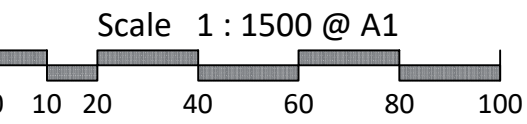
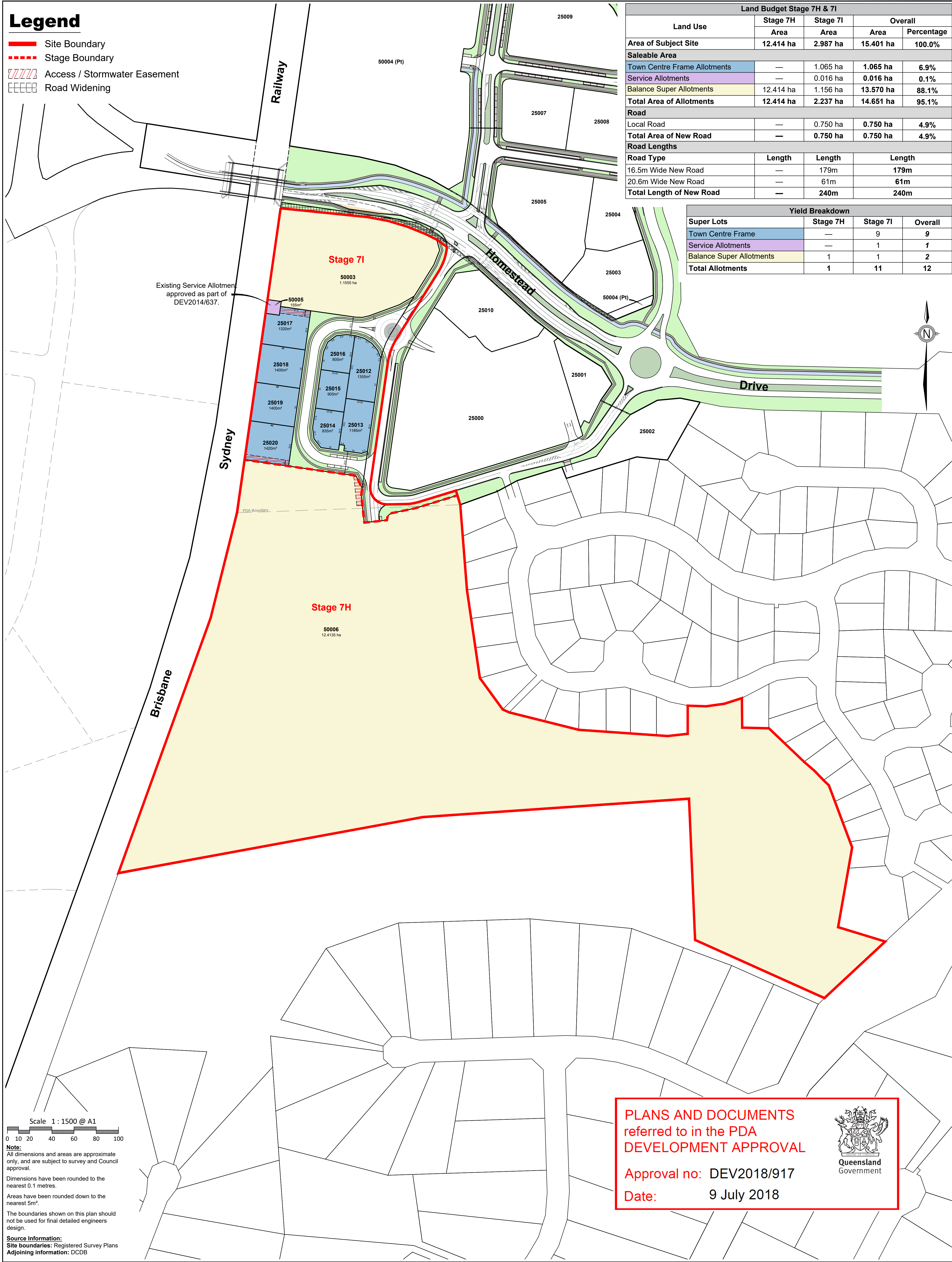


Legend

- Site Boundary
- Stage Boundary
- Access / Stormwater Easement
- Road Widening

Land Budget Stage 7H & 7I				
Land Use	Stage 7H		Stage 7I	
	Area		Area	Overall
			Area	Percentage
Area of Subject Site	12.414 ha		2.987 ha	15.401 ha
100.0%				
Saleable Area				
Town Centre Frame Allotments	—		1.065 ha	1.065 ha
6.9%				
Service Allotments	—		0.016 ha	0.016 ha
0.1%				
Balance Super Allotments	12.414 ha		1.156 ha	13.570 ha
88.1%				
Total Area of Allotments	12.414 ha		2.237 ha	14.651 ha
95.1%				
Road				
Local Road	—		0.750 ha	0.750 ha
4.9%				
Total Area of New Road	—		0.750 ha	0.750 ha
4.9%				
Road Lengths				
Road Type	Length		Length	Length
16.5m Wide New Road	—		179m	179m
20.6m Wide New Road	—		61m	61m
Total Length of New Road	—		240m	240m

Yield Breakdown			
Super Lots	Stage 7H	Stage 7I	Overall
Town Centre Frame	—	9	9
Service Allotments	—	1	1
Balance Super Allotments	1	1	2
Total Allotments	1	11	12



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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/917

Date: 9 July 2018



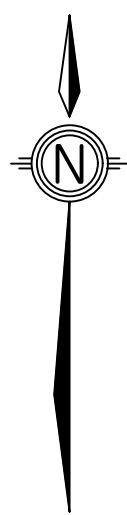
REVISION A: 14/03/18 - Amendments to POD B: 08/05/18 - RFI Amendments C: 22/06/18 - Amendments to POD	Level Datum		Date	22 June 2018	CLIENT PEET	PROJECT		RPS RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 T+61 7 3124 9300 F+61 7 3124 9399 W rpsgroup.com.au
	Origin		Comp By.	MD		FLAGSTONE PRECINCT 1		
			DWG Name.	Precinct 1 Stage 7H 7I				
			Local Authority	Economic Development Queensland				
	Scale	Sheet	Locality	JIMBOOMBA	Plan Ref	Rev		
	1 : 1500	A1	Job Reference	110056	110056 - 362	C		
					PLAN OF SUBDIVISION STAGE 7H & 7I TOWN CENTRE EAST			

Legend

- Site Boundary
- Stage Boundary
- Access / Stormwater Easement
- Road Widening

Land Budget Stage 7H & 7I				
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Area of Subject Site	12.414 ha	2.987 ha	15.401 ha	100.0%
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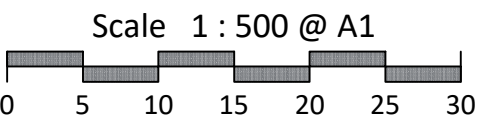


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Queensland Government



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Source Information:
Site boundaries: Registered Survey Plans
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REVISION A: 14/03/18 - Amendments to POD B: 08/05/18 - RFI Amendments C: 22/06/18 - Amendments to POD	Level Datum		Date	22 June 2018
	Origin		Comp By.	MD
			DWG Name.	Precinct 1 Stage 7H 7I
			Local Authority	Economic Development Queensland
	Scale 1 : 500	Sheet A1	Locality	JIMBOOMBA
			Job Reference	110056

CLIENT


PLAN OF SUBDIVISION
STAGE 7I
TOWN CENTRE EAST

PROJECT

FLAGSTONE
PRECINCT 1

Plan Ref
110056 - 362

Rev
C


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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Lots 25012-25020 Notes

Use & Function:

The development sites are intended to function as a *village scale business, warehouse and service industry hub* of the Flagstone Town Centre. The Plan of Development proposes a scale and intensity of development that is commensurate with a *small business node* that compliments the long term objectives and demand in the Town Centre. Any future change to the Use & Function and associated details set out in this plan will require additional Statutory Approval.

Architecture and built form in the Town Centre is intended to contribute to an urban character including; activated edges, diverse built form solutions addressing key subtropical design considerations, and varied uses integrated with adjoining streets and public realm. All development will incorporate built form, urban design and social considerations to facilitate a safe and security conscious environment which prioritised pedestrians, cyclists and vehicles in that order. All buildings and outdoor areas are to be designed to comply with CPTED Principles and provide for equitable access throughout.

Approved Uses:

Lot 25012 - 25020: Business, Indoor Sport and Recreation (where gymnasium only), Service Industry, Shop (up to a maximum of 250m² and ancillary to a primary use), Showroom, Veterinary Hospital and Warehouse.

Note: If Shop or Showroom is the adopted use for Lot 25012 or 25013, Active Frontage must be adopted in line with the Plan of Development.

Built Form Outcomes:

Building Height & Site Cover:

Maximum building height is 2 storeys (15m).

Buildings may cover up to 75% of the site, providing that:

- All other planning and development requirements of the Plan of Development (POD) are complied with.
- Development is in context with, and visually compatible with the appearance of any neighbouring and/or surrounding buildings.

Building Orientation:

Buildings address the street frontage or frontages by:

- Being aligned generally parallel to the street;
- Providing clear, legible entry points for both pedestrains and vehicles; and
- Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths.

Signage:

Signage / advertising device location and size to be in accordance with the Approved Planning Scheme and may require OPW approval.

Lighting:

All car parking and public areas will be provided with lighting for public safety and must comply with AS1158 Lighting for Roads and Public Spaces Set.

Lighting should be located and directed to limit light spill beyond the site boundary and comply with AS4282 Control of the Obrusive Effects of Outdoor Lighting.

Setbacks:

Front / Secondary Frontage (Active): 0.0m - 2.0m.

Minimum 3.0m ceiling height. Awnings are mandatory. Projection into public space in accordance with Approved Planning Scheme (minimum height of 3.0m over the adjoining footpath for full length of building).

Front / Secondary Frontage (Non-Active): Minimum 1.0m. Buildings with office, showroom or customer service component may be set to the front alignment (0.0 metres) for a maximum of 50 per cent of the frontage.

Deep planting to be provided to a minimum of 50% of the facade length (within 1.0m setback).

Front / Secondary Frontage (Car Park / Screening): Minimum 1.0m. Planting to be provided to 80% of the car park frontage (within 1.0m setback).

Side and Rear: 0.0m

Building Articulation:

Maximum length of any one plane is 40.0m. Buildings that extend beyond this must demonstrate visually significant variation using horizontal and vertical articulation. Buildings on corners should address both street frontages, and express a strong visual appearance.

Service Screening:

All refuse and plant areas will be suitably screened to all boundaries.

All air conditioning, lift rooms, ventilation plant and other equipment located on the

roof or externally around the building will be treated as an integral part of the building and either screened from view or painted to match the surrounding building.

Landscaping:

Minimum landscape area to be 5% of the site.

Landscape to be designed with CPTED principles in mind to reduce area of possible concealment close to footpaths, parking areas and other publicly accessible spaces.

Outdoor Areas:

Outdoor eating and recreation areas are provided on-site for employees and must include:
- Seating, tables, water supply and rubbish disposal
- Adequate shade and weather protection
- Reasonable amenity (e.g. located away from noisy or unpleasant activities).

Fencing:

Street frontages should generally be unfenced.

Fence locations to be consistent with building form and located behind building setbacks.

If fencing required on street frontage for security purposes, fencing to be minimum 70% transparent.

Where possible, side fencing to be transparent.

Car Parking & Traffic:

Vehicle access to and from the site is limited to the nominated locations as shown in the Plan of Development.

Landscape edges are to be provided between car parking areas and street frontages.

Alternative shading solutions, such as shade sails, are also permitted.

Shade trees in car parking areas will be provided at the rate of not less than one tree per six car parking spaces.

Car parking will be provided in accordance with the Approved Uses and Table 1 - Car Parking Rate Requirements.

Off-street car parking, loading and service must comply with AS 2890.

Shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.

Bushfire:

Storage of Materials and Hazardous Materials and Chemicals:

Any manufacture or storage of hazardous material (including treated timbers) or chemicals of any quality to be conducted indoors, with the exception of a service station.

Service station uses must undertake a suitable risk assessment process.

Warehousing of potential hazardous materials and chemicals is not appropriate.

A site based emergency management and evacuation plan must be prepared for all non-residential development.

Storage of outdoor chemicals is sited and designs to limit expire to radiant heat flux and ember attack.

Water supply and firefighting infrastructure:

Reticulated water network must comply with Council's Subdivision Design and Construction Manual.

Water supply and firefighting infrastructure to be in accordance with the Queensland Construction Code and Building Code of Australia.

Development layout:

Non-residential uses are to be constructed in accordance with the Bushfire Attack Level (BAL) provisions AS3959-2009.

Table 1 - Car Parking Rate Requirements

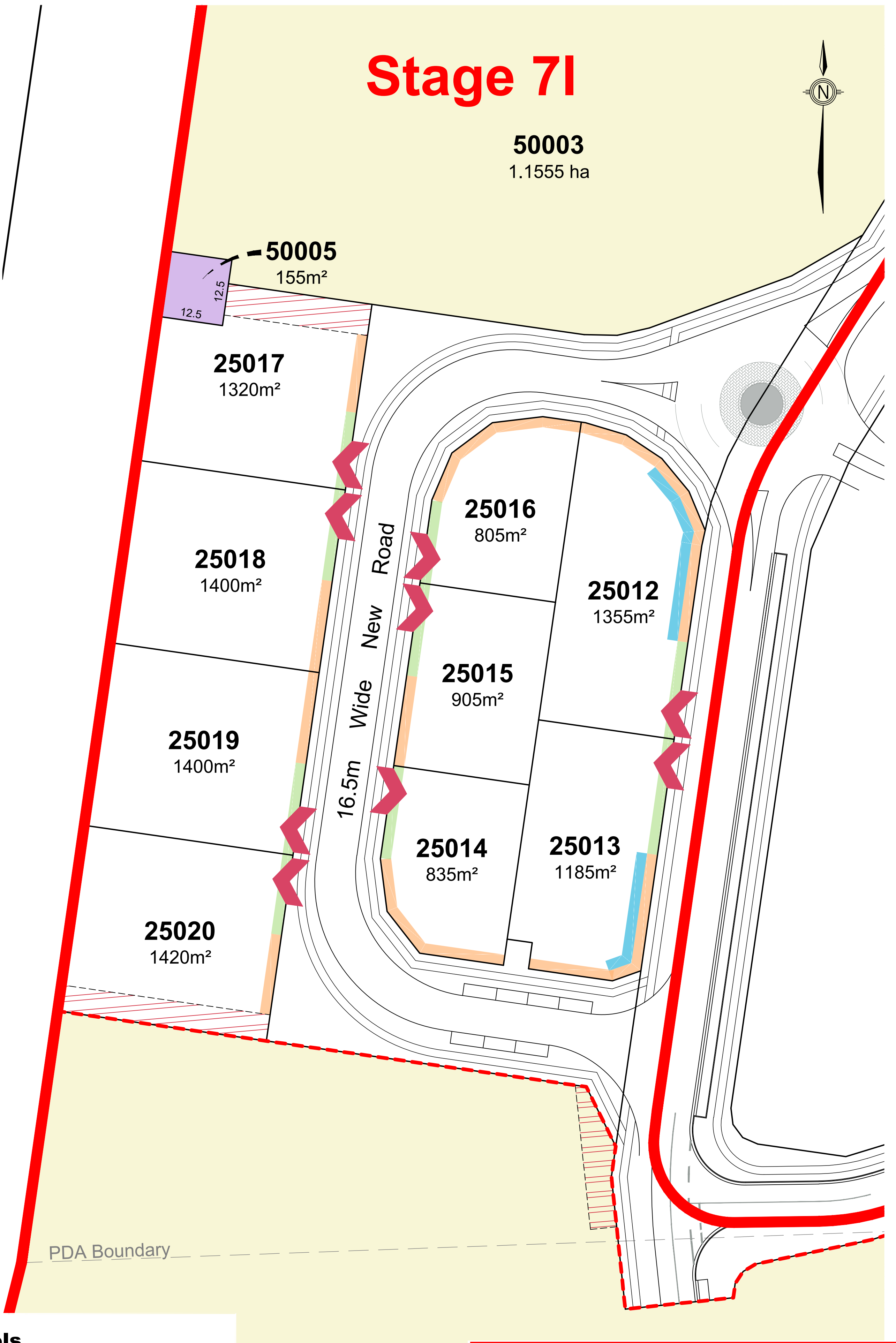
Aproved Use	Car Parking Rates
Business (Office)	1 space per 20m² of gross floor area at ground level; plus 1 space per 30m² of gross floor area above ground; minimum of 4 spaces; plus 2 visitor spaces.
Indoor Sport and Recreation	1 space per 15m² of gross floor area.
Service Industry	1 space per 100m² of gross floor area.
Shop	1 space per 100m² of gross floor area.
Showroom	1 space per 100m² of gross floor area.
Veterinary Hospital	1 space per 30m² of gross floor area.
Warehouse	1 space per 100m² of gross floor area.

POD Controls

➤ Vehicle Access Point

Frontage Type

- Frontage - Active (If Use is Shop or Showroom)
- Frontage - Non Active
- Frontage - Car Park / Screening



Stage 72

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/917
Date: 9 July 2018



REVISION

A: 14/03/18 - Amendments to POD
B: 08/05/18 - RFI Amendments
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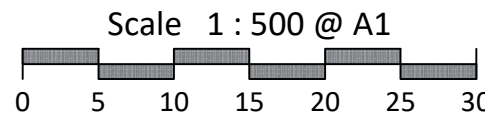
Areas have been rounded down to the nearest 5m².

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Source Information:
Site boundaries: Registered Survey Plans
Adjoining information: DCDB

Legend

- Site Boundary
- Stage Boundary
- Service Allotment
- Balance Allotment
- Stormwater / Access Easement



CLIENT

FLAGSTONE
PRECINCT 1

PROJECT

PROPOSED
SUBDIVISION

PLAN OF
DEVELOPMENT
STAGE 71

Date 22 JUNE 2018

Comp By: MD

Checked By: MD / DG

DWG Name: Precinct 1 Stage 7H 7I

Job Reference 110056

Local Authority ECONOMIC
DEVELOPMENT QLD

Locality JIMBOOMBA

Scale 1:500

Sheet A1

Plan Ref 110056 - 363

Rev C



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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