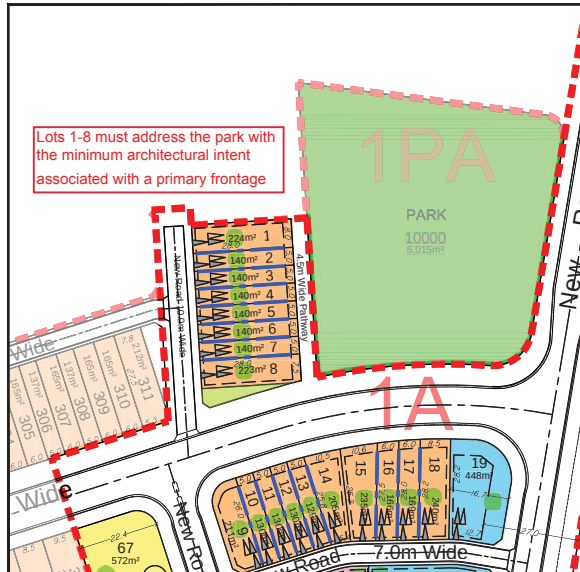


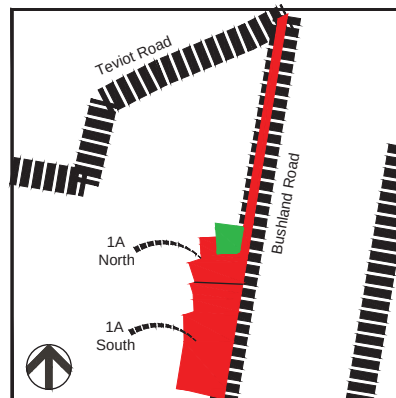


STAGE 1A - South



STAGE 1A - North

CONTEXT PLAN - Stage 1A (nts)

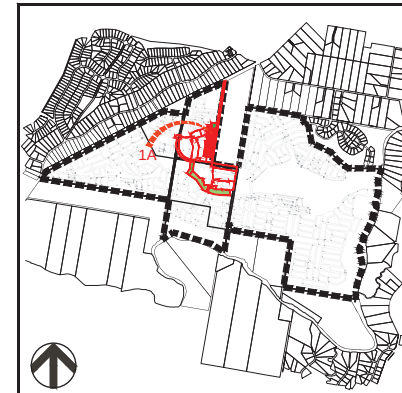


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/901
Date: 20 August 2019



CONTEXT PLAN (nts)



LEGEND

Stage Boundary	
Preferred Garage Location when Built to Boundary Wall is utilised	
Indicative Private Open Space	
Building Location Envelope (BLE)	
Mandatory built to boundary wall	
Optional built to boundary wall	
Shared built to boundary wall	
Preferred Mandatory 2 Storey Dwelling	
Multi-Family Lot and maximum number of dwellings	
Must address this frontage with the minimum architectural intent associated with a primary frontage (i.e.: front door, pathway, windows, front fencing, letterbox).	

NOTE:

Lots 19-43 have a minimum setback of 5.75m to road boundary to accommodate required BAL29 conditions.

AMENDED IN RED

By: Brandon Bouda
Date: 19 August 2019



Teviot Road, Jimboomba



IMPORTANT NOTES:
(These notes are an integral part of this plan)
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Data Sources
Cadastral Boundaries 30697-BLE001-C
Contours / Topographic DNR&M Lidar supplied data
Flood Level Logan City Council shp file
Engineering Design Calibre Consulting

D	Amending area of stages C, PE & PD, and add path around lots 408-474.	19.06.2019	SI/PS
C	Amending BLE for lots 19-41, lot layout for lots 41-46, add driveway locations for PE lots.	30.04.2019	SI/PS
B	Add 2x mid-block pathways / orientate lots / add 10.0m lot / add LATM / new intersection / Bus Stop.	14.11.2018	KS
A	Original	07.12.2017	K/PS
Issue	Revisions	Date	Drawn

Locality: Jimboomba
Local Authority: Logan City Council
Horizontal Meridian: MGA
Vertical Level Datum: AHD (Lidar)
Scale: 1:1,500@A3
Designed: PS/KS
Drawn: PS/KS
Checked: PS/KS
Plot Date: 19 Jun, 2019
Computer File Ref: 30697-BLE001-D.dwg

Plan of Development
Stage 1A



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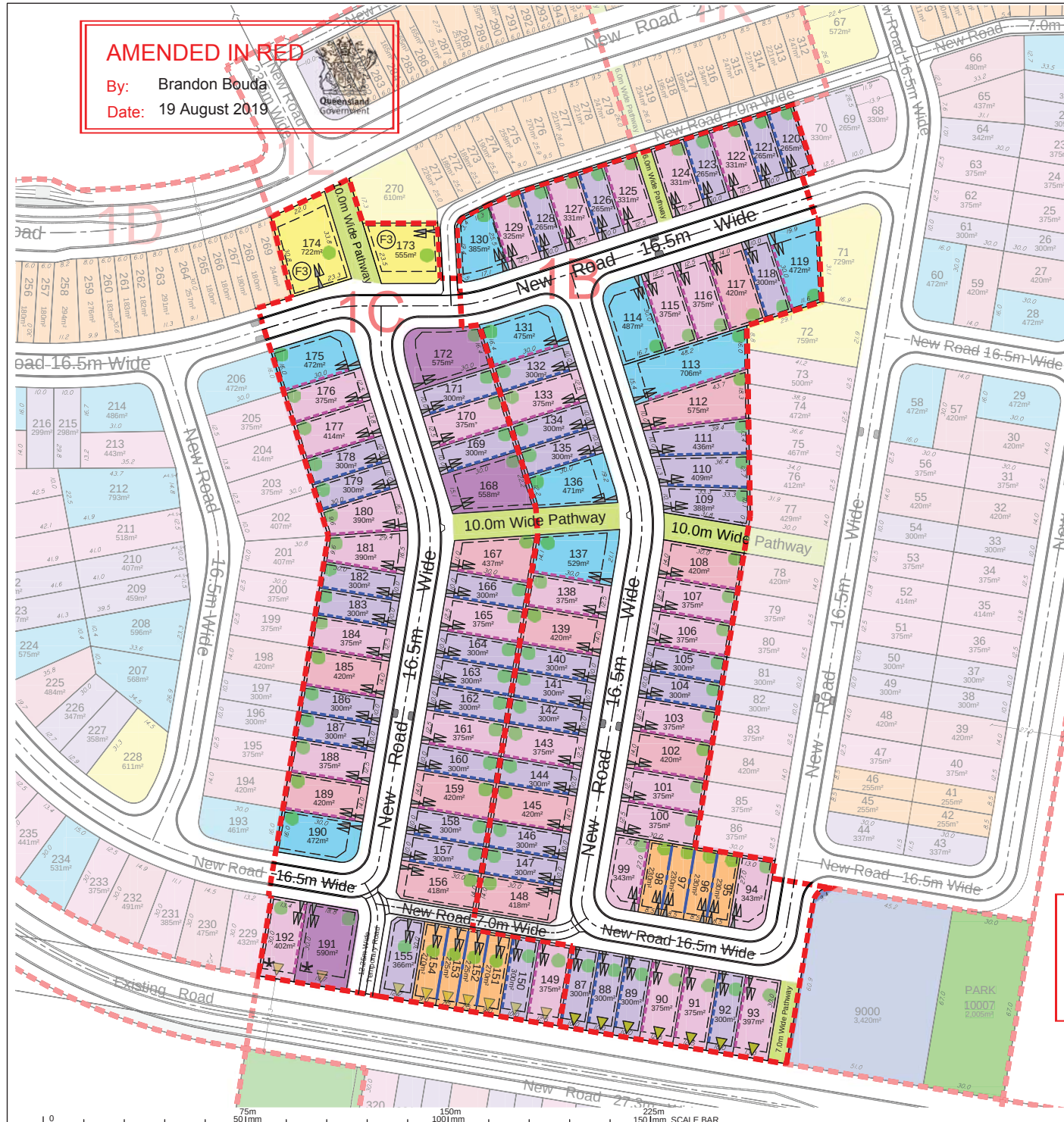
Drawing No 30697-BLE001A Issue D

0 75m 50 |mm 150m 100 |mm 225m 150 |mm SCALE BAR

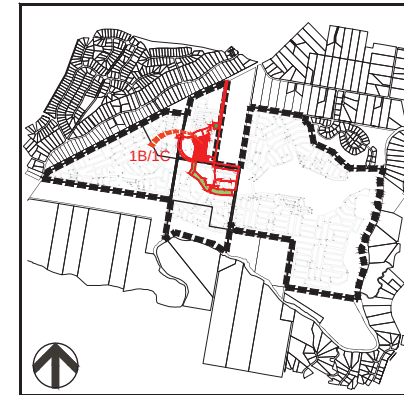
AMENDED IN RED

By: Brandon Bouda

Date: 19 August 2019



CONTEXT PLAN (nts)



LEGEND

Stage Boundary	
Preferred Garage Location when Built to Boundary Wall is utilised	
Indicative Private Open Space	
Building Location Envelope (BLE)	
Mandatory built to boundary wall	
Optional built to boundary wall	
Shared built to boundary wall	
Preferred Mandatory 2 Storey Dwelling	
Multi-Family Lot and maximum number of dwellings	
Must address this frontage with the minimum architectural intent associated with a primary frontage (i.e.: front door, pathway, windows, front fencing, letterbox).	



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/901

Date: 20 August 2019



Teviot Road, Jimboomba

For

Riverside | CELESTINO

IMPORTANT NOTES:

(These notes are an integral part of this plan)

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Data Sources
Cadastral Boundaries 30697-BLE001-C
Contours / Topographic DNR&M Lidar supplied data
Flood Level Logan City Council shp file
Engineering Design Calibre Consulting

D	Amending area of stages C, PE & PD, and add path around lots 468-476	19.06.2019	SI/PS
C	Amending BLE for lots 19-41, add driveway locations for MF 185	30.04.2019	SI/PS
B	Add 2x mid-block pathways / orientate lots / add 10.0m lot / add LATM / new intersection / Bus Stop	14.11.2018	KS
A	Original	07.12.2017	KS/PS
Issue	Revisions	Date	Drawn

Locality: Jimboomba
Local Authority: Logan City Council
Horizontal Meridian: MGA
Vertical Level Datum: AHD (Lidar)
Scale: 1:1,500@A3
Designed: PSKS
Drawn: PSKS
Checked: PSKS
Plot Date: 19 Jun, 2019
Computer File Ref: 30697-BLE001-D.dwg

Plan of Development
Stage 1B & 1C



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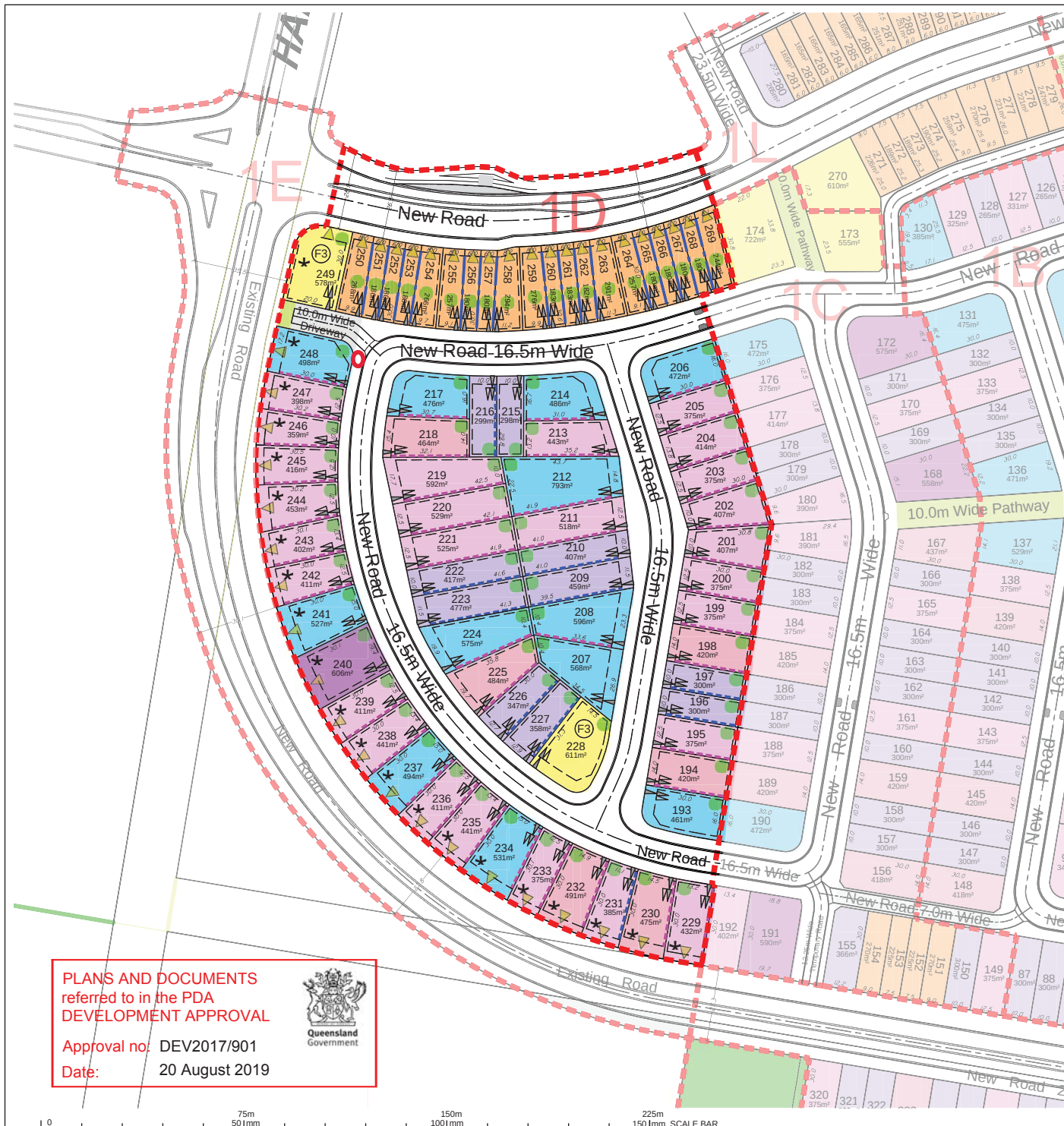
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Drawing No Issue

30697-BLE001B-1C D

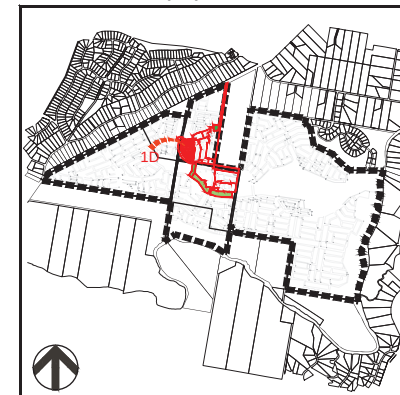


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/901
Date: 20 August 2019



CONTEXT PLAN (nts)



LEGEND

Stage Boundary	
Preferred Garage Location when Built to Boundary Wall is utilised	
Indicative Private Open Space	
Building Location Envelope (BLE)	
Mandatory built to boundary wall	
Optional built to boundary wall	
Shared built to boundary wall	
Preferred Mandatory 2 Storey Dwelling	
Multi-Family Lot and maximum number of dwellings	
Must address this frontage with the minimum architectural intent associated with a primary frontage (i.e.: front door, pathway, windows, front fencing, letterbox).	

Rubbish bin pad location



AMENDED IN RED

By: Brandon Bouda
Date: 19 August 2019



Teviot Road, Jimboomba

For
Riverside | CELESTINE

IMPORTANT NOTES:

(These notes are an integral part of this plan)
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Data Sources
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Contours / Topographic DNR&M Lidar supplied data
Flood Level Logan City Council sfp file
Engineering Design Calibre Consulting

D	Amending area of stages C, D, E & PD, and add path around lots 468-475	19.06.2019	KS/PS
C	Amending BLE for lots 19-41, add driveway locations for MF 585	30.04.2019	KS/PS
B	Add 2x mid-block pathways / orientate lots / add 10.0m lot / add LATM / new intersection / Bus Stop	14.11.2018	KS
A	Original	07.12.2017	KS/PS
Issue	Revisions	Date	Drawn

Locality: Jimboomba
Local Authority: Logan City Council
Horizontal Meridian: MGA
Vertical Level Datum: AHD (Lidar)
Scale: 1:1,500@A3
Designed: PSKS
Drawn: PSKS
Checked: PSKS
Plot Date: 19 Jun, 2019
Computer File Ref: 30697-BLE001-D.dwg

Plan of Development
Stage 1D



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Issue D

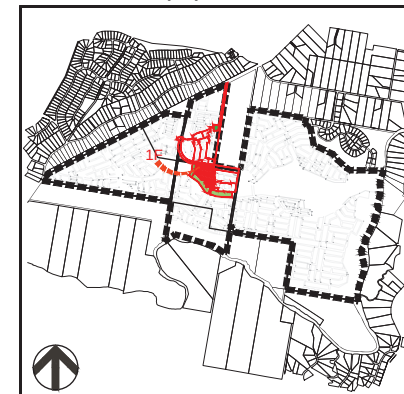


AMENDED IN RED

By: Brandon Bouda
Date: 19 August 2019



CONTEXT PLAN (nts)



LEGEND

Stage Boundary	
Preferred Garage Location when Built to Boundary Wall is utilised	
Indicative Private Open Space	
Building Location Envelope (BLE)	
Mandatory built to boundary wall	
Optional built to boundary wall	
Shared built to boundary wall	
Preferred Mandatory 2 Storey Dwelling	*
Multi-Family Lot and maximum number of dwellings	(F2)
Must address this frontage with the minimum architectural intent associated with a primary frontage (i.e.: front door, pathway, windows, front fencing, letterbox).	▼

Rubbish bin pad location



PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/901

Date: 20 August 2019



Teviot Road, Jimboomba

For

Riverside | CELESTINO

IMPORTANT NOTES:

(These notes are an integral part of this plan)

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Data Sources
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Contours / Topographic DNR&M Lidar supplied data
Flood Level Logan City Council shp file
Engineering Design Calibre Consulting

D	Amending area of stages C, PE & PD, and add path around lots 408-478	19.06.2019	SI/PS
C	Amending BLE for lots 19-41, add driveway locations for MF 585	30.04.2019	SI/PS
B	Add 2x mid-block pathways / orientate lots / add 10.0m lot / add LATM / new intersection / Bus Stop	14.11.2018	KS
A	Original	07.12.2017	KS/PS
Issue	Revisions	Date	Drawn

Locality: Jimboomba
Local Authority: Logan City Council
Horizontal Meridian: MGA
Vertical Level Datum: AHD (Lidar)
Scale: 1:1,500@A3
Designed: PS/KS
Drawn: PS/KS
Checked: PS/KS
Plot Date: 19 Jun, 2019
Computer File Ref: 30697-BLE001-D.dwg

Plan of Development Stage 1F



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Issue D

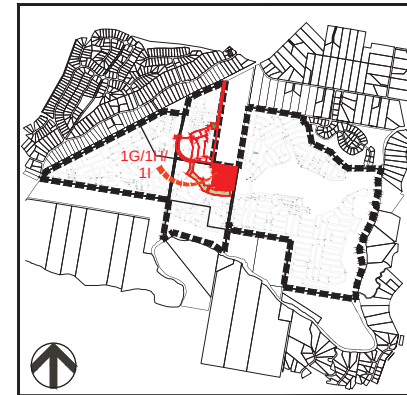
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/901

Date: 20 August 2019



CONTEXT PLAN (nts)



LEGEND

Stage Boundary	
Preferred Garage Location when Built to Boundary Wall is utilised	
Indicative Private Open Space	
Building Location Envelope (BLE)	
Mandatory built to boundary wall	
Optional built to boundary wall	
Shared built to boundary wall	
Preferred Mandatory 2 Storey Dwelling	
Multi-Family Lot and maximum number of dwellings	
Must address this frontage with the minimum architectural intent associated with a primary frontage (i.e.: front door, pathway, windows, front fencing, letterbox).	

AMENDED IN RED

By: Brandon Bouda

Date: 19 August 2019



Teviot Road, Jimboomba

For

Riverside | CELESTINO

IMPORTANT NOTES:
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Flood Level Logan City Council shp file
Engineering Design Calibre Consulting

D	Amending area of stages C, PE & PD, and add path around lots 488-478.	19.06.2019	KS/PS
C	Amending BLE for lots 19-41, add driveway locations for MF 80s.	30.04.2019	KS/PS
B	Add 2x mid-block pathways / orientate lots / add 10.0m lot / add LATM / new intersection / Bus Stop.	14.11.2018	KS
A	Original	07.12.2017	KS/PS
Issue	Revisions	Date	Drawn

Locality: Jimboomba
Local Authority: Logan City Council
Horizontal Meridian: MGA
Vertical Level Datum: AHD (Lidar)
Scale: 1:1,500@A3
Designed: PS/KS
Drawn: PS/KS
Checked: PS/KS
Plot Date: 19 Jun, 2019
Computer File Ref: 30697-BLE001-D.dwg

Plan of Development
Stage 1G, 1H & 1I



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Date: 19 August 2019



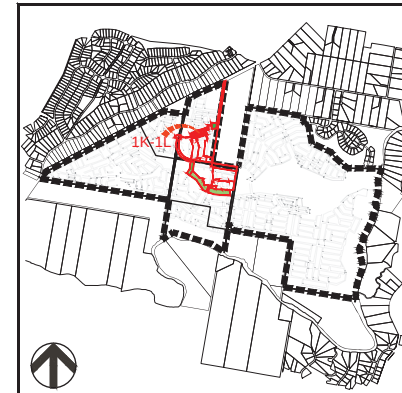
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/901

Date: 20 August 2019



CONTEXT PLAN (nts)



LEGEND

Stage Boundary	
Preferred Garage Location when Built to Boundary Wall is utilised	
Indicative Private Open Space	
Building Location Envelope (BLE)	
Mandatory built to boundary wall	
Optional built to boundary wall	
Shared built to boundary wall	
Preferred Mandatory 2 Storey Dwelling	
Multi-Family Lot and maximum number of dwellings	
Must address this frontage with the minimum architectural intent associated with a primary frontage (i.e.: front door, pathway, windows, front fencing, letterbox).	

Teviot Road, Jimboomba

For

Riverside | CELESTINO

IMPORTANT NOTES:

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Flood Level Logan City Council sfp file
Engineering Design Calibre Consulting

D	Amending area of stages C, PE & PD, and add path around lots 19-41.	19.06.2019	SI/PS
C	Amending BLE for lots 19-41, add driveway locations for MF 80s.	30.04.2019	SI/PS
B	Add 2x mid-block pathways / orientate lots / add 10.0m lot / add LATM / new intersection / Bus Stop.	14.11.2018	KS
A	Original	07.12.2017	KS/PS
Issue	Revisions	Date	Drawn

Locality: Jimboomba
Local Authority: Logan City Council
Horizontal Meridian: MGA
Vertical Level Datum: AHD (Lidar)
Scale: 1:1,500@A3
Designed: PSKS
Drawn: PSKS
Checked: PSKS
Plot Date: 19 Jun, 2019
Computer File Ref: 30697-BLE001-D.dwg

Plan of Development Stage 1K & 1L



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Drawing No 30697-BLE001K-L Issue D

0 75m 50mm 150m 100mm 225m 150mm SCALE BAR

SETBACK NOTES:

General:

- All development must be undertaken in accordance with the Development Approval and the Queensland Development Code (QDC), except as identified below.
- Maximum Building Location Envelopes are subject to future proposed easements and/or other underground services.
- Provisions in this POD do not relate to the Special Use Allotment (lot 9000). A separate MCU application will need to be submitted for development on this lot.

Setbacks:

- Setbacks are to be in accordance with the Setbacks Table unless otherwise dimensioned.
- Setbacks are measured to the wall of the structure.
- Eaves cannot encroach closer than 450mm to the lot boundary, except where a built to boundary is utilised.
- Roofs must have eaves minimum 450mm wide exclusive of fascia and gutter, except where a built to boundary is utilised.

Built to Boundary Walls:

- Built to Boundary Walls are located in accordance with the Plan of Development.
- Built to Boundary Walls are located on the low side of a lot.
- Where Built to Boundary Walls are not utilised, side setbacks are in accordance with Setbacks Table.

Private Open Space:

- Main living areas located at ground level have private open space with:
 - A minimum of 12.0m² in area per dwelling.
 - A minimum dimension of 2.4 metres and/or have adequate space to accommodate a table, chair, planting, barbeque and shade.

~~11. Main living areas located above ground level have private open space with:~~

- ~~A minimum of 5.0m² in area per dwelling.~~
- ~~A minimum dimension of 1.2 metres.~~

- Open Space must be directly accessible from a living room.

Garages/Carport:

- Single storey lots with a frontage less than 12.5 metres are permitted a single garage/carport.
- Double storey lots with a frontage less than 12.5 metres are permitted a double garage/carport.
- Lots with a frontage equal to or greater than 12.5 metres are permitted a double garage/carport.
- All laneway lots are permitted a double garage/carport.

~~17. Garage doors are to be simple and contemporary in design. Roller doors not permitted.~~

- Garages must be setback from the front wall of a dwelling a minimum of 900mm.

Driveways:

- A maximum of (1) one driveway per dwelling unit, unless a Multi-family dwelling.
- Driveways are to avoid on-street works such as, but not limited to, dedicated parking bays, drainage pits and service pillars etc.
- The minimum distance of a driveway from an intersection of one street with another street is 6.0 metres.
- The minimum distance between driveways on the same lot is 3.0 metres at the boundary.
- Driveways are no more than 3.0 metres wide at the lot boundary where providing access to only a single garage or carport, and 4.8 metres wide at the lot boundary where providing access to only a double garage or carport.
- Driveways must be completed prior to the occupation of the dwelling.
- Driveway finish from the lot boundary to the kerb must be plain concrete (ie no colouring, no stencils, etc)

Car Parking:

- Each dwelling must contain (1) covered on-site car parking space with minimum clear dimensions of 2.7 metres by 5.5 metres.
- Visitor parking for lot Lots must not be provided within laneways.

Fencing:

- Fences constructed by the developer must not be altered, modified or removed.
- Fencing forward of the front wall must comply as Front Fencing. Front fencing may extend to meet the side fencing.
- Front fencing can be a maximum front fence height of 1.2m, have at least 20% transparency of the area of the fence that is more than 400mm above ground level.
- Solid front fencing and walls can be no more than 900mm high.
- Front fencing can be in the form of timber pickets or masonry piers with infill panels.
- Walls greater than 1.0m in height require RPEQ certification.
- Fences on side and rear boundaries are to be 1.8m high and lapped timber except where secondary frontage fencing applies. Note: in APZ affected lots, solid metal fencing may be used where hardwood fencing is not permitted. This does not apply to secondary frontage fencing.
- Side fencing is to be setback 2.0m from the nearest front corner of the dwelling except where secondary frontage fencing applies.

SETBACKS TABLE:

	Terrace/ Terrace with Loft		Villa/ Villa with Loft (10.0m)		Premium Villa (12.5m & 14.0m)		Courtyard (16.0m)		Courtyard Premium (18.0m)		Traditional (20.0m)		Multi-Family	
	5.0m-9.99m		10.0m-12.49m		12.50-14.99m		15.0m-17.99m		18.0m-19.99m		≥20.0m		varies	
	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	2.4	2.4	3.0	3.0	3.0	3.0	4.5	4.5	4.5	4.5	4.5	4.5	3.0	3.0
Garage	5.4	n/a	5.4	n/a	5.4	n/a	5.4	n/a	5.4	n/a	5.4	n/a	5.4	n/a
Built to	Mandatory	n/a	Mandatory	n/a	Optional	n/a	Optional	n/a	No	n/a	No	n/a	No	n/a
Boundary Wall	0.0	0.0	0.0	1.0	0.0	1.0	0.0	1.5	0.0	1.5	n/a	n/a	n/a	n/a
Built to Boundary	80%		65%		65%		60%		n/a		n/a		n/a	
Wall max. Length														
Side			3.0	1.5	3.0	1.5	3.0	1.5	1.5	2.0	1.5	2.0	1.0	1.5
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	2.0	1.5	2.0	1.5	1.5
Rear (non-laneway lots)	0.9	0.9	1.0	1.0	1.0	1.0	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5
LOTS ADJOINING PARK														
Side / Back														
LANEWAY LOTS														
Rear of Lot	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	n/a	n/a	n/a	n/a	n/a	n/a
Site Coverage	75%		60%		60%		60%		60%		60%		75%	

* Where lots have more than 1 (one) road frontage or frontages to both road and park, the front is designated on the Plan of Development.

- Secondary frontage (considered road/park/laneway) fencing must be constructed in painted or clear finish in either hardwood timber or aluminium horizontal slats. Slats are to be front and back with 40 millimetres spacing between adjacent slats on each side.
- Side fencing in the case of a secondary frontage (considered road or park) is to be setback a minimum of 4.0m from the nearest front corner of the dwelling to the secondary frontage and must be constructed in painted or clear finish in either hardwood timber or aluminium horizontal slats. Slats are to be front and back with 40 millimetres spacing between adjacent slats on each side.

Building Articulation:

- The front entry must be clearly defined, with elements such as a separate covered area at the front door.
- Letterboxes must address the street
- Front facade has to use a minimum of 2 diverse materials and textures (exclusive of doors and windows).
- Screened drying and rubbish bin areas behind the main face of the dwelling
- All buildings with a width of more than 10.0 metres that are visible from a street or a park should be articulated to reduce the mass of the building by including one or more of the following:
 - windows are recessed into the façade
 - balconies, porches or verandahs;
 - window hoods are provided; and/or
 - shadow lines are created on the building through minor changes in the facade (100 millimetres minimum).
 - Carports and garages should be compatible with the main building design in terms of height, roof form, detailing, materials and colours.

- All buildings should incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate:

- verandahs;
- roof overhangs;
- window hoods/screens;
- awnings and shade structures.

- Fronting facing a Park or more than one street:

- For buildings that have more than one street frontage or adjoin a park, the building design should ensure an attractive appearance is presented to the street frontages and, if applicable, the park.

- Buildings should address each street frontage or park frontage through the inclusion of, but not necessarily limited to, the following design elements:

- verandahs;
- porches;
- awning and shade structures;
- variation to roof and building lines;
- inclusion of window openings;
- use of varying building materials.

c. Where there are more than 8 narrow lots (<10m frontages) in a row, each dwelling must provide a different visual built form outcome when viewed from the primary street frontage.

- For other than detached dwellings:

- the outlook from the first or second storey windows, terraces and decks and other private, communal or public areas is obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available into the private open space or a living room of an existing dwelling;
- where screening is required, it is provided by solid opaque screens or perforated panels or trellises that are permanent and have a maximum of 50 % openings, windows have a minimum sill height of 1.5 metres, or opaque glass is utilised.

Additional Criteria for Multiple Residential Allotments:

- In addition to other relevant provisions, small dwellings of less than 60m² in area, or dwellings on a multi-family lot will generally:

- be a maximum of two storeys in height;
 - have a clearly identifiable and addressed front door and undercover point of entry;
 - incorporate an area of private open space such as a balcony or verandah with a minimum depth of 1.2 metres and a minimum area of 5.0 m², preferably overlooking the street or an area of public open space;
 - have screened drying and rubbish bin areas behind the main face of the dwelling;
 - incorporate at least two openings to all habitable rooms, including internal and louvred windows to facilitate cross ventilation;
 - Building must address all street frontages with driveways, pedestrian entries or both.
 - The minimum distance between driveways on the same lot is 5.0 metres at the boundary.
- A maximum number of dwellings for each Multi-Family lot is shown on the Plan of Development.

Additional Criteria for Secondary Dwellings:

- Loft apartments will, and, other secondary dwellings will:

- be a maximum of 2-storeys in height, including garage level;
- have a clearly identifiable and addressed front door and undercover point of entry;
- incorporate in all walls adjoining the main dwelling and private open space areas of the main dwelling:
 - windows with a minimum sill height of 1.5 metres or which have privacy screening;
 - low maintenance building materials and non-reflective finishes;
 - no external drainage or other pipes.
- incorporate an area of private open space such as a balcony or verandah with a minimum depth of 1.2 metres and a minimum area of 5.0m², preferably overlooking the lane, and including a screened drying area;
- incorporate at least two openings to all habitable rooms, including internal windows and louvred windows to facilitate cross ventilation.
- Roof forms (i.e.: materials, detailing, colours) must be consistent with those of the primary dwelling.
- Secondary dwellings are to be connected to the main dwelling electricity supply, sewer and water connections and cannot be separately titled.

Additional Criteria for Lots 19-43:

- Lots 19-43 have a minimum setback of 5.75m to Road Boundary to accommodate required BAL29 conditions.

Teviot Road, Jimboomba

For

Riverside | CELESTINE

IMPORTANT NOTES:

(These notes are an integral part of this plan)

This plan was prepared to support a Reconfiguration of Lot application for the land situated at Jimboomba. The Contours, boundaries, creek line, flood lines, building locations have all been scaled and should not have any reliance based on them as they are only intended as a general guide. The configuration of allotments shown on this plan is subject to Local Authority (and relevant State Government Authority) approvals, detailed design, final survey, and registration of survey plans. Any comments contained on this plan should be confirmed by the relevant authorities. The dimensions, areas and total number of lots shown herein are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no relevance should be placed on the information on this plan for any financial dealings involving the land.

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Data Sources		30697-BLE001-C
Cadastral Boundaries	Contours / Topographic	DNR&M Lidar supplied data
Flood Level	Engineering Design	Logan City Council ship file
		Calibre Consulting

D	Amend Reference	19.06.2019	SI
C	Add note 47.	30.04.2019	SI
B	Amend Reference	14.11.2018	KS
A	Original	07.12.2017	KSPS
Issue	Revisions	Date	Drawn

Locality: Jimboomba
Local Authority: Logan City Council
Designed: PSKS
Drawn: PSKS
Checked: PSKS
Plot Date:
Computer File Ref: 30697-BLE001-D.dwg

**Plan of Development
Setback
Requirements**



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