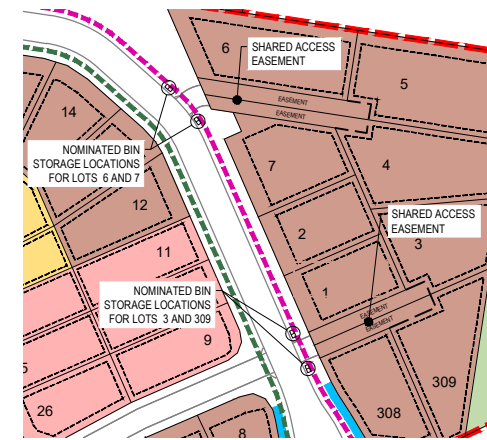
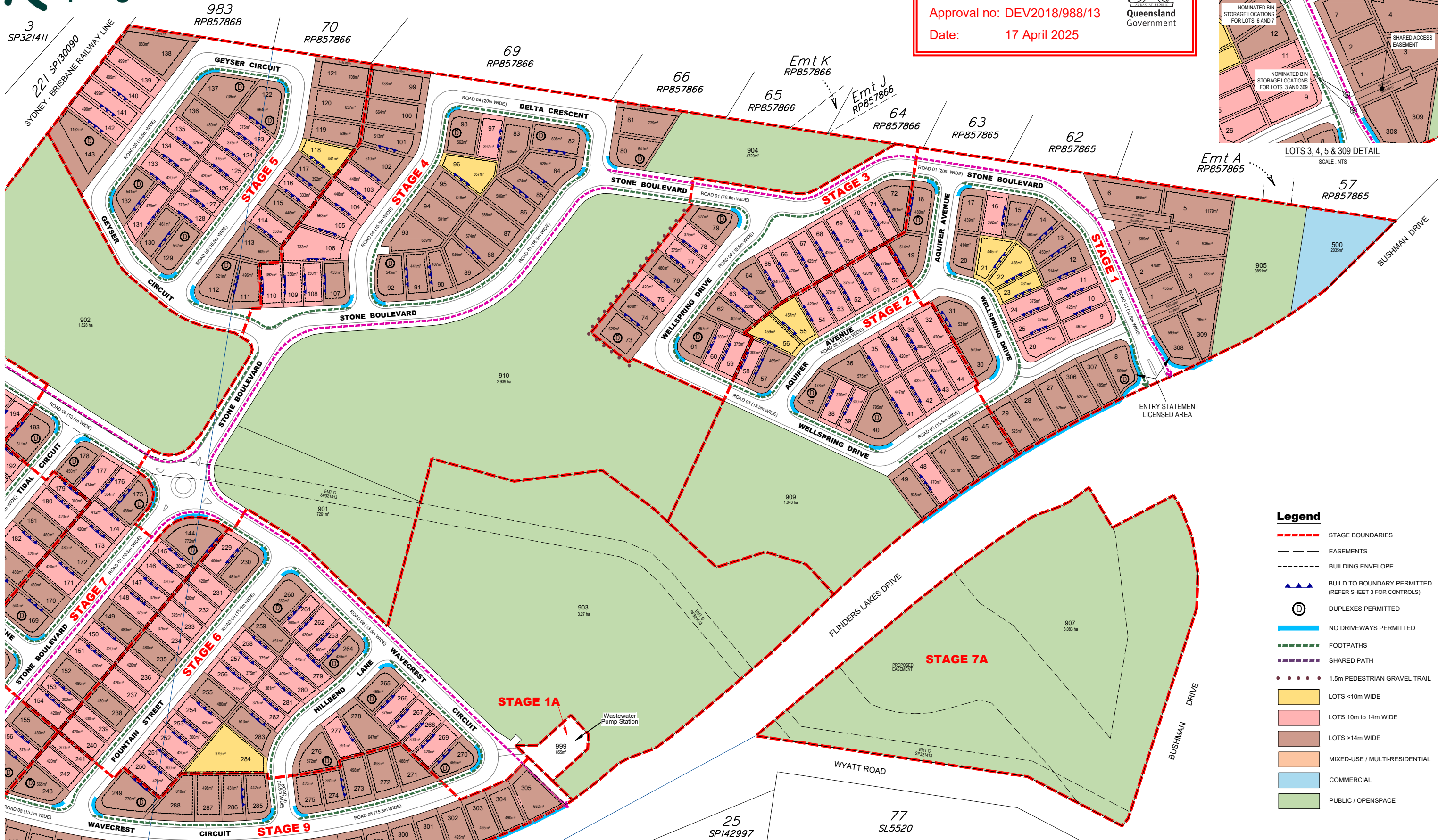




LOTS 3, 4, 5 & 309 DETAIL
SCALE: NTS



Legend

- STAGE BOUNDARIES
- EASEMENTS
- BUILDING ENVELOPE
- BUILD TO BOUNDARY PERMITTED (REFER SHEET 3 FOR CONTROLS)
- DUPLEXES PERMITTED
- NO DRIVEWAYS PERMITTED
- FOOTPATHS
- SHARED PATH
- 1.5m PEDESTRIAN GRAVEL TRAIL
- LOTS <10m WIDE
- LOTS 10m to 14m WIDE
- LOTS >14m WIDE
- MIXED-USE / MULTI-RESIDENTIAL
- COMMERCIAL
- PUBLIC / OPENSOURCE

PLAN REF: AU012827-POD-6a
DATE: 7 APRIL 2025
CLIENT: PACIFIQ COMMUNITIES
DRAWN: BJB
SCALE (A3): NOT TO SCALE
SHEET: 1 of 2



PLAN OF DEVELOPMENT

RIVERSTONE SPRINGS

over Lot 1 on RP49296 and Lot 24 on SP142997
WYATT ROAD AND BUSHMAN DRIVE, RIVERBEND

CLIENT

PACIFIQ

DATA ORIGIN: Q12827-BDY-20241111

DISCLAIMER

The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Council approval.

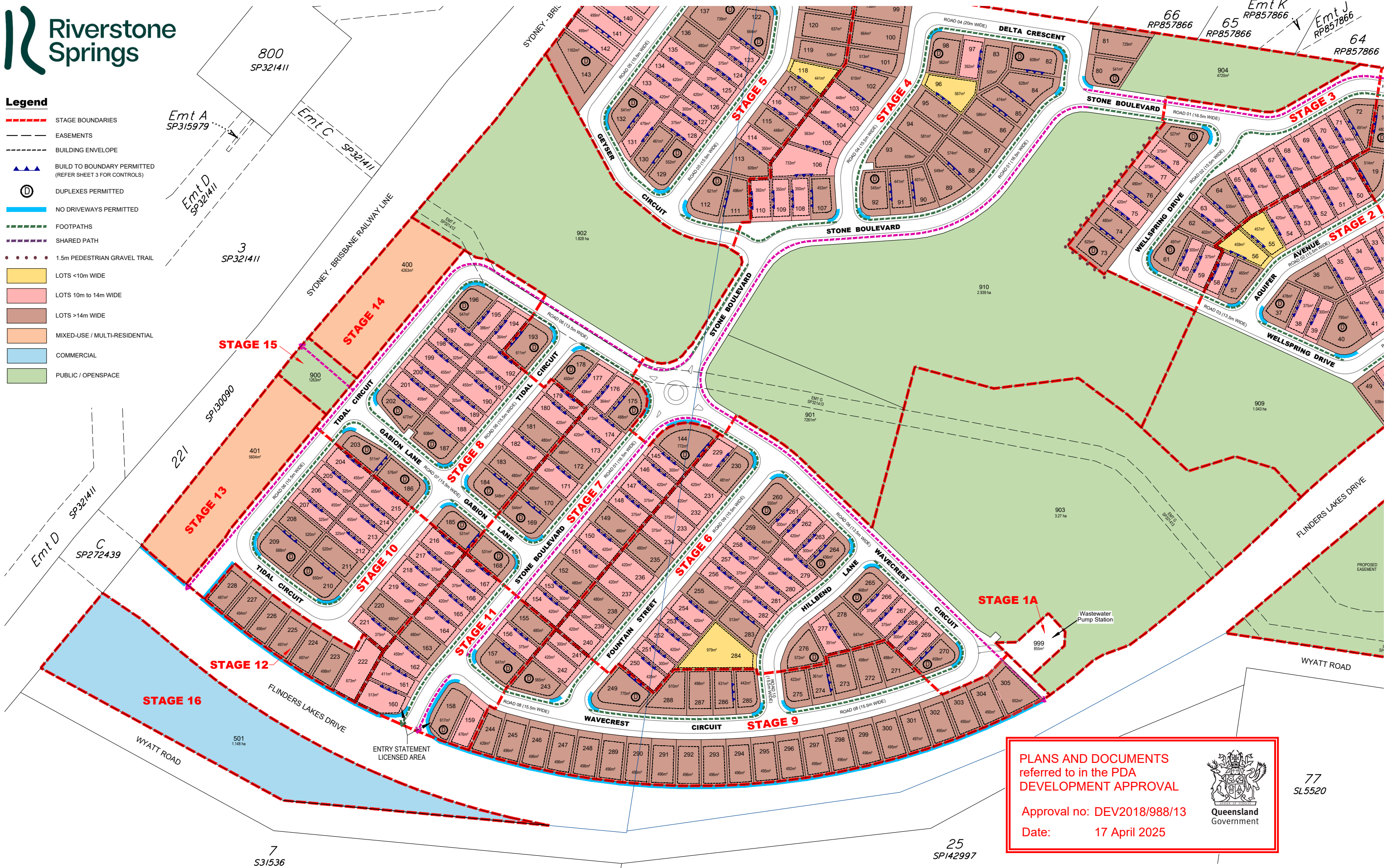
RPS AAP Consulting Pty Ltd
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Legend

- STAGE BOUNDARIES
- EASEMENTS
- BUILDING ENVELOPE
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/988/13

Date: 17 April 2025



77
SL5520

PLAN REF: AU012827-POD-6a
DATE: 7 APRIL 2025
CLIENT: PACIFIQ COMMUNITIES
DRAWN: BJB
SCALE (A3): NOT TO SCALE
SHEET: 2 of 2



PLAN OF DEVELOPMENT

RIVERSTONE SPRINGS

over Lot 1 on RP49296 and Lot 24 on SP142997
WYATT ROAD AND BUSHMAN DRIVE, RIVERBEND

CLIENT
PACIFIQ

DATA ORIGIN: 012827-BDY-20241111

DISCLAIMER
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Approved Uses:

- House (including Secondary House)
- Multiple Residential (where a Duplex)
- Utility Installation

Note:
Secondary house means a self-contained dwelling unit, containing no more than 2 bedrooms, used for residential purposes where located in conjunction with a primary house on the one lot.

Building Height:

- Residential development has a maximum building height of 2 storeys and 9.5 metres above natural ground level.

Site Cover:

- Site cover shall be determined in accordance with the following table:

Lot Frontage Width	
14 metres or less	> 14 metres
60% Site Cover	60% Site Cover

Setbacks:

- Setbacks shall be determined in accordance with the following table1 unless a specific setback or building envelope is shown on Sheet 1 or 2:

Lot Widths	>12.5m	12.6m – 14m	14.1m – 16m	>16m
Dwelling Setbacks (Ground and upper levels)				
Primary frontage	2.5m	3.0m	4.0m	4.5m
Secondary frontage	1.5m	1.5m	2.0m	2.0m
Side setback	1.0m*	1.0m*	1.5m*	1.5m*
Rear setback	1.0m	1.5m	1.5m	1.5m
Side & rear setbacks (for properties adjoining existing rural residential lots)	3.5m	3.5m	3.5m	3.5m
Side & rear setbacks (for properties with a retaining wall greater than 1.2 metres in height)	1.5m	1.5m	1.5m	1.5m
Garage Setbacks				
Primary frontage	5.0m	5.0m	5.0m	5.0m
Secondary frontage	3.0m#	3.0m#	3.0m#	3.0m#

Notes
*Unless built to boundary is nominated for a side boundary on Sheet 1 or 2.
3m setback applies where 2 off-street car parking spaces are provided, otherwise the required setback is 5.0m

- a) Setbacks are measured to the building wall.
- b) Setbacks are not required to easements shown on this plan.
- c) Secondary frontage is the long street front of a lot located on a corner.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/988/9

Date: 4 June 2024

Queensland Government

Built to Boundary:

- This Plan of Development nominates locations where built to boundary design is suitable. Built to boundary walls (where applicable) do no exceed:
 - a) For lots with a frontage width <10metres, 80% of the length of the side boundary.
 - b) For lots with a frontage with >10 metres, and where identified with a built to boundary wall, 70% of the length of the side boundary.

Frontage Fencing

- The development ensures that:
 - a) No fencing is provided or
 - b) The height of a new fence on a street frontage or adjacent to public open space is a maximum of:
 - 1.2 metres where fence construction is solid or less than 50% transparent; or
 - 1.5 metres where fence construction is at least 50% transparent; or
 - 1.5 metres and solid where is screens the dwellings private open space area.
 - c) Street frontage fences or walls with less than 25% transparency do not exceed 10 metres in length without articulation or detailing to provide visual interest.

Landscaping:

- No specific requirements apply for development that is a:
 - a) House; or
 - b) Duplex.
- Lots adjoining existing rural residential properties to the north are required to provide deep planting using native species capable of achieving a minimum height of 5 metres at maturity for the length of the northern boundary.

Street Address:

- Letterboxes are clearly visible and identifiable from the street.
- Address each frontage or park with inclusion of two or more of the following design elements in the related façade:
 - a) Verandahs;
 - b) Porches;
 - c) Awning and shade structure;
 - d) Variation to roof and building lines;
 - e) Inclusion of window openings;
 - f) Use of varying materials;
 - g) Front door that is clearly visible and identifiable form the street.

Building Articulation – General:

- All building with a width of more than 10 metres that are visible from a street or park, provide articulation to reduce the mass of the building utilising one or more of the following:
 - a) Windows recessed into the façade;
 - b) Balconies, porches, or verandahs;
 - c) Window hoods;
 - d) Shadow lines are created on the building through minor changes in the façade (100mm minimum).
- All buildings incorporate two or more of the following design elements:
 - a) Verandahs
 - b) Roof overhands
 - c) Window hoods / screens
 - d) Awning and shade structure.

Private and Communal Open Space:

- All private and/or communal open space shall be provided with a maximum gradient not exceeding 1:10.
- Dwelling Houses and Duplex:
 - a) With ground floor living areas provide ground floor private open space with a minimum area of 16m2 and a minimum dimension of 4m; or
 - b) With upper floor living areas provide a balcony, deck, or rooftop terrace with a minimum area of 8m2 and a minimum dimension of 1.5m.
 - c) Provide private open space in a location that is accessible from a living room.

Refuse Container Storage:

- Refuse storage is to be provided in a screened area behind the dace of the dwelling.

On-site Car Parking:

- Carports and garages are to be compatible with the main building design in terms of height (excluding two storey dwellings), roof form, detailing, materials, and colours.
- Garages:
 - a) Development has double garages and carports when:
 - On lots >12.5 metres in width; and
 - On lots >10.5 metres and <12.5 metres where the dwelling is two storeys in height; and
 - On lots less than 10.5 metres wide where it is accessed by a rear lane.
- Car parking rates (House & Duplex):
 - a) With three or more (3+) bedrooms, must be provided with two (2) car parks, one (1) of which must be covered (e.g. garage / carport).
 - b) With one (1) or two (2) bedrooms, must be provided with one (1) car park, which must be covered (e.g. garage / carport).
- Car parking rates (Secondary House):
 - a) Minimum one (1) car parking space.
- Car park dimensions:
 - a) Minimum dimension for on-site parking shall meet the requirements of AS2890.1.
 - b) Car parking spaces may be tandem, provided they are contained wholly within the lot.

Vehicular crossovers:

- Development provides a maximum crossover width of:
 - a) Single driveway – 3.0 metres
 - b) Double driveway – 4.8 metres.
- Development provides a maximum number of driveways or:
 - a) 2 for a corner lot.
 - b) 1 where not a corner lot.
- Secondary houses are to have a shared driveway with the primary house; or
- Where a secondary house is on a corner lot a secondary driveway must be provided with a minimum width of 3.0 metres.

THIS POD DOES NOT RELATE TO LOTS 400, 401, 500 OR 501