Legend

General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Super Stage Boundary
- Proposed Sub Stage Boundary
- Entry Statements - Lease
- Existing Q5
- Existing Q100
- Alternative Road Alignment
- 400m Catchment Area
- Maximum Potential Residential Dwellings
- Indicative In-line Bus Stop
- Indicative Bus Stop Location
- Padmount Transformer

Open Space

- Regional Recreation Park
- Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Recreation Park
- Stormwater Detention
- Linear Connections
- Entry Statements
- Retained Vegetation - Flagstone & Sandy Creek (updated as per Saunders Havill email 10/11/14)
- Retained Vegetation - Other Areas (updated as per Saunders Havill email 10/11/14)

Allotments

25m Deep Allotments

- Villa Allotment
- Courtyard Allotment
- Premium Courtyard Allotment
- Premium Traditional Allotment
- Possible Multiple Residential Allotment

28m Deep Allotments

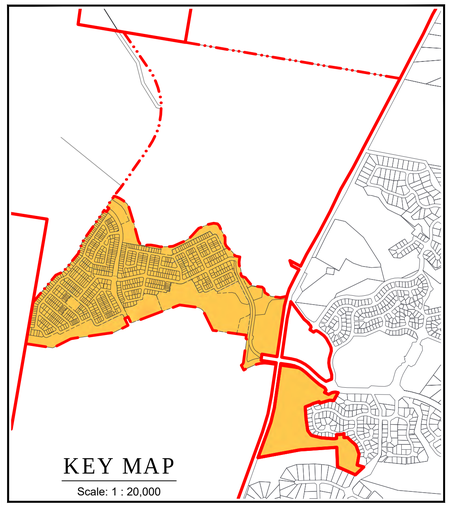
- 7.5m Terrace Allotment
- 9.5m End Terrace Allotment

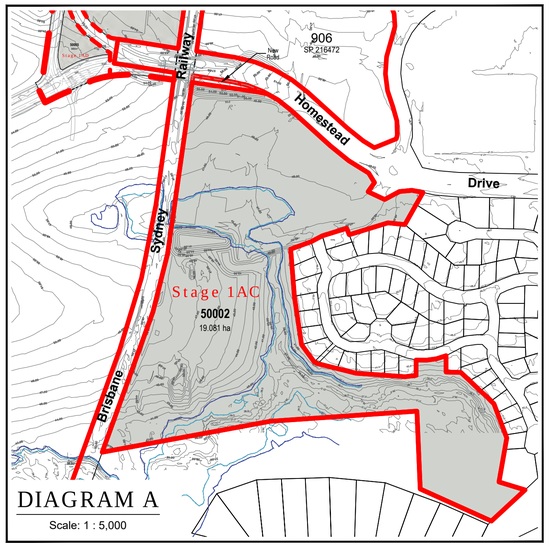
30m Deep Allotments

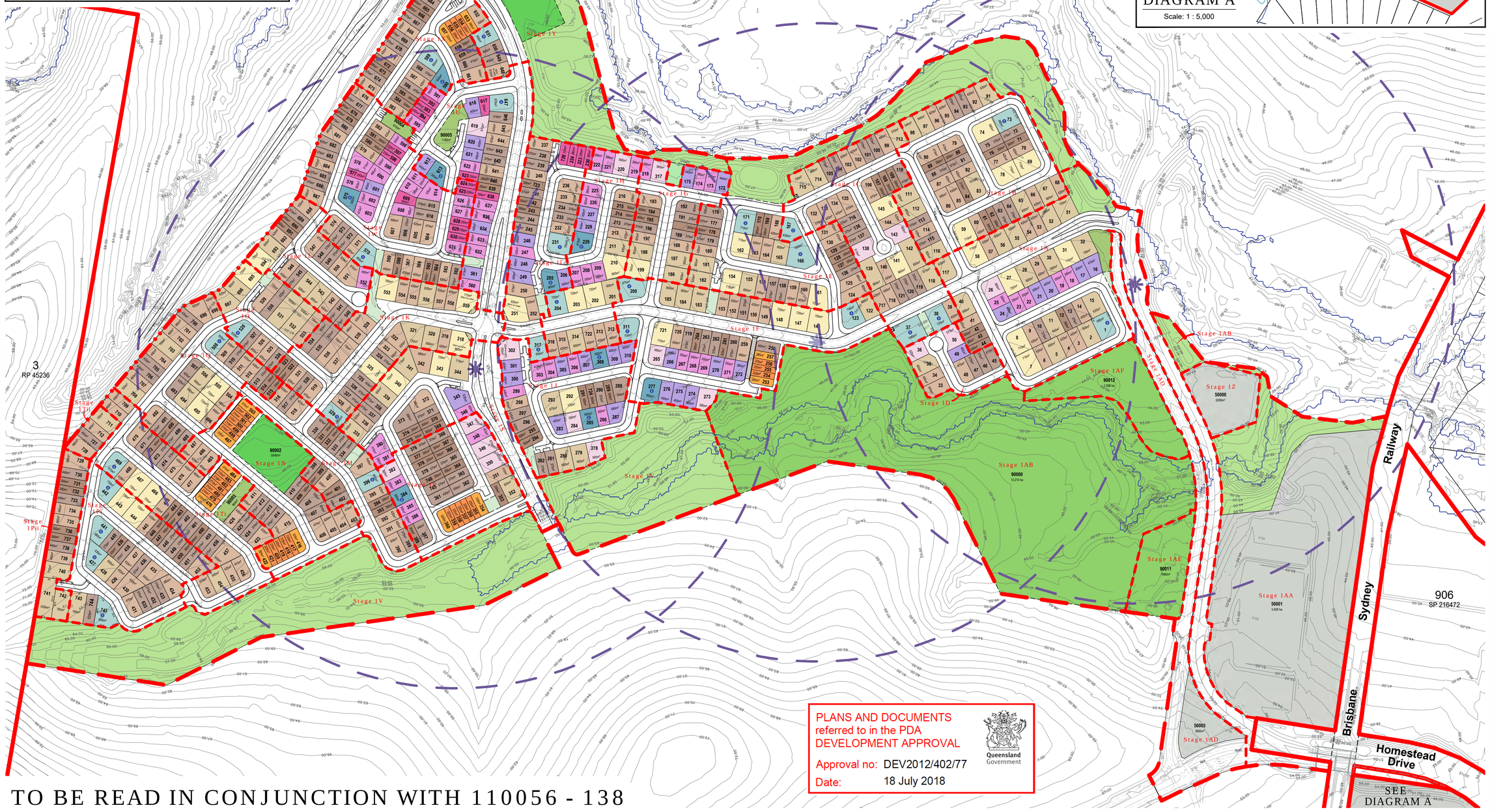
- Villa Allotment
- Premium Villa Allotment
- Courtyard Allotment
- Traditional Allotment
- Premium Traditional Allotment
- Possible Multiple Residential Allotment

Super Allotments

- Super Allotment







PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402/77

Date: 18 July 2018

Queensland Government

TO BE READ IN CONJUNCTION WITH 110056 - 138

REVISION

R: 13/09/17 Amend Stage 1K & 1Y
S: 19/09/17 Amend Stage 1I & Lot Numbering
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
V: 18/10/17 Amend Stage 1K, 1M, 1N, 1O & 1U
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
U: 13/10/17 Amend Stage 1M & 1N
Y: 14/12/17 Amend POD Stage 1L-N,1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P

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

Scale 1 : 2500 @ A1

0 20 40 60 80 100 120 140

CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1
ALLOTMENT LAYOUT

Date	17 May 2018
Comp By.	WNW
Checked By.	MD / DG
DWG Name.	Precinct 1 Stage 1
Job Reference	110056
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Locality	JIMBOOMBA
Scale	1 : 2500
Sheet	A1
Plan Ref	110056 - 121
Rev	AA

RPS

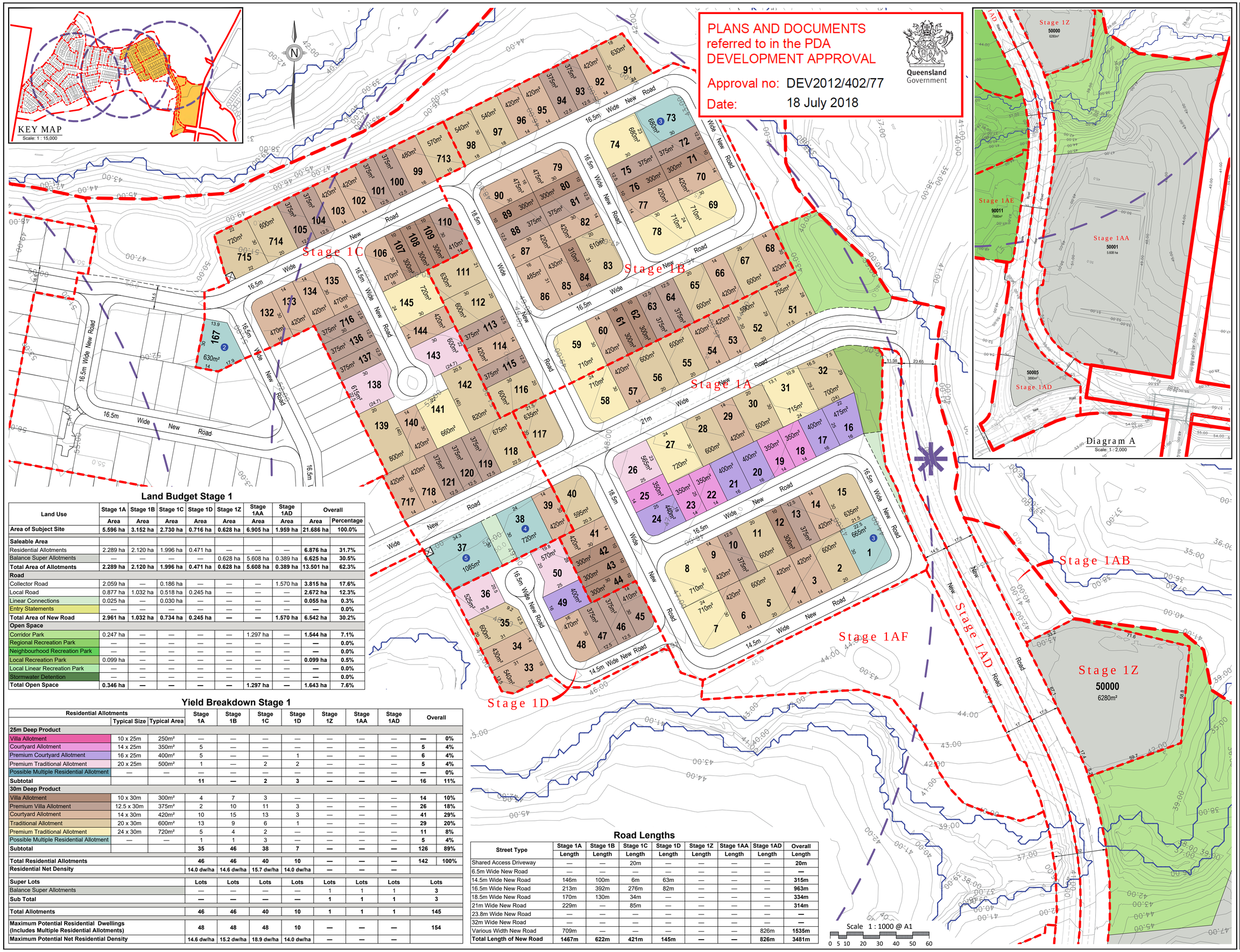
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

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

©COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402/77

Date: 18 July 2018

Queensland Government

Land Budget Stage 1

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%**

Yield Breakdown Stage 1

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**	**—**	**—**	**—**		

Road Lengths

Street Type	Stage 1A Length	Stage 1B Length	Stage 1C Length	Stage 1D Length	Stage 1Z Length	Stage 1AA Length	Stage 1AD Length	Overall 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
R: 13/09/17 Amend Stage 1K & 1Y
S: 19/09/17 Amend Stage 1I & Lot Numbering
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
V: 18/10/17 Amend Stage 1K, 1M, 1N, 1O & 1U
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
U: 13/10/17 Amend Stage 1M & 1N
Y: 14/12/17 Amend POD Stage 1L-N,1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P

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

CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

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

Date	17 May 2018
Comp By.	WNW
Checked By.	MD / 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	AA

RPS

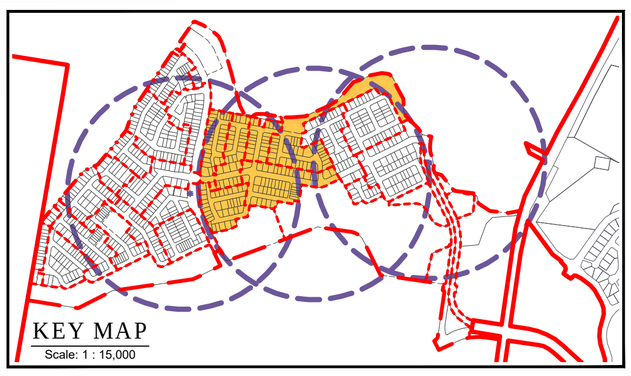
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

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

©COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.

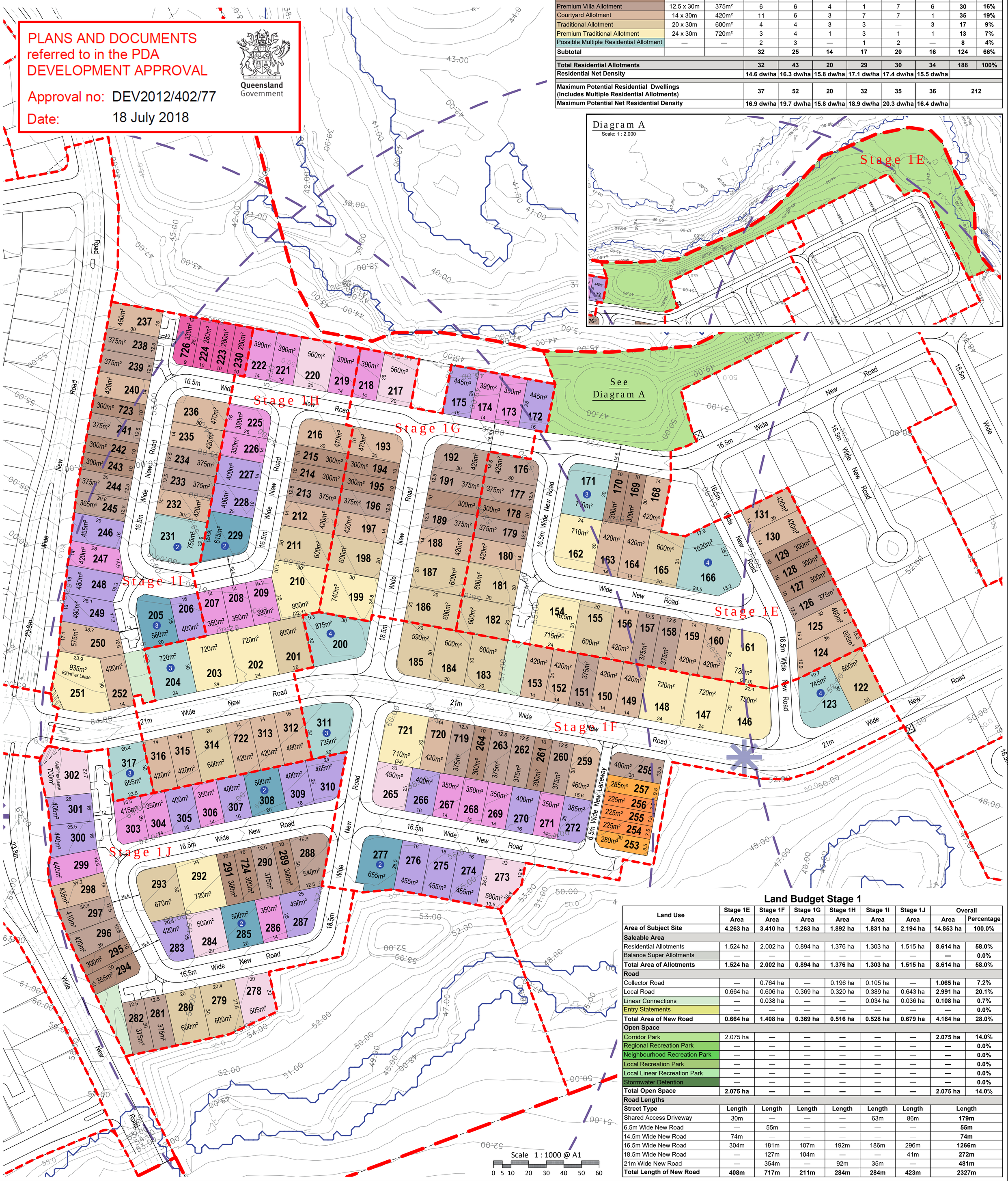


Legend

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

Yield Breakdown Stage 1

Residential Allotments	Typical Size	Typical Area	Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall	
25m Deep Product										
Villa Allotment	10 x 25m	250m²	—	—	—	—	4	—	**4**	**2%**
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	1	2	**5**	**3%**
Subtotal			**—**	**13**	**6**	**12**	**10**	**18**	**59**	**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	6	**30**	**16%**
Courtyard Allotment	14 x 30m	420m²	11	6	3	7	7	1	**35**	**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**	**30**	**34**	**188**	**100%**
Residential Net Density			**14.6 dw/ha**	**16.3 dw/ha**	**15.8 dw/ha**	**17.1 dw/ha**	**17.4 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			**16.9 dw/ha**	**19.7 dw/ha**	**15.8 dw/ha**	**18.9 dw/ha**	**20.3 dw/ha**	**16.4 dw/ha**		



Land Budget Stage 1

Land Use	Stage 1E Area	Stage 1F Area	Stage 1G Area	Stage 1H Area	Stage 1I Area	Stage 1J Area	Overall Area	Overall Percentage
Area of Subject Site	**4.263 ha**	**3.410 ha**	**1.263 ha**	**1.892 ha**	**1.831 ha**	**2.194 ha**	**14.853 ha**	**100.0%**
Saleable Area								
Residential Allotments	1.524 ha	2.002 ha	0.894 ha	1.376 ha	1.303 ha	1.515 ha	**8.614 ha**	**58.0%**
Balance Super Allotments	—	—	—	—	—	—	**—**	**0.0%**
Total Area of Allotments	**1.524 ha**	**2.002 ha**	**0.894 ha**	**1.376 ha**	**1.303 ha**	**1.515 ha**	**8.614 ha**	**58.0%**
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	0.389 ha	0.643 ha	**2.991 ha**	**20.1%**
Linear Connections	—	0.038 ha	—	—	0.034 ha	0.036 ha	**0.108 ha**	**0.7%**
Entry Statements	—	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**0.664 ha**	**1.408 ha**	**0.369 ha**	**0.516 ha**	**0.528 ha**	**0.679 ha**	**4.164 ha**	**28.0%**
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
R: 13/09/17 Amend Stage 1K & 1Y
S: 19/09/17 Amend Stage 1I & Lot Numbering
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
V: 18/10/17 Amend Stage 1K, 1M, 1N, 1O & 1U
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
U: 13/10/17 Amend Stage 1M & 1N
Y: 14/12/17 Amend POD Stage 1L-N,1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P

PROJECT	FLAGSTONE PRECINCT 1		
Job Ref.	110056	Date	17 May 2018
Comp By.	WNW	DWG Name.	Precinct 1 Stage 1
Checked By.	MD / DG	Locality	JIMBOOMBA
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND		

CLIENT: PEET

PLAN OF SUBDIVISION
STAGE 1E - 1J
ALLOTMENT LAYOUT

RPS
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

©COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.

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

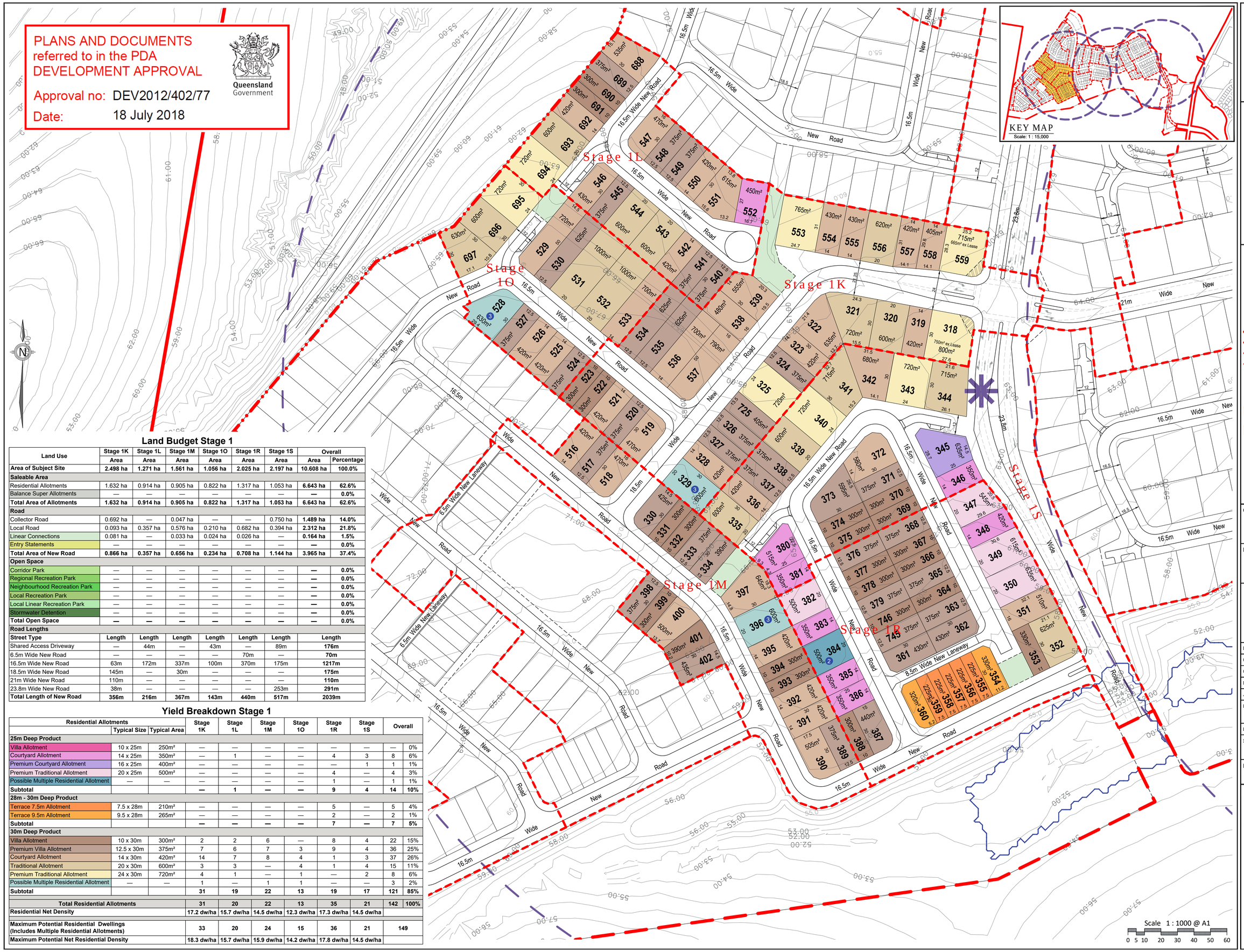
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	110056 - 123	AA

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Queensland Government

Approval no: DEV2012/402/77

Date: 18 July 2018



Land Budget Stage 1

Land Use	Stage 1K Area	Stage 1L Area	Stage 1M Area	Stage 1O Area	Stage 1R Area	Stage 1S Area	Overall Area	Overall Percentage
Area of Subject Site	**2.498 ha**	**1.271 ha**	**1.561 ha**	**1.056 ha**	**2.025 ha**	**2.197 ha**	**10.608 ha**	**100.0%**
Saleable Area								
Residential Allotments	1.632 ha	0.914 ha	0.905 ha	0.822 ha	1.317 ha	1.053 ha	**6.643 ha**	**62.6%**
Balance Super Allotments	—	—	—	—	—	—	**—**	**0.0%**
Total Area of Allotments	**1.632 ha**	**0.914 ha**	**0.905 ha**	**0.822 ha**	**1.317 ha**	**1.053 ha**	**6.643 ha**	**62.6%**
Road								
Collector Road	0.692 ha	—	0.047 ha	—	—	0.750 ha	**1.489 ha**	**14.0%**
Local Road	0.093 ha	0.357 ha	0.576 ha	0.210 ha	0.682 ha	0.394 ha	**2.312 ha**	**21.8%**
Linear Connections	0.081 ha	—	0.033 ha	0.024 ha	0.026 ha	—	**0.164 ha**	**1.5%**
Entry Statements	—	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**0.866 ha**	**0.357 ha**	**0.656 ha**	**0.234 ha**	**0.708 ha**	**1.144 ha**	**3.965 ha**	**37.4%**
Open Space								
Corridor Park	—	—	—	—	—	—	**—**	**0.0%**
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	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Road Lengths								
Street Type	**Length**	**Length**	**Length**	**Length**	**Length**	**Length**	**Length**	
Shared Access Driveway	—	44m	—	43m	—	89m	**176m**	
6.5m Wide New Road	—	—	—	—	70m	—	**70m**	
16.5m Wide New Road	63m	172m	337m	100m	370m	175m	**1217m**	
18.5m Wide New Road	145m	—	30m	—	—	—	**175m**	
21m Wide New Road	110m	—	—	—	—	—	**110m**	
23.8m Wide New Road	38m	—	—	—	—	253m	**291m**	
Total Length of New Road	**356m**	**216m**	**367m**	**143m**	**440m**	**517m**	**2039m**	

Yield Breakdown Stage 1

Residential Allotments	Typical Size	Typical Area	Stage 1K	Stage 1L	Stage 1M	Stage 1O	Stage 1R	Stage 1S	Overall	
25m Deep Product										
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m²	—	1	—	—	4	3	8	6%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	—	—	1	1	1%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	4	—	4	3%
Possible Multiple Residential Allotment	—	—	—	—	—	—	1	—	1	1%
Subtotal			**—**	**1**	**—**	**—**	**9**	**4**	**14**	**10%**
28m - 30m Deep Product										
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	5	—	5	4%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	2	—	2	1%
Subtotal			**—**	**—**	**—**	**—**	**7**	**—**	**7**	**5%**
30m Deep Product										
Villa Allotment	10 x 30m	300m²	2	2	6	—	8	4	22	15%
Premium Villa Allotment	12.5 x 30m	375m²	7	6	7	3	9	4	36	25%
Courtyard Allotment	14 x 30m	420m²	14	7	8	4	1	3	37	26%
Traditional Allotment	20 x 30m	600m²	3	3	—	4	1	4	15	11%
Premium Traditional Allotment	24 x 30m	720m²	4	1	—	1	—	2	8	6%
Possible Multiple Residential Allotment	—	—	1	—	1	1	—	—	3	2%
Subtotal			**31**	**19**	**22**	**13**	**19**	**17**	**121**	**85%**
Total Residential Allotments			**31**	**20**	**22**	**13**	**35**	**21**	**142**	**100%**
Residential Net Density			**17.2 dw/ha**	**15.7 dw/ha**	**14.5 dw/ha**	**12.3 dw/ha**	**17.3 dw/ha**	**14.5 dw/ha**		
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**33**	**20**	**24**	**15**	**36**	**21**	**149**	
Maximum Potential Net Residential Density			**18.3 dw/ha**	**15.7 dw/ha**	**15.9 dw/ha**	**14.2 dw/ha**	**17.8 dw/ha**	**14.5 dw/ha**		

REVISION
R: 13/09/17 Amend Stage 1K & 1Y
S: 19/09/17 Amend Stage 1I & Lot Numbering
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
V: 18/10/17 Amend Stage 1K, 1M, 1N, 1O & 1U
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
U: 13/10/17 Amend Stage 1M & 1N
Y: 14/12/17 Amend POD Stage 1L-N,1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P

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
- 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	17 May 2018
Comp By.	WNW
Checked By.	MD / 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	AA

RPS

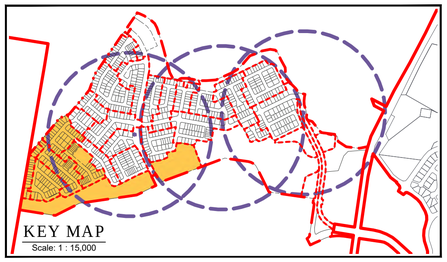
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

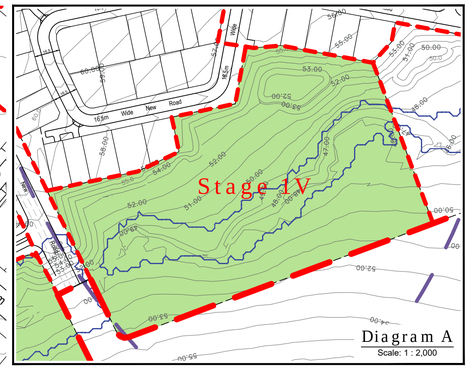
Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006

T +61 7 3124 9300
F +61 7 3124 9399

W rpsgroup.com.au

COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.





Yield Breakdown Stage 1

Residential Allotments	Typical Size	Typical Area	Stage 1N	Stage 1Pi	Stage 1Pii	Stage 1Q	Stage 1Ti	Stage 1Tii	Overall	
25m Deep Product										
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m²	—	—	—	—	—	—	—	0%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	—	—	—	—	0%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	—	0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	0%
Subtotal			**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0%**
28m - 30m Deep Product										
Terrace 7.5m Allotment	7.5 x 28m	210m²	10	—	—	—	5	—	15	10%
Terrace 9.5m Allotment	9.5 x 28m	265m²	4	—	—	—	2	—	6	4%
Subtotal			**14**	**—**	**—**	**—**	**7**	**—**	**21**	**15%**
30m Deep Product										
Villa Allotment	10 x 30m	300m²	1	4	4	3	4	—	16	11%
Premium Villa Allotment	12.5 x 30m	375m²	6	10	3	10	9	1	38	26%
Courtyard Allotment	14 x 30m	420m²	9	8	4	12	14	2	47	33%
Traditional Allotment	20 x 30m	600m²	—	2	3	4	1	1	10	7%
Premium Traditional Allotment	24 x 30m	720m²	—	2	—	2	2	—	6	4%
Possible Multiple Residential Allotment	—	—	—	4	—	1	1	—	6	4%
Subtotal			**16**	**30**	**14**	**32**	**31**	**4**	**123**	**85%**
Total Residential Allotments			**30**	**30**	**14**	**32**	**38**	**4**	**144**	**100%**
Residential Net Density			**14.0 dw/ha**	**12.9 dw/ha**	**18.9 dw/ha**	**15.9 dw/ha**	**15.3 dw/ha**	**17.5 dw/ha**		
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**30**	**38**	**14**	**33**	**40**	**4**	**155**	
Maximum Potential Net Residential Density			**14.0 dw/ha**	**16.4 dw/ha**	**18.9 dw/ha**	**16.4 dw/ha**	**16.1 dw/ha**	**17.5 dw/ha**		

Land Budget Stage 1

Land Use	Stage 1N	Stage 1Pi	Stage 1Pii	Stage 1Q	Stage 1Ti	Stage 1Tii	Stage 1S	Stage 1V	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Percentage
Area of Subject Site	**2.142 ha**	**2.319 ha**	**0.739 ha**	**2.012 ha**	**2.491 ha**	**0.229 ha**	**2.197 ha**	**7.547 ha**	**19.676 ha**	**100.0%**
Saleable Area										
Residential Allotments	1.027 ha	1.497 ha	0.739 ha	1.520 ha	1.547 ha	0.229 ha	1.053 ha	—	**7.612 ha**	**38.7%**
Balance Super Allotments	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Area of Allotments	**1.027 ha**	**1.497 ha**	**0.739 ha**	**1.520 ha**	**1.547 ha**	**0.229 ha**	**1.053 ha**	**—**	**7.612 ha**	**38.7%**
Road										
Collector Road	—	—	—	—	—	—	0.750 ha	—	**0.750 ha**	**3.8%**
Local Road	0.611 ha	0.822 ha	—	0.492 ha	0.848 ha	—	0.394 ha	—	**3.167 ha**	**16.1%**
Linear Connections	—	—	—	—	—	—	—	—	**—**	**0.0%**
Entry Statements	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**0.611 ha**	**0.822 ha**	**—**	**0.492 ha**	**0.848 ha**	**—**	**1.144 ha**	**—**	**3.917 ha**	**19.9%**
Open Space										
Corridor Park	—	—	—	—	—	—	—	7.547 ha	**7.547 ha**	**38.4%**
Regional Recreation Park	—	—	—	—	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	0.504 ha	—	—	—	—	—	—	—	**0.504 ha**	**2.6%**
Local Recreation Park	—	—	—	—	0.096 ha	—	—	—	**0.096 ha**	**0.5%**
Local Linear Recreation Park	—	—	—	—	—	—	—	—	**—**	**0.0%**
Stormwater Detention	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**0.504 ha**	**—**	**—**	**—**	**0.096 ha**	**—**	**—**	**7.547 ha**	**8.147 ha**	**41.4%**
Road Lengths										
Street Type	**Length**	**Length**	**Length**	**Length**	**Length**	**Length**	**Length**	**Length**	**Length**	
6.5m Wide New Road	60m	—	—	—	60m	—	—	—	**120m**	
16.5m Wide New Road	329m	456m	—	295m	455m	—	175m	—	**1710m**	
18.5m Wide New Road	—	—	—	—	—	—	—	—	**—**	
Total Length of New Road	**389m**	**456m**	**—**	**295m**	**515m**	**—**	**175m**	**—**	**1830m**	

REVISION
R: 13/09/17 Amend Stage 1K & 1Y
S: 19/09/17 Amend Stage 1I & Lot Numbering
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
V: 18/10/17 Amend Stage 1K, 1M, 1N, 1O & 1U
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
U: 13/10/17 Amend Stage 1M & 1N
Y: 14/12/17 Amend POD Stage 1L-N,1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P

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

CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1O - 1R
ALLOTMENT LAYOUT

Date	17 May 2018
Comp By.	WNW
Checked By.	MD / 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 - 125
Rev	AA

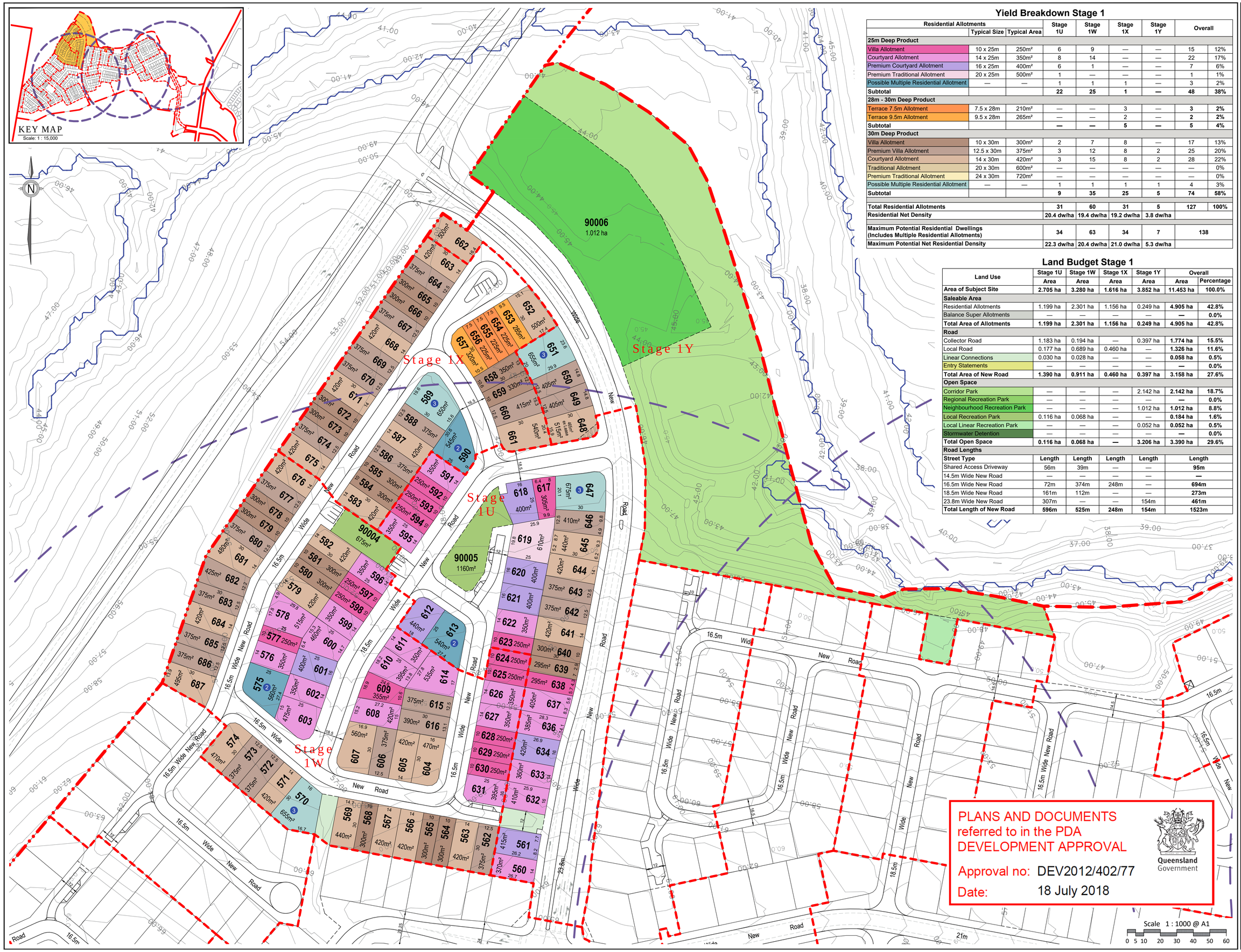
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/402/77
Date: 18 July 2018

Queensland Government

Scale 1 : 1000 @ A1

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

©COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.



Yield Breakdown Stage 1

Residential Allotments	Typical Size	Typical Area	Stage 1U	Stage 1W	Stage 1X	Stage 1Y	Overall	
25m Deep Product								
Villa Allotment	10 x 25m	250m²	6	9	—	—	15	12%
Courtyard Allotment	14 x 25m	350m²	8	14	—	—	22	17%
Premium Courtyard Allotment	16 x 25m	400m²	6	1	—	—	7	6%
Premium Traditional Allotment	20 x 25m	500m²	1	—	—	—	1	1%
Possible Multiple Residential Allotment	—	—	1	1	1	—	3	2%
Subtotal			**22**	**25**	**1**	**—**	**48**	**38%**
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**	**2%**
Subtotal			**—**	**—**	**5**	**—**	**5**	**4%**
30m Deep Product								
Villa Allotment	10 x 30m	300m²	2	7	8	—	17	13%
Premium Villa Allotment	12.5 x 30m	375m²	3	12	8	2	25	20%
Courtyard Allotment	14 x 30m	420m²	3	15	8	2	28	22%
Traditional Allotment	20 x 30m	600m²	—	—	—	—	—	0%
Premium Traditional Allotment	24 x 30m	720m²	—	—	—	—	—	0%
Possible Multiple Residential Allotment	—	—	1	1	1	1	4	3%
Subtotal			**9**	**35**	**25**	**5**	**74**	**58%**
Total Residential Allotments			**31**	**60**	**31**	**5**	**127**	**100%**
Residential Net Density			**20.4 dw/ha**	**19.4 dw/ha**	**19.2 dw/ha**	**3.8 dw/ha**		
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**34**	**63**	**34**	**7**	**138**	
Maximum Potential Net Residential Density			**22.3 dw/ha**	**20.4 dw/ha**	**21.0 dw/ha**	**5.3 dw/ha**		

Land Budget Stage 1

Land Use	Stage 1U	Stage 1W	Stage 1X	Stage 1Y	Overall	
	Area	Area	Area	Area	Area	Percentage
Area of Subject Site	**2.705 ha**	**3.280 ha**	**1.616 ha**	**3.852 ha**	**11.453 ha**	**100.0%**
Saleable Area						
Residential Allotments	1.199 ha	2.301 ha	1.156 ha	0.249 ha	**4.905 ha**	**42.8%**
Balance Super Allotments	—	—	—	—	**—**	**0.0%**
Total Area of Allotments	**1.199 ha**	**2.301 ha**	**1.156 ha**	**0.249 ha**	**4.905 ha**	**42.8%**
Road						
Collector Road	1.183 ha	0.194 ha	—	0.397 ha	**1.774 ha**	**15.5%**
Local Road	0.177 ha	0.689 ha	0.460 ha	—	**1.326 ha**	**11.6%**
Linear Connections	0.030 ha	0.028 ha	—	—	**0.058 ha**	**0.5%**
Entry Statements	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**1.390 ha**	**0.911 ha**	**0.460 ha**	**0.397 ha**	**3.158 ha**	**27.6%**
Open Space						
Corridor Park	—	—	—	2.142 ha	**2.142 ha**	**18.7%**
Regional Recreation Park	—	—	—		**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	1.012 ha	**1.012 ha**	**8.8%**
Local Recreation Park	0.116 ha	0.068 ha	—	—	**0.184 ha**	**1.6%**
Local Linear Recreation Park	—	—	—	0.052 ha	**0.052 ha**	**0.5%**
Stormwater Detention	—	—	—	—	**—**	**0.0%**
Total Open Space	**0.116 ha**	**0.068 ha**	**—**	**3.206 ha**	**3.390 ha**	**29.6%**
Road Lengths						
Street Type	**Length**	**Length**	**Length**	**Length**	**Length**	
Shared Access Driveway	56m	39m	—	—	**95m**	
14.5m Wide New Road	—	—	—	—	**—**	
16.5m Wide New Road	72m	374m	248m	—	**694m**	
18.5m Wide New Road	161m	112m	—	—	**273m**	
23.8m Wide New Road	307m	—	—	154m	**461m**	
Total Length of New Road	**596m**	**525m**	**248m**	**154m**	**1523m**	

REVISION
R: 13/09/17 Amend Stage 1K & 1Y
S: 19/09/17 Amend Stage 1I & Lot Numbering
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
V: 18/10/17 Amend Stage 1K, 1M, 1N, 1O & 1U
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
U: 13/10/17 Amend Stage 1M & 1N
Y: 14/12/17 Amend POD Stage 1L-N,1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P

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
- 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

CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1U - 1Y
ALLOTMENT LAYOUT

Date	17 May 2018
Comp By.	WNW
Checked By.	MD / 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	AA

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/402/77
Date: 18 July 2018

Queensland Government

Scale 1 : 1000 @ A1
0 5 10 20 30 40 50 60

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

©COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.

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%	

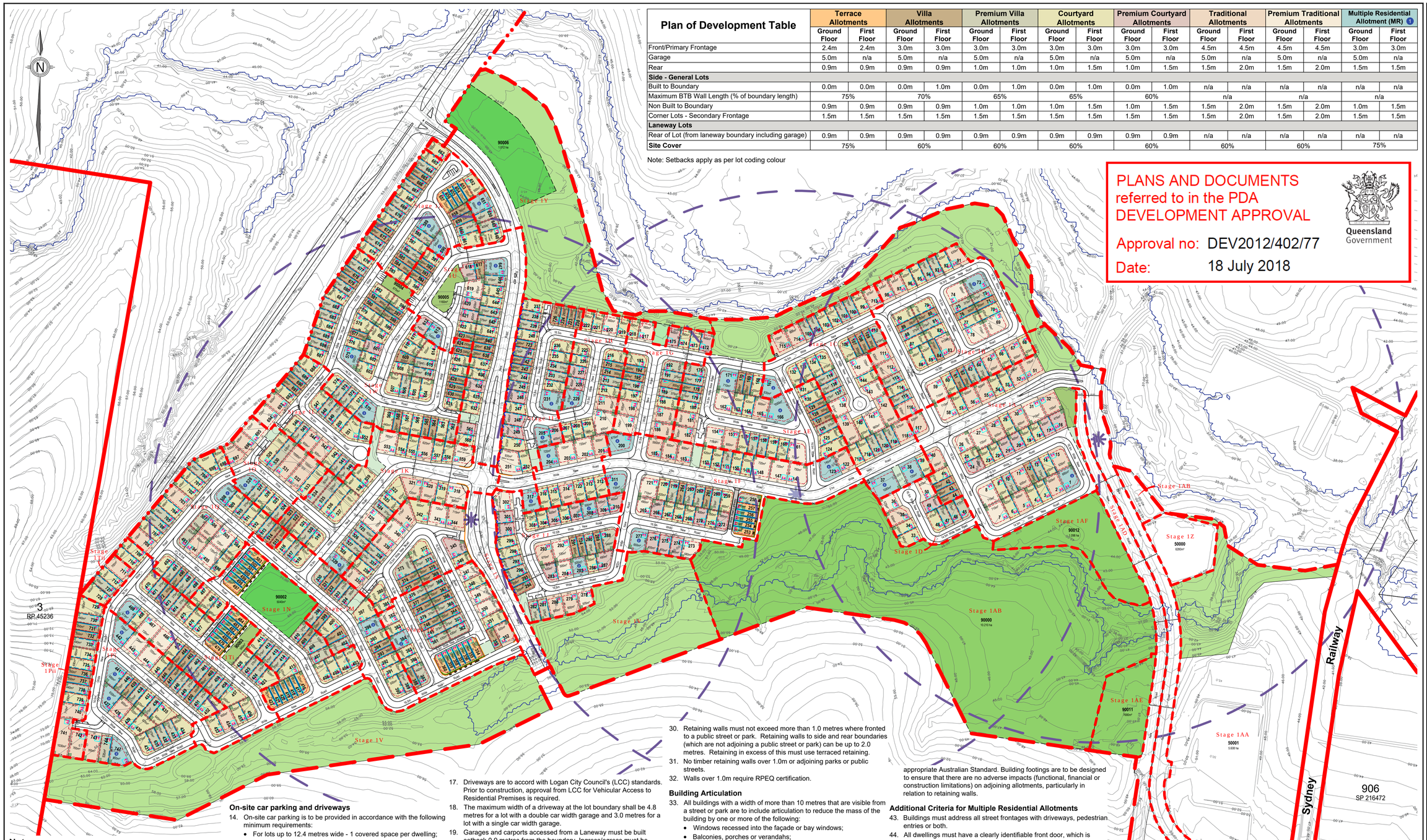
Note: Setbacks apply as per lot coding colour

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402/77

Date: 18 July 2018

Queensland Government



Notes:

General

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

Setbacks

8. 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.
9. 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.
10. Boundary setbacks are measured to the wall of the structure.
11. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

Private Open Space

12. 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).
13. Private open space must be directly accessible from a living space.

On-site car parking and driveways

14. 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)
15. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
    a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
    b. The garage door:
    i. Width must not exceed 4.8m
    ii. Must have a minimum 450mm eave above it
    iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
    iv. Must have a sectional, tilt or roller door.
    c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
    i. 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.
    ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
    iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
    d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
16. Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
17. 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.
18. 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.
19. 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.
20. Maximum of one driveway per dwelling unless it is a MR lot.
21. 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.
22. 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.
23. Driveways must be completed prior to occupation of the dwelling.

Fencing

24. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
25. 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.
26. 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.
27. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
28. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
29. 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.
30. 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.
31. No timber retaining walls over 1.0m or adjoining parks or public streets.
32. Walls over 1.0m require RPEQ certification.

Building Articulation

33. 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
34. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
35. 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.
36. 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.
37. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
38. Screened drying and rubbish bins area must be behind the main face of the dwelling.
39. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

40. 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.
41. 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.
42. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments

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

Additional Criteria for Secondary Dwellings

47. Floor area must be between a minimum of 30m² and 75m².
48. Materials, detailing, colours and roof form are consistent with those of the primary house.
49. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
50. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
51. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
52. 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.
53. 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.
54. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
55. 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.

REVISION
R: 13/09/17 Amend Stage 1K & 1Y
S: 19/09/17 Amend Stage 1I & Lot Numbering
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
V: 18/10/17 Amend Stage 1K, 1M, 1N, 1O & 1U
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
U: 13/10/17 Amend Stage 1M & 1N
Y: 14/12/17 Amend POD Stage 1L-N,1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P

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 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)
- Solid Fence to be Constructed by Developer

CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT
STAGE 1
RESIDENTIAL LOTS

Date	17 May 2018
Comp By.	WNW
Checked By.	MD / DG
DWG Name.	Precinct 1 Stage 1
Job Reference	110056
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Locality	JIMBOOMBA
Scale	1 : 2500
Sheet	A1
Plan Ref	110056 - 129
Rev	AA

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

Scale 1 : 2500 @ A1

0 20 40 60 80 100 120 140

© COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.

Notes:

General

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

Setbacks

8. 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.
9. 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.
10. Boundary setbacks are measured to the wall of the structure.
11. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

Private Open Space

12. 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).
13. Private open space must be directly accessible from a living space.

On-site car parking and driveways

14. 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)
15. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
    a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
    b. The garage door:
    i. Width must not exceed 4.8m
    ii. Must have a minimum 450mm eave above it
    iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
    iv. Must have a sectional, tilt or roller door.
    c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
    i. 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.
    ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
    iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
    d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
16. Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
17. 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.
18. 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.
19. 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.
20. Maximum of one driveway per dwelling unless it is a MR lot.
21. 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.
22. 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.
23. Driveways must be completed prior to occupation of the dwelling.

Fencing

24. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
25. 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.
26. 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.
27. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
28. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
29. 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.
30. 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.
31. No timber retaining walls over 1.0m or adjoining parks or public streets.
32. Walls over 1.0m require RPEQ certification.

Building Articulation

33. 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
34. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
35. 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.
36. 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.
37. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
38. Screened drying and rubbish bins area must be behind the main face of the dwelling.
39. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

40. 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.
41. 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.
42. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments

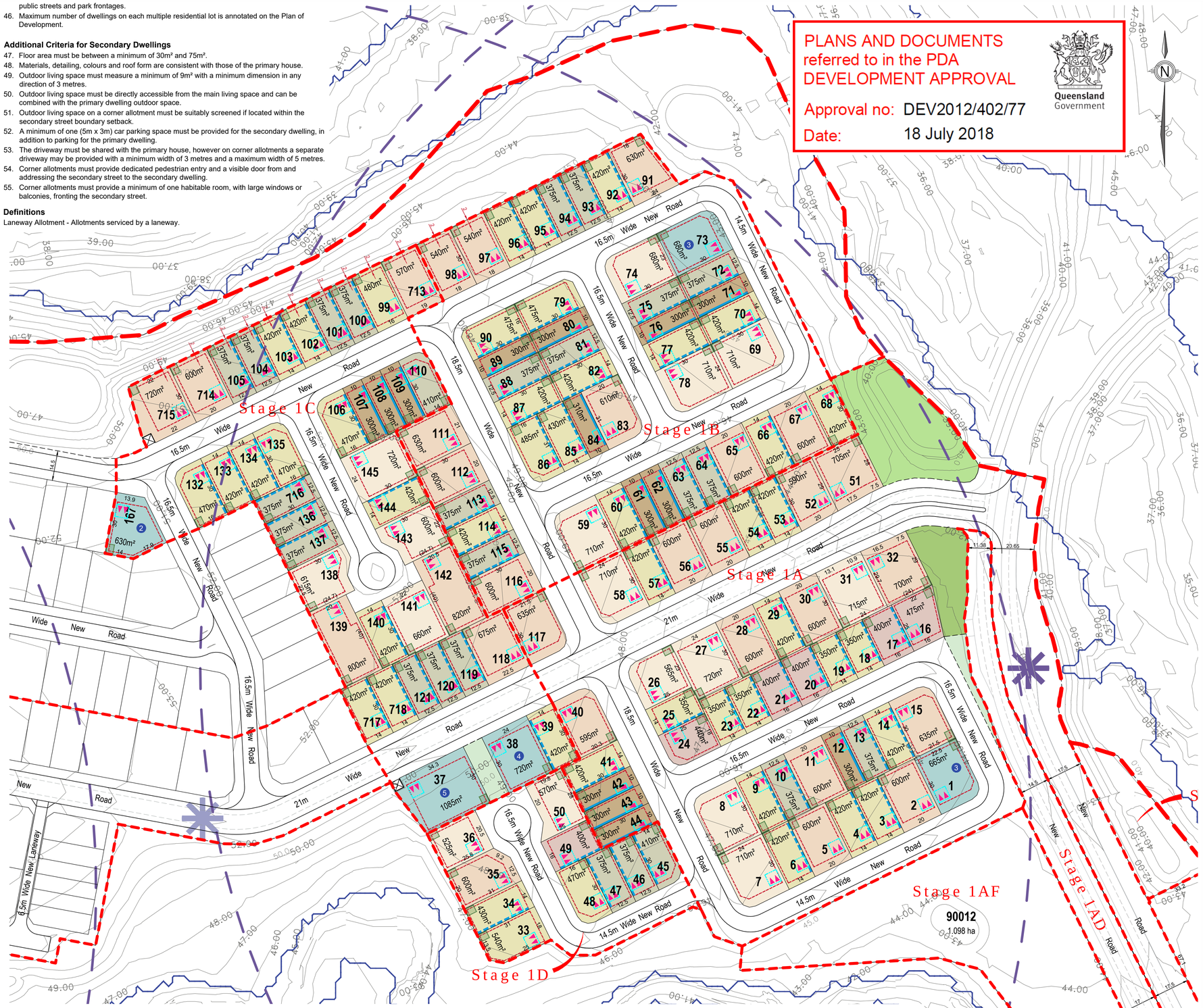
43. Buildings must address all street frontages with driveways, pedestrian entries or both.
44. All dwellings must have a clearly identifiable front door, which is undercover.
45. Have drying and rubbish bin areas behind the main face of the dwelling or suitably screen from public streets and park frontages.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

Additional Criteria for Secondary Dwellings

47. Floor area must be between a minimum of 30m² and 75m².
48. Materials, detailing, colours and roof form are consistent with those of the primary house.
49. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
50. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
51. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
52. 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.
53. 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.
54. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
55. 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
R: 13/09/17 Amend Stage 1K & 1Y
S: 19/09/17 Amend Stage 1I & Lot Numbering
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
V: 18/10/17 Amend Stage 1K, 1M, 1N, 1O & 1U
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
U: 13/10/17 Amend Stage 1M & 1N
Y: 14/12/17 Amend POD Stage 1L-N,1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P

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 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)

CLIENT
PEET

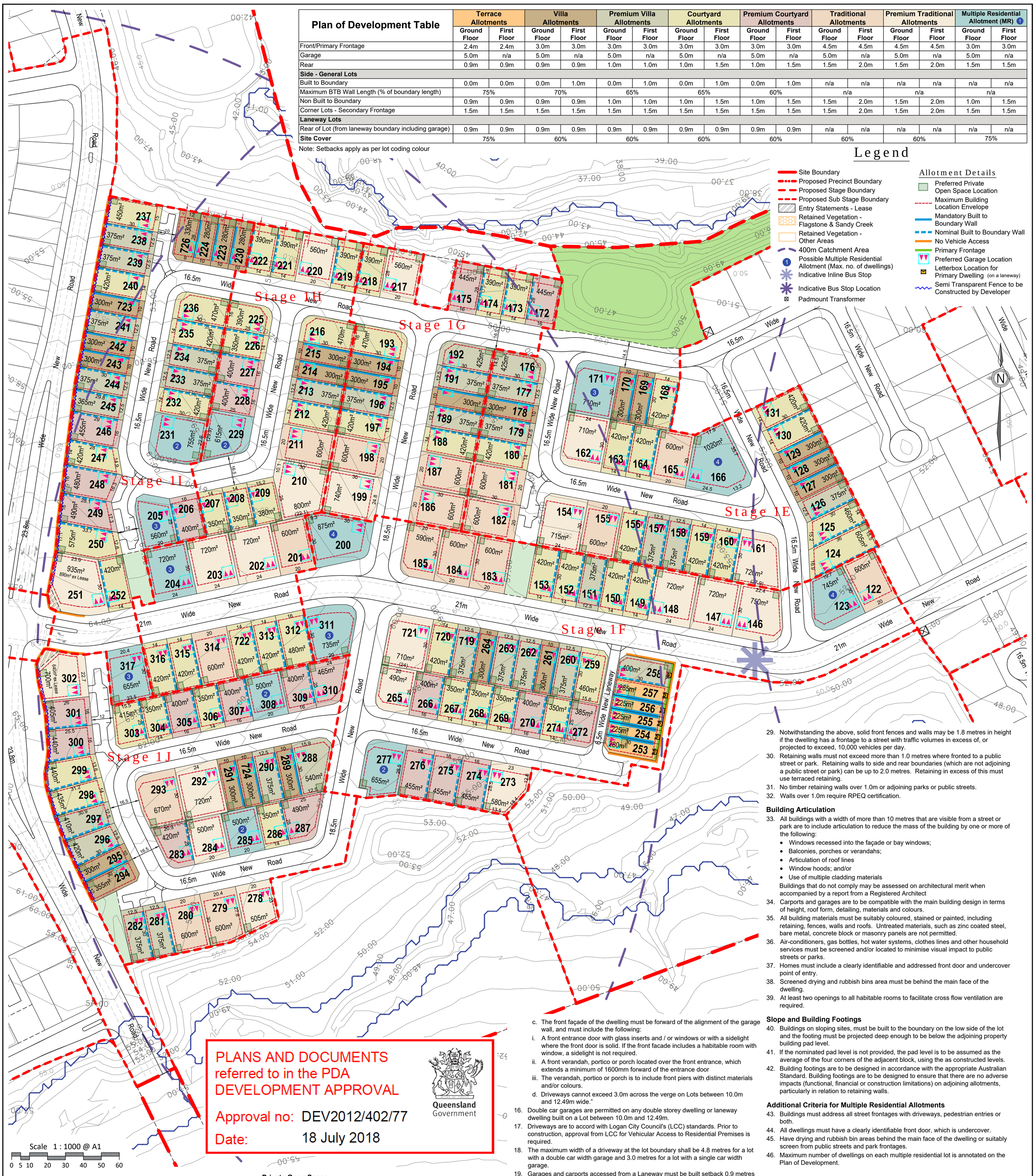
PROJECT
FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT
STAGE 1A - 1D
RESIDENTIAL LOTS

Date	17 May 2018
Comp By.	WNW
Checked By.	MD / 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	AA

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

©COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402/77

Date: 18 July 2018

Queensland Government

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

Notes:

General

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

Setbacks

8. 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.
9. 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.
10. Boundary setbacks are measured to the wall of the structure.
11. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

Private Open Space

12. 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).
13. Private open space must be directly accessible from a living space.

On-site car parking and driveways

14. 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)
15. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
    a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
    b. The garage door:
    i. Width must not exceed 4.8m
    ii. Must have a minimum 450mm eave above it
    iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
    iv. Must have a sectional, tilt or roller door.
    c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
    i. 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.
    ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
    iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
    d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
16. Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
17. 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.
18. 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.
19. 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.
20. Maximum of one driveway per dwelling unless it is a MR lot.
21. 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.
22. 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.
23. Driveways must be completed prior to occupation of the dwelling.

Fencing

24. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
25. 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.
26. 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.
27. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
28. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
29. 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.
30. 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.
31. No timber retaining walls over 1.0m or adjoining parks or public streets.
32. Walls over 1.0m require RPEQ certification.

Building Articulation

33. 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
34. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
35. 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.
36. 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.
37. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
38. Screened drying and rubbish bins area must be behind the main face of the dwelling.
39. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

40. 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.
41. 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.
42. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments

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

Additional Criteria for Secondary Dwellings

47. Floor area must be between a minimum of 30m² and 75m².
48. Materials, detailing, colours and roof form are consistent with those of the primary house.
49. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
50. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
51. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
52. 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.
53. 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.
54. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
55. 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.

REVISION
R: 13/09/17 Amend Stage 1K & 1Y
S: 19/09/17 Amend Stage 1I & Lot Numbering
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
V: 18/10/17 Amend Stage 1K, 1M, 1N, 1O & 1U
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
U: 13/10/17 Amend Stage 1M & 1N
Y: 14/12/17 Amend POD Stage 1L-N,1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P

PROJECT	FLAGSTONE PRECINCT 1	CLIENT	PEET
Job Ref.	110056	Date	17 May 2018
Comp By.	WNW	DWG Name.	Precinct 1 Stage 1
Checked By.	MD / DG	Locality	JIMBOOMBA
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND		

PLAN OF DEVELOPMENT
STAGE 1E - 1J
RESIDENTIAL LOTS

RPS
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

©COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.

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

Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	110056 - 131	AA

Notes:

General

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

Setbacks

8. 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.
9. 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.
10. Boundary setbacks are measured to the wall of the structure.
11. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

Private Open Space

12. 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).
13. Private open space must be directly accessible from a living space.

On-site car parking and driveways

14. 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)
15. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
    a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
    b. The garage door:
    i. Width must not exceed 4.8m
    ii. Must have a minimum 450mm eave above it
    iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
    iv. Must have a sectional, tilt or roller door.
    c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
    i. 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.
    ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
    iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
    d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
16. Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
17. 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.
18. 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.
19. 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.
20. Maximum of one driveway per dwelling unless it is a MR lot.
21. 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.
22. 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.
23. Driveways must be completed prior to occupation of the dwelling.

Fencing

24. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
25. 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.
26. 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.
27. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
28. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
29. 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.
30. 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.
31. No timber retaining walls over 1.0m or adjoining parks or public streets.
32. Walls over 1.0m require RPEQ certification.

Building Articulation

33. 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
34. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
35. 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.
36. 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.
37. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
38. Screened drying and rubbish bins area must be behind the main face of the dwelling.
39. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

40. 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.
41. 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.
42. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments

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

Additional Criteria for Secondary Dwellings

47. Floor area must be between a minimum of 30m² and 75m².
48. Materials, detailing, colours and roof form are consistent with those of the primary house.
49. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
50. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
51. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
52. 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.
53. 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.
54. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
55. 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
R: 13/09/17 Amend Stage 1K & 1Y
S: 19/09/17 Amend Stage 1I & Lot Numbering
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
V: 18/10/17 Amend Stage 1K, 1M, 1N, 1O & 1U
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
U: 13/10/17 Amend Stage 1M & 1N
Y: 14/12/17 Amend POD Stage 1L-N,1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P

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)

CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

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

Date	17 May 2018
Comp By.	WNW
Checked By.	MD / 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 - 132
Rev	AA

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

©COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402/77

Date: 18 July 2018

Queensland Government

Notes:

General

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

Setbacks

8. 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.
9. 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.
10. Boundary setbacks are measured to the wall of the structure.
11. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

Private Open Space

12. 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).
13. Private open space must be directly accessible from a living space.

On-site car parking and driveways

14. 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)
15. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
    a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
    b. The garage door:
    i. Width must not exceed 4.8m
    ii. Must have a minimum 450mm eave above it
    iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
    iv. Must have a sectional, tilt or roller door.
    c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
    i. 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.
    ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
    iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
    d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
16. Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
17. 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.
18. 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.
19. 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.
20. Maximum of one driveway per dwelling unless it is a MR lot.
21. 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.
22. 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.
23. Driveways must be completed prior to occupation of the dwelling.

Fencing

24. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
25. 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.
26. 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.
27. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
28. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
29. 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.
30. 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.
31. No timber retaining walls over 1.0m or adjoining parks or public streets.
32. Walls over 1.0m require RPEQ certification.

Building Articulation

33. 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
34. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
35. 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.
36. 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.
37. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
38. Screened drying and rubbish bins area must be behind the main face of the dwelling.
39. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

40. 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.
41. 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.
42. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments

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

Additional Criteria for Secondary Dwellings

47. Floor area must be between a minimum of 30m² and 75m².
48. Materials, detailing, colours and roof form are consistent with those of the primary house.
49. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
50. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
51. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
52. 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.
53. 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.
54. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
55. 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
R: 13/09/17 Amend Stage 1K & 1Y
S: 19/09/17 Amend Stage 1I & Lot Numbering
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
V: 18/10/17 Amend Stage 1K, 1M, 1N, 1O & 1U
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
U: 13/10/17 Amend Stage 1M & 1N
Y: 14/12/17 Amend POD Stage 1L-N,1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P

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

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)

CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT
STAGE 1O - 1R
RESIDENTIAL LOTS

Date	17 May 2018
Comp By.	WNW
Checked By.	MD / 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	AA

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

COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.

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

Notes:

General

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

Setbacks

8. 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.
9. 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.
10. Boundary setbacks are measured to the wall of the structure.
11. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

Private Open Space

12. 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).
13. Private open space must be directly accessible from a living space.

On-site car parking and driveways

14. 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)
15. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
    a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
    b. The garage door:
    i. Width must not exceed 4.8m
    ii. Must have a minimum 450mm eave above it
    iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
    iv. Must have a sectional, tilt or roller door.
    c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
    i. 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.
    ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
    iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
    d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
16. Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
17. 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.
18. 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.
19. 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.
20. Maximum of one driveway per dwelling unless it is a MR lot.
21. 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.
22. 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.
23. Driveways must be completed prior to occupation of the dwelling.

Fencing

24. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
25. 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.
26. 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.
27. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
28. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
29. 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.
30. 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.
31. No timber retaining walls over 1.0m or adjoining parks or public streets.
32. Walls over 1.0m require RPEQ certification.

Building Articulation

33. 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
34. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
35. 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.
36. 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.
37. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
38. Screened drying and rubbish bins area must be behind the main face of the dwelling.
39. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

40. 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.
41. 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.
42. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments

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

Additional Criteria for Secondary Dwellings

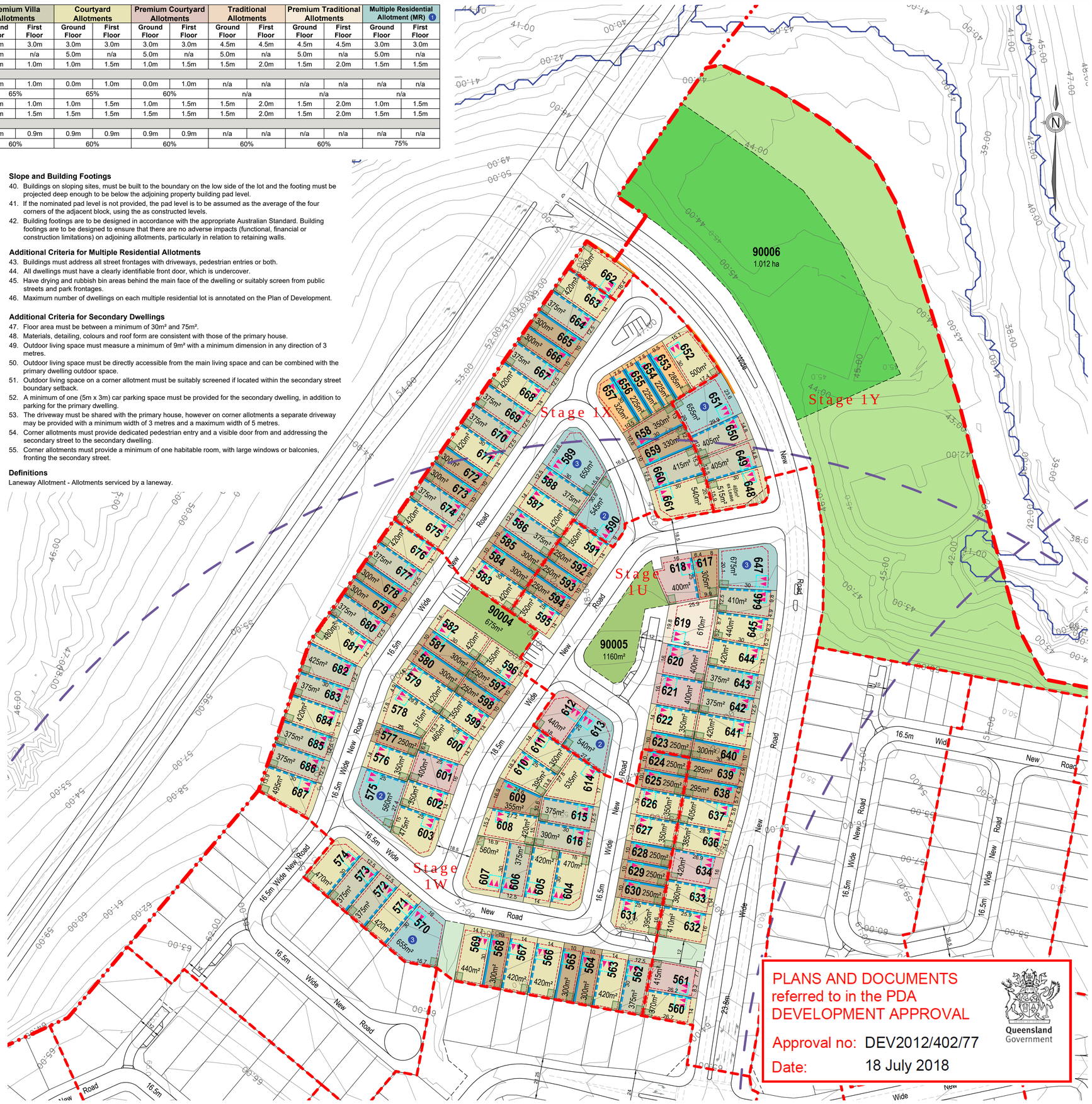
47. Floor area must be between a minimum of 30m² and 75m².
48. Materials, detailing, colours and roof form are consistent with those of the primary house.
49. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
50. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
51. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
52. 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.
53. 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.
54. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
55. 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.

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402/77

Date: 18 July 2018

Queensland Government

REVISION
R: 13/09/17 Amend Stage 1K & 1Y
S: 19/09/17 Amend Stage 1I & Lot Numbering
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
V: 18/10/17 Amend Stage 1K, 1M, 1N, 1O & 1U
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
U: 13/10/17 Amend Stage 1M & 1N
Y: 14/12/17 Amend POD Stage 1L-N,1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P

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
- 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)

CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT
STAGE 1U - 1Y
RESIDENTIAL LOTS

Date	17 May 2018
Comp By.	WNW
Checked By.	MD / 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 - 134
Rev	AA

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

COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.

Legend

General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Super Stage Boundary
- Proposed Sub Stage Boundary
- 400m Catchment Area
- Indicative Bus Stop Location
- Padmount Transformer

Open Space

- Regional Recreation Park
- Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Recreation Park
- Stormwater Detention
- Linear Connections
- Entry Statements

On-Street Parking

- Indicative Car Park Location
- Indicative 3.5m Wide Driveway

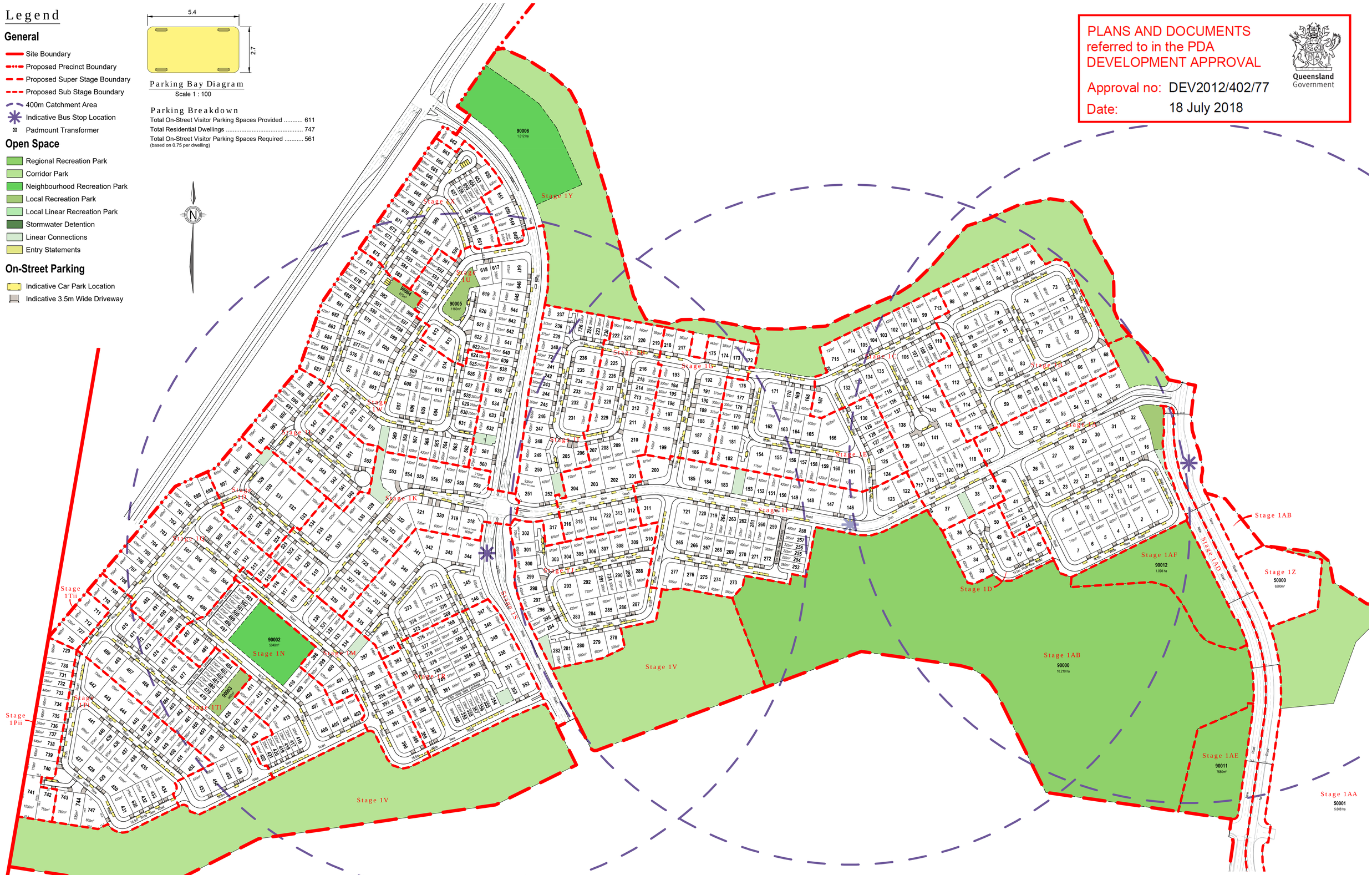
Parking Bay Diagram
Scale 1 : 100

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 611
Total Residential Dwellings 747
Total On-Street Visitor Parking Spaces Required 561
(based on 0.75 per dwelling)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/402/77
Date: 18 July 2018

Queensland Government



Scale 1 : 2500 @ A1
0 20 40 60 80 100 120 140

REVISION
R: 13/09/17 Amend Stage 1K & 1Y
S: 19/09/17 Amend Stage 1I & Lot Numbering
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
V: 18/10/17 Amend Stage 1K, 1M, 1N, 1O & 1U
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
U: 13/10/17 Amend Stage 1M & 1N
Y: 14/12/17 Amend POD Stage 1L-N,1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P

PROJECT	FLAGSTONE PRECINCT 1		
Job Ref.	110056	Date	17 May 2018
Comp By.	WNW	DWG Name.	Precinct 1 Stage 1
Checked By.	MD / DG	Locality	JIMBOOMBA
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND		

CLIENT
PEET

PLAN OF DEVELOPMENT
STAGE 1
PARKING MANAGEMENT PLAN

RPS
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

© COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment not permitted. Please contact the author.

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

Scale	Sheet	Plan Ref	Rev
1 : 2000	A1	110056 - 137	AA