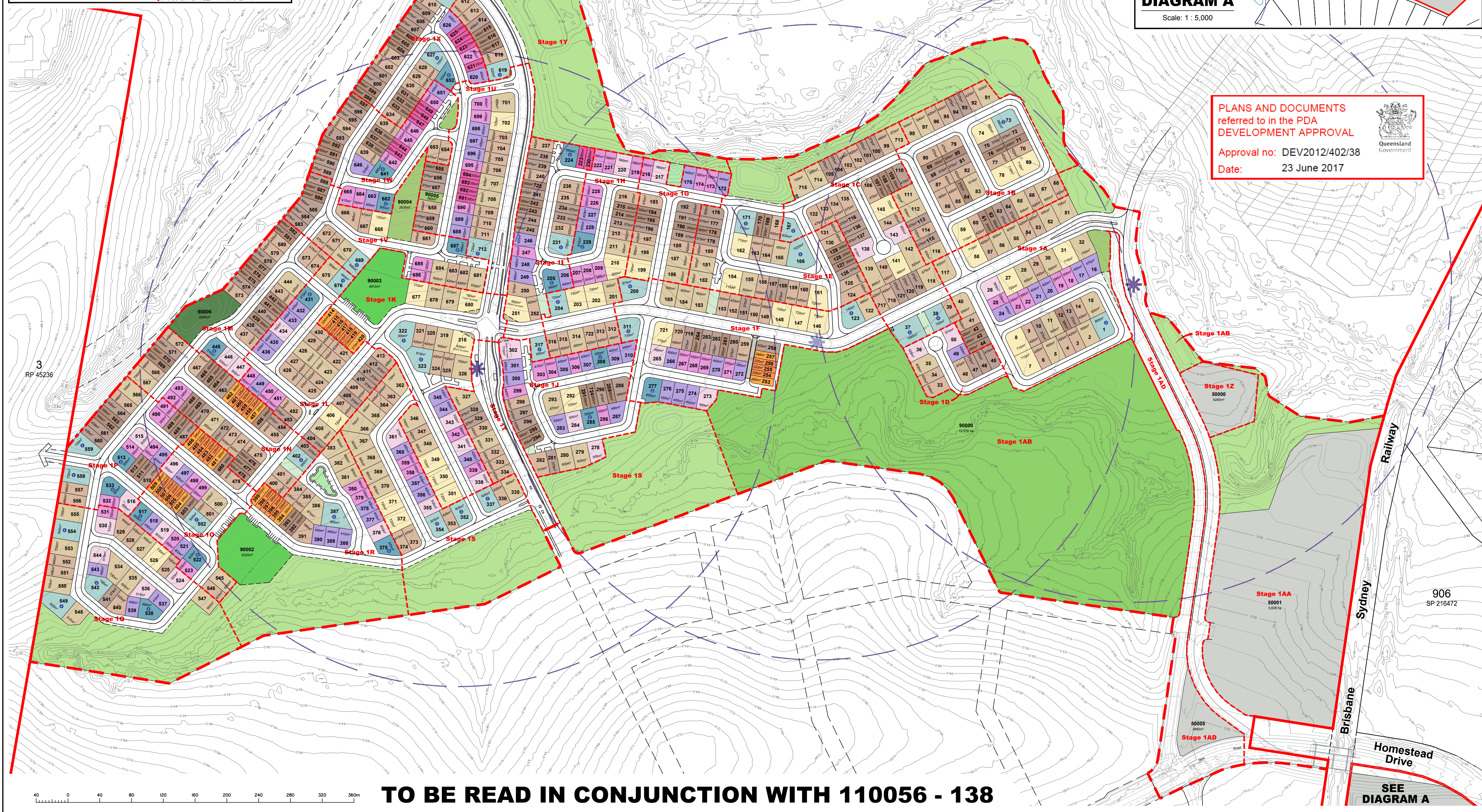
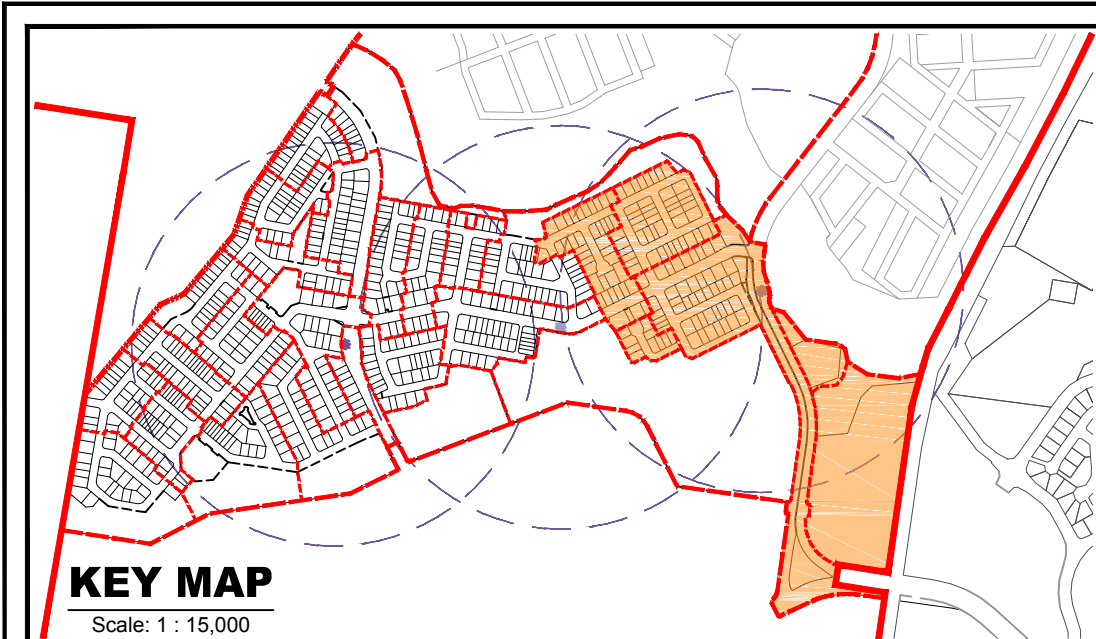




REVISION H: 12/05/15 Adjust Staging & PMT I: 15/05/15 Adjust Stats Table J: 22/01/16 Amend to Stages 1A - 1F & Regional Recreation Park K: 11/02/16 Amend Stage Bdy 1B & C L: 12/05/16 Add Stgs 1E & F Ped Connection Amend Lots in Stgs 1C & F M: 11/01/17 Amend Stages 1F, H, I, J & AB N: 18/05/17 Amend Stages 1F, H, I, J, S, Y, Z, AA & AB O: 12/06/17 Multiple Residential Separation	
Note: All 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. Source Information: Site parameters: Registered Survey Plans. Adjoining information: DCDB. Contours: Cardno Bulk Earthworks	
	
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PROJECT	
FLAGSTONE PRECINCT 1	
PLAN OF SUBDIVISION STAGE 1 ALLOTMENT LAYOUT	
Date	12 June 2017
Comp By..	WNW
Checked By..	AZ / DG
DWG Name.	Precinct 1 Stage 1
Job Reference	110056
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Locality	JIMBOOMBA
Scale	Sheet A1
Plan Ref	Rev
110056 - 121	O
	
RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 T +61 7 3124 9300 F +61 7 3124 9399 W rpsgroup.com.au	
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Land Use	Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1Z	Stage 1AA	Stage 1AD	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Percentage
Area of Subject Site	5.596 ha	3.152 ha	2.730 ha	0.716 ha	0.628 ha	6.905 ha	1.959 ha	21.686 ha	100.0%
Saleable Area									
Residential Allotments	2.289 ha	2.120 ha	1.996 ha	0.471 ha	—	—	—	6.876 ha	31.7%
Balance Super Allotments	—	—	—	—	0.628 ha	5.608 ha	0.389 ha	6.625 ha	30.5%
Total Area of Allotments	2.289 ha	2.120 ha	1.996 ha	0.471 ha	0.628 ha	5.608 ha	0.389 ha	13.501 ha	62.3%
Road									
Collector Road	2.059 ha	—	0.186 ha	—	—	—	1.570 ha	3.815 ha	17.6%
Local Road	0.877 ha	1.032 ha	0.518 ha	0.245 ha	—	—	—	2.672 ha	12.3%
Linear Connections	0.025 ha	—	0.030 ha	—	—	—	—	0.055 ha	0.3%
Entry Statements	—	—	—	—	—	—	—	—	0.0%
Total Area of New Road	2.961 ha	1.032 ha	0.734 ha	0.245 ha	—	—	1.570 ha	6.542 ha	30.2%
Open Space									
Corridor Park	0.247 ha	—	—	—	—	1.297 ha	—	1.544 ha	7.1%
Regional Recreation Park	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	0.0%
Local Recreation Park	0.099 ha	—	—	—	—	—	—	0.099 ha	0.5%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	—	—	—	—	0.0%
Total Open Space	0.346 ha	—	—	—	—	1.297 ha	—	1.643 ha	7.6%

Residential Allotments			Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1Z	Stage 1AA	Stage 1AD	Overall
	Typical Size	Typical Area								
25m Deep Product										
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m²	5	—	—	—	—	—	5	4%
Premium Courtyard Allotment	16 x 25m	400m²	5	—	—	1	—	—	6	4%
Premium Traditional Allotment	20 x 25m	500m²	1	—	2	2	—	—	5	4%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	0%
Subtotal			11	—	2	3	—	—	16	11%
30m Deep Product										
Villa Allotment	10 x 30m	300m²	4	7	3	—	—	—	14	10%
Premium Villa Allotment	12.5 x 30m	375m²	2	10	11	3	—	—	26	18%
Courtyard Allotment	14 x 30m	420m²	10	15	13	3	—	—	41	29%
Traditional Allotment	20 x 30m	600m²	13	9	6	1	—	—	29	20%
Premium Traditional Allotment	24 x 30m	720m²	5	4	2	—	—	—	11	8%
Possible Multiple Residential Allotment	—	—	1	1	3	—	—	—	5	4%
Subtotal			35	46	38	7	—	—	126	89%
Total Residential Allotments			46	46	40	10	—	—	142	100%
Residential Net Density			14.0 dw/ha	14.6 dw/ha	15.7 dw/ha	14.0 dw/ha	—	—	—	
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots
Balance Super Allotments			—	—	—	—	1	1	1	3
Sub Total			—	—	—	—	1	1	1	3
Total Allotments			46	46	40	10	1	1	1	145
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			48	48	48	10	—	—	—	154
Maximum Potential Net Residential Density			14.6 dw/ha	15.2 dw/ha	18.9 dw/ha	14.0 dw/ha	—	—	—	

Street Type	Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1Z	Stage 1AA	Stage 1AD	Overall
	Length	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	—	—	20m	—	—	—	—	20m
6.5m Wide New Road	—	—	—	—	—	—	—	—
14.5m Wide New Road	146m	100m	6m	63m	—	—	—	315m
16.5m Wide New Road	213m	392m	276m	82m	—	—	—	963m
18.5m Wide New Road	170m	130m	34m	—	—	—	—	334m
21m Wide New Road	229m	—	85m	—	—	—	—	314m
23.8m Wide New Road	—	—	—	—	—	—	—	—
32m Wide New Road	—	—	—	—	—	—	—	—
Various Width New Road	709m	—	—	—	—	—	826m	1535m
Total Length of New Road	1467m	622m	421m	145m	—	—	826m	3481m

REVISION

H: 12/05/15 Adjust Staging & PMT
I: 15/05/15 Adjust Stats Table
J: 22/01/16 Amend to Stages 1A - 1F &
Regional Recreation Park
K: 11/02/16 Amend Stage Bdy 1B & C
L: 12/05/16 Add Stgs 1E & F Ped Connection
Amend Lots in Stgs 1C & F
M: 11/01/17 Amend Stages 1F, H, I, J & AB
N: 18/05/17 Amend Stages 1F, H, I, J, S, Y,
Z, AA & AB
O: 12/06/17 Multiple Residential Separation

Note:
All 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.

Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.
Contours: Cardno Bulk Earthworks

Legend

-  Site Boundary
-  Proposed Precinct Boundary
-  Proposed Stage Boundary
-  Proposed Sub Stage Boundary
-  Existing Q5
-  Existing Q100
-  Retained Vegetation -
Flagstone & Sandy Creek
-  Retained Vegetation -
Other Areas
-  400m Catchment Area
-  Possible Multiple
Residential Allotment
(Max. no. of dwellings)
-  Indicative Bus Stop Location
-  Padmount Transformer

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PROJECT
**FLAGSTONE
PRECINCT 1**

PLAN OF SUBDIVISION
STAGE 1A - 1D,
1Z - 1AA & 1AD
ALLOTMENT LAYOUT

Date	12 June 2017	
Comp By.	WNW	
Checked By.	AZ / DG	
DWG Name.	Precinct 1 Stage 1	
Job Reference	110056	
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND	
Locality	JIMBOOMBA	
Scale	1 : 1000	Sheet A1
Plan Ref	110056 - 122	Rev O

RPS

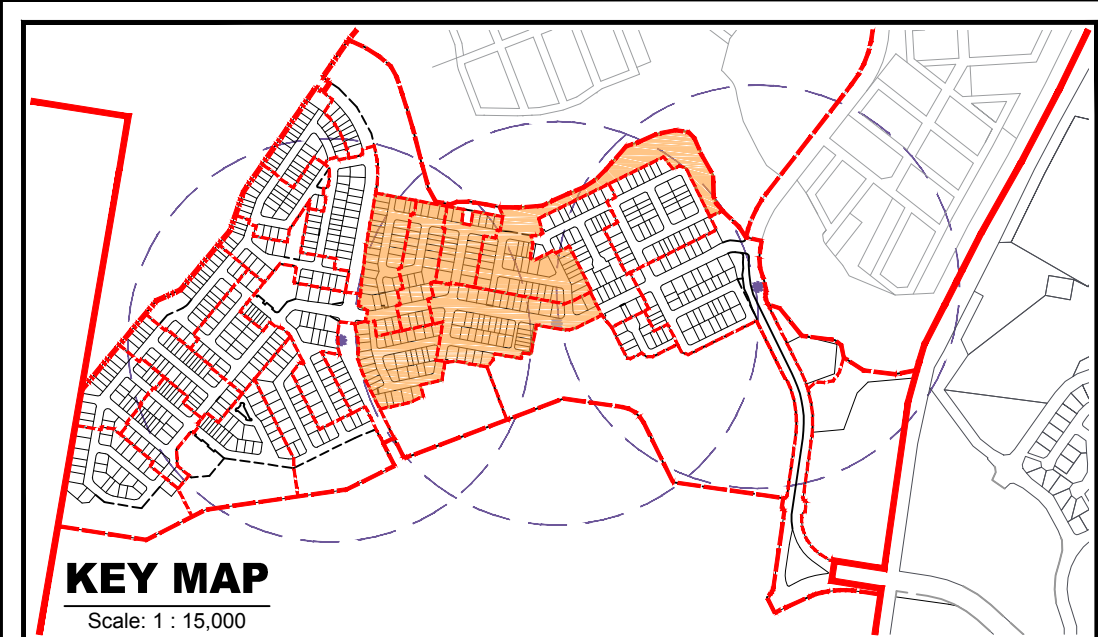
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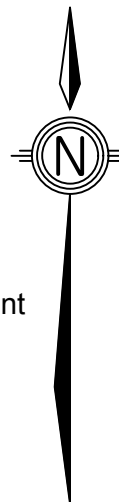
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Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
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- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Inline Bus Stop
- Indicative Bus Stop Location
- Padmount Transformer

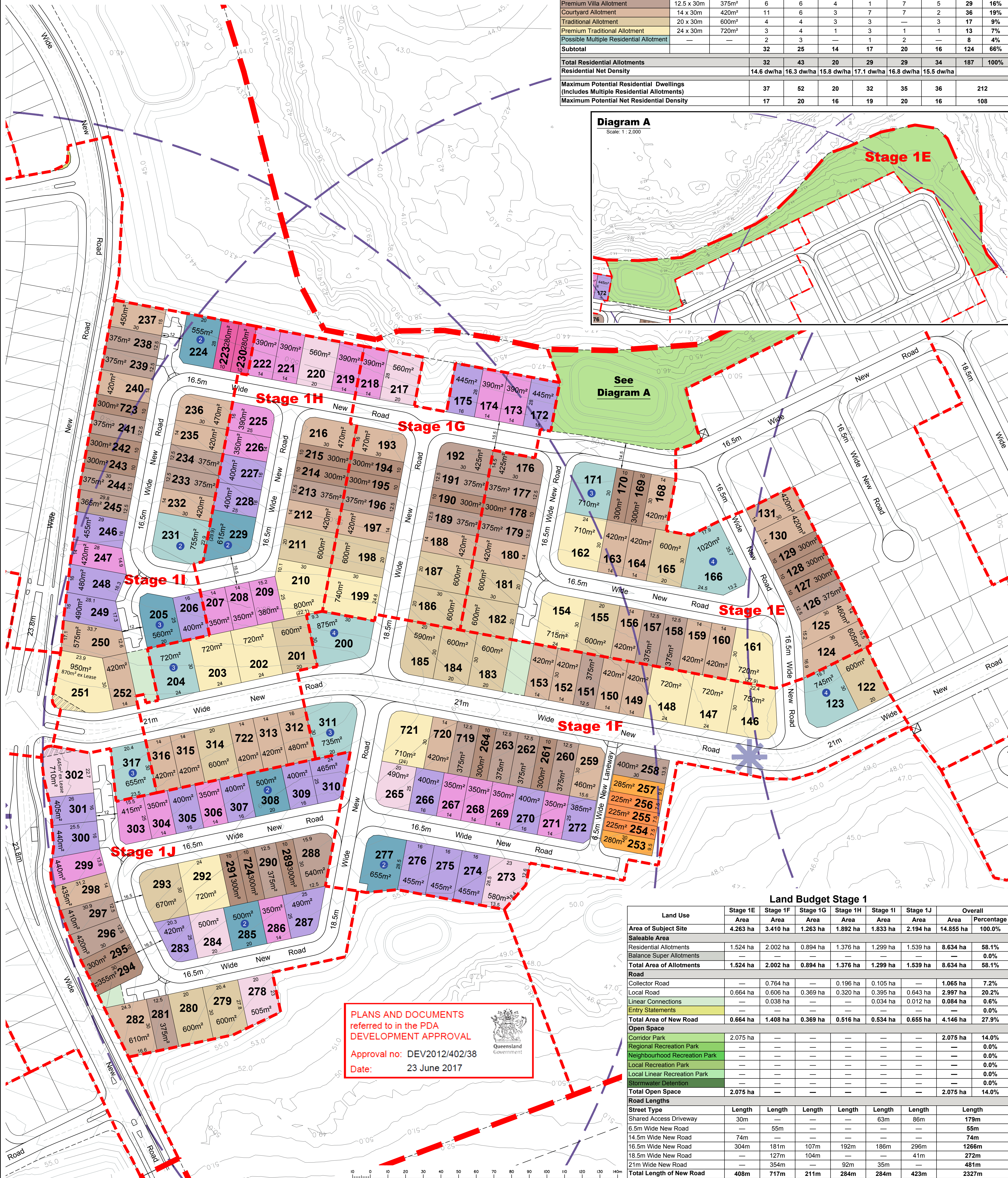
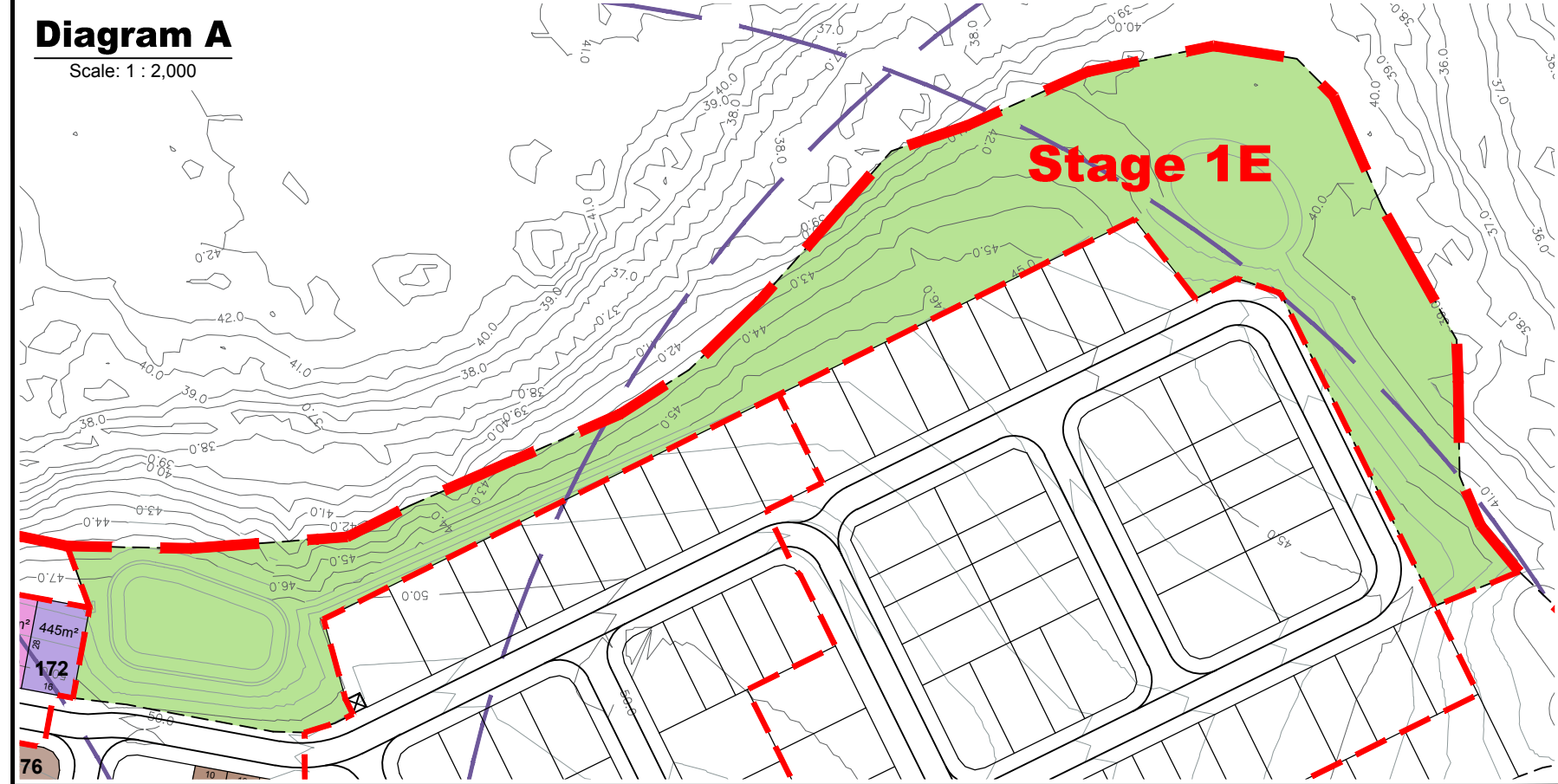


Yield Breakdown Stage 1

Residential Allotments			Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall
Typical Size	Typical Area								
25m Deep Product									
Villa Allotment	10 x 25m	250m²	—	—	—	—	2	—	2 1%
Courtyard Allotment	14 x 25m	350m²	—	4	3	8	1	5	21 11%
Premium Courtyard Allotment	16 x 25m	400m²	—	6	2	2	4	8	22 12%
Premium Traditional Allotment	20 x 25m	500m²	—	2	1	1	—	3	7 4%
Possible Multiple Residential Allotment	—	—	—	1	—	1	2	2	6 3%
Subtotal			—	13	6	12	9	18	58 31%
28m - 30m Deep Product									
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	3	—	—	—	—	3 2%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	2	—	—	—	—	2 1%
Subtotal			—	5	—	—	—	—	5 3%
30m Deep Product									
Villa Allotment	10 x 30m	300m²	6	2	3	2	3	5	21 11%
Premium Villa Allotment	12.5 x 30m	375m²	6	6	4	1	7	5	29 16%
Courtyard Allotment	14 x 30m	420m²	11	6	3	7	7	2	36 19%
Traditional Allotment	20 x 30m	600m²	4	4	3	3	—	3	17 9%
Premium Traditional Allotment	24 x 30m	720m²	3	4	1	3	1	1	13 7%
Possible Multiple Residential Allotment	—	—	2	3	—	1	2	—	8 4%
Subtotal			32	25	14	17	20	16	124 66%
Total Residential Allotments			32	43	20	29	29	34	187 100%
Residential Net Density			14.6 dw/ha	16.3 dw/ha	15.8 dw/ha	17.1 dw/ha	16.8 dw/ha	15.5 dw/ha	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			37	52	20	32	35	36	212
Maximum Potential Net Residential Density			17	20	16	19	20	16	108

Diagram A

Scale: 1 : 2,000



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2012/402/38
Date: 23 June 2017



Land Budget Stage 1

Land Use	Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall
Area	Area	Area	Area	Area	Area	Area	Area
Area	Percentage						
Area of Subject Site							
Saleable Area	4.263 ha	3.410 ha	1.263 ha	1.892 ha	1.833 ha	2.194 ha	14.855 ha 100.0%
Residential Allotments	1.524 ha	2.002 ha	0.894 ha	1.376 ha	1.299 ha	1.539 ha	8.634 ha 58.1%
Balance Super Allotments	—	—	—	—	—	—	— 0.0%
Total Area of Allotments	1.524 ha	2.002 ha	0.894 ha	1.376 ha	1.299 ha	1.539 ha	8.634 ha 58.1%
Road							
Collector Road	—	0.764 ha	—	0.196 ha	0.105 ha	—	1.065 ha 7.2%
Local Road	0.664 ha	0.606 ha	0.369 ha	0.320 ha	0.395 ha	0.643 ha	2.997 ha 20.2%
Linear Connections	—	0.038 ha	—	—	0.034 ha	0.012 ha	0.084 ha 0.6%
Entry Statements	—	—	—	—	—	—	— 0.0%
Total Area of New Road	0.664 ha	1.408 ha	0.369 ha	0.516 ha	0.534 ha	0.655 ha	4.146 ha 27.9%
Open Space							
Corridor Park	2.075 ha	—	—	—	—	—	2.075 ha 14.0%
Regional Recreation Park	—	—	—	—	—	—	— 0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	— 0.0%
Local Recreation Park	—	—	—	—	—	—	— 0.0%
Local Linear Recreation Park	—	—	—	—	—	—	— 0.0%
Stormwater Detention	—	—	—	—	—	—	— 0.0%
Total Open Space	2.075 ha	—	—	—	—	—	2.075 ha 14.0%
Road Lengths							
Street Type	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	30m	—	—	—	63m	86m	179m
6.5m Wide New Road	—	55m	—	—	—	—	55m
14.5m Wide New Road	74m	—	—	—	—	—	74m
16.5m Wide New Road	304m	181m	107m	192m	186m	296m	1266m
18.5m Wide New Road	—	127m	104m	—	—	41m	272m
21m Wide New Road	—	354m	—	92m	35m	—	481m
Total Length of New Road	408m	717m	211m	284m	284m	423m	2327m

REVISION
H: 12/05/15 Adjust Staging & PMT
I: 15/05/15 Adjust Stats Table
J: 22/01/16 Amend to Stages 1A - 1F &
K: 11/02/16 Amend Stage Bdy 1B & C
L: 12/05/16 Add Stgs 1E & F Ped Connection
M: 11/01/17 Amend Stages 1F, H, I, J & AB
N: 18/05/17 Amend Stages 1F, H, I, J, S, Y,
Z, AA & AB
O: 12/06/17 Multiple Residential Separation

PROJECT
**FLAGSTONE
PRECINCT 1**

Job Ref.	110056	Date	12 June 2017
Comp By.	WNW	DWG Name.	Precinct 1 Stage 1
Checked By.	AZ / DG	Locality	JIMBOOMBA
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND		

CLIENT
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**PLAN OF SUBDIVISION
STAGE 1E - 1J
ALLOTMENT LAYOUT**

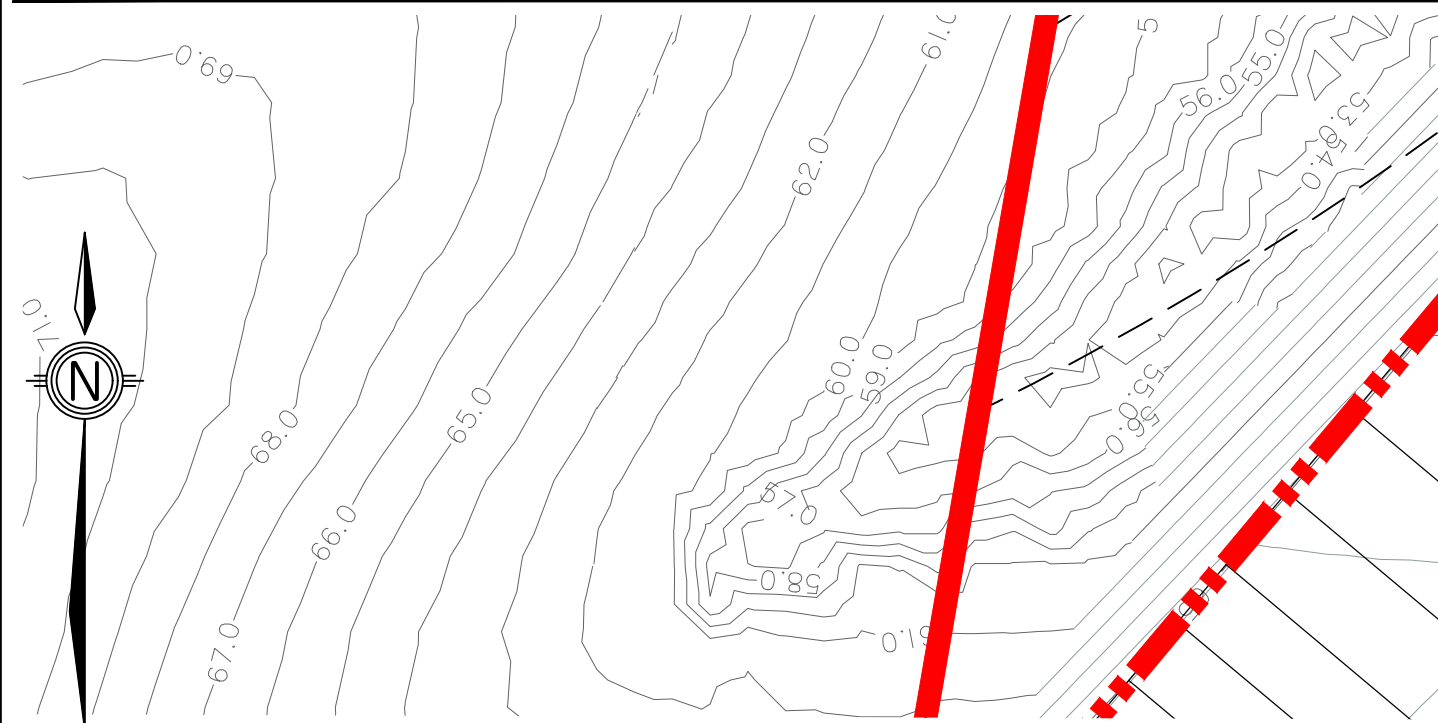
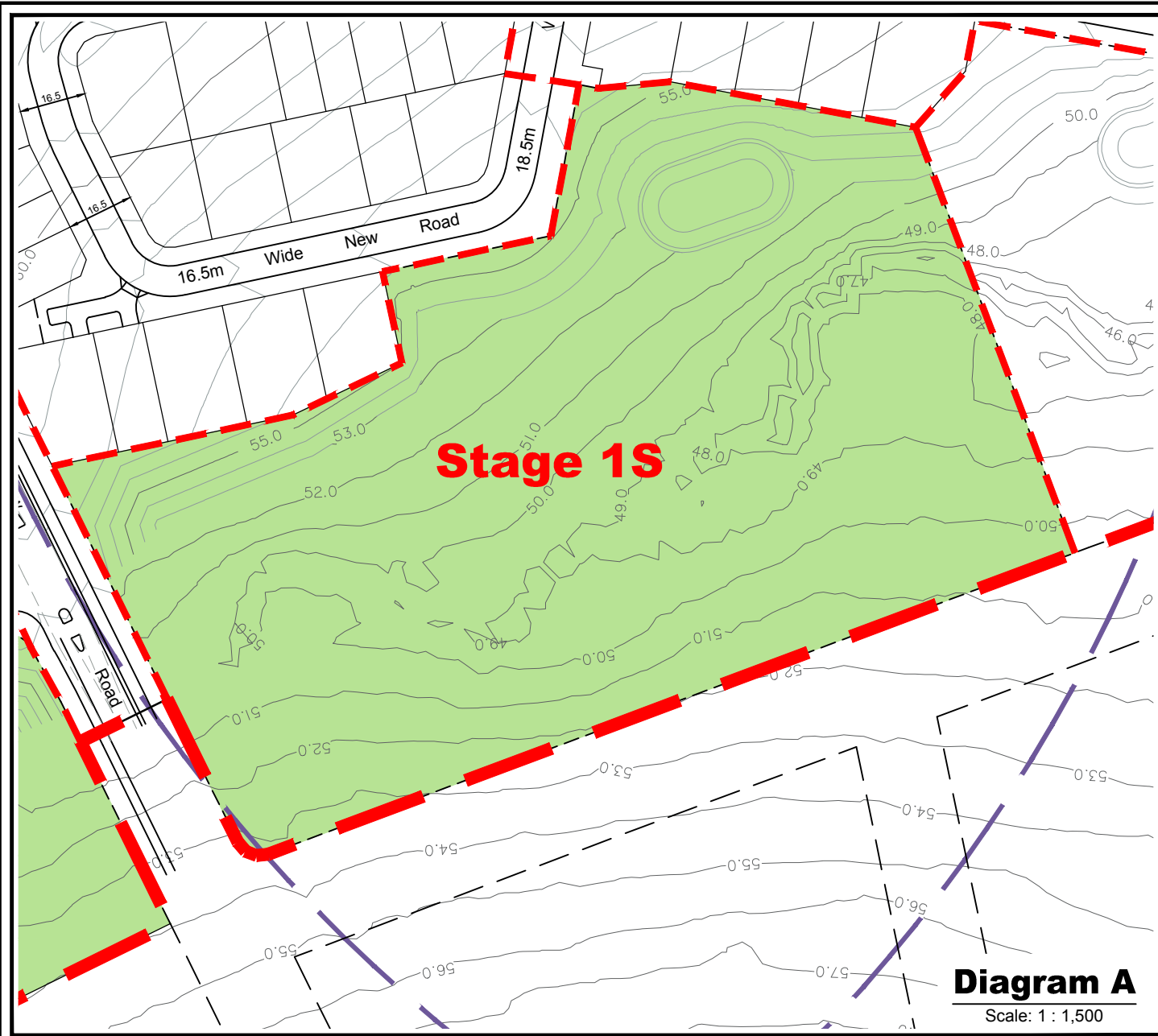


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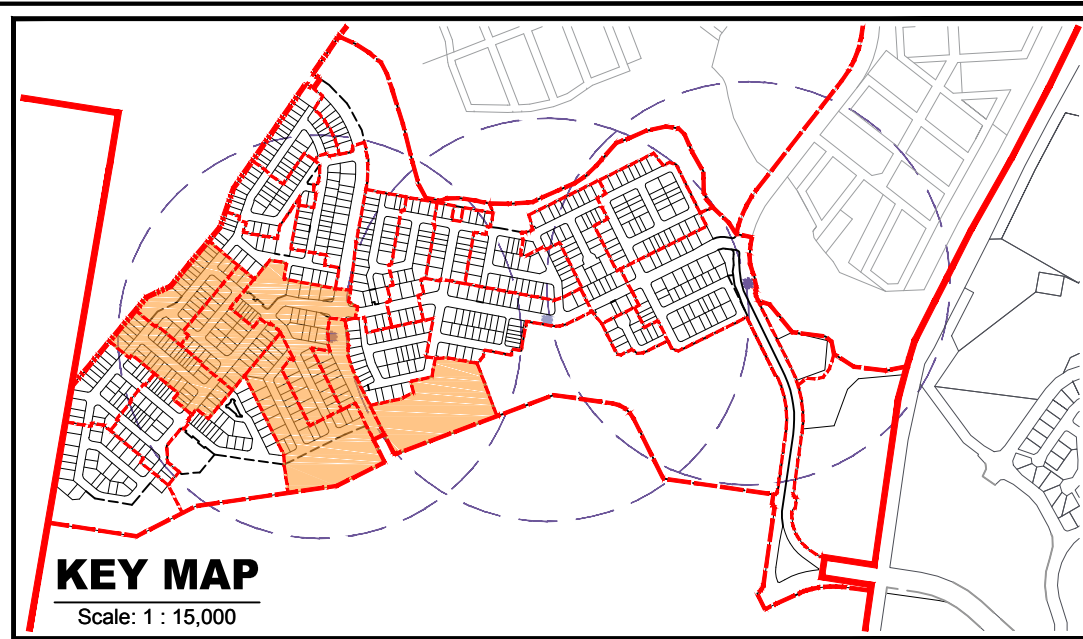
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Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	110056 - 123	O



Land Budget Stage 1							
Land Use	Stage 1K	Stage 1L	Stage 1M	Stage 1N	Stage 1S	Stage 1T	Overall
Area of Subject Site	3.329 ha	2.216 ha	1.663 ha	1.981 ha	6.277 ha	1.083 ha	16.549 ha
Saleable Area							
Residential Allotments	1.725 ha	1.533 ha	0.912 ha	1.398 ha	1.422 ha	0.378 ha	7.368 ha
Balance Super Allotments	—	—	—	—	—	—	—
Total Area of Allotments	1.725 ha	1.533 ha	0.912 ha	1.398 ha	1.422 ha	0.378 ha	7.368 ha
Road							
Collector Road	0.521 ha	—	—	—	—	0.705 ha	1.226 ha
Local Road	0.592 ha	0.683 ha	0.457 ha	0.547 ha	0.716 ha	—	2.995 ha
Linear Connections	—	—	—	—	—	—	0.036 ha
Entry Statements	—	—	—	—	—	—	—
Total Area of New Road	1.113 ha	0.683 ha	0.457 ha	0.583 ha	0.716 ha	0.705 ha	4.257 ha
Open Space							
Corridor Park	—	—	—	—	4.139 ha	—	4.139 ha
Regional Recreation Park	—	—	—	—	—	—	—
Neighbourhood Recreation Park	0.491 ha	—	—	—	—	—	0.491 ha
Local Recreation Park	—	—	—	—	—	—	—
Local Linear Recreation Park	—	—	—	—	—	—	—
Stormwater Detention	—	—	0.294 ha	—	—	—	0.294 ha
Total Open Space	0.491 ha	—	0.294 ha	—	4.139 ha	—	4.924 ha
Road Lengths							
Street Type	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	64m	—	—	—	—	—	64m
16.5m Wide New Road	285m	249m	274m	230m	427m	—	1465m
18.5m Wide New Road	157m	144m	—	89m	—	—	390m
21m Wide New Road	20m	—	—	—	—	—	20m
23.8m Wide New Road	60m	—	—	—	252m	—	312m
Total Length of New Road	586m	393m	274m	319m	427m	252m	2251m

Residential Allotments		Stage 1K	Stage 1L	Stage 1M	Stage 1N	Stage 1S	Stage 1T	Overall
Typical Size	Typical Area							
25m Deep Product								
Villa Allotment	10 x 25m	250m ²	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m ²	2	3	—	2	—	9
Premium Courtyard Allotment	16 x 25m	400m ²	3	5	—	3	—	11
Premium Traditional Allotment	20 x 25m	500m ²	3	1	2	—	2	8
Possible Multiple Residential Allotment	—	—	—	1	1	—	—	2
Subtotal	—	—	8	10	3	2	—	30
28m - 30m Deep Product								
Terrace 7.5m Allotment	7.5 x 28m	210m ²	5	—	—	4	—	9
Terrace 9.5m Allotment	9.5 x 28m	265m ²	2	—	—	2	—	4
Subtotal	—	—	7	—	—	6	—	13
30m Deep Product								
Villa Allotment	10 x 30m	300m ²	—	—	8	11	—	19
Premium Villa Allotment	12.5 x 30m	375m ²	—	6	4	6	—	18
Courtyard Allotment	14 x 30m	420m ²	5	12	7	9	4	43
Traditional Allotment	20 x 30m	600m ²	6	4	1	2	8	23
Premium Traditional Allotment	24 x 30m	720m ²	6	1	—	—	2	9
Possible Multiple Residential Allotment	—	—	2	1	—	1	3	7
Subtotal	—	—	19	24	20	29	19	119
Total Residential Allotments	—	—	34	34	23	37	26	162
Residential Net Density	—	—	12.1 dw/ha	15.3 dw/ha	13.8 dw/ha	18.7 dw/ha	12.2 dw/ha	21.2 dw/ha
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	—	41	37	24	39	29	178
Maximum Potential Net Residential Density	—	—	15	17	14	20	14	21



REVISION
H: 12/05/15 Adjust Staging & PMT
I: 15/05/15 Adjust Stats Table
J: 22/01/16 Amend to Stages 1A - 1F & Regional Recreation Park
K: 11/02/16 Amend Stage Bdy 1B & C
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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.
Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.
Contours: Cardno Bulk Earthworks

Legend
— Site Boundary
--- Proposed Precinct Boundary
--- Proposed Stage Boundary
--- Proposed Sub Stage Boundary
--- Entry Statements - Lease
--- Existing Q5
--- Existing Q100
--- Retained Vegetation - Flagstone & Sandy Creek
--- Retained Vegetation - Other Areas
--- 400m Catchment Area
--- Possible Multiple Residential Allotment (Max. no. of dwellings)
--- Indicative Bus Stop Location

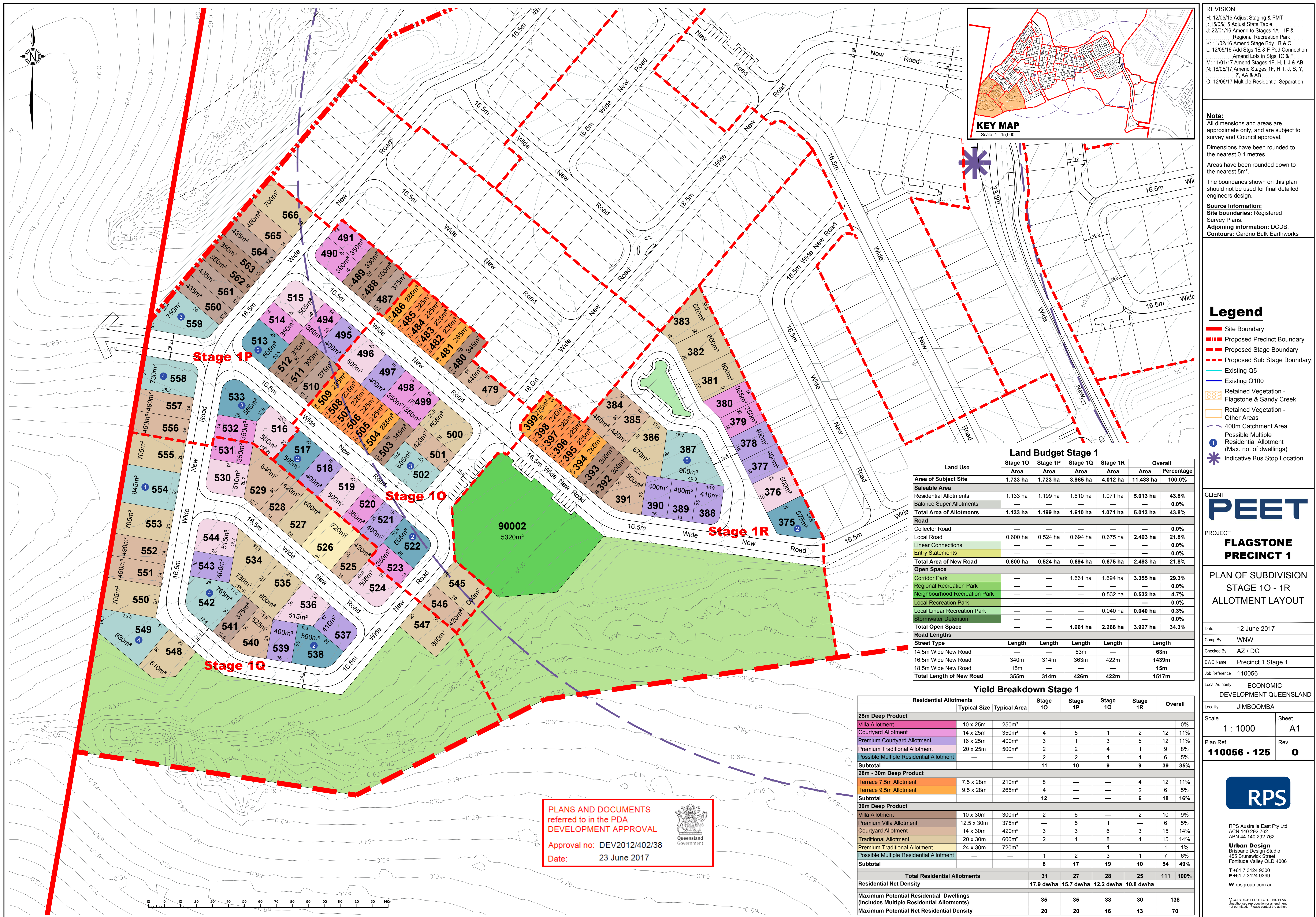
CLIENT
PEET
PROJECT
FLAGSTONE PRECINCT 1
PLAN OF SUBDIVISION
STAGE 1K - 1N &
1S - 1T
ALLOTMENT LAYOUT
Date 12 June 2017
Comp By: WNW
Checked By: AZ / DG
DWG Name: Precinct 1 Stage 1
Job Reference: 110056
Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND
Locality: JIMBOOMBA
Scale: 1 : 1000
Sheet: A1
Plan Ref: 110056 - 124
Rev: O

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PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2012/402/38
Date: 23 June 2017



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REVISION

H: 12/05/15 Adjust Staging & PMT
I: 15/05/15 Adjust Stats Table
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 Survey Plans.
Adjoining information: DCDB.
Contours: Cardno Bulk Earthworks

Legend

-  Site Boundary
-  Proposed Precinct Boundary
-  Proposed Stage Boundary
-  Proposed Sub Stage Boundary
-  Existing Q5
-  Existing Q100
-  Retained Vegetation -
Flagstone & Sandy Creek
-  Retained Vegetation -
Other Areas
-  400m Catchment Area
-  Possible Multiple
Residential Allotment
(Max. no. of dwellings)
-  Indicative Bus Stop Location

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PROJECT
**FLAGSTONE
PRECINCT 1**

PLAN OF SUBDIVISION STAGE 10 - 1R ALLOTMENT LAYOUT

Date 12 June 2017

Comp By. WNW

Checked By. AZ / DG

DWG Name. Precinct 1 Stage 1

Job Reference 110056

Local Authority ECONOMIC
DEVELOPMENT QUEENSLAND

Locality	JIMBOOMBA
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Scale	Sheet
1 : 1000	A1

Plan Ref	Rev
110056 - 125	0

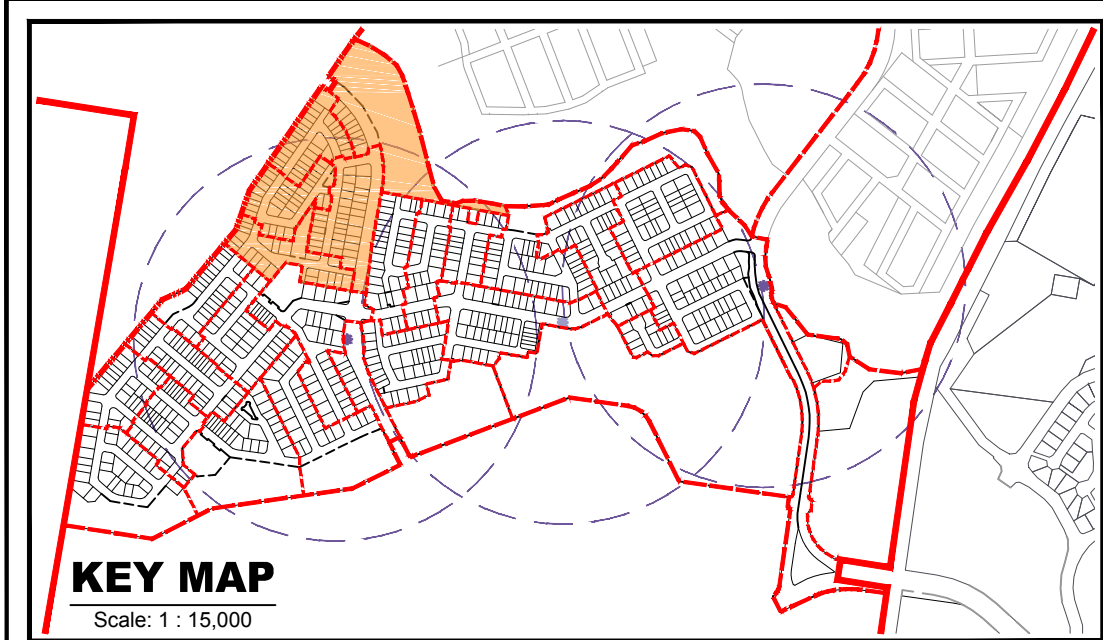
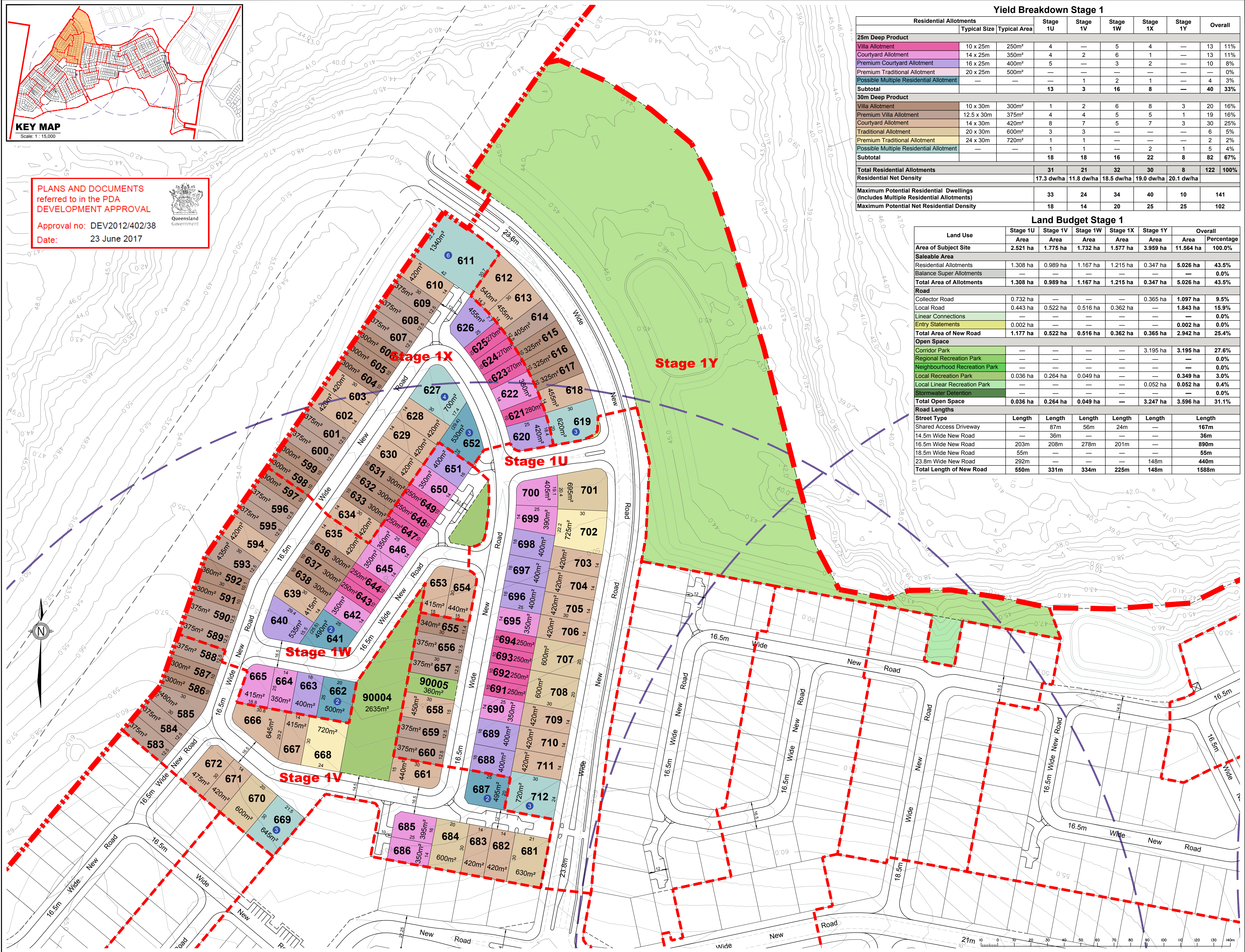


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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402/38

Date: 23 June 2017



Yield Breakdown Stage 1									
Residential Allotments			Stage 1U	Stage 1V	Stage 1W	Stage 1X	Stage 1Y	Overall	
	Typical Size	Typical Area							
25m Deep Product									
Villa Allotment	10 x 25m	250m²	4	—	5	4	—	13	11%
Courtyard Allotment	14 x 25m	350m²	4	2	6	1	—	13	11%
Premium Courtyard Allotment	16 x 25m	400m²	5	—	3	2	—	10	8%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	0%
Possible Multiple Residential Allotment	—	—	—	1	2	1	—	4	3%
Subtotal			13	3	16	8	—	40	33%
30m Deep Product									
Villa Allotment	10 x 30m	300m²	1	2	6	8	3	20	16%
Premium Villa Allotment	12.5 x 30m	375m²	4	4	5	5	1	19	16%
Courtyard Allotment	14 x 30m	420m²	8	7	5	7	3	30	25%
Traditional Allotment	20 x 30m	600m²	3	3	—	—	—	6	5%
Premium Traditional Allotment	24 x 30m	720m²	1	1	—	—	—	2	2%
Possible Multiple Residential Allotment	—	—	1	1	—	2	1	5	4%
Subtotal			18	18	16	22	8	82	67%
Total Residential Allotments			31	21	32	30	8	122	100%
Residential Net Density			17.3 dw/ha	11.8 dw/ha	18.5 dw/ha	19.0 dw/ha	20.1 dw/ha		
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			33	24	34	40	10	141	
Maximum Potential Net Residential Density			18	14	20	25	25	102	

Land Budget Stage 1						
Land Use	Stage 1U	Stage 1V	Stage 1W	Stage 1X	Stage 1Y	Overall
Area	Area	Area	Area	Area	Area	Area
Area of Subject Site	2,521 ha	1,775 ha	1,732 ha	1,577 ha	3,959 ha	11,564 ha
Saleable Area						
Residential Allotments	1,308 ha	0,989 ha	1,167 ha	1,215 ha	0,347 ha	5,026 ha
Balance Super Allotments	—	—	—	—	—	—
Total Area of Allotments	1,308 ha	0,989 ha	1,167 ha	1,215 ha	0,347 ha	5,026 ha
Road						
Collector Road	0,732 ha	—	—	—	0,365 ha	1,097 ha
Local Road	0,443 ha	0,522 ha	0,516 ha	0,362 ha	—	1,843 ha
Linear Connections	—	—	—	—	—	—
Entry Statements	0,002 ha	—	—	—	—	0,002 ha
Total Area of New Road	1,177 ha	0,522 ha	0,516 ha	0,362 ha	0,365 ha	2,942 ha
Open Space						
Corridor Park	—	—	—	—	3,195 ha	3,195 ha
Regional Recreation Park	—	—	—	—	—	—
Neighbourhood Recreation Park	—	—	—	—	—	—
Local Recreation Park	0,036 ha	0,264 ha	0,049 ha	—	—	0,349 ha
Local Linear Recreation Park	—	—	—	—	0,052 ha	0,052 ha
Stormwater Detention	—	—	—	—	—	—
Total Open Space	0,036 ha	0,264 ha	0,049 ha	—	3,247 ha	3,596 ha
Road Lengths						
Street Type	Length	Length	Length	Length	Length	Length
Shared Access Driveway	—	87m	56m	24m	—	167m
14.5m Wide New Road	—	36m	—	—	—	36m
16.5m Wide New Road	203m	208m	278m	201m	—	890m
18.5m Wide New Road	55m	—	—	—	—	55m
23.8m Wide New Road	292m	—	—	—	148m	440m
Total Length of New Road	550m	331m	334m	225m	148m	1588m

REVISION

H: 12/05/15 Adjust Staging & PMT

I: 15/05/15 Adjust Stats Table

J: 22/01/16 Amend to Stages 1A - 1F & Regional Recreation Park

K: 11/02/16 Amend Stage Bdy 1B & C

L: 12/05/16 Add Stgs 1E & F Ped Connection Amend Lots in Stgs 1C & F

M: 11/01/17 Amend Stages 1F, H, I, J & AB

N: 18/05/17 Amend Stages 1F, H, I, J, S, Y, Z, AA & AB

O: 12/06/17 Multiple Residential Separation

Note:

All 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.

Source Information:

Site boundaries: Registered Survey Plans.

Adjoining information: DCDB.

Contours: Cardno Bulk Earthworks

- ### Legend
- Site Boundary
 - Proposed Precinct Boundary
 - Proposed Stage Boundary
 - Proposed Sub Stage Boundary
 - Existing Q5
 - Existing Q100
 - Retained Vegetation - Flagstone & Sandy Creek
 - Retained Vegetation - Other Areas
 - 400m Catchment Area
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Indicative Bus Stop Location
 - Padmount Transformer

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PROJECT

FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION

STAGE 1U - 1Y

ALLOTMENT LAYOUT

Date: 12 June 2017

Comp By: WNW

Checked By: AZ / DG

DWG Name: Precinct 1 Stage 1

Job Reference: 110056

Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND

Locality: JIMBOOMBA

Scale: 1 : 1000

Sheet: A1

Plan Ref: 110056 - 126

Rev: O

RPS

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Notes:

General

- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.
- All lots subject to an acoustic assessment to determine level of acoustic treatments.
- Buildings shall be constructed in accordance with Bushfire AS3959.
- Secondary dwellings are not permitted on lots less than 400m².
- All lots (excluding multiple residential allotments) must contain a house.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Boundary setbacks are measured to the wall of the structure.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

Private Open Space

- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres and must be uncovered (no roof).
- Private open space must be directly accessible from a living space.

On-site car parking and driveways

- On-site car parking is to be provided in accordance with the following minimum requirements:
 - For lots up to 12.4 metres wide - 1 covered space per dwelling;
 - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling
 - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered)
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, tilt or roller door.
 - The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
- Driveways are to accord with Logan City Council's (LCCO) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
- Driveways must be completed prior to occupation of the dwelling.

Fencing

- Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- Fencing on all park or street frontages has a maximum height of 1.2metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
- Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill palings or panels.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Retaining walls must not exceed more than 1.0 metres where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0 metres. Retaining in excess of this must use terraced retaining.
- No timber retaining walls over 1.0m or adjoining parks or public streets.
- Walls over 1.0m require RPEQ certification.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materialsBuildings that do not comply may be assessed on architectural merit when accompanied by a report from a Registered Architect
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- Screened drying and rubbish bins area must be behind the main face of the dwelling.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope

- Buildings on sloping sites, must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
- If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.

Additional Criteria for Multiple Residential Allotments

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Have drying and rubbish bin areas behind the main face of the dwelling or suitably screen from public streets and park frontages.
- Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
- The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
- Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

Laneway Allotment - Allotments serviced by a laneway.



Plan of Development Table	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotment (MR) ①	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m
Garage	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	75%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																
Rear of Lot (from laneway boundary including garage)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover																
	75%		60%		60%		60%		60%		60%		60%		75%	

Note: Setbacks apply as per lot coding colour

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402/38

Date: 23 June 2017



REVISION

H: 12/05/15 Adjust Staging & PMT
I: 15/05/15 Adjust Stats Table
J: 22/01/16 Amend to Stages 1A - 1F & Regional Recreation Park
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- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Inline Bus Stop
- Indicative Bus Stop Location
- Padmount Transformer
- Allotment Details**
- Preferred Private
- Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)

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PROJECT

FLAGSTONE PRECINCT 1

**PLAN OF DEVELOPMENT
STAGE 1A - 1D
RESIDENTIAL LOTS**

Date	12 June 2017
Comp By:	WNW
Checked By:	AZ / DG
DWG Name:	Precinct 1 Stage 1
Job Reference	110056
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Locality	JIMBOOMBA
Scale	1 : 1000
Sheet	A1
Plan Ref	110056 - 130
Rev	O



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 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materials
- Buildings that do not comply may be assessed on architectural merit when accompanied by a report from a Registered Architect

Plan of Development Table	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotment (MR) ①	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m
Garage	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	75%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																
Rear of Lot (from laneway boundary including garage)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		60%		60%		60%		60%		60%		60%		75%	

Note: Setbacks apply as per lot coding colour



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/402/38
Date: 23 June 2017



REVISION
H: 12/05/15 Adjust Staging & PMT
I: 15/05/15 Adjust Stats Table
J: 22/01/16 Amend to Stages 1A - 1F & Regional Recreation Park
K: 11/02/16 Amend Stage Bdy 1B & C
L: 12/05/16 Add Stgs 1E & F Ped Connection
M: 11/01/17 Amend Stages 1F, H, I, J & AB
N: 18/05/17 Amend Stages 1F, H, I, J, S, Y, Z, AA & AB
O: 12/06/17 Multiple Residential Separation

Note:
All 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.

Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.
Contours: Cardno Bulk Earthworks

Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Entry Statements - Lease
- Retained Vegetation - Flagstone & Sandy Creek
- Retained Vegetation - Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location
- Allotment Details**
 - Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Mandatory Built to Boundary Wall
 - Nominal Built to Boundary Wall
 - No Vehicle Access
 - Primary Frontage
 - Preferred Garage Location
 - Letterbox Location for Primary Dwelling (on a laneway)

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PROJECT
FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT
STAGE 1K - 1N &
1S - 1T
RESIDENTIAL LOTS

Date	12 June 2017
Comp By:	WNW
Checked By:	AZ / DG
DWG Name:	Precinct 1 Stage 1
Job Reference	110056
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Locality	JIMBOOMBA
Scale	Sheet
1 : 1000	A1
Plan Ref	Rev
110056 - 132	O

RPS

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Notes:

General

- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.
- All lots subject to an acoustic assessment to determine level of acoustic treatments.
- Buildings shall be constructed in accordance with Bushfire AS3959.
- Secondary dwellings are not permitted on lots less than 400m².
- All lots (excluding multiple residential allotments) must contain a house.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Boundary setbacks are measured to the wall of the structure.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

Private Open Space

- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres and must be uncovered (no roof).
- Private open space must be directly accessible from a living space.

On-site car parking and driveways

- On-site car parking is to be provided in accordance with the following minimum requirements:
 - For lots up to 12.4 metres wide - 1 covered space per dwelling;
 - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling
 - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered)
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, tilt or roller door.
 - The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
- Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
- Driveways must be completed prior to occupation of the dwelling.

Fencing

- Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- Fencing on all park or street frontages has a maximum height of 1.2metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
- Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill palings or panels.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Retaining walls must not exceed more than 1.0 metres where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0 metres. Retaining in excess of this must use terraced retaining.
- No timber retaining walls over 1.0m or adjoining parks or public streets.
- Walls over 1.0m require RPEQ certification.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
 - Windows recessed into the façade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materials
- Buildings that do not comply may be assessed on architectural merit when accompanied by a report from a Registered Architect
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- Screened drying and rubbish bins area must be behind the main face of the dwelling.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope

- Buildings on sloping sites, must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
- If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.

Additional Criteria for Multiple Residential Allotments

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Have drying and rubbish bin areas behind the main face of the dwelling or suitably screen from public streets and park frontages.
- Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
- The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
- Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

Laneway Allotment - Allotments serviced by a laneway.



Plan of Development Table	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotment (MR) ①	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m
Garage	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	75%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																
Rear of Lot (from laneway boundary including garage)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		60%		60%		60%		60%		60%		60%		75%	

Note: Setbacks apply as per lot coding colour

REVISION	
H:	12/05/15 Adjust Staging & PMT
I:	15/05/15 Adjust Stats Table
J:	22/01/16 Amend to Stages 1A - 1F & Regional Recreation Park
K:	11/02/16 Amend Stage Bdy 1B & C
L:	12/05/16 Add Stgs 1E & F Ped Connection Amend Lots in Stgs 1C & F
M:	11/01/17 Amend Stages 1F, H, I, J & AB
N:	18/05/17 Amend Stages 1F, H, I, J, S, Y, Z, AA & AB
O:	12/06/17 Multiple Residential Separation

Note:

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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.

Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.
Contours: Cardno Bulk Earthworks

Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q5
- Existing Q100
- Retained Vegetation - Flagstone & Sandy Creek
- Retained Vegetation - Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location
- Allotment Details**
 - Preferred Private
 - Open Space Location
 - Maximum Building
 - Location Envelope
 - Mandatory Built to Boundary Wall
 - Nominal Built to Boundary Wall
 - No Vehicle Access
 - Primary Frontage
 - Preferred Garage Location
 - Letterbox Location for Primary Dwelling (on a laneway)

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PROJECT

FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT
STAGE 10 - 1R
RESIDENTIAL LOTS

Date	12 June 2017	
Comp By:	WNW	
Checked By:	AZ / DG	
DWG Name:	Precinct 1 Stage 1	
Job Reference	110056	
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND	
Locality	JIMBOOMBA	
Scale	1 : 1000	Sheet A1
Plan Ref	110056 - 133	Rev O

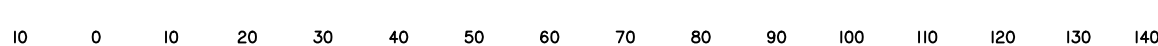
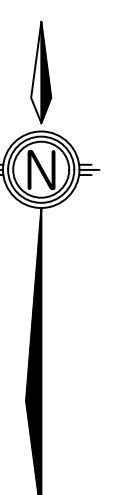
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/402/38
Date: 23 June 2017



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