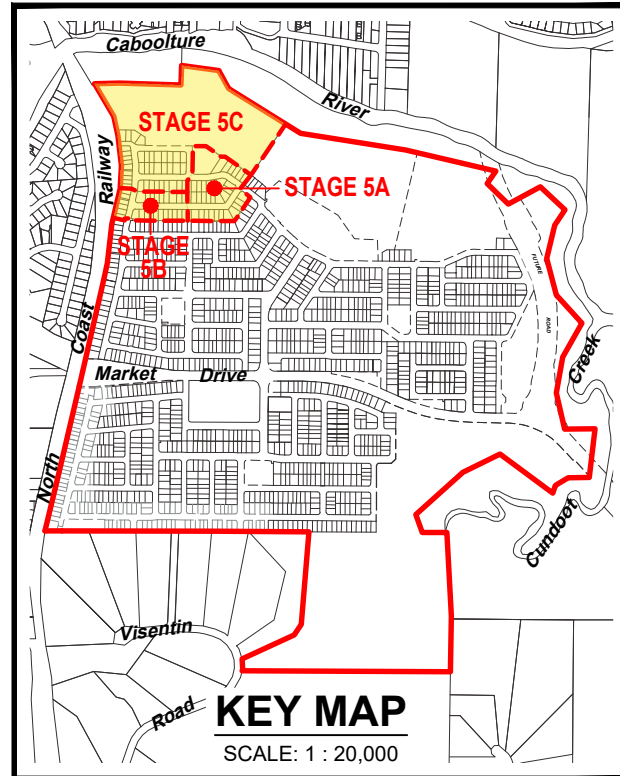
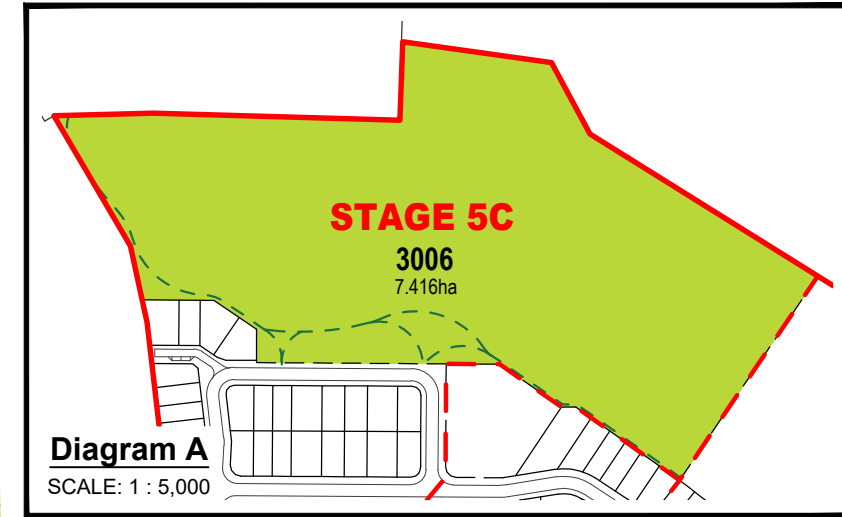
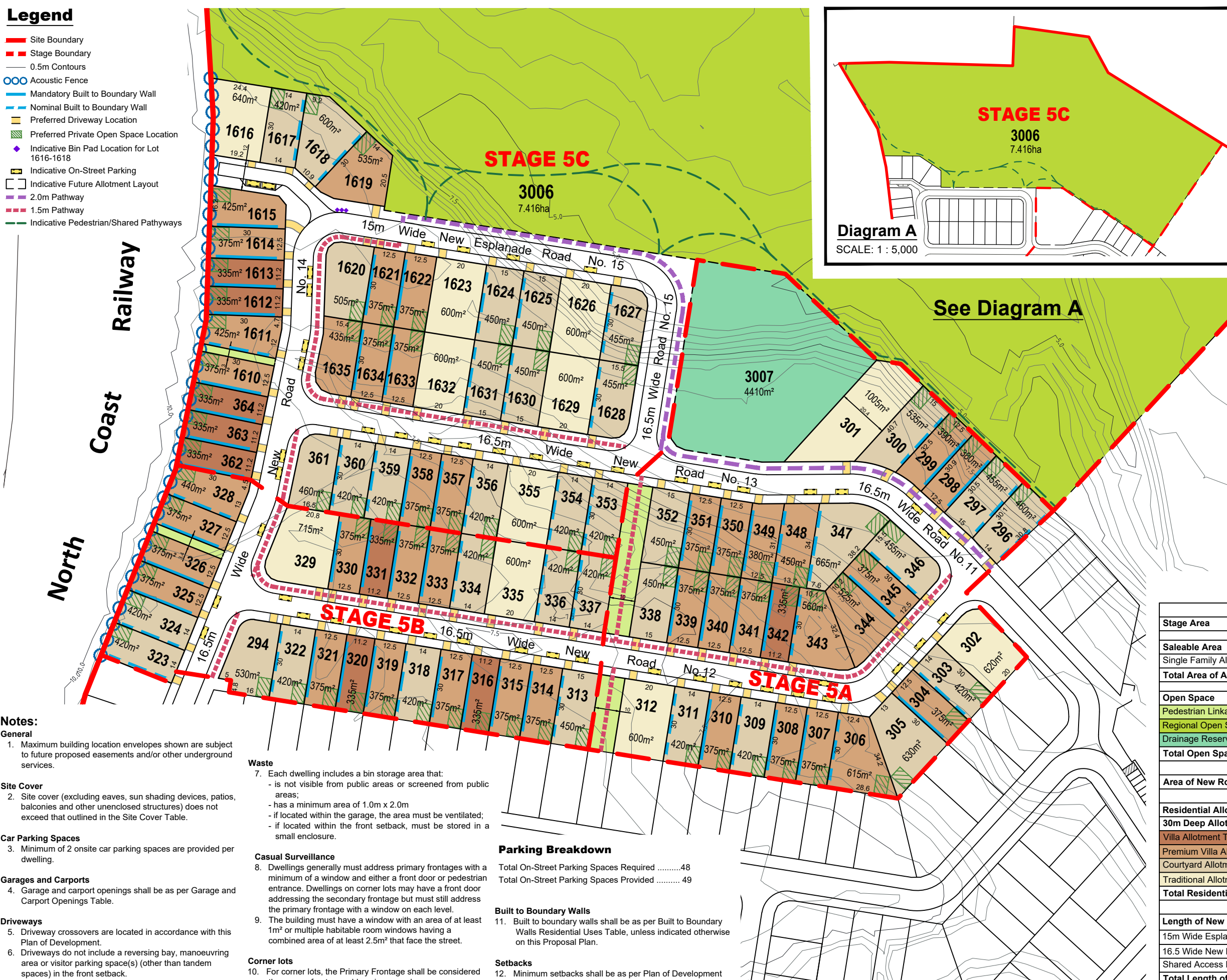


**Legend**

- Site Boundary
- - - Stage Boundary
- 0.5m Contours
- Acoustic Fence
- Mandatory Built to Boundary Wall
- - - Nominal Built to Boundary Wall
- Preferred Driveway Location
- Preferred Private Open Space Location
- ◆ Indicative Bin Pad Location for Lot 1616-1618
- Indicative On-Street Parking
- Indicative Future Allotment Layout
- - - 2.0m Pathway
- - - 1.5m Pathway
- - - Indicative Pedestrian/Shared Pathways

**Coast Railway**

**North**



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

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m<sup>2</sup>.

The boundaries shown on this plan should not be used for final detailed engineers design.

- 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 1m<sup>2</sup> or multiple habitable room windows having a combined area of at least 2.5m<sup>2</sup> that face the street.
- Corner lots**
- For corner lots, the Primary Frontage shall be considered the narrow frontage addressing a road.

**Parking Breakdown**

Total On-Street Parking Spaces Required ..... 48  
Total On-Street Parking Spaces Provided ..... 49

**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.

**Development Statistics**

| Stage Area                          | Stage 5A            | Stage 5B        | Stage 5C        | Overall         |
|-------------------------------------|---------------------|-----------------|-----------------|-----------------|
| Stage Area                          | 2.544 ha            | 1.453 ha        | 9.916 ha        | 13.913 ha       |
| <b>Saleable Area</b>                |                     |                 |                 |                 |
| Single Family Allotments            | 1.500 ha            | 1.081 ha        | 1.696 ha        | 4.277 ha        |
| <b>Total Area of Allotments</b>     | <b>1.500 ha</b>     | <b>1.081 ha</b> | <b>1.696 ha</b> | <b>4.277 ha</b> |
| <b>Open Space</b>                   |                     |                 |                 |                 |
| Pedestrian Linkage/Road Reserve     | 0.090 ha            | 0.010 ha        | 0.009 ha        | 0.109 ha        |
| Regional Open Space                 | —                   | —               | 7.416 ha        | 7.416 ha        |
| Drainage Reserve                    | 0.441 ha            | —               | —               | 0.441 ha        |
| <b>Total Open Space</b>             | <b>0.531 ha</b>     | <b>0.010 ha</b> | <b>7.425 ha</b> | <b>7.966 ha</b> |
| <b>Area of New Road</b>             | <b>0.513 ha</b>     | <b>0.362 ha</b> | <b>0.795 ha</b> | <b>1.670 ha</b> |
| <b>Residential Allotments</b>       |                     |                 |                 |                 |
| <b>30m Deep Allotments</b>          | <b>Typical Size</b> | <b>Lots</b>     | <b>Lots</b>     | <b>Lots</b>     |
| Villa Allotment Type 2              | 11.2m x 30m         | 1               | 3               | 5               |
| Premium Villa Allotment             | 12.5m x 30m         | 17              | 12              | 12              |
| Courtyard Allotment                 | 15m x 30m           | 11              | 9               | 15              |
| Traditional Allotment               | 20m x 30m           | 3               | 2               | 6               |
| <b>Total Residential Allotments</b> |                     | <b>32</b>       | <b>26</b>       | <b>38</b>       |
| <b>Length of New Road</b>           |                     |                 |                 |                 |
| 15m Wide Esplanade Road             | —                   | —               | 110m            | 110m            |
| 16.5 Wide New Road                  | 315m                | 223m            | 352m            | 890m            |
| Shared Access Driveway              | —                   | —               | 48m             | 48m             |
| <b>Total Length of New Road</b>     | <b>315m</b>         | <b>223m</b>     | <b>510m</b>     | <b>1048m</b>    |

PLAN REF: **7025 – 298**  
 Rev No: **H**  
 DATE: 05 DECEMBER 2023  
 CLIENT: PEET  
 DRAWN BY: JC/NF  
 CHECKED BY: DG

CITY OF MORETON BAY

**RIVERBANK**  
**STAGE 5 OVERALL**  
**PROPOSAL PLAN**

**PEET**

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

**rps**

# RIVERBANK

## OVERALL ROAD HIERARCHY PLAN

PLAN REF: 7025 - 151R  
DATE: 10 MAY 2023  
CLIENT: PEET  
DRAWN BY: JC  
CHECKED BY: DG

### Legend

- Site Boundary
- Stage Boundary
- Existing Easements

### Road Hierarchy

- Sub Arterial - 26.0m Wide
- Collector Direct - 22.0m Wide
- Major Collector - 20.0m Wide
- Minor Collector - 18.0m Wide
- Access Residential - 16.5m Wide
- Access Residential Esplanade - 15.0m Wide
- Access - 16.0m Wide
- Access - 14.0m Wide
- Laneway - 6.0m Wide

### Open Space

- Park / Active Open Space
- Drainage Open Space
- Regional Open Space

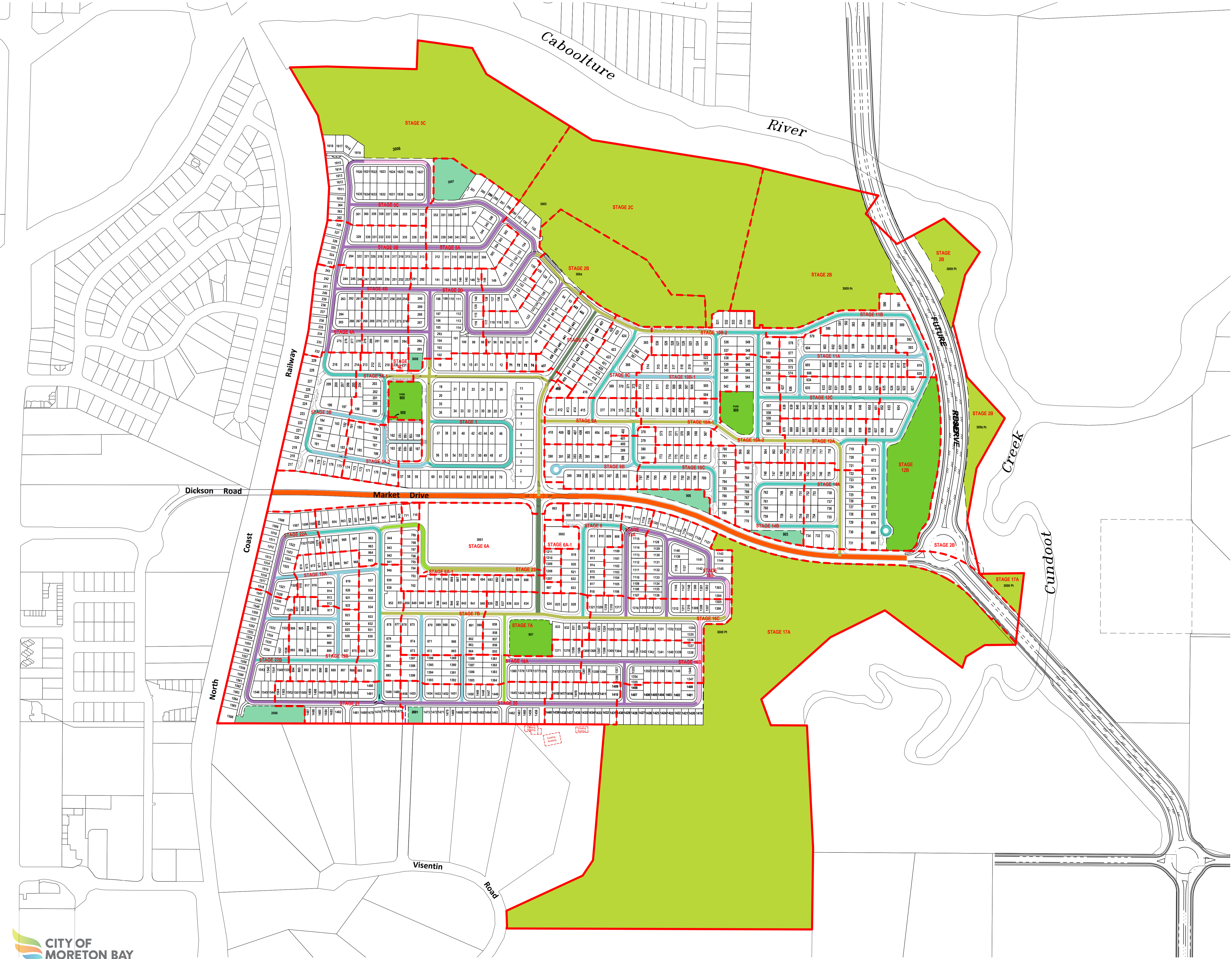
**Note:**  
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

The boundaries shown on this plan should not be used for final detailed engineers design.

Proposed Cundoot Creek Road Ultimate (Caboolture overpass study) supplied by Moreton Bay Regional Council.

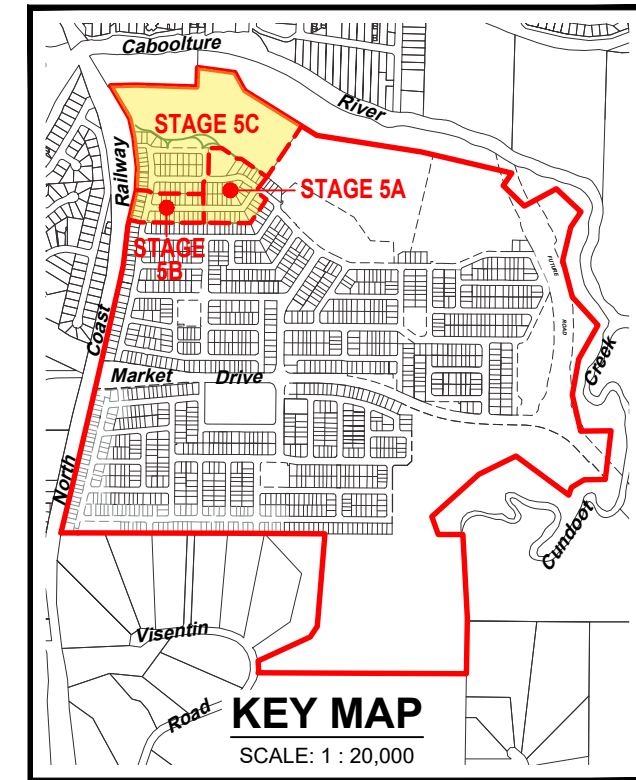
Location and ultimate configuration of the north/south connection 'Possible Future Road' will be determined by Council in accordance with the Court Order Conditions (Condition 13).

**Source Information:**  
Site boundaries: Wolter Consulting  
Adjoining information: DCDB.



### MBRC Lot Types

|   |    |         |
|---|----|---------|
| <span style="color: blue;">■</span> Lot Type C (>10 - 12.5m)<br>10.7m, 12.5m x 30m  | 44 | (45.9%) |
| <span style="color: lightblue;">■</span> Lot Type D (>12.5 - 18m)<br>14m, 15m x 30m | 37 | (38.5%) |
| <span style="color: lightgreen;">■</span> Lot Type E (>18 - 32m)<br>20m x 30m       | 15 | (15.6%) |



### Legend

- Site Boundary
- - - Stage Boundary

**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 5m<sup>2</sup>.

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



PLAN REF: 7025 – 299  
Rev No: G  
DATE: 10 MAY 2023  
CLIENT: PEET  
DRAWN BY: JC/NF  
CHECKED BY: DG



CITY OF MORETON BAY 1:1,500 @ A3

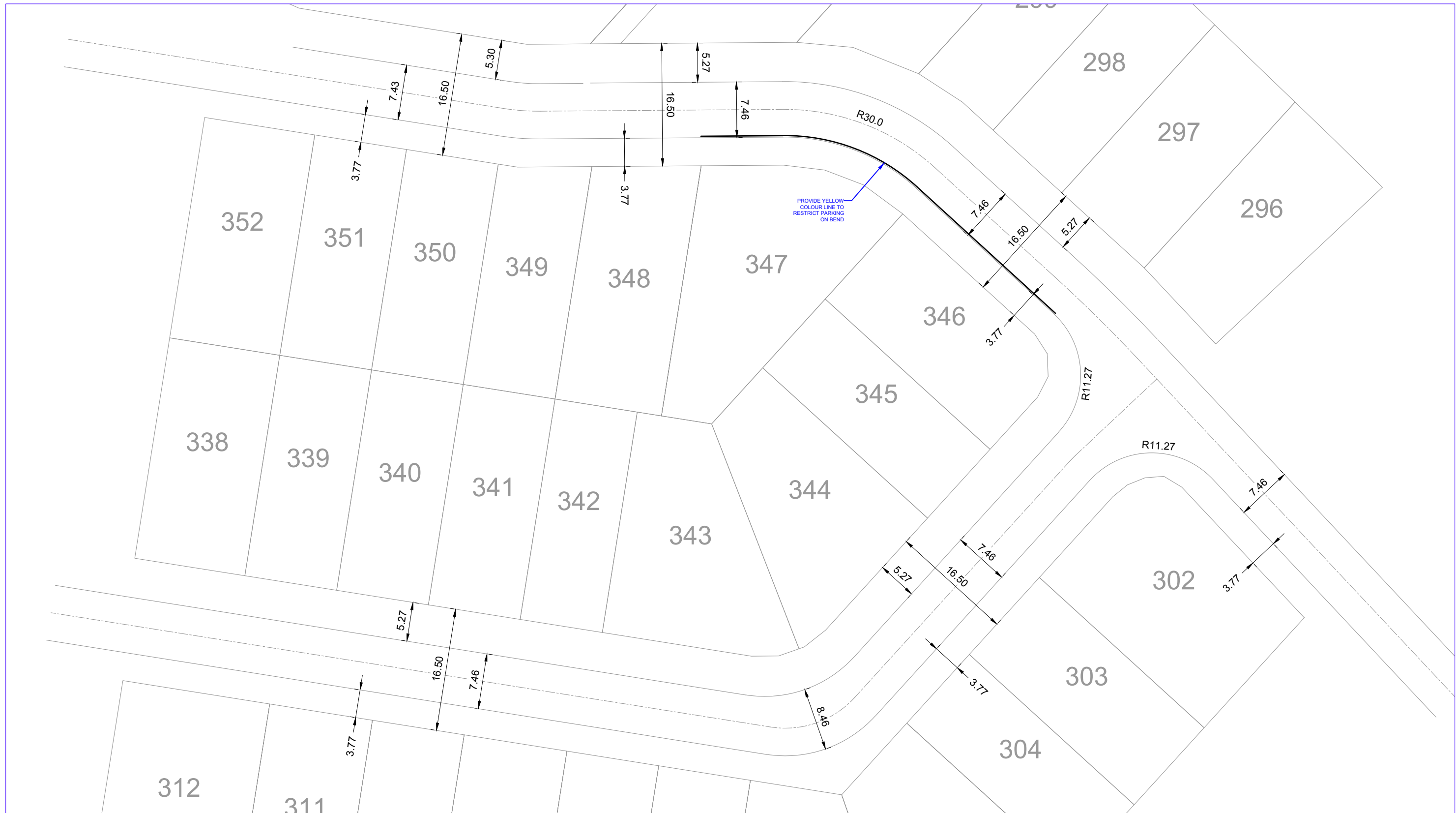
## RIVERBANK STAGE 5 OVERALL MBRC LOT TYPE ANALYSIS

# PEET

**URBAN DESIGN**  
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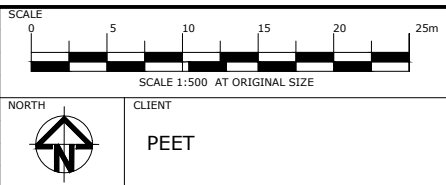


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**PRELIMINARY  
ADVICE ONLY**  
30 June 2023

| REV. | DATE     | DESCRIPTION    | DRAWN | CHECKED | APPROVED |
|------|----------|----------------|-------|---------|----------|
| A    | 30-06-23 | ORIGINAL ISSUE | DSF   | AA      | WKS      |



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 E: ttmbri@ttmgroup.com.au W: www.ttmgroup.com.au

|               |  |
|---------------|--|
| PROJECT       | <b>RIVERBANK - STAGE 5</b>                                     |
| DRAWING TITLE | <b>LAYOUT REVIEW - OVERALL SITE DIMENSIONS FOR SITE LAYOUT</b> |

|                |              |               |        |
|----------------|--------------|---------------|--------|
| PROJECT NUMBER | 23BRT0397    | ORIGINAL SIZE | A3     |
| DRAWING NUMBER | 23BRT0397-01 | REVISION      | A      |
| DATE           | 30 Jun 2023  | SHEET         | 1 OF 1 |