



Plan of Development Table

	Terrace Allotments		Ascot 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	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	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	5.0m	n/a
Rear	0.9m	0.9m	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
Built to Boundary	0.0m	0.0m	0.0m	1.0m	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%		65%		70%		65%		65%		80%		n/a	n/a	n/a	n/a	n/a	n/a
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	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	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	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%		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.
10. Boundary setbacks are measured to the wall of the structure.
11. Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
12. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
13. Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments'.

Private Open Space

14. 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).
15. Private open space must be directly accessible from a living space.

On-site car parking and driveways

16. On-site car parking is to be provided in accordance with the following minimum requirements:
- For lots up to 12.4m wide - 1 covered space per dwelling.
 - For Ascot Allotments - 2 spaces per dwelling, one of which must be capable of being covered.
 - 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).
17. Garages for any single storey dwelling on a Lot between 10.0m and 12.4m 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.
- 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 12.40m wide.

18. Double car garages are permitted on any double storey dwelling or laneWAY dwelling built on a Lot between 10.0m and 12.40m.
19. 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.
20. 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.
21. Garages and carports accessed from a LaneWAY must be built setback 0.9 metres from the boundary. Ingress/egress must be achieved for a 699 Vehicle.
22. Maximum of one driveway per dwelling unless it is a MR lot.
23. 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.
24. 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.
25. Driveways must be completed prior to occupation of the dwelling.

26. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
27. 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.
28. 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.
29. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.

Fencing

30. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
31. 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.
32. 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.
34. Walls over 1.0m require RPEQ certification.

Building Articulation

35. 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
36. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
37. 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.
38. Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or addressed frontally to minimise visual impact to public streets or parks.
39. Homes must include a clearly identifiable and accessed front door and undercover point of entry.
40. Screened drying and rubbish bins areas must be behind the main face of the dwelling.
41. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

42. 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.
43. If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.

Additional Criteria for Multiple Residential Allotments

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

Additional Criteria for Secondary Dwellings

49. Floor area must be between a minimum of 30m² and 75m².
50. Materials, detailing, colours and roof form are consistent with those of the primary house.
51. Outdoor living space must measure a minimum of 6m² with a minimum dimension in any direction of 3 metres.
52. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
53. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
54. 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. 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.
56. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
57. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

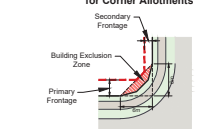
- LaneWAY Allotment - Allotments serviced by a laneWAY.

PLANS AND DOCUMENTS referred to in the RDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402
Date: 01 July 2019

Access easement to be created to provide access to Lot 90013

Special Siting Requirements for Corner Allotments



Queensland Government

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

REVISION

W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
X: 23/11/17 Amend Stage 1M, 1N, 1Q & 1Y
Y: 14/12/17 Amend POB 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, 1Y
AC: 24/01/19 Sub-Staging 1S & 1AG
AD: 20/03/19 POB Amendments & Ent EM
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1S
AF: 11/07/19

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: Caribo 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 In-line 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: 18 June 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 - 129

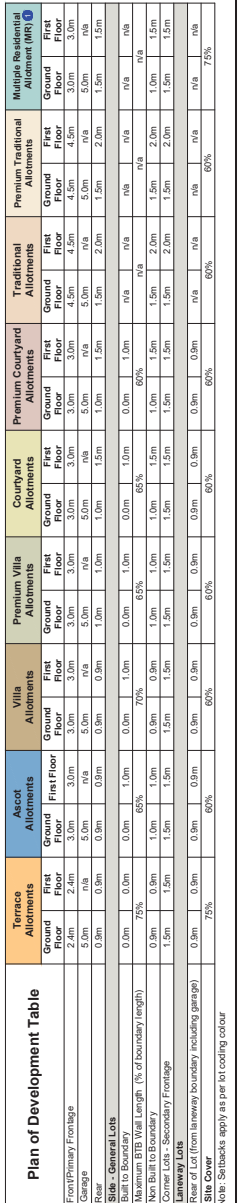
Rev: AE

Scale 1:2500 @ A1

0 20 40 60 80 100 120 140

RPS

RPS Australia East Pty Ltd
ADN 140 292 762
ABN 44 140 292 762
Urban Design
Level 112 Street
520 Wickham Street
PO Box 1559
Fordsville Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com.au



Site Cover



Plan of Development Table	Terrace Allotments		Ascot 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	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	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	5.0m	n/a
Rear	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Side - General Lots	0.0m	0.0m	0.0m	1.0m	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
Built to Boundary	75%		65%		70%		65%		65%		60%		n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	0.9m	0.9m	1.0m	1.0m	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
Non Built to Boundary	1.5m	1.5m	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
Corner Lots - Secondary Frontage																		
Lane/Lane Way	0.9m	0.9m	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%		60%		n/a	75%

Note: Setbacks apply as per lot coding colour

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 In-line 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)

Semi Transparent Fence to be Constructed by Developer

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. Buildings shall be constructed in accordance with Bushfire AS3099.

5. Secondary dwellings are not permitted on lots less than 400m².

6. All lots (excluding multiple residential allotments) must contain a house.

Setbacks

1. 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.

2. 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.

3. Front setbacks and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.

4. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

5. Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments'.

Private Open Space

1. 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).

2. Private open space must be directly accessible from a living space.

On-site car parking and driveways

1. On-site car parking is to be provided in accordance with the following minimum requirements:

2. For lots up to 12.49 metres wide - 1 covered space per dwelling;

3. For Ascot Allotments - 2 spaces per dwelling, one of which must be capable of being covered;

4. For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;

5. For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered);

6. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:

7. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m

8. The garage door:

9. i. Width must not exceed 4.8m

10. ii. Must have a minimum 450mm eave above it

11. iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and

12. iv. Must have a sectional, tilt or roller door.

13. c. The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:

Fencing

1. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.

2. Fencing on all park or street frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.

3. 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.

4. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.

5. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).

6. 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.

7. 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.

8. No timber retaining walls over 1.0m or adjoining parks or public streets.

9. Walls over 1.0m require RPEQ certification.

Building Articulation

1. All buildings with a width of more than 10 metres that are visible from a street or

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2042/402

Date: 01 July 2019

Queensland Government

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

REVISION

W: 23/11/17 Amend Stage 1M, 1N, 1O, 1P & 1Y

X: 30/11/17 Amend Stage 1M, 1N, 1O & 1Y

Y: 14/12/17 Amend POB Stage 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, 1AC & 1AF

AC: 24/01/19 Sub-Staging 1S & 1AG

AD: 20/03/19 POB Amendments & Emt Emt

AE: 18/06/19 Amend Stage 1H, 1J, 1L, 1S, 1R, 1T and 1P

PROJECT

FLAGSTONE PRECINCT 1

Job Ref. 110056

Date 18 June 2019

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 1E - 1J

RESIDENTIAL LOTS

RPS Australia East Pty Ltd

Level 4 HQ South

120/121 Sturt Street

PO Box 1559

Portside Valley QLD 4006

Tel: 1 73539 9500

W: rpsgroup.com.au

Urban Design

Level 4 HQ South

120/121 Sturt Street

PO Box 1559

Portside Valley QLD 4006

Tel: 1 73539 9500

W: rpsgroup.com.au

Scale 1 : 1000

Sheet A1

Plan Ref 110056 - 131

Rev AE

Notes:

General

1. All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
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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.
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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 side detached lot setbacks will apply.
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11. Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
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 - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered);
17. 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 scapital, 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 sideglight where the front door is solid. If the front facade includes a habitable room with window, a sideglight 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."

18. Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
19. 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.
20. 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.
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28. 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 panels or panels.
29. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
30. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
31. 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.
32. 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.

33. No timber retaining walls over 1.0m or adjoining parks or public streets.
34. Walls over 1.0m require RPEQ certification.

Fencing

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

42. 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.
43. 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.
44. 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

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

Additional Criteria for Secondary Dwellings

49. Floor area must be between a minimum of 30m² and 75m².
50. Materials, detailing, colours and roof form are consistent with those of the primary house.
51. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 2 metres
52. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
53. Outdoor living space on a corner allotment must be suitably screened from the street within the secondary street boundary setback.
54. 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.
55. 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.
56. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
57. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Special Siting Requirements for Corner Allotments

58. Secondary Footprint
59. Primary Footprint

Definitions

60. Laneway Allotment - Allotments serviced by a laneway.

Plan of Development Table

	Terrace Allotments		Ascot 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	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	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	5.0m	n/a
Rear	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.5m	1.5m	2.0m	2.0m	2.0m	1.5m	1.5m	1.5m
Side - General Lots	0.0m	0.0m	0.0m	1.0m	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
Built to Boundary	0.0m	0.0m	0.0m	1.0m	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%		65%		70%		65%		65%		60%		n/a	n/a	n/a	n/a	n/a	n/a
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	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	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	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%		60%		75%

Note: Setbacks apply as per lot coding colour

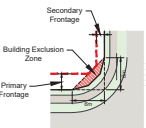
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/4023

Date: 01 July 2019



Special Siting Requirements for Corner Allotments



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: 24/01/19 Sub-Stage 1S & 1AG
AD: 20/03/19 POD Amendments & Emt EM
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1S
AF: 17 and 17

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 - 1M & 10, 1R - S
RESIDENTIAL LOTS

Date	18 June 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 - 132
Rev	AE



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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
Date: 01 July 2019



Notes:
General

- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as stated below.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or 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.
- Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments'.

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 12.49 metres wide - 1 covered space per dwelling;
 - For Ascot Allotments - 2 spaces per dwelling, one of which must be capable of being covered;
 - 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 side light where the front door is solid. If the front facade includes a habitable room with window, a side light 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 pillars 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 in accordance 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. This driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.

- Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.

- Driveways must be completed prior to occupation of the dwelling.

Fencing

- Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- Fencing on all park or street frontages has a maximum height of 1.2metres where solid or has 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 lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Retaining walls must not exceed more than 1 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 parking.
- 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 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 bins 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.

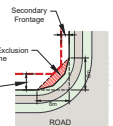
Additional Criteria for Secondary Dwellings

- 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 front 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.

Special Siting Requirements
for Corner Allotments



Plan of Development Table

	Terrace Allotments		Ascot Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential (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	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	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	5.0m	n/a
Rear	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	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	0.0m	1.0m	0.0m	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	75%		65%		70%		65%		65%		60%		n/a	n/a	n/a	n/a	n/a	n/a
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	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	1.0m	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	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%		60%		75%	

Note: Setbacks apply as per lot coding colour

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

REVISION
W: 23/11/17 Amend Stage 1M, 1N, 1O & 1Y
X: 20/11/17 Amend Stage 1M, 1N, 1O & 1Y
Y: 14/12/17 Amend POD Stage 1L, 1N, 1P & 1T
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: 24/05/18 Amend Sub-Staging 1S & 1AG
AD: 20/03/19 POD Amendments & Emt EM
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1SH
..... 1T, 1H, 1Y

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: DCD8.
Contours: Canbros Bulk Earthworks

Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing G5
- Existing G100
- 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
- Normal 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 1N, 1P, 1O & 1T
RESIDENTIAL LOTS

Date: 18 June 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: AE

RPS

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Plan of Development Table	Terrace Allotments		Ascot 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	Ground Floor	First Floor
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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	5.0m	n/a
Rear	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	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	1.0m	1.0m	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%		65%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	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	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	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%		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 site 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.
- Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments'.

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 12.49 metres wide - 1 covered space per dwelling;
 - For Ascot Allotments - 2 spaces per dwelling, one of which must be capable of being covered;
 - 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. Insignificance must be achieved for a B90 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
- Driveways must be completed prior to occupation of the dwelling.

Fencing

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

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding 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. Unfinished materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.

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

- 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.

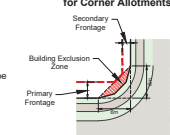
Additional Criteria for Secondary Dwellings

- 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 6m² 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 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.

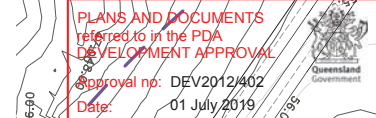
Definitions

Laneway Allotment - Allotments serviced by a laneway.

Special Siting Requirements for Corner Allotments



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/402
Date: 01 July 2019



REVISION	
W: 23/11/17 Amend Stage 1M, 1U, 1R & 1Y	
X: 30/11/17 Amend Stage 1M, 1U, 1Q & 1R	
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: 24/01/19 Sub-Staging 1S & 1AG	
AD: 20/03/19 POD Amendments & Emt EM	
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1S	
AF: 17 Jun 19	

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: DCCB.
Contours: Canbro Civil Earthworks

Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Entry Statements - Lease
- Existing OS
- Existing Q10
- 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 & 1W - 1Y RESIDENTIAL LOTS

Date: 18 June 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: AE

RPS

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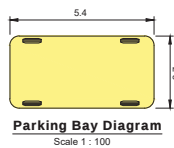
General

- ## 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	749
Total On-Street Visitor Parking Spaces Required	562
(based on 0.75 per dwelling)	



Stage

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402

Date: 01 July 2019



AMENDED IN RED

By: Brandon Bouda

Date: 27 June 2019



Access easement to be created
to provide access to Lot 90013

REVISION	PROJECT	FLAGSTONE PRECINCT 1
W: 23/11/17 Amended Stage 1M, 1Q, 1R & 1Y. C: 30/11/17 Amended Stage 1M, 1N, 1Q & 1T. H: 19/12/17 Amended Stages 1P, 1R & 1T. D: 28/05/16 Amended Stage Shading and RPP Lot. A: 17/05/16 Amended Stage 1P, 1R & 1T. AR: 06/09/18 Amended Stage 1V, 1W, 1X, 1AB, 1AC & 1AF. AC: 24/01/19 Sub-Shading 1S & 1AG. AC: 24/01/19 FOD Amendments & EIR Env. 1G, 1H, 1I, 1J, 1K, 1L, 1R, 1S, 1U, 1T and 1F.	Xref: 110056 Comp By: WNW Checked By: MD / DG Local Authority:	Date: 18 June 2018 DWG Name: Precinct 1 Stage 1 Locality: JIMBOOMBA ECONOMIC DEVELOPMENT QUEENSLAND

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PLAN OF DEVELOPMENT STAGE 1 PARKING MANAGEMENT PLAN



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ACN 140 292 762
ABN 44 140 292 762

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Scale
1 : 2000

Sheet	A1
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Plan Ref	110056 - 137
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Rev
AE

Scale 1 : 2500 @ A1