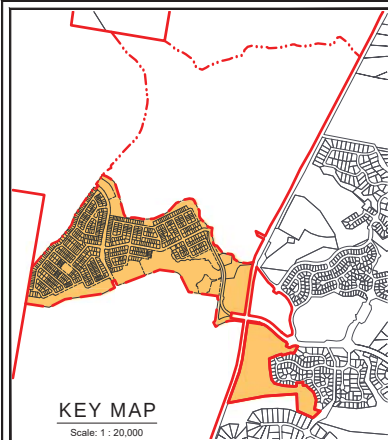




General

- 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)

Legend

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

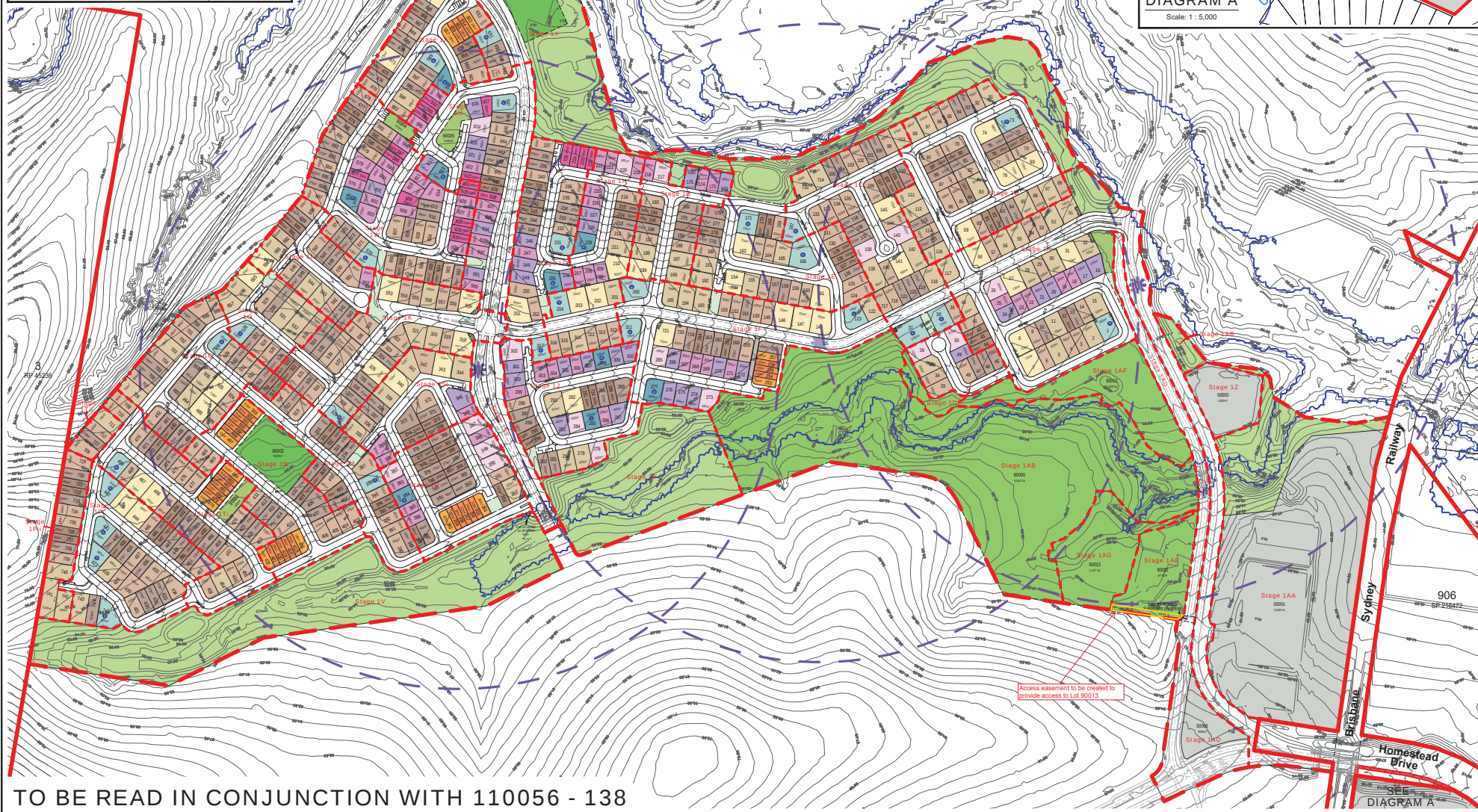
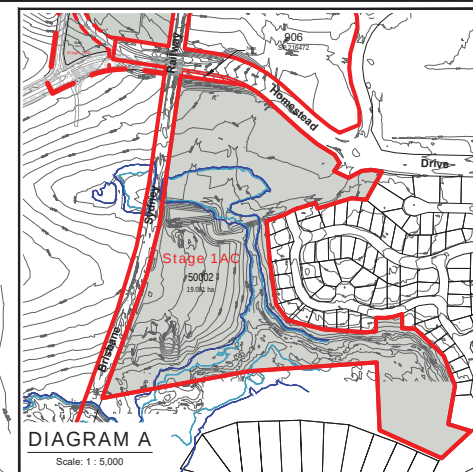
Allotments

30m Deep Allotments

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

Super Allotments

- Super Allotment



REVISION

W: 23/11/17 Amend Stage 1M, 1N, 1O & 1P
 X: 30/11/17 Amend Stage 1M, 1N, 1O & 1P
 Y: 14/12/17 Amend Stage 1M, 1N, 1O & 1P
 Z: 08/05/18 Amend Stage 1M, 1N, 1O & 1P
 AA: 17/05/18 Amend Stage 1M, 1N, 1O & 1P
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 AD: 20/03/19 Amend Stage 1M, 1N, 1O & 1P

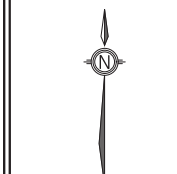
Note:
 All dimensions and areas are approximate only, and are subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres.

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: Carcho Bulk Earthworks

AMENDED IN RED

By: Marissa Bais
 Date: 10 April 2019



PLANS AND DOCUMENTS referred to in the PDA:
 DEVELOPMENT APPROVAL
 Approval no: DEV2012402
 Date: 12 April 2019

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

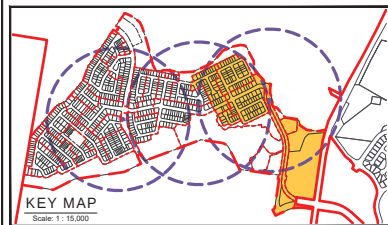
Date	20 March 2019
Comp By	WNW
Checked By	MD / DG
DWG Name	Precinct 1 Stage 1
Job Reference	110056
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Locality	JIMBOOMBA
Scale	1:2500
Sheet	A1
Plan Ref	110056 - 121
Rev	AD

rps

RPS Australia East Pty Ltd
 ACN 140 292 762
 ABN 44 140 292 762
 Urban Design
 Level 4 HQ South
 529 Wickham Street
 PO Box 1559
 Fortitude Valley QLD 4006
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TO BE READ IN CONJUNCTION WITH 110056 - 138



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	5.996 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	—	—	—	—	—	—	—	6.876 ha	31.7%
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	2.059 ha	—	0.186 ha	—	—	—	1.570 ha	3.815 ha	17.6%
Collector Road	0.877 ha	1.032 ha	0.518 ha	0.245 ha	—	—	—	2.672 ha	12.3%
Local Road	0.025 ha	—	0.030 ha	—	—	—	—	0.055 ha	0.3%
Linear Connections	—	—	—	—	—	—	—	—	0.0%
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	—	—	—	—	—	—	—	—	0.0%
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	250m ²	—	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m ²	5	—	—	—	—	—	—	5
Premium Courtyard Allotment	16 x 25m	400m ²	5	—	—	—	—	—	—	6
Premium Traditional Allotment	20 x 25m	500m ²	1	—	2	2	—	—	—	5
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	0%
Subtotal			11	—	2	3	—	—	—	16
30m Deep Product										
Villa Allotment	10 x 30m	300m ²	4	7	3	—	—	—	—	14
Premium Villa Allotment	12.5 x 30m	375m ²	2	10	11	3	—	—	—	26
Courtyard Allotment	14 x 30m	420m ²	10	15	13	3	—	—	—	41
Traditional Allotment	20 x 30m	600m ²	13	9	6	1	—	—	—	29
Premium Traditional Allotment	24 x 30m	720m ²	5	4	2	—	—	—	—	11
Possible Multiple Residential Allotment	—	—	1	1	3	—	—	—	—	5
Subtotal			35	46	38	7	—	—	—	126
Total Residential Allotments			46	46	40	10	—	—	—	142
Residential Net Density			14.6 dwha	14.6 dwha	15.7 dwha	14.0 dwha	—	—	—	100%
Super Lots										
Balance Super Allotments										
Sub Total										
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 dwha	15.2 dwha	16.9 dwha	14.0 dwha	—	—	—	

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

REVISION

W: 23/11/17 Amend Stage 1M, 1N, 1O, 1P & 1Y
X: 30/11/17 Amend Stage 1M, 1N, 1O & 1P
Y: 14/12/17 Amend POD Stage 1, 1N, 1P & 1R
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P
AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1AB
AC: 24/01/19 Sub-Staging 1S & 1AG
AD: 20/03/19 POD Amendments & Emt EM

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: DCOB.
Contours: Carcho 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

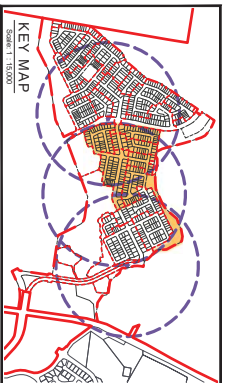
CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

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

Date: 20 March 2019
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: AD

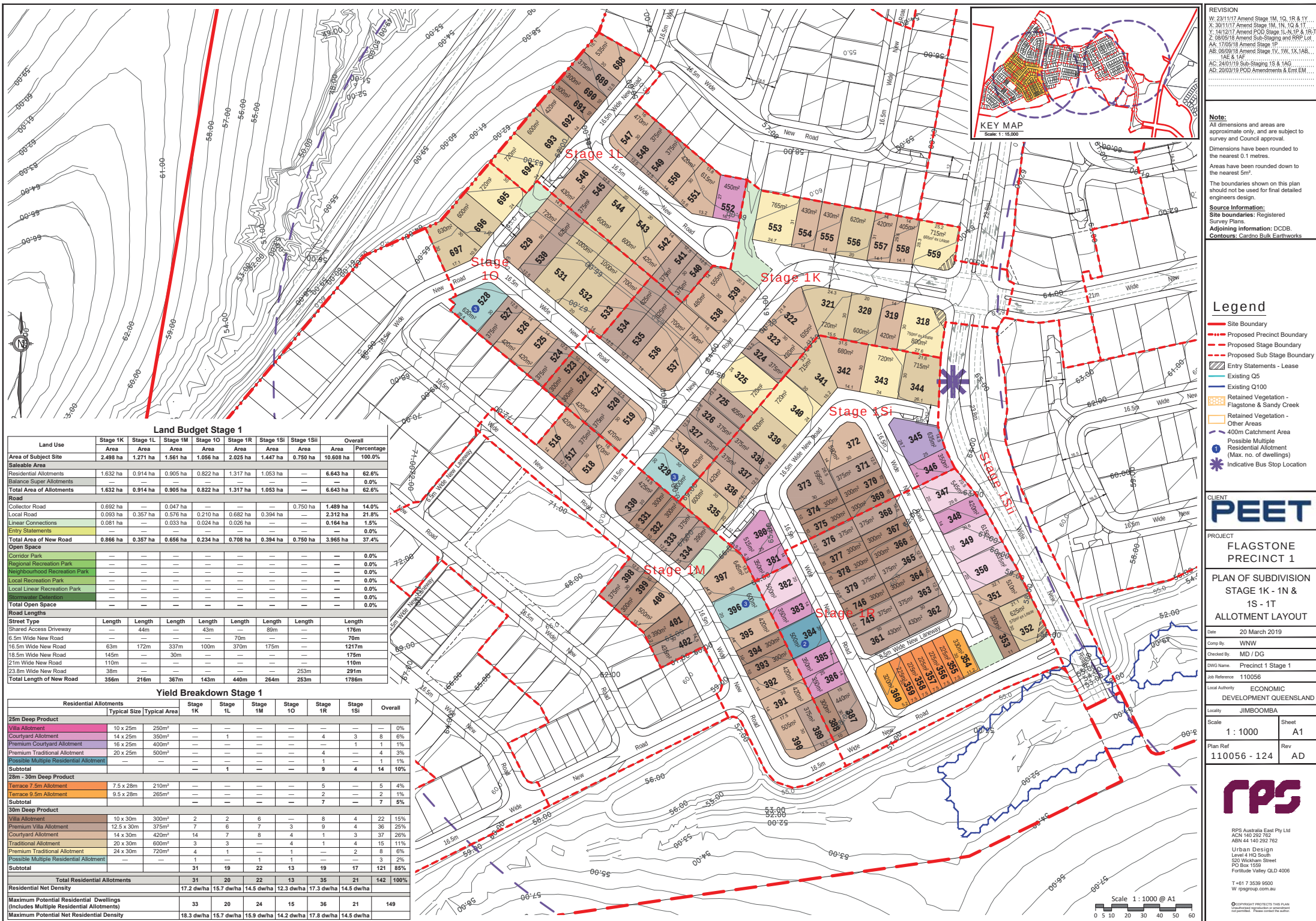
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ABN 44 140 252 762
Urban Design
Level 4 HQ South
529 Wickham Street
PO Box 1524
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com.au



Yield Breakdown Stage 1											
Residential Allowments			Typical Size	Typical Area	Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall
25m Deep Product	Villa Apartment	10 x 25m	250sqm	—	—	—	—	—	—	—	—
—	Cockeyard Apartment	14 x 25m	350sqm	—	4	3	6	1	4	5	21
—	Traditional Terrace Apartment	18 x 25m	450sqm	—	6	2	1	2	4	8	22
—	Traditional Terrace Apartment	20 x 25m	500sqm	—	2	1	1	1	1	2	7
—	Small Villa (Residential Allowance)	—	—	—	1	1	1	1	1	5	9
25m - 35m Deep Product	—	—	—	—	10	6	12	12	10	18	69
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	Land Use	Stage IE	Stage IIF	Stage 10	Stage 1H	Stage 1I	Stage 1J	Overall Percentage
Acre of Subject Site	4,293 ha	3,410 ha	1,263 ha	1,531 ha	2,194 ha	14,853 ha	14,853 ha	100.0%
Selectable Area	—	—	—	—	—	—	—	0.0%
Net Available for Development								
Total Area of Allotments	1,524 ha	2,002 ha	0,884 ha	1,376 ha	1,903 ha	1,515 ha	8,614 ha	60.0%
Road	1,524 ha	2,002 ha	0,884 ha	1,376 ha	1,903 ha	1,515 ha	8,614 ha	60.0%
Collector Road	—	0,754 ha	—	0,186 ha	0,105 ha	—	1,065 ha	7.2%
Distributor Road	0,664 ha	0,006 ha	0,390 ha	0,350 ha	0,380 ha	0,643 ha	2,891 ha	20.1%
Drainage Corridors	—	—	—	0,201 ha	0,079 ha	0,003 ha	0,108 ha	0.7%
Open Space	—	0,038 ha	—	—	0,024 ha	—	0,076 ha	0.5%
Total Open Space	0,664 ha	1,040 ha	0,390 ha	0,576 ha	0,528 ha	0,679 ha	4,164 ha	28.0%
Open Space of New Road	—	—	—	—	—	—	—	—
Conifer Park	2,075 ha	—	—	—	—	—	2,075 ha	14.0%
Regional Recreation Park	—	—	—	—	—	—	—	0.0%
Neighborhood Recreation Park	—	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	—	0.0%
Local Open Space Park	—	—	—	—	—	—	—	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	3m	—	—	—	63m	68m	—	
St. John's Way	—	—	—	—	—	—	88m	
St. Peter's Way	7m	—	—	—	—	—	—	
16.5m Wide New Road	330m	107m	162m	166m	290m	1426m	—	
18.5m Wide New Road	187m	104m	—	—	41m	—	—	
21m Wide New Road	—	354m	—	—	—	—	48 m	
Total Width of New Road	460m	717m	211m	262m	216m	423m	2327m	

[illegible]



REVISION

W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
X: 30/11/17 Amend Stage 1M, 1N, 1Q & 1Y
Y: 14/12/17 Amend P2D Stage 1L-N, 1P & 1R
Z: 28/05/18 Amend Sub-Stage/Imp RPP Lot
AA: 17/05/18 Amend Stage 1P
AB: 17/05/18 Amend Stage 1Y, 1W, 1X, 1A
AC: 1A & 1AF
AD: 24/01/19 Sub-Stage 1S & 1AG
AE: 24/01/19 P2D Amendements A-Ent EM

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: DCCB, Copturps, Carbro 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

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PROJECT
FLAGSTONE
PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1K - 1N &
1S - 1T
ALLOTMENT LAYOUT

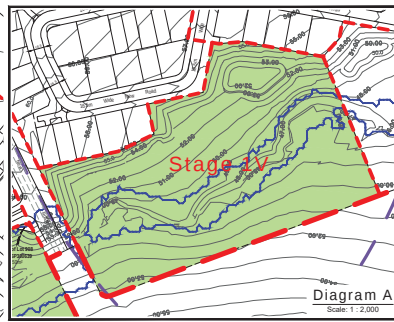
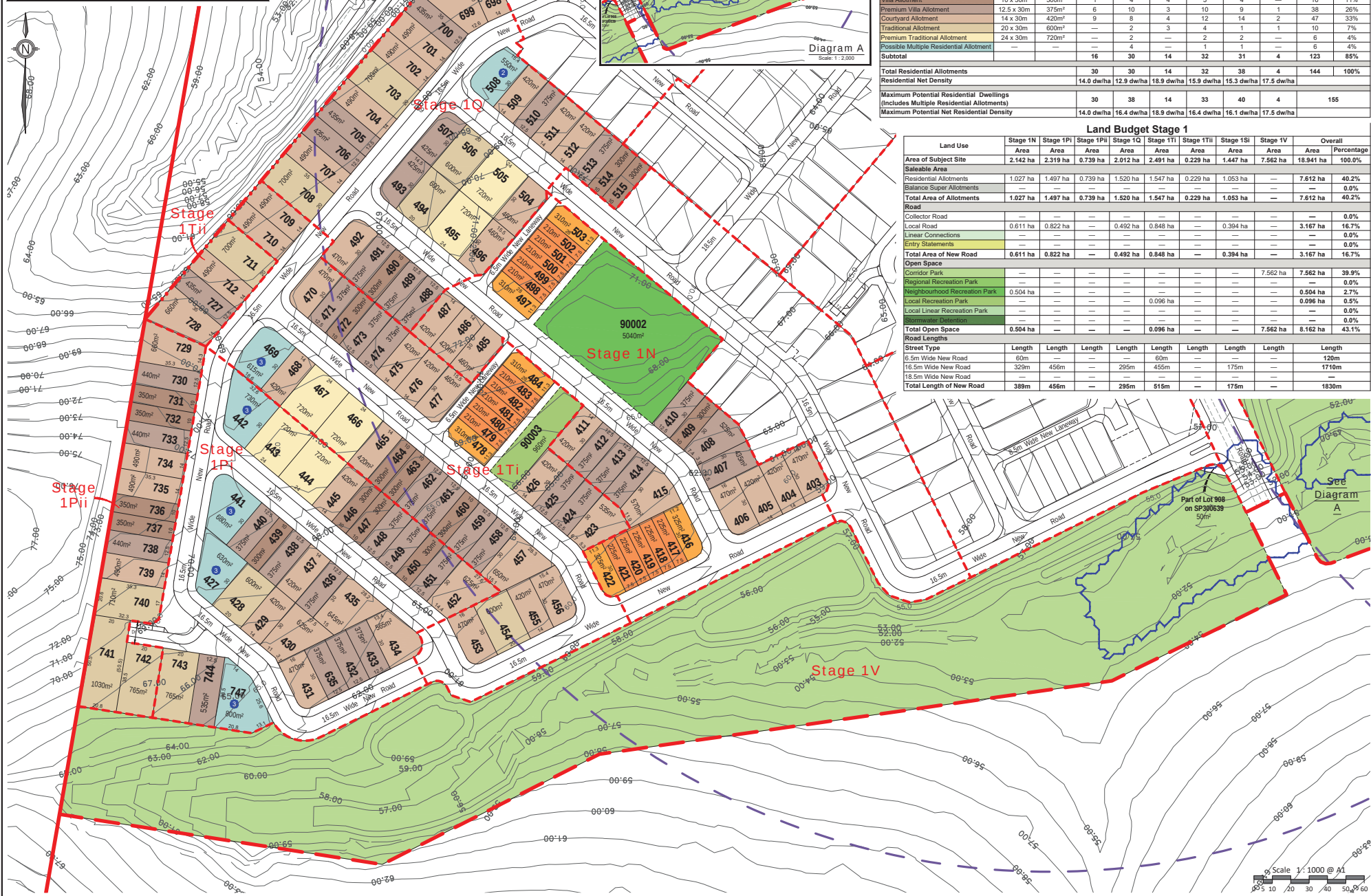
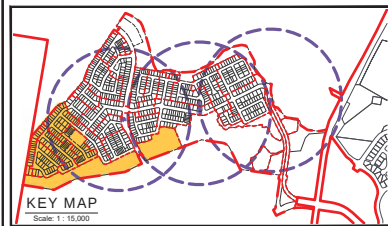
Date	20 March 2019		
Comp By:	WNW		
Checked By:	MD / DG		
DWG Name:	Precinct 1 Stage 1		
Job Reference	110056		
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND		
Locality	JIMBOOMBA		
Scale	1 : 1000		Sheet A1
Plan Ref	110056 - 124		Rev AD



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Yield Breakdown Stage 1									
Residential Allotments	Typical Size	Typical Area	Stage 1N	Stage 1P	Stage 1Q	Stage 1T	Stage 1U	Overall	
25m Deep Product									
Villa Allotment	10 x 25m	250m ²	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m ²	—	—	—	—	—	—	0%
Premium Courtyard Allotment	16 x 25m	400m ²	—	—	—	—	—	—	0%
Premium Traditional Allotment	20 x 25m	500m ²	—	—	—	—	—	—	0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	0%
Subtotal			—	—	—	—	—	—	0%
28m - 30m Deep Product									
Terrace 7.5m Allotment	7.5 x 28m	210m ²	10	—	—	—	5	—	15%
Terrace 9.5m Allotment	9.5 x 28m	265m ²	4	—	—	—	2	—	6%
Subtotal			14	—	—	—	7	—	21%
30m Deep Product									
Villa Allotment	10 x 30m	300m ²	1	4	4	3	4	—	16%
Premium Villa Allotment	12.5 x 30m	375m ²	6	10	3	10	9	1	38%
Courtyard Allotment	14 x 30m	420m ²	9	8	4	12	14	2	47%
Traditional Allotment	20 x 30m	600m ²	—	2	3	4	1	1	10%
Premium Traditional Allotment	24 x 30m	720m ²	—	2	—	2	2	—	6%
Possible Multiple Residential Allotment	—	—	—	4	—	1	1	—	6%
Subtotal			16	30	14	32	31	4	123%
Total Residential Allotments			30	30	14	32	38	4	144%
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			30	38	14	33	40	4	155
Maximum Potential 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 1P	Stage 1Q	Stage 1T	Stage 1U	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	1.447 ha	7.562 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	40.2%
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	40.2%
Road									
Collector Road	—	—	—	—	—	—	—	—	0.0%
Local Road	0.611 ha	0.822 ha	—	0.492 ha	0.848 ha	—	0.394 ha	3.167 ha	16.7%
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	—	0.394 ha	3.167 ha	16.7%
Open Space									
Collector Park	—	—	—	—	—	—	7.562 ha	7.562 ha	39.9%
Regional Recreation Park	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	0.504 ha	—	—	—	0.096 ha	—	—	0.504 ha	2.7%
Local Recreation Park	—	—	—	—	—	—	—	0.096 ha	0.5%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	—	—	—	—	0.0%
Total Open Space	0.504 ha	—	—	—	0.096 ha	—	7.562 ha	8.162 ha	43.1%
Road Lengths									
Street Type	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

W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
X: 30/11/17 Amend Stage 1M, 1Q, 1R & 1Y
Y: 14/12/17 Amend Stage 1M, 1Q, 1R & 1Y
Z: 08/05/18 Amend Sub-Stage 1M, 1Q, 1R & 1Y
AA: 17/05/18 Amend Stage 1P
AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1Y, 1Z, 1AA & 1AB
AC: 24/01/19 Sub-Stage 1S & 1AG
AD: 20/03/19 Amend Stage 1S & 1AG

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 engineering design.
Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: ODOB.
Contours: Canbrix 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

PROJECT

FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION STAGE 10 - 1R ALLOTMENT LAYOUT

Date: 20 March 2019

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

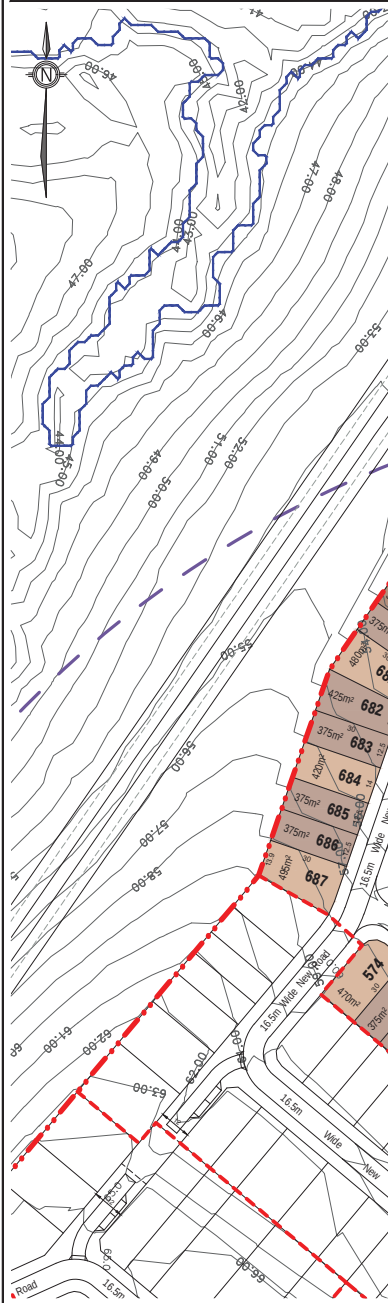
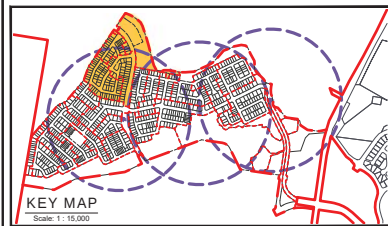
Plan Ref: 110056 - 125

Rev: AD

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Yield Breakdown Stage 1						
Residential Allotments	Typical Size	Typical Area	Stage 1U	Stage 1W	Stage 1X	Stage 1Y
25m Deep Product						
Villa Allotment	10 x 25m	250m ²	6	9	—	15
Courtyard Allotment	14 x 25m	350m ²	8	14	—	22
Premium Courtyard Allotment	16 x 25m	400m ²	6	1	—	7
Premium Traditional Allotment	20 x 25m	500m ²	1	1	—	1
Possible Multiple Residential Allotment	—	—	1	1	—	3
Subtotal	—	—	22	25	1	48
28m - 30m Deep Product						
Terrace 7.5m Allotment	7.5 x 28m	210m ²	—	—	3	3
Terrace 9.5m Allotment	9.5 x 28m	265m ²	—	—	2	2
Subtotal	—	—	—	—	5	5
30m Deep Product						
Villa Allotment	10 x 30m	300m ²	2	7	4	13
Premium Villa Allotment	12.5 x 30m	375m ²	3	12	8	25
Courtyard Allotment	14 x 30m	420m ²	3	15	6	26
Traditional Allotment	20 x 30m	600m ²	—	—	1	1
Premium Traditional Allotment	24 x 30m	720m ²	—	—	2	2
Possible Multiple Residential Allotment	—	—	1	1	1	4
Subtotal	—	—	9	35	22	5
Total Residential Allotments						
Residential Net Density	20.4 dwha	19.4 dwha	17.3 dwha	3.8 dwha	—	—
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)						
Maximum Potential Net Residential Density	22.3 dwha	20.4 dwha	19.2 dwha	5.3 dwha	—	—

Land Budget Stage 1					
Land Use	Stage 1U	Stage 1W	Stage 1X	Stage 1Y	Overall
Area	Area	Area	Area	Area	Area
Saleable Area	2.705 ha	3.280 ha	1.616 ha	1.453 ha	11.453 ha
Residential Allotments	1.199 ha	2.301 ha	1.156 ha	0.249 ha	4.905 ha
Balance Super Allotments	—	—	—	—	0.0%
Total Area of Allotments	1.199 ha	2.301 ha	1.156 ha	0.249 ha	4.905 ha
Road	—	—	—	—	—
Collector Road	1.183 ha	0.194 ha	—	0.397 ha	1.774 ha
Local Road	0.177 ha	0.689 ha	0.460 ha	—	1.326 ha
Linear Connections	0.030 ha	0.028 ha	—	—	0.058 ha
Entry Statements	—	—	—	—	0.0%
Total Area of New Road	1.390 ha	0.911 ha	0.460 ha	0.397 ha	3.158 ha
Open Space	—	—	—	—	—
Corridor Park	—	—	—	2.142 ha	2.142 ha
Regional Recreation Park	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	1.012 ha	1.012 ha
Local Recreation Park	0.116 ha	0.068 ha	—	—	0.184 ha
Local Linear Recreation Park	—	—	—	0.052 ha	0.052 ha
Stormwater Detention	—	—	—	—	0.0%
Total Open Space	0.116 ha	0.068 ha	—	3.206 ha	3.390 ha
Road Lengths	Length	Length	Length	Length	Length
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

W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
X: 30/11/17 Amend Stage 1M, 1N, 1Q & 1Y
Y: 14/12/17 Amend POD Stage 1L, 1N, 1P & 1R
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P
AB: 06/09/18 Amend Stage 1Y - 1W, 1X, 1AB
AC: 24/09/18 Sub-Staging 1S & 1AG
AD: 20/03/19 POD Amendments & Emt EM

Note:

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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineering design.

Source Information:

Site boundaries: Registered Survey Plans.

Adjoining information: ODOB.

Contours: Canbrix 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
- Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location
- Padmount Transformer

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PROJECT

FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1U - 1Y
ALLOTMENT LAYOUT

Date: 20 March 2019

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

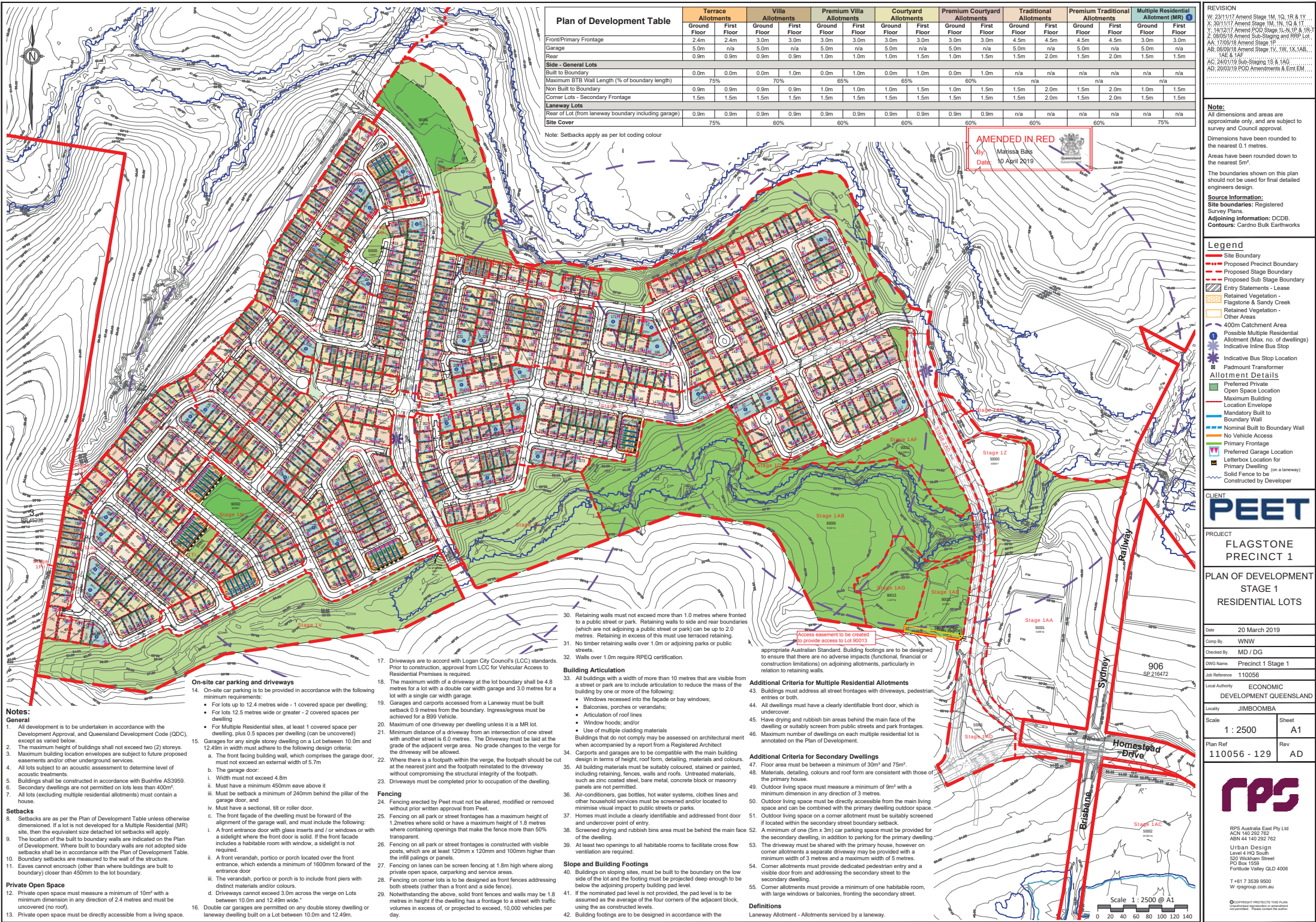
Plan Ref: 110056 - 126 Rev: AD

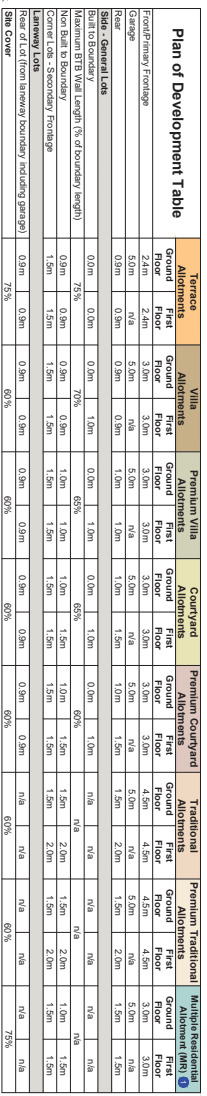
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RPS Australia East Pty Ltd
ACN 140 292 782
ABN 44 140 292 782
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Notes

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REVISION

Ms. 23.11.1
X. 2014.14

A: 2011.01
 Y: 14/12/1
 Z: 08/05/1

AA: 17.05
AB: 06.09

1AE
AC: 24/01

AD: 20/03/

[illegible]

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PROJECT FLAGSTONE PRECINCT 1			
Job Ref	110056	Date	20 March 2019
Comp By	WNW	DWG Name	Precinct 1 Stage 1
Created By	MD / DG	Locality	JIMBOOMBA
Local Authority ECONOMIC DEVELOPMENT QUEENSLAND			

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PEET

PLAN OF DEVELOPMENT STAGE 1E - 1J RESIDENTIAL LOTS

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

REVISION
W. 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
X. 30/11/17 Amend Stage 1M, 1N, 1Q & 1T
Y. 14/12/17 Amend RPD Stage 1L, 1N, 1P & 1R
Z. 08/03/18 Amend Stage 1P and RPD 1d
AA. 17/05/18 Amend Stage 1P
AB. 08/09/18 Amend Stage 1Y, 1W, 1X, 1AB,
1AE & 1AF
AC. 24/01/19 Sub-Staging 1S & 1AG
AD. 20/03/19 RPD Amendments & ERM

PROJECT FLAGSTONE PRECINCT 1			
Job Ref	110056	Date	20 March 2019
Comp By	WNW	DWG Name	Precinct 1 Stage 1
Created By	MD / DG	Locality	JIMBOOMBA
Local Authority ECONOMIC DEVELOPMENT QUEENSLAND			

CLIENT

PEET

PLAN OF DEVELOPMENT STAGE 1E - 1J RESIDENTIAL LOTS

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

- 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 facade 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 1800mm forward of the entrance door
 - iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.

- iv. 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 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 0.3 metres from the laneway. Ingress/egress must be achieved for a B9D 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 rail 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 two front streets (rather than side fences).
 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. 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.

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	3.0m	3.0m	3.0m	3.0m	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	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

- 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 facade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materials
 34. Buildings that do not comply may be assessed on architectural merit when accompanied by a report from a Registered Architect
 35. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
 36. 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.
 37. 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
 38. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
 39. Screened drying and rubbish bins area must be behind the main face of the dwelling.
 40. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

- Slope and Building Footings**
41. 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.
 42. 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.
 43. 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**
44. Buildings must address all street frontages with driveways, pedestrian entries or both.
 45. All dwellings must have a clearly identifiable front door, which is undercover.
 46. Heavy drying and rubbish bin areas behind the main face of the dwelling or suitably screen from public streets and park frontages.
 47. 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 (6m 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 to 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

W: 23/11/17 Amend Stage 1M, 10, 1R & 1Y
X: 30/11/17 Amend Stage 1M, 1N, 1Q & 1T
Y: 14/12/17 Amend POD Stage 1L, 1N, 1P & 1R
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P
AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1AB
AC: 24/01/19 Sub-Staging 1S & 1AG
AD: 20/03/19 POD Amendments & Emt EMI
1AE & 1AF

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: DCCB
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: 20 March 2019
Check By: WNW
Designed 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: AD

rps

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ABN 44 140 292 762
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Notes:

General:

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

Setbacks:

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

Private Open Space:

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

On-site car parking and driveways:

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

Fencing:

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

Building Articulation:

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

Slope and Building Footings:

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

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

Additional Criteria for Secondary Dwellings:

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

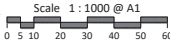
Definitions:

Laneway Allotment - Allotments serviced by a laneway.

Plan of Development Table

	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotment (MR)	
	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 B7D Wall Length (% of boundary length)	0.9m	75%	0.9m	70%	0.9m	68%	1.0m	1.0m	1.5m	1.0m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	1.5m	1.5m	1.5m	1.5m	1.5m	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	1.0m	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

W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
X: 30/11/17 Amend Stage 1M, 1N, 1Q & 1Y
Y: 14/12/17 Amend POD Stage 1L, 1N, 1P & 1R
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P
AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1AB
AC: 1AE & 1AF
AD: 24/01/19 Sub-Staging 1S & 1AG
AD: 20/03/19 POD Amendments & Emt EM

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 engineering design.
Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: CDOB.
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 (on a laneway)

CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT
STAGE 10 - 1R
RESIDENTIAL LOTS

Date: 20 March 2019
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: AD

RPS
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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
	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
Front/Primary Frontage	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
Garage	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
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 ETB Wall Length (% of boundary length)	75%			70%		65%		65%		60%	n/a	n/a	n/a	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

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

Setbacks

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

Private Open Space

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

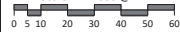
On-site car parking and driveways

- On-site car parking is to be provided in accordance with the following minimum requirements:
 - For lots up to 12.4 metres wide - 1 covered space per dwelling;
 - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling
 - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered)
- Garages for any single storey dwelling on a Lot between 10.0m and 12.40m must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 6.7m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, tilt or roller door.
 - The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.40m wide.
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.40m.
- Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
- Driveways must be completed prior to occupation of the dwelling.

Building Articulation

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

Scale 1 : 1000 @ A1



Slope and Building Footings

- Buildings on sloping sites, must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
 - If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
 - 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**
- Buildings must address all street frontages with driveways, pedestrian entries or both.
 - All dwellings must have a clearly identifiable front door, which is undercover.
 - Have drying and rubbish bin areas behind the main face of the dwelling or suitably screen from public streets and park frontages.
 - Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

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

Definitions

Laneway Allotment - Allotments serviced by a laneway.



REVISION

W: 23/11/17 Amend Stage 1M, 1N, 1O & 1Y
X: 30/11/17 Amend Stage 1M, 1N, 1O & 1Y
Y: 14/12/17 Amend POD Stage 1U, 1V & 1W
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P
AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1Y
AC: 24/01/19 Sub-Staging 1S & 1AG
AD: 20/03/19 POD Amendments & Emt EM

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 engineering design.

Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: ODOB.
Contours: Canbrix 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
- Alotment 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 (on a laneway)

CLIENT

PEET

PROJECT

FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT STAGE 1U - 1Y RESIDENTIAL LOTS

Date: 20 March 2019
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: AD

RPS

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Legend

General

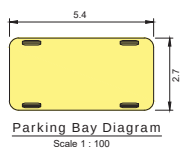
- Site Boundary
- - - Proposed Precinct Boundary
- - - Proposed Super Stage Boundary
- - - Proposed Sub Stage Boundary
- 400m Catchment Area
- Indicative Bus Stop Location
- Padmount Transformer

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

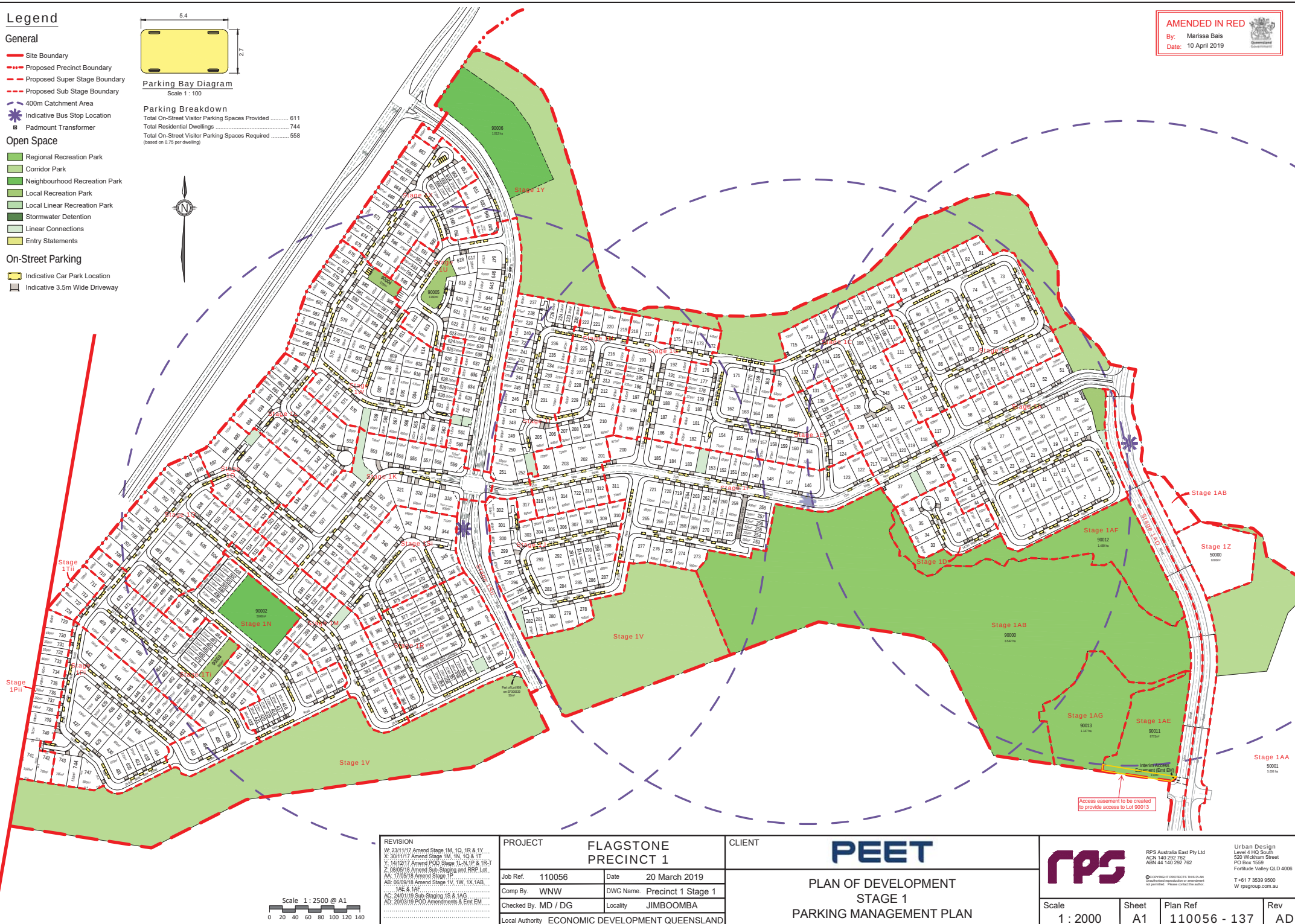
- Indicative Car Park Location
- Indicative 3.5m Wide Driveway



Parking Breakdown
 Total On-Street Visitor Parking Spaces Provided 611
 Total Residential Dwellings 744
 Total On-Street Visitor Parking Spaces Required 558
 (based on 0.75 per dwelling)



AMENDED IN RED
 By: Marissa Bais
 Date: 10 April 2019



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

REVISION	
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y	
X: 30/11/17 Amend Stage 1M, 1N, 1Q & 1R	
Y: 14/12/17 Amend POD Stage 1L, 1N, 1P & 1R	
Z: 08/02/18 Amend Sub-Stage and RRP Lot	
AA: 17/03/18 Amend Stage 1P	
AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1AB, 1AE & 1AF	
AC: 24/01/19 Sub-Stage 1S & 1AG	
AD: 20/03/19 POD Amendments & Ent EM	

PROJECT		FLAGSTONE PRECINCT 1	
Job Ref.	110056	Date	20 March 2019
Comp By.	WNW	DWG Name.	Precinct 1 Stage 1
Checked By.	MD / DG	Locality	JIMBOOMBA
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND		

PLAN OF DEVELOPMENT
 STAGE 1
 PARKING MANAGEMENT PLAN

rps

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 ABN 44 140 292 762

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