

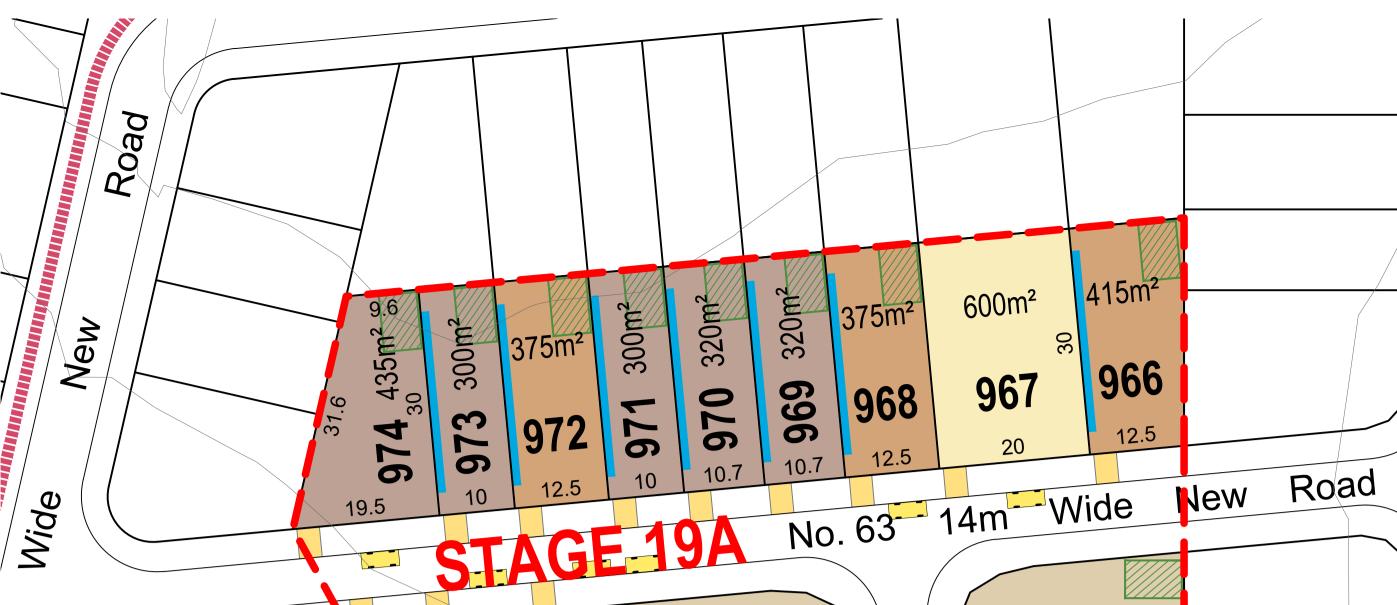
		Stage 19A	Stage 19B	
Stage Area	1.044 ha	1.708 ha		
Saleable Area Single Family Allotments		0.800 ha	1.273 ha	
Total Area of Allotments		0.800 ha	1.273 ha	
Total Area of Allotments		0.600 na	1.273 Ha	
Area of New Road		0.244 ha	0.435 ha	
Residential Allotments				
30m Deep Allotments	Typical Size	Lots	Lots	
Villa Allotment	10m x 30m	8	8	
Premium Villa Allotment	12.5m x 30m	5	9	
Courtyard Allotment	14m x 30m	5	9	
Traditional Allotment	20m x 30m	1	2	
Sub-Total 30m Deep Allotment	s	19	28	
32m Deep Allotments	Typical Size	Lots	Lots	
Villa Allotment	10m x 32m	_	3	
Premium Villa Allotment	12.5m x 32m	1	1	
Courtyard Allotment	14m x 32m	_	_	
Traditional Allotment	20m x 32m		_	
Sub-Total 32m Deep Allotment	1	4		
Total Residential Allotments	20	32		
Length of New Road				
14.5m Wide New Road		184m	189m	
16m Wide New Road	_	120m		

5m

Rod®.

New

D



6 520m² **915**

320m² **912** 🔄

30

요 455m² **911**

375m²

919 560m²^입

920 450m²

921 375m²

922 450m²

30

923 600m²

__ 30

Road

New

Mide

Notes:

Site Cover

2. Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed that outlined in the Site Cover

Car Parking Spaces

3. Minimum of 2 onsite car parking spaces are provided per dwelling.

Garages and Carports

4. Garage and carport openings shall be as per Garage and Carport Openings

Driveways

- 5. Driveway crossovers are located in accordance with this Plan of 6. Driveways do not include a reversing bay, manoeuvring area or visitor
- parking space(s) (other than tandem spaces) in the front setback.

SITE	COVER

Building Height	Lot Size					
	300m ² or less	301 - 400m²	401 - 500m²	501m² +		
8.5m or less	75%	70%	60%	60%		

GARAGE AND CARPORT OPENINGS

Primary or Secondary Frontage	Covered car space opening(s) per street frontage
Greater then 18m	Not specified
12.5m to 18m	6m wide maximum
Less than 12.5m	Single storey dwelling: a. maximum 50% of the front frontage width (being the frontage vehicle access is from); and b. recessed: i. at least 1.0m behind the main building line; or 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. Editor's note - Front wall is to have a minimum length of 40% of the adjoining frontage.

BUILT TO BOUNDARY WALLS RESIDENTIAL USES

BOILT TO BOOMBAKT WALLS RESIDENTIAL 03E3				
Lot frontage width	Mandatory / Optional	Length and Height of Built to Boundary Wall		
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;	Max Length: the lesser of 15m or 60% of the length of the boundary		
	ii. where the built to boundary wall adjoins a lot with a frontage less than 18m.	Max Height: 4.5m		
	Not permitted - Otherwise			
Greater than 18m	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.

PLAN OF DEVELOPMENT SETRACKS

PLAN OF DEVELOPMENT SETBACKS								
	Frontage				Side	Rear		
Height of Wall		Primary		Secondary to street		Non-built to boundary wall	To OMP and wall	
	To Wall	To OMP*	To covered car parking space	To Wall	To OMP*	To covered car parking space	To Wall	To OMP* and Wall
Less than 4.5m	Min. 3m	Min. 2m	Min. 5.4m	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.

One side must be setback a min. 1.5m to the wall.

Note - This is a qualifiable 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.

- 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;

Casual Surveillance

8. 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.

- if located within the front setback, must be stored in a small enclosure.

9. 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

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

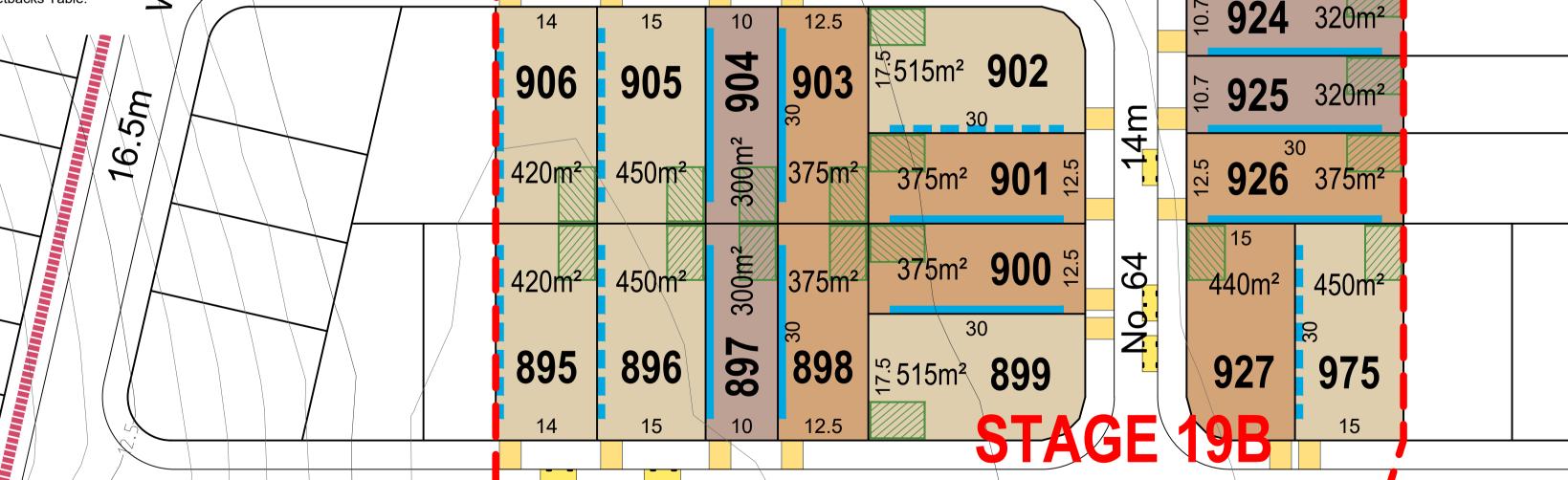
Built to Boundary Walls

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

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

Parking Breakdown

Total On-Street Parking Spaces Required 26 Total On-Street Parking Spaces Provided 26



14.1

450m²

320m²

909

400m²

12.5

New Road

10

320m²

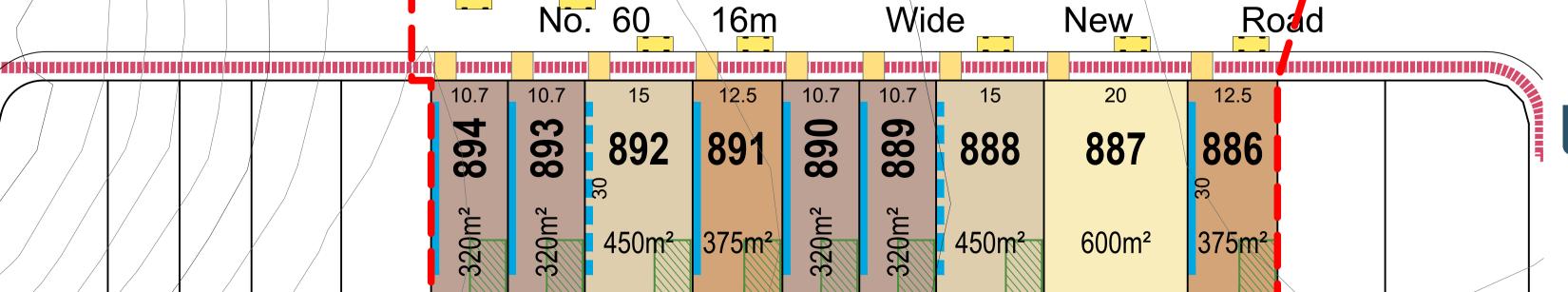
908

Wide

320m²

907

No. 62



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RIVERBANK **Proposed Subdivision**

Stage 19A & 19B

PLAN REF: 7025-237 18 DECEMBER 2019 CLIENT:

CHECKED BY:

DRAWN BY:

Subject Site

Legend

Stage Boundary

Mandatory Built to Boundary Wall

Nominal Built to Boundary Wall Preferred Driveway Location

Private Open Space

Indicative On-Street Parking

1.5m Pathway

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest Areas have been rounded down to the nearest

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

> **DRAF** For Discussion Only

^{**} Eaves may encroach to a maximum of 450mm.