

Diagram A
SCALE 1 : 3,000

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
Site boundaries: Wolter Consulting
Adjoining information: DCDB
Contours: THG
Indicative Basins: Calibre

Building Height	Lot Size			
	300m² or less	301 - 400m²	401 - 500m²	501m² +
8.5m or less	75%	70%	60%	60%

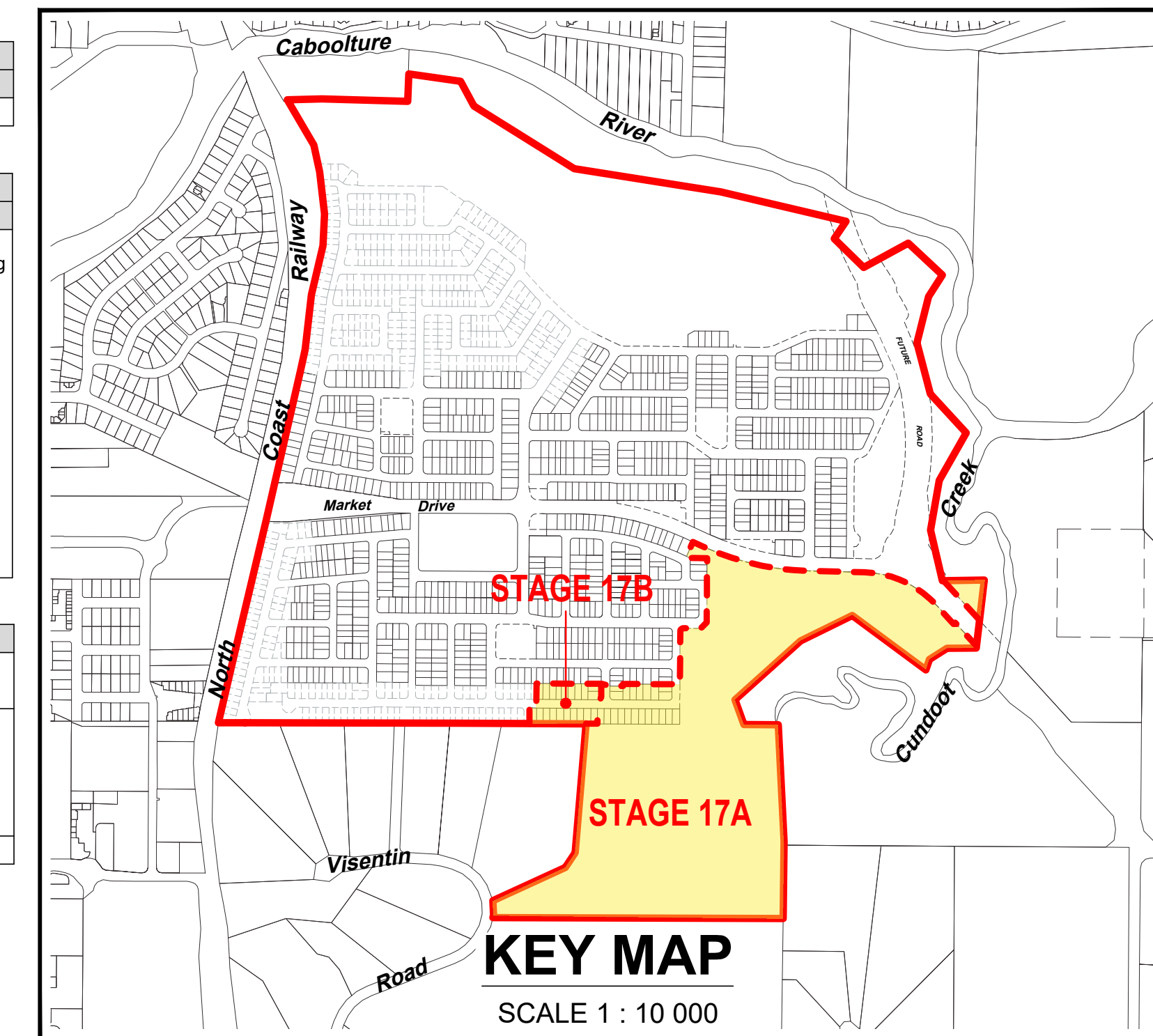
Single Storey Dwelling	Covered car space opening(s) per street frontage		
	Less Than 12.5m	12.5m to 18m	Greater than 18m
	a. maximum 50% of the front frontage width (being the frontage vehicle access is from); and	a. 6m wide maximum; and	a. recessed at least 1.0m behind the main building line
Additional Requirements for Single Storey Dwelling	b. recessed: i. at least 1.0m behind the main building line; ii. at least 1.0m behind a front portico and no more than 2.0m in front of the main building line.		
Two Storey Dwelling	a. 6.0m wide maximum; and b. recessed 1.0m behind the front wall or balcony of upper level.		

Lot frontage width	Mandatory / Optional		Length and Height of Built to Boundary Wall
	Mandatory	Optional	
More than 7.5m to 12.5m	Mandatory - one side		Max Length: 60% of the length of the boundary Max Height: 4.5m
More than 12.5m to 18m	Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m.	Not permitted - Otherwise	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 4.5m
Greater than 18m	Not permitted	Not permitted	Not permitted*

Note - Max Length includes the length of walls of any other buildings on the same boundary, e.g. detached garage, carport or shed.
Note - For the maximum height of domestic outbuildings refer to the examples that achieve aspects of the performance outcomes for building height and domestic outbuildings.
*Note - Built to boundary walls are not permitted, however, reduced side and rear boundary clearances may be permitted as prescribed (e.g. QDC).

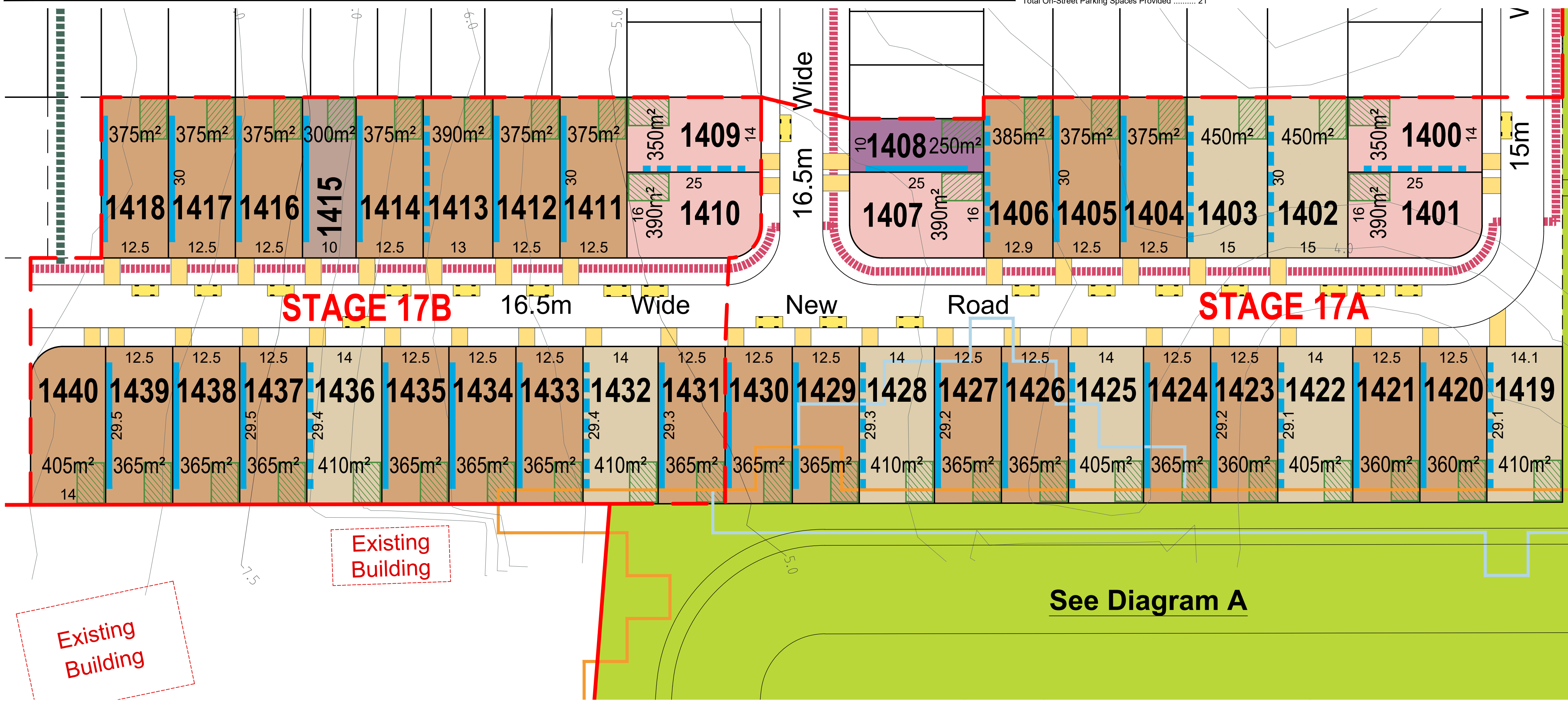
Height of Wall	Frontage						Side Non-built to boundary wall	Rear To OMP and wall
	Primary		Secondary to street		To Wall	To OMP**		
	To Wall	To OMP*	To Wall	To OMP*				
Less than 4.5m	Min. 3m	Min. 2m	To covered car parking space	Min. 2m	Min. 1m	Min. 5.4m	Min. 1m**	As per QDC
4.5m to 8.5m	Min. 3m	Min. 2m	N/A	Min. 2m	Min. 1m	N/A	#Min. 1m**	As per QDC

* OMP includes architectural features such as piers, pylons, eaves, etc.
** Eaves may encroach to a maximum of 450mm.
One side must be setback a min. 1.5m to the wall.
Note - This is a qualified standard that is an alternative provision to QDC, part MP1.1, A1 (a), (b) and (c), A2 (a), (b) and (d) and part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.
Parking Breakdown
Total On-Street Parking Spaces Required 21
Total On-Street Parking Spaces Provided 21



KEY MAP
SCALE 1 : 10 000

Development Statistics			
Stage Area	Stage 17A	Stage 17B	Overall
Stage Area	25.316 ha	0.963 ha	26.279 ha
Saleable Area			
Single Family Allotments	0.798 ha	0.749 ha	1.547 ha
Total Area of Allotments	0.798 ha	0.749 ha	1.547 ha
Open Space			
Regional Open Space	24.168 ha	—	24.168 ha
Total Open Space	24.168 ha	—	24.168 ha
Area of New Road	0.350 ha	0.214 ha	0.564 ha
Residential Allotments			
25m Deep Allotments	Typical Size	Lots	Lots (%)
Villa Allotment	10m x 25m	1	1 2.4%
Courtyard Allotment	14m x 25m	3	5 12.2%
Sub-Total 25m Deep Allotments		4	6 14.6%
30m Deep Allotments	Typical Size	Lots	Lots (%)
Villa Allotment	10.7m x 30m	—	1 2.4%
Premium Villa Allotment	12.5m x 30m	11	15 63.4%
Courtyard Allotment	14m x 30m	6	8 19.5%
Sub-Total 30m Deep Allotments		17	35 85.4%
Total Residential Allotments		21	41 100.0%
Length of New Road			
15m Wide Esplanade Road	30m	—	30m
16.5m Wide New Road	183m	130m	313m
Total Length of New Road	213m	130m	343m



See Diagram A

Legend

- Subject Site
- Stage Boundary
- Q5 (THG)
- Q20 (THG)
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- Preferred Driveway Location
- Preferred Private Open Space Location
- Indicative On-Street Parking
- 2.0m Pathway
- 1.5m Pathway
- Indicative Future Allotment Layout
- Indicative Basins (Calibre)

Notes:

- General**
- Maximum building location envelopes shown are subject to future proposed easements and/or other underground services.
- Site Cover**
- Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed that outlined in the Site Cover Table.
- Car Parking Spaces**
- Minimum of 2 onsite car parking spaces are provided per dwelling.
- Garages and Carports**
- Garage and carport openings shall be as per Garage and Carport Openings Table.

Driveways

- Driveway crossovers are located in accordance with this Plan of Development.
- Driveways do not include a reversing bay, manoeuvring area or visitor parking space(s) (other than tandem spaces) in the front setback.

Waste

- Each dwelling includes a bin storage area that:
 - is not visible from public areas or screened from public areas;
 - has a minimum area of 1.0m x 2.0m
 - if located within the garage, the area must be ventilated;
 - if located within the front setback, must be stored in a small enclosure.

Casual Surveillance

- Dwellings generally must address primary frontages with a minimum of a window and either a front door or pedestrian entrance. Dwellings on corner lots may have a front door addressing the secondary frontage but must still address the primary frontage with a window on each level.
- The building must have a window with an area of at least 1m² or multiple habitable room windows having a combined area of at least 2.5m² that face the street.

Corner lots

- For corner lots, the Primary Frontage shall be considered the narrow frontage addressing a road.

Built to Boundary Walls

- Built to boundary walls shall be as per Built to Boundary Walls Residential Uses Table.

Setbacks

- Minimum setbacks shall be as per Plan of Development Setbacks Table.

PLAN REF: 7025 - 236F
DATE: 26 MARCH 2021
CLIENT: PEET
DRAWN BY: JC
CHECKED BY: DG

RIVERBANK
PROPOSAL PLAN
STAGE 17 OVERALL

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