

AMENDED IN RED

By: Matthew Buchanan  
Date: 28 April 2025



ENDORSED

Date: 27 May 2025  
MEDQ



Note: All boundaries between land use designations are to be treated as shifting boundaries with final layout to be determined at reconfiguring a lot stage. This is particularly important where in proximity to major open space and potential school sites SS006 and PS017. Final road layout to be resolved at reconfiguring a lot stage.

Note: Offsets for trunk infrastructure, including roads are limited to the extent and values identified by the Development Charges and Offset Plan (DCOP) as amended from time to time. Any additional infrastructure costs, regardless of size/function (whether these relate to additional infrastructure length, increased size/scope, or new infrastructure items), are considered non-trunk, and should not be considered offsetable unless otherwise agreed by EDQ.

Road hierarchies as depicted on this plan not approved. All classification and design to be in accordance with the endorsed Movement Network Infrastructure Master Plan

Location and layout of Recreation Parks must not compromise the revegetation corridor or recreation function of the park

Staging (if proposed) to be determined at first ROL that defines an edge of the park.

Pump Station and all associated infrastructure (e.g. piping) do not jeopardise the vegetation retention and rehabilitation areas identified unless otherwise approved or endorsed.

Department of Education (DoE) have indicated that both potential school sites will be required. Compliance with relevant standards must be provided at time of lodgement of the ROL that adjoins/contains the potential sites. It is noted that these sites are subject to acquisition by DoE outside of the provisions of the DCOP

\*Community Greenspace to be delivered in accordance with the requirements of the Community Greenspace Infrastructure Master Plan (IMP) condition and any IMP endorsed in the future pursuant to the same condition.

- Maximum retail and entertainment GFA to be 11,000m2  
- Maximum Commercial GFA 5,000m2  
- Maximum height: 5 storeys

- Maximum retail and entertainment GFA to be 4,000m2  
- Maximum Commercial GFA 1,000m2  
- Maximum height: 3 storeys

Minimum net residential density: 15dw/ha  
Maximum height: 2 storeys

Maximum height:  
- District Centre: 5 storey  
- Neighbourhood Centre: 3 storey

^ Minimum net residential density required to achieve minimum Centre Densities. Can be offset by density delivered in Centre Zones proper.

Road Network:  
■ Sub-Arterial Road (Teviot Road)  
■ 34.0m Centre Connector (no parking)  
■ 33.0m Trunk Connector (4 lane, no parking)  
■ 24.0m Trunk Connector (2 lane, parking)  
■ 22.0m Neighbourhood Connector (2 lane, parking)  
■ Bicycle Path

, consultation and acquisition by DoE outside of the provisions of the DCOP

All reporting provided in support of this context plan is based on ~20,000 residents. Should it be determined that the population will exceed this or alternately fall below the estimates, additional reporting may be required at lodgement of the relevant application. Population to be calculated using number of lots delivered to date multiplied by the equivalent persons per dwelling for the most recent Local Government Area data available.

place  
design  
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PROJECT

RIVERBEND

CLIENT

CELESTINO

NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 0.1 METRES AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE USED FOR THE FINAL DESIGN AND ARE SUBJECT TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

SITE BOUNDARIES: COLLIERIES (JUNE 2024)  
ADJOINING CADASTRE: QSPATIAL  
DESIGN CONTOURS: COLLIERIES (OCTOBER 2024)  
AERIAL PHOTOGRAPHY: NEARMAP  
TEVIOT ROAD DETAIL: COLLIERIES (OCTOBER 2023)

DRAFT

| ISSUE | CODE | ISSUE DESCRIPTION     | BY | CHK | DATE       |
|-------|------|-----------------------|----|-----|------------|
| -     | PRE  | FOR REVIEW            | NV | TD  | 29/08/2024 |
| A     | PRE  | EDO FEEDBACK - UPDATE | NV | TD  | 25/11/2024 |
| B     | PRE  | EDO FEEDBACK - UPDATE | NV | TD  | 27/11/2024 |
| C     | PRE  | ROAD HIERARCHY UPDATE | NV | NV  | 16/03/2025 |
| D     | PRE  | BICYCLE PATH UPDATE   | NV | NV  | 11/03/2025 |
| E     | PRE  | BICYCLE PATH UPDATE   | NV | NV  | 14/03/2025 |

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

CONTEXT PLAN

DESIGN : TD  
DOCUMENT : TD / NV  
PROJECT : 4123001  
1:20,000 @ A3



0 50 100 150 200 250

DRAWING NUMBER  
4123001 - 12

REVISION  
E