

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.

SITE COVER

Building Height	Lot Size			
	300m² 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 than 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

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; 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*

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).

PLAN OF DEVELOPMENT SETBACKS

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		
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 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) and (b). Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.

Development Statistics

Stage Area	Stage 19A	Stage 19B
	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
Area of New Road		
	0.244 ha	0.435 ha
Residential Allotments		
30m Deep Allotments		Lots
Villa Allotment	10m x 30m	8
Premium Villa Allotment	12.5m x 30m	5
Courtyard Allotment	14m x 30m	5
Traditional Allotment	20m x 30m	1
Sub-Total 30m Deep Allotments		19
32m Deep Allotments		Lots
Villa Allotment	10m x 32m	—
Premium Villa Allotment	12.5m x 32m	1
Courtyard Allotment	14m x 32m	—
Traditional Allotment	20m x 32m	—
Sub-Total 32m Deep Allotments		1
Total Residential Allotments	20	32
Length of New Road		
14.5m Wide New Road	184m	189m
16m Wide New Road	—	120m

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.

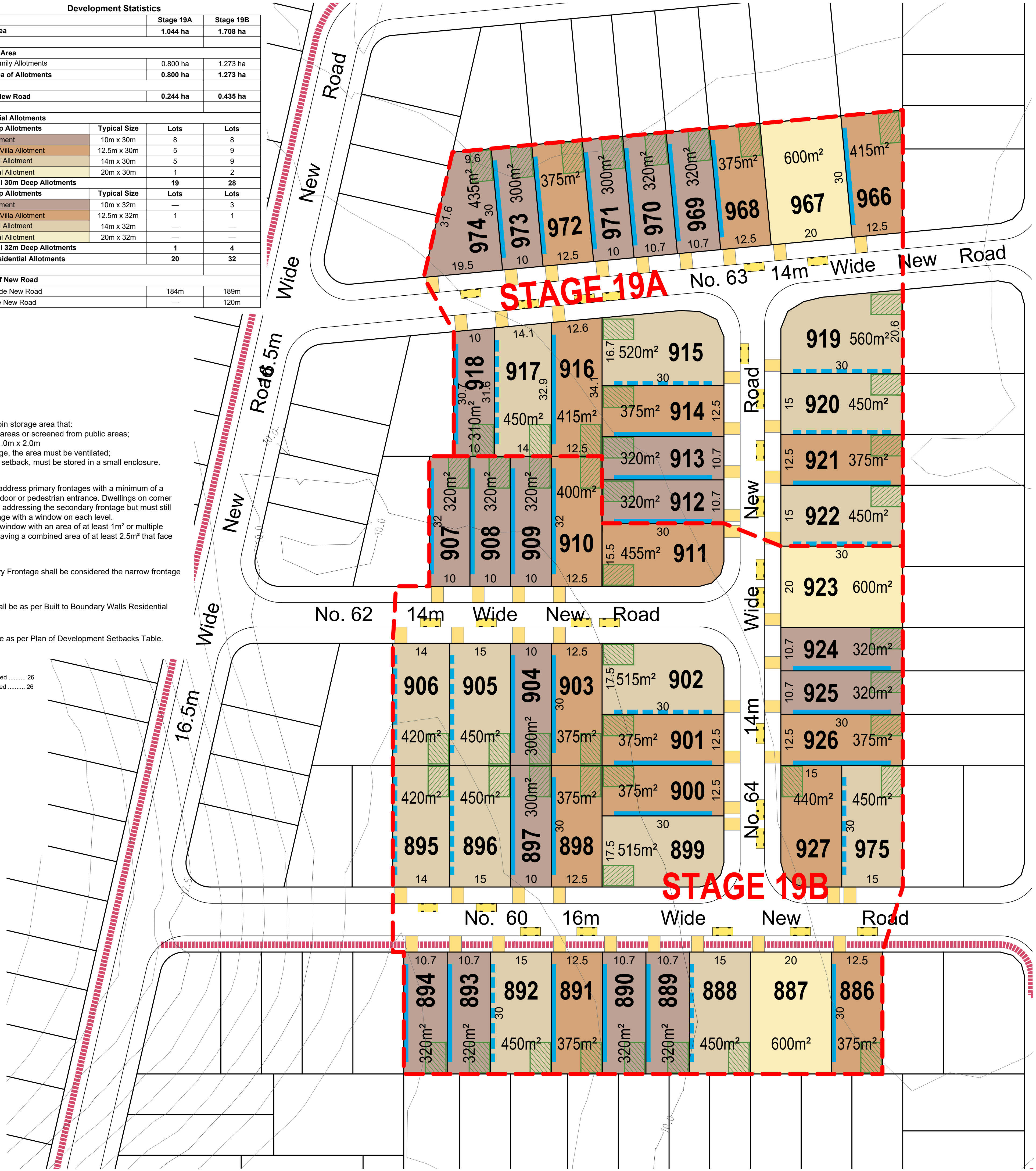
Setbacks

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

Parking Breakdown

Total On-Street Parking Spaces Required 26

Total On-Street Parking Spaces Provided 26



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

RIVERBANK

Proposed Subdivision Stage 19A & 19B

PLAN REF: 7025-237
DATE: 18 DECEMBER 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
- 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

DRAFT

For Discussion Only

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