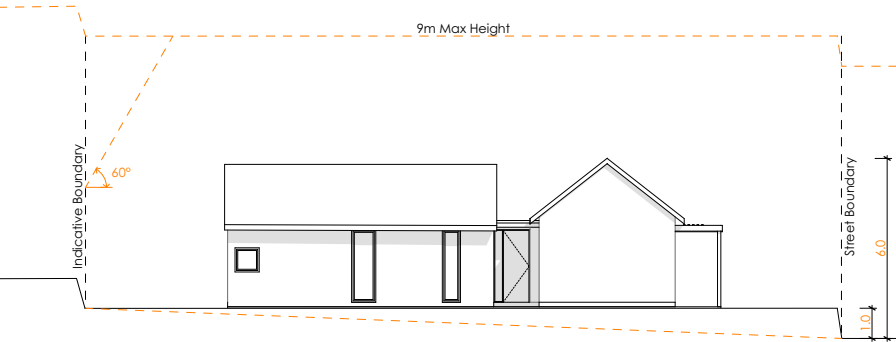
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE H2

1 Storey, 2 Bedroom, Carpad

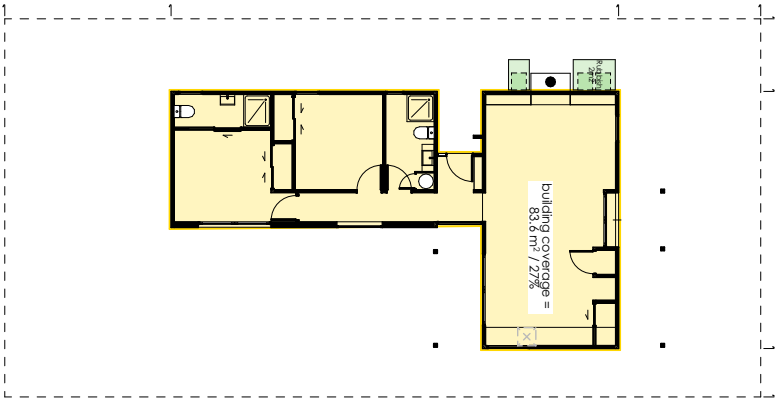
Total Floor Plan Area: 81.5m²
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

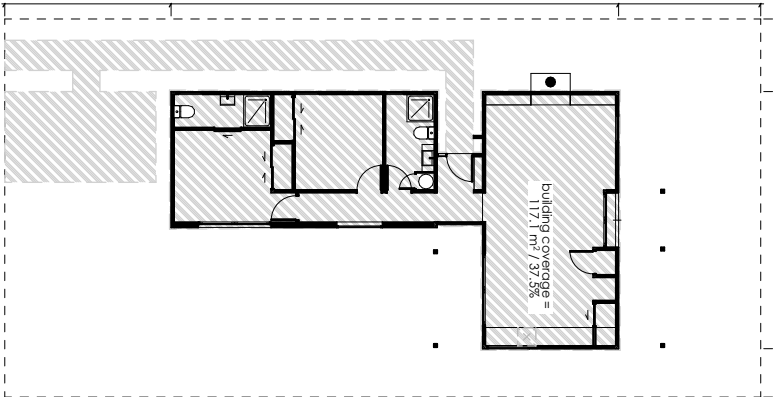
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 300m²	KEY
COMPLIES	Building Height Maximum building height: 9m* Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

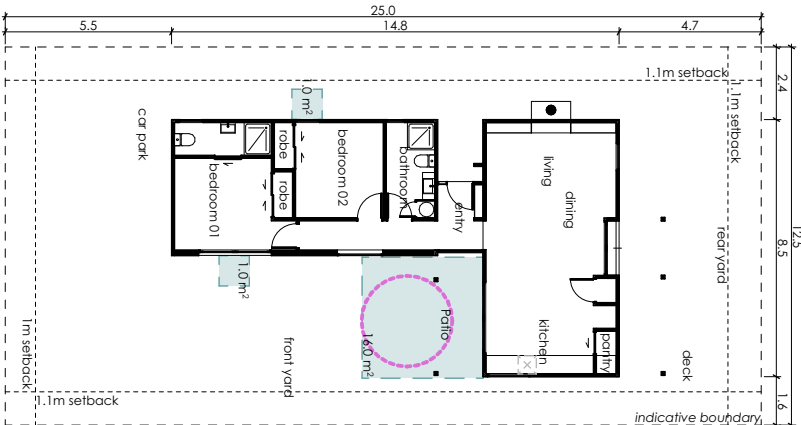
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

TYPE H2

1 Storey, 2 Bedroom, Carpad

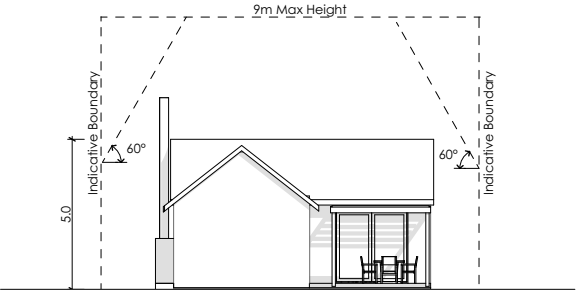
Total Floor Plan Area: 81.5m²
Lot: 300m² Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

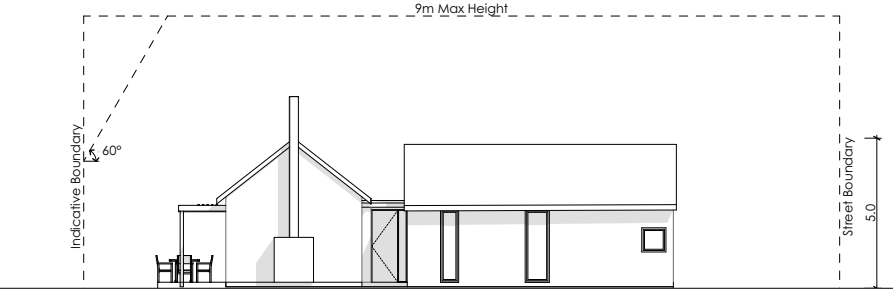
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 300m ²	KEY
COMPLIES	Building Height Maximum building height: 9m* Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m ² minimum	
COMPLIES	Outdoor living space: 20m ² with minimum 3m dimension at ground level 4m ² with minimum 2m dimension at first floor	

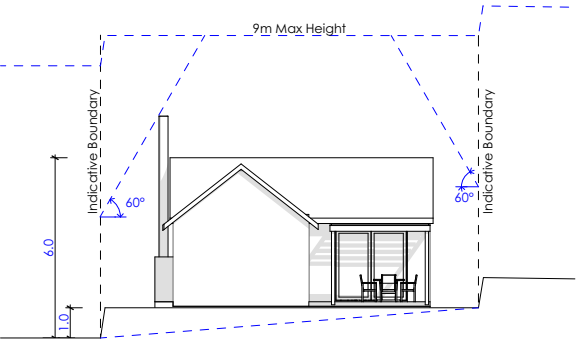
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



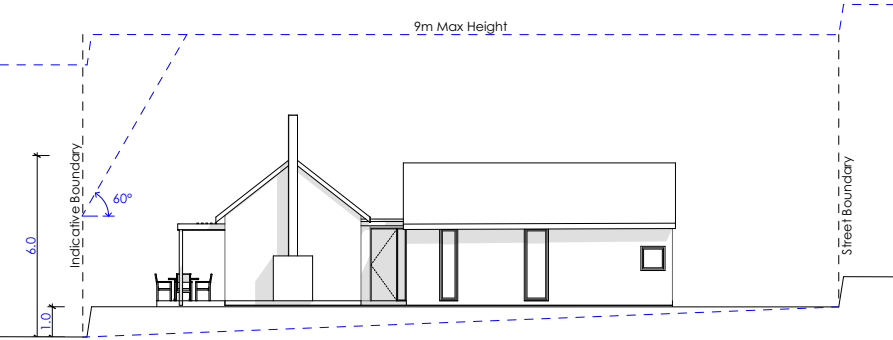
Street Elevation
level site



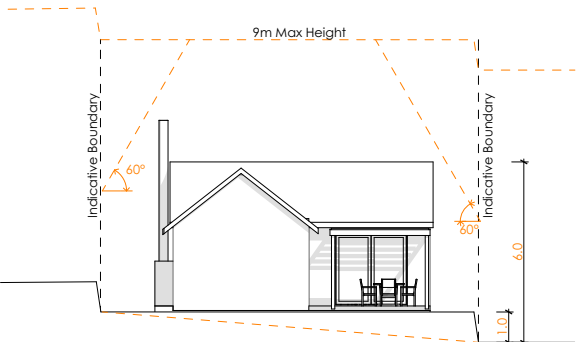
Side Elevation
level site



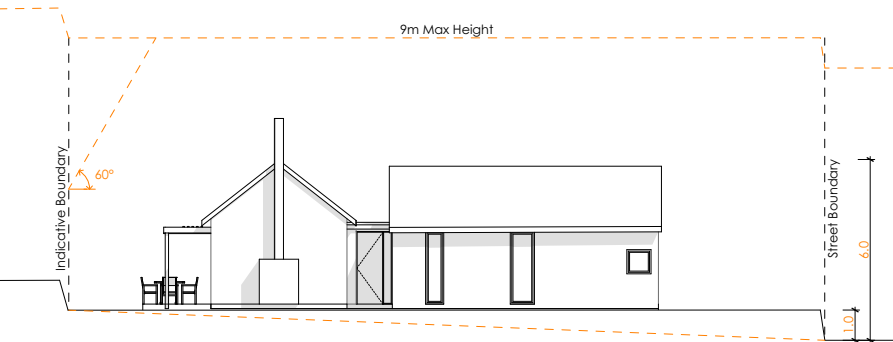
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE J

1 Storey, 3 Bedroom, Garage

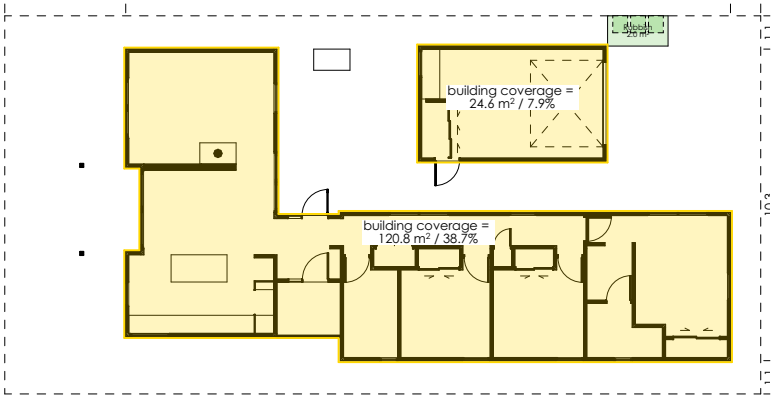
Total Floor Plan Area:
114m² + 27m² garage
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

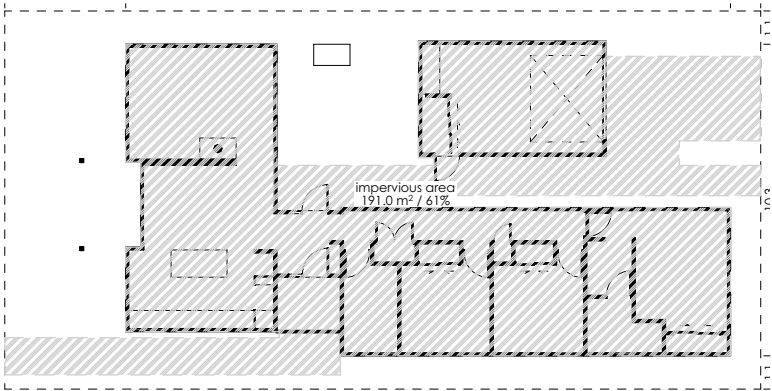
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 300m²	KEY
COMPLIES	Building Height Maximum building height: 9m* Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

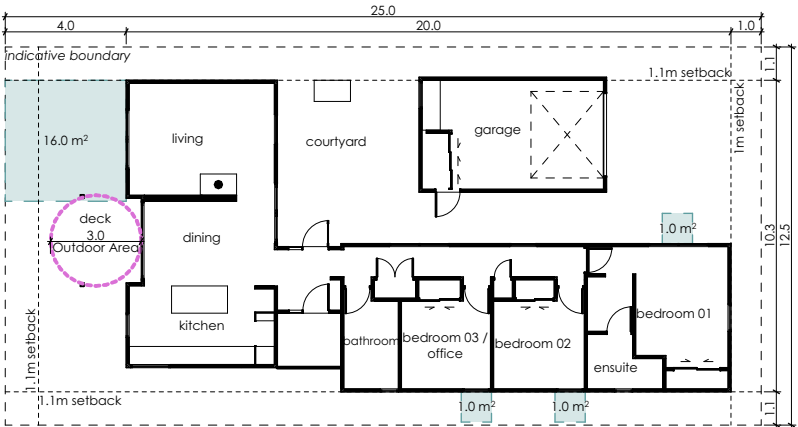
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

TYPE J

1 Storey, 3 Bedroom, Garage

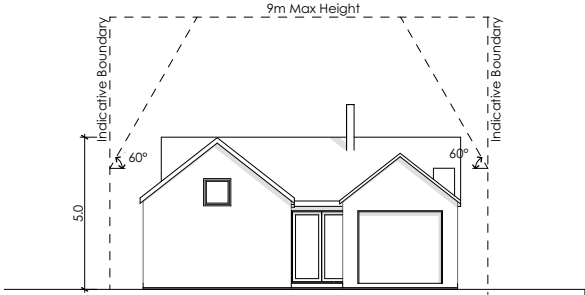
Total Floor Plan Area:
114m² + 27m² garage
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

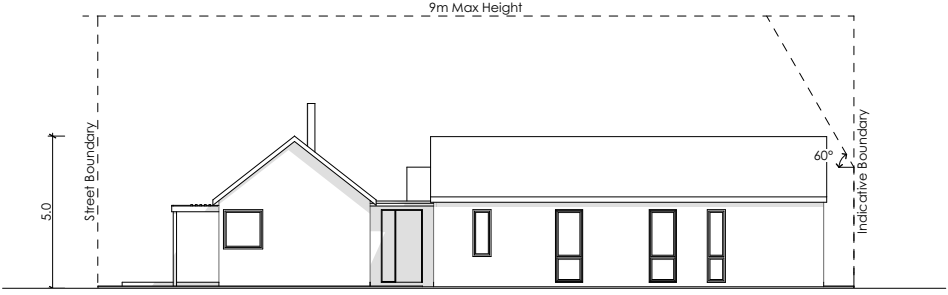
RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 300m²		
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage	
	25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

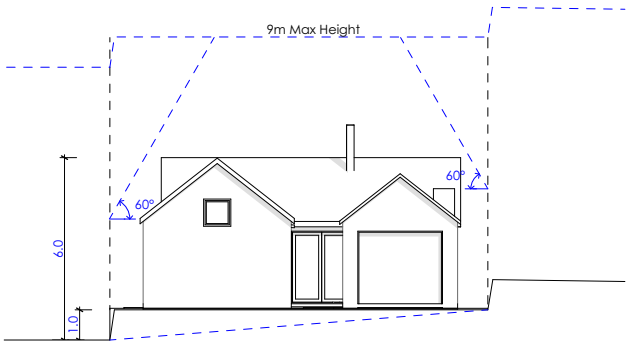
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



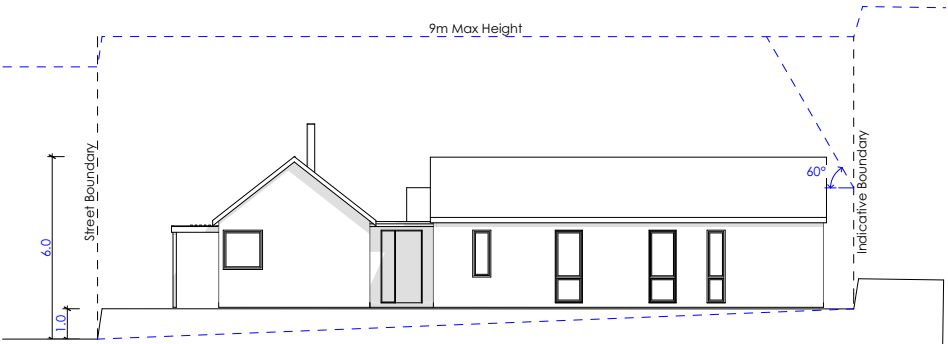
Street Elevation
level site



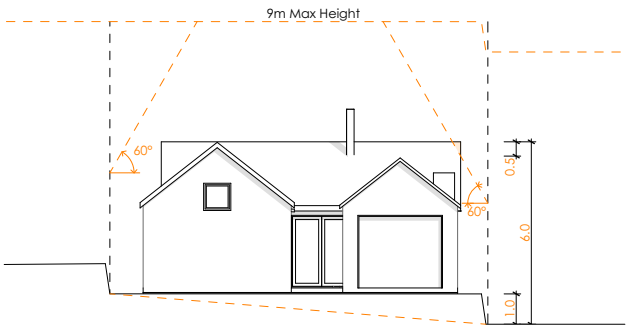
Side Elevation
level site



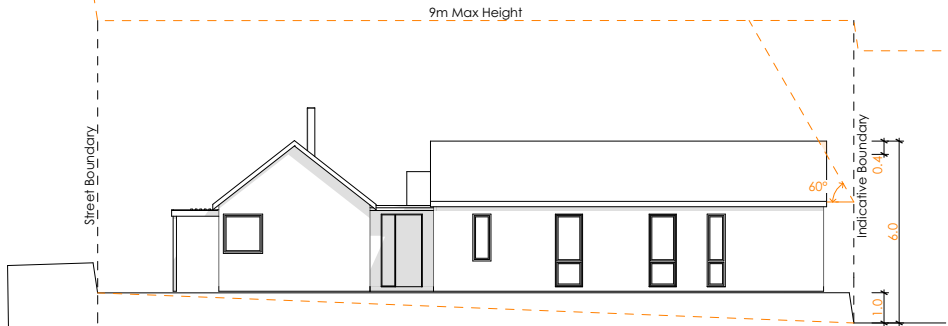
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE J1

1 Storey, 3 Bedroom, Internal Garage

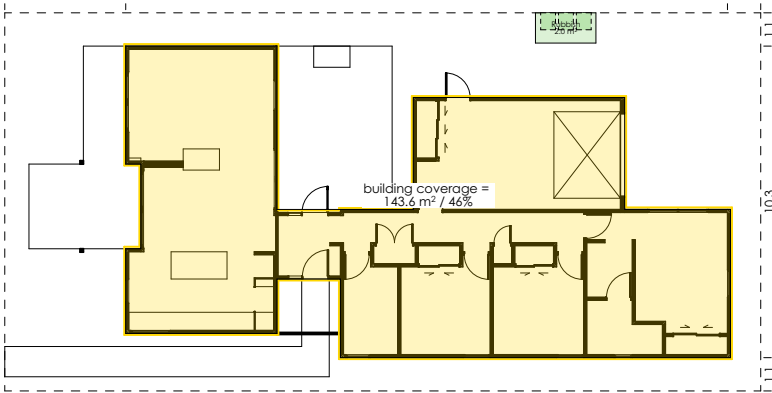
Total Floor Plan Area:
114m² + 26m² garage
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

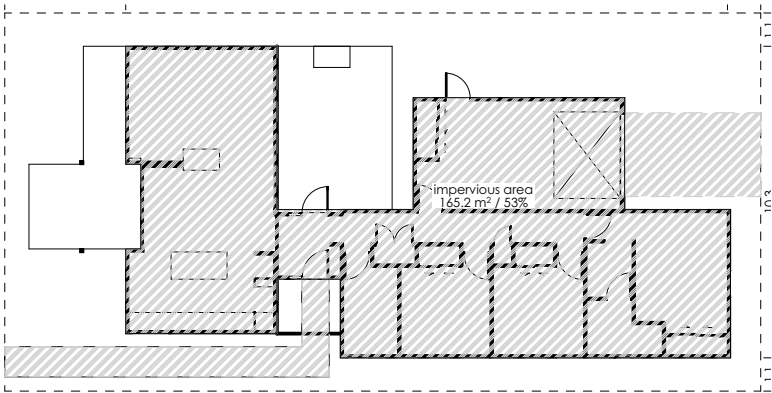
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details	KEY
	Minimum lot size: 300m²	
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	 
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

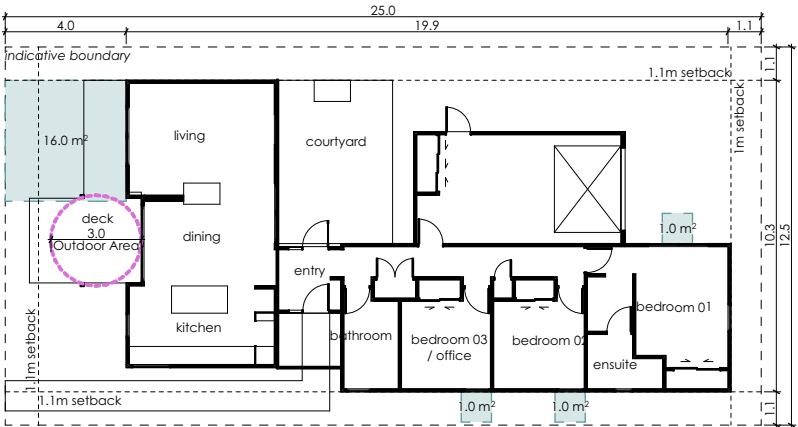
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

TYPE J1

1 Storey, 3 Bedroom, Internal Garage

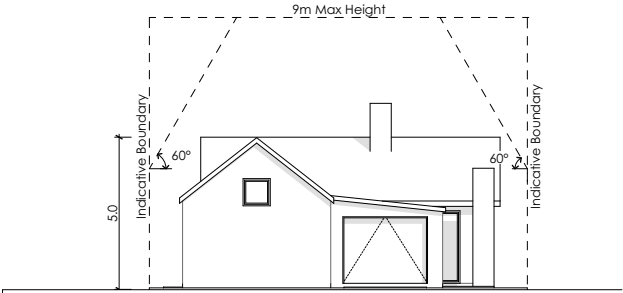
Total Floor Plan Area:
114m² + 26m² garage
Lot: 300m2 Sites

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

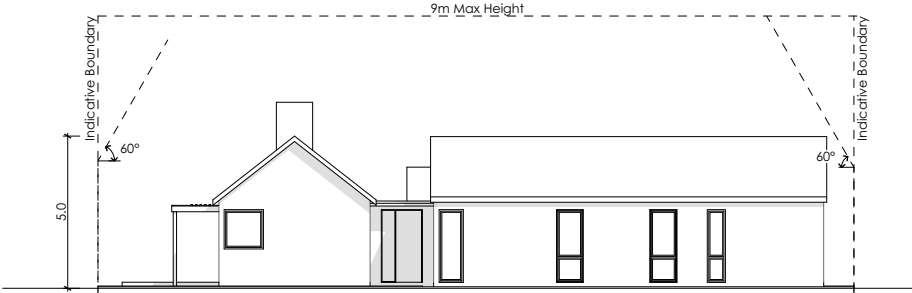
RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 300m²		
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
	Maximum Site Coverage 60% maximum building coverage	
COMPLIES	25% minimum permeable surface	
	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

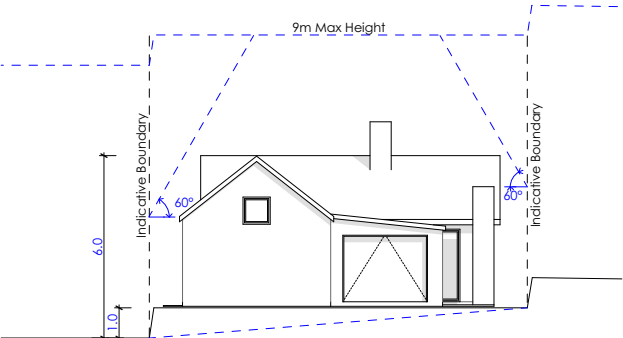
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



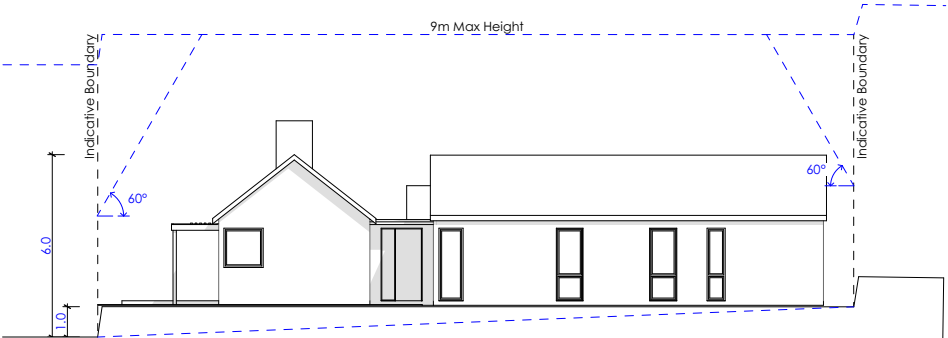
Street Elevation
level site



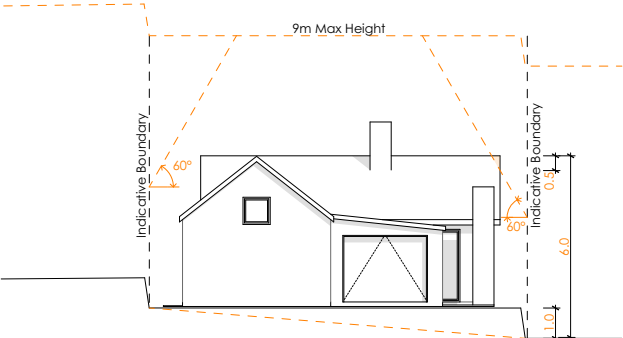
Side Elevation
level site



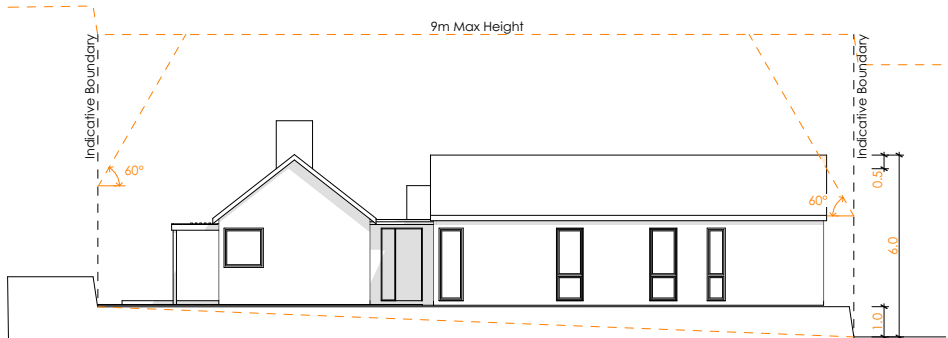
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

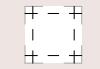
TYPE K

2 Storey, 4 Bedroom, Double Garage

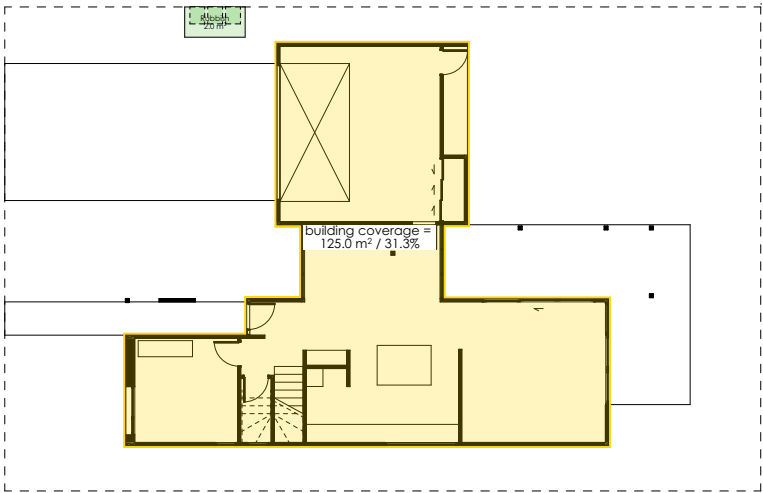
Total Floor Plan Area:
164m² + 35m² garage

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

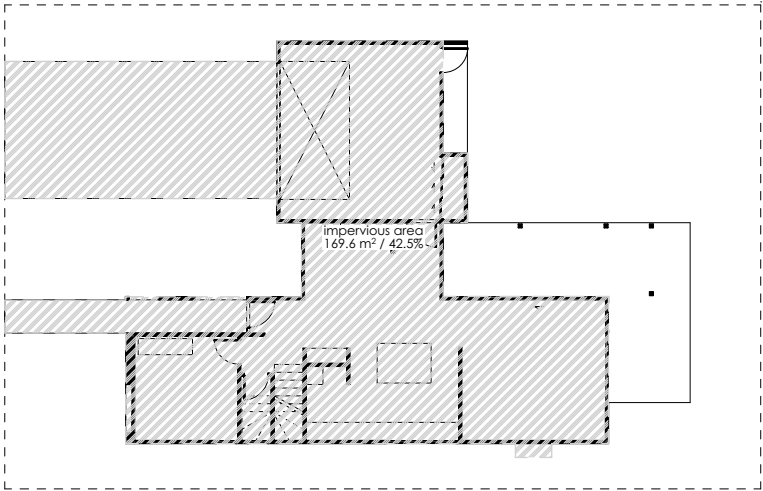
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 400m ²	KEY
COMPLIES	Building Height Maximum building height: 9m* Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	 
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m ² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

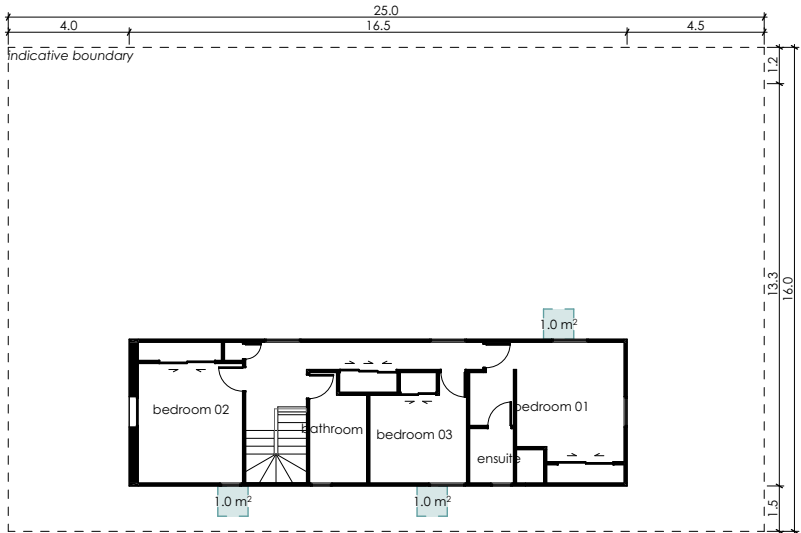
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



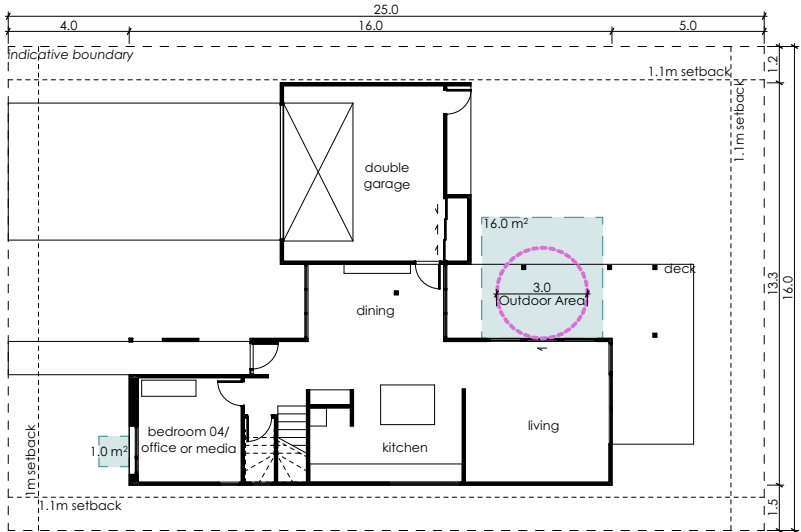
Building Coverage



Impermeable area



First Floor - Outlook & Yards



Ground Floor - Outlook, Outdoor Area & Yards

TYPE K

2 Storey, 4 Bedroom, Double Garage

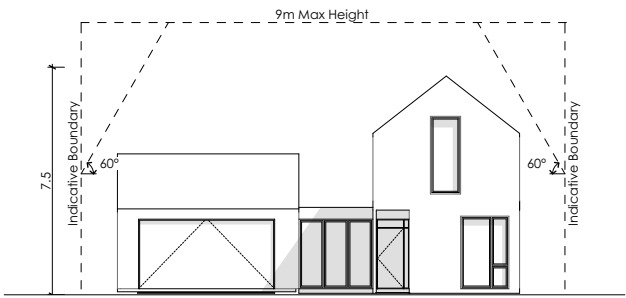
Total Floor Plan Area:
164m² + 35m² garage

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

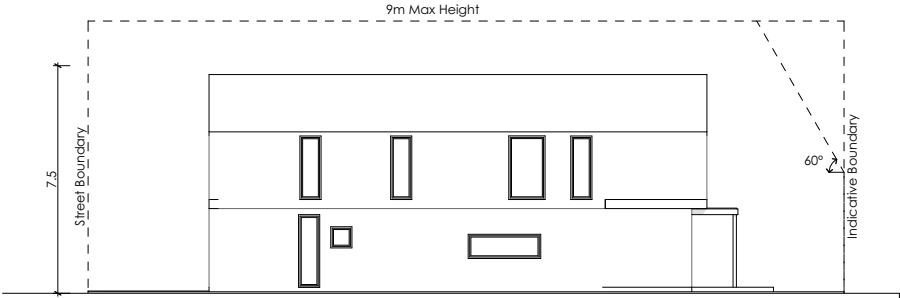
RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 400m²		
COMPLIES	Building Height Maximum building height: 9m* Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m² with minimum 3m dimension at ground level 4m² with minimum 2m dimension at first floor	

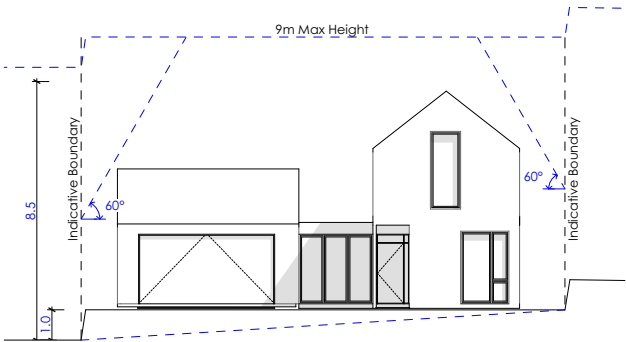
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



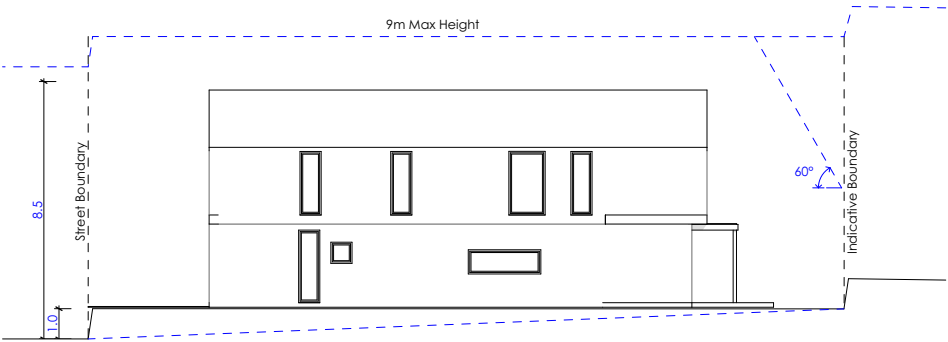
Street Elevation
level site



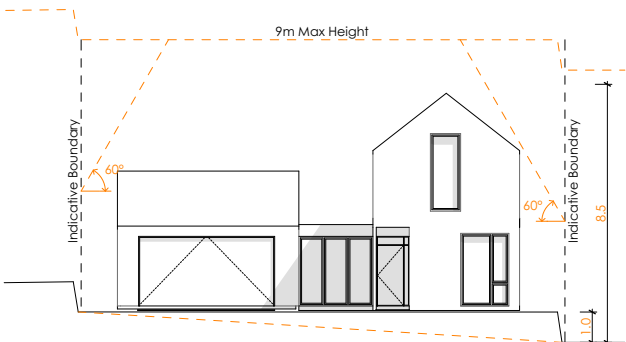
Side Elevation
level site



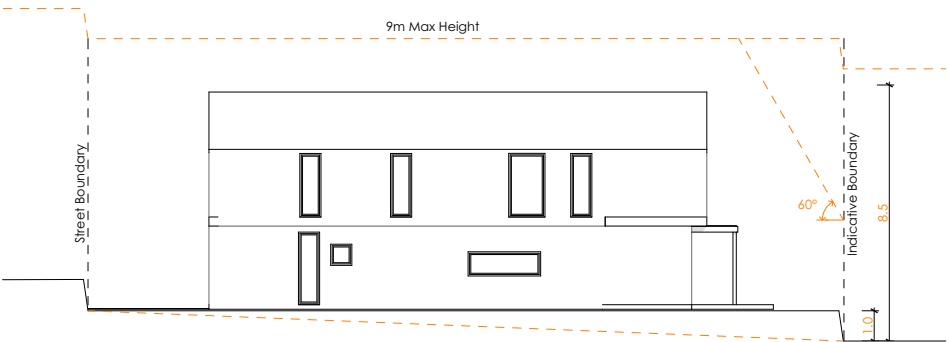
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE L

2 Storey, 4 Bedroom, Double Garage

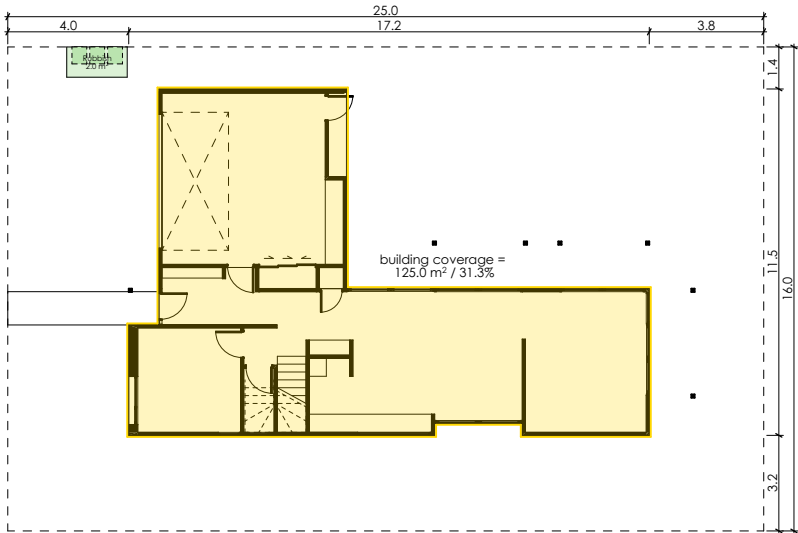
Total Floor Plan Area:
168m² + 34m² garage

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

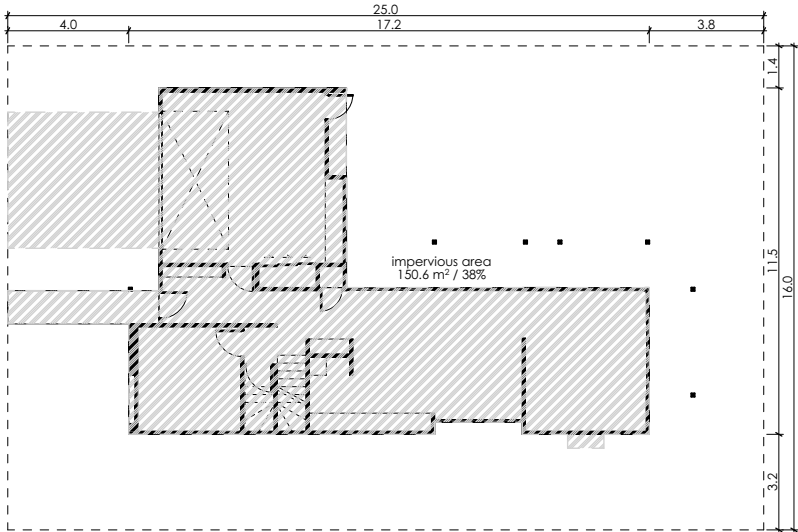
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 400m²	KEY
	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage	
	25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

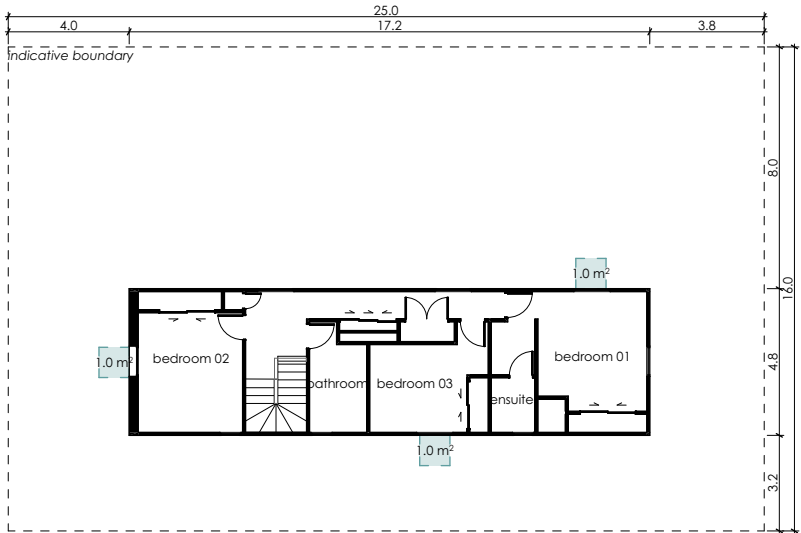
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



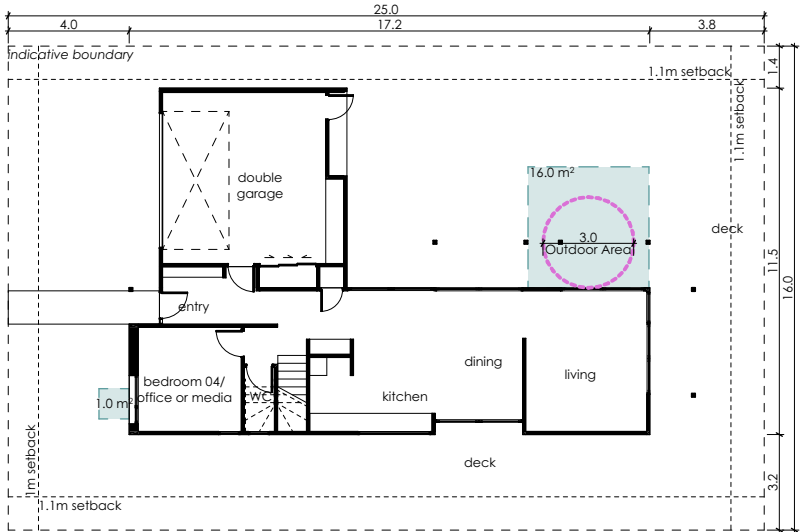
Building Coverage



Impermeable area



First Floor - Outlook & Yards



Ground Floor - Outlook, Outdoor Area & Yards

TYPE L

2 Storey, 4 Bedroom, Double Garage

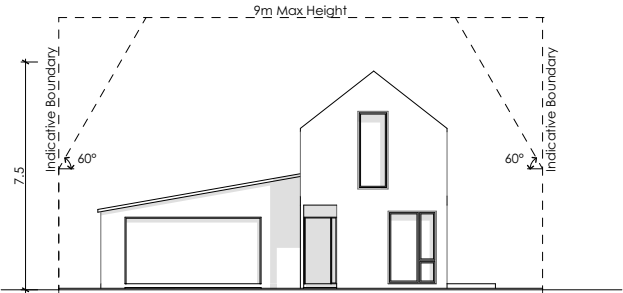
Total Floor Plan Area:
168m² + 34m² garage

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 400m ²		
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
	Maximum Site Coverage 60% maximum building coverage	
COMPLIES	25% minimum permeable surface	
	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m ² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

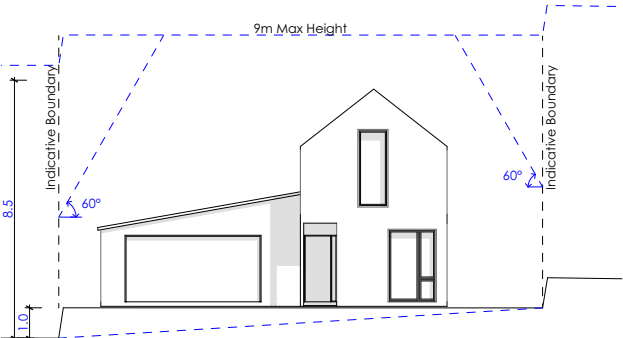
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



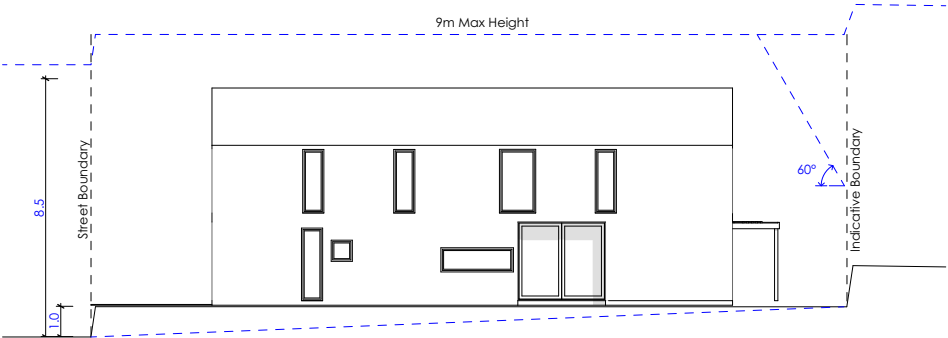
Street Elevation
level site



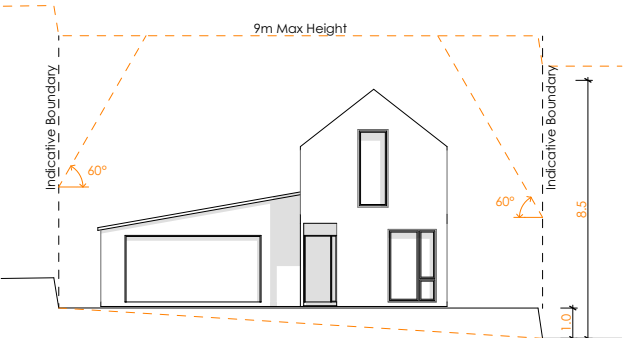
Side Elevation
level site



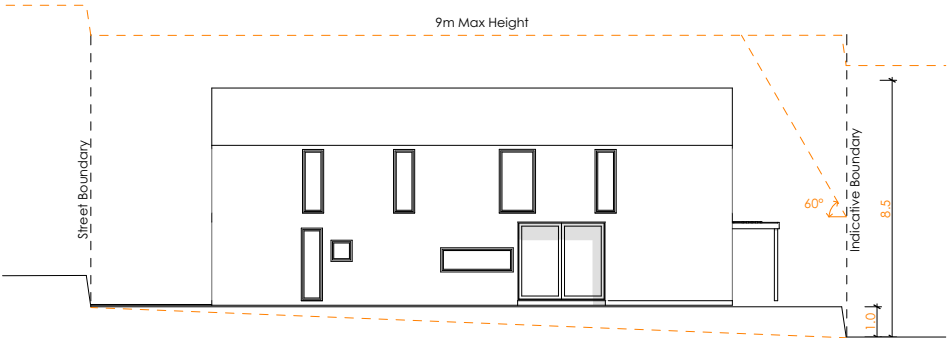
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE M

2 Storey, 4 Bedroom, Double Garage, Loft Studio

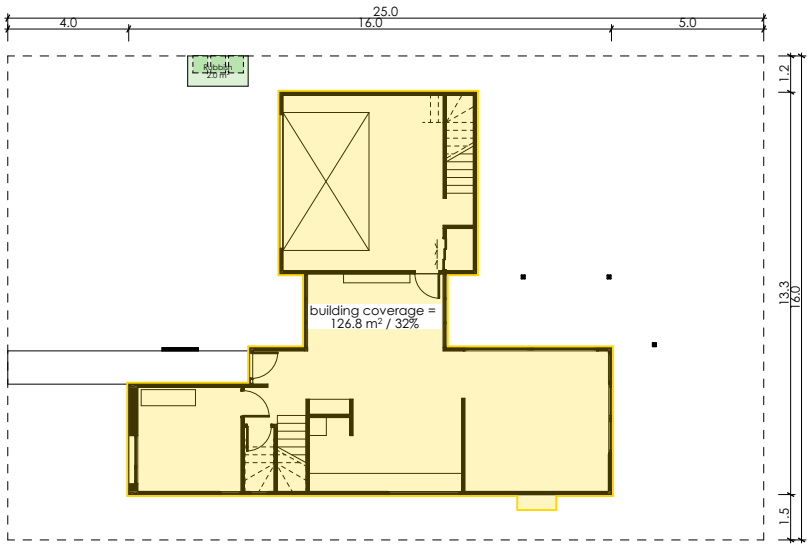
Total Floor Plan Area:
168m² + 34m² garage + 32m² Loft Studio

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

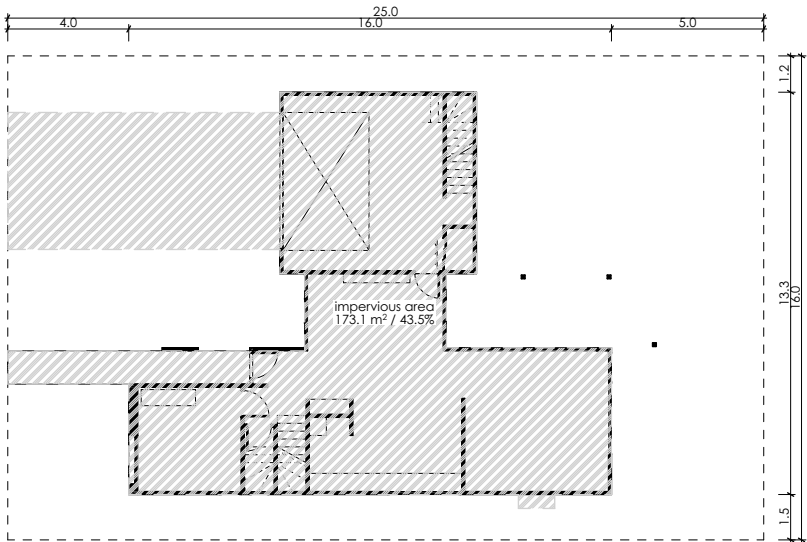
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 400m²	KEY
	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage	
	25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

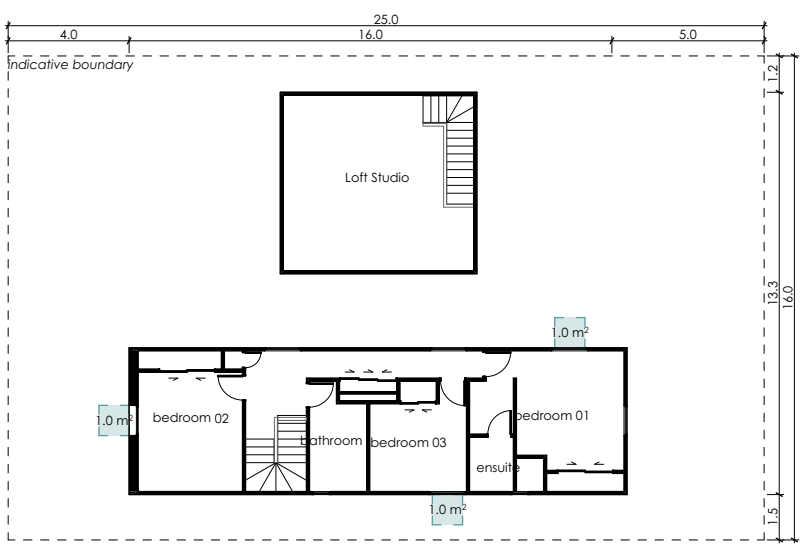
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



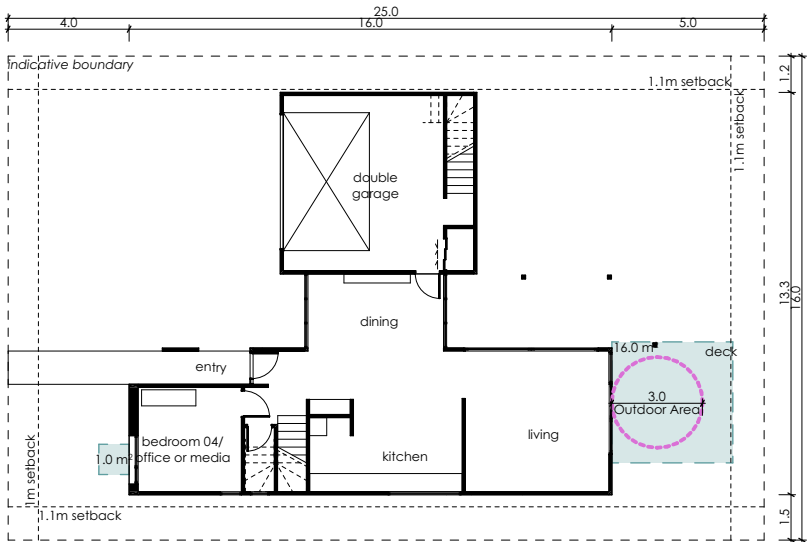
Building Coverage



Impermeable area



First Floor - Outlook & Yards



Ground Floor - Outlook, Outdoor Area & Yards

TYPE M

2 Storey, 4 Bedroom, Double Garage, Loft Studio

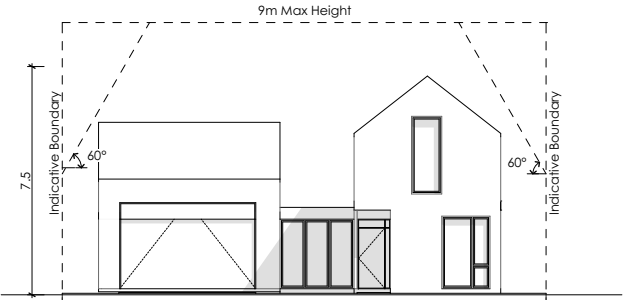
Total Floor Plan Area:
168m² + 34m² garage + 32m² Loft Studio

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

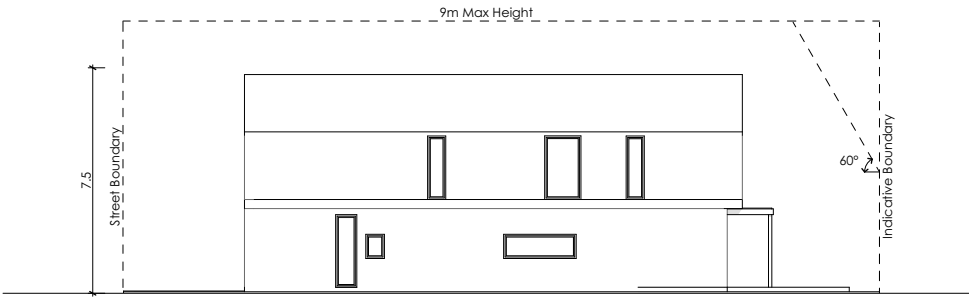
RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 400m ²		
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
	Maximum Site Coverage 60% maximum building coverage	
COMPLIES	25% minimum permeable surface	
	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m ² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

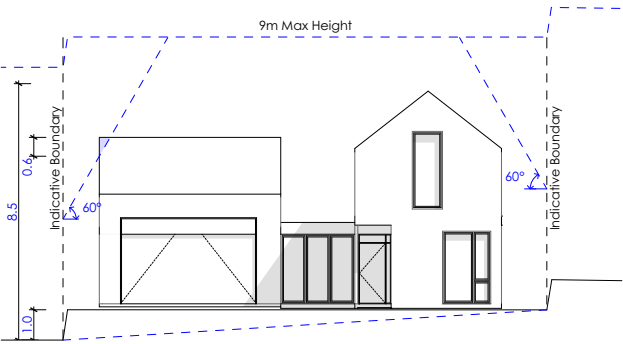
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



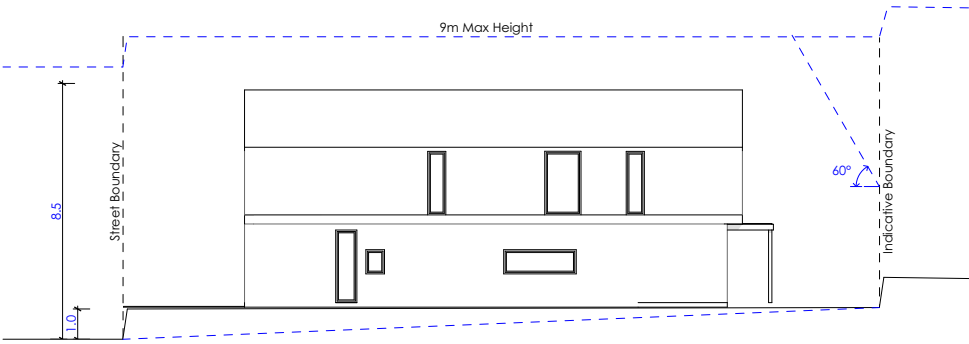
Street Elevation
level site



Side Elevation
level site



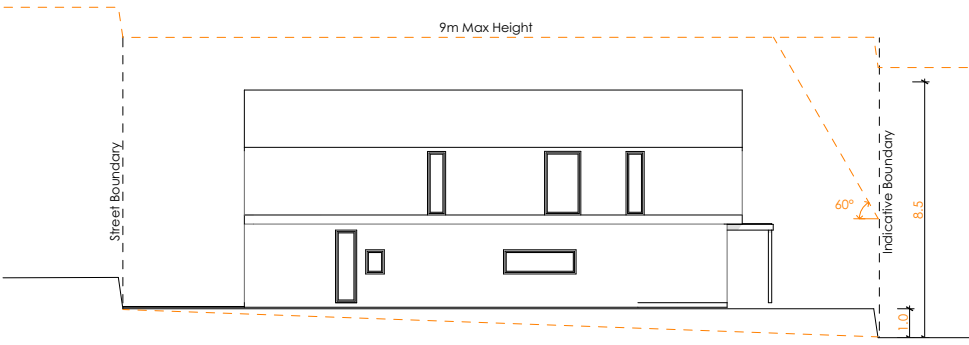
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

TYPE N

1 Storey, 3 Bedroom, Double Garage

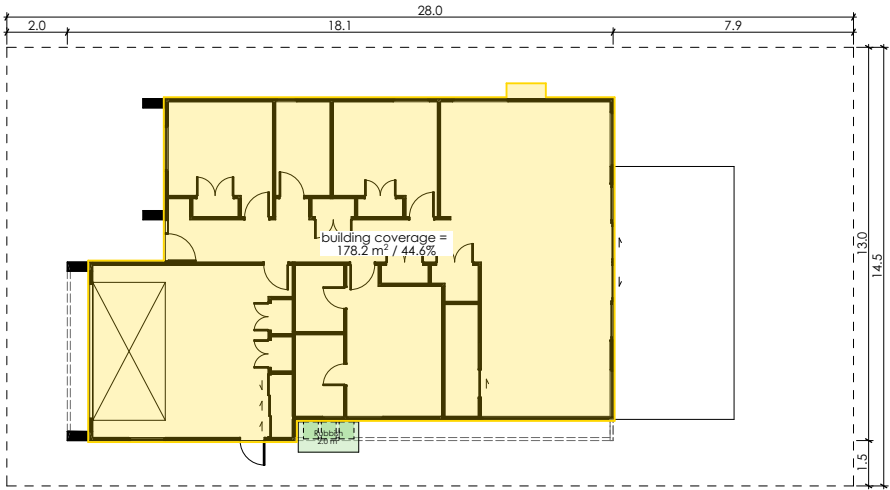
Total Floor Plan Area:
135m² + 39m² garage

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

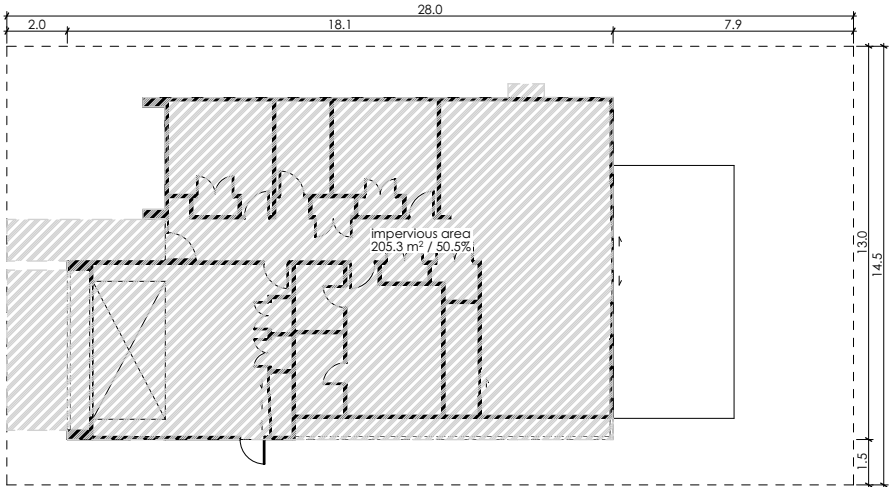
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 400m²	KEY
COMPLIES	Building Height Maximum building height: 9m* Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

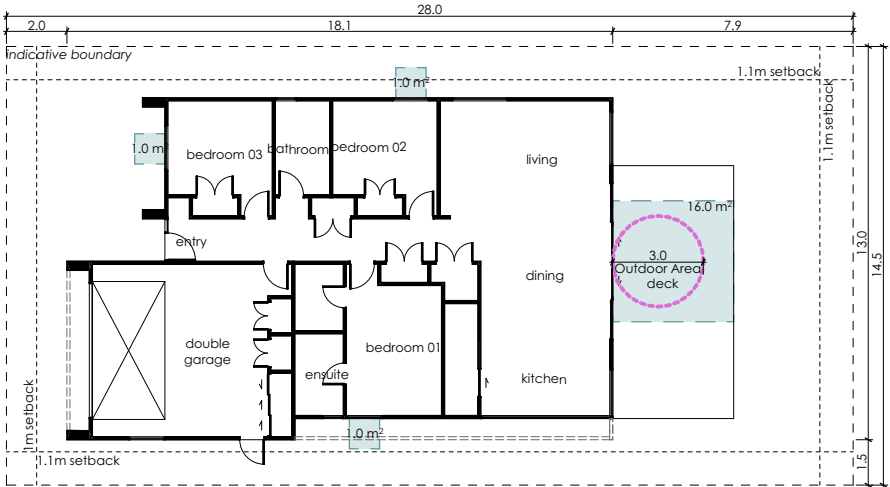
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

TYPE N

1 Storey, 3 Bedroom, Double Garage

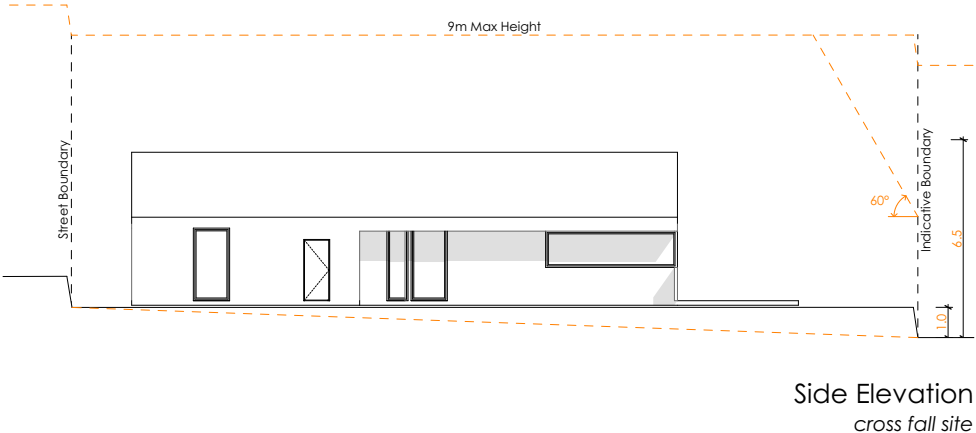
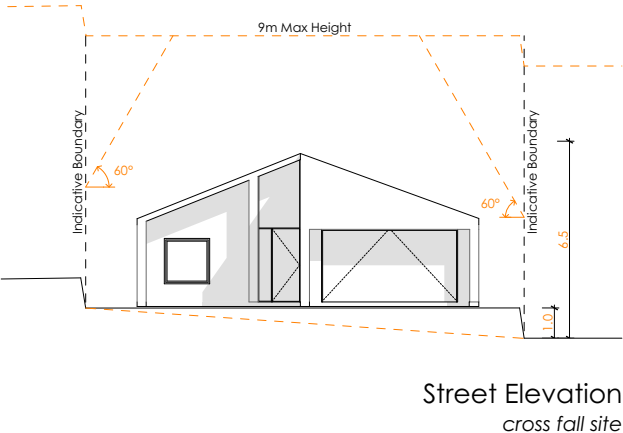
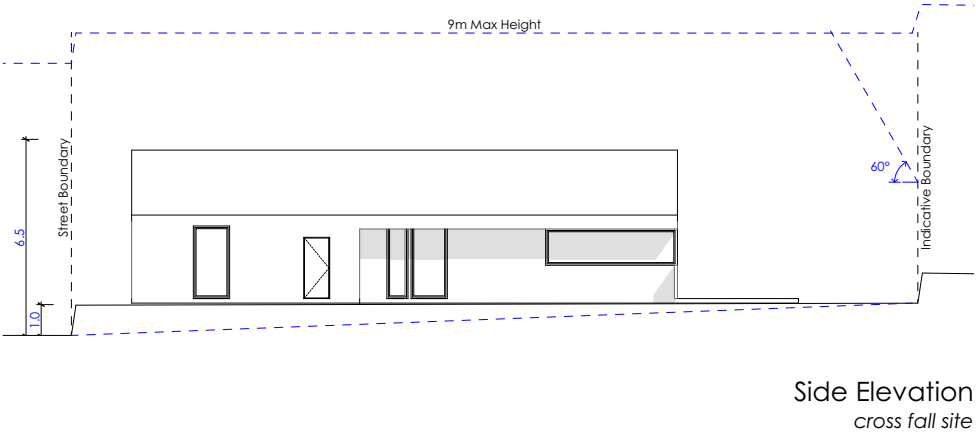
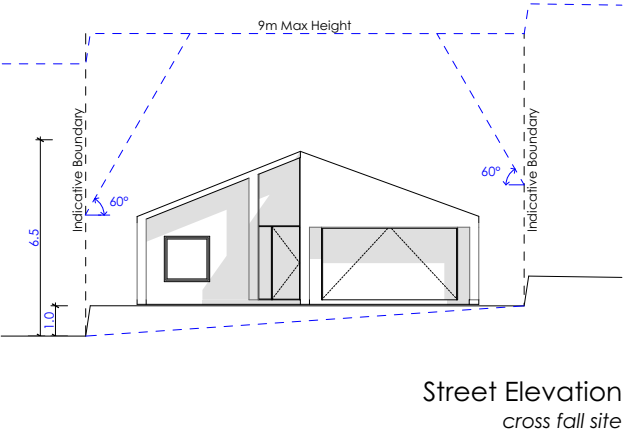
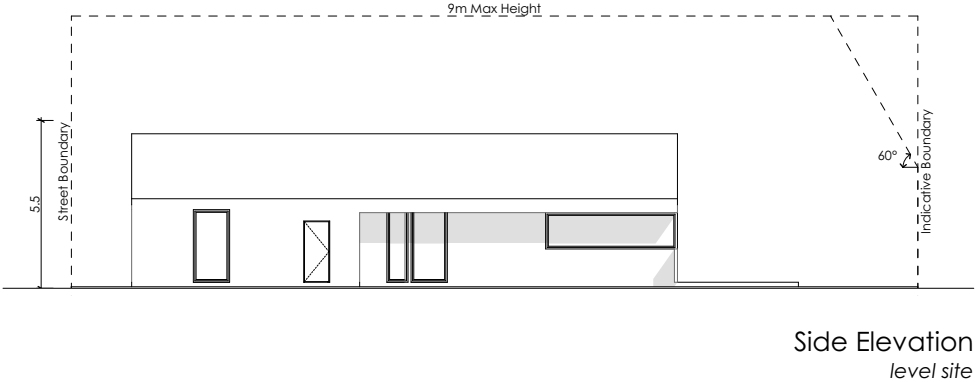
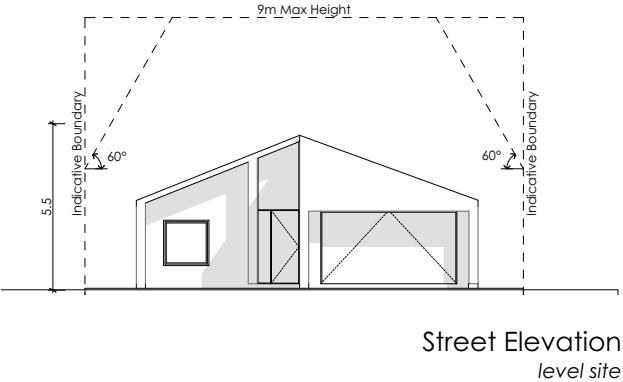
Total Floor Plan Area:
135m² + 39m² garage

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

RIDGEBURN DESIGN CONTROLS SUMMARY

Site Details		KEY
Minimum lot size: 400m²		
COMPLIES	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
	Maximum Site Coverage 60% maximum building coverage	
COMPLIES	25% minimum permeable surface	
	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
	Outdoor living space: 20m² with minimum 3m dimension at ground level 4m² with minimum 2m dimension at first floor	

* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



TYPE O

1 Storey, 4 Bedroom, Double Garage

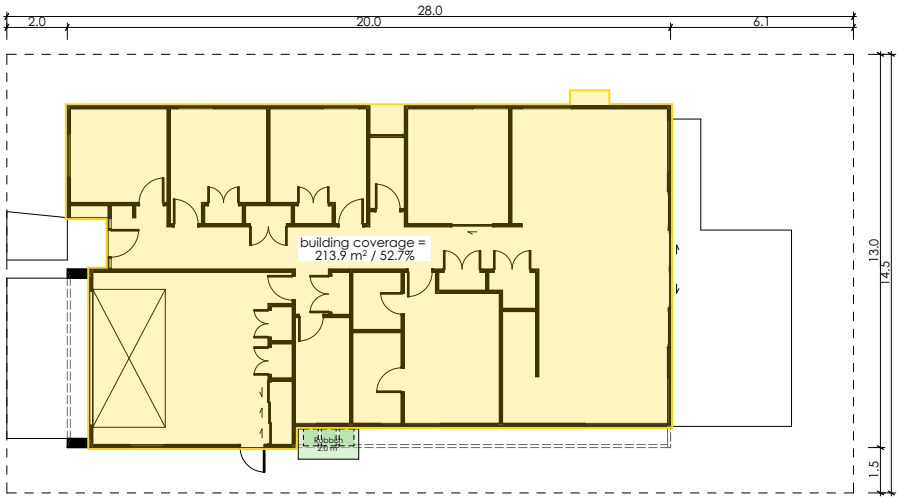
Total Floor Plan Area:
169m² + 39m² garage

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

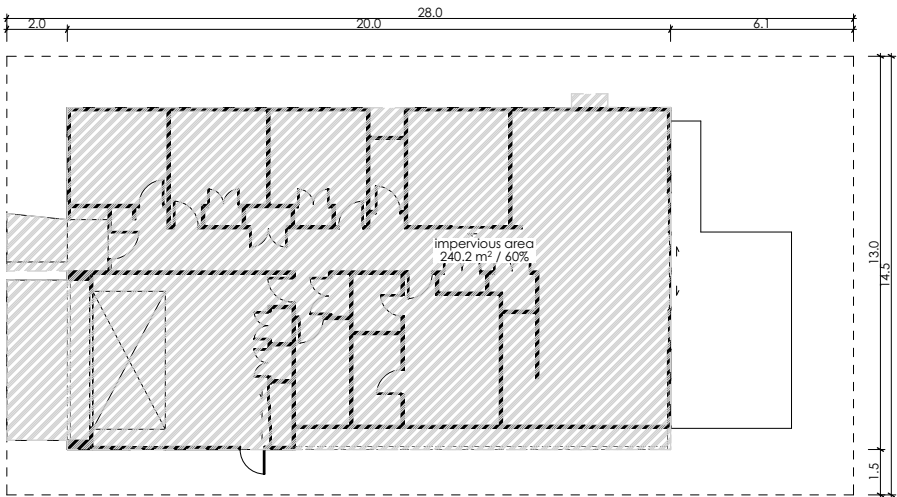
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 400m²	KEY
COMPLIES	Building Height Maximum building height: 9m* Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage 25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

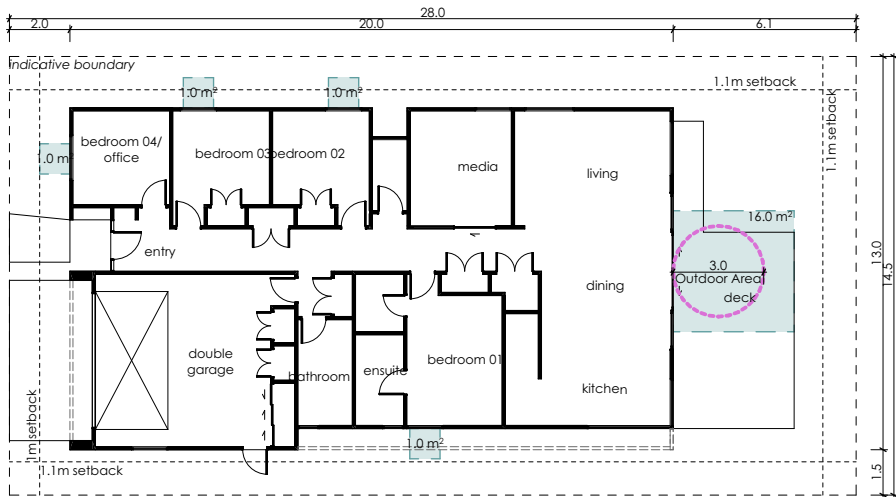
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

TYPE O

1 Storey, 4 Bedroom, Double Garage

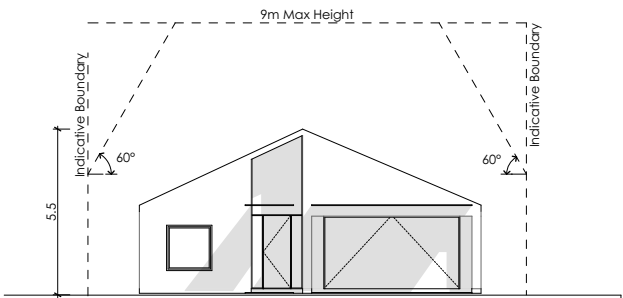
Total Floor Plan Area:
169m² + 39m² garage

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

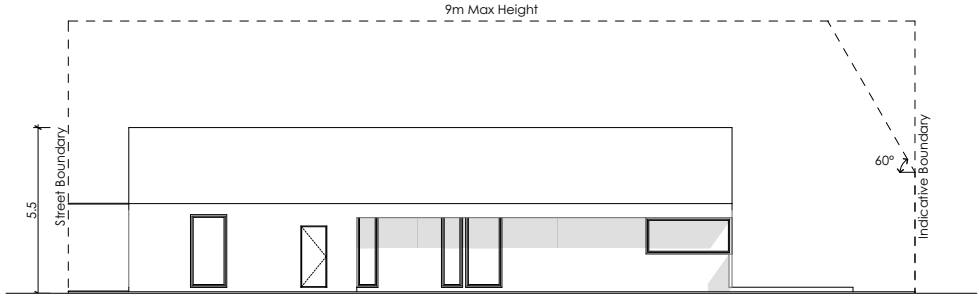
RIDGEBURN DESIGN CONTROLS SUMMARY

	Site Details Minimum lot size: 400m ²	
	Building Height Maximum building height: 9m*	
	Height in relation to boundary: 4m + 60 degrees**	
COMPLIES	HIRB Level Site	
COMPLIES	HIRB Cross Fall option 1	
COMPLIES	HIRB Cross Fall option 2	
COMPLIES	Yard setbacks Rear & Sides: minimum 1.1m Front: minimum 0.2m	
COMPLIES	Maximum Site Coverage 60% maximum building coverage	
	25% minimum permeable surface	
COMPLIES	Outlook Space Habitable rooms: 1x1m Principal living room: 4x4m	
COMPLIES	Waste/recycling storage area 2m ² minimum	
COMPLIES	Outdoor living space: 20m2 with minimum 3m dimension at ground level 4m2 with minimum 2m dimension at first floor	

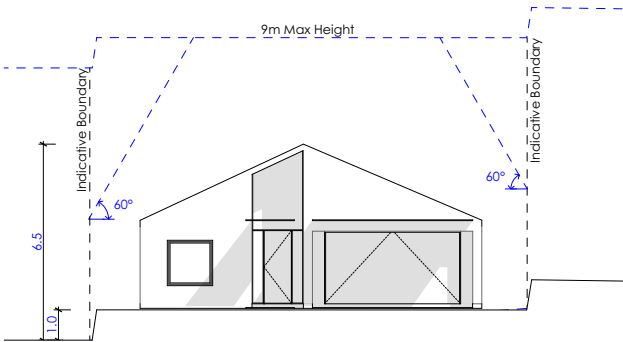
* Excludes a boundary with a road
** Chimneys Excluded from Building Height
*** Excludes Soffits and Overhangs
**** A gable may breach beyond HIRB line above no more than 1 metre



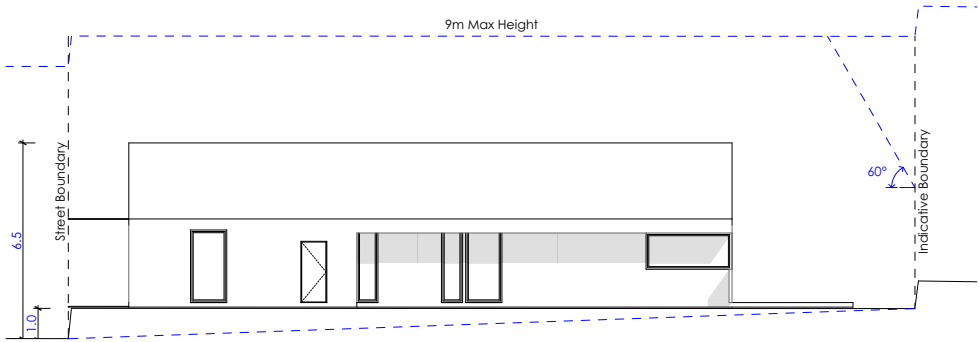
Street Elevation
level site



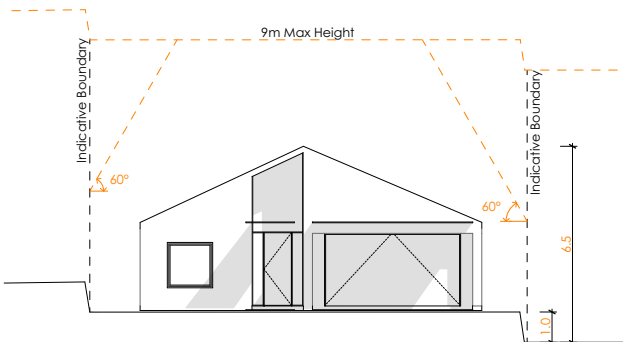
Side Elevation
level site



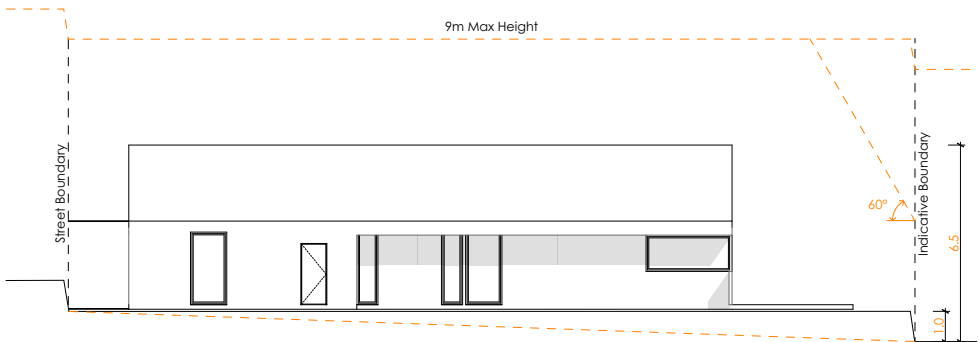
Street Elevation
cross fall site



Side Elevation
cross fall site



Street Elevation
cross fall site



Side Elevation
cross fall site

FAMILY HOUSING MATERIALS PALETTE

The material palette for Ridgeburn's family housing typology is deliberately restrained, with a focus on durability, low maintenance, and visual integration within the rural landscape. Timber weatherboards are used to introduce warmth and natural texture, while profiled metal sheeting provides resilience and cost-efficiency. Schist stone accents are incorporated to anchor the homes in the regional vernacular and reinforce a sense of permanence.

All finishes comply with Light Reflectance Value (LRV) requirements, maintaining values below 30% to ensure visual recession. The colour palette is drawn from muted, earthy tones such as charcoal, warm greys, and deep browns, creating harmony with the surrounding environment and allowing the architecture to blend seamlessly into its setting.

Textural variation is achieved through the interplay of timber grain, corrugated steel profiles, and stone detailing, adding depth and interest without visual clutter. This approach ensures a cohesive architectural identity while respecting the site's natural and heritage character.



Profiled Metal Roofing and Cladding				Cedar Weatherboard Cladding				
Vertical "True Oak" or "Kahu" Profile Colorsteel				Vertical Shiplap or Horizontal Rusticated Profiles Resene Wood-X				
								
LRV: 27% Sandstone Grey (Low Gloss)	LRV: 25% Mist Green	LRV: 13% Tidal Drift Matte (Matte)	LRV: 9% Scoria		LRV: ~30% Shale	LRV: ~27% Veil	LRV: ~15% Forge	LRV: ~8% Flint
Stone Accents				Garage Doors		Aluminium Joinery		
Local Schist (variable)				Sectional Steel Doors Colorsteel		Duratec Powdercoated		
								
				LRV: 27% Sandstone Grey (Low Gloss)	LRV: 13% Tidal Drift Matte (Matte)	LRV: 25% Mist Green	LRV: 8% Ironsand	



GIBBONS | CO

NOVAK+MIDDLETON

Ø
RIDGEBURN

PRINTED: 6/03/2026

Ridgeburn - Arrow Junction

GIBBONS | CO

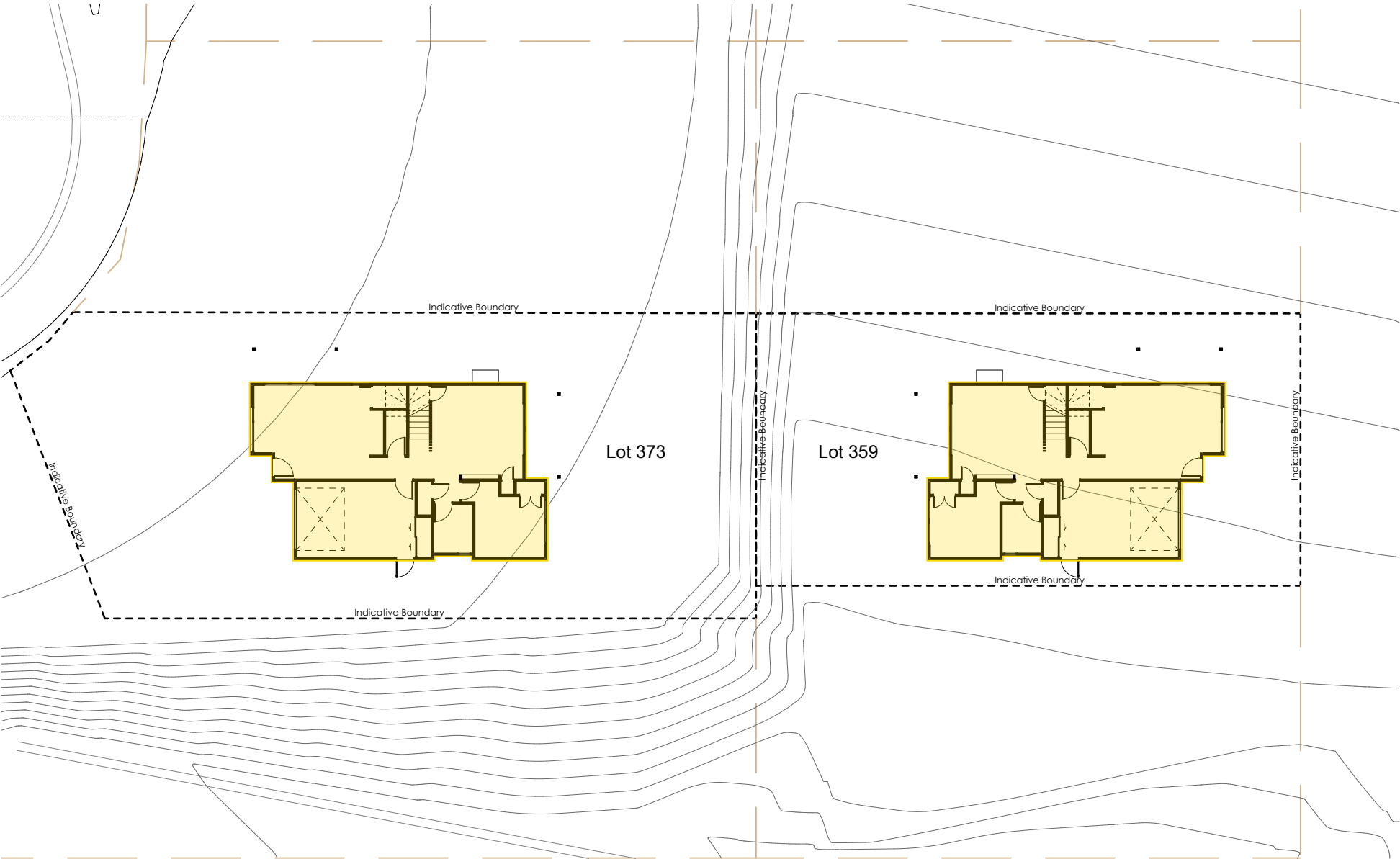
NOVAK+MIDDLETON

Family Housing Typology Design Controls
Material Render Family Housing FT-DC-ST-44/1 - Resource Consent

C.3 - 44/50

Lot 339 & Lot 373

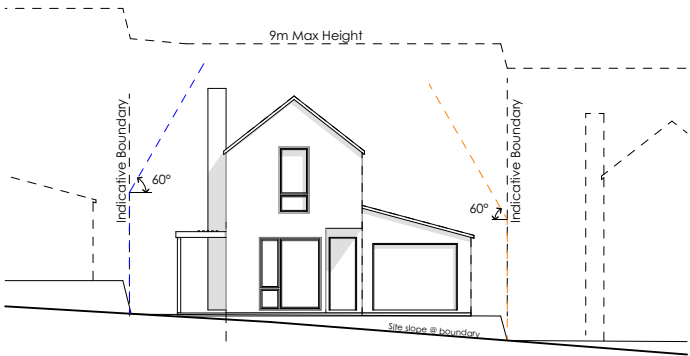
Demonstration of building envelope compliance on a sloping site with inductive housing Type C



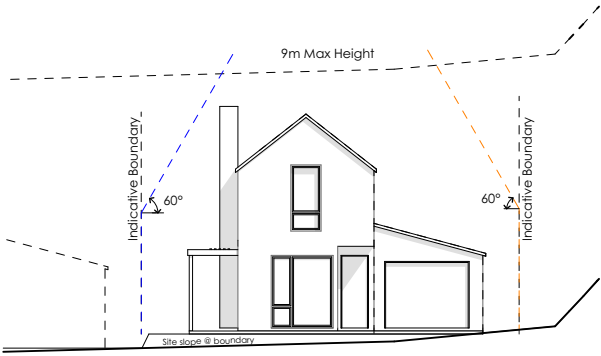
Lot Site Plan

Lot 339 & Lot 373

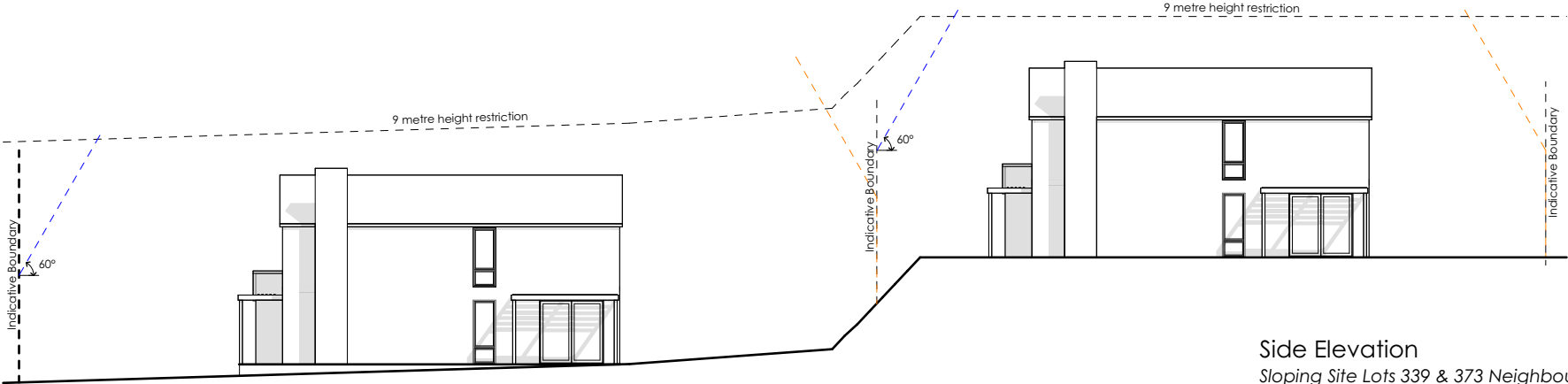
Demonstration of building envelope compliance on a sloping site with inductive housing Type C



Street Elevation
Sloping Site Lot 339 Neighbourhood C



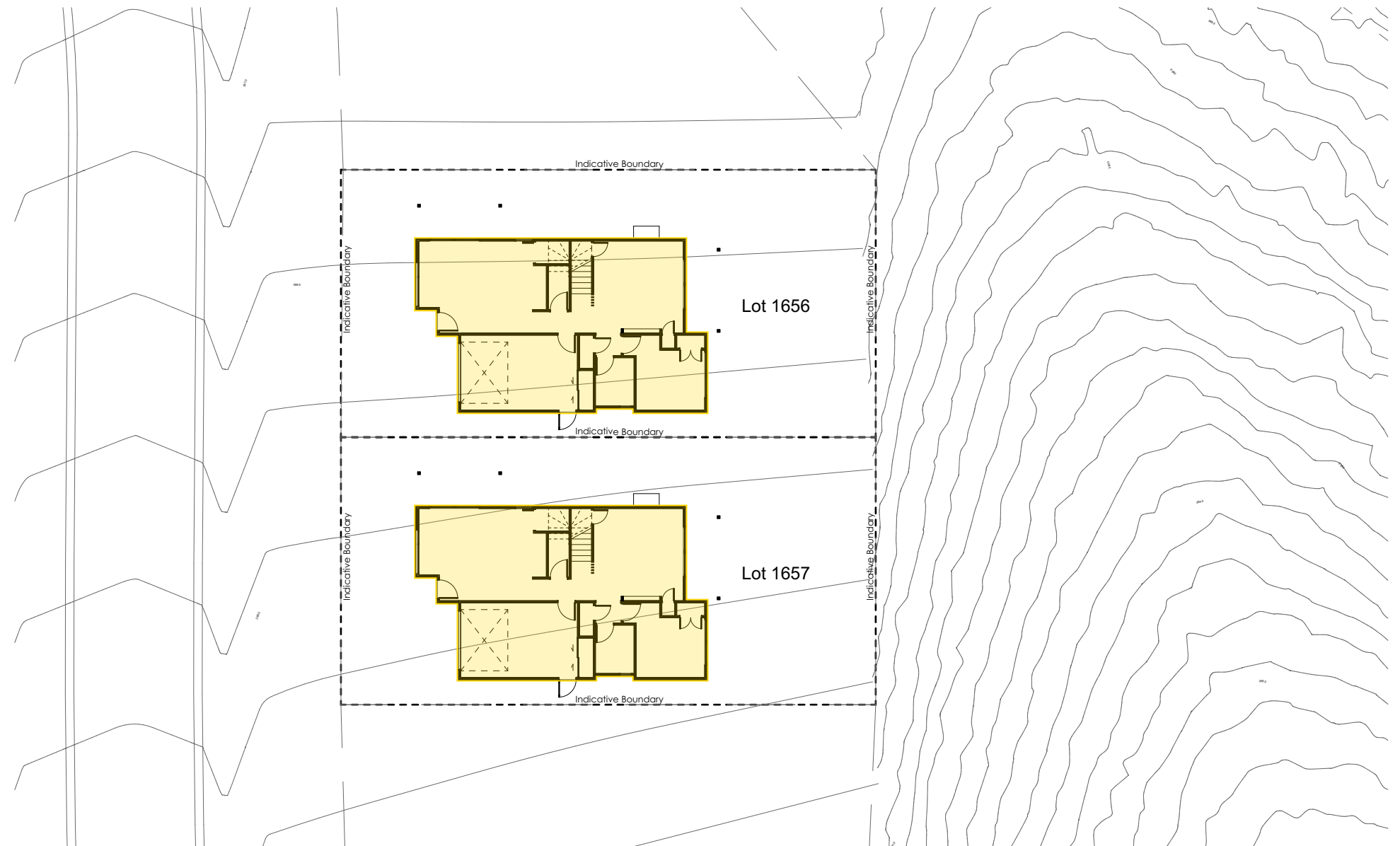
Street Elevation
Sloping Site Lot 373 Neighbourhood C



Side Elevation
Sloping Site Lots 339 & 373 Neighbourhood C

Lot 1656 & Lot 1657

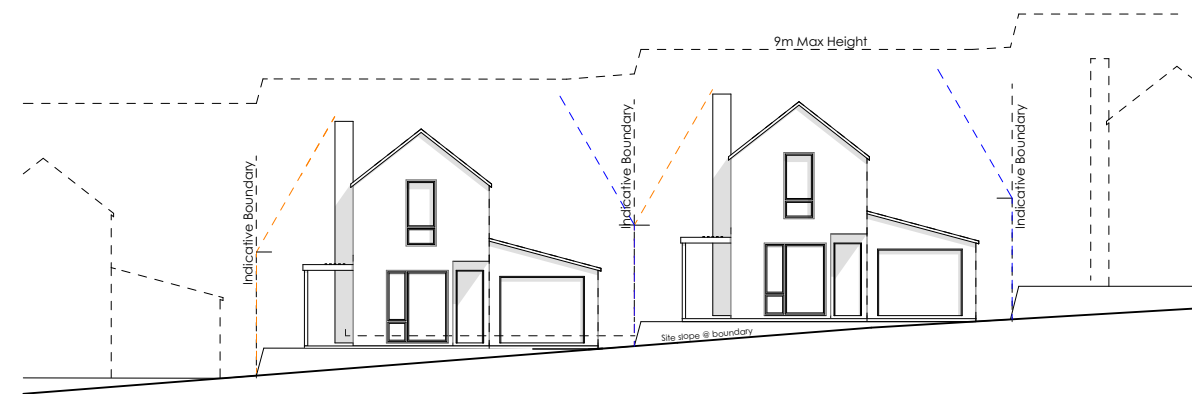
Demonstration of building envelope compliance on a sloping site with inductive housing Type C



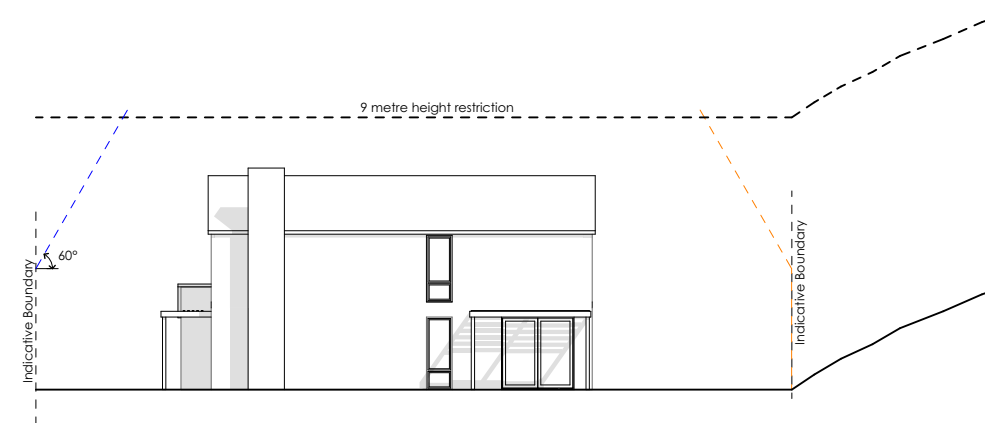
Lot Site Plan

Lot 1656 & Lot 1657

Demonstration of building envelope compliance on a sloping site with inductive housing Type C



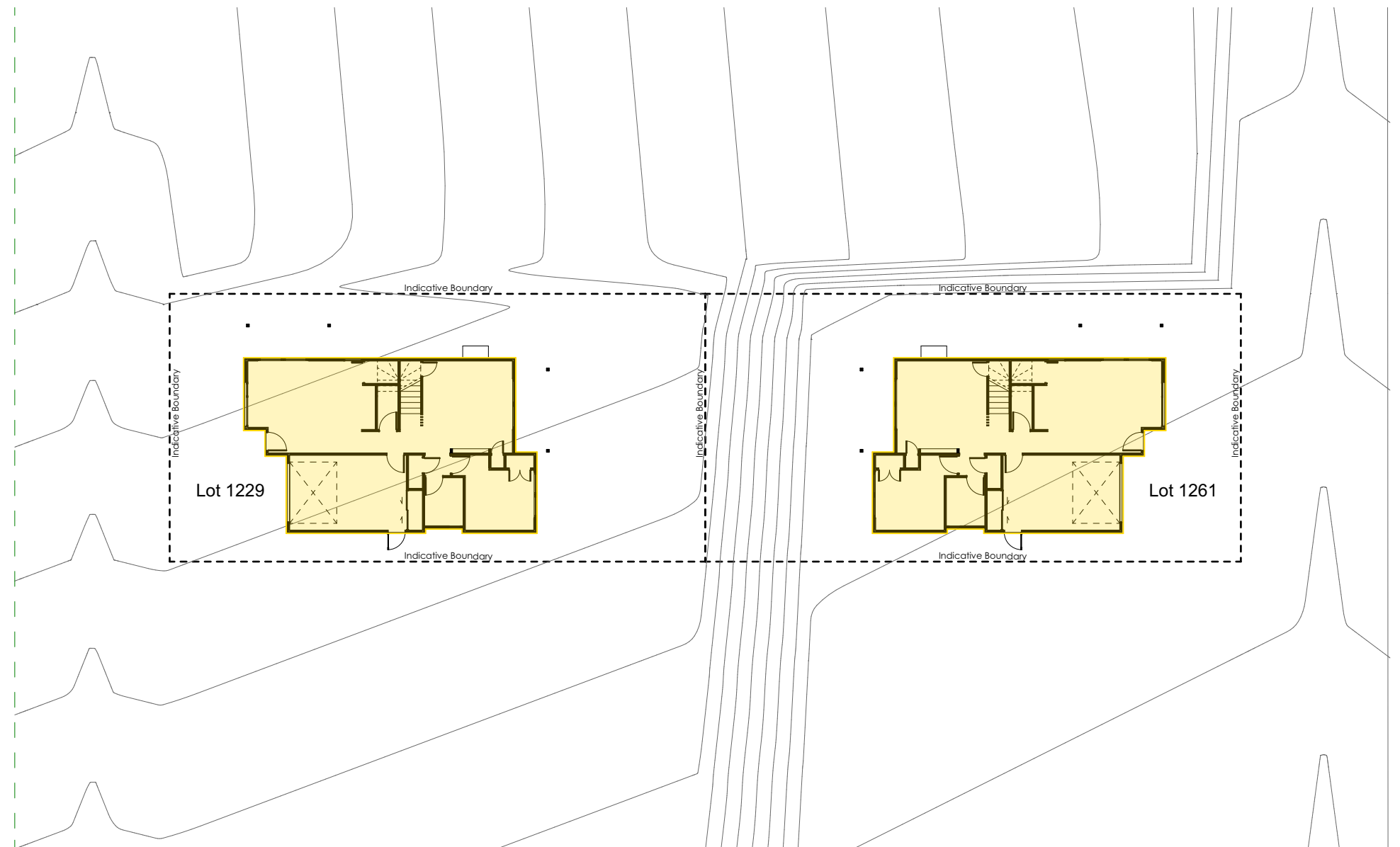
Street Elevation
Sloping Site Lots 1656 & 1657 Neighbourhood H



Side Elevation
Sloping site Lots 1656 & 1657 Neighbourhood H

Lot 1229 & Lot 1261

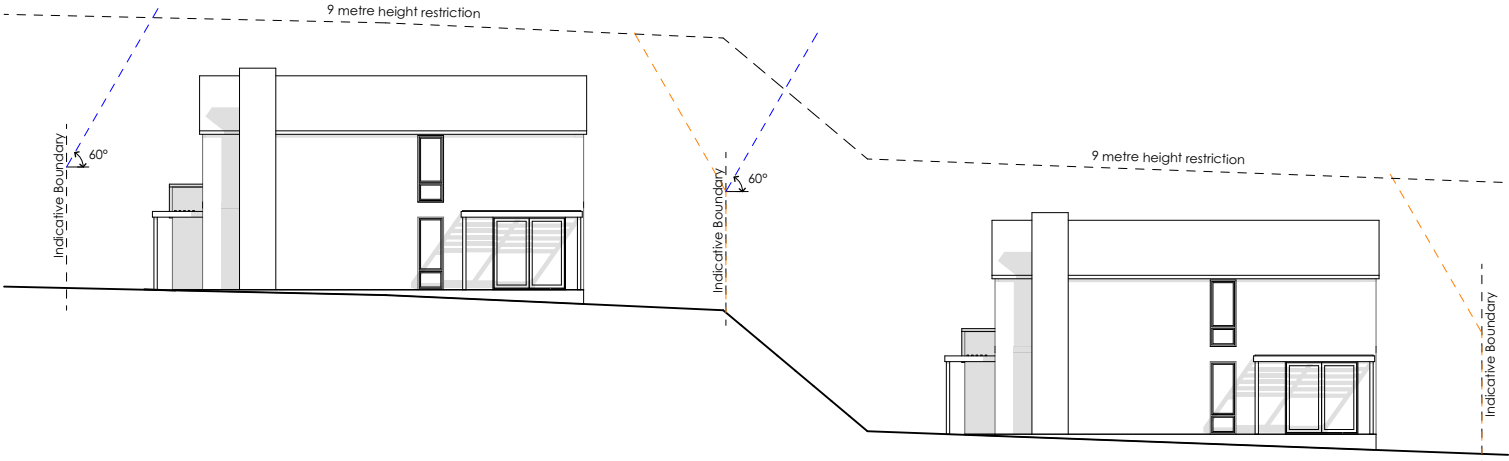
Demonstration of building envelope compliance on a sloping site with inductive housing Type C



Lot Site Plan

Lot 1229 & Lot 1261

Demonstration of building envelope compliance on a sloping site with inductive housing Type C



Side Elevation
Sloping site Lots 1229 & 1261 Neighbourhood G