



# 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
<b>Building Height</b> Maximum building height: 9m Height in relation to boundary: 4m + 60 degree recession plane										
<b>Yard setbacks</b> Front: 0.2m Rear and sides: 1.1m										
<b>Maximum Site Coverage</b> 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										
<b>Outlook Space</b> Habitable rooms: 1x1m Principal living room: 4x4m										
<b>Waste/recycling storage area</b> 2m2 minimum (3x bins)										
<b>Outdoor living space:</b> 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
<b>Building Height</b> Maximum building height: 9m Height in relation to boundary: 4m + 60 degree recession plane								
<b>Yard setbacks</b> Front: 0.2m Rear and sides: 1.1m								
<b>Maximum Site Coverage</b> 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								
<b>Outlook Space</b> Habitable rooms: 1x1m Principal living room: 4x4m								
<b>Waste/recycling storage area</b> 2m2 minimum (3x bins)								
<b>Outdoor living space:</b> 20m2 with minimum 3m dimension at ground level 8m2 with minimum 2m dimension at first floor								

# TYPE A

2 Storey, 2 Bedroom

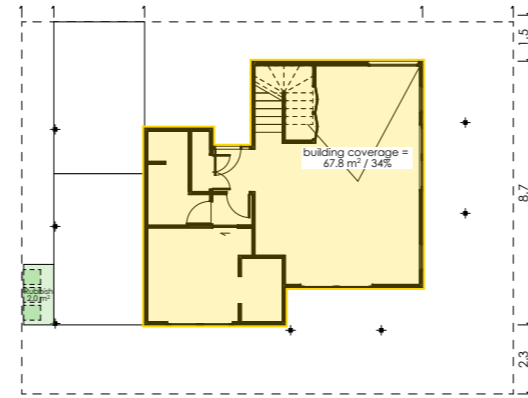
**Total Floor Plan Area: 70.0m<sup>2</sup>**  
 Lot: 200m<sup>2</sup> Sites

**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.

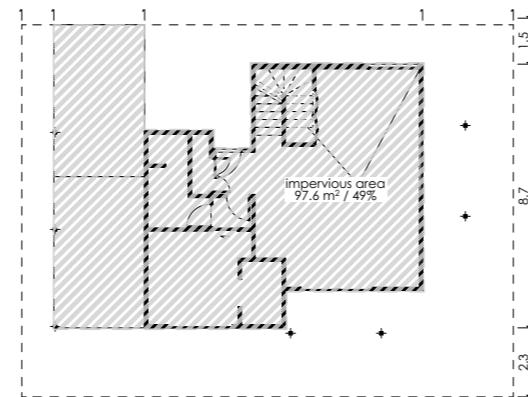
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

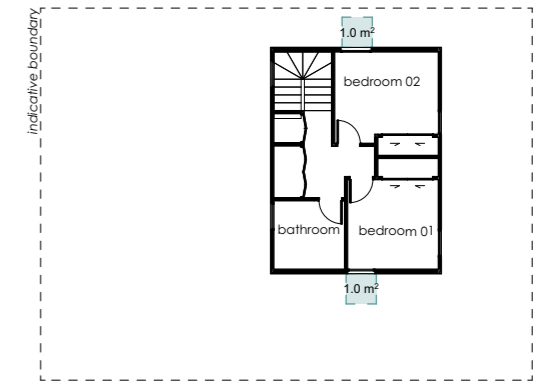
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



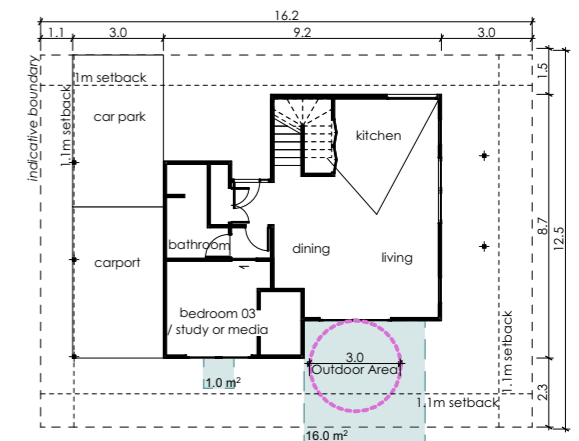
Building Coverage



Impermeable area



First Floor - Outlook



Ground Floor - Outlook, Outdoor Area & Yards

# TYPE A

2 Storey, 2 Bedroom

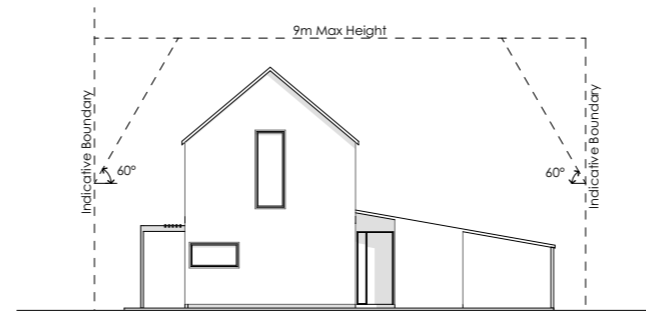
**Total Floor Plan Area: 70.0m<sup>2</sup>**  
 Lot: 200m<sup>2</sup> Sites

**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.

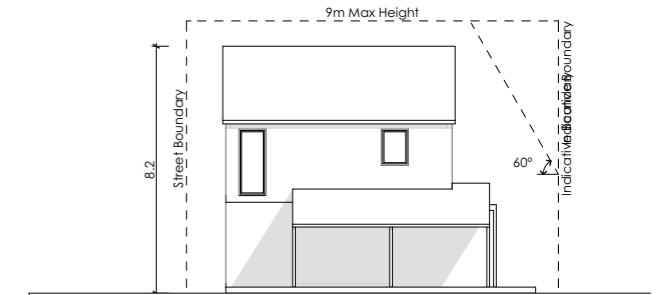
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

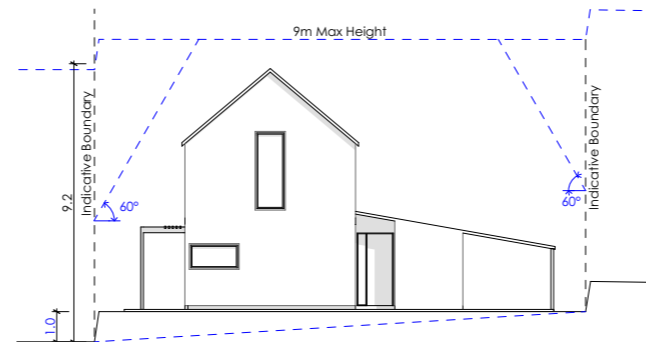
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



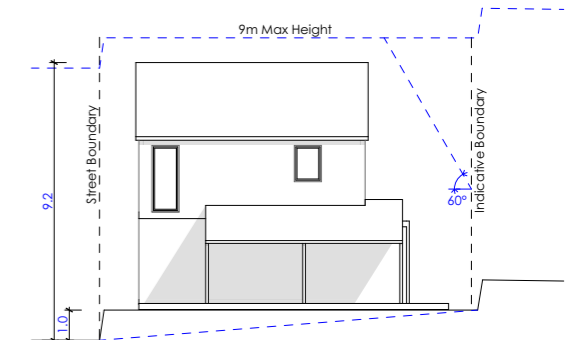
Street Elevation  
level site



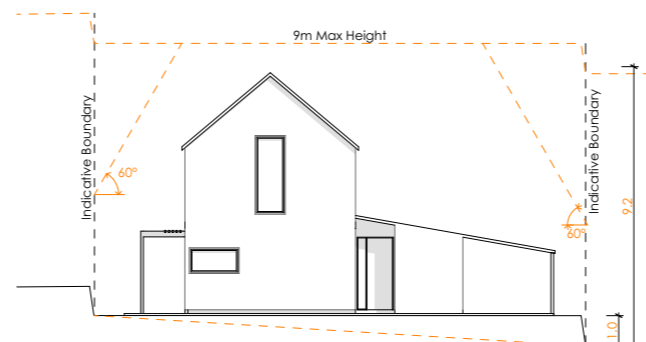
Side Elevation  
level site



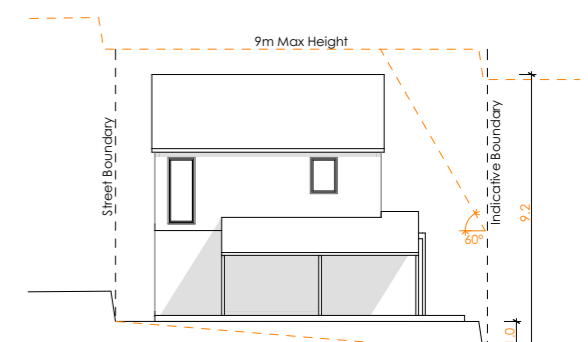
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE B

2 Storey, 3 Bedroom External Garage

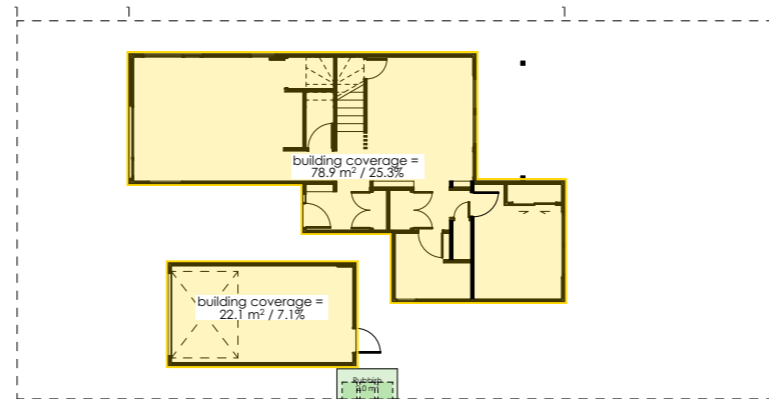
**Total Floor Plan Area:**  
**126.0m<sup>2</sup> + 20m<sup>2</sup> garage**  
 Lot: 300m<sup>2</sup> Sites

**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.

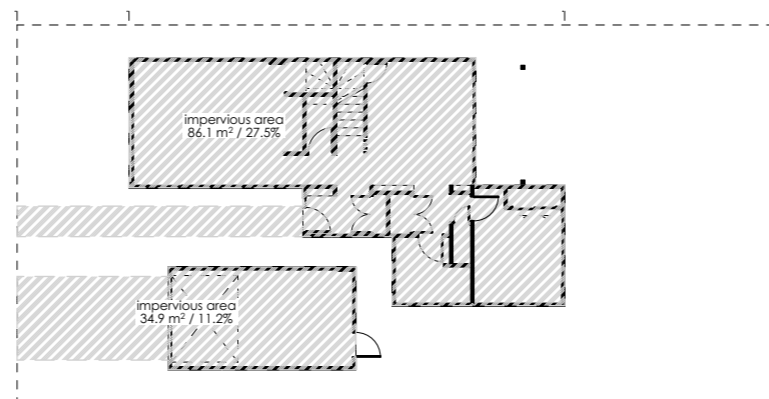
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

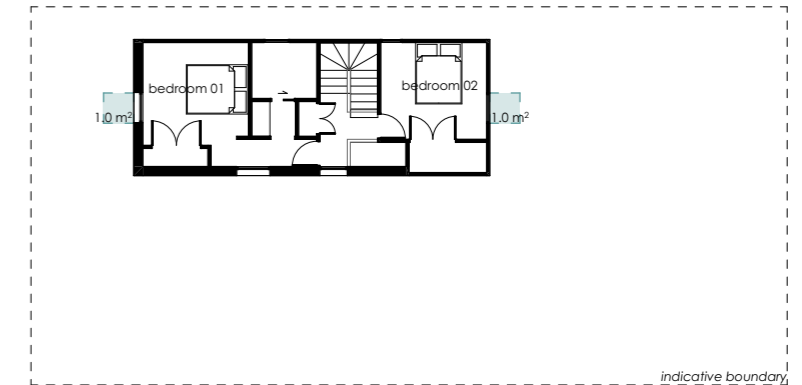
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



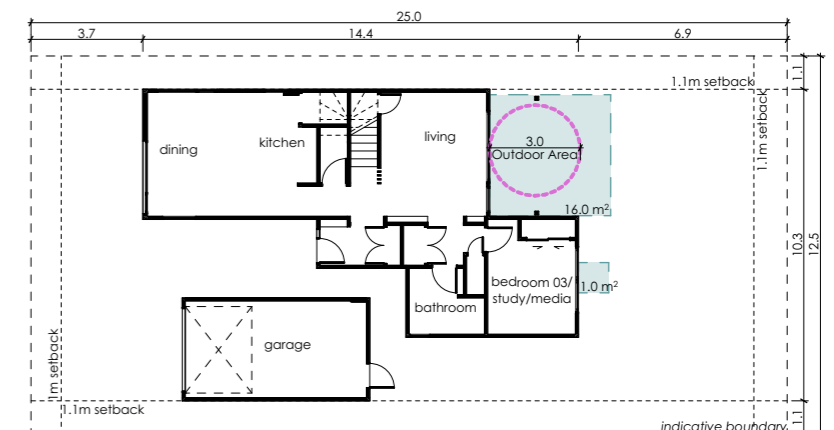
Building Coverage



Impermeable area



First Floor - Outlook



Ground Floor - Outlook, Outdoor Area & Yards

# TYPE B

2 Storey, 3 Bedroom External Garage

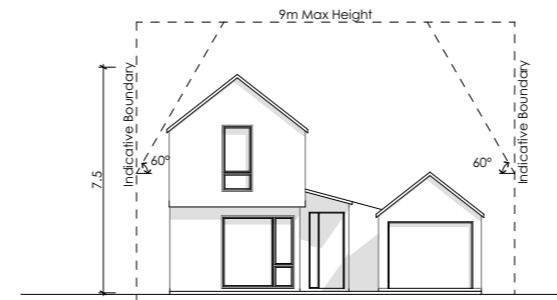
**Total Floor Plan Area:**  
**126.0m<sup>2</sup> + 20m<sup>2</sup> garage**  
 Lot: 300m<sup>2</sup> Sites

**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.

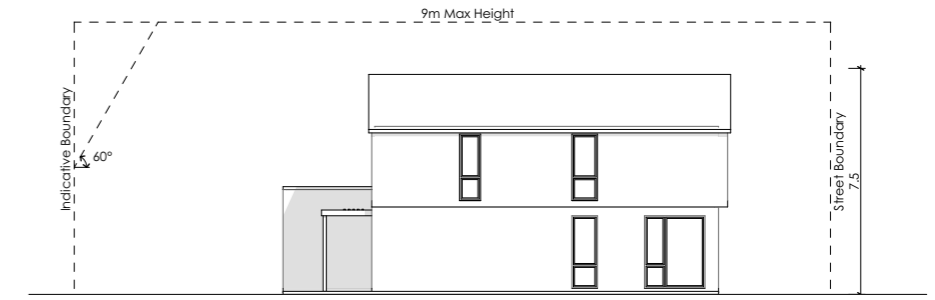
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

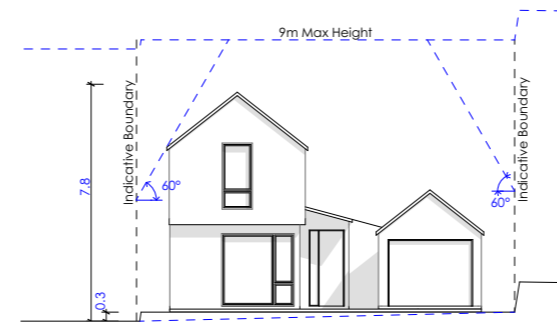
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre  
 \*\*\*\*\* Max. cross fall 0.3m



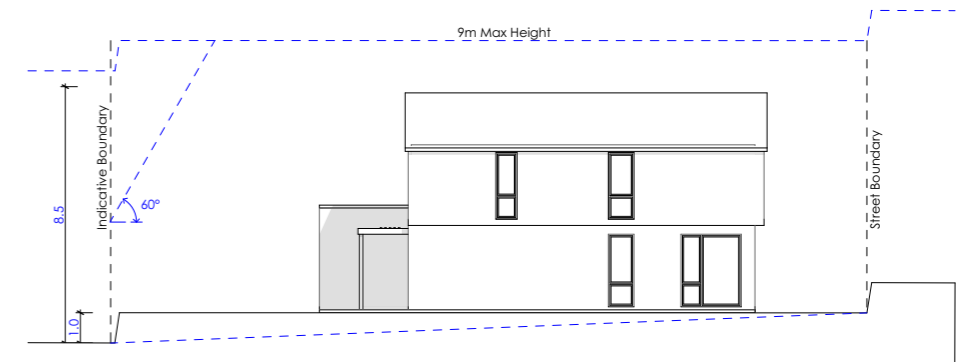
Street Elevation  
level site



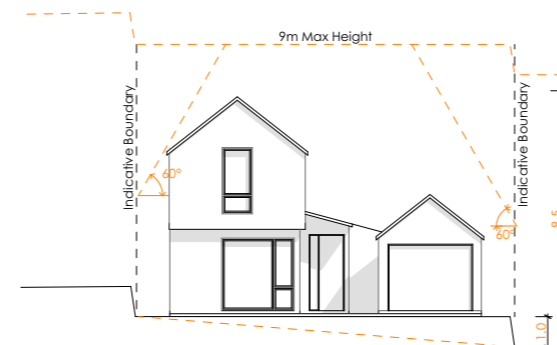
Side Elevation  
level site



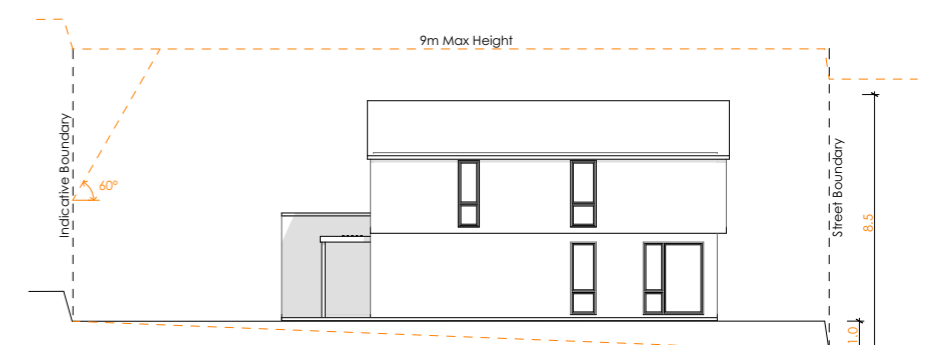
Street Elevation\*\*\*\*  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE C

2 Storey, 3 Bedroom Internal Garage

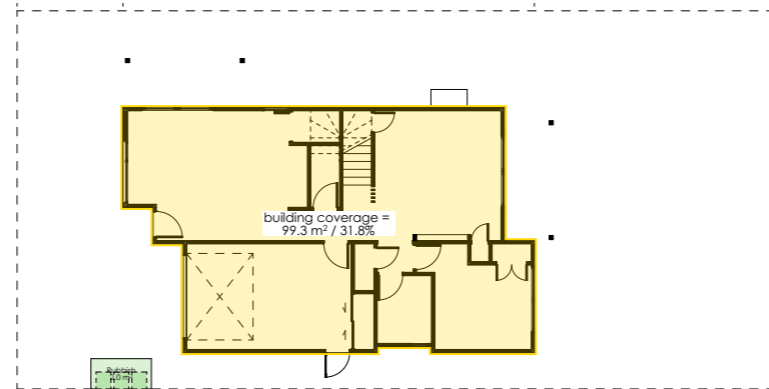
**Total Floor Plan Area:**  
**127.0m<sup>2</sup> + 20m<sup>2</sup> garage**  
 Lot: 300m<sup>2</sup> Sites

**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.

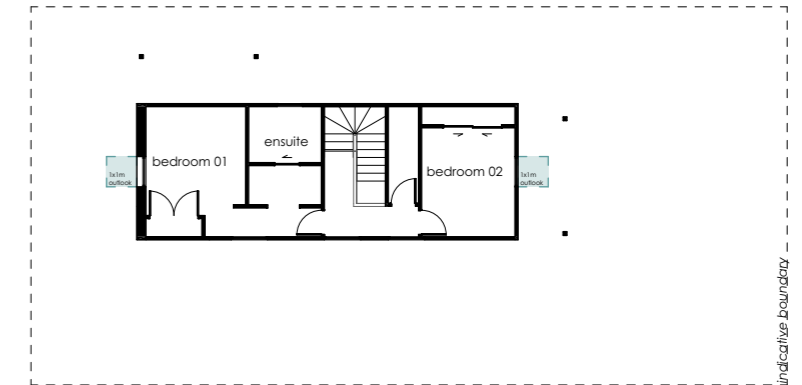
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

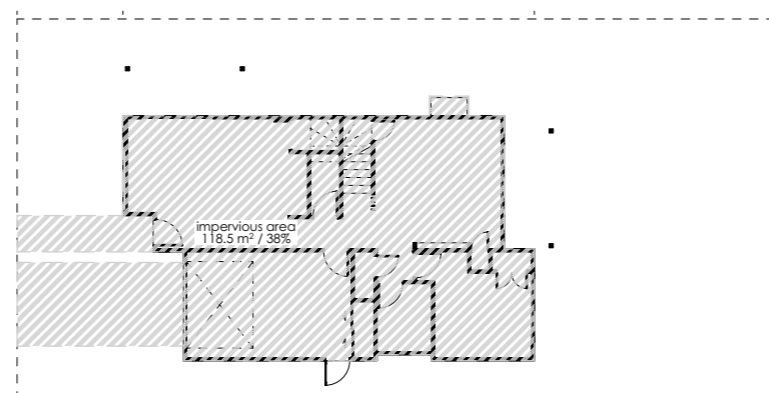
\* Excludes a boundary with a road  
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 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



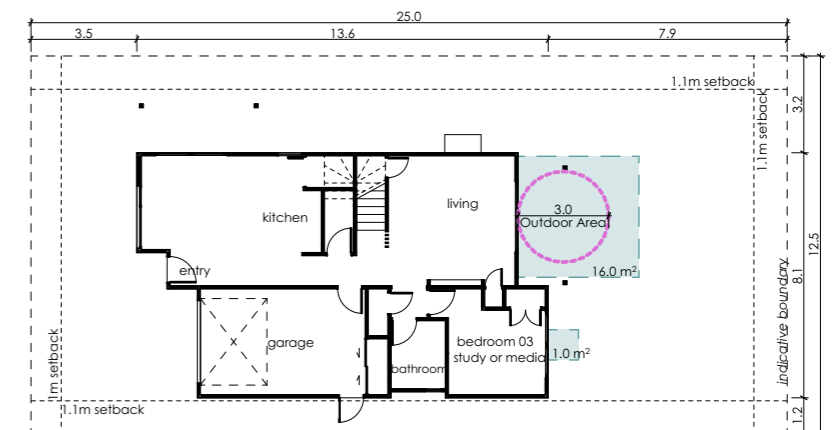
Building Coverage



First Floor - Outlook



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards





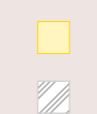



# TYPE C

2 Storey, 3 Bedroom Internal Garage

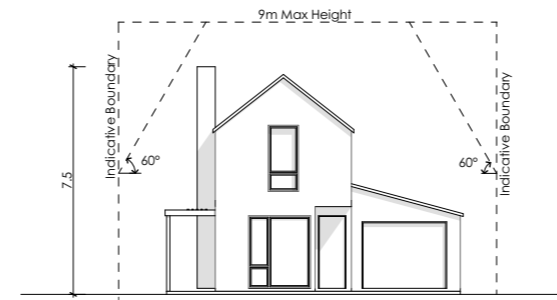
**Total Floor Plan Area:**  
**127.0m<sup>2</sup> + 20m<sup>2</sup> garage**  
 Lot: 300m<sup>2</sup> Sites

**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.

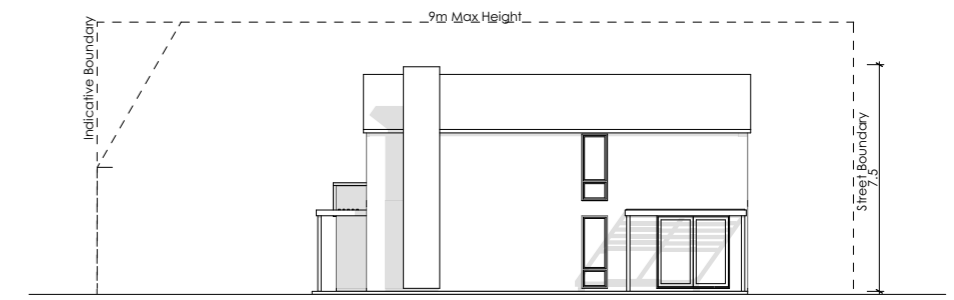
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

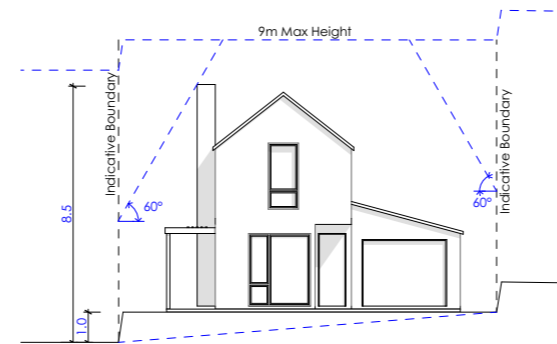
\* Excludes a boundary with a road  
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 \*\*\* Excludes Soffits and Overhangs  
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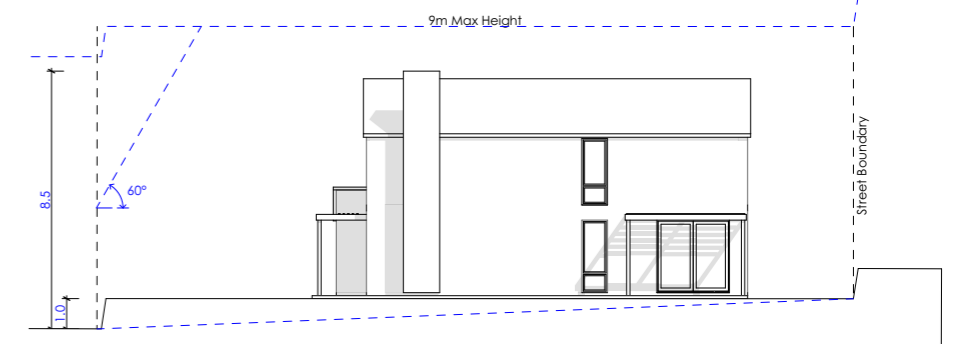
Street Elevation  
level site



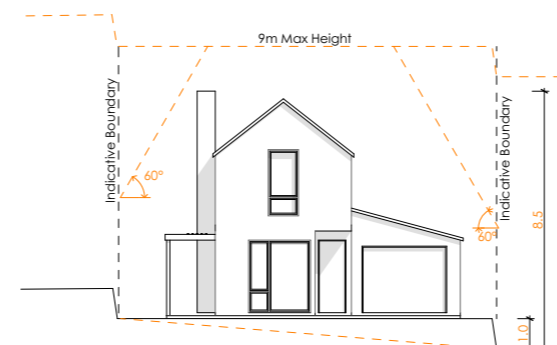
Side Elevation  
level site



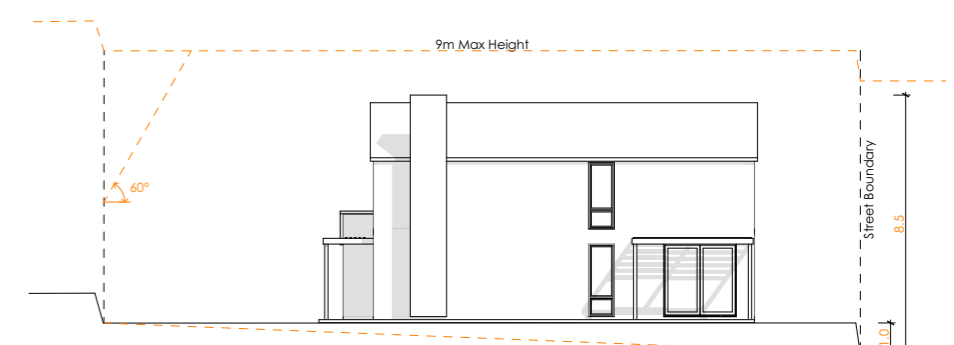
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE D

1 Storey, 3 Bedroom Internal Garage

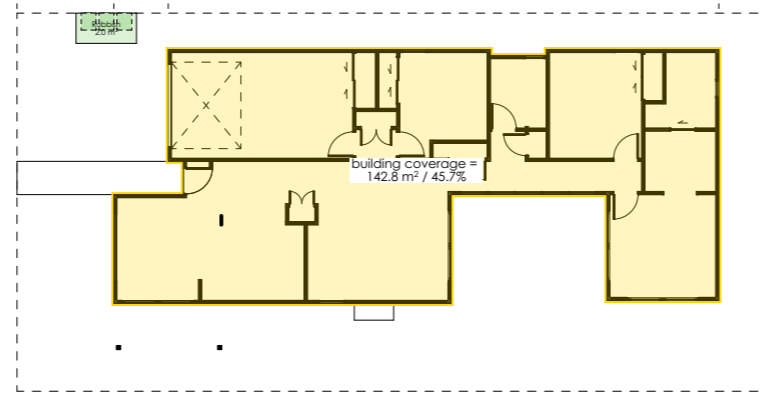
**Total Floor Plan Area:**  
**112.0m<sup>2</sup> + 20m<sup>2</sup> garage**  
 Lot: 300m<sup>2</sup> Sites

**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.

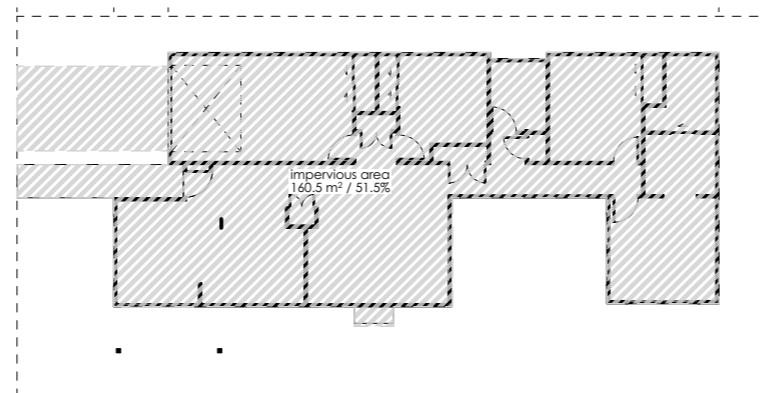
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

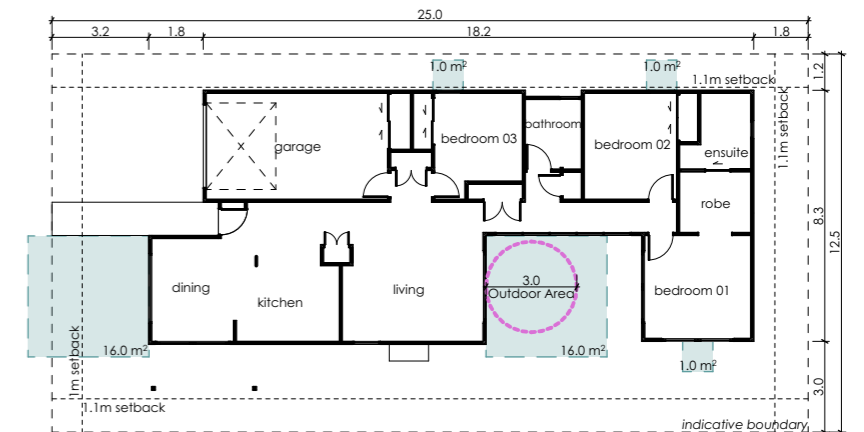
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards









# TYPE D

1 Storey, 3 Bedroom Internal Garage

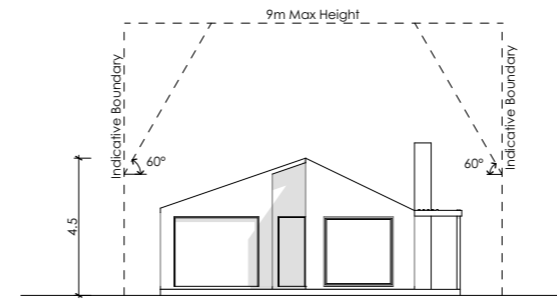
**Total Floor Plan Area:**  
**112.0m<sup>2</sup> + 20m<sup>2</sup> garage**  
 Lot: 300m<sup>2</sup> Sites

**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.

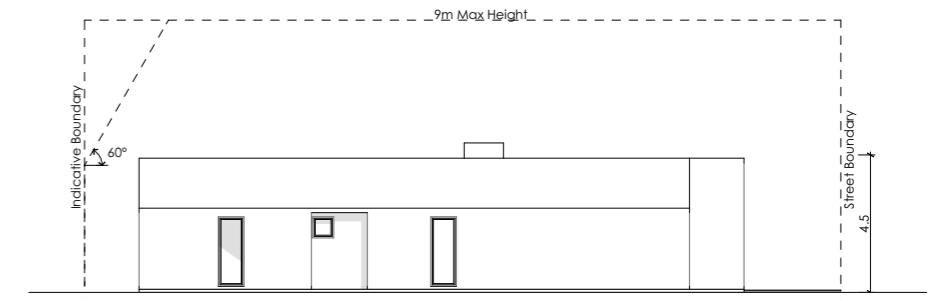
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

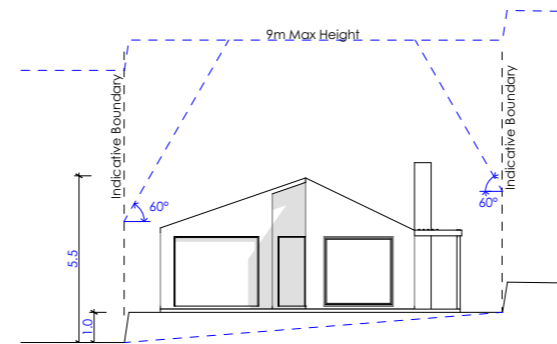
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



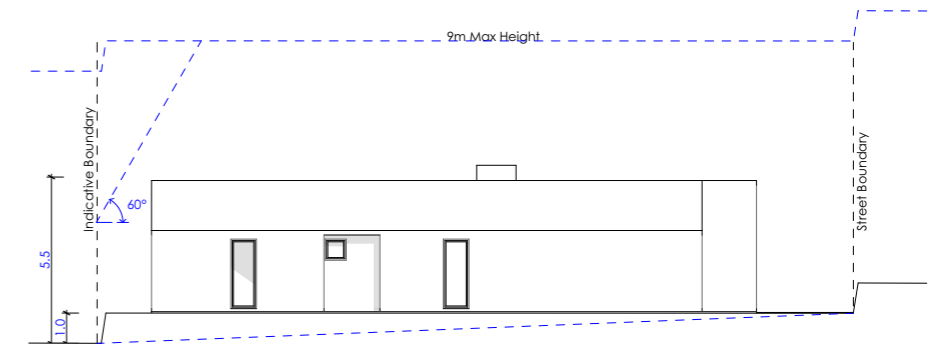
Street Elevation  
level site



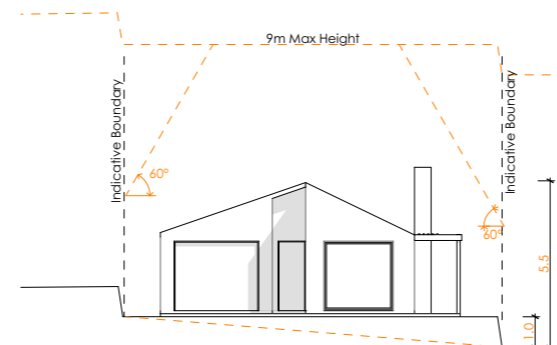
Side Elevation  
level site



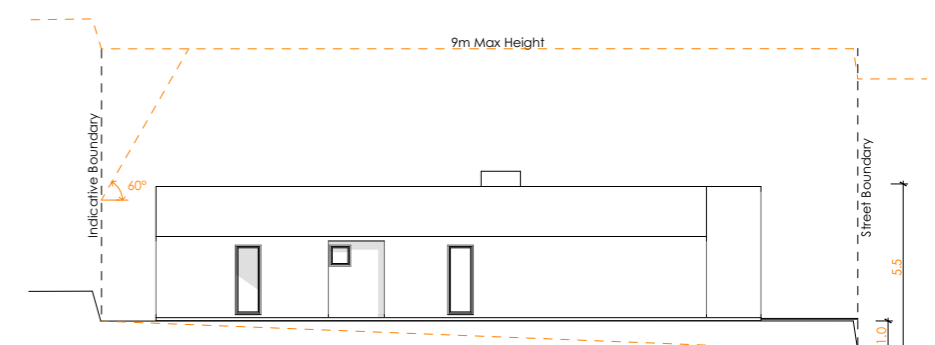
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE D1

1 Storey, 3 Bedroom Internal Garage

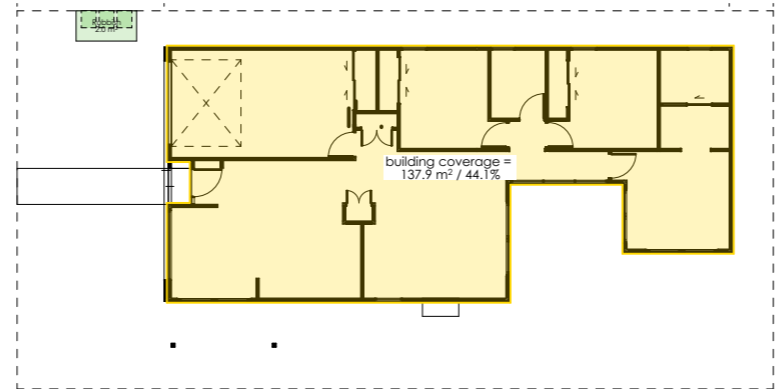
**Total Floor Plan Area:**  
**117.0m<sup>2</sup> + 20m<sup>2</sup> garage**  
 Lot: 300m<sup>2</sup> Sites

**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.

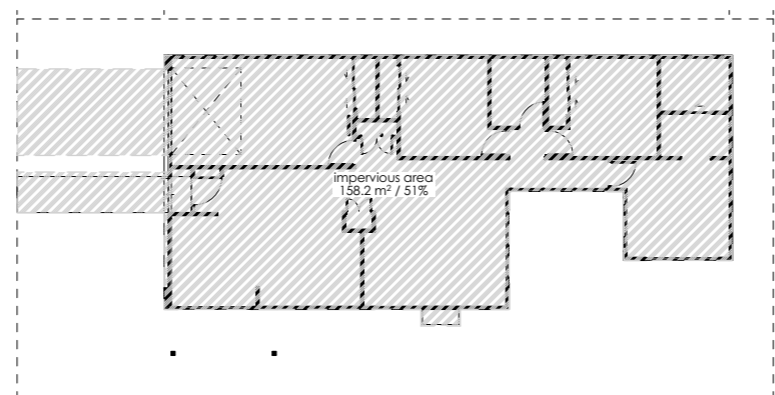
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

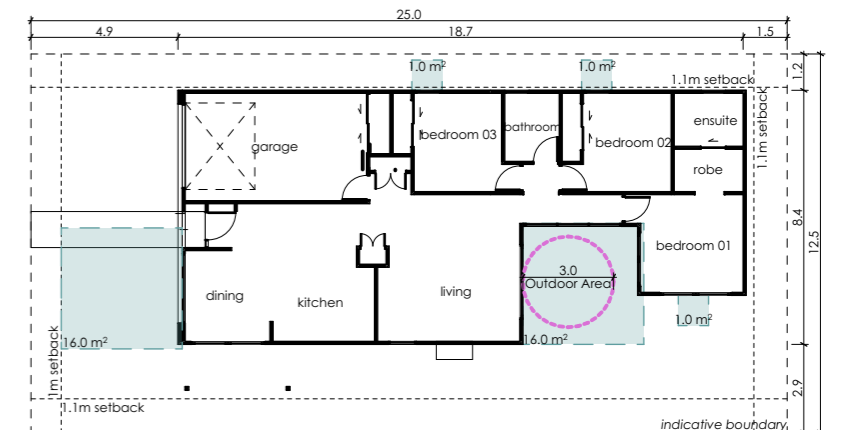
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards









# TYPE D1

1 Storey, 3 Bedroom Internal Garage

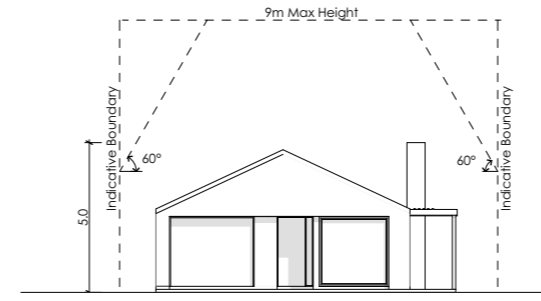
**Total Floor Plan Area:**  
**117.0m<sup>2</sup> + 20m<sup>2</sup> garage**  
 Lot: 300m<sup>2</sup> Sites

**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.

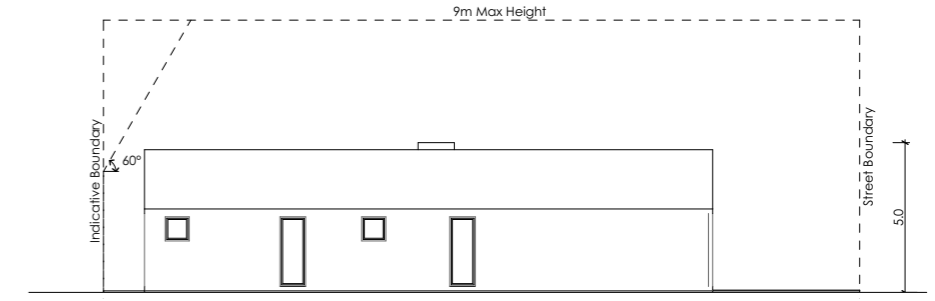
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

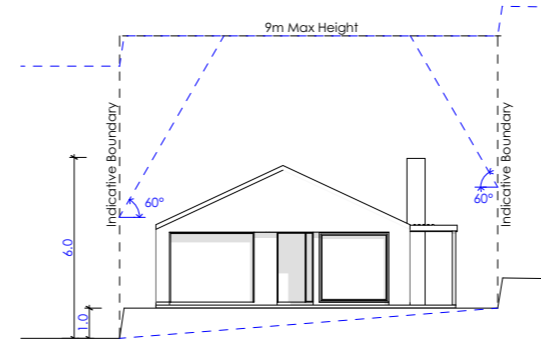
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



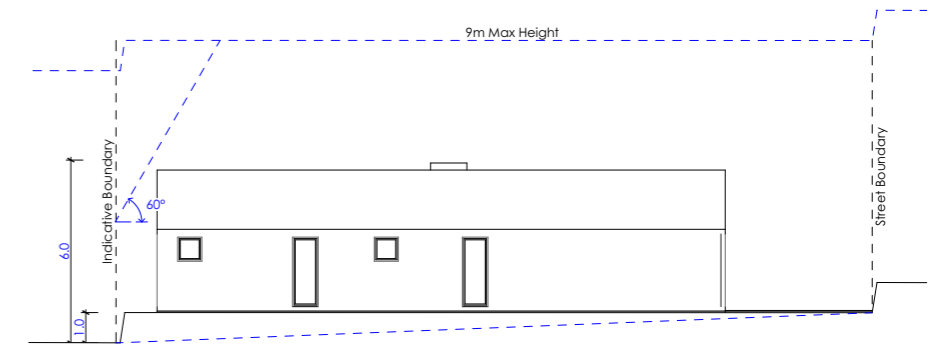
Street Elevation  
level site



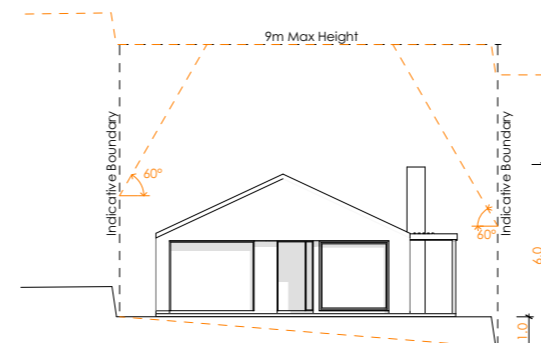
Side Elevation  
level site



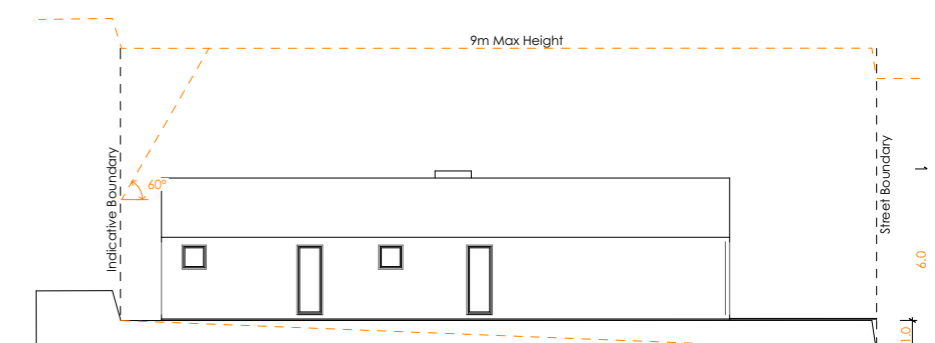
Street Elevation  
cross fall site



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:**  
**131m<sup>2</sup> + 27m<sup>2</sup> garage**

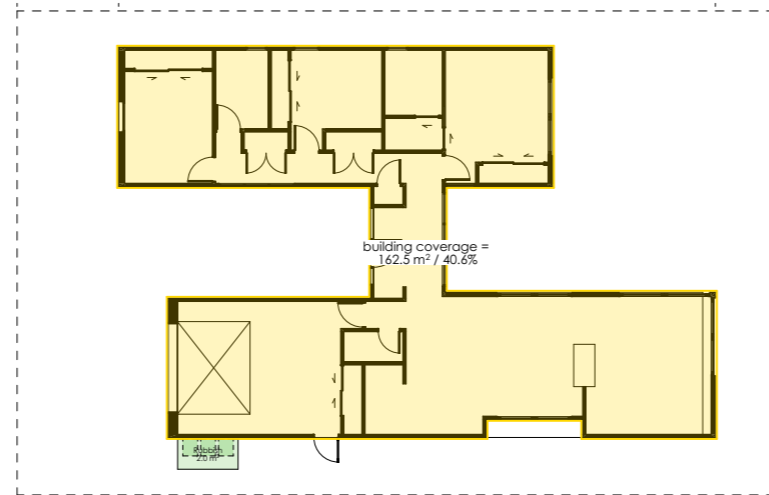
Lot: 400 - 450 m<sup>2</sup> Sites

**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.

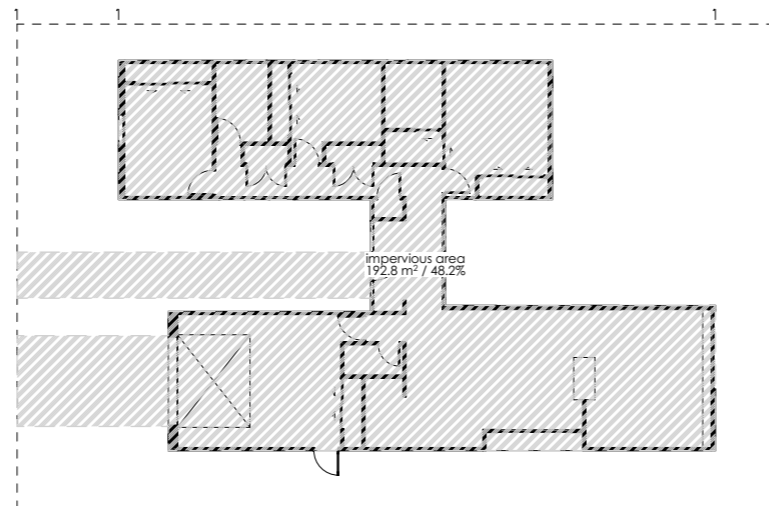
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

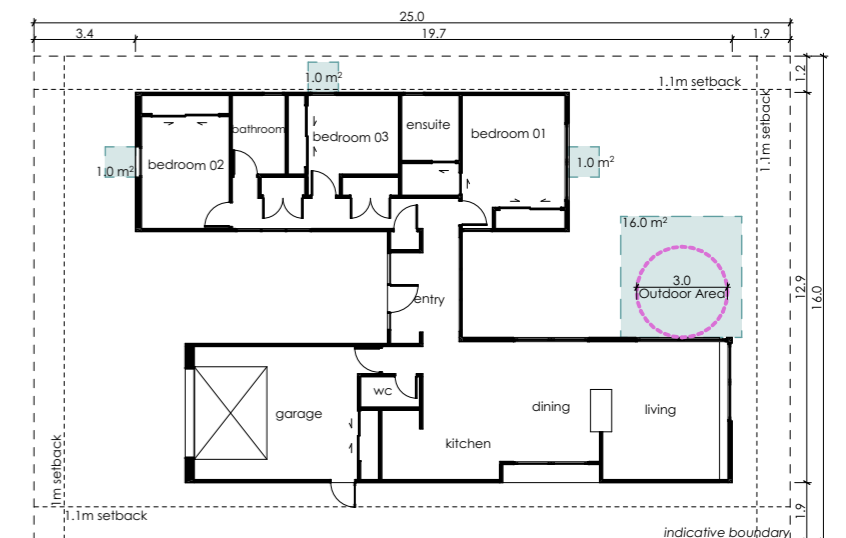
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards










# TYPE E

1 Storey, 3 Bedroom Internal Garage

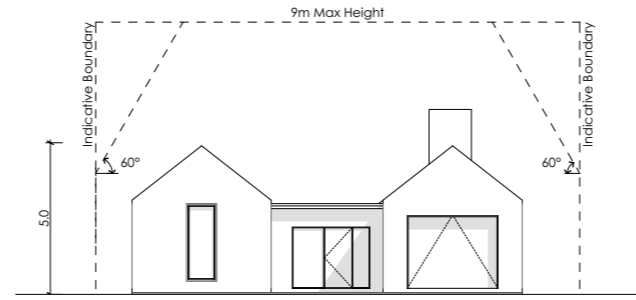
**Total Floor Plan Area:**  
**131m<sup>2</sup> + 27m<sup>2</sup> garage**  
 Lot: 400 - 450 m2 Sites

**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.

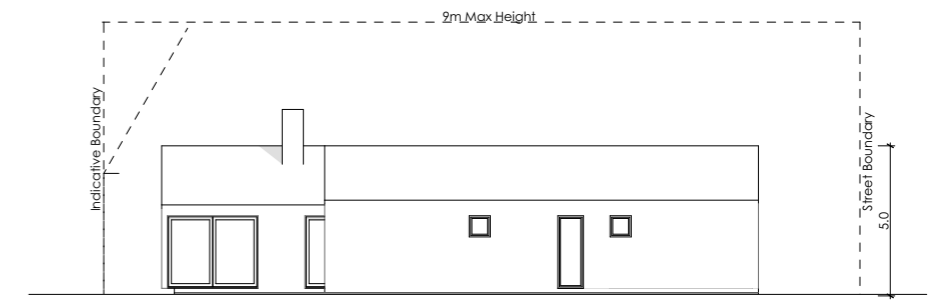
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

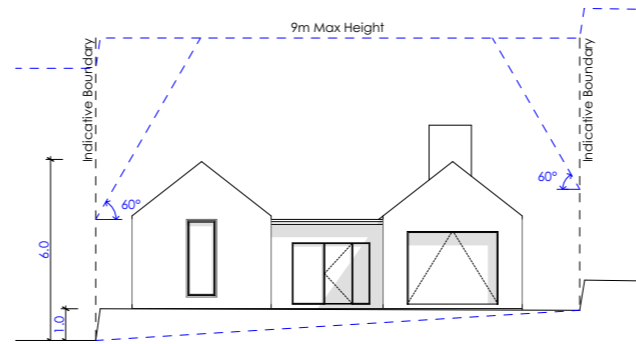
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



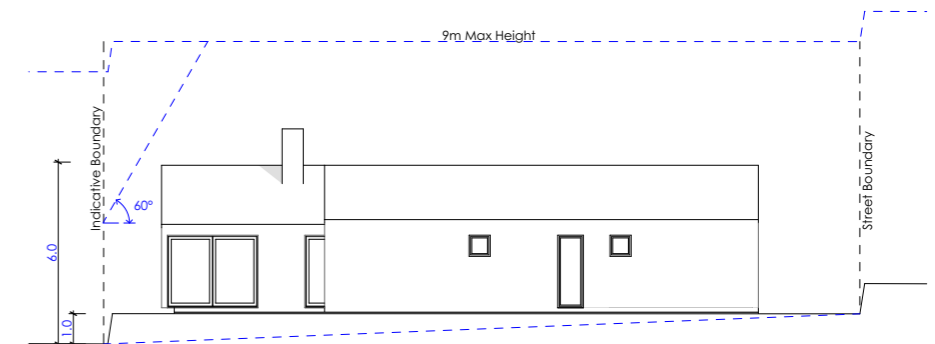
Street Elevation  
level site



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

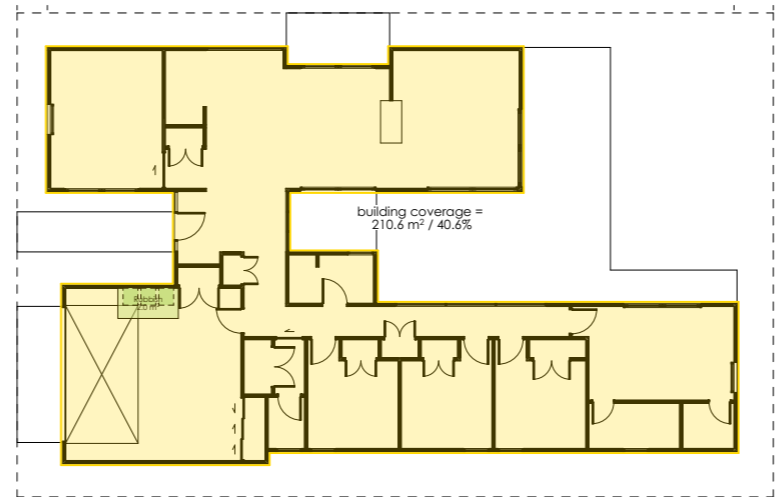
**Total Floor Plan Area:**  
**171m<sup>2</sup> + 35m<sup>2</sup> garage**  
 Lot: 400 - 450 m<sup>2</sup> Sites

**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.

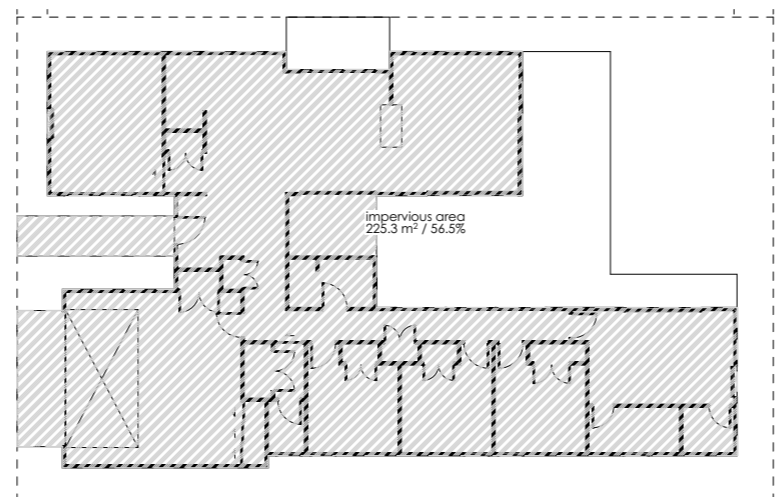
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

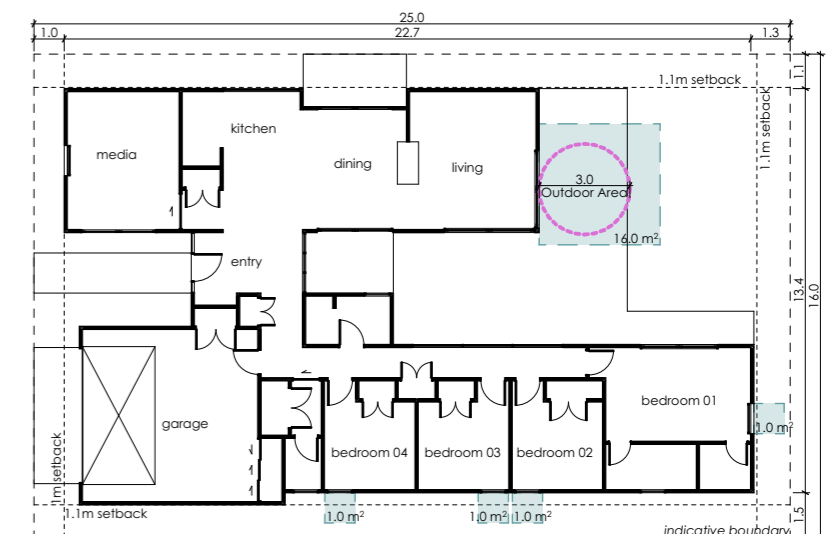
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards





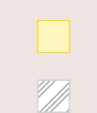



# TYPE F

1 Storey, 4 Bedroom Internal Garage

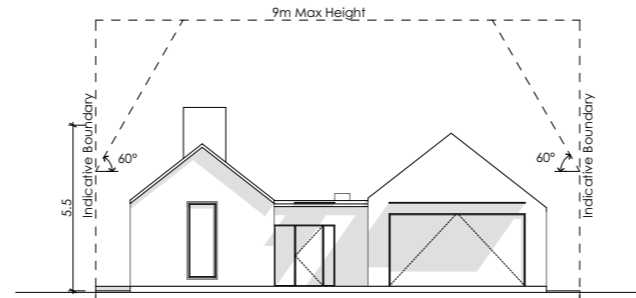
**Total Floor Plan Area:**  
**171m<sup>2</sup> + 35m<sup>2</sup> garage**  
 Lot: 400 - 450 m<sup>2</sup> Sites

**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.

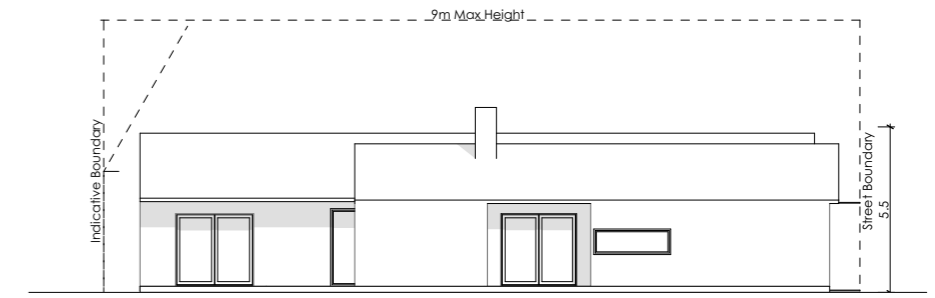
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

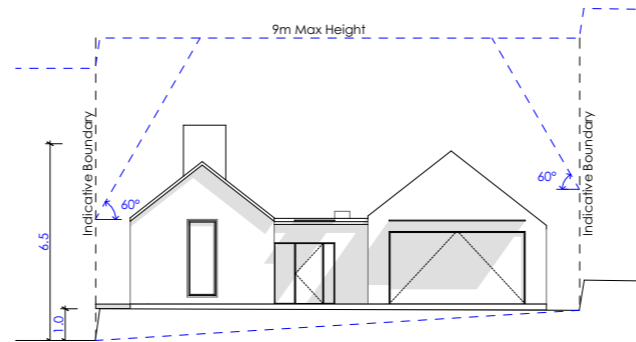
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



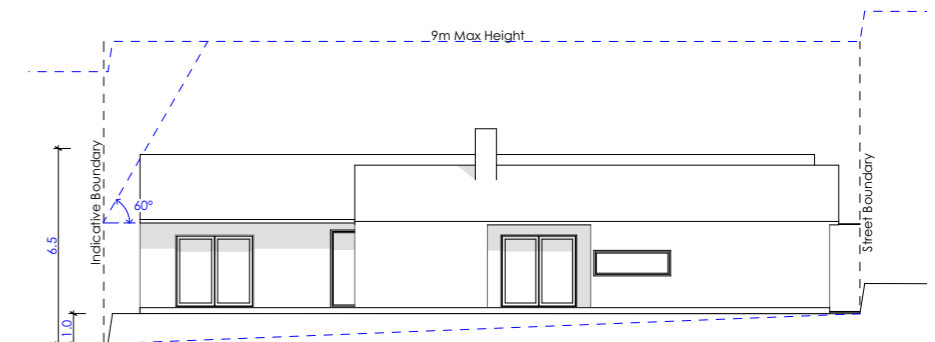
Street Elevation  
level site



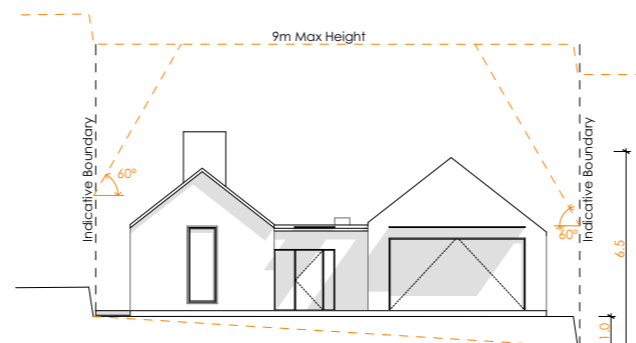
Side Elevation  
level site



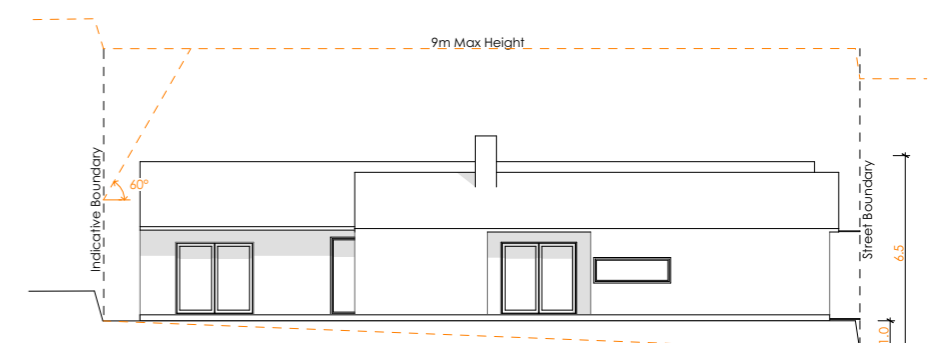
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE F1

2 Storey, 3 Bedroom Separate Garage

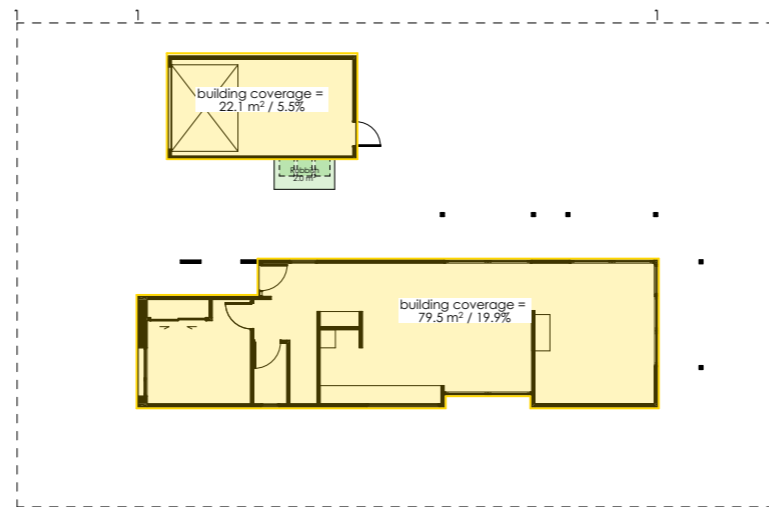
**Total Floor Plan Area:**  
**142m<sup>2</sup> + 21m<sup>2</sup> garage**  
 Lot: 400 - 450 m<sup>2</sup> Sites

**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.

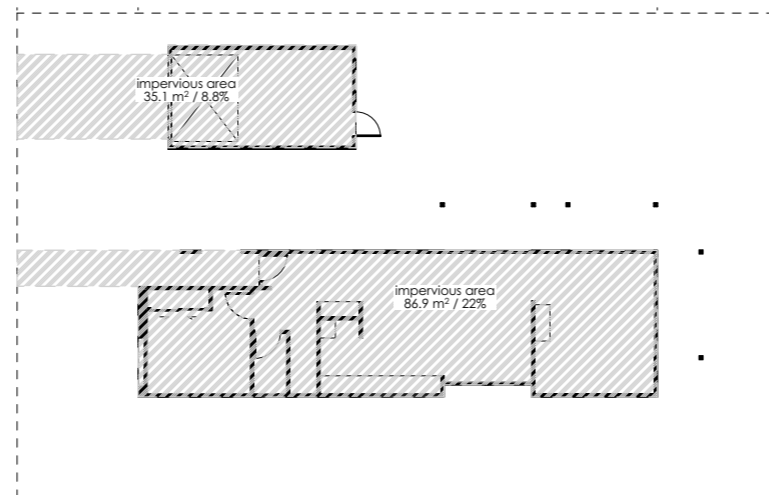
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

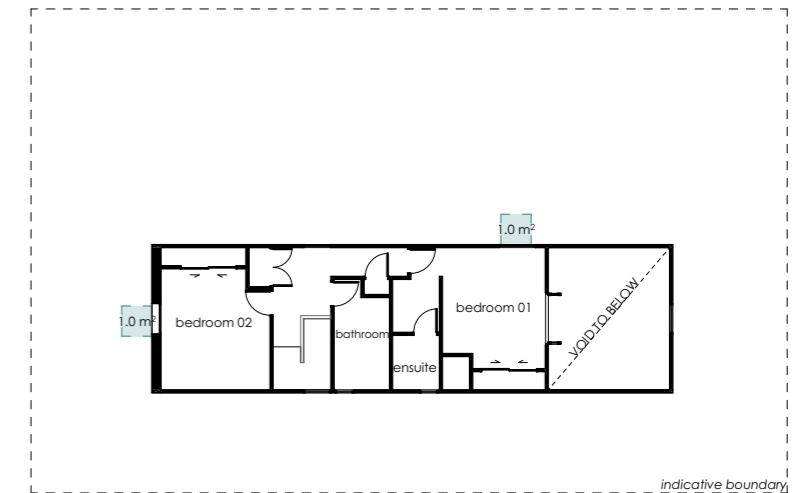
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



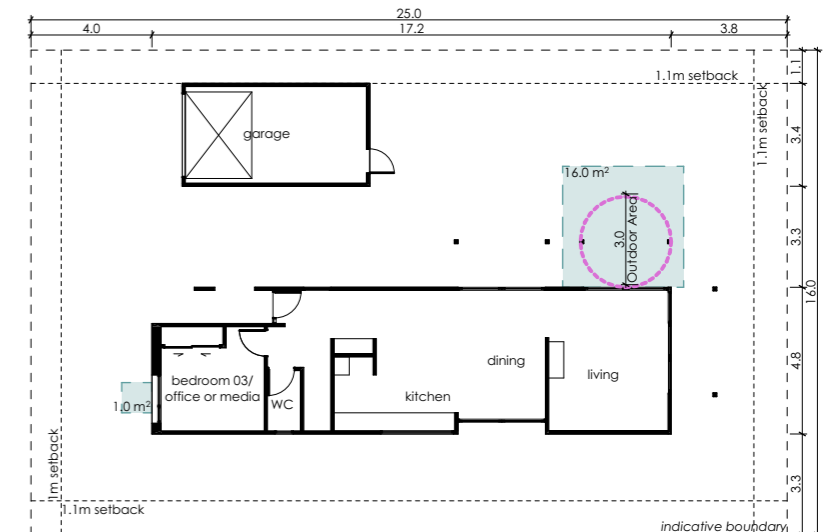
Building Coverage



Impermeable area



First Floor - Outlook & Yards



Ground Floor - Outlook, Outdoor Area & Yards









# TYPE F1

2 Storey, 3 Bedroom Separate Garage

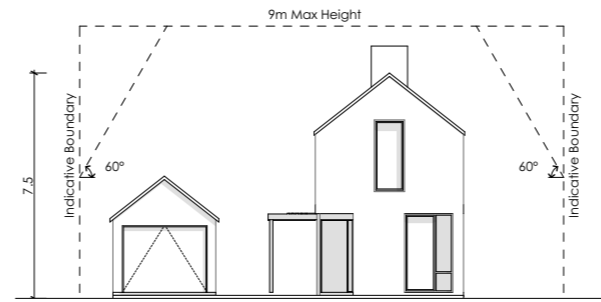
**Total Floor Plan Area:**  
**142m<sup>2</sup> + 21m<sup>2</sup> garage**  
 Lot: 400 - 450 m<sup>2</sup> Sites

**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.

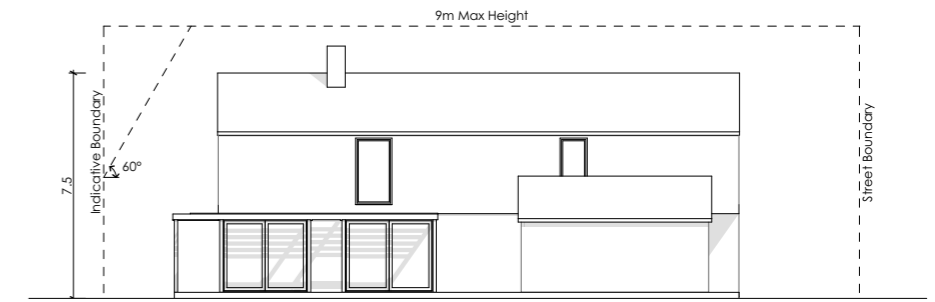
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

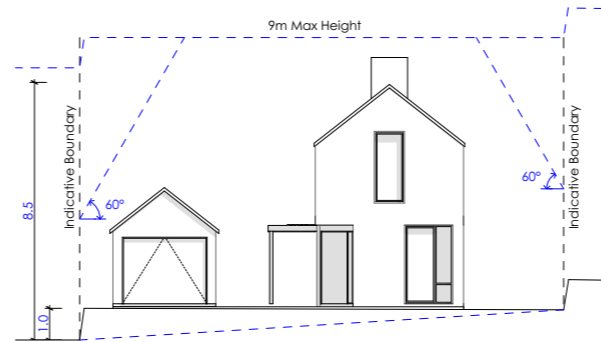
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



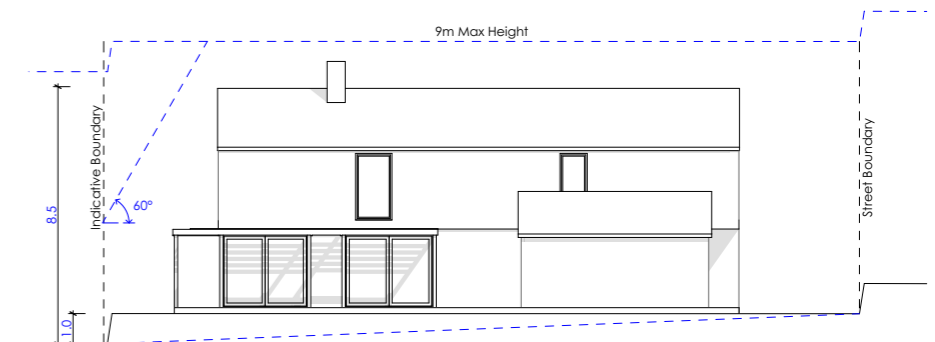
Street Elevation  
level site



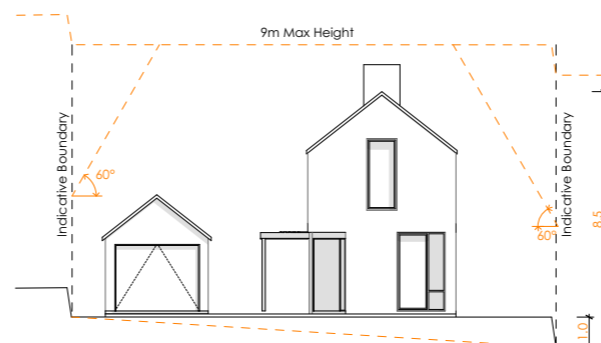
Side Elevation  
level site



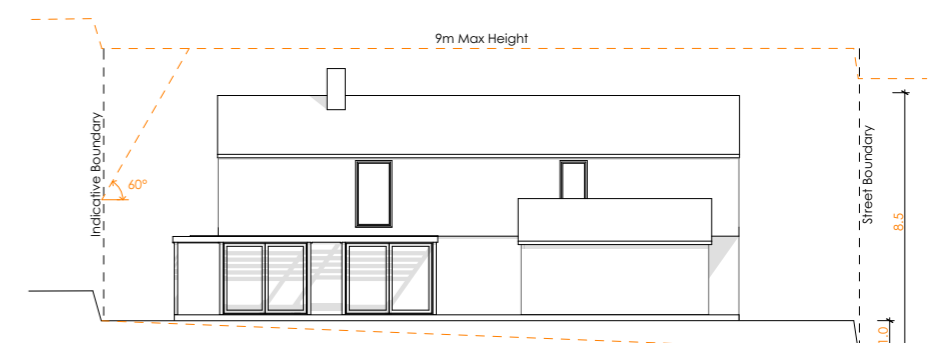
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE G

1 Storey, 3 Bedroom, 2 x Carpad

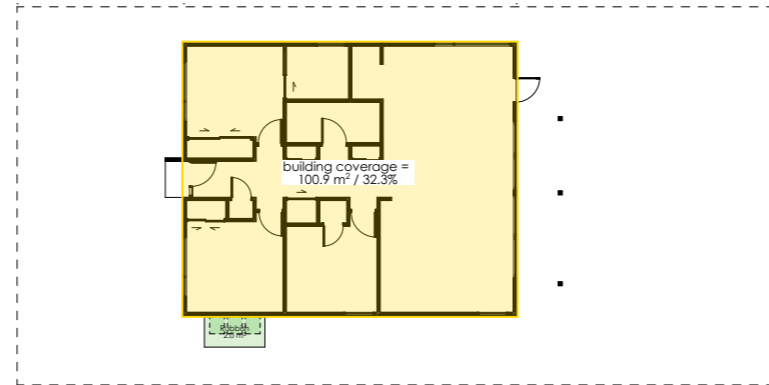
**Total Floor Plan Area: 100m<sup>2</sup>**  
 Lot: 300m<sup>2</sup> Sites

**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.

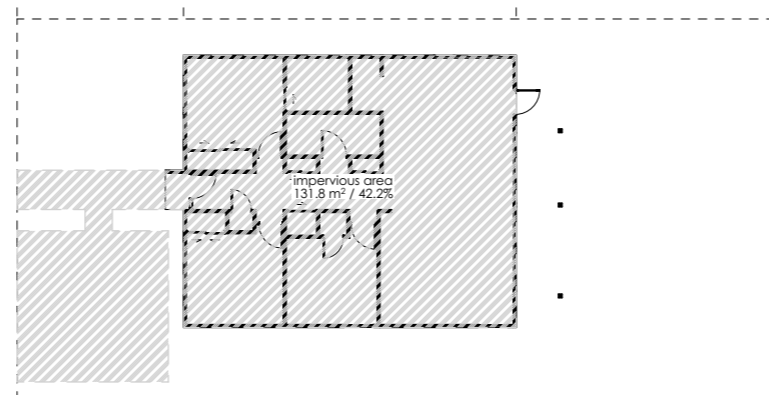
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

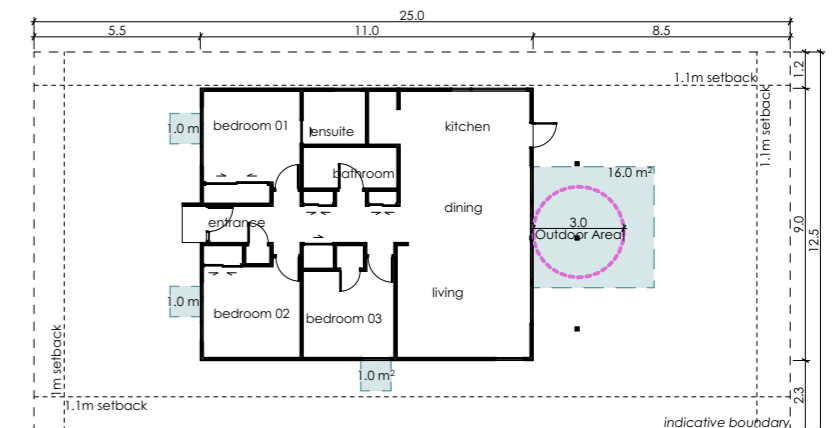
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards









# TYPE G

1 Storey, 3 Bedroom, 2 x Carpad

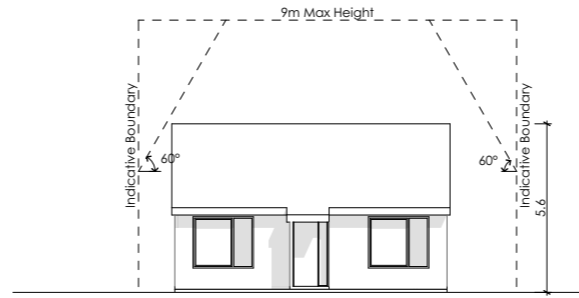
**Total Floor Plan Area: 100m<sup>2</sup>**  
 Lot: 300m<sup>2</sup> Sites

**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.

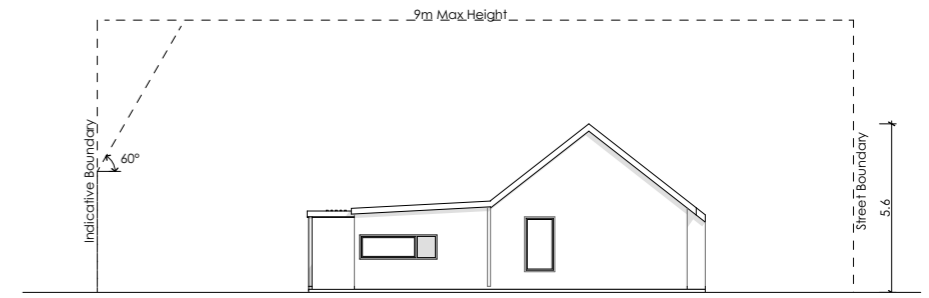
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

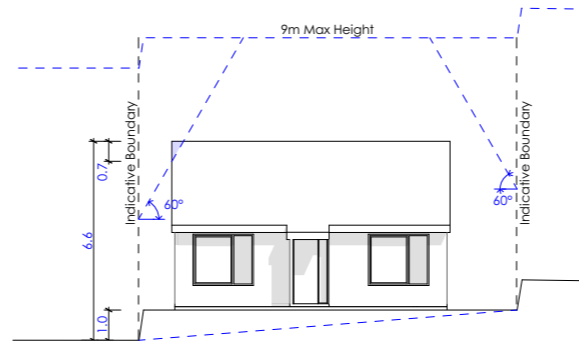
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



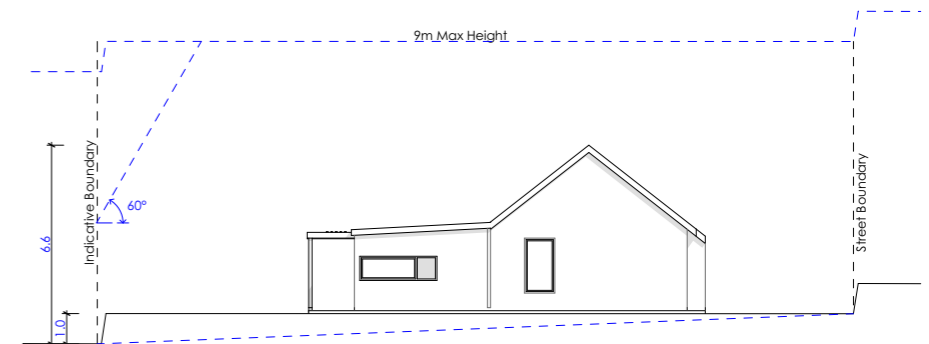
Street Elevation  
level site



Side Elevation  
level site



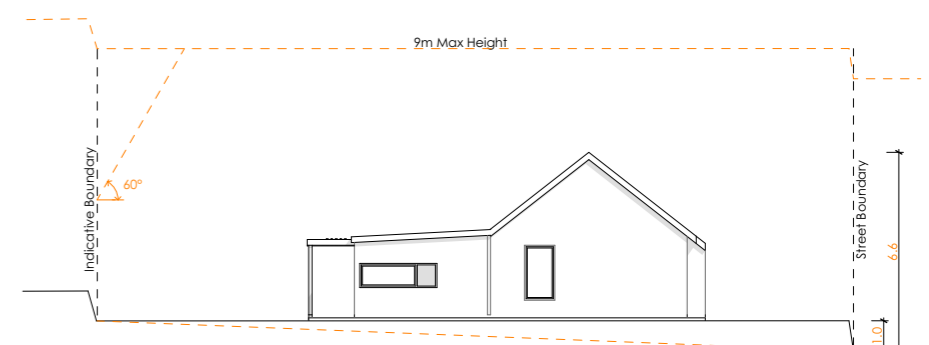
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE H

1 Storey, 2 Bedroom, Carpad

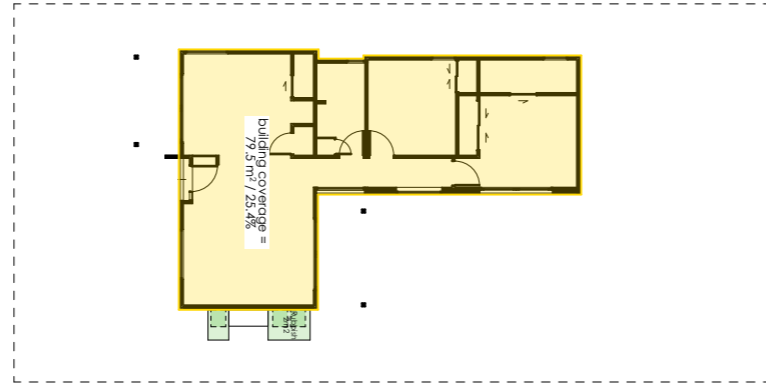
**Total Floor Plan Area: 77.5m<sup>2</sup>**  
 Lot: 300m<sup>2</sup> Sites

**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.

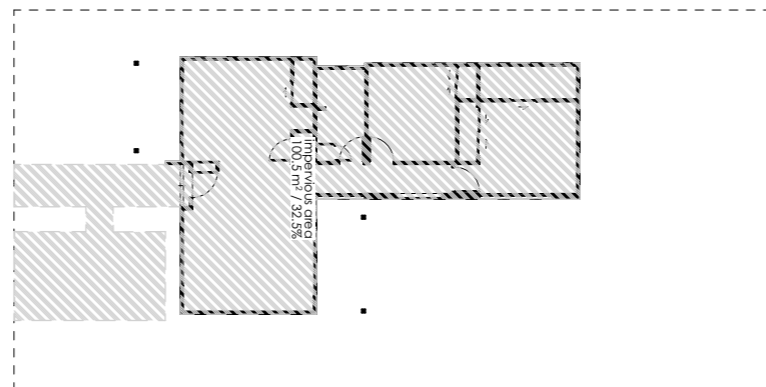
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

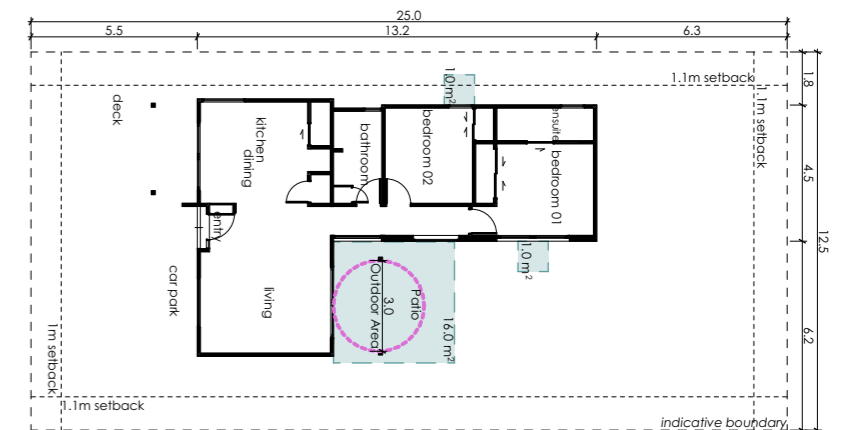
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

# TYPE H

1 Storey, 2 Bedroom, Carpad

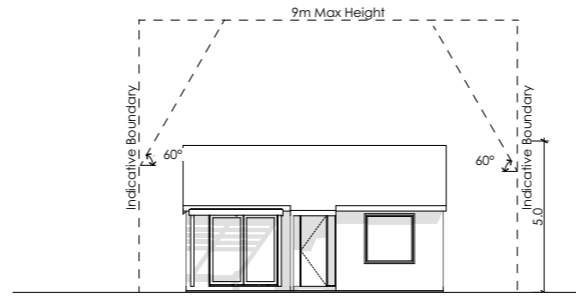
**Total Floor Plan Area: 77.5m<sup>2</sup>**  
 Lot: 300m<sup>2</sup> Sites

**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.

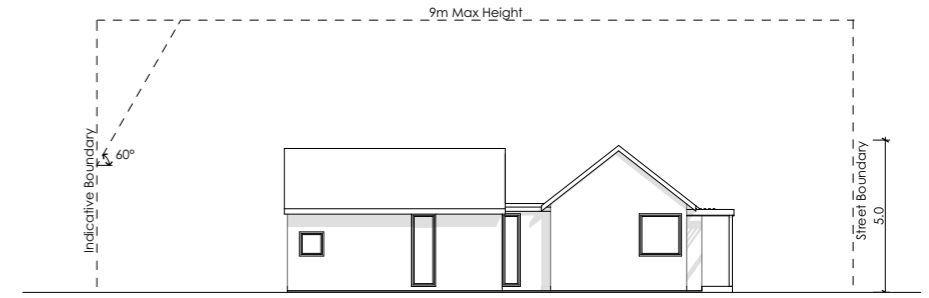
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

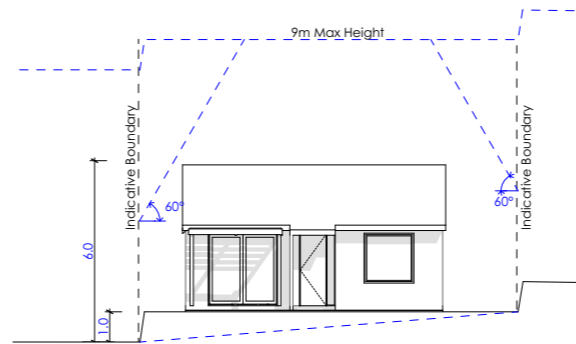
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



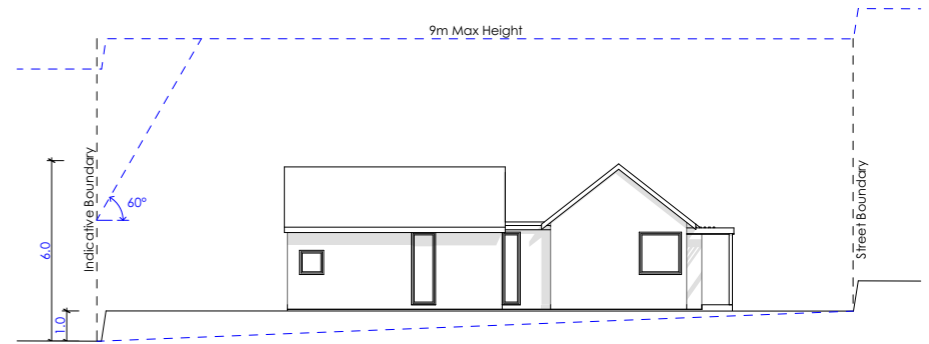
Street Elevation  
level site



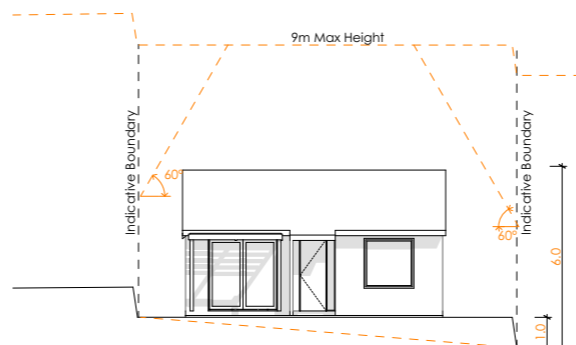
Side Elevation  
level site



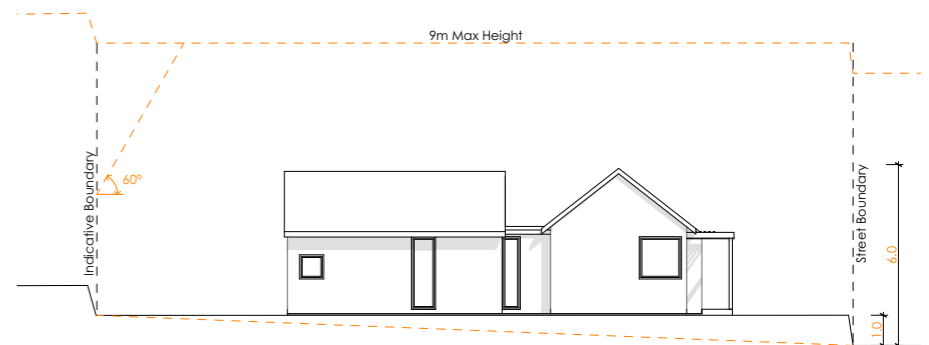
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE H1

1 Storey, 2 Bedroom, Carpad

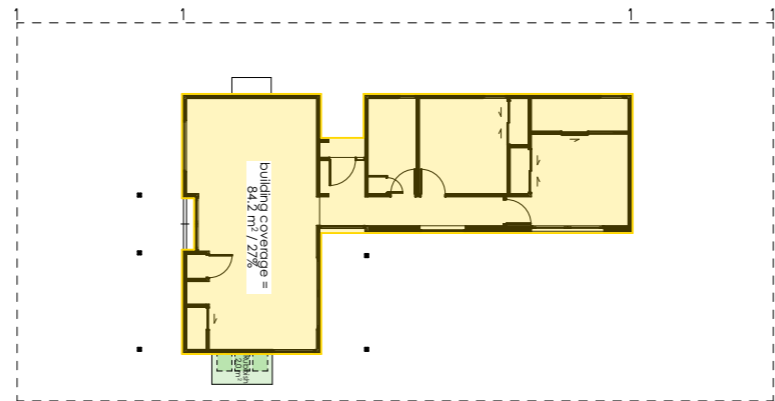
**Total Floor Plan Area: 80.9m<sup>2</sup>**  
 Lot: 300m<sup>2</sup> Sites

**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.

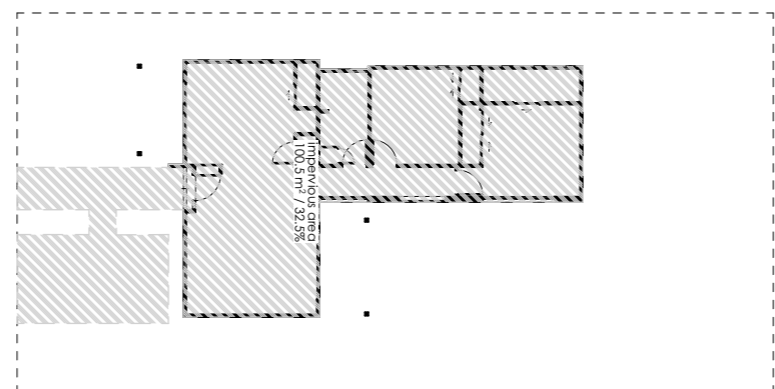
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

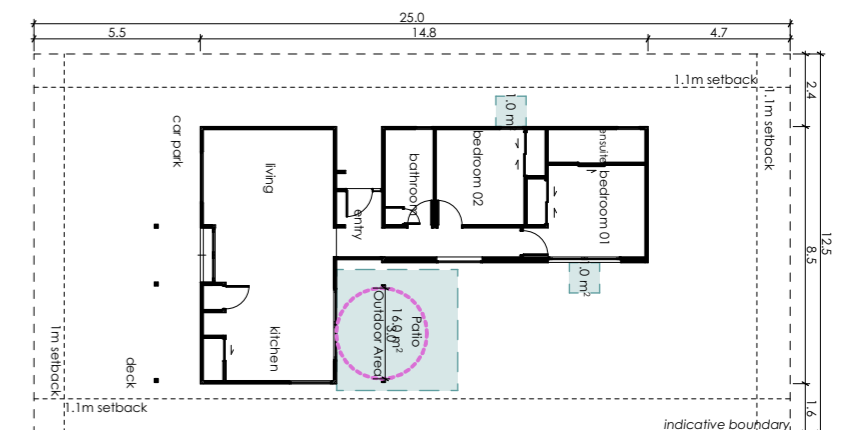
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards









# TYPE H1

1 Storey, 2 Bedroom, Carpad

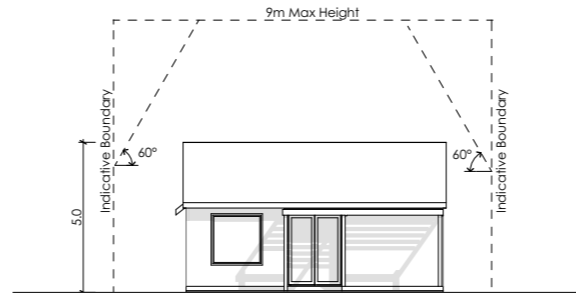
**Total Floor Plan Area: 80.9m<sup>2</sup>**  
 Lot: 300m<sup>2</sup> Sites

**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.

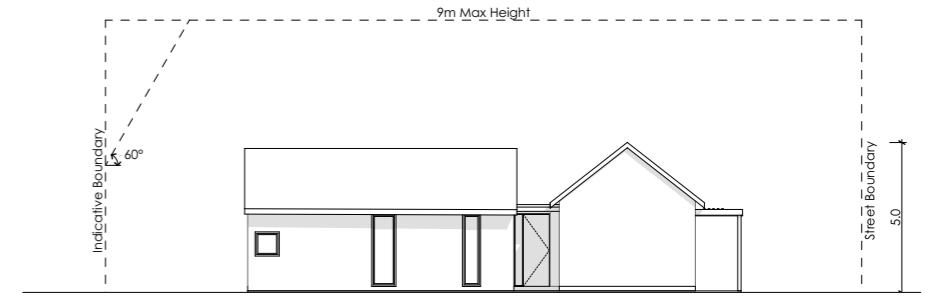
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

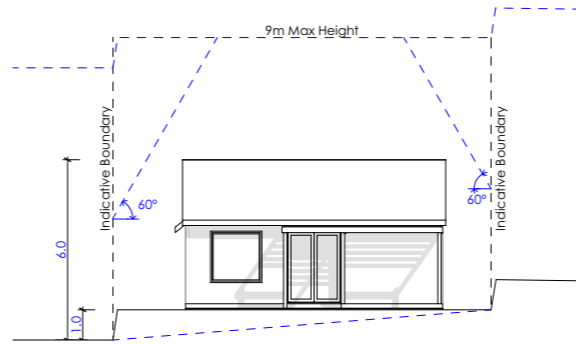
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



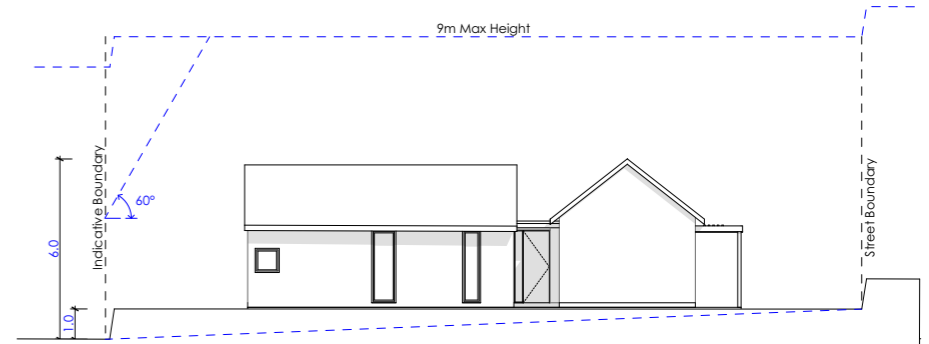
Street Elevation  
level site



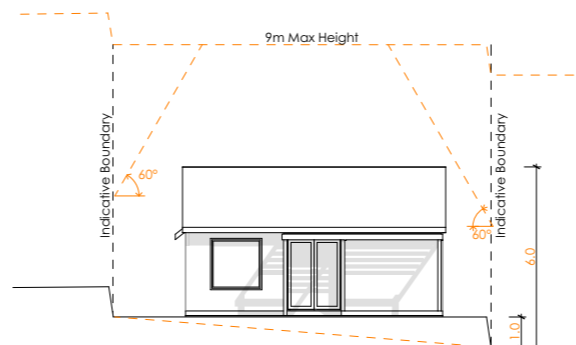
Side Elevation  
level site



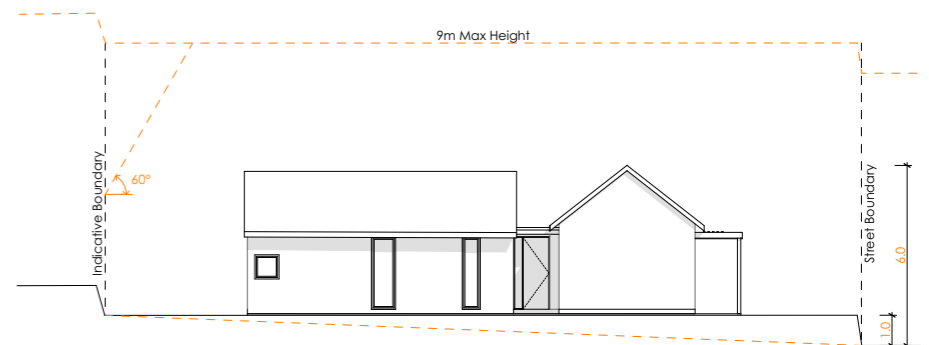
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE H2

1 Storey, 2 Bedroom, Carpad

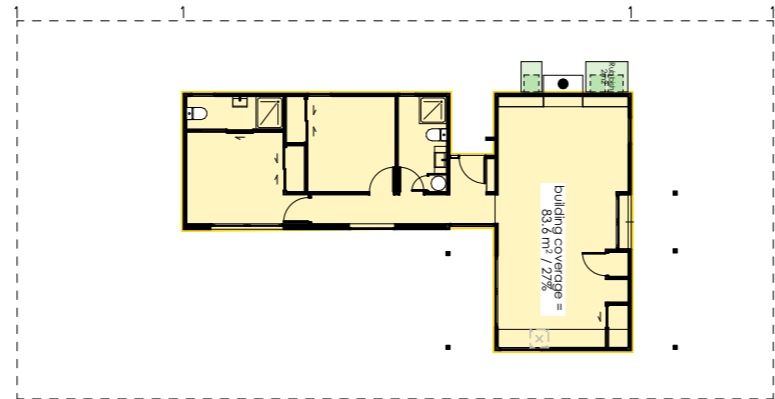
**Total Floor Plan Area: 81.5m<sup>2</sup>**  
 Lot: 300m<sup>2</sup> Sites

**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.

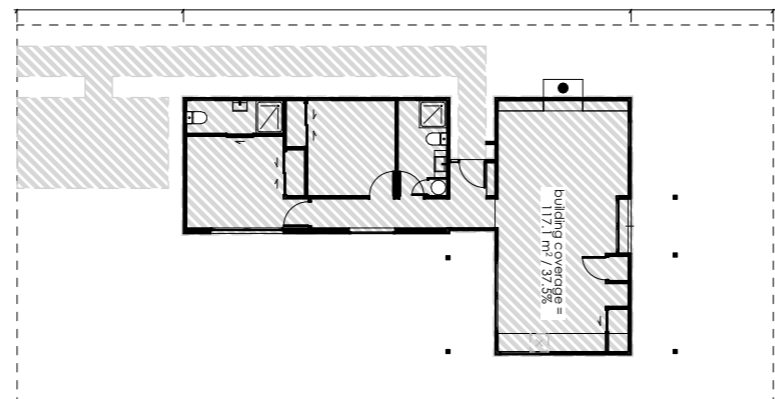
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

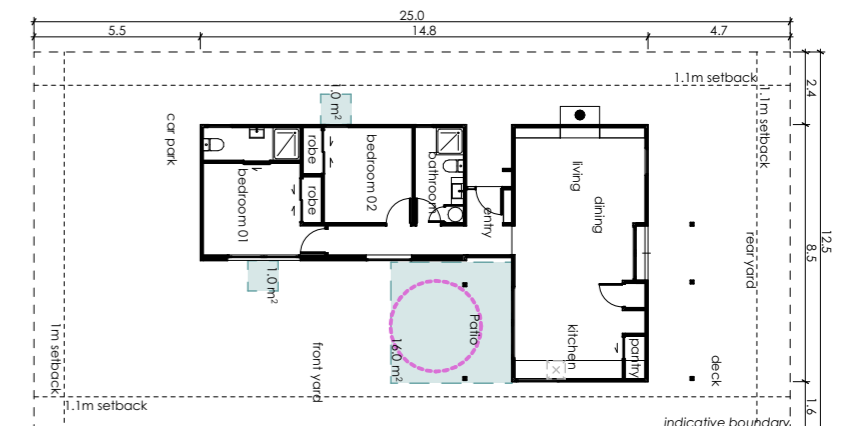
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

# TYPE H2

1 Storey, 2 Bedroom, Carpad

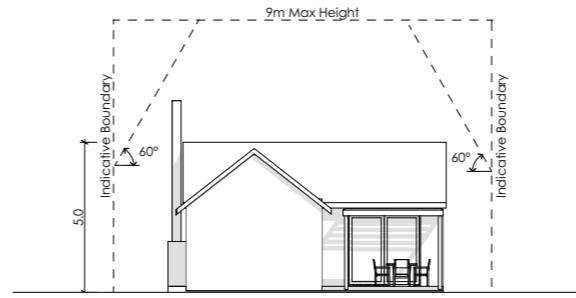
**Total Floor Plan Area: 81.5m<sup>2</sup>**  
 Lot: 300m<sup>2</sup> Sites

**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.

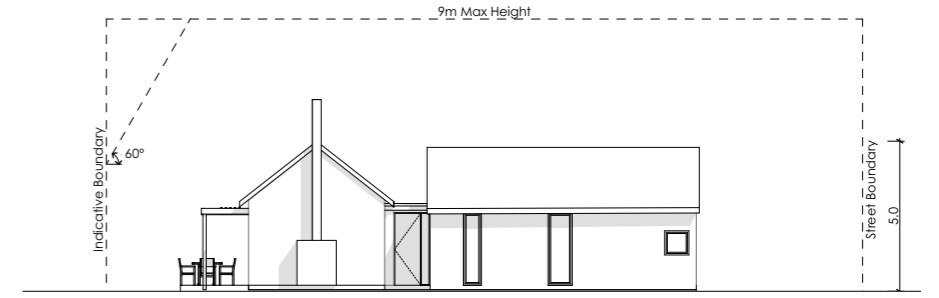
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

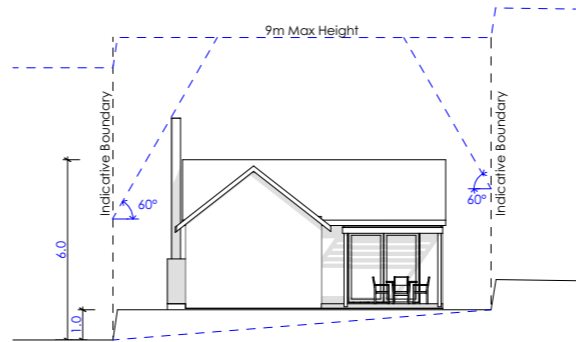
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



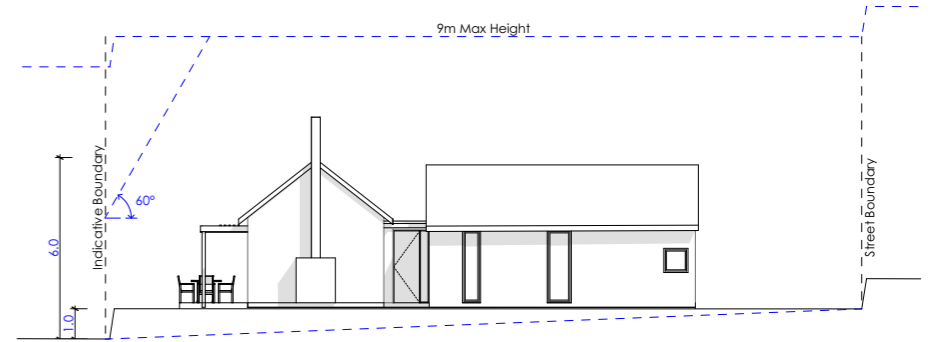
Street Elevation  
level site



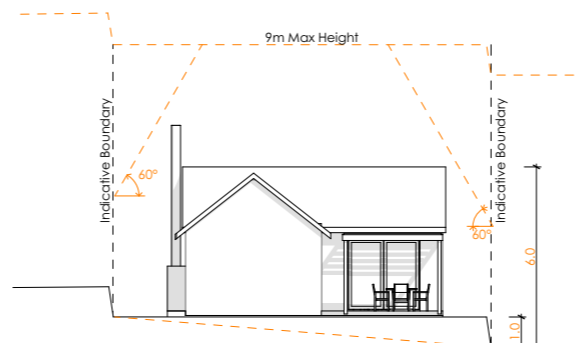
Side Elevation  
level site



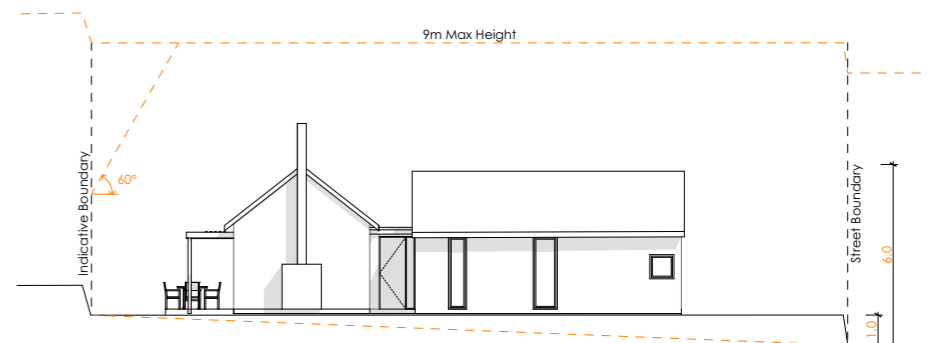
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE J

1 Storey, 3 Bedroom, Garage

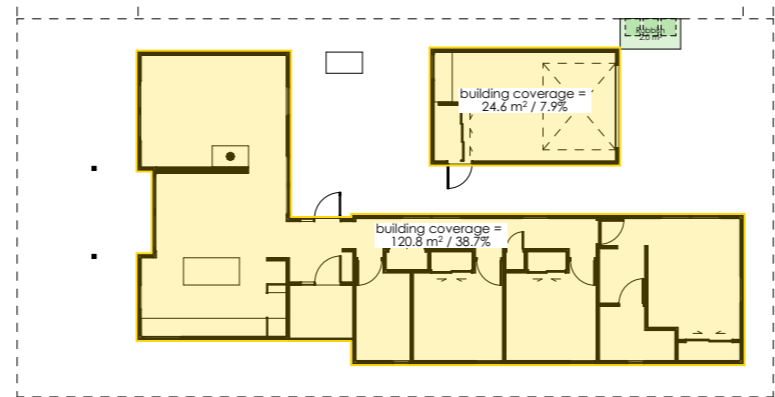
**Total Floor Plan Area:**  
**114m<sup>2</sup> + 27m<sup>2</sup> garage**  
 Lot: 300m<sup>2</sup> Sites

**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.

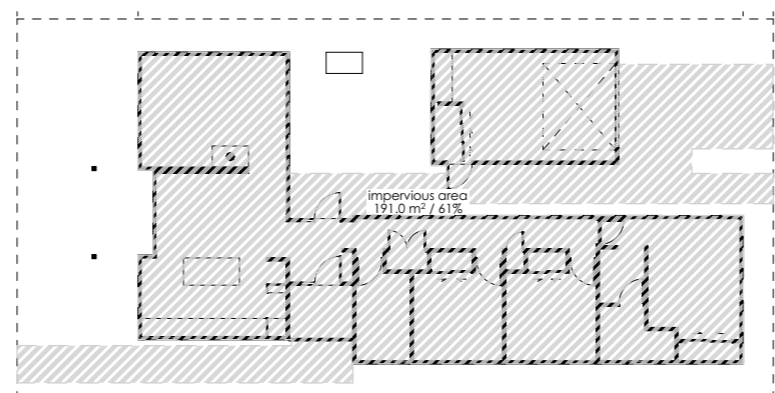
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

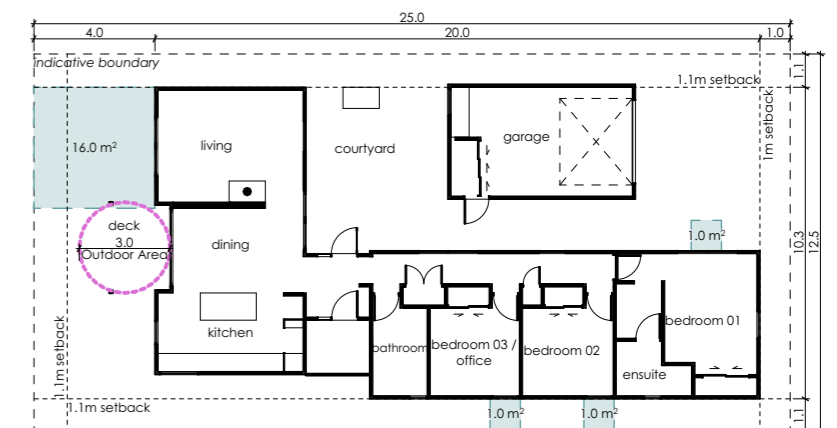
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards









# TYPE J

1 Storey, 3 Bedroom, Garage

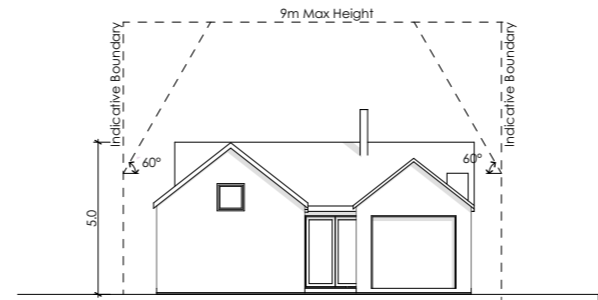
**Total Floor Plan Area:**  
**114m<sup>2</sup> + 27m<sup>2</sup> garage**  
 Lot: 300m<sup>2</sup> Sites

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

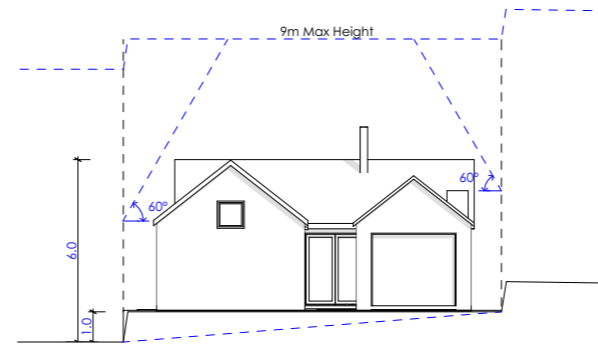
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



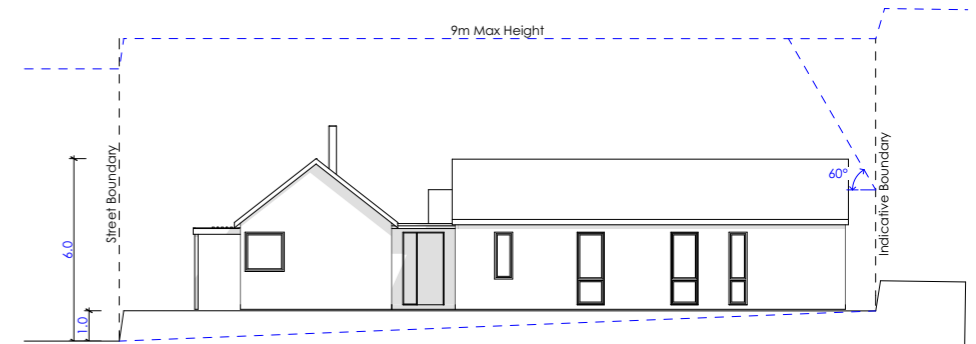
Street Elevation  
level site



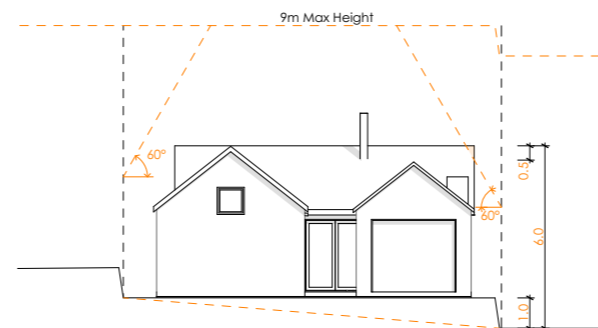
Side Elevation  
level site



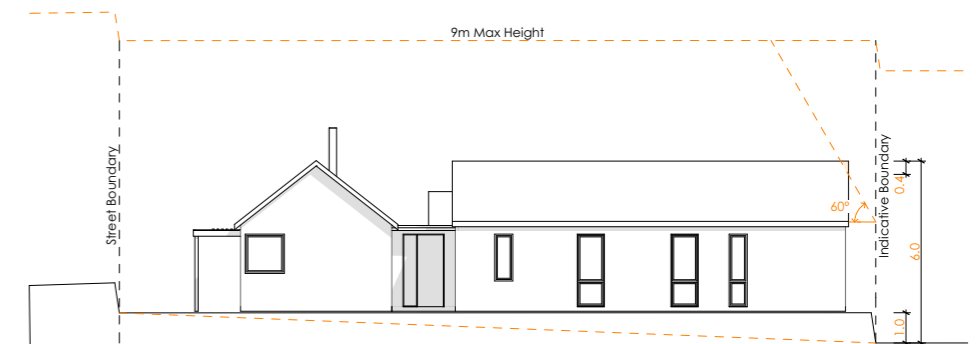
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE J1

1 Storey, 3 Bedroom, Internal Garage

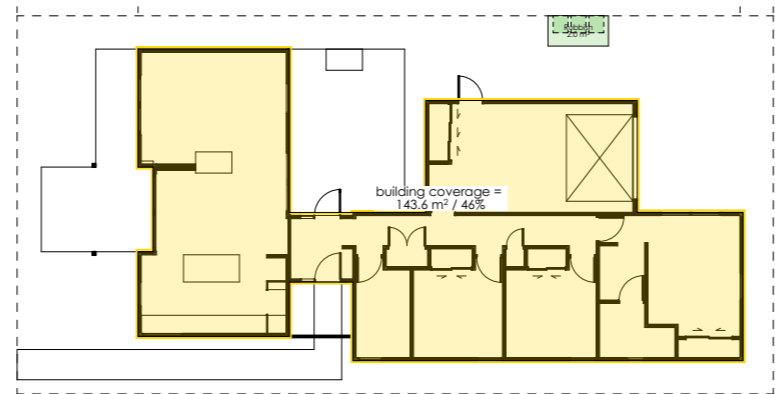
**Total Floor Plan Area:**  
**114m<sup>2</sup> + 26m<sup>2</sup> garage**  
 Lot: 300m<sup>2</sup> Sites

**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.

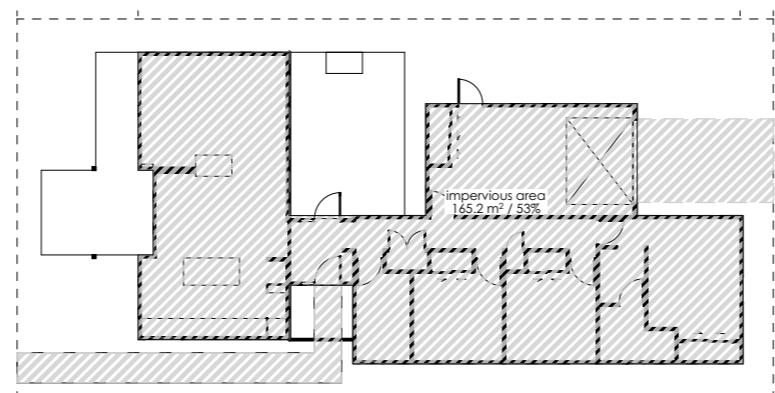
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

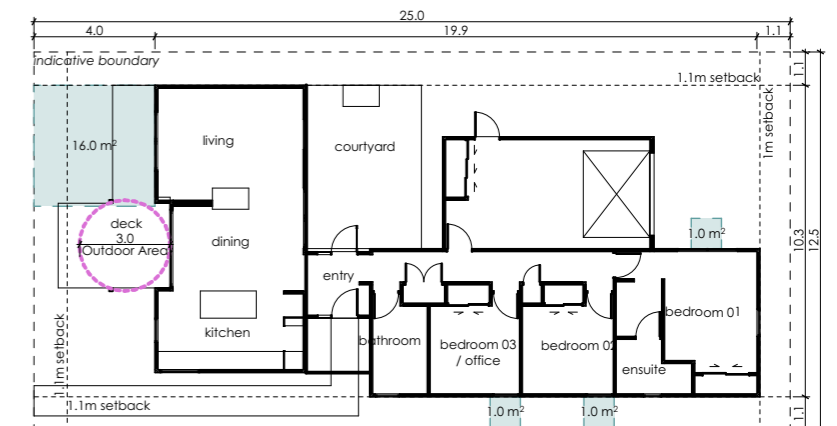
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards









# TYPE J1

1 Storey, 3 Bedroom, Internal Garage

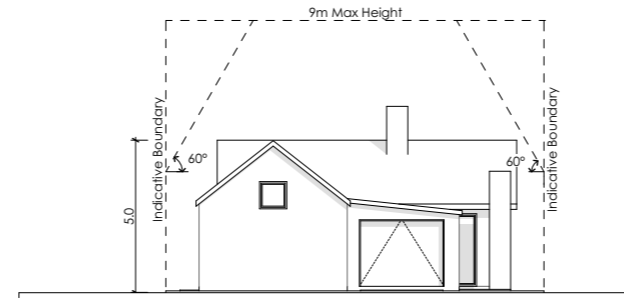
**Total Floor Plan Area:**  
**114m<sup>2</sup> + 26m<sup>2</sup> garage**  
 Lot: 300m<sup>2</sup> Sites

**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.

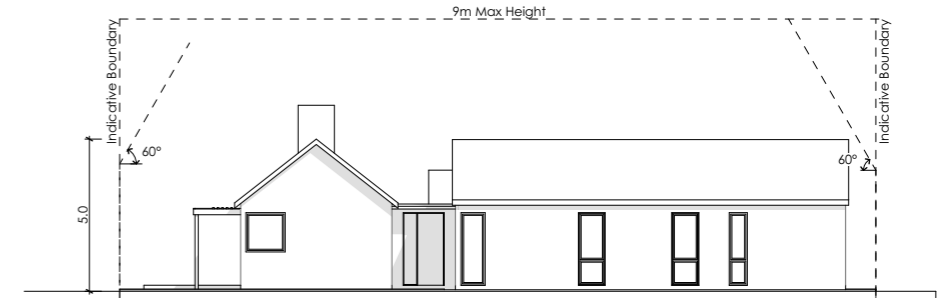
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

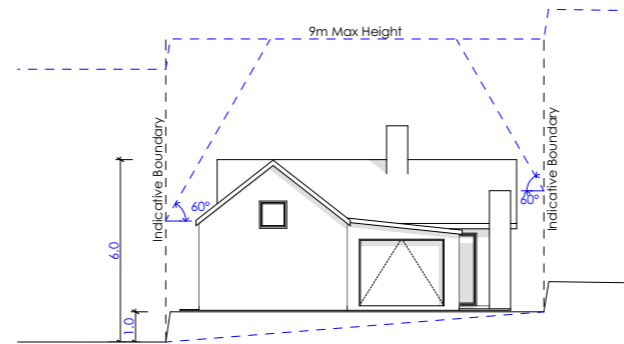
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



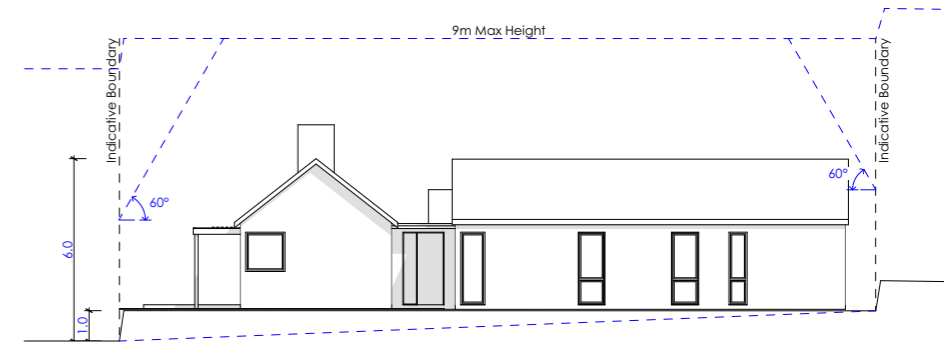
Street Elevation  
level site



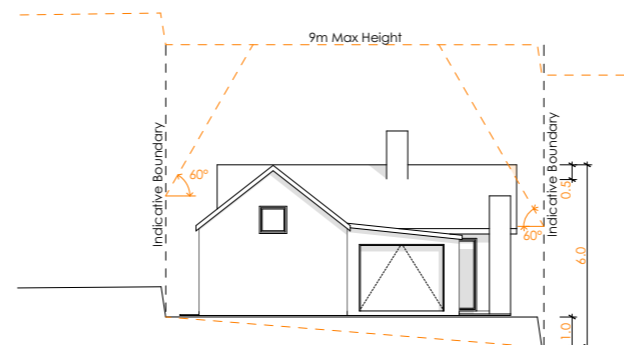
Side Elevation  
level site



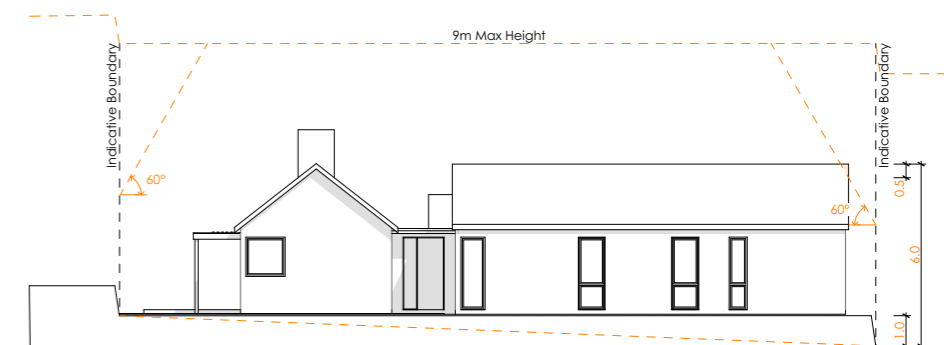
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE K

2 Storey, 4 Bedroom, Double Garage

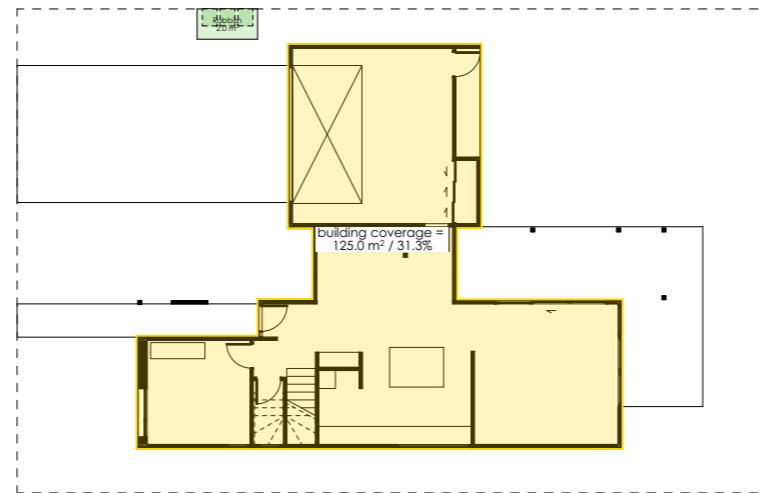
**Total Floor Plan Area:**  
164m<sup>2</sup> + 35m<sup>2</sup> garage

**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.

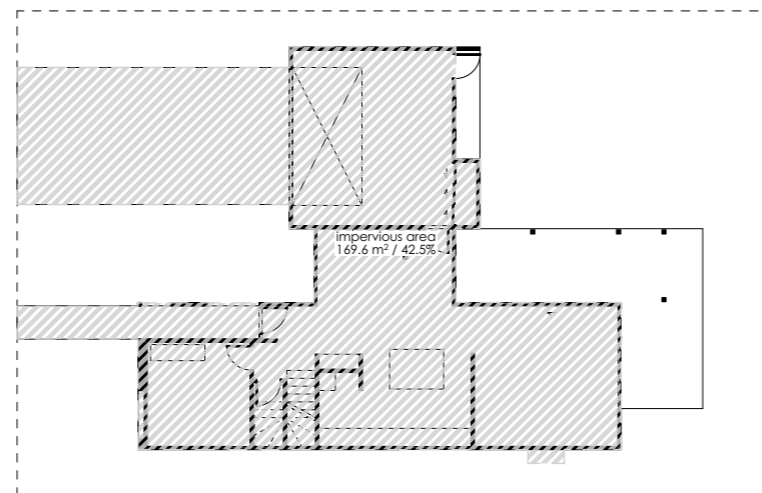
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

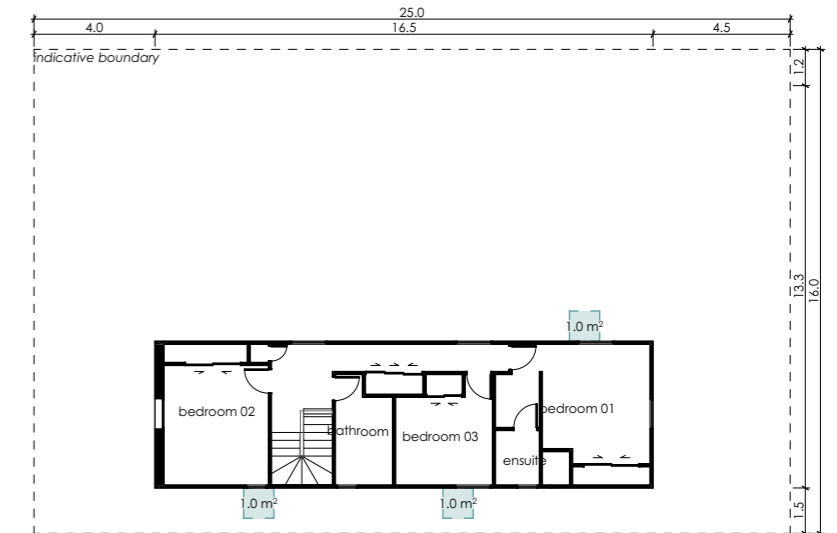
\* Excludes a boundary with a road  
\*\* Chimneys Excluded from Building Height  
\*\*\* Excludes Soffits and Overhangs  
\*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



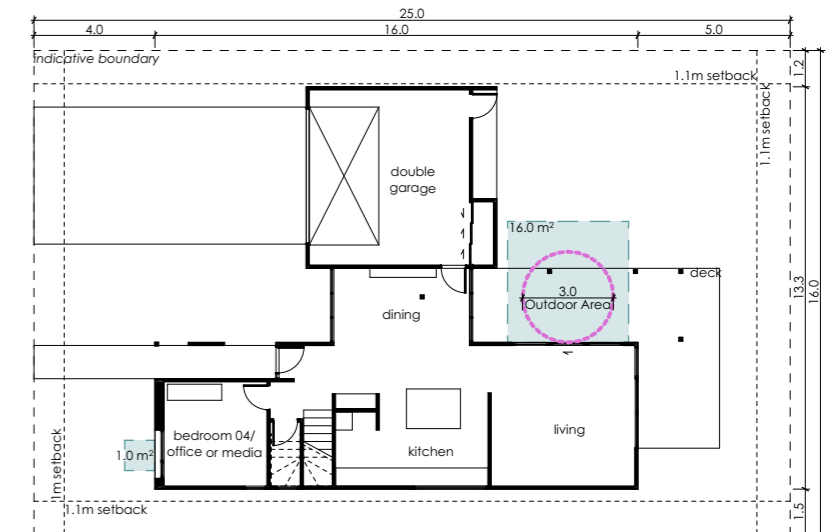
Building Coverage



Impermeable area



First Floor - Outlook & Yards



Ground Floor - Outlook, Outdoor Area & Yards










# TYPE K

2 Storey, 4 Bedroom, Double Garage

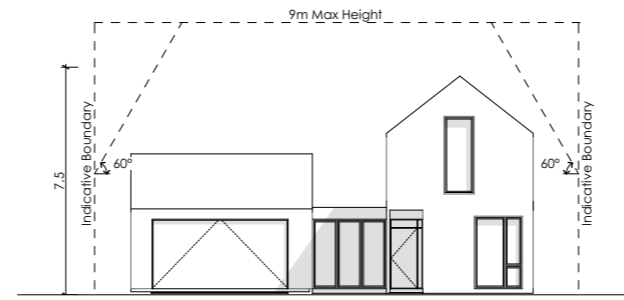
**Total Floor Plan Area:**  
164m<sup>2</sup> + 35m<sup>2</sup> garage

**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.

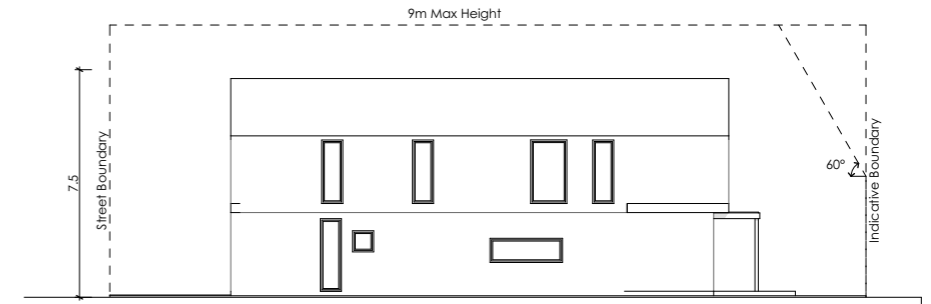
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

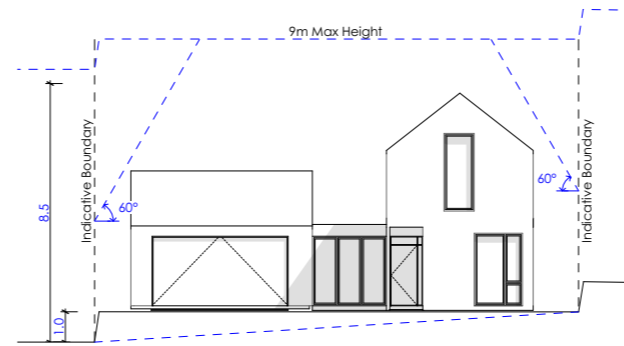
\* Excludes a boundary with a road  
\*\* Chimneys Excluded from Building Height  
\*\*\* Excludes Soffits and Overhangs  
\*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



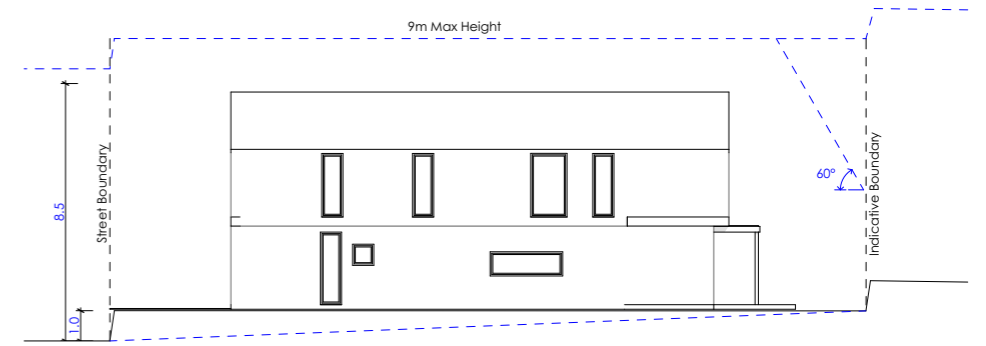
Street Elevation  
level site



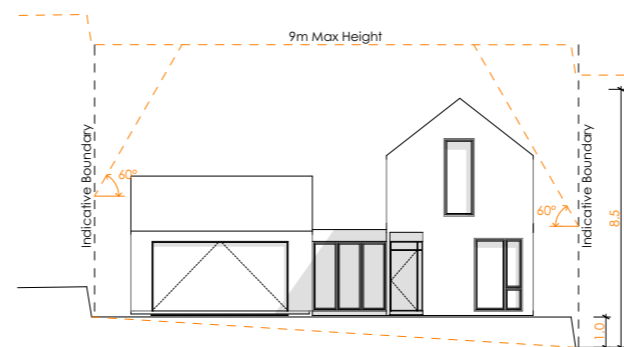
Side Elevation  
level site



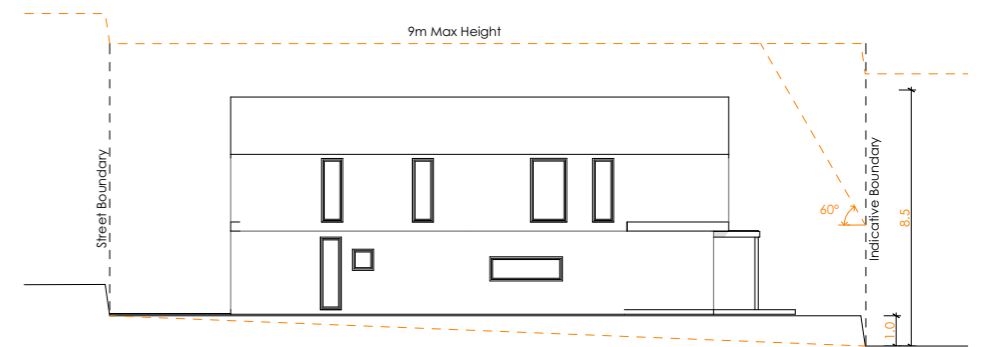
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE L

2 Storey, 4 Bedroom, Double Garage

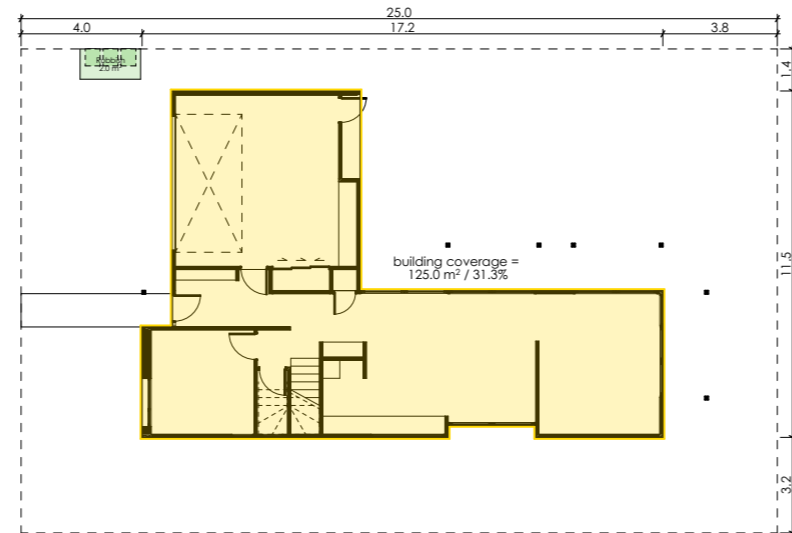
**Total Floor Plan Area:**  
168m<sup>2</sup> + 34m<sup>2</sup> garage

**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.

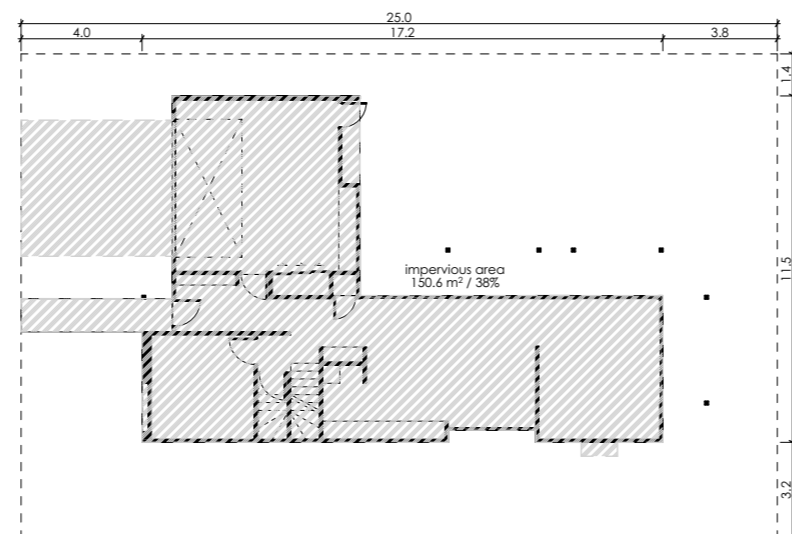
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

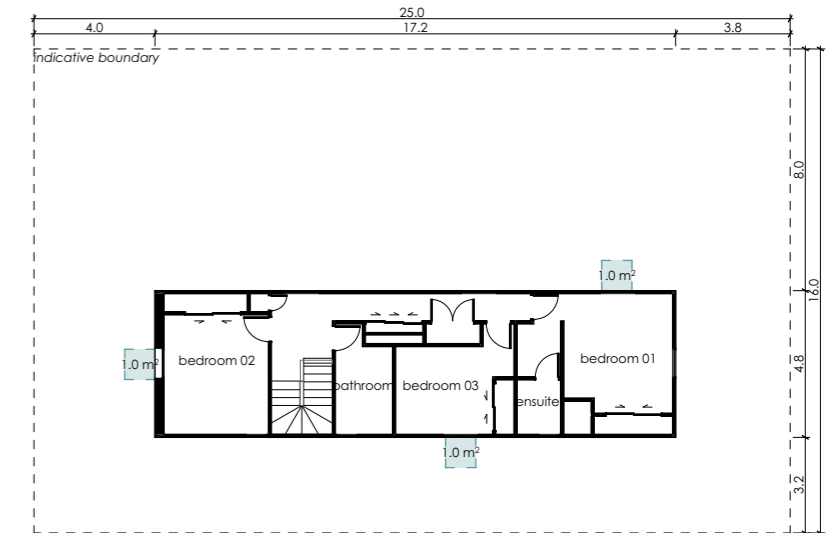
\* Excludes a boundary with a road  
\*\* Chimneys Excluded from Building Height  
\*\*\* Excludes Soffits and Overhangs  
\*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



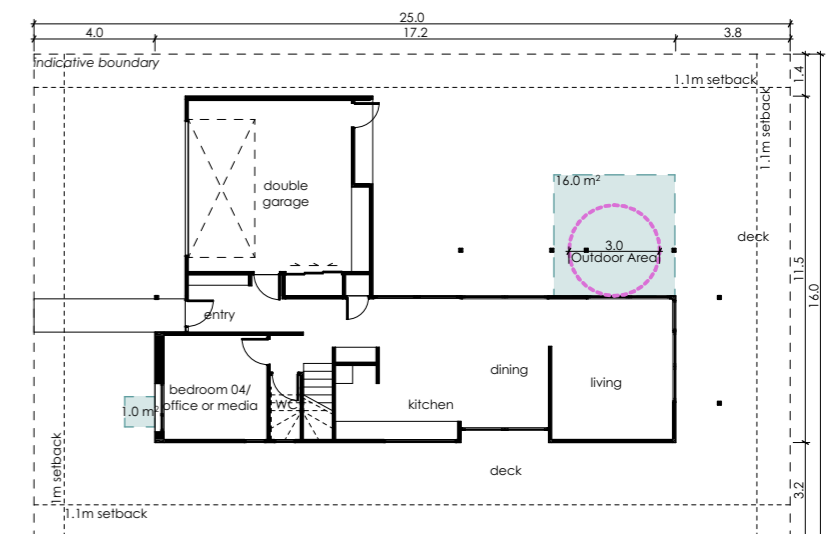
Building Coverage



Impermeable area



First Floor - Outlook & Yards



Ground Floor - Outlook, Outdoor Area & Yards










# TYPE L

2 Storey, 4 Bedroom, Double Garage

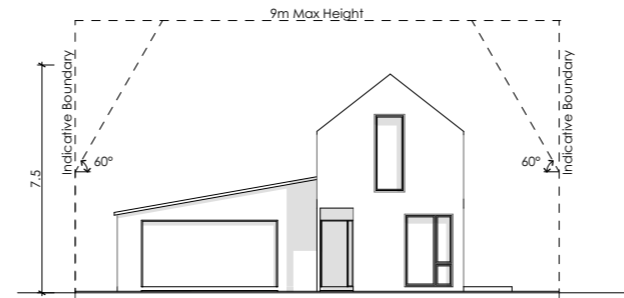
**Total Floor Plan Area:**  
168m<sup>2</sup> + 34m<sup>2</sup> garage

**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.

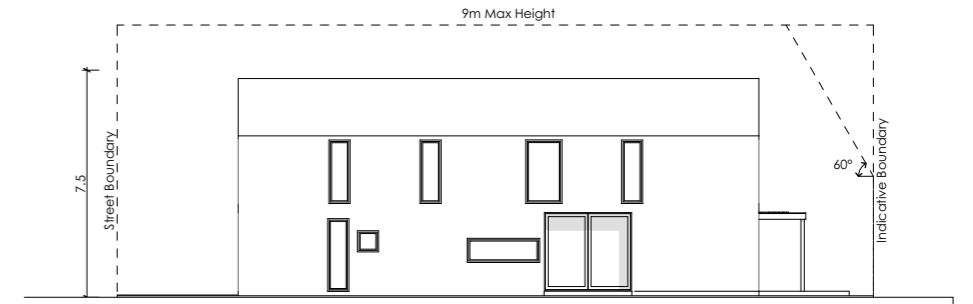
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

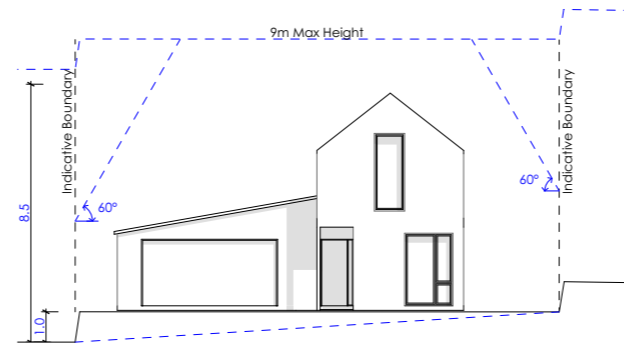
\* Excludes a boundary with a road  
\*\* Chimneys Excluded from Building Height  
\*\*\* Excludes Soffits and Overhangs  
\*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



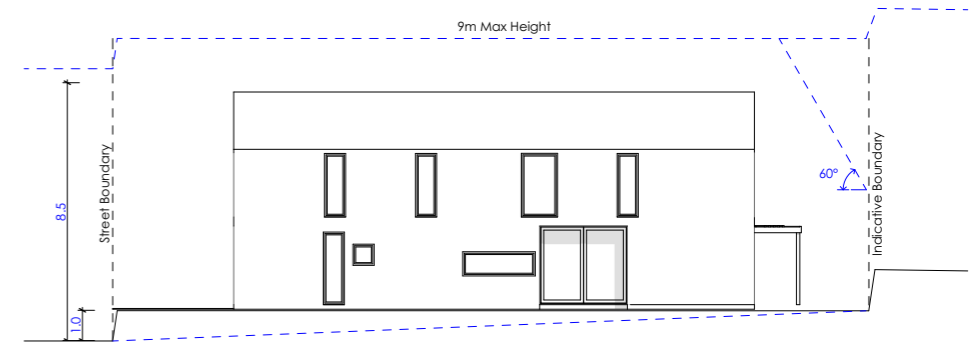
Street Elevation  
level site



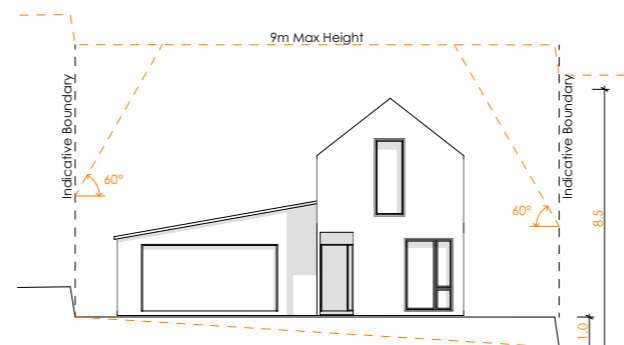
Side Elevation  
level site



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

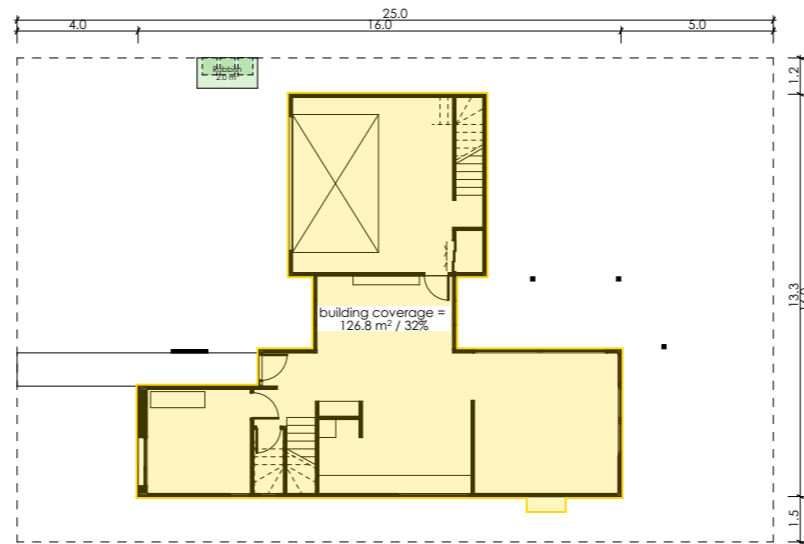
**Total Floor Plan Area:**  
**168m<sup>2</sup> + 34m<sup>2</sup> garage + 32m<sup>2</sup> Loft Studio**

**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.

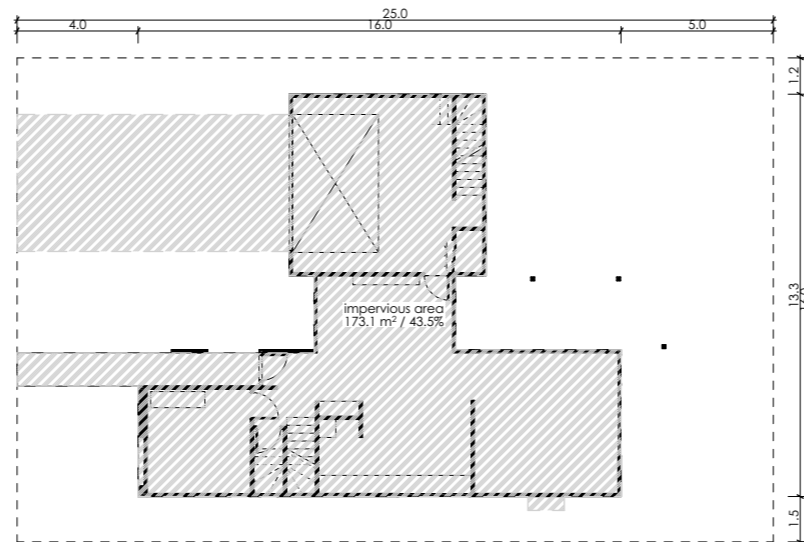
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

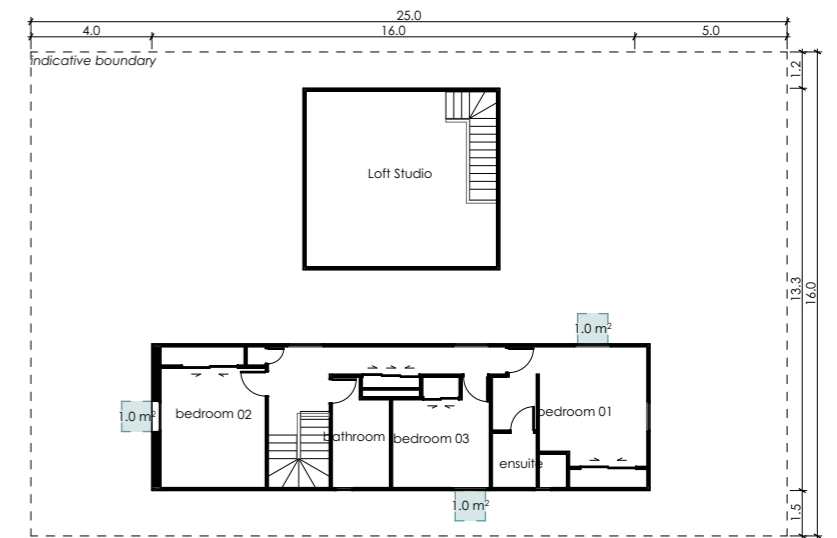
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



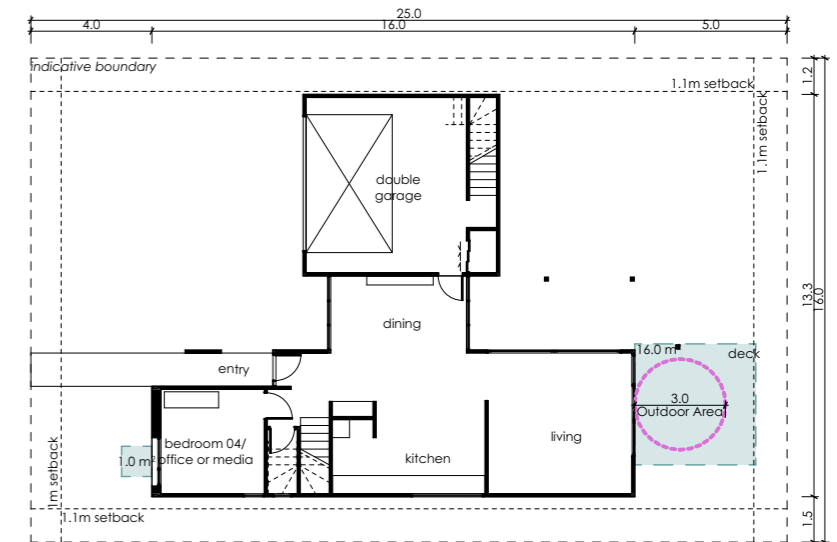
Building Coverage



Impermeable area



First Floor - Outlook & Yards



Ground Floor - Outlook, Outdoor Area & Yards

# TYPE M

2 Storey, 4 Bedroom, Double Garage, Loft Studio

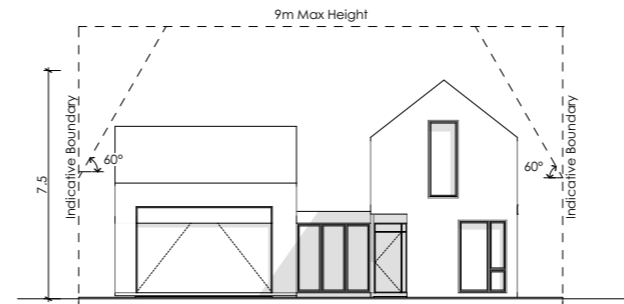
**Total Floor Plan Area:**  
**168m<sup>2</sup> + 34m<sup>2</sup> garage + 32m<sup>2</sup> Loft Studio**

**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.

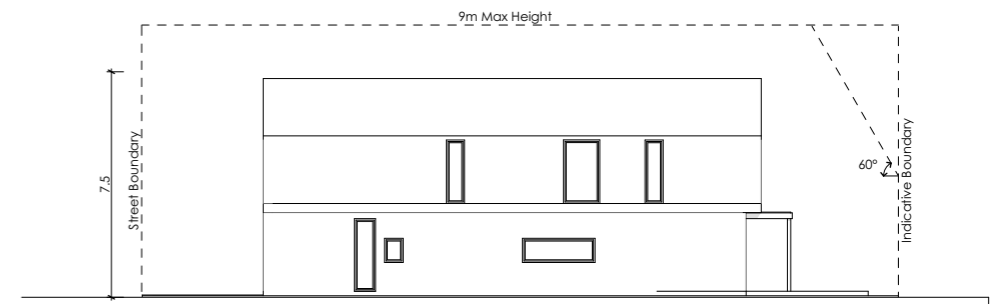
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

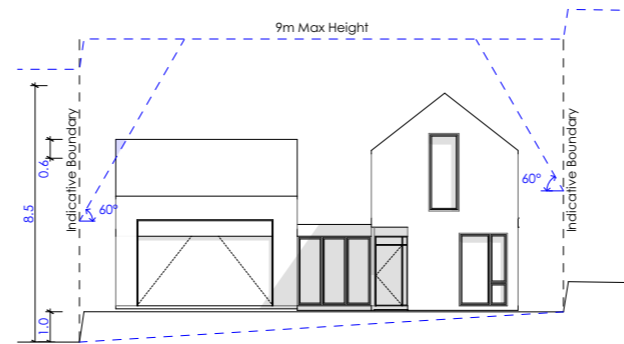
\* Excludes a boundary with a road  
 \*\* Chimneys Excluded from Building Height  
 \*\*\* Excludes Soffits and Overhangs  
 \*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



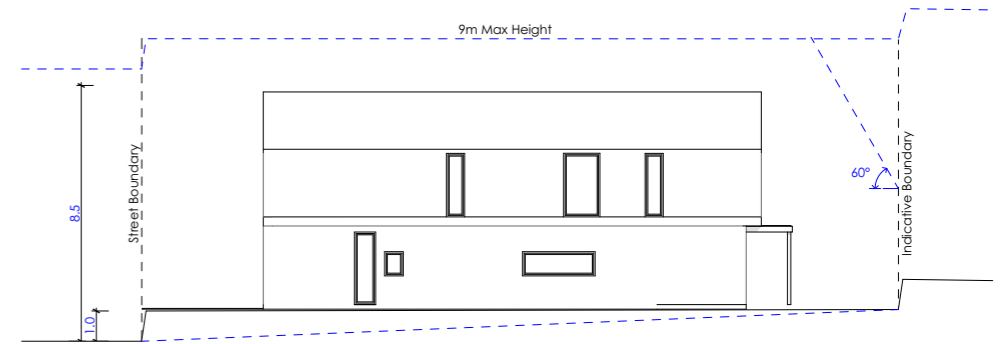
Street Elevation  
level site



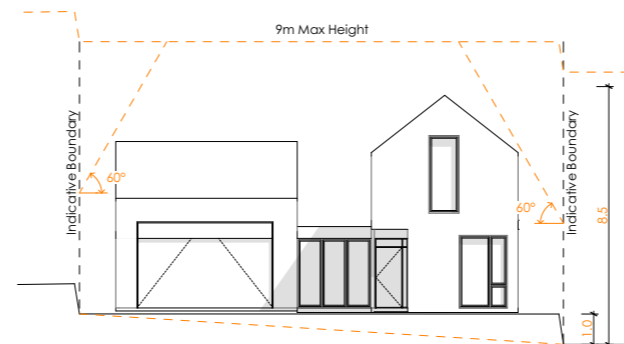
Side Elevation  
level site



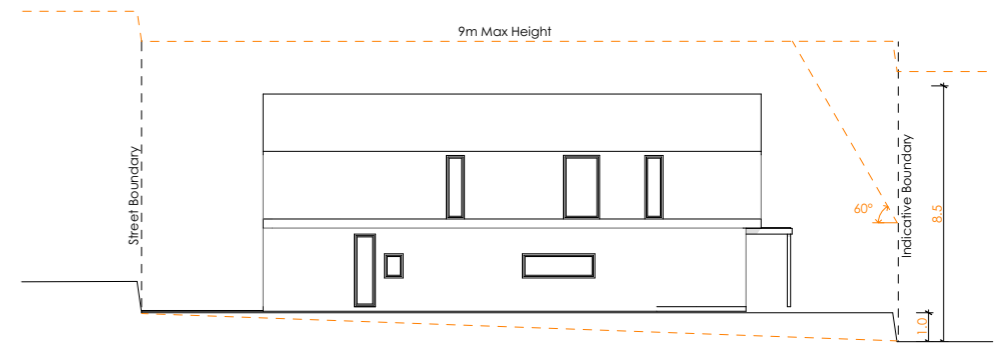
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE N

1 Storey, 3 Bedroom, Double Garage

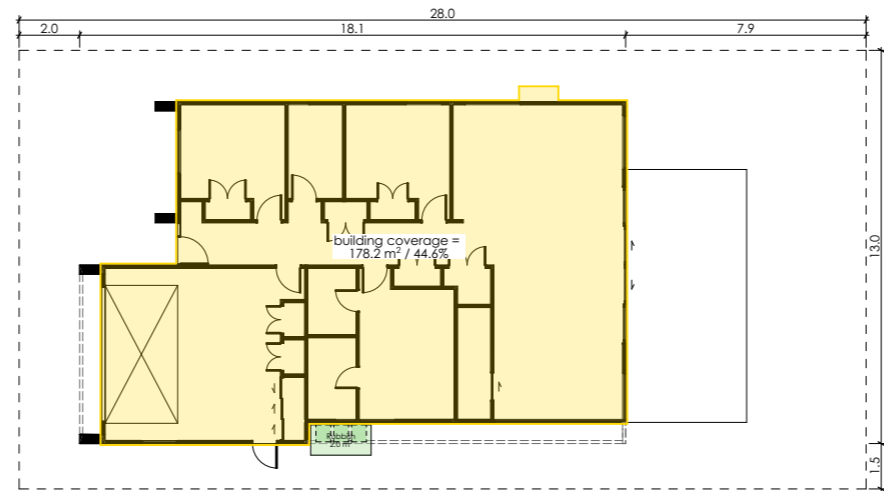
**Total Floor Plan Area:**  
135m<sup>2</sup> + 39m<sup>2</sup> garage

**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.

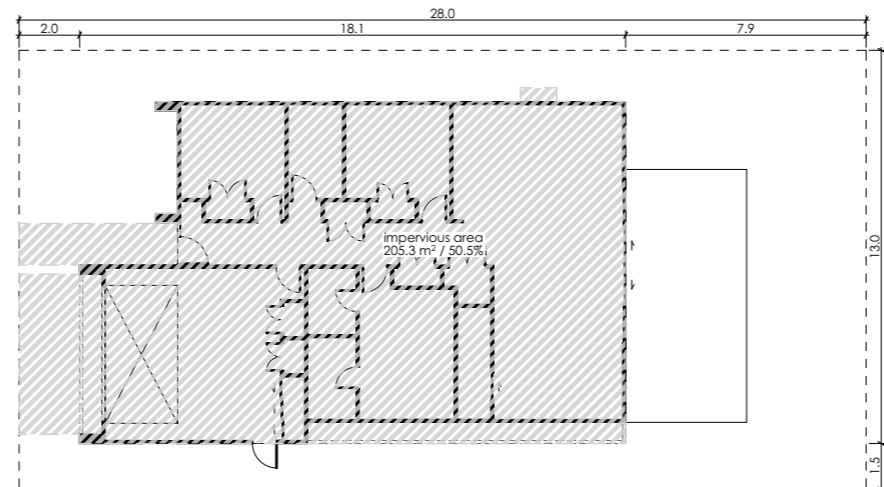
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

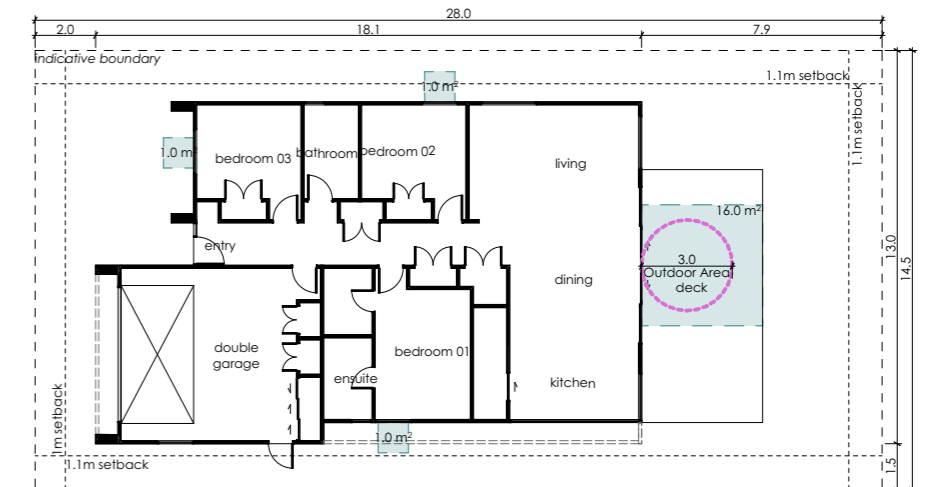
\* Excludes a boundary with a road  
\*\* Chimneys Excluded from Building Height  
\*\*\* Excludes Soffits and Overhangs  
\*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards










# TYPE N

1 Storey, 3 Bedroom, Double Garage

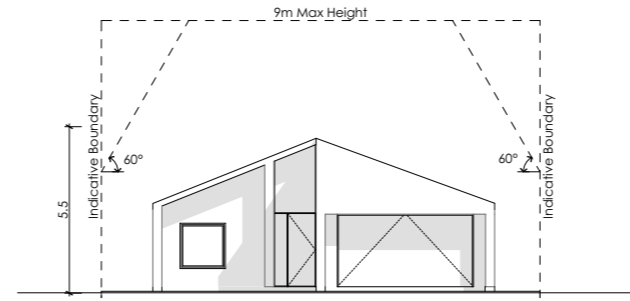
**Total Floor Plan Area:**  
135m<sup>2</sup> + 39m<sup>2</sup> garage

**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.

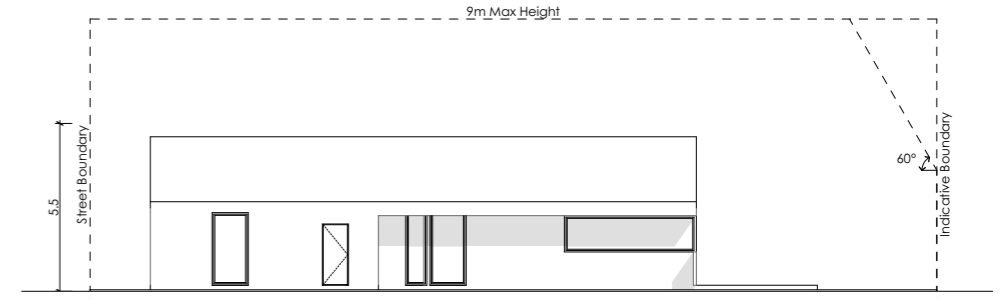
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

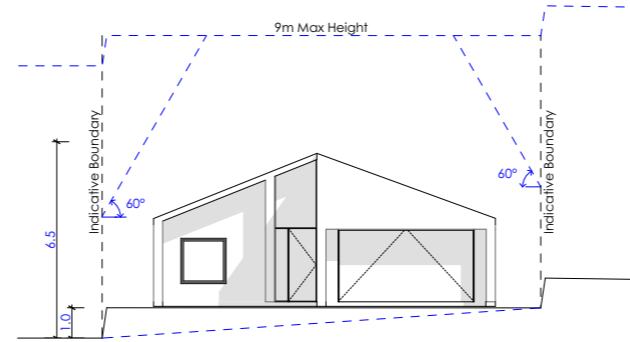
\* Excludes a boundary with a road  
\*\* Chimneys Excluded from Building Height  
\*\*\* Excludes Soffits and Overhangs  
\*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



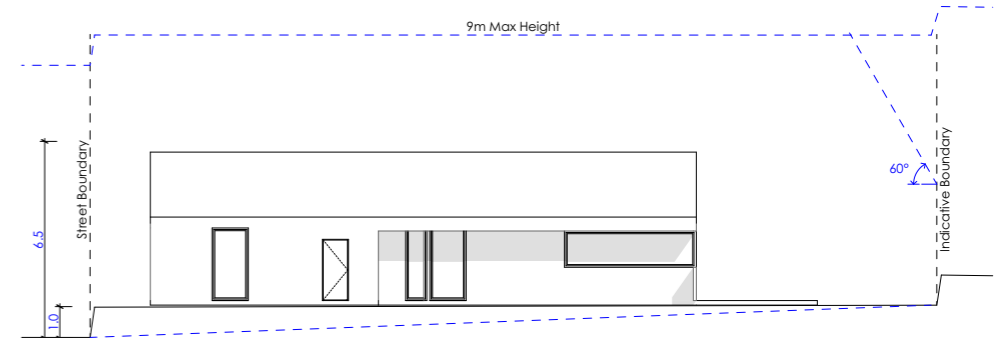
Street Elevation  
level site



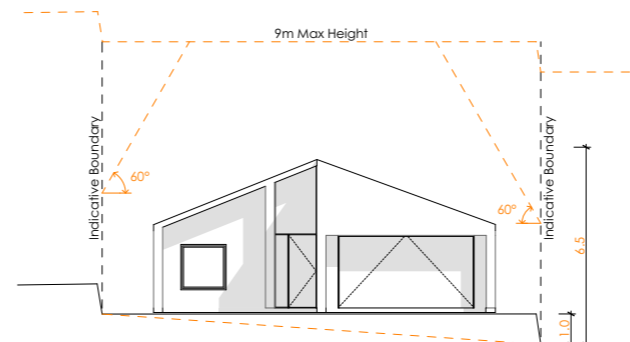
Side Elevation  
level site



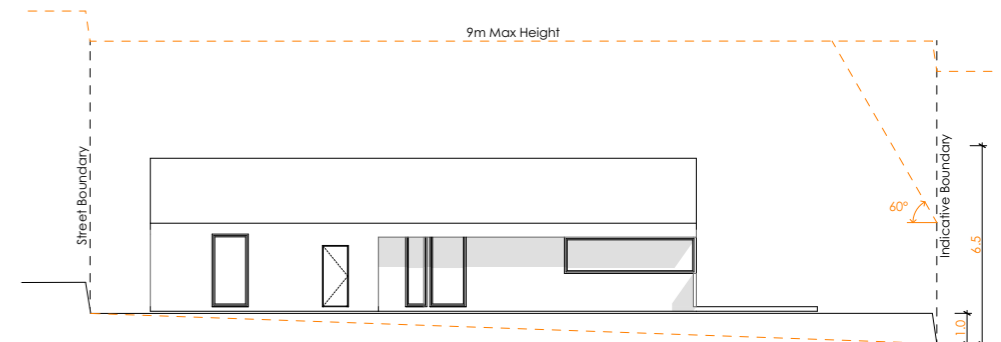
Street Elevation  
cross fall site



Side Elevation  
cross fall site



Street Elevation  
cross fall site



Side Elevation  
cross fall site

# TYPE O

1 Storey, 4 Bedroom, Double Garage

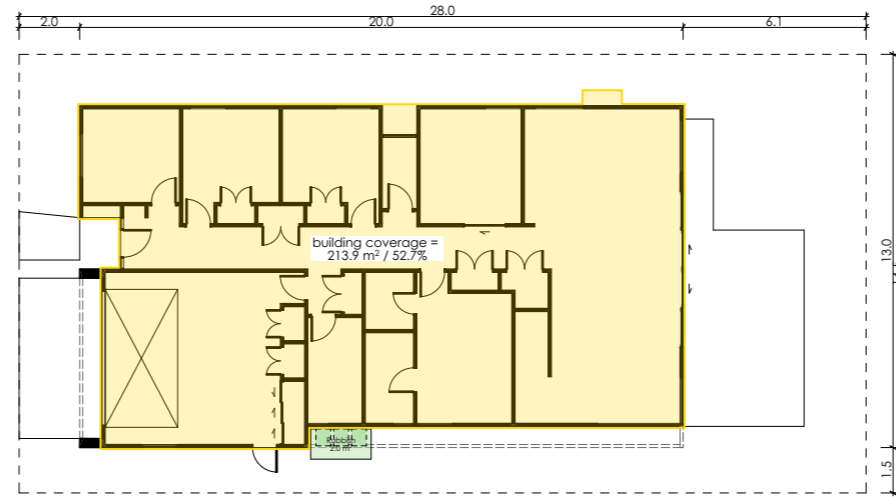
**Total Floor Plan Area:**  
169m<sup>2</sup> + 39m<sup>2</sup> garage

**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.

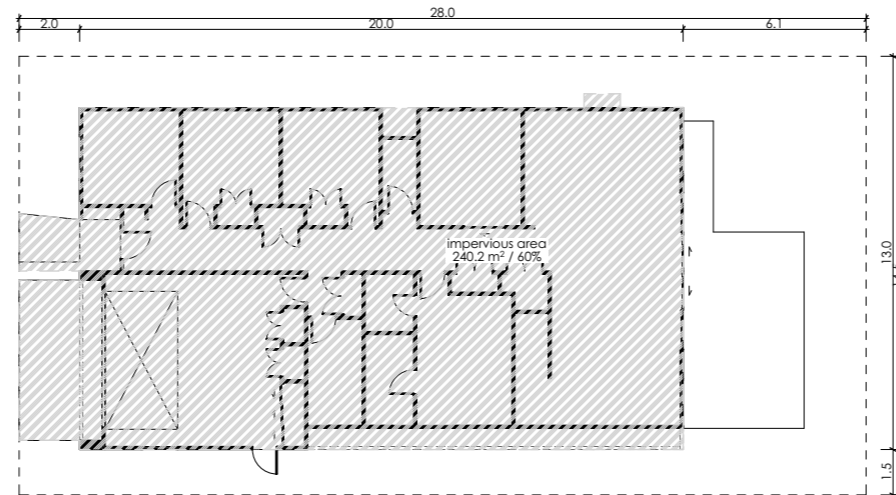
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

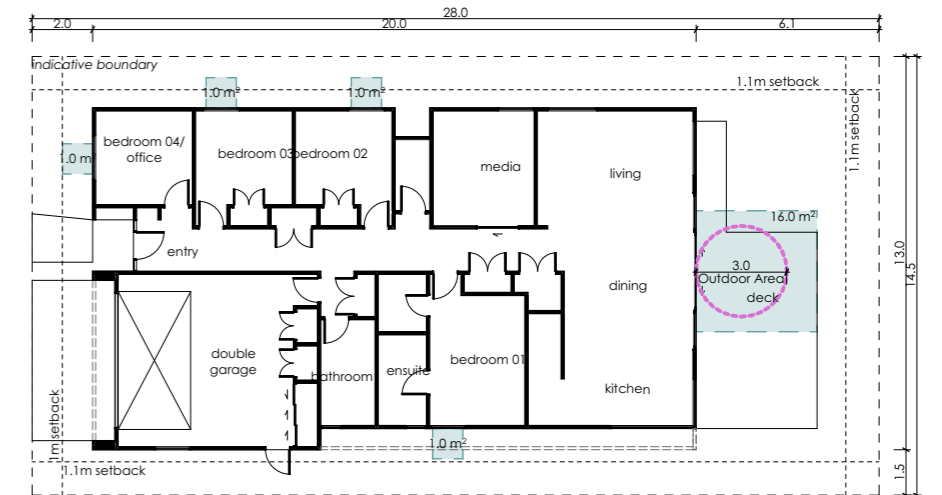
\* Excludes a boundary with a road  
\*\* Chimneys Excluded from Building Height  
\*\*\* Excludes Soffits and Overhangs  
\*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



Building Coverage



Impermeable area



Ground Floor - Outlook, Outdoor Area & Yards

# TYPE O

1 Storey, 4 Bedroom, Double Garage

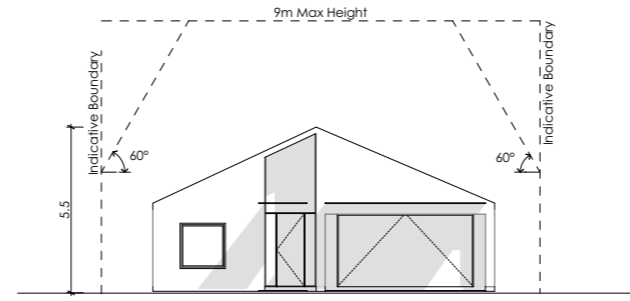
**Total Floor Plan Area:**  
169m<sup>2</sup> + 39m<sup>2</sup> garage

**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.

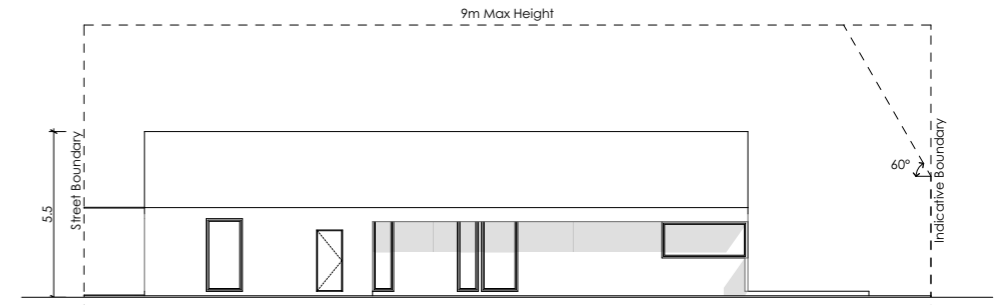
## RIDGEBURN DESIGN CONTROLS SUMMARY

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

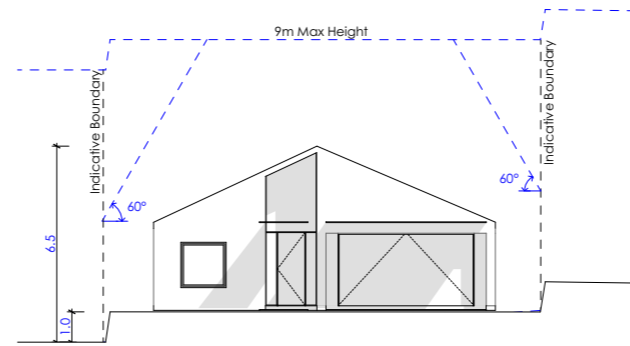
\* Excludes a boundary with a road  
\*\* Chimneys Excluded from Building Height  
\*\*\* Excludes Soffits and Overhangs  
\*\*\*\* A gable may breach beyond HIRB line above no more than 1 metre



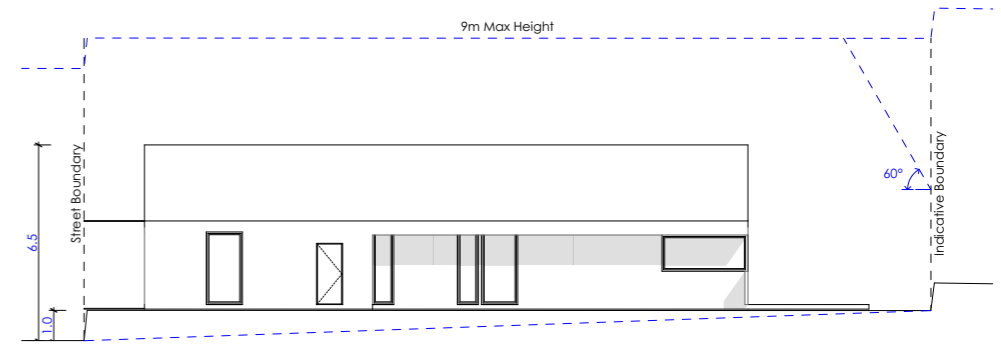
Street Elevation  
level site



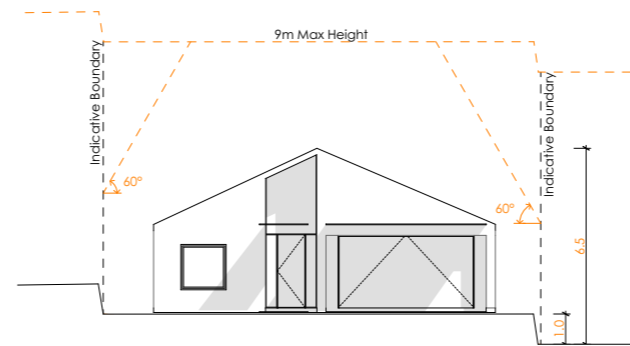
Side Elevation  
level site



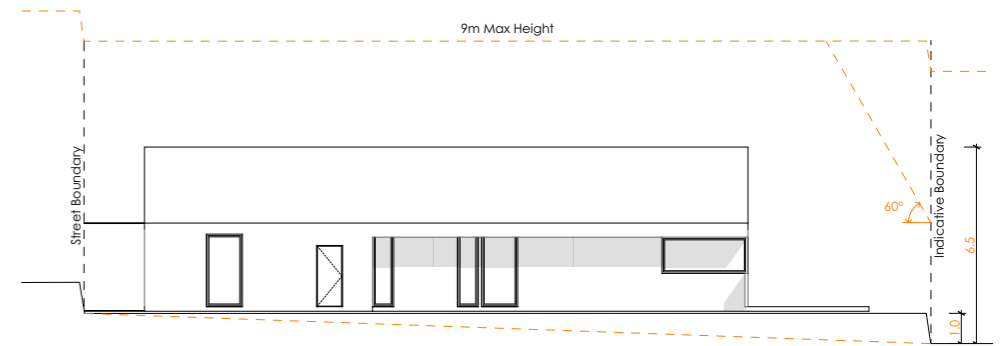
Street Elevation  
cross fall site



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 are selected for low Light Reflectance Values (LRV), with roof colours no greater than 20% LRV and other exterior finishes no greater than 30% LRV to be visually recessive. 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 develops a cohesive architectural identity while respecting the site's natural and heritage character.



### Profiled Metal Roofing

Corrugate, Trapezoidal or Tray Profile  
Pre-finished Metal



LRV: 13%

**Tidal Drift Matte**  
(Matte)

LRV: 8%

**Ironsand**  
(Low Gloss)

### Cedar Weatherboard Cladding

Vertical Shiplap or Horizontal Rusticated Profiles  
Resene Wood-X or approved colour match



LRV: ~30%  
**Shale**

LRV: ~27%  
**Veil**

LRV: ~15%  
**Forge**

LRV: ~8%  
**Flint**

### Stone Accents

Local Schist (variable)



### Profiled Metal Cladding

Vertical Corrugate, Trapezoidal or Tray Profile  
Pre-finished Metal



LRV: 27%

**Sandstone Grey**  
(Low Gloss)

LRV: 25%

**Mist Green**

LRV: 13%

**Tidal Drift Matte**  
(Matte)

LRV: 9%

**Scoria**

LRV: 8%

**Ironsand**  
(Low Gloss)

### Aluminium Joinery

Duratec Powdercoated



LRV: 8%

**Ironsand**

### Garage Doors

Sectional Steel Doors  
Pre-finished Metal



LRV: 27%

**Sandstone Grey**  
(Low Gloss)

LRV: 13%

**Tidal Drift Matte**  
(Matte)

LRV: 25%

**Mist Green**

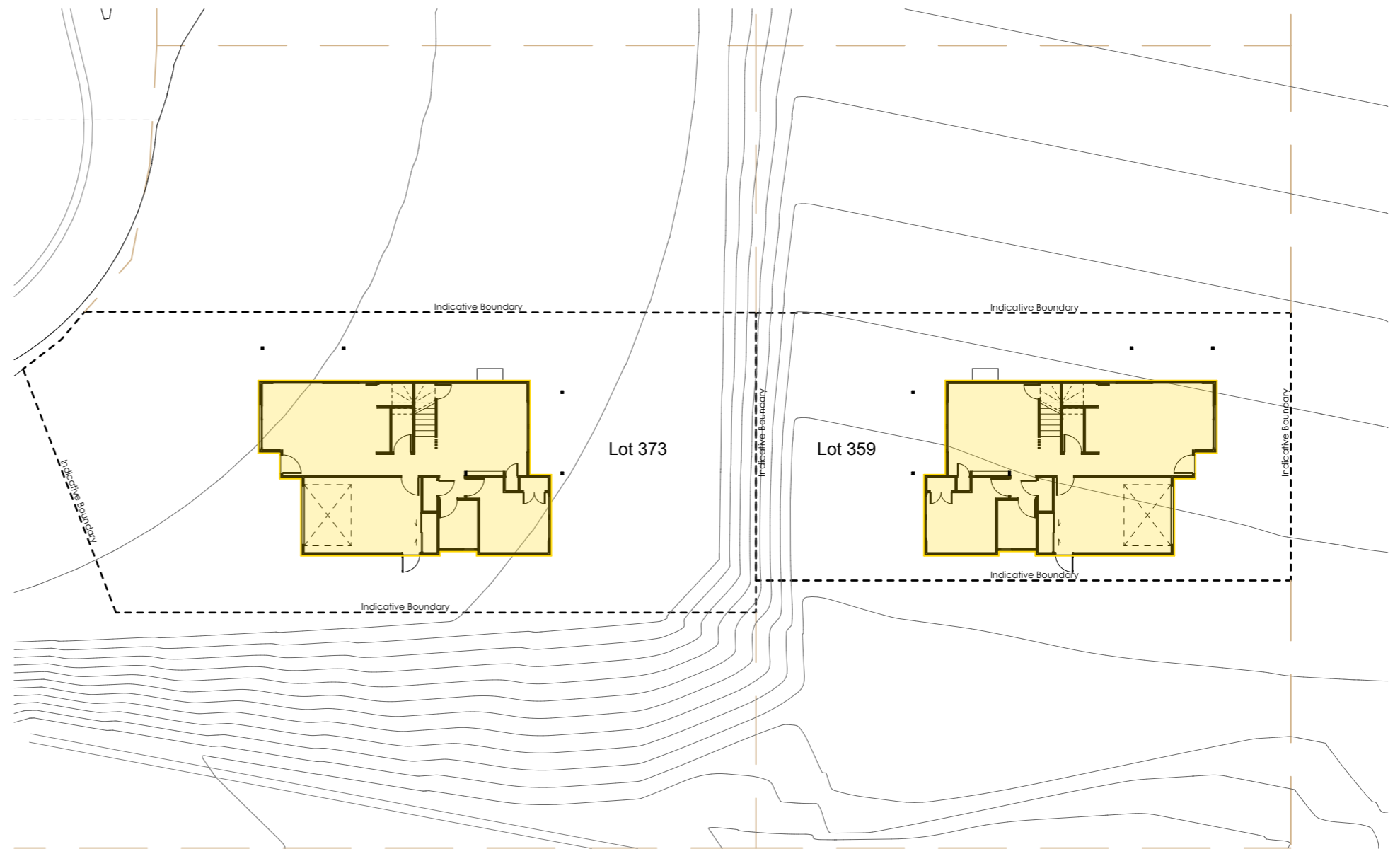


GIBBONS | CO  NOVAK+MIDDLETON

  
RIDGEBURN

# Lot 339 & Lot 373

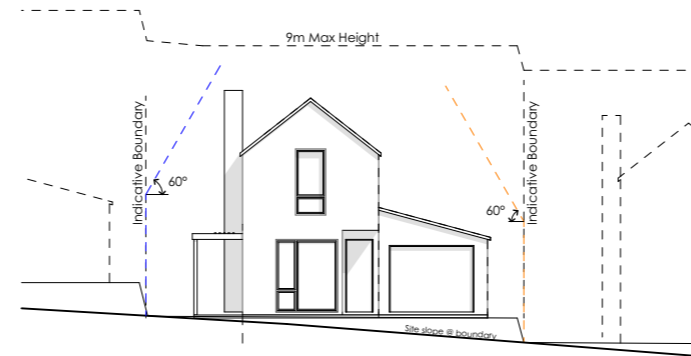
Demonstration of building envelope compliance on a sloping site with indicative housing Type C



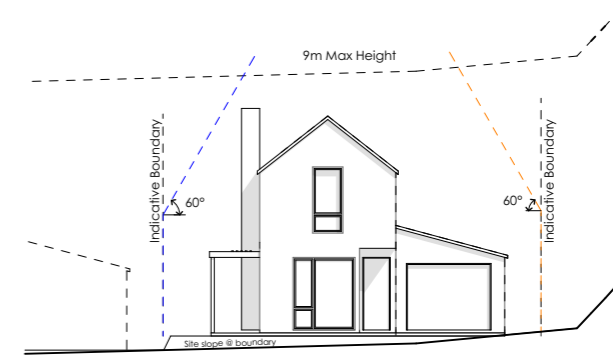
Lot Site Plan

# Lot 339 & Lot 373

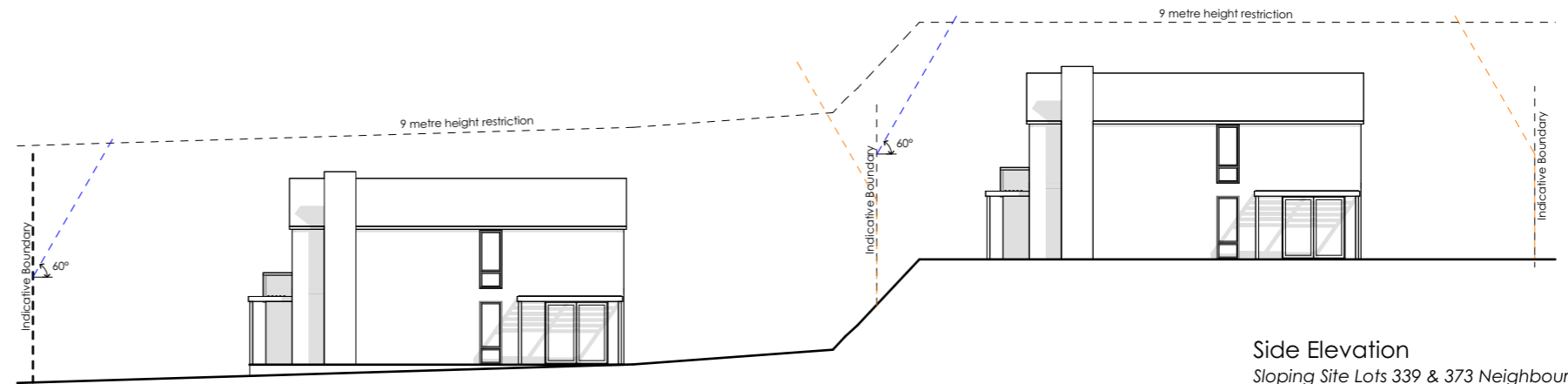
Demonstration of building envelope compliance on a sloping site with indicative housing Type C



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

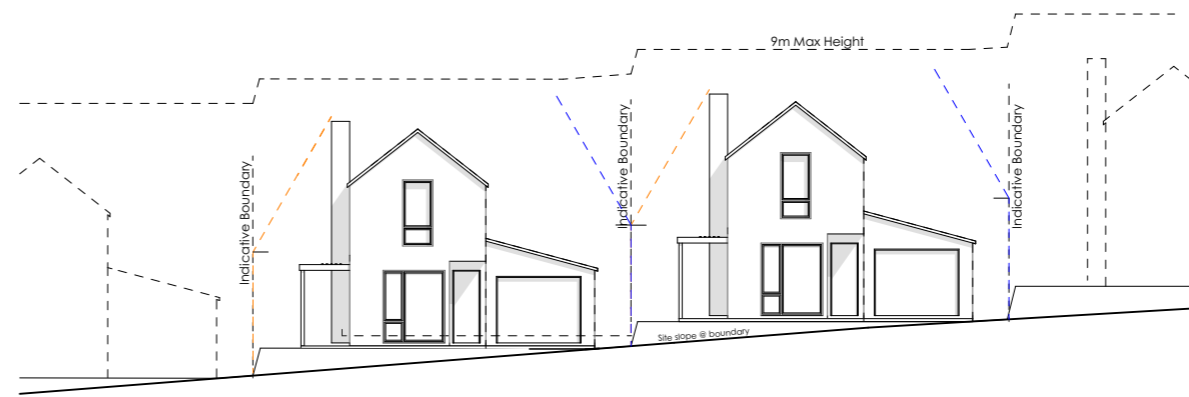
Demonstration of building envelope compliance on a sloping site with indicative housing Type C



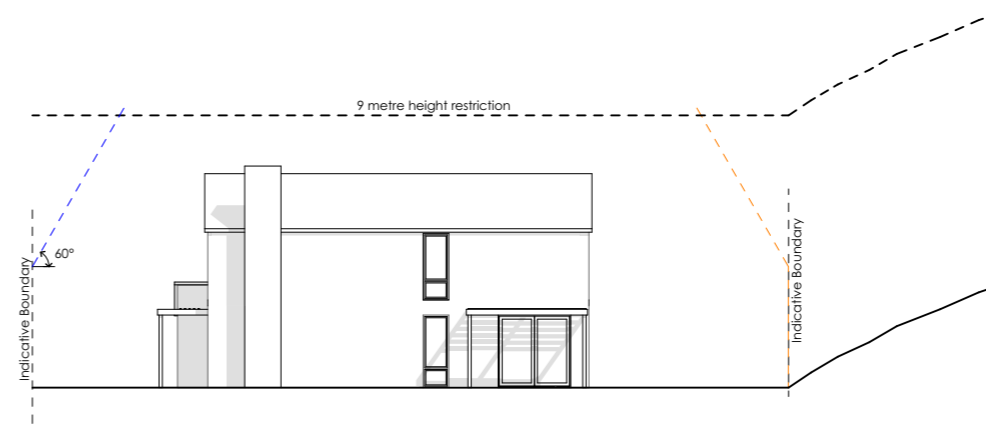
Lot Site Plan

# Lot 1656 & Lot 1657

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



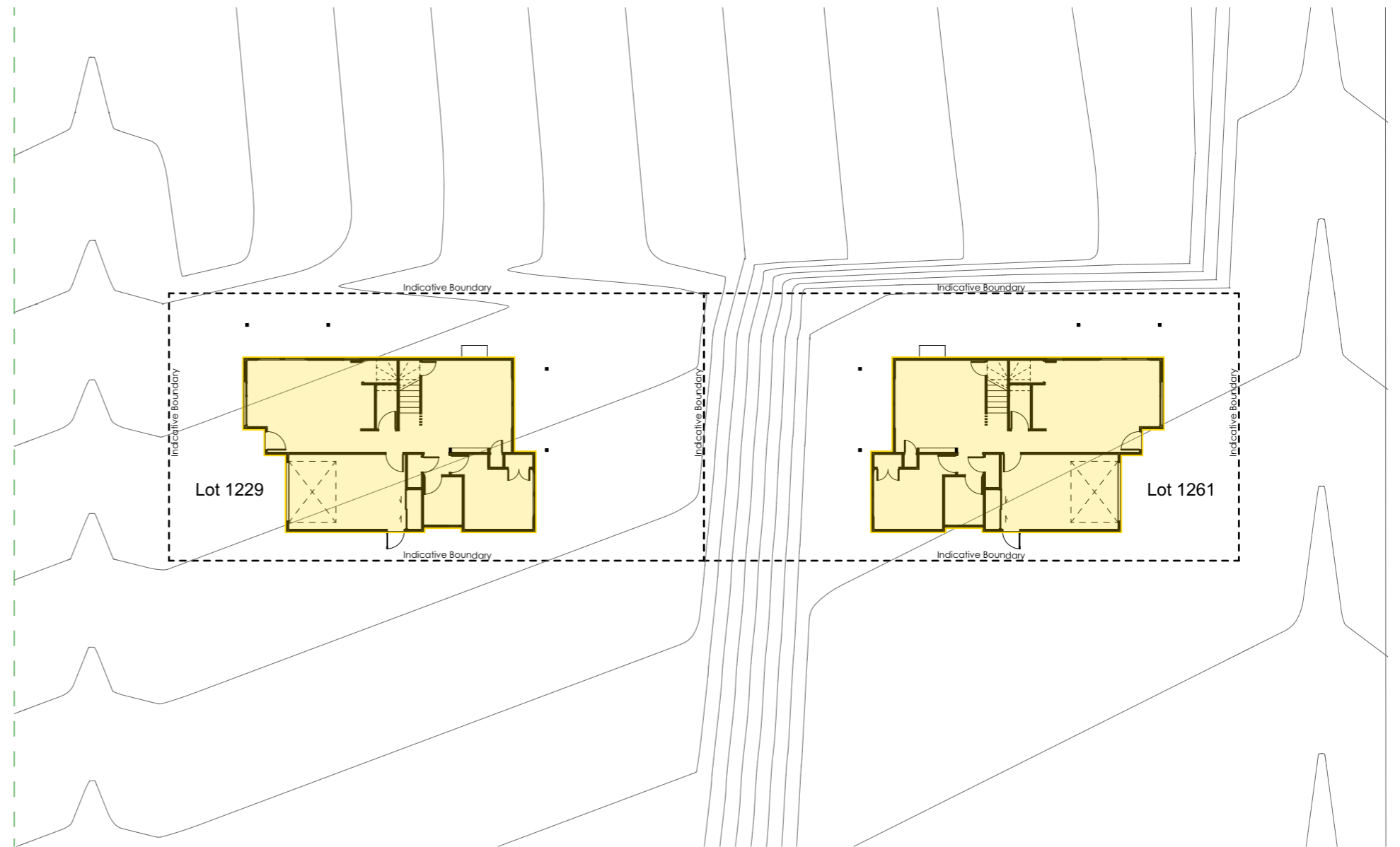
Street Elevation  
Sloping Site Lots 1656 & 1657 Neighbourhood H



Side Elevation  
Sloping site Lots 1656 & 1657 Neighbourhood H

# Lot 1229 & Lot 1261

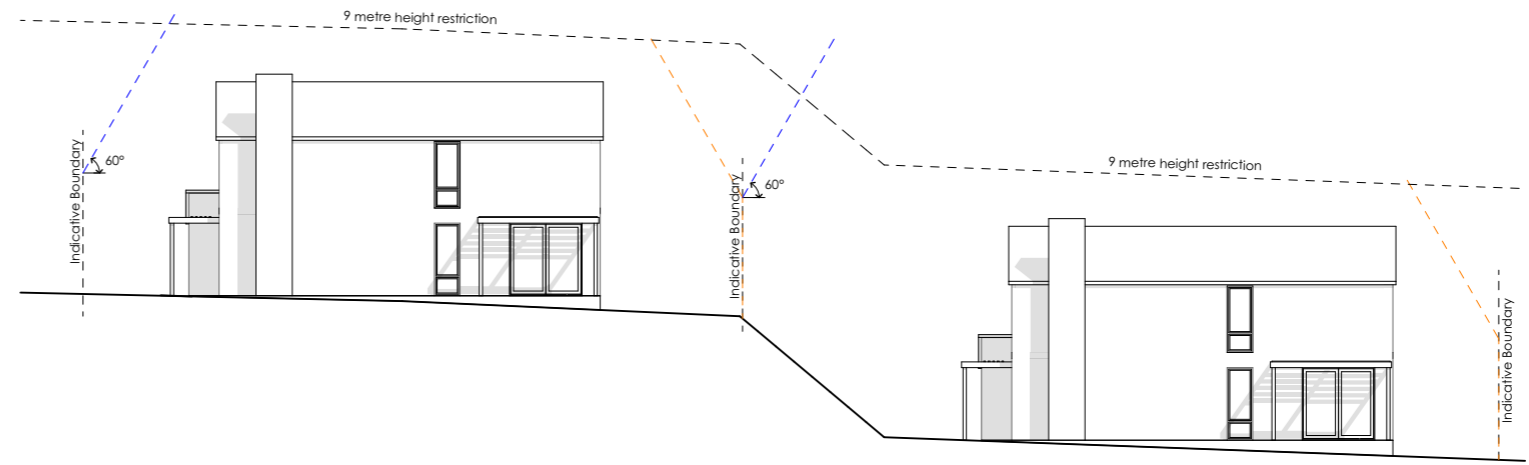
Demonstration of building envelope compliance on a sloping site with indicative housing Type C



Lot Site Plan

# Lot 1229 & Lot 1261

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



Side Elevation  
Sloping site Lots 1229 & 1261 Neighbourhood G