



# RIDGEBURN

ARROW JUNCTION

COMMERCIAL PRECINCT DESIGN CONTROLS

GIBBONS

RIDGEBURN LTD

| CO





NOVAK+MIDDLETON

ARCHITECTURE, URBAN DESIGN AND MASTERPLANNING

# COMMERCIAL PRECINCT + AMENITY AREAS DESIGN CONTROLS

**KEY**

-  compliant
-  non-compliant

## Assessing Against

Ridgeburn Design Controls

### Zone and Overlays

Business Mixed Use Zone

### Building Height

Maximum building height: 15m

Height in relation to boundary:

4m +60 degree recession plane applied on external boundaries

### Setbacks

Landscaping planted buffers to external boundaries:




6m to neighbouring property

20m to street frontage boundary

### Maximum Site Coverage

30% maximum building coverage of Commercial Precinct Total Area

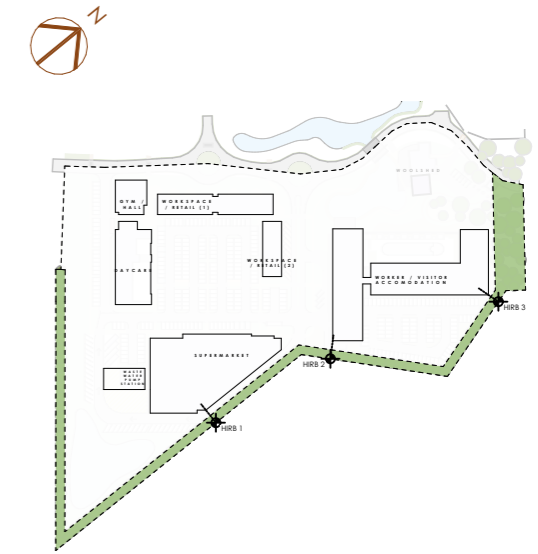
## AREA

	Commercial Precinct	Amenity Area: Farmhouse	Amenity Area: Woolshed	Amenity Area: Hay Barn
<b>Building Height</b> Maximum building height: 15m				
Height in relation to boundary: 4m +60 degree recession plane applied on external boundaries		N/A		N/A
<b>Setbacks</b> Landscaping planted buffers to external boundaries: 6m to neighbouring property 20m to street frontage boundary				
<b>Maximum Site Coverage</b> 30% maximum building coverage of Commercial Precinct Total Area		N/A		N/A

# Commercial Precinct

Total Area: ~4.9 Ha

**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.



Landscaping Planting Buffers to Boundaries

## TOWN PLANNING SUMMARY

### Site Details

Address: 122 Morven Ferry Road

### Assessed Against

Ridgeburn Design Controls

### Zone and Overlays

Business Mixed Use Zone

### Building Height

Maximum building height: 15m

COMPLIES

Height in relation to boundary:

4m +60 degree recession plane applied on external boundaries

COMPLIES

### Setbacks

Landscaping planted buffers to external boundaries:

6m to neighbouring property

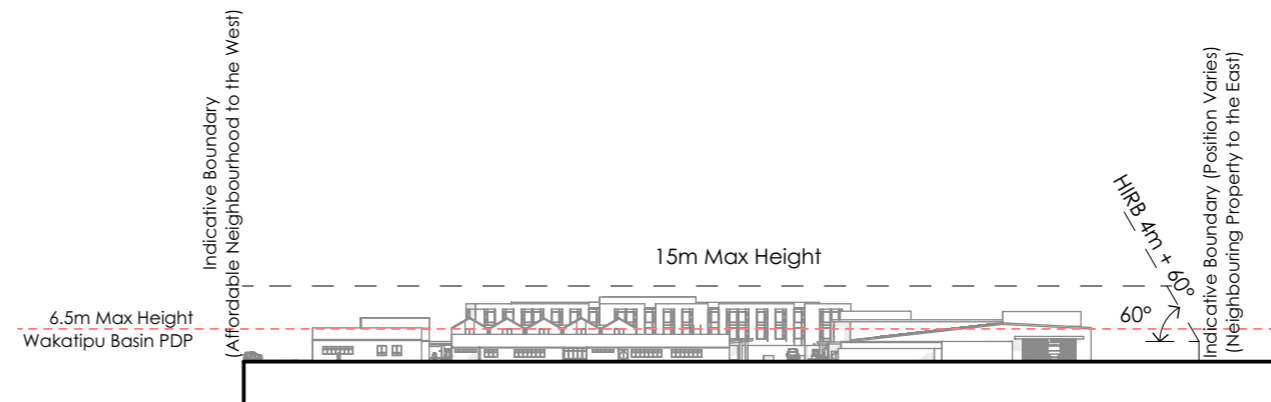
20m to street frontage boundary

COMPLIES

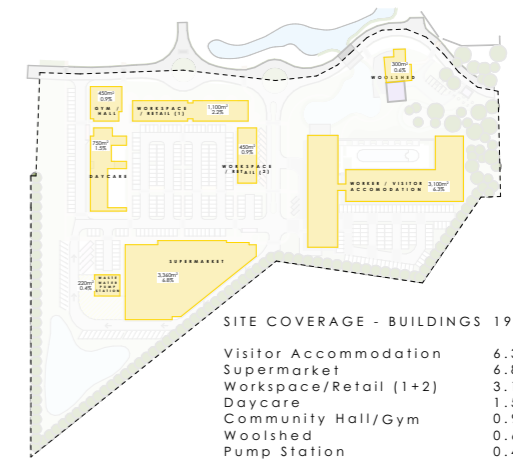
### Maximum Building Coverage

30% maximum of Commercial Precinct Total Area

COMPLIES



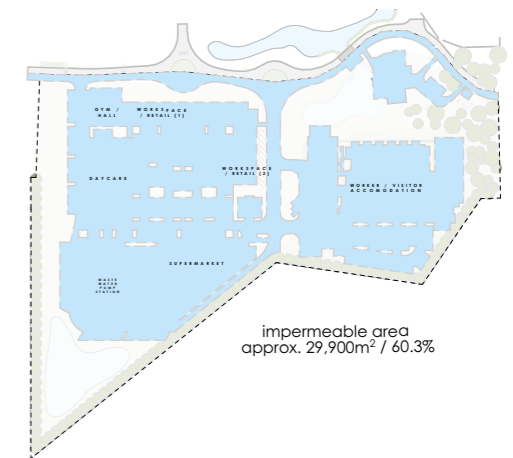
West Elevation



Site Coverage - Buildings



North Elevation



Impermeable Area  
(extent of permeable surfacing to carparks to be confirmed)

### Profiled Metal Roofing

Corrugate, Trapezoidal or Tray Profile  
Pre-finished Metal



LRV: 13%  
**Tidal Drift Matte**  
(Matte)

LRV: 8%  
**Ironsand**  
(Low Gloss)

### Salvaged Materials

Profiled Metal Timber



### 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**

### Aluminium Joinery

Duratec Powdercoated



LRV: 8%  
**Ironsand**

### 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)

### Garage Doors

Sectional Steel Doors  
Pre-finished Metal



LRV: 8%  
**Ironsand**  
(Low Gloss)

### Natural Finished Materials

Off-board Concrete Corten Local Schist (variable)





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# Amenity Area Shearing Shed

Total Area: ~788m<sup>2</sup>

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### Site Details

Address: 122 Morven Ferry Road

### Assessed Against

Ridgeburn Design Controls

### Zone and Overlays

Business Mixed Use Zone

COMPLIES

### Building Height

Maximum building height: 20m

COMPLIES

Height in relation to boundary:

3m + 45 degree north boundary,  
3m +35 degree applied on all other boundaries

COMPLIES

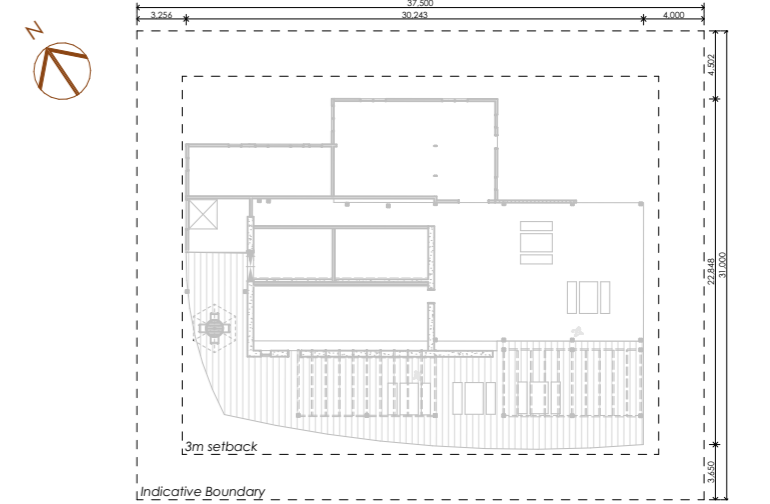
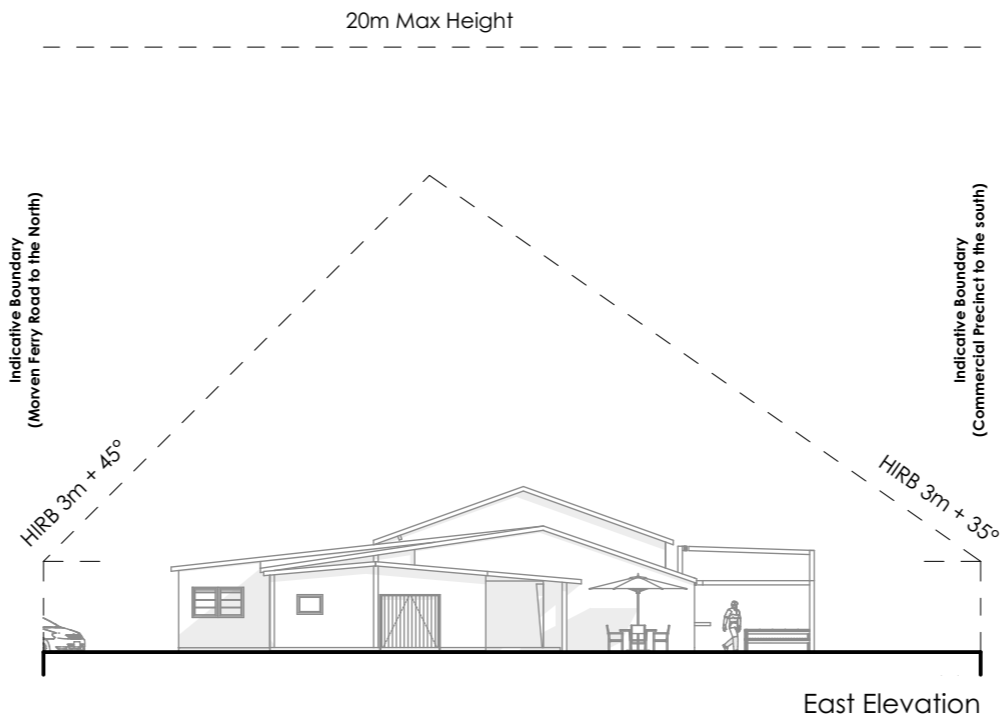
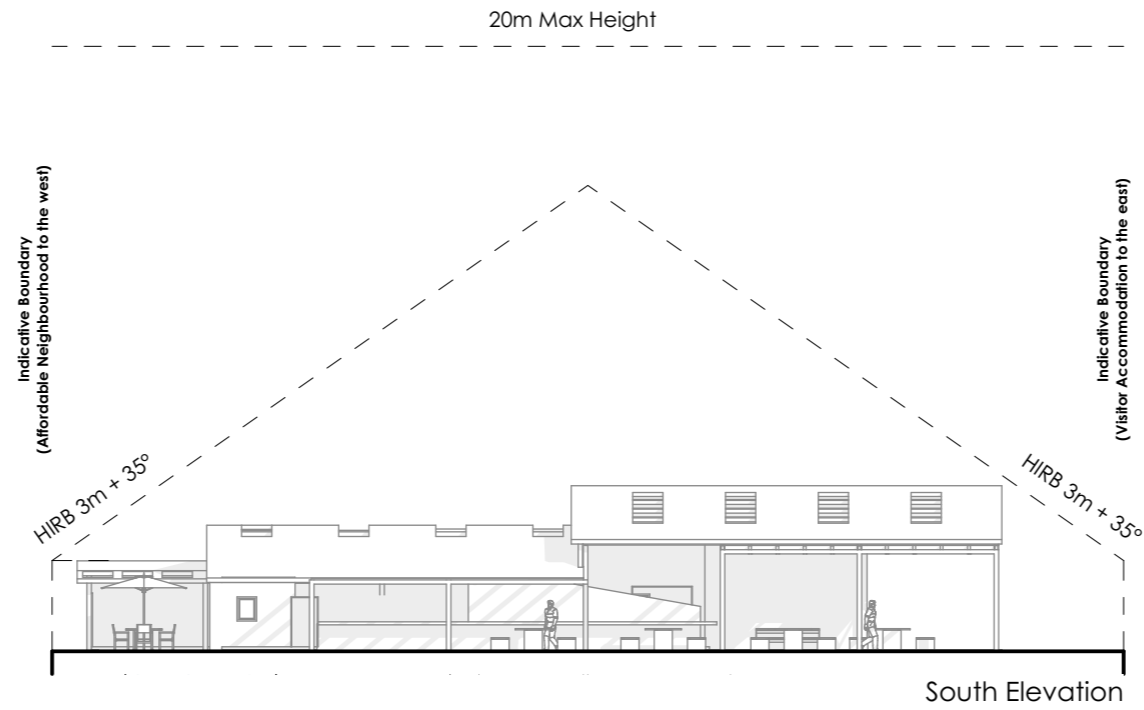
### Setbacks

Front, side & back: 3m

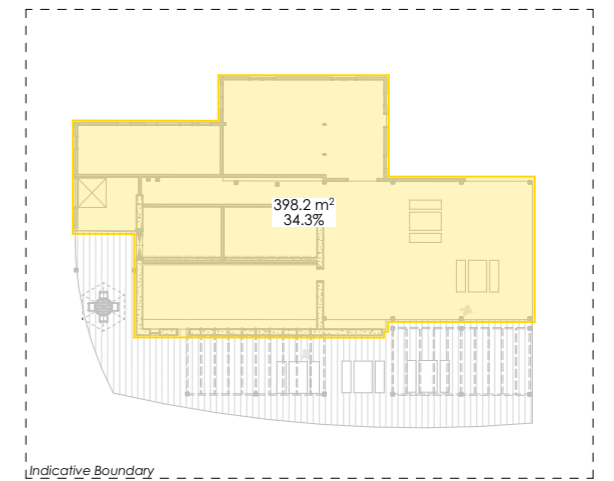
COMPLIES

### Maximum Building Coverage

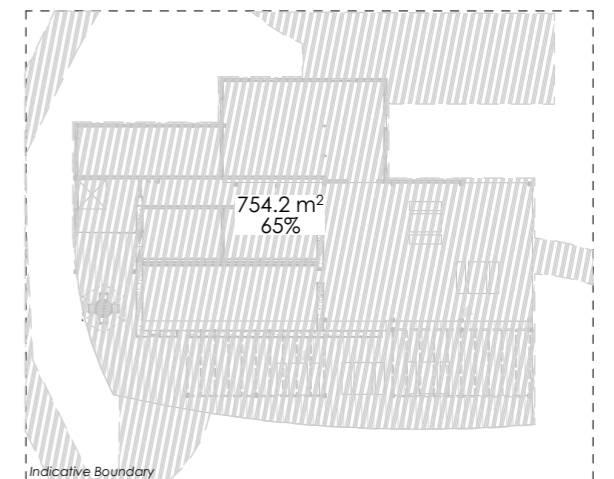
75% maximum



3m Setbacks



Building Coverage



Impervious Area

# Amenity Area Farmhouse

Total Area: ~768m<sup>2</sup>

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## TOWN PLANNING SUMMARY

### Site Details

Address: 122 Morven Ferry Road

### Assessed Against

Ridgeburn Design Controls

### Zone and Overlays

Business Mixed Use Zone

COMPLIES

### Building Height

Maximum building height: 20m

COMPLIES

Height in relation to boundary:  
3m + 45 degree north boundary,  
3m + 35 degree applied on all other boundaries

COMPLIES

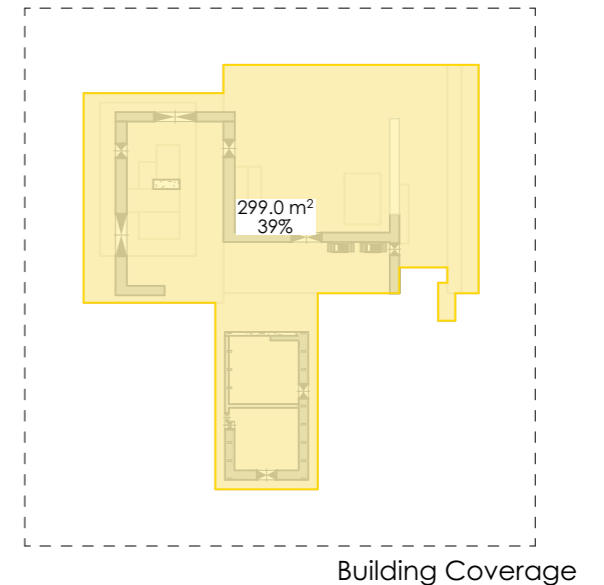
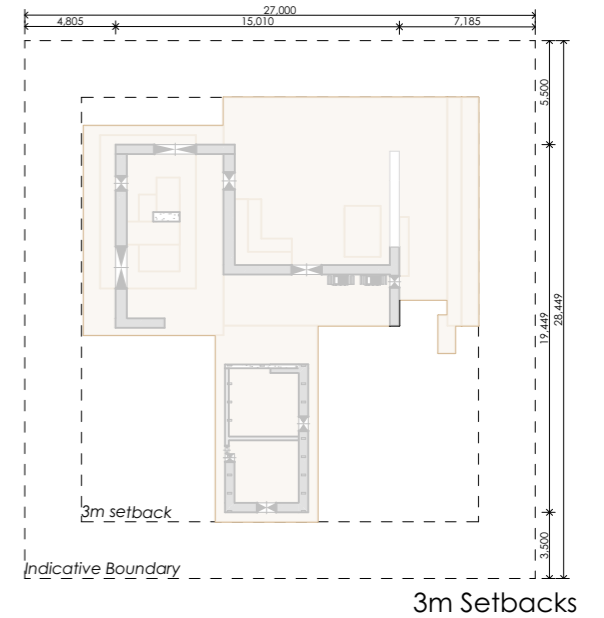
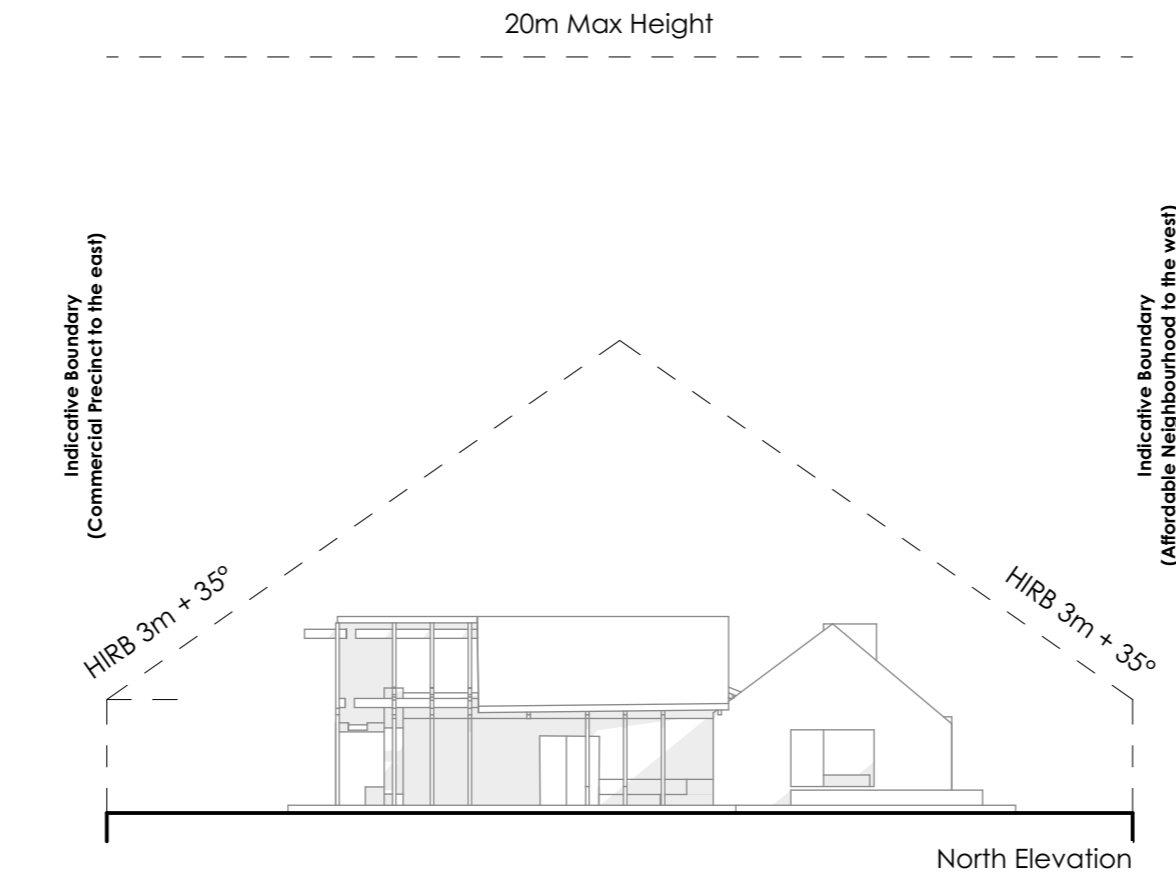
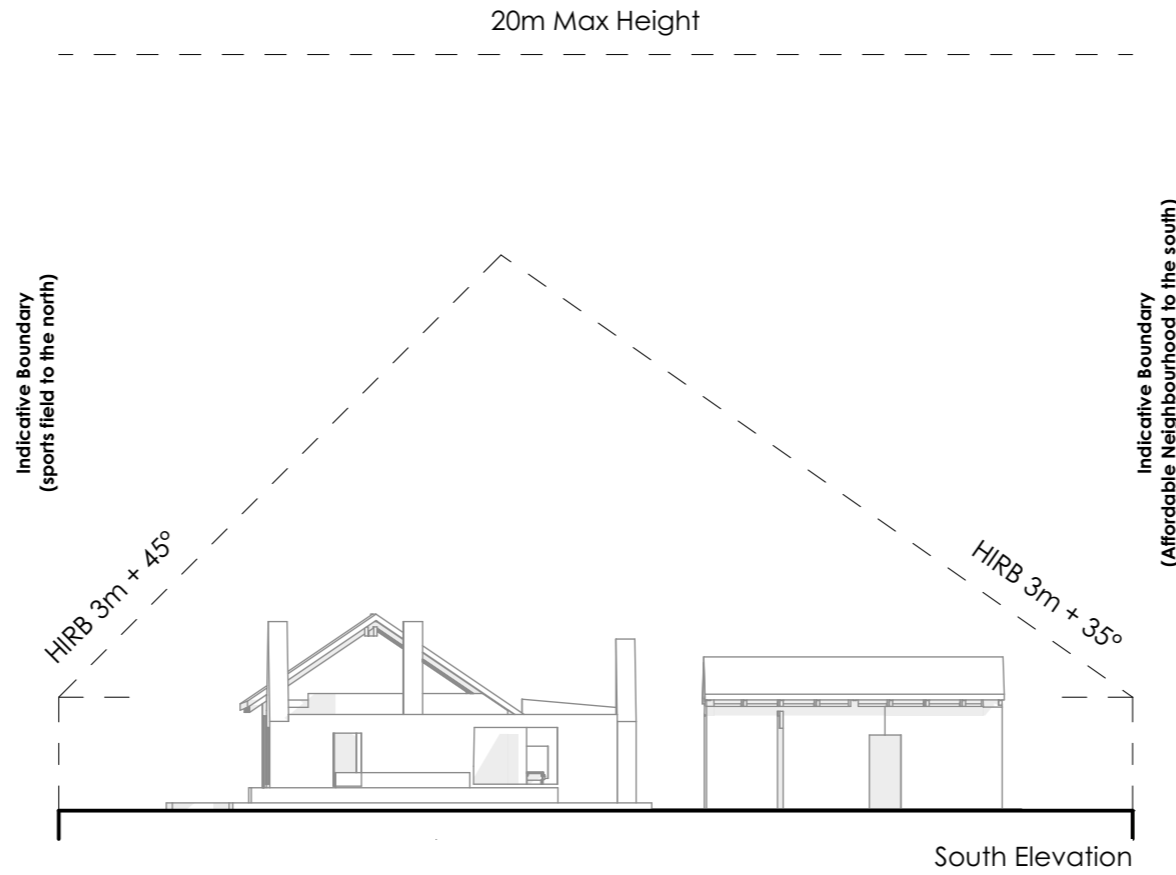
### Setbacks

Front, side & back: 3m

COMPLIES

### Maximum Building Coverage

75% maximum



# Amenity Area Hay Barn

Total Area: ~651.6m<sup>2</sup>

**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.

## TOWN PLANNING SUMMARY

### Site Details

Address: 122 Morven Ferry Road

### Assessed Against

Ridgeburn Design Controls

### Zone and Overlays

Business Mixed Use Zone

COMPLIES

### Building Height

Maximum building height: 20m

COMPLIES

Height in relation to boundary:

3m + 45 degree north boundary,  
3m +35 degree applied on all other boundaries

COMPLIES

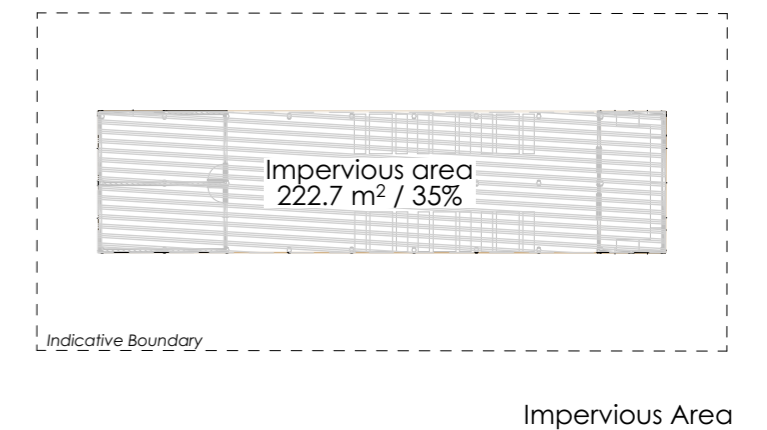
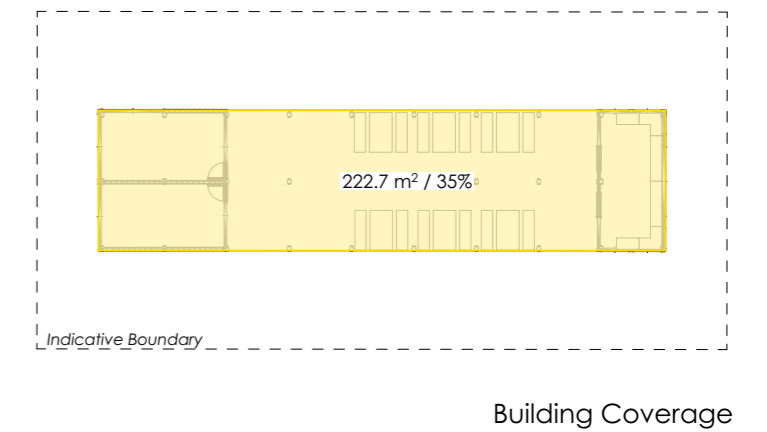
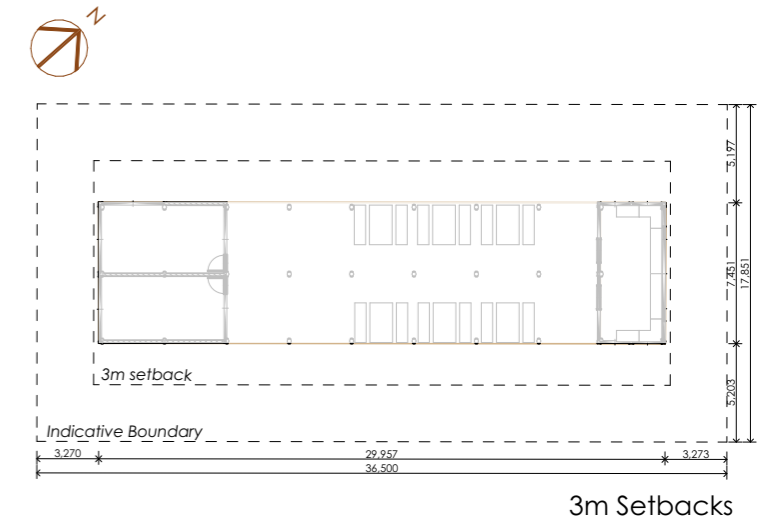
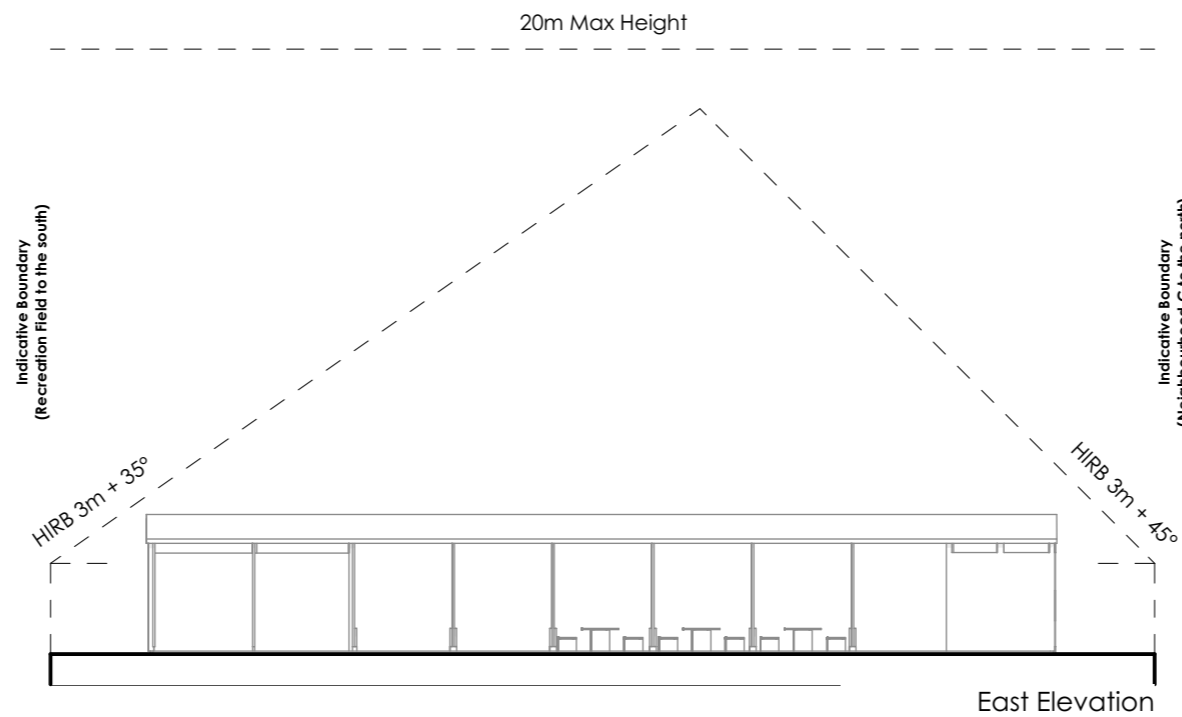
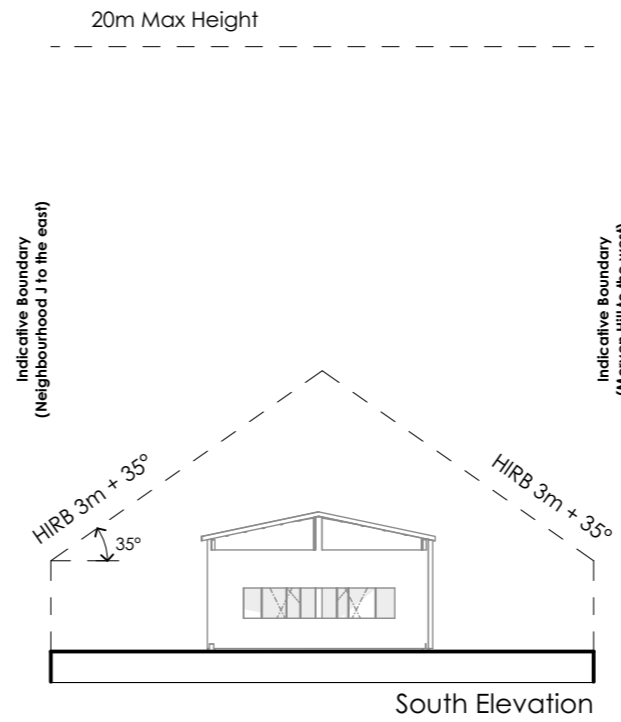
### Setbacks

Front, side & back: 3m

COMPLIES

### Maximum Building Coverage

75% maximum



**Profiled Metal Roofing**

Corrugate, Trapezoidal or Tray Profile  
Pre-finished Metal



LRV: 8%  
**Ironsand**  
(Low Gloss)

LRV: 13%  
**Tidal Drift Matte**  
(Matte)

**Cedar Weatherboard Cladding**

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



LRV: ~30%  
**Shale**

LRV: ~27%  
**Veil**

LRV: ~8%  
**Flint**

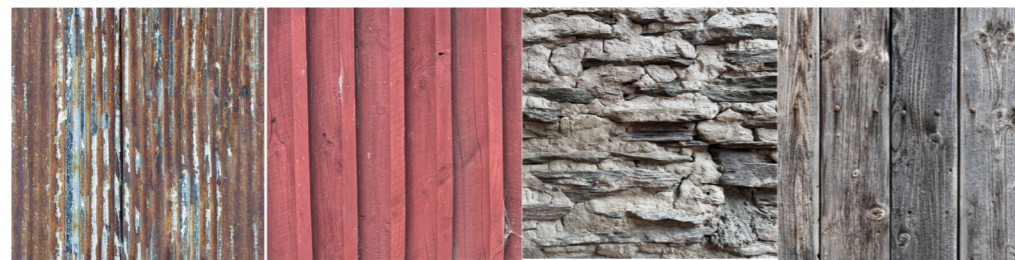
**Natural Finished Materials**

Off-board Concrete      Corten      Local Stone



**Salvaged Materials**

Profiled Metal      Existing cladding Timber      Walls/Landscape Schist      Structural Timber



**Profiled Metal Cladding**

Vertical Corrugate, Trapezoidal or Tray Profile  
Pre-finished Metal



LRV: 27%  
**Sandstone Grey**  
(Low Gloss)

LRV: 13%  
**Tidal Drift Matte**  
(Matte)

LRV: 8%  
**Ironsand**  
(Low Gloss)

**Aluminium Joinery and Metalwork**

Duratec Powdercoated



LRV: 8%  
**Ironsand**



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