

Legend

- Subject Site
- - - Stage Boundary
- 0.5m Contours
- Mandatory Built to Boundary Wall
- - - Nominal Built to Boundary Wall
- Preferred Driveway Location
- Preferred Private Open Space Location
- Indicative On-Street Parking
- - - Indicative Future Allotment Layout
- - - Indicative 1.5m Footpath
- Acoustic Fence

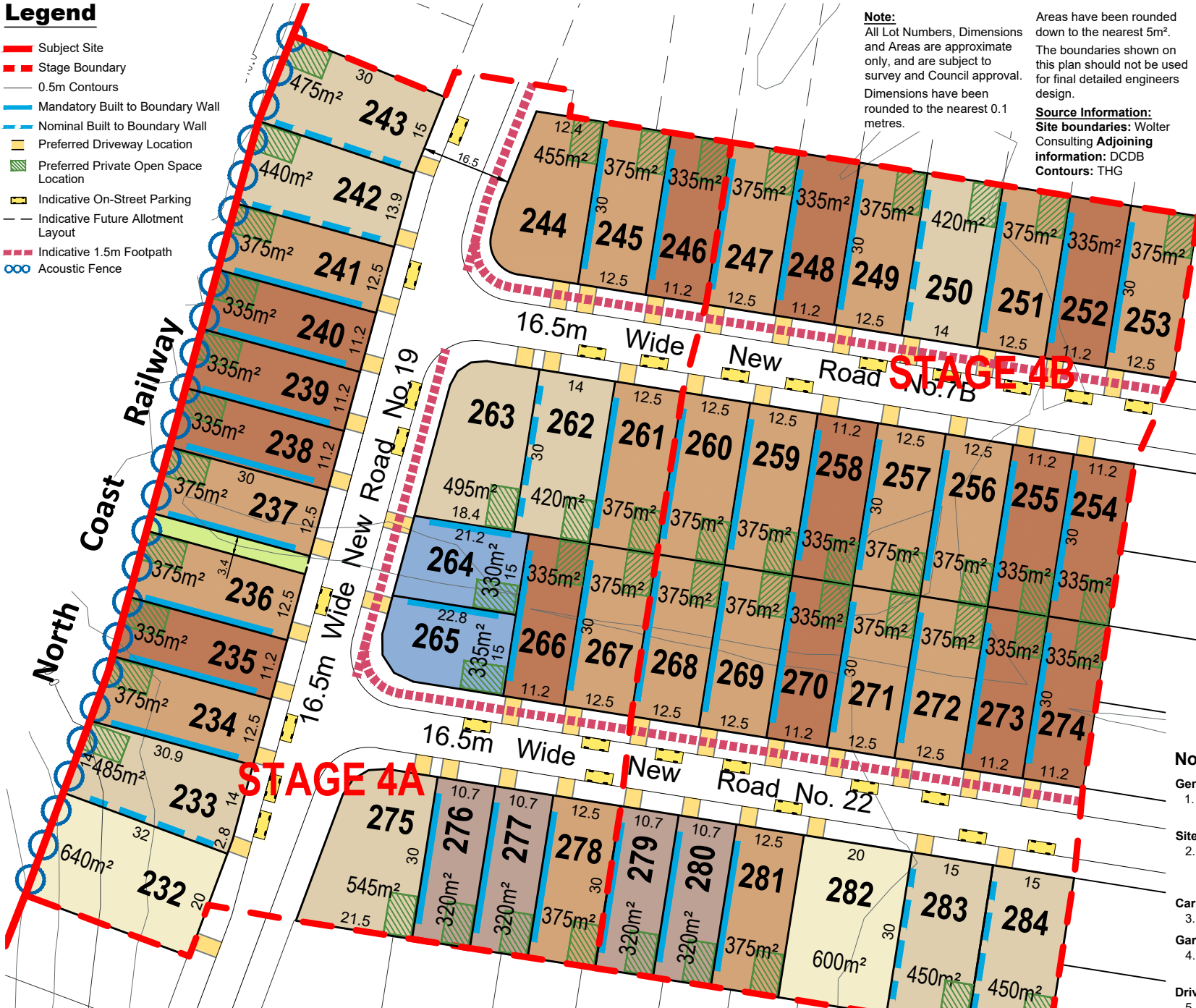
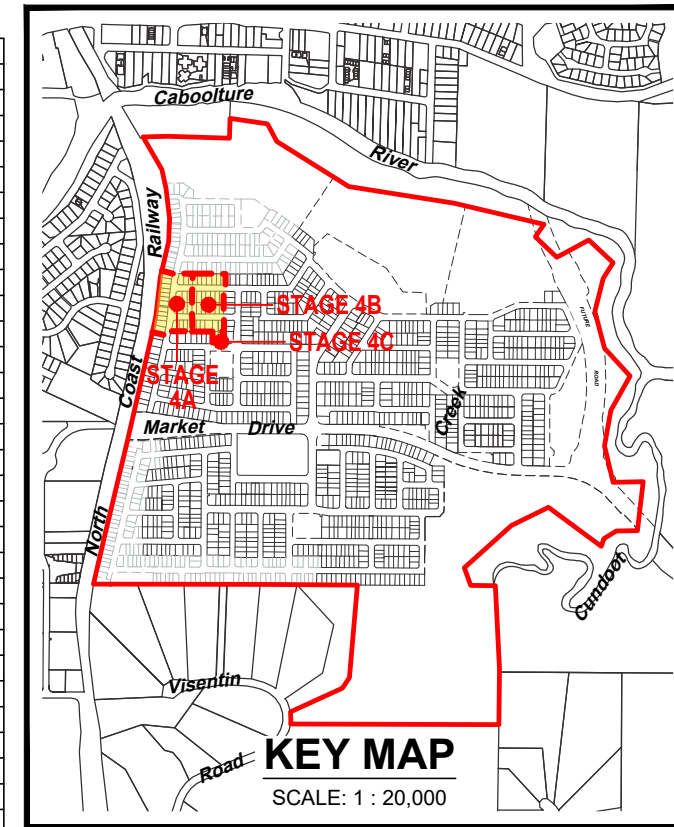
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres.

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

Development Statistics

	Stage 4A	Stage 4B	Stage 4C	Overall
Stage Area	1.459 ha	1.290 ha	0.096 ha	2.845 ha
Saleable Area				
Single Family Allotments	1.029 ha	1.012 ha	0.096 ha	2.137 ha
Total Area of Allotments	1.029 ha	1.012 ha	0.096 ha	2.137 ha
Open Space				
Road Reserve	0.010 ha	—	—	0.010 ha
Total Open Space	0.010 ha	—	—	0.010 ha
Area of New Road				
	0.420 ha	0.278 ha	—	0.698 ha
Residential Allotments				
Squat Allotments	Typical Size	Lots	Lots	Lots
Squat Allotments	15m x 20.5m	2	—	2
Sub-Total Squat Allotments		2	—	2
30m Deep Allotments	Typical Size	Lots	Lots	Lots
Villa Allotment	10.7m x 30m	2	2	4
Villa Allotment Type 2	11.2m x 30m	6	8	14
Premium Villa Allotment	12.5m x 30m	9	13	22
Courtyard Allotment	14m x 30m	6	3	9
Traditional Allotment	20m x 30m	—	1	1
Sub-Total 30m Deep Allotments		23	27	50
32m Deep Allotments	Typical Size	Lots	Lots	Lots
Courtyard Allotment	14m x 32m	—	—	2
Traditional Allotment	20m x 32m	1	—	1
Sub-Total 32m Deep Allotments		1	—	2
Total Residential Allotments		26	27	55
Length of New Road				
16.5m Wide New Road	250m	170m	—	420m
Total Length of New Road	250m	170m	—	420m



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, unless indicated otherwise in this Proposal Plan.
- Setbacks**
- Minimum setbacks shall be as per Plan of Development Setbacks Table.

GARAGE AND CARPORT OPENINGS

Covered car space opening(s) per street frontage

	Less Than 12.5m	12.5m to 18m	Greater than 18m
Single Storey Dwelling	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: <ul style="list-style-type: none"> 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.			

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%

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	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.

Parking Breakdown
Total On-Street Parking Spaces Required 28
Total On-Street Parking Spaces Provided 28

PLAN REF: **7025 - 285**
Rev No: **F**
DATE: 31 MARCH 2022
CLIENT: PEET
DRAWN BY: JC
CHECKED BY: WNW/DG

Scale: 1 : 1,000 @ A3

RIVERBANK
OVERALL STAGE 4
PROPOSAL PLAN

Approved Subject to Conditions of Decision Notice DA/2021/0423



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