

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.

SITE COVER				
Building Height	Lot Size			
	300m ² or less	301 - 400m ²	401 - 500m ²	501m ² +
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 than 18m	Not specified
12.5m to 18m	6m wide maximum
Less than 12.5m	Single storey dwelling: <ul style="list-style-type: none">maximum 50% of the front frontage width (being the frontage vehicle access is from); and recessed: <ul style="list-style-type: none">at least 1.0m behind the main building line; orat least 1.0m behind a front portico and no more than 2.0m in front of the main building line. Two storey dwelling: <ul style="list-style-type: none">6.0m wide maximum; andrecessed 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		
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: <ul style="list-style-type: none">on 1 boundary only;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*

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).

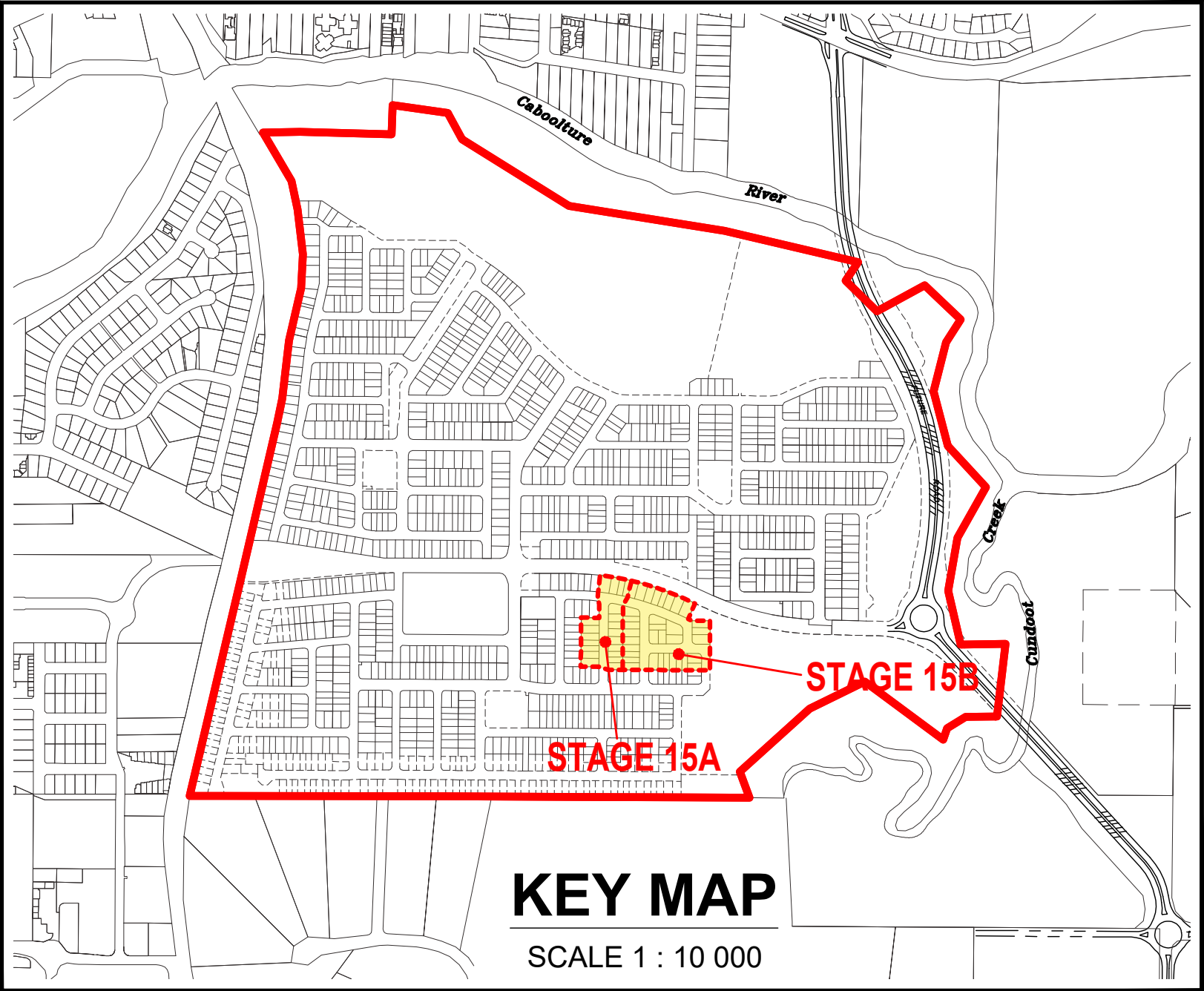
Height of Wall	Frontage						Side	Rear
	Primary			Secondary to street			Non-built to boundary wall	To OMP and wall
	To Wall	To OMP*	To covered car parking space	To Wall	To OMP*	To covered car parking space	To Wall	To OMP* and Wall
Less than 4.5m	Min. 3m	Min. 2m	Min. 5.4m	Min. 2m	Min. 1m	Min. 5.4m	Min.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

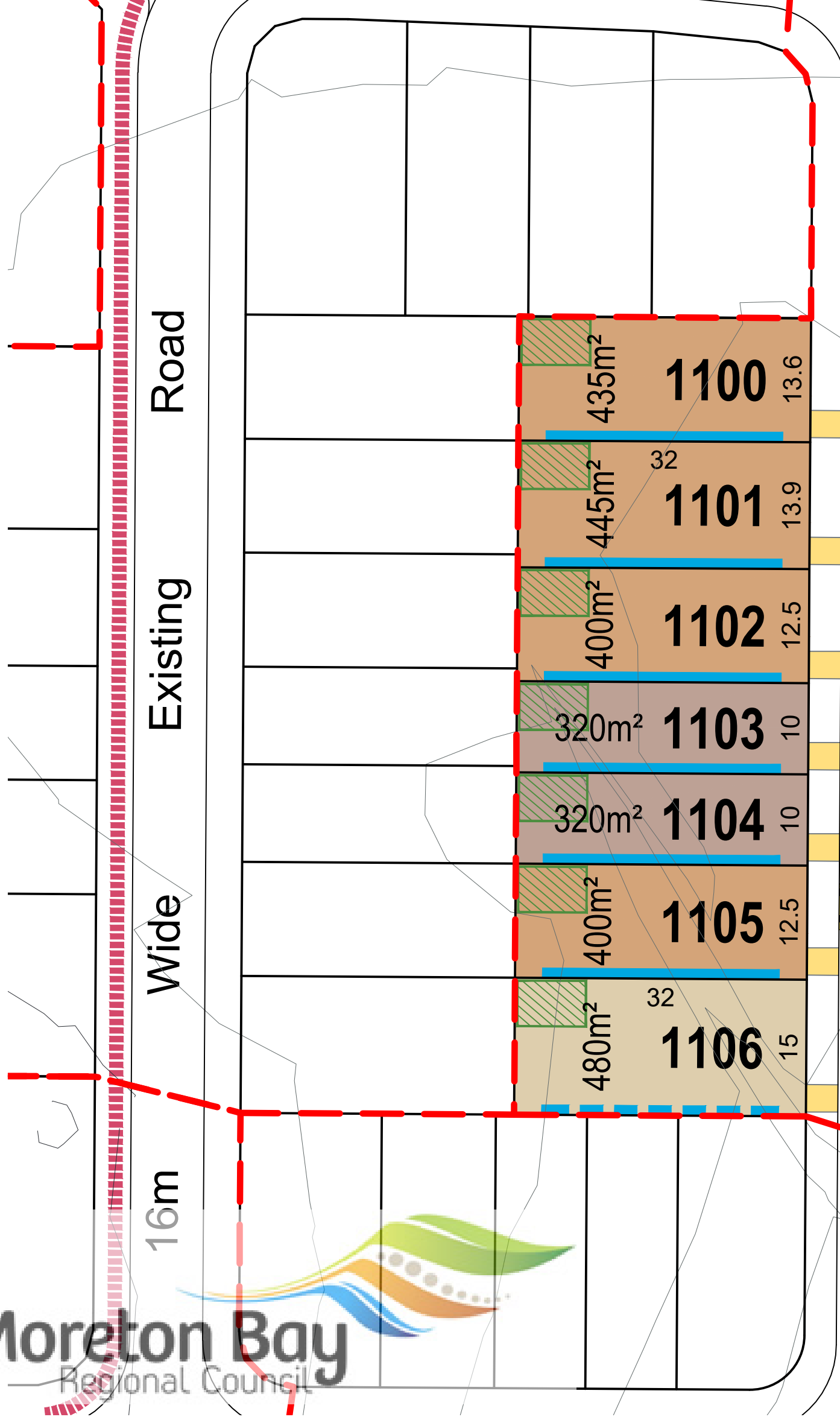
** Eaves may encroach to a maximum of 450mm.

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

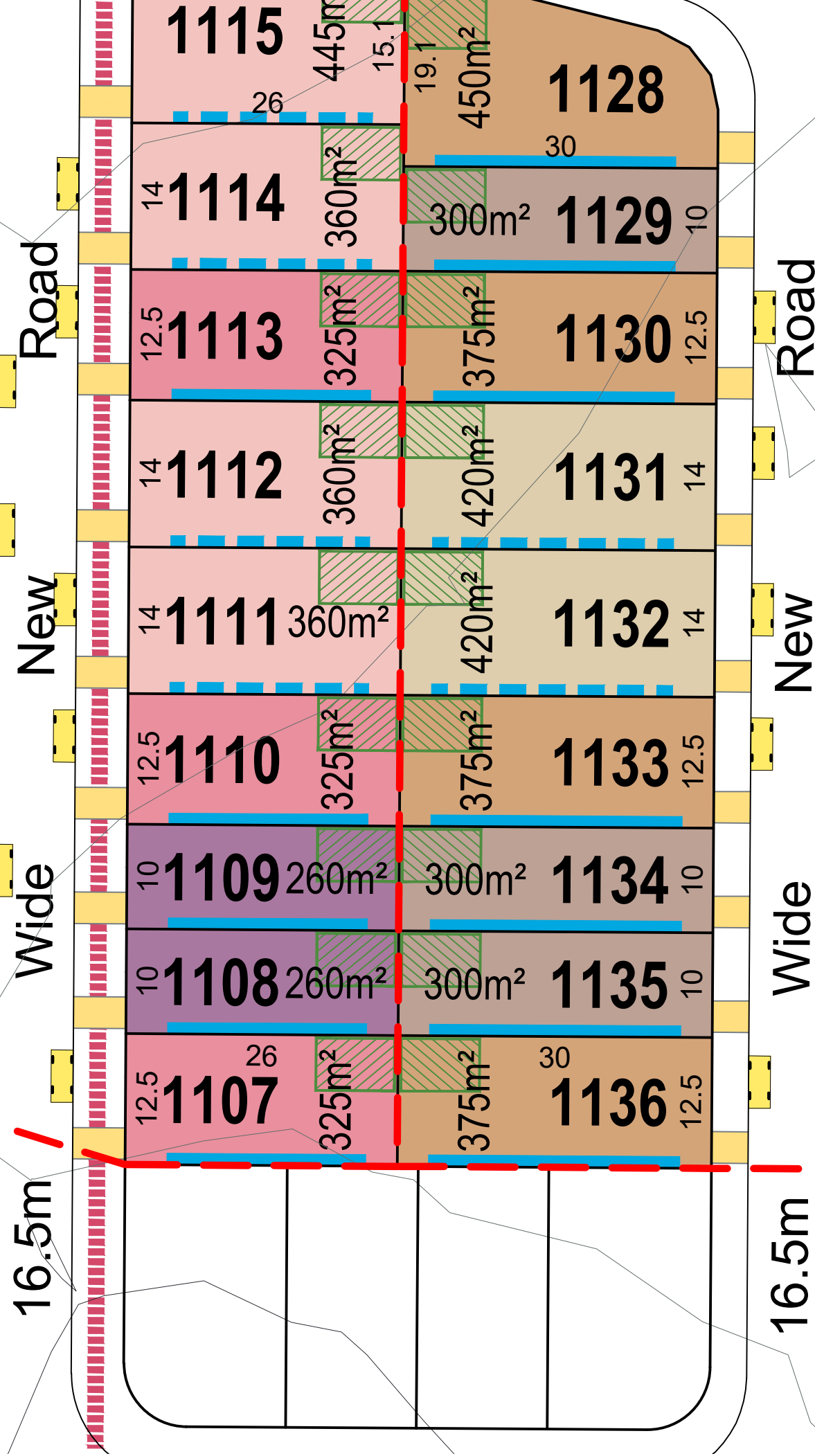
Note - This is a qualifiable standard that is an alternative provision to QDC, part MP1.1, A1 (a), (b) and (c), A2 (a), (b) and (d) and part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.



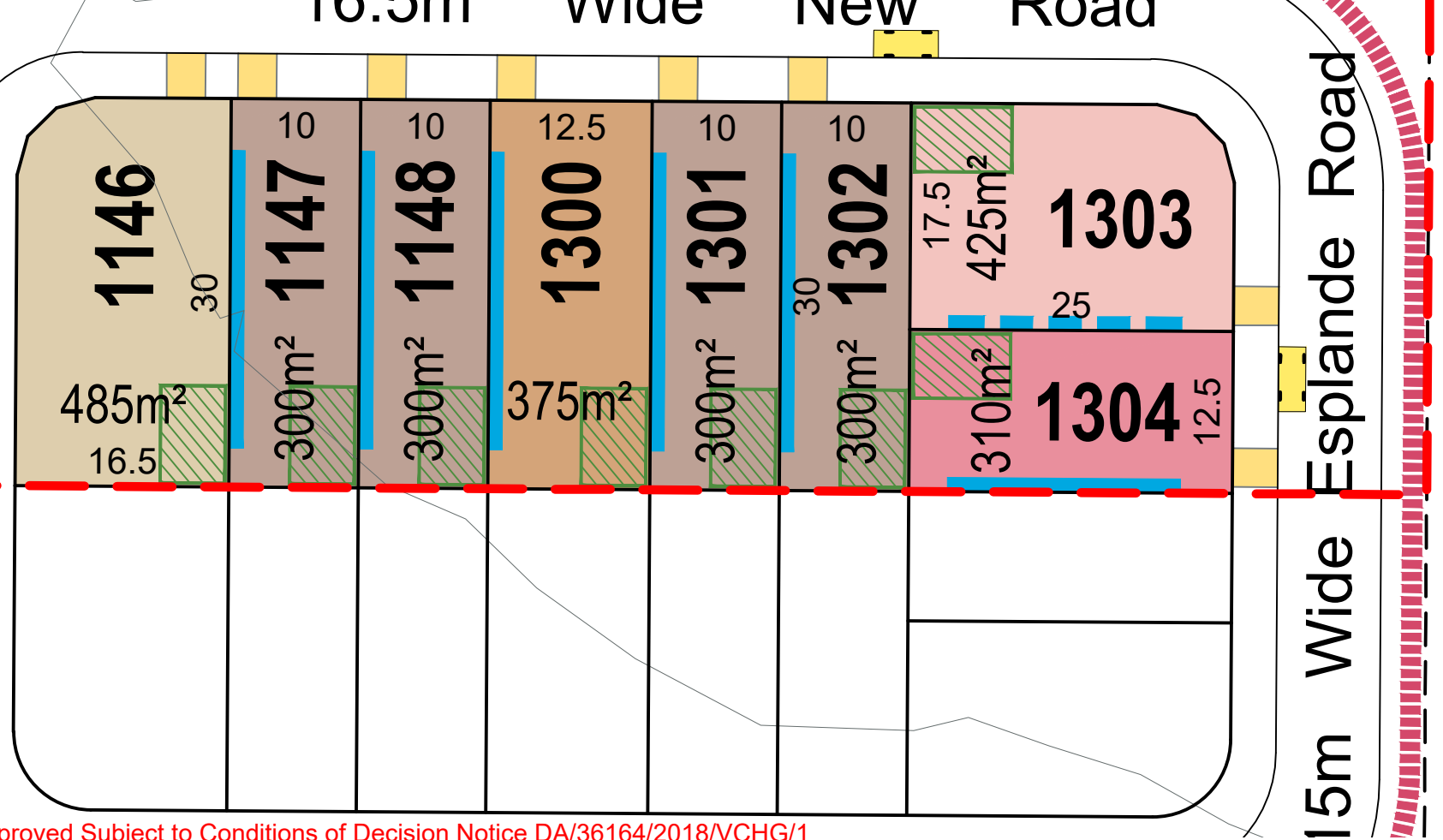
STAGE 8



STAGE 15A



STAGE 15B



Parking Breakdown

Total On-Street Parking Spaces Required 27

Total On-Street Parking Spaces Provided 28

Development Statistics				
Stage Area		Stage 15A	Stage 15B	
		1.027 ha	2.020 ha	
Saleable Area				
Single Family Allotments		0.749 ha	1.360 ha	
Total Area of Allotments		0.749 ha	1.360 ha	
Area of New Road		0.278 ha	0.660 ha	
Residential Allotments				
25m Deep Allotments		Typical Size	Lots	Lots
Villa Allotment		10m x 25m	2	—
Premium Villa Allotment		12.5m x 25m	3	1
Courtyard Allotment		14m x 25m	4	3
Traditional Allotment		20m x 25m	—	—
Sub-Total 25m Deep Allotments			9	4
30m Deep Allotments		Typical Size	Lots	Lots
Villa Allotment		10m x 30m	2	10
Premium Villa Allotment		12.5m x 30m	—	7
Courtyard Allotment		14m x 30m	1	9
Traditional Allotment		20m x 30m	1	1
Sub-Total 30m Deep Allotments			4	27
32m Deep Allotments		Typical Size	Lots	Lots
Villa Allotment		10m x 32m	2	—
Premium Villa Allotment		12.5m x 32m	4	2
Courtyard Allotment		14m x 32m	1	1
Traditional Allotment		20m x 32m	—	—
Sub-Total 32m Deep Allotments			7	3
Total Residential Allotments			20	34
Length of New Road				
15.0m Wide New Road (Esplanade)		—		30m
16.5m Wide New Road		160m		355m
Total Length of New Road		160m		385m

0 2 4 6 8 10 12 14 1:500 @ A1

RIVERBANK

Proposed Subdivision
Stages 15A & 15B

PLAN REF: 7025 – 205K

DATE: 03 October 2019

CLIENT: PEET

DRAWN BY: JC

CHECKED BY: DG

Legend

- Subject Site
- Stage Boundary
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- Preferred Driveway Location
- Private Open Space
- Indicative On-Street Parking
- 2.5m Shared Pedestrian/Cycle Path
- 2.0m Shared Pedestrian/Cycle Path
- 1.5m Pathway

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

PEET

URBAN DESIGN

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