

Legend

- Stage Boundary
- 0.5m Contours
- Future Allotment Layout
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- Preferred Driveway Location
- Preferred Private Open Space Location
- Indicative On-Street Parking
- Indicative Bin Pad Location for Lot 100 and 101
- Easement
- Indicative 2.5m Shared Pedestrian/Cycle Path
- Indicative 2.0m Shared Pedestrian/Cycle Path*
- Indicative 1.5m Footpath
- Sewer Pump Station

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.
*2.0m shared pathway provided to the full southern boundary of the river park precinct off which a path network in the open space area will adjoin.

Source Information:
Site boundaries: Wolter Consulting
Adjoining information: DCDB
Contours: THG

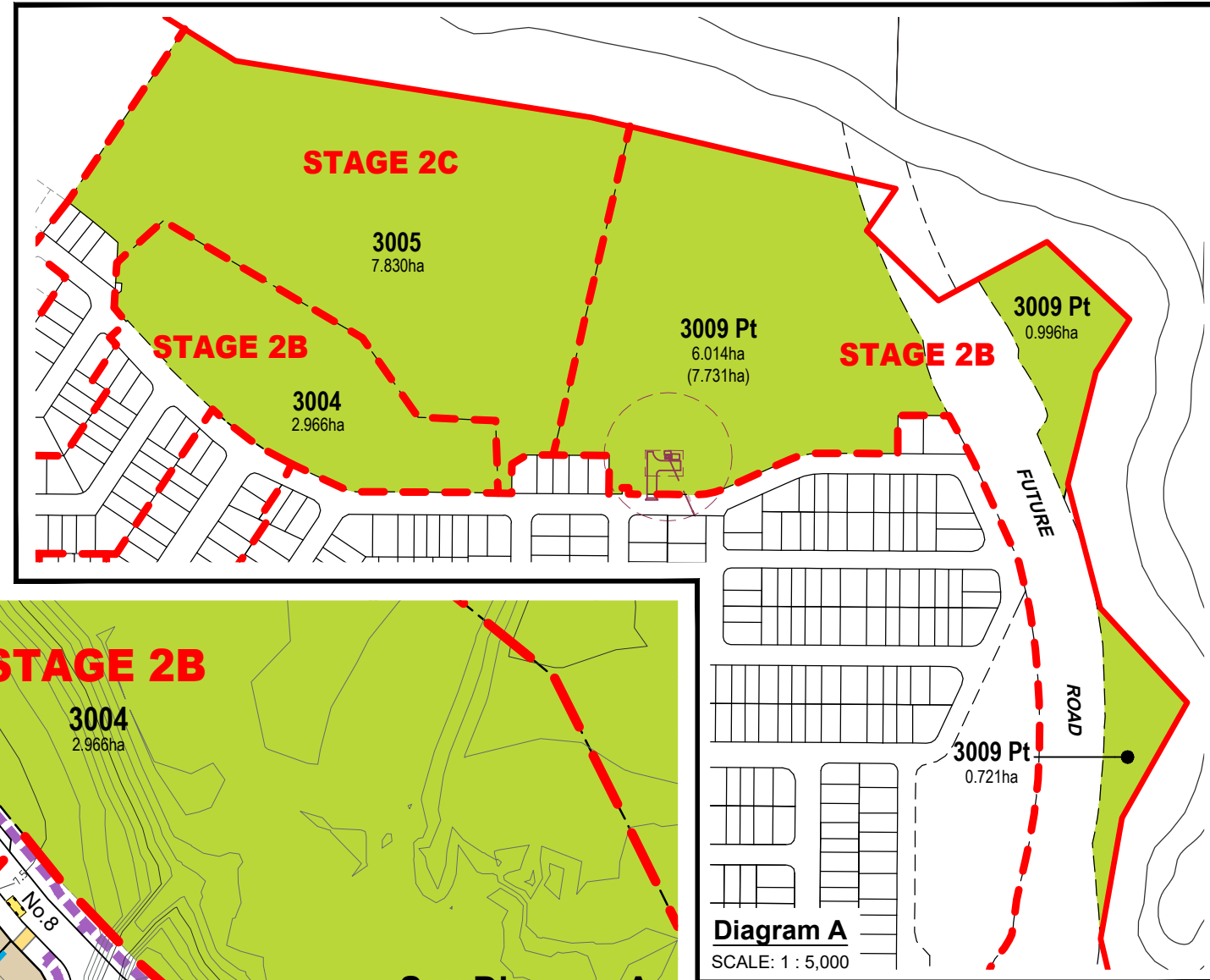
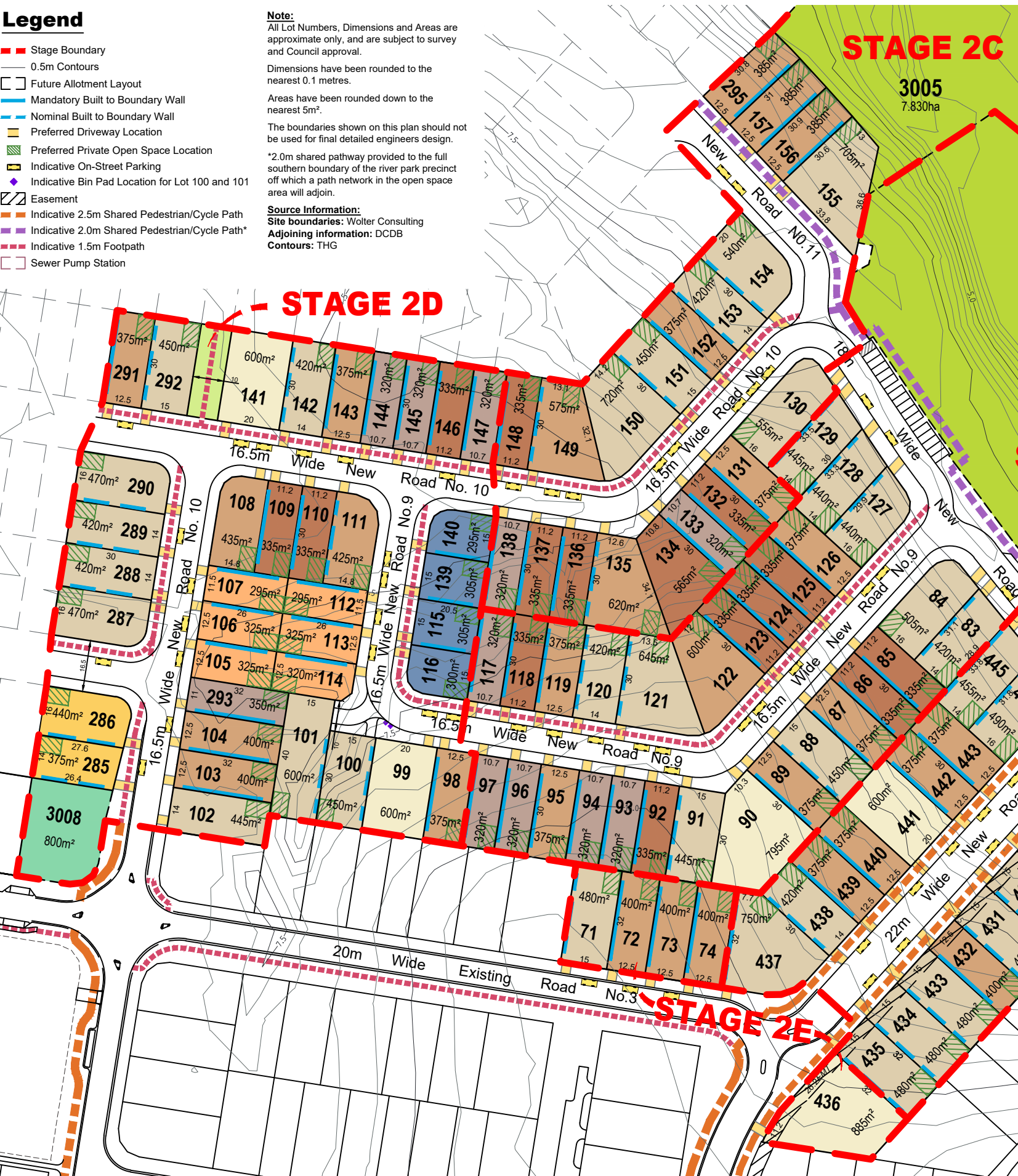
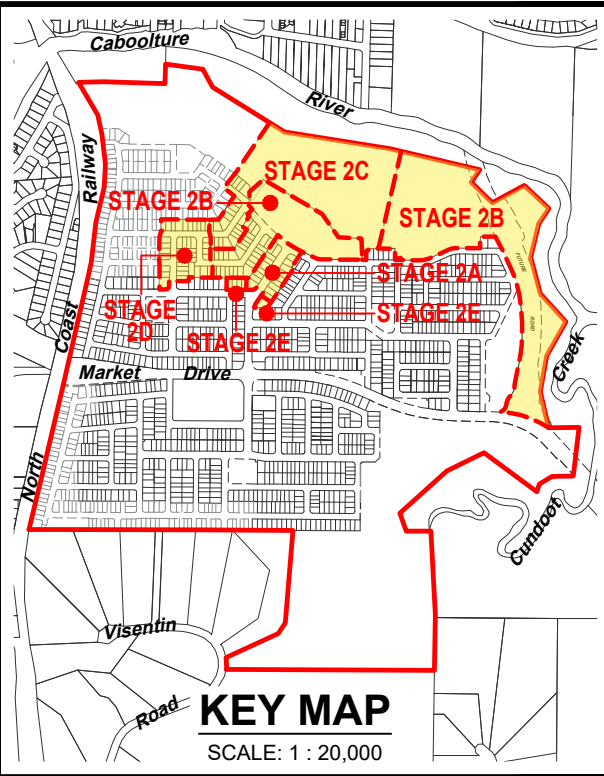


Diagram A
SCALE: 1 : 5,000



KEY MAP
SCALE: 1 : 20,000

Parking Breakdown

Total On-Street Parking Spaces Required	54
Total On-Street Parking Spaces Provided	56

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DRAWN BY: JC/NF
CHECKED BY: DG



RIVERBANK
OVERALL STAGE 2
PROPOSAL PLAN - SHEET 1



URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com



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Development Statistics

	Stage 2A	Stage 2B	Stage 2C	Stage 2D	Stage 2E	Overall
Stage Area	1.256 ha	16.072 ha	9.112 ha	2.186 ha	0.256 ha	28.882 ha
Saleable Area						
Single Family Allotments	0.839 ha	1.144 ha	0.906 ha	1.438 ha	0.256 ha	4.583 ha
Total Area of Allotments	0.839 ha	1.144 ha	0.906 ha	1.438 ha	0.256 ha	4.583 ha
Open Space						
Pedestrian Linkage / Road Reserve	—	—	—	0.030 ha	—	0.030 ha
Regional Open Space	—	10.697 ha	7.830 ha	—	—	18.527 ha
Drainage Reserve	—	—	—	0.080 ha	—	0.080 ha
Future Road	—	3.734 ha	—	—	—	3.734 ha
Total Open Space	—	14.431 ha	7.830 ha	0.110 ha	—	22.371 ha
Area of New Road						
	0.417 ha	0.497 ha	0.376 ha	0.638 ha	—	1.928 ha
Residential Allotments						
Squat Allotments	Typical Size	Lots	Lots	Lots	Lots	Lots
Squat Allotments	15m x 20.5m	—	—	—	4	—
Sub-Total Squat Allotments		—	—	—	4	—
25m Deep Allotments		Lots	Lots	Lots	Lots	Lots
Courtyard Allotment	14m x 25m	2	—	—	—	—
Sub-Total 25m Deep Allotments		2	—	—	—	—
26m Deep Allotments	Typical Size	Lots	Lots	Lots	Lots	Lots
Premium Villa Allotment	12.5m x 26m	—	—	—	6	—
Courtyard Allotment	14m x 26m	—	—	—	2	—
Sub-Total 26m Deep Allotments		—	—	—	8	—
30m Deep Allotments	Typical Size	Lots	Lots	Lots	Lots	Lots
Villa Allotment	10.7m x 30m	—	5	2	3	—
Villa Allotment Type 2	11.2m x 30m	—	7	5	3	—
Premium Villa Allotment	12.5m x 30m	4	6	7	5	—
Courtyard Allotment	14m x 30m	3	9	5	7	—
Traditional Allotment	20m x 30m	1	1	—	2	—
Sub-Total 30m Deep Allotments		8	28	19	20	—
32m Deep Allotments	Typical Size	Lots	Lots	Lots	Lots	Lots
Villa Allotment	10.7m x 32m	—	—	—	1	—
Premium Villa Allotment	12.5m x 32m	1	—	—	2	3
Courtyard Allotment	14m x 32m	7	—	1	2	1
Traditional Allotment	20m x 32m	—	—	—	—	1
Sub-Total 32m Deep Allotments		8	—	1	5	5
Total Residential Allotments		18	28	20	37	5
108						
Length of New Road						
16.5m Wide New Road	—	185m	209m	368m	—	762m
18.0m Wide New Road	75m	98m	12m	—	—	185m
22.0m Wide New Road	125m	—	—	—	—	125m
Shared Access Driveway	—	—	—	15m	—	15m
Total Length of New Road	200m	283m	221m	383m	—	1087m

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

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: 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	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.

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 on this Proposal Plan.

Setbacks

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

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Not to Scale @ A3

RIVERBANK
OVERALL STAGE 2
PROPOSAL PLAN - SHEET 2

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URBAN DESIGN
Level 4 HQ South
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PO Box 1559
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W rpsgroup.com

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