Appendix A Architectural Plans

PROPOSED RESIDENTIAL DEVELOPMENT

19 RIVER ROAD, BUNDAMBA QLD

COVER SHEET & DRAWING REGISTER

ARCHITECTURAL DRAWING SET

Sheet Number	Sheet Name	Current Revision
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M-1.03	SITE SURVEY PLAN - PAGE 1	G
M-1.04	SITE SURVEY PLAN - PAGE 2	G
M-1.05	SITE SURVEY PLAN - PAGE 3	G
M-2.01	MASTERPLAN	G
M-2.02	DWELLING NUMBERS	G
M-2.03	MASTERPLAN - PAD LEVELS / RETAINING WALLS	G
M-2.04	MASTERPLAN - STAGING	G
M-2.05	MASTERPLAN - CLUSTER TYPES	G
M-2.06	MASTERPLAN - YIELD & DENSITY	G
M-2.07	MASTERPLAN - SITE COVER	G
M-2.08	MASTERPLAN - LANDSCAPE EXTENT	G
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M-3.01	SITE - ISOMETRIC AERIAL VIEW - NE	G
M-3.02	SITE - ISOMETRIC AERIAL VIEW - NW	G
M-3.03	SITE - ISOMETRIC AERIAL VIEW - SE	G
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M-4.01	STRUCTURES COLOUR SCHEME 1 - LIGHT	G
M-4.02	STRUCTURES COLOUR SCHEME 2 - DARK	G

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DEVELOPMENT APPLICATION ISSUE

Symbols

- Building Column
- Building Finished Floor Level
- Electrical Light Pole
- Electrical Manhole
- Electrical Pillar
- Electrical Pit
- Electrical Pole
- Fence Gate
- Fence Post
- Gas Manhole
- Gas Meter
- Gas Pit
- Gas Valve
- Permanent Survey Mark
- Surface Level
- Sewer Inspection Opening
- Sewer Invert
- Sewer Manhole
- Storm Kerb Adapter
- Storm Invert
- Storm Manhole
- Storm Gully Trap
- Storm Field Inlet
- Survey Benchmark
- Telecomms Pit
- Topo Surface Level
- Traffic Sign
- Water Valve
- Water Tap
- Water Meter
- Water Fire Hydrant

Tree Legend

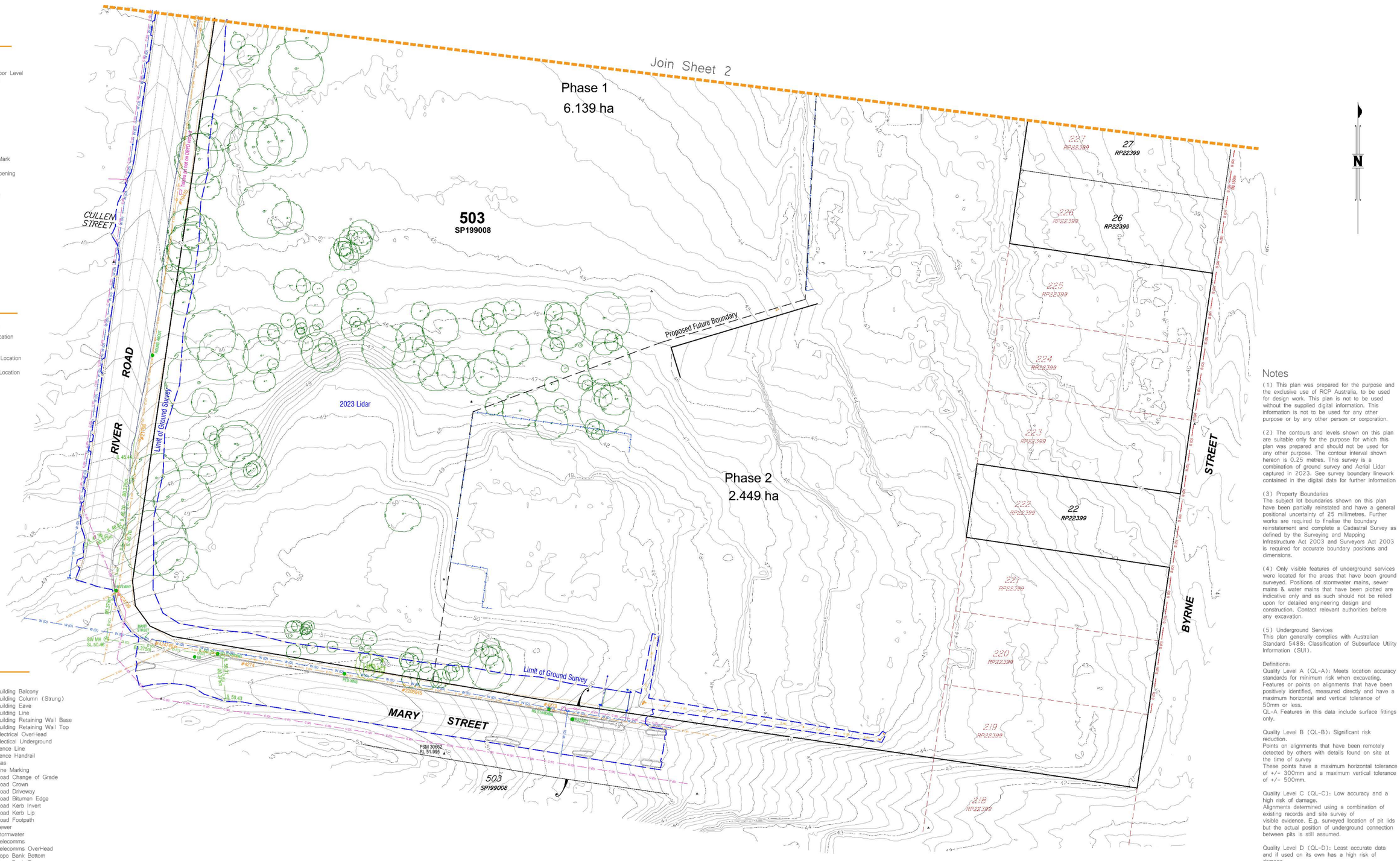
- Surveyed Tree Location
- Handheld GNSS Approximate Tree Location
- Endangered Tree Location

Linework

- Building Balcony
- Building Column (Strung)
- Building Eave
- Building Line
- Building Retaining Wall Base
- Building Retaining Wall Top
- Electrical Overhead
- Electical Underground
- Fence Line
- Fence Handrail
- Gas
- Line Marking
- Road Change of Grade
- Road Crown
- Road Driveway
- Road Bitumen Edge
- Road Kerb Invert
- Road Kerb Lip
- Road Footpath
- Sewer
- Stormwater
- Telecomms
- Telecomms OverHead
- Topo Bank Bottom
- Topo Bank Top
- Topo Change of Grade
- Topo Concrete
- Topo Gravel
- Topo Pavers
- Tree Line
- Veg Garden Edge
- Water

Bracketed text indicates utility location quality

- Utility Quality Level 'A' : Measured to exposed utility
- Utility Quality Level 'B' : Electronic detection of utility
- Utility Quality Level 'C' : Aligned to utility surface features
- Utility Quality Level 'D' : Plotted from utility diagrams/features



Notes

(1) This plan was prepared for the purpose and the exclusive use of RCP Australia, to be used for design work. This plan is not to be used without the supplied digital information. This information is not to be used for any other purpose or by any other person or corporation.

(2) The contours and levels shown on this plan are suitable only for the purpose for which this plan was prepared and should not be used for any other purpose. The contour interval shown hereon is 0.25 metres. This survey is a combination of ground survey and Aerial Lidar captured in 2023. See survey boundary linework contained in the digital data for further information

(3) Property Boundaries
The subject lot boundaries shown on this plan have been partially reinstated and have a general positional uncertainty of 25 millimetres. Further works are required to finalise the boundary reinstatement and complete a Cadastral Survey as defined by the Surveying and Mapping Infrastructure Act 2003 and Surveyors Act 2003 is required for accurate boundary positions and dimensions.

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(5) Underground Services
This plan generally complies with Australian Standard 5488: Classification of Subsurface Utility Information (SUI).

Definitions:
Quality Level A (QL-A): Meets location accuracy standards for minimum risk when excavating.
Features or points on alignments that have been positively identified, measured directly and have a maximum horizontal and vertical tolerance of 50mm or less.
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Quality Level D (QL-D): Least accurate data and if used on its own has a high risk of damage.
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WOLTER consulting group

Planning Urban Design Landscape Environment Surveying

Scale 1:500 @ A1 – Lengths are in metres.

5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

Contour and Detail Survey

Mary Street & River Road, Bundamba

Local Authority: Ipswich City
Level Datum: AHD
Co-ord System: MGA2020 Plane Scale

Description: Lot 53 on SP199008 & Part of Lot 503 on SP199008
Origin: VRS

Rev.	Reason for Issue or Amendment	Date	Surveyed	Drawn	Approved
A	Original Issue	20-01-2025	S.Hyde	K.Brady	N.McKelvey

DRAWING NO.
24-0755S-01

SHEET NO. 1 of 3

VERSION A



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- Electrical Manhole
- Electrical Pillar
- Electrical Pit
- Electrical Pole
- Fence Gate
- Fence Post
- Gas Manhole
- Gas Meter
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- Traffic Sign
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- Water Tap
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Linework
- Building Balcony
- Building Column (Strung)
- Building Eave
- Building Line
- Building Retaining Wall Base
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- Electrical OverHead
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- Fence Line
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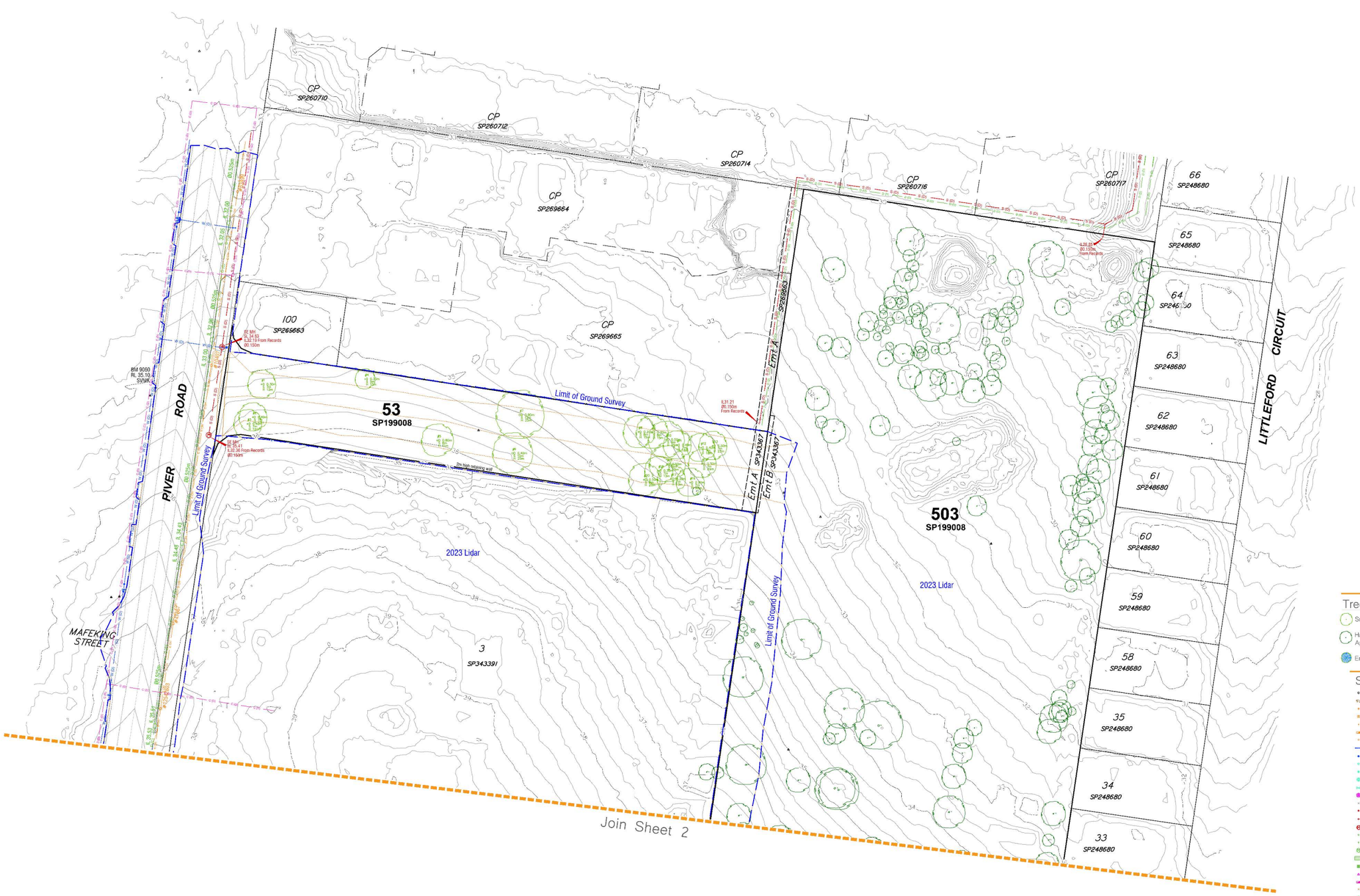
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A	Original Issue	20-01-2025	S.Hyde	K.Brady	N.McKelvey

DRAWING NO.
24-0755S-01

SHEET NO. 2 of 3
VERSION A



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DRAWING NO. 24-0755S-01

SHEET NO. 3 of 3

VERSION A

R I V E R R O A D

S T R E E T

M A R Y

B I R D S T R E E T

L I T T L E F O R D C I R C U I T

Proposed Padmount Transformer

Turn-around Bay

12 individual mailboxes to River Road fronted dwellings

Estate Signage

Estate Entry

Visitor Short Term Parking Bays

Turn-around Bay

12 Bin Day Pickup Bay from Dwellings A2 (6)

8 Bin Day Pickup Bay from Dwelling D1 (4)

Coach House - 200 Mailboxes

3 Short Term Parking Bays for Mailboxes

landscape planting

bbq gazebo

pool

gazebo

8 individual mailboxes to Bird Street fronted dwellings

motorcycle park

PWD park

PRIVATE ROAD

ONE-WAY PRIVATE ROAD

LOT 503 on SP 199088

CP on SP 282910

LOT 2 on RP 882877

LOT 1 on RP 882877

LOT 3 on SP 343391

LOT 100 on SP 269663

CP on SP 259664

Lot 26 on RP 22399

Lot 27 on RP 22399

Lot 28 on RP 22399

Lot 29 on RP 22399

Lot 28 on SP 248680

Lot 27 on SP 248680

Lot 29 on SP 248680

Lot 30 on SP 248680

Lot 31 on SP 248680

Lot 32 on SP 248680

Lot 33 on SP 248680

Lot 34 on SP 248680

Lot 35 on SP 248680

Lot 58 on SP 248680

Lot 59 on SP 248680

Lot 60 on SP 248680

Lot 61 on SP 248680

Lot 62 on SP 248680

Lot 63 on SP 248680

Lot 64 on SP 248680

Lot 65 on SP 248680

DEVELOPMENT APPLICATION project no. **25-024** issue no. **G** date. **SEPT 2026** scale. **1 : 1250 @ A3**

19 RIVER RD, BUNDAMBA, QLD

Paul Ziukelis. architects

RIVER ROAD

MARY STREET

BIRD STREET

LITTLEFORD CIRCUIT

PRIVATE ROAD

LOT 503 on SP 199008

CP on SP 282910

LOT 2 on RP 882877

LOT 1 on RP 882877

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Paul Ziukelis. architects

RIVER ROAD

MARY STREET

BIRD STREET

LITTLEFORD CIRCUIT

RETAINING WALLS - REFER CIVIL'S DRAWINGS FOR HEIGHTS - NO RETAINING OVER 1.5m

FFL 44.810 FFL 44.300 FFL 43.760 FFL 43.250 FFL 42.010 FFL 41.500

FFL 44.200 FFL 43.450 FFL 42.600 FFL 42.400

FFL 45.500 FFL 44.100 FFL 44.100 FFL 42.000 FFL 42.000

FFL 45.500 FFL 43.900 FFL 43.900 FFL 41.500 FFL 41.500

FFL 41.250

FFL 39.500

FFL 45.200

FFL 43.500

FFL 43.500

FFL 41.250

FFL 40.750

FFL 40.750 FFL 37.900

FFL 39.250 FFL 36.350 FFL 36.350 FFL 34.350 FFL 34.350 FFL 32.000 FFL 32.000 FFL 30.000 FFL 29.950

FFL 38.250 FFL 35.650 FFL 36.650 FFL 33.350 FFL 33.350 FFL 31.000 FFL 31.000 FFL 29.900 FFL 29.950

FFL 35.850 FFL 36.300 FFL 35.200 FFL 33.650

LOT 503 on SP 199008

CP on SP 282910 LOT 2 on RP 882877 LOT 1 on RP 882877

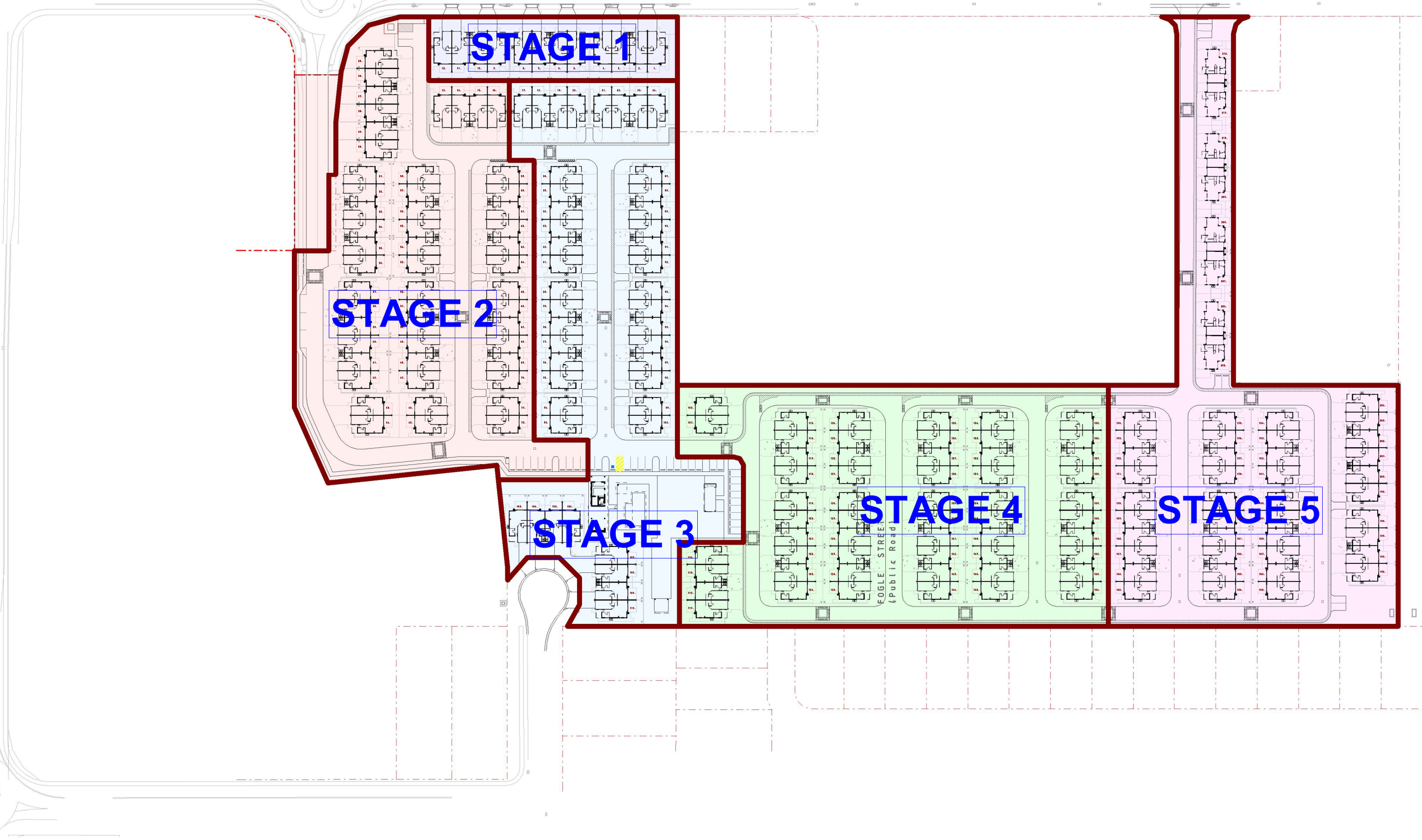
LOT 3 on SP 343391

LOT 100 on SP 269663

CP on SP 259664

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Lot 29 on SP 248680 Lot 30 on SP 248680 Lot 31 on SP 248680 Lot 32 on SP 248680 Lot 33 on SP 248680 Lot 34 on SP 248680 Lot 35 on SP 248680 Lot 58 on SP 248680 Lot 59 on SP 248680 Lot 60 on SP 248680 Lot 61 on SP 248680 Lot 62 on SP 248680 Lot 63 on SP 248680 Lot 64 on SP 248680 Lot 65 on SP 248680


STAGE 1
STAGE 2
STAGE 3
STAGE 4
STAGE 5
EAGLE STREET
(Public Road)



Buildings' Types Key and Description

									Buildings' Totals
Symbol	A1	B1	D1	E1	G1	H1			20 x 6-Pack Clusters 18 x 4-Pack Clusters 10 x 2-Pack Clusters 01 x 1 Storey Common Area
Cluster / BuildingType	Cluster Type A1 - 6 No. (6-Pack Colour Scheme 1)	Cluster Type B1 - 3 No. (6-Pack Colour Scheme 1)	Cluster Type D1 - 5 No. (4-Pack Colour Scheme 1)	Cluster Type E1 - 6 No. (4-Pack Colour Scheme 1)	Cluster Type G1 - 3 No. (2-Pack Colour Scheme 1)	Cluster Type H1 - 2 No. (2-Pack Colour Scheme 1)			
Symbol	A2	B2	D2	E2	G2	H1		CF	48 x Clusters 01 x Common Area 49 x Buildings Total
Cluster / BuildingType	Cluster Type A2 - 5 No. (6-Pack Colour Scheme 2)	Cluster Type B2 - 6 No. (6-Pack Colour Scheme 2)	Cluster Type D2 - 4 No. (4-Pack Colour Scheme 2)	Cluster Type E2 - 3 No. (4-Pack Colour Scheme 2)	Cluster Type G2 - 3 No. (2-Pack Colour Scheme 2)	Cluster Type H2 - 2 No. (2-Pack Colour Scheme 2)		Common Area Amenities - 1 No.	



Yield Calculations

Sym.	Dwelling Description / Type	Dwelling Numbers	Bed Numbers	Sym.	Dwelling Description / Type	Dwelling Numbers	Bed Numbers
	4 Bed End Units	88 Dwellings	352 Beds		3 Bed End Units	8 Dwellings	24 Beds
	3 Bed Mid Units	116 Dwellings	348 Beds				
					Total	**212 Dwellings**	**724 Beds**

Site Density

Total Site Area	50,890 m2
Total Number of Dwellings	212
Square Metre per Dwellings	1 / 240 m2



Site Cover Calculations

Description	Area	%	
Total Site Area	50,890 m2	-	
Developable Area (area used for calculation)	50,890 m2		100%
Type A1, A2, B1, B2 =	559 m2	x 20	11,180 m2
Type D1, D2, E1, E2 =	374 m2	x 18	6,732 m2
Type G1, G2 =	188 m2	x 6	1,128 m2
Type H1, H2 =	198 m2	x 4	792 m2
Communal Buildings =	211 m2	x 1	211 m2
Coach House / Mail =	025 m2	x 1	025 m2
Roofed Area			20,068 m2 or 39.43 %



Landscape Extent Areas

Sym.	Description / Type	Area	%
	Total Site Area	50,890 m2	100%
	Landscaped Area (m2 / % of Developable Area)	14,141 m2	27.79%

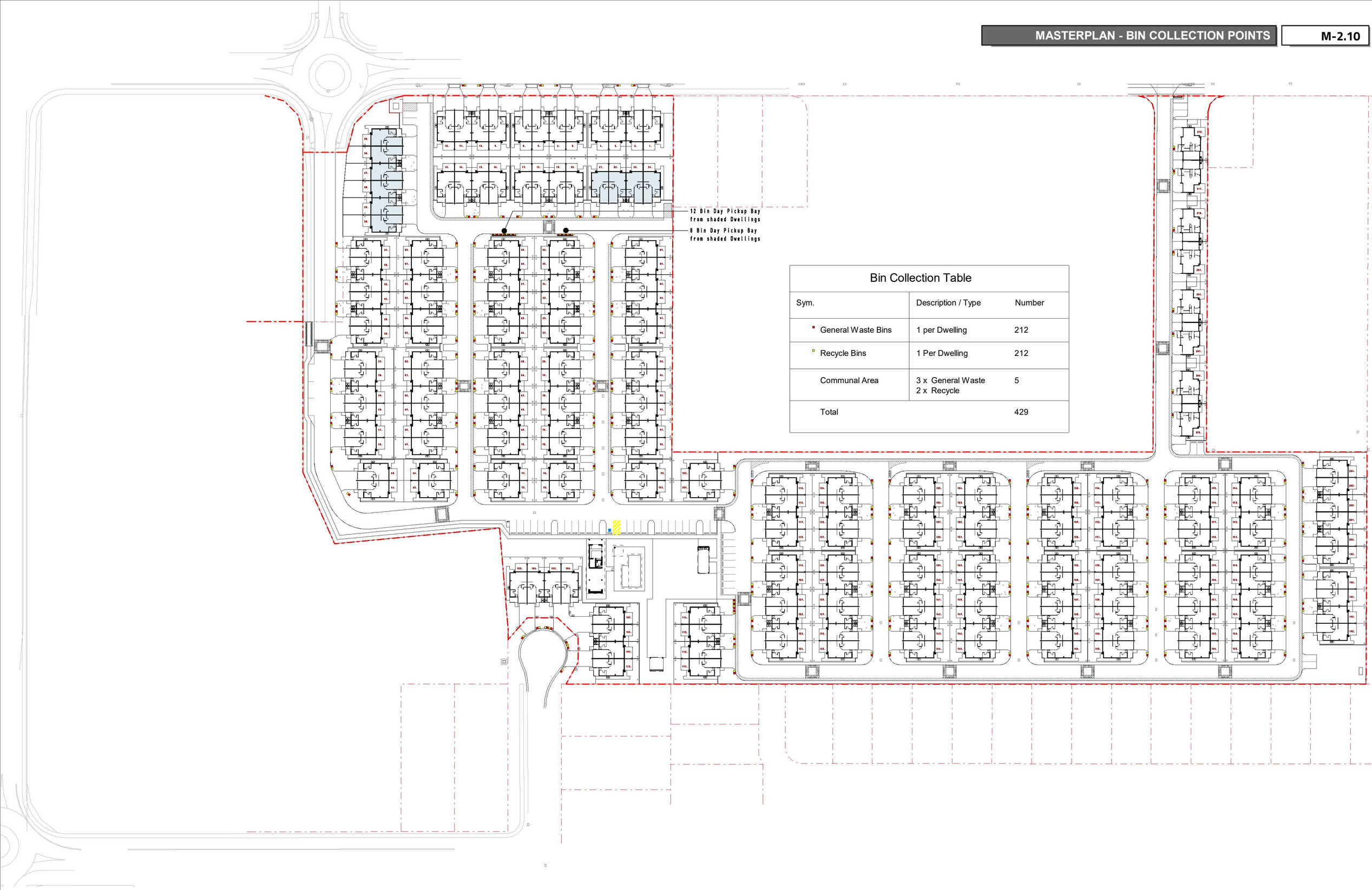
Vehicle Parking Calculations

Sym.	Description / Type	Number	
	Car Parking - Garage	212 Spaces	
	Car Parking - Driveway	210 Spaces	
	Car Parking - Offset Driveway	2 Spaces	Total Visitors Requ. = 1 / 4 Dwellings = 53 Cars
	Car Parking - Visitor	50 Spaces	Total Visitors Prov. = 1 / 4 Dwellings = 53 Cars
	Car Parking - Mailboxes	3 Spaces	
	Motorcycle Parking	1 Space	
	Motorcycle Parking	**1 Space**	
	Car Parking - Total	**477 Spaces**	

Motorcycle Park

PWD Park

2 Car Parking - Offset for Short Driveway



Bin Collection Table

Sym.	Description / Type	Number
General Waste Bins	1 per Dwelling	212
Recycle Bins	1 Per Dwelling	212
Communal Area	3 x General Waste 2 x Recycle	5
Total		429



Private Open Space Calculations

Description	Area	% of Site
Total Site Area	50,890 m2	100%
Private Open Space	10,833 m2	21.29%
Average Per Dwelling (212)	51.09 m2	

Communal Areas Calculations

TOTAL REQUIRED (5% of SITE)	2,545 m2
TOTAL PROVIDED	2,569 m2

TOWNHOUSE YARD AREAS

DWELLING No. :	STAGE	AREA: m2
1.	1	113
2.	1	36
3.	1	36
4.	1	62
5.	1	62
6.	1	36
7.	1	36
8.	1	62
9.	1	62
10.	1	36
11.	1	36
12.	1	62
13.	2	62
14.	2	36
15.	2	36
16.	2	62
17.	3	62
18.	3	36
19.	3	36
20.	3	62
21.	3	62
22.	3	36
23.	3	36
24.	3	115
25.	2	191
26.	2	58
27.	2	63
28.	2	66
29.	2	68
30.	2	102
31.	2	62
32.	2	36
33.	2	36
34.	2	36
35.	2	36
36.	2	62
37.	2	62
38.	2	36
39.	2	36
40.	2	36
41.	2	36
42.	2	62
43.	2	62
44.	2	62
45.	2	62
46.	2	62
47.	2	62
48.	2	36
49.	2	36
50.	2	36
51.	2	36
52.	2	62
53.	2	62
54.	2	36
55.	2	36
56.	2	36
57.	2	36
58.	2	62

DWELLING No. :	STAGE	AREA: m2
59.	2	62
62.	2	36
61.	2	36
62.	2	36
63.	2	36
64.	2	62
65.	2	62
66.	2	36
67.	2	36
68.	2	36
69.	2	36
70.	2	62
71.	2	62
72.	2	62
73.	3	62
74.	3	62
75.	3	62
76.	3	36
77.	3	36
78.	3	36
79.	3	36
80.	3	62
81.	3	62
82.	3	36
83.	3	36
84.	3	36
85.	3	36
86.	3	62
87.	3	62
88.	3	36
89.	3	36
90.	3	36
91.	3	36
92.	3	62
93.	3	62
94.	3	36
95.	3	36
96.	3	36
97.	3	36
98.	3	62
99.	3	62
100.	3	62
101.	4	69
102.	4	113
103.	3	73
104.	3	36
105	3	36
106.	3	62
107.	3	62
108.	3	36
109	3	36
110.	3	85
111.	4	85
112.	4	36
113	4	36
114.	4	62

DWELLING No. :	STAGE	AREA: m2
115.	4	62
116.	4	36
117.	4	36
118	4	62
119.	4	62
120.	4	36
121.	4	36
122	4	36
123.	4	36
124	4	62
125.	4	62
126.	4	36
127.	4	36
128	4	36
129.	4	36
130	4	62
131.	4	62
132.	4	36
133.	4	36
134	4	62
135.	4	62
136.	4	36
137.	4	36
138	4	62
139.	4	62
140.	4	36
141.	4	36
142	4	36
143.	4	36
144	4	62
145.	4	62
146.	4	36
147.	4	36
148	4	36
149.	4	36
150	4	62
151.	4	62
152.	4	36
153.	4	36
154	4	62
155.	4	62
156.	4	36
157.	4	36
158	4	62
159.	4	62
160.	4	36
161.	4	36
162	4	36
163.	4	36
164	4	62
165.	5	62
166.	5	36
167.	5	36
168	5	36
169.	5	36
170	5	62

DWELLING No. :	STAGE	AREA: m2
171.	5	62
172.	5	36
173.	5	36
174	5	62
175.	5	62
176.	5	36
177.	5	36
178	5	62
179.	5	62
178.	5	36
181.	5	36
182	5	36
183.	5	36
184	5	62
185.	5	62
186.	5	36
187.	5	36
188.	5	36
189.	5	36
190	5	62
191.	5	62
192.	5	36
193.	5	36
194.	5	62
195.	5	72
196.	5	44
197.	5	44
198.	5	72
199.	5	72
200.	5	44
201.	5	44
202.	5	44
203.	5	44
204.	5	99
205.	5	54
206.	5	64
207.	5	64
208.	5	64
209.	5	64
210.	5	64
211.	5	64
212.	5	64

SITE - ISOMETRIC AERIAL VIEW - NE

M-3.01



SITE - ISOMETRIC AERIAL VIEW - NW

M-3.02



DEVELOPMENT APPLICATION project no. **25-024** issue no. **G** date. **SEPT 2026** scale. **@ A3**

19 RIVER RD, BUNDAMBA, QLD

Paul Ziukelis. architects PZā

SITE - ISOMETRIC AERIAL VIEW - SE

M-3.03



SITE - ISOMETRIC AERIAL VIEW - SW

M-3.04



DEVELOPMENT APPLICATION project no. **25-024** issue no. **G** date. **SEPT 2026** scale. **@ A3**

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STRUCTURES COLOUR SCHEME 1 - LIGHT **M-4.01**

CODE	MATERIAL LOCATION	DESCRIPTION	COLOUR
BR-1	Brickwork - Type 1	PGH Coast Bricks	Driftwood Grey
GL-1	Glazing Frames - Type 1	Powdercoated Aluminium	Colorbond Night Sky
DR-1	Entry Door - Type 1	Hume Verve Entry Door or similar	Resene Alabaster
GD-1	Garage Door - Type 1	150 Series Panel Lift	Smoked Ash or similar
BS-1	Batten Screens - Type 1	Deco Batten or similar Timber-Look Aluminium Battens	Smoked Ash or similar
CL-1	Cladding - Type 1	Hardies Axon 133 Vertical Cladding	Resene ColorSteel Monument
CL-2	Cladding - Type 2	Hardies Stria 400 Horizontal Cladding	Resene Alabaster
CL-3	Cladding - Type 3	Hardies Fine Texture Cladding	Resene Alabaster
CL-4	Cladding - Type 4	Hardies Stria Vertical 400 Cladding	Resene Alabaster
BAL-1	Balustrades - Type 1	Powder coated aluminium	Colorbond Night Sky
MRS-1	Metal Roof Sheeting - Type 1	Corrugated	Colorbond Surf Mist
MRS-2	Metal Roof Sheeting - Type 2	Trimdek	Colorbond Surf Mist
FL-1	Metal Roof Flashing - Type 1	Powdercoated Metal	Colorbond Surf Mist
EG-1	Metal Eaves Gutter - Type 1	Powdercoated Metal	Colorbond Surf Mist
MF-1	Metal Fascia - Type 1	Powdercoated Metal	Colorbond Surf Mist
DP-1	Metal Downpipes - Type 1	Powdercoated Metal	Colorbond Surf Mist
HD-1	Heka Hoods - Type 1	Powdercoated Metal	Colorbond Surf Mist

STRUCTURES COLOUR SCHEME 2 - DARK **M-4.02**

CODE	MATERIAL LOCATION	DESCRIPTION	COLOUR
BR-2	Brickwork - Type 1	PGH Lunar Bricks	Grey Stone
GL-1	Glazing Frames - Type 1	Powdercoated Aluminium	Colorbond Night Sky
DR-2	Entry Door - Type 2	Hume Verve Entry Door or similar	Colorbond Monument
GD-1	Garage Door - Type 1	150 Series Panel Lift	Smoked Ash or similar
BS-1	Batten Screens - Type 1	Deco Batten or similar Timber-Look Aluminium Battens	Smoked Ash or similar
CL-5	Cladding - Type 5	Hardies Axon 133 Vertical Cladding	Resene Alabaster
CL-6	Cladding - Type 6	Hardies Stria 400 Horizontal Cladding	Resene ColorSteel Monument
CL-7	Cladding - Type 7	Hardies Fine Texture Cladding	Resene ColorSteel Monument
CL-4	Cladding - Type 4	Hardies Axon 400 Vertical Cladding	Resene Alabaster
BAL-1	Balustrades - Type 1	Powder coated aluminium	Colorbond Night Sky
MRS-1	Metal Roof Sheeting - Type 1	Corrugated	Colorbond Surf Mist
MRS-2	Metal Roof Sheeting - Type 2	Trimdek	Colorbond Surf Mist
FL-1	Metal Roof Flashing - Type 1	Powdercoated Metal	Colorbond Surf Mist
EG-2	Metal Eaves Gutter - Type 2	Powdercoated Metal	Colorbond Monument
MF-2	Metal Fascia - Type 2	Powdercoated Metal	Colorbond Monument
DP-2	Metal Downpipes - Type 2	Powdercoated Metal	Colorbond Monument
HD-2	Heka Hoods - Type 2	Powdercoated Metal	Colorbond Night Sky