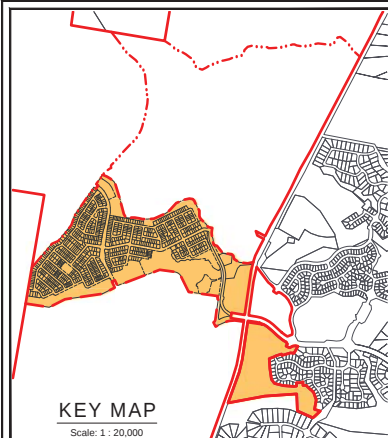
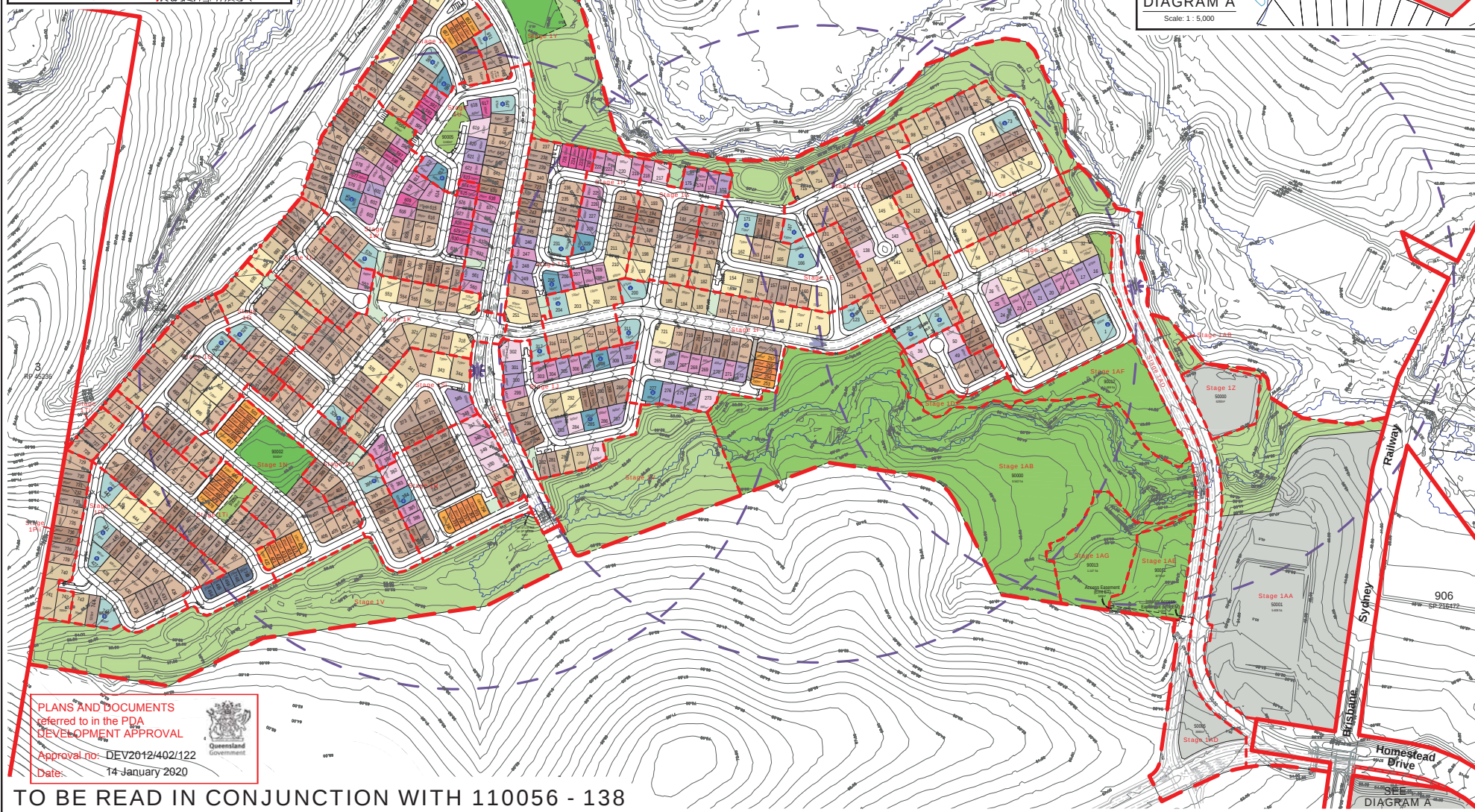
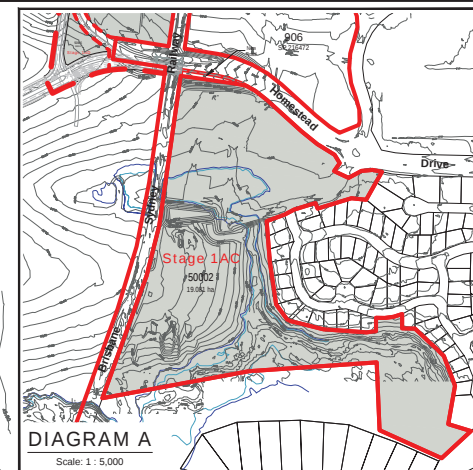




- General**
- Site Boundary
 - Proposed Precinct Boundary
 - Proposed Super Stage Boundary
 - Proposed Sub Stage Boundary
 - Entry Statements - Lease
 - Existing Q5
 - Existing Q100
 - Alternative Road Alignment
 - 400m Catchment Area
 - Maximum Potential Residential Dwellings
 - Indicative In-line Bus 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**
- Allotments**
- 20m Deep Allotments**
- Ascot Allotment
- 25m Deep Allotments**
- Villa Allotment
 - Courtyard Allotment
 - Premium Courtyard Allotment
 - Premium Traditional Allotment
 - Possible Multiple Residential Allotment
- 28m Deep Allotments**
- 7.5m Terrace Allotment
 - 9.5m End Terrace Allotment
- 30m Deep Allotments**
- Villa Allotment
 - Premium Villa Allotment
 - Courtyard Allotment
 - Traditional Allotment
 - Premium Traditional Allotment
 - Possible Multiple Residential Allotment
- Super Allotments**
- Super Allotment



REVISION

Z: 08/05/18 Amend Sub-Staging and RRP Lot.
 AA: 17/05/18 Amend Stage 1P.
 AB: 06/09/18 Amend Stage 1X, 1Y, 1Z, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z.
 AD: 20/03/19 POA Amendments & ERM EN
 AE: 18/06/19 Amend Stage 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z.
 AF: 18/06/19 POA Amend Stage 1P.
 AG: 18/12/19 POA Amend Stage 1P.
 AH: 19 and 21

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: Cartho Bulk Earthworks

Scale: 1:2500 @ A1

0 20 40 60 80 100 120 140 160

CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1
ALLOTMENT LAYOUT

Date: 16 December 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: AG

RPS

RPS Australia East Pty Ltd
 ACN 140 292 762
 ABN 44 140 292 762
 Urban Design
 Level 4 HQ South
 520 Wickham Street
 PO Box 1559
 Fortitude Valley QLD 4006
 T +61 7 3539 9500
 W rpsgroup.com.au

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402/122

Date: 14 January 2020

Queensland Government

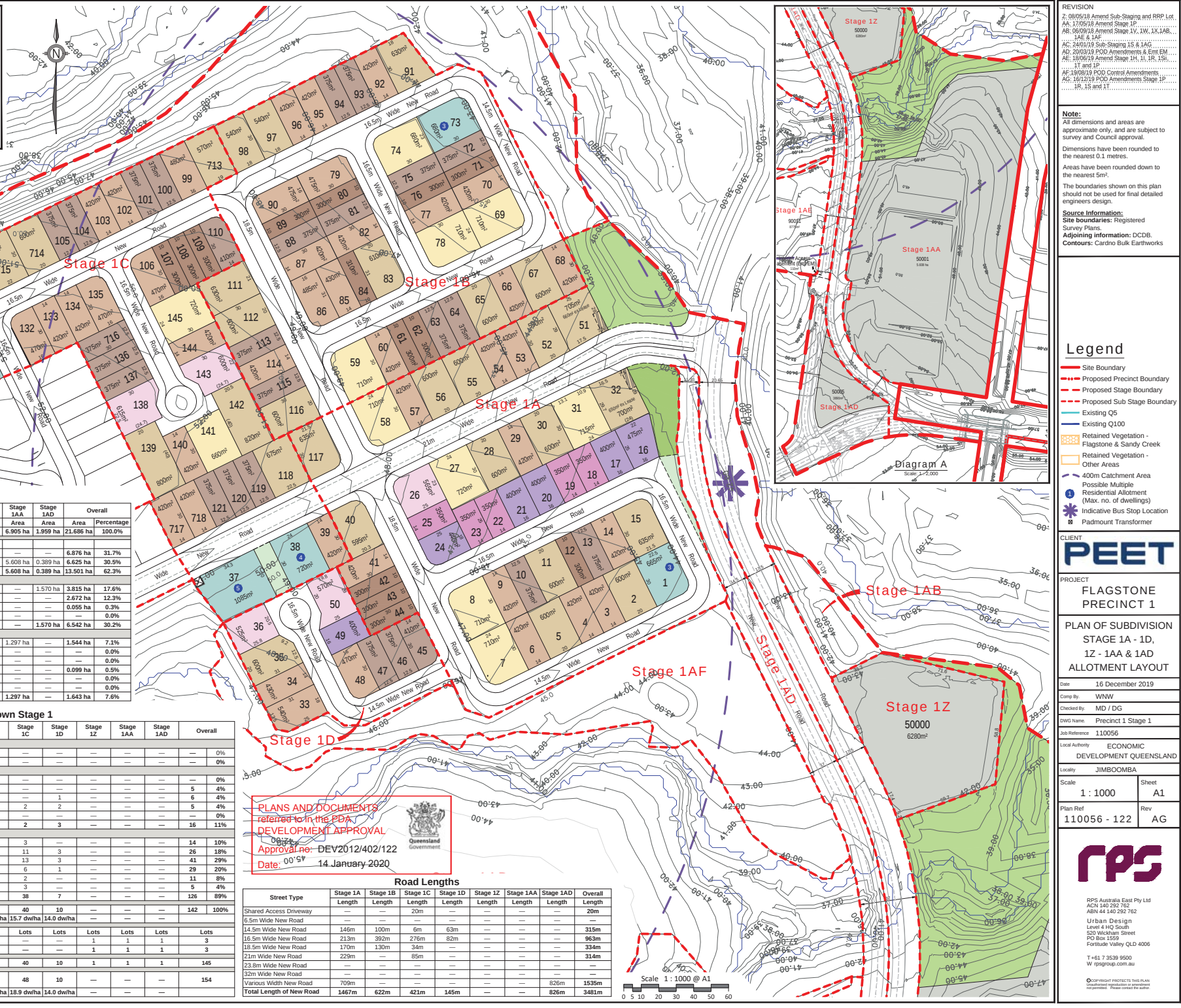
TO BE READ IN CONJUNCTION WITH 110056 - 138

Yield Breakdown Stage 1

Residential Allotments			Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Stage 1K	Stage 1L	Stage 1M	Stage 1N	Stage 1O	Stage 1Pi	Stage 1Pii	Stage 1Q	Stage 1R	Stage 1Si	Stage 1Sii	Stage 1Ti	Stage 1Tii	Stage 1U	Stage 1V	Stage 1W	Stage 1X	Stage 1Y	Stage 1Z	Stage 1AA	Stage 1AB	Stage 1AC	Stage 1AD	Stage 1AE	Stage 1AF	Stage 1AG	Overall			
	Typical Size	Typical Area																																								
20m Deep Product																																										
Ascot Allotment	12.5 x 20m	250m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5	1%	
Subtotal			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5	1%	
25m Deep Product																																										
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	—	9	—	—	—	—	—	—	—	—	—	—	—	19	3%	
Courtyard Allotment	14 x 25m	350m²	5	—	—	—	—	4	3	8	1	5	—	1	—	—	—	—	—	—	4	3	—	—	8	—	14	—	—	—	—	—	—	—	—	—	—	—	—	56	7%	
Premium Courtyard Allotment	16 x 25m	400m²	5	—	—	1	—	6	2	2	4	8	—	—	—	—	—	—	—	—	—	—	1	—	6	—	1	—	—	—	—	—	—	—	—	—	—	—	—	36	5%	
Premium Traditional Allotment	20 x 25m	500m²	1	—	2	2	—	2	1	1	—	3	—	—	—	—	—	—	—	4	—	—	—	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	17	2%		
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	1	—	1	1	2	—	—	—	—	—	—	—	1	—	—	—	—	1	—	1	1	—	—	—	—	—	—	—	—	—	—	9	1%		
Subtotal			11	—	2	3	—	13	6	12	10	18	—	1	—	—	—	—	—	9	4	—	—	—	—	22	—	25	1	—	—	—	—	—	—	—	—	—	137	18%		
28m - 30m Deep Product																																										
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	3	—	—	—	—	—	—	—	10	—	—	—	—	5	—	—	5	—	—	—	—	3	—	—	—	—	—	—	—	—	—	26	3%		
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	2	—	—	—	—	—	—	—	4	—	—	—	—	2	—	—	2	—	—	—	—	2	—	—	—	—	—	—	—	—	—	12	2%		
Subtotal			—	—	—	—	—	5	—	—	—	—	—	—	—	14	—	—	—	—	7	—	—	7	—	—	—	—	5	—	—	—	—	—	—	—	—	—	38	5%		
30m Deep Product																																										
Villa Allotment	10 x 30m	300m²	4	7	3	—	6	2	3	2	3	5	2	2	6	1	—	5	4	3	7	4	1	8	—	2	—	7	4	—	—	—	—	—	—	—	—	—	91	12%		
Premium Villa Allotment	12.5 x 30m	375m²	2	10	11	3	6	6	4	1	7	6	7	6	7	6	3	10	3	10	9	4	—	10	1	3	—	12	8	2	—	—	—	—	—	—	—	—	157	21%		
Courtyard Allotment	14 x 30m	420m²	10	15	13	3	11	6	3	7	7	1	14	7	8	9	4	8	4	12	1	3	—	11	2	3	—	15	6	2	—	—	—	—	—	—	—	—	185	25%		
Traditional Allotment	20 x 30m	600m²	13	9	6	1	4	4	3	3	—	3	3	3	—	4	2	3	4	—	4	1	—	1	—	—	—	1	—	—	—	—	—	—	—	—	—	—	72	10%		
Premium Traditional Allotment	24 x 30m	720m²	5	4	2	—	3	4	1	3	1	1	4	1	—	—	1	2	—	2	—	2	—	1	—	—	—	2	—	—	—	—	—	—	—	—	—	39	5%			
Possible Multiple Residential Allotment	—	—	1	1	3	—	2	3	—	1	2	—	1	—	1	—	1	4	—	1	—	—	—	—	1	—	1	1	1	—	—	—	—	—	—	—	—	25	3%			
Subtotal			35	46	38	7	32	25	14	17	20	16	31	19	22	16	13	31	14	32	17	17	2	30	4	9	—	35	22	5	—	—	—	—	—	—	—	—	569	76%		
Total Residential Allotments			46	46	40	10	32	43	20	29	30	34	31	20	22	30	13	31	14	32	33	21	2	42	4	31	—	60	28	5	—	—	—	—	—	—	—	—	749	100%		
Residential Net Density			14.0 dw/ha	14.6 dw/ha	15.7 dw/ha	14.0 dw/ha	14.6 dw/ha	16.3 dw/ha	15.8 dw/ha	17.1 dw/ha	17.4 dw/ha	15.5 dw/ha	17.2 dw/ha	15.7 dw/ha	14.5 dw/ha	14.0 dw/ha	12.3 dw/ha	13.1 dw/ha	18.9 dw/ha	15.9 dw/ha	17.1 dw/ha	14.5 dw/ha	21.1 dw/ha	17.2 dw/ha	17.5 dw/ha	20.4 dw/ha	—	19.4 dw/ha	17.3 dw/ha	3.8 dw/ha	—	—	—	—	—	—	—	—	—	15.6 dw/ha		
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots		
Balance Super Allotments			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4		
Sub Total			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4		
Total Allotments			46	46	40	10	32	43	20	29	30	34	31	20	22	30	13	31	14	32	33	21	2	42	4	31	—	60	28	5	1	1	—	1	1	—	—	—	—	753		
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			48	48	48	10	37	52	20	33	34	36	33	20	24	30	15	39	14	33	34	21	2	42	4	34	—	63	31	7	—	—	—	—	—	—	—	—	812			
Maximum Potential Net Residential Density			14.6 dw/ha	15.2 dw/ha	18.9 dw/ha	14.0 dw/ha	16.9 dw/ha	19.7 dw/ha	15.8 dw/ha	19.5 dw/ha	19.7 dw/ha	16.4 dw/ha	18.3 dw/ha	15.7 dw/ha	15.9 dw/ha	14.0 dw/ha	14.2 dw/ha	16.4 dw/ha	18.9 dw/ha	16.4 dw/ha	17.6 dw/ha	21.1 dw/ha	17.2 dw/ha	17.5 dw/ha	22.3 dw/ha	—	20.4 dw/ha	19.2 dw/ha	5.3 dw/ha	—	—	—	—	—	—	—	—	—	25.1 dw/ha			

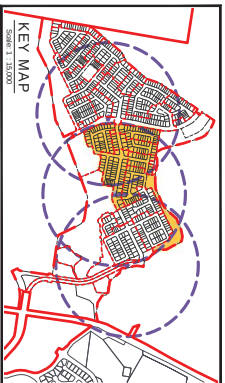
Land Budget Stage 1

Land Use	Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Stage 1K	Stage 1L	Stage 1M	Stage 1N	Stage 1O	Stage 1P	Stage 1Pii	Stage 1Q	Stage 1R	Stage 1Si	Stage 1Sii	Stage 1Ti	Stage 1Tii	Stage 1U	Stage 1V	Stage 1W	Stage 1X	Stage 1Y	Stage 1Z	Stage 1AA	Stage 1AB	Stage 1AC	Stage 1AD	Stage 1AE	Stage 1AF	Stage 1AG	Overall				
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Percentage		
Area of Subject Site	5.596 ha	3.152 ha	2.730 ha	0.716 ha	4.263 ha	3.410 ha	1.263 ha	1.892 ha	1.831 ha	2.194 ha	2.498 ha	1.271 ha	1.561 ha	2.142 ha	1.056 ha	2.373 ha	0.739 ha	2.012 ha	1.930 ha	1.447 ha	0.845 ha	2.437 ha	0.229 ha	2.705 ha	7.562 ha	3.280 ha	1.616 ha	3.852 ha	0.628 ha	6.905 ha	8.732 ha	19.189 ha	1.959 ha	0.878 ha	1.489 ha	1.147 ha	107.529 ha	100.0%			
Saleable Area																																									
Residential Allotments	2.289 ha	2.120 ha	1.996 ha	0.471 ha	1.524 ha	2.002 ha	0.894 ha	1.376 ha	1.303 ha	1.515 ha	1.632 ha	0.914 ha	0.905 ha	1.027 ha	0.822 ha	1.532 ha	0.739 ha	1.520 ha	1.222 ha	1.053 ha	0.095 ha	1.512 ha	0.229 ha	1.199 ha	—	2.301 ha	1.156 ha	0.249 ha	—	—	—	—	—	—	—	—	—	33.598 ha	31.2%		
Balance Super Allotments																													0.628 ha	5.608 ha	—	—	—	—	19.081 ha	0.389 ha	—	—	—	25.706 ha	23.9%
Total Area of Allotments	2.289 ha	2.120 ha	1.996 ha	0.471 ha	1.524 ha	2.002 ha	0.894 ha	1.376 ha	1.303 ha	1.515 ha	1.632 ha	0.914 ha	0.905 ha	1.027 ha	0.822 ha	1.532 ha	0.739 ha	1.520 ha	1.222 ha	1.053 ha	0.095 ha	1.512 ha	0.229 ha	1.199 ha	—	2.301 ha	1.156 ha	0.249 ha	0.628 ha	5.608 ha	—	19.081 ha	0.389 ha	—	—	—	—	59.304 ha	55.2%		
Road																																									
Collector Road	2.059 ha	—	0.186 ha	—	—	0.764 ha	—	0.196 ha	0.105 ha	—	0.692 ha	—	0.047 ha	—	—	—	—	—	—	—	0.750 ha	—	—	—	1.183 ha	—	0.194 ha	—	0.397 ha	—	—	—	—	—	—	—	—	—	8.143 ha	7.6%	
Local Road	0.877 ha	1.032 ha	0.518 ha	0.245 ha	0.664 ha	0.606 ha	0.369 ha	0.320 ha	0.389 ha	0.643 ha	0.093 ha	0.357 ha	0.576 ha	0.611 ha	0.210 ha	0.840 ha	—	0.492 ha	0.682 ha	0.394 ha	—	—	0.829 ha	0.177 ha	—	0.689 ha	0.460 ha	—	—	—	—	—	—	0.108 ha	—	—	—	—	12.181 ha	11.3%	
Linear Connections	0.025 ha	—	0.030 ha	—	—	0.038 ha	—	—	—	0.034 ha	0.036 ha	—	0.033 ha	—	0.024 ha	—	—	—	0.026 ha	—	0.081 ha	—	—	0.030 ha	—	—	0.028 ha	—	—	—	—	—	—	—	—	—	—	—	0.385 ha	0.4%	
Entry Statements																																							0.0%		
Total Area of New Road	2.961 ha	1.032 ha	0.734 ha	0.245 ha	0.664 ha	1.408 ha	0.369 ha	0.516 ha	0.528 ha	0.679 ha	0.866 ha	0.357 ha	0.656 ha	0.611 ha	0.234 ha	0.840 ha	—	0.492 ha	0.708 ha	0.394 ha	0.750 ha	0.829 ha	—	1.390 ha	—	0.911 ha	0.460 ha	0.397 ha	—	—	—	—	0.108 ha	1.570 ha	—	—	—	—	20.709 ha	19.3%	
Open Space																																									
Corridor Park	0.247 ha	—	—	—	2.075 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.562 ha	—	—	2.142 ha	—	1.297 ha	0.190 ha	—	—	—	—	—	—	—	13.513 ha	12.6%	
Regional Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	12.056 ha	11.2%	
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	0.504 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	1.012 ha	—	—	8.542 ha	—	—	0.878 ha	1.489 ha	1.147 ha	—	—	1.516 ha	1.4%	
Local Recreation Park	0.099 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.096 ha	—	0.116 ha	—	0.068 ha	—	—	—	—	—	—	—	—	—	—	—	—	0.379 ha	0.4%	
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.379 ha	0.4%	
Stormwater Detention	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.052 ha	0.0%	
Total Open Space	0.346 ha	—	—	—	2.075 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.096 ha	—	0.116 ha	7.562 ha	0.068 ha	—	3.206 ha	—	1.297 ha	8.732 ha	—	—	0.878 ha	1.489 ha	1.147 ha	27.516 ha	25.6%			
Road Lengths																																									
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length	Length			
Shared Access Driveway	—	—	20m	—	30m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	514m		
6.5m Wide New Road	—	—	—	—	—	55m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	245m		
14.5m Wide New Road	146m	100m	6m	63m	74m	—	—	—	—	—	—	—	—	—	60m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	389m		
16.5m Wide New Road	213m	392m	276m	82m	304m	181m	107m	192m	186m	296m	63m	172m	337m	329m	100m	471m	—	295m	370m	175m	—	445m	—	72m	—	374m	248m	—	—	—	—	—	—	—	—	—	—	5680m			
18.5m Wide New Road	170m	130m	34m	—	—	127m	104m	—	—	—	41m	145m	—	30m	—	—	—	—	—	—	—	—	—	161m	—	112m	—	—	—	—	—	—	—	—	—	—	—	—	1054m		
21m Wide New Road	229m	—	85m	—	—	354m	—	—	—	—	92m	35m	—	—	110m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	905m			
23.8m Wide New Road	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	752m			
32m Wide New Road	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Various Width New Road	709m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1645m			
Total Length of New Road	1467m	622m	421m	145m	408m	717m	211m	284m	284m	423m	356m	216m	367m	389m	143m	515m	—	295m	440m	264m	253m	505m	—	596m	—	525m	248m	154m	—	—	—	—	110m	826m	—	—	—	11184m			



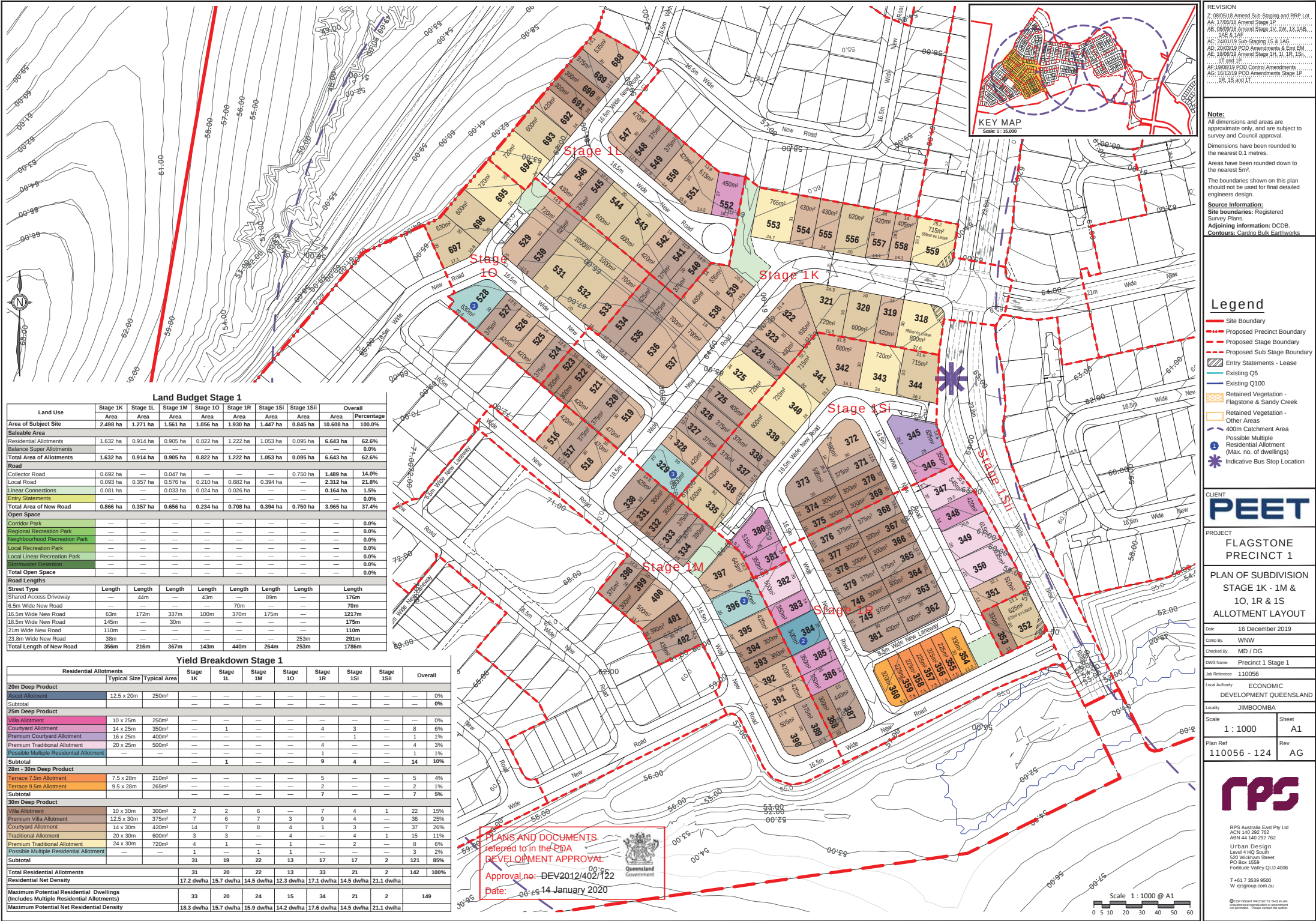
Yield Breakdown Stage 1											
Residential Allotments			Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1Z	Stage 1AA	Stage 1AD	Overall	
	Typical Size	Typical Area									
20m Deep Product											
Ascott Allotment	12.5 x 20m	250m²	—	—	—	—	—	—	—	0%	
Subtotal										0%	
35m Deep Product											
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—	0%	
Courtyard Allotment	14 x 25m	350m²	5	—	—	—	—	—	5	4%	
Premium Courtyard Allotment	16 x 25m	400m²	5	—	—	1	—	—	6	4%	
Premium Traditional Allotment	20 x 25m	500m²	1	—	2	2	—	—	5	4%	
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	0%	
Subtotal			11	—	2	3	—	—	16	11%	
30m Deep Product											
Villa Allotment	10 x 30m	300m²	4	7	3	—	—	—	14	10%	
Premium Villa Allotment	12.5 x 30m	375m²	2	10	11	3	—	—	26	18%	
Courtyard Allotment	14 x 30m	420m²	10	15	13	3	—	—	41	29%	
Traditional Allotment	20 x 30m	600m²	13	9	6	1	—	—	29	20%	
Premium Traditional Allotment	24 x 30m	720m²	5	4	2	—	—	—	11	8%	
Possible Multiple Residential Allotment	—	—	1	1	3	—	—	—	5	4%	
Subtotal			35	46	38	7	—	—	128	89%	
Total Residential Allotments			46	46	40	10	—	—	—	142	100%
Residential Net Density			14.0 dwha	14.6 dwha	15.7 dwha	14.0 dwha	—	—	—		
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	
Balance Super Allotments			—	—	—	—	1	1	1	3	
Sub Total			—	—	—	—	1	1	1	3	
Total Allotments			46	46	40	10	1	1	1	145	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			48	48	48	10	—	—	—	154	
Maximum Potential Net Residential Density			14.6 dwha	15.2 dwha	18.9 dwha	14.0 dwha	—	—	—		

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



Yield Breakdown Stage 1											
Residential Allocations			Overall								
Stage	Typical Size	Typical Area	Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall		
20m Deep Product	12.5 x 20m	250m²	—	—	—	—	—	—	—	—	0%
25m Deep Product	15 x 25m	375m²	—	—	—	—	—	—	—	—	0%
Via Allocated	10 x 25m	250m²	—	—	—	—	4	—	4	2%	
Cool River Allocated	14 x 25m	350m²	—	—	3	8	1	5	21	11%	
Premium Canfield Allocated	16 x 25m	400m²	—	—	4	30	4	8	22	12%	
Premium Canfield (Reserve Allocated)	20 x 25m	500m²	—	2	1	1	1	3	7	4%	
20m Deep Product	—	—	—	1	1	1	1	1	2	5%	
25m Deep Product	—	—	—	13	6	12	10	18	59	31%	
Traverse 5m Allocated	7.5 x 25m	210m²	—	3	28	—	—	—	3	2%	
Traverse 5m Allocated	9.5 x 25m	235m²	—	—	—	—	—	—	2	1%	
Subtotal	—	—	—	5	—	—	—	—	5	3%	
30m Deep Product	10 x 30m	300m²	6	2	3	2	3	5	21	11%	
Via Allocated	12.5 x 30m	375m²	—	—	—	—	—	—	0	0%	
Cool River Allocated	14 x 30m	420m²	4	6	4	1	7	8	30	16%	
Premium Canfield Allocated	16 x 30m	480m²	4	4	3	3	1	7	17	9%	
Premium Canfield (Reserve Allocated)	20 x 30m	600m²	—	—	—	—	—	—	0	0%	
Premium Tidalwood Allocated	24 x 30m	720m²	3	4	1	1	3	1	11	7%	
Possible Multiple Residential Allocated	—	—	—	—	—	—	—	—	0	0%	
Subtotal	—	—	32	23	14	17	20	31	124	66%	
Total Residential Allocations	—	—	32	45	29	29	30	34	188	100%	
Residential Net Density	14.6 dwh/ha	16.3 dwh/ha	15.6 dwh/ha	17.1 dwh/ha	17.4 dwh/ha	15.5 dwh/ha	—	—	—	—	
Maximum Potential Residential Dwellings (assuming Multiple Residential Density)	37	52	20	33	34	36	—	—	—	212	
Maximum Potential Net Residential Density	16.6 dwh/ha	19.7 dwh/ha	18.9 dwh/ha	19.9 dwh/ha	19.7 dwh/ha	16.4 dwh/ha	—	—	—	—	

[illegible]



REVISION

Z: 08/05/18 Amend Sub-Staging and RRP Lot.

AA: 17/05/18 Amend Stage 1P.

AB: 06/09/18 Amend Stage 1X, 1W, 1X, 1AB.

AC: 1AE & 1AF.

AD: 24/01/19 Sub-Staging 1A & 1AG.

AE: 20/03/19 POD Amendments & ERM EM.

AF: 18/06/19 Amend Stage 1H, 1I, 1J, 1K, 1L.

AG: 19/12/19 POD Control Amendments.

AH: 19 and 1T.

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: DCD.

Contours: Canberr Bulk Earthworks

Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Entry Statements - Lease
- Existing Q5
- Existing Q100
- Retained Vegetation - 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 - 1M & 1O, 1R & 1S ALLOTMENT LAYOUT

Date: 16 December 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: AG

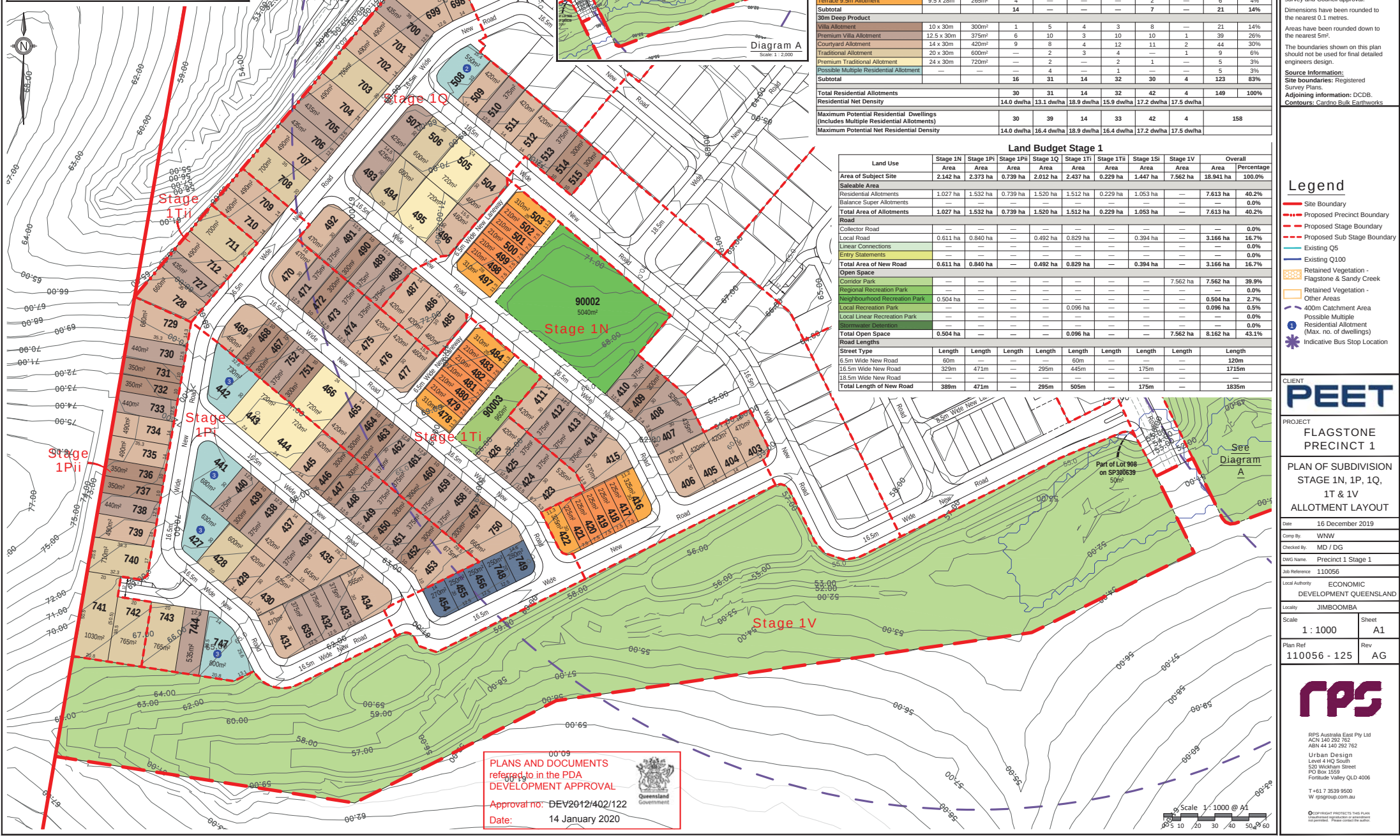
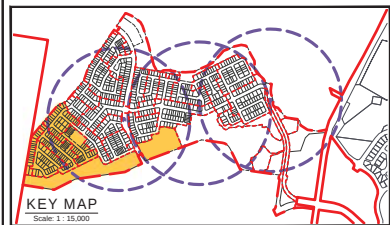
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/402/122
Date: 14 January 2020



Yield Breakdown Stage 1										
Residential Allotments	Typical Size		Typical Area	Stage 1N	Stage 1P	Stage 1Pi	Stage 1Q	Stage 1T	Stage 1Ti	Overall
20m Deep Product										
Ascot Allotment	12.5 x 20m	250m ²	—	—	—	—	—	5	—	5 3%
Subtotal			—	—	—	—	—	5	—	5 3%
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 10%
Terrace 9.5m Allotment	9.5 x 28m	265m ²	4	—	—	—	—	2	—	6 4%
Subtotal			14	—	—	—	—	7	—	21 14%
30m Deep Product										
Villa Allotment	10 x 30m	300m ²	1	5	4	3	8	—	21	14%
Premium Villa Allotment	12.5 x 30m	375m ²	6	10	3	10	10	1	39	26%
Courtyard Allotment	14 x 30m	420m ²	9	8	4	12	11	2	44	30%
Traditional Allotment	20 x 30m	600m ²	—	2	3	4	—	1	9	6%
Premium Traditional Allotment	24 x 30m	720m ²	—	2	—	2	1	—	5	3%
Possible Multiple Residential Allotment	—	—	—	4	—	1	—	—	5	3%
Subtotal			16	31	14	32	30	4	123	83%
Total Residential Allotments			30	31	14	32	42	4	149	100%
Residential Net Density			14.0 dw/ha	13.1 dw/ha	18.9 dw/ha	15.9 dw/ha	17.2 dw/ha	17.5 dw/ha		
Maximum Potential Residential Dwellings (includes Multiple Residential Allotments)										
			30	39	14	33	42	4	158	
Maximum Potential Net Residential Density			14.0 dw/ha	16.4 dw/ha	18.9 dw/ha	16.4 dw/ha	17.2 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 of Subject Site	2.142 ha	2.373 ha	0.739 ha	2.012 ha	2.437 ha	0.229 ha	1.447 ha	7.562 ha	18.941 ha	100.0%
Saleable Area										
Residential Allotments	1.027 ha	1.532 ha	0.739 ha	1.520 ha	1.512 ha	0.229 ha	1.053 ha	—	7.613 ha	40.2%
Balance Super Allotments	—	—	—	—	—	—	—	—	—	0.0%
Total Area of Allotments	1.027 ha	1.532 ha	0.739 ha	1.520 ha	1.512 ha	0.229 ha	1.053 ha	—	7.613 ha	40.2%
Road										
Collector Road	—	—	—	—	—	—	—	—	—	0.0%
Local Road	0.611 ha	0.840 ha	—	0.492 ha	0.829 ha	—	0.394 ha	—	3.166 ha	16.7%
Linear Connections	—	—	—	—	—	—	—	—	—	0.0%
Entry Statements	—	—	—	—	—	—	—	—	—	0.0%
Total Area of New Road	0.611 ha	0.840 ha	—	0.492 ha	0.829 ha	—	0.394 ha	—	3.166 ha	16.7%
Open Space										
Corridor Park	—	—	—	—	—	—	—	7.562 ha	7.562 ha	39.9%
Regional Recreation Park	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	0.504 ha	—	—	—	—	—	—	—	0.504 ha	2.7%
Local Recreation Park	—	—	—	—	0.096 ha	—	—	—	0.096 ha	0.5%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	—	—	—	—	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	Length	Length
6.5m Wide New Road	60m	—	—	—	60m	—	—	—	—	120m
16.5m Wide New Road	329m	471m	—	295m	445m	—	175m	—	—	1715m
18.5m Wide New Road	—	—	—	—	—	—	—	—	—	—
Total Length of New Road	389m	471m	—	295m	505m	—	175m	—	—	1835m

REVISION

Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1V, 1W, 1X, 1AA
AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1AA
AC: 24/05/18 Sub-Staging 1S & 1AG
AD: 20/03/18 POD Amendments & ERM EM
AE: 18/06/18 Amend Stage 1H, 1I, 1J, 1K, 1L
AF: 18/06/18 Amend Stage 1H, 1I, 1J, 1K, 1L
AG: 19/12/19 POD Control Amendments
AH: 19, 18 and 17

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: DCD8.
Contours: Canberr 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

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PROJECT
FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1N, 1P, 1Q, 1T & 1V
ALLOTMENT LAYOUT

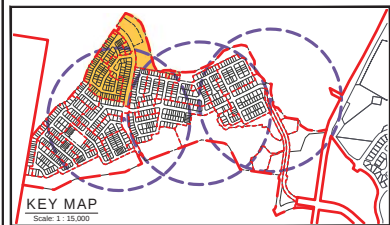
Date: 16 December 2019
Comp By: WNW
Checked By: MD / DG
DWG Name: Precinct 1 Stage 1
Job Reference: 110056
Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND
Locality: JIMBOOMBA

Scale: 1 : 1000
Sheet: A1
Plan Ref: 110056 - 125
Rev: AG

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PLANS AND DOCUMENTS
referred to in the RDA
DEVELOPMENT APPROVAL

Approval no: DEV/2012/402/122
Date: 14 January 2020

Queensland
Government



Yield Breakdown Stage 1						
Residential Allotments	Typical Size Typical Area		Stage 1U	Stage 1W	Stage 1X	Stage 1Y
	20m Deep Product	12.5 x 25m 250m²	—	—	—	—
Subtotal			—	—	—	0%
25m Deep Product						
Villa Allotment	10 x 25m	250m²	6	9	—	15
Courtyard Allotment	14 x 25m	350m²	8	14	—	22
Premium Courtyard Allotment	16 x 25m	400m²	6	1	—	7
Premium Traditional Allotment	20 x 25m	500m²	1	—	—	1
Possible Multiple Residential Allotment	—	—	1	1	1	3
Subtotal			22	25	1	48
28m - 30m Deep Product						
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	3	—	3
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	2	2
Subtotal			—	—	5	5
30m Deep Product						
Villa Allotment	10 x 30m	300m²	2	7	4	13
Premium Villa Allotment	12.5 x 30m	375m²	3	12	8	25
Courtyard Allotment	14 x 30m	420m²	3	15	6	26
Traditional Allotment	20 x 30m	600m²	—	1	—	1
Premium Traditional Allotment	24 x 30m	720m²	—	1	—	2
Possible Multiple Residential Allotment	—	—	1	1	1	4
Subtotal			9	35	22	5
Total Residential Allotments			31	60	28	5
Residential Net Density			20.4 dw/ha	19.4 dw/ha	17.3 dw/ha	3.8 dw/ha
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			34	63	31	7
Maximum Potential Net Residential Density			22.3 dw/ha	20.4 dw/ha	19.2 dw/ha	5.3 dw/ha

Land Budget Stage 1						
Land Use	Stage 1U	Stage 1W	Stage 1X	Stage 1Y	Overall	
	Area	Area	Area	Area	Area	Percentage
Area of Subject Site	2.705 ha	3.280 ha	1.616 ha	3.852 ha	11.453 ha	100.0%
Saleable Area						
Residential Allotments	1.199 ha	2.301 ha	1.156 ha	0.249 ha	4.905 ha	42.8%
Balance Super Allotments	—	—	—	—	—	0.0%
Total Area of Allotments	1.199 ha	2.301 ha	1.156 ha	0.249 ha	4.905 ha	42.8%
Road						
Collector Road	1.183 ha	0.194 ha	—	0.397 ha	1.774 ha	15.5%
Local Road	0.177 ha	0.689 ha	0.460 ha	—	1.326 ha	11.6%
Linear Connections	0.030 ha	0.028 ha	—	—	0.058 ha	0.5%
Entry Statements	—	—	—	—	—	0.0%
Total Area of New Road	1.390 ha	0.911 ha	0.460 ha	0.397 ha	3.158 ha	27.6%
Open Space						
Corridor Park	—	—	—	2.142 ha	2.142 ha	18.7%
Regional Recreation Park	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	1.012 ha	1.012 ha	8.8%
Local Recreation Park	0.116 ha	0.068 ha	—	—	0.184 ha	1.6%
Local Linear Recreation Park	—	—	—	0.052 ha	0.052 ha	0.5%
Stormwater Detention	—	—	—	—	—	0.0%
Total Open Space	0.116 ha	0.068 ha	—	3.206 ha	3.390 ha	29.6%
Road Lengths						
Street Type	Length	Length	Length	Length	Length	
Shared Access Driveway	56m	39m	—	—	95m	
14.5m Wide New Road	—	—	—	—	—	
16.5m Wide New Road	72m	374m	248m	—	694m	
18.5m Wide New Road	161m	112m	—	—	273m	
23.8m Wide New Road	307m	—	—	154m	461m	
Total Length of New Road	996m	525m	248m	154m	1523m	

REVISION

Z: 09/05/18 Amend Sub-Staging and RRP Lot
A: 17/05/18 Amend Stage 1U
AR: 06/09/18 Amend Stage 1W, 1X, 1Y, 1A, 1B
JAE & JAF
AC: 24/01/19 Sub-Staging 1A & 1A2
AD: 20/03/19 POD Amendments & ERM
AE: 18/06/19 Amend Stage 1H, 1I, 1J, 1K, 1L
AF: 15/12/19 POD Control Amendments
AH: 19, 19 and 1T

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: DCCB.
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
 - Padmount Transformer

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PROJECT

FLAGSTONE
PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1U & 1W - 1Y
ALLOTMENT LAYOUT

Date	16 December 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	AG

RPS

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PLANS AND DOCUMENTS
related to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/402/122

Date: 14 January 2020



Queensland
Government

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%		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



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.
- 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 further 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 12.40 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 12.40m 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/sidelet where the front door is solid. If the front facade includes a habitable room with window, a side/sidelet is not required.
 - A front verandah, portico or porch located from the front

- 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 699 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. 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.

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 (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.
- 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
Z: 09/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, 1AA, 1AB, 1AC, 1AD, 1AE, 1AF, 1AG, 1AH, 1AI, 1AJ, 1AK, 1AL, 1AM, 1AN, 1AO, 1AP, 1AQ, 1AR, 1AS, 1AT, 1AU, 1AV, 1AW, 1AX, 1AY, 1AZ, 1BA, 1BB, 1BC, 1BD, 1BE, 1BF, 1BG, 1BH, 1BI, 1BJ, 1BK, 1BL, 1BM, 1BN, 1BO, 1BP, 1BQ, 1BR, 1BS, 1BT, 1BU, 1BV, 1BW, 1BX, 1BY, 1BZ, 1CA, 1CB, 1CC, 1CD, 1CE, 1CF, 1CG, 1CH, 1CI, 1CJ, 1CK, 1CL, 1CM, 1CN, 1CO, 1CP, 1CQ, 1CR, 1CS, 1CT, 1CU, 1CV, 1CW, 1CX, 1CY, 1CZ, 1DA, 1DB, 1DC, 1DD, 1DE, 1DF, 1DG, 1DH, 1DI, 1DJ, 1DK, 1DL, 1DM, 1DN, 1DO, 1DP, 1DQ, 1DR, 1DS, 1DT, 1DU, 1DV, 1DW, 1DX, 1DY, 1DZ, 1EA, 1EB, 1EC, 1ED, 1EE, 1EF, 1EG, 1EH, 1EI, 1EJ, 1EK, 1EL, 1EM, 1EN, 1EO, 1EP, 1EQ, 1ER, 1ES, 1ET, 1EU, 1EV, 1EW, 1EX, 1EY, 1EZ, 1FA, 1FB, 1FC, 1FD, 1FE, 1FF, 1FG, 1FH, 1FI, 1FJ, 1FK, 1FL, 1FM, 1FN, 1FO, 1FP, 1FQ, 1FR, 1FS, 1FT, 1FU, 1FV, 1FW, 1FX, 1FY, 1FZ, 1GA, 1GB, 1GC, 1GD, 1GE, 1GF, 1GG, 1GH, 1GI, 1GJ, 1GK, 1GL, 1GM, 1GN, 1GO, 1GP, 1GQ, 1GR, 1GS, 1GT, 1GU, 1GV, 1GW, 1GX, 1GY, 1GZ, 1HA, 1HB, 1HC, 1HD, 1HE, 1HF, 1HG, 1HH, 1HI, 1HJ, 1HK, 1HL, 1HM, 1HN, 1HO, 1HP, 1HQ, 1HR, 1HS, 1HT, 1HU, 1HV, 1HW, 1HX, 1HY, 1HZ, 1IA, 1IB, 1IC, 1ID, 1IE, 1IF, 1IG, 1IH, 1II, 1IJ, 1IK, 1IL, 1IM, 1IN, 1IO, 1IP, 1IQ, 1IR, 1IS, 1IT, 1IU, 1IV, 1IW, 1IX, 1IY, 1IZ, 1JA, 1JB, 1JC, 1JD, 1JE, 1JF, 1JG, 1JH, 1JI, 1JJ, 1JK, 1JL, 1JM, 1JN, 1JO, 1JP, 1JQ, 1JR, 1JS, 1JT, 1JU, 1JV, 1JW, 1JX, 1JY, 1JZ, 1KA, 1KB, 1KC, 1KD, 1KE, 1KF, 1KG, 1KH, 1KI, 1KJ, 1KK, 1KL, 1KM, 1KN, 1KO, 1KP, 1KQ, 1KR, 1KS, 1KT, 1KU, 1KV, 1KW, 1KX, 1KY, 1KZ, 1LA, 1LB, 1LC, 1LD, 1LE, 1LF, 1LG, 1LH, 1LI, 1LJ, 1LK, 1LL, 1LM, 1LN, 1LO, 1LP, 1LQ, 1LR, 1LS, 1LT, 1LU, 1LV, 1LW, 1LX, 1LY, 1LZ, 1MA, 1MB, 1MC, 1MD, 1ME, 1MF, 1MG, 1MH, 1MI, 1MJ, 1MK, 1ML, 1MM, 1MN, 1MO, 1MP, 1MQ, 1MR, 1MS, 1MT, 1MU, 1MV, 1MW, 1MX, 1MY, 1MZ, 1NA, 1NB, 1NC, 1ND, 1NE, 1NF, 1NG, 1NH, 1NI, 1NJ, 1NK, 1NL, 1NM, 1NN, 1NO, 1NP, 1NQ, 1NR, 1NS, 1NT, 1NU, 1NV, 1NW, 1NX, 1NY, 1NZ, 1OA, 1OB, 1OC, 1OD, 1OE, 1OF, 1OG, 1OH, 1OI, 1OJ, 1OK, 1OL, 1OM, 1ON, 1OO, 1OP, 1OQ, 1OR, 1OS, 1OT, 1OU, 1OV, 1OW, 1OX, 1OY, 1OZ, 1PA, 1PB, 1PC, 1PD, 1PE, 1PF, 1PG, 1PH, 1PI, 1PJ, 1PK, 1PL, 1PM, 1PN, 1PO, 1PP, 1PQ, 1PR, 1PS, 1PT, 1PU, 1PV, 1PW, 1PX, 1PY, 1PZ, 1QA, 1QB, 1QC, 1QD, 1QE, 1QF, 1QG, 1QH, 1QI, 1QJ, 1QK, 1QL, 1QM, 1QN, 1QO, 1QP, 1QQ, 1QR, 1QS, 1QT, 1QU, 1QV, 1QW, 1QX, 1QY, 1QZ, 1RA, 1RB, 1RC, 1RD, 1RE, 1RF, 1RG, 1RH, 1RI, 1RJ, 1RK, 1RL, 1RM, 1RN, 1RO, 1RP, 1RQ, 1RR, 1RS, 1RT, 1RU, 1RV, 1RW, 1RX, 1RY, 1RZ, 1SA, 1SB, 1SC, 1SD, 1SE, 1SF, 1SG, 1SH, 1SI, 1SJ, 1SK, 1SL, 1SM, 1SN, 1SO, 1SP, 1SQ, 1SR, 1SS, 1ST, 1SU, 1SV, 1SW, 1SX, 1SY, 1SZ, 1TA, 1TB, 1TC, 1TD, 1TE, 1TF, 1TG, 1TH, 1TI, 1TJ, 1TK, 1TL, 1TM, 1TN, 1TO, 1TP, 1TQ, 1TR, 1TS, 1TT, 1TU, 1TV, 1TW, 1TX, 1TY, 1TZ, 1UA, 1UB, 1UC, 1UD, 1UE, 1UF, 1UG, 1UH, 1UI, 1UJ, 1UK, 1UL, 1UM, 1UN, 1UO, 1UP, 1UQ, 1UR, 1US, 1UT, 1UU, 1UV, 1UW, 1UX, 1UY, 1UZ, 1VA, 1VB, 1VC, 1VD, 1VE, 1VF, 1VG, 1VH, 1VI, 1VJ, 1VK, 1VL, 1VM, 1VN, 1VO, 1VP, 1VQ, 1VR, 1VS, 1VT, 1VU, 1VV, 1VW, 1VX, 1VY, 1VZ, 1WA, 1WB, 1WC, 1WD, 1WE, 1WF, 1WG, 1WH, 1WI, 1WJ, 1WK, 1WL, 1WM, 1WN, 1WO, 1WP, 1WQ, 1WR, 1WS, 1WT, 1WU, 1WV, 1WW, 1WX, 1WY, 1WZ, 1XA, 1XB, 1XC, 1XD, 1XE, 1XF, 1XG, 1XH, 1XI, 1XJ, 1XK, 1XL, 1XM, 1XN, 1XO, 1XP, 1XQ, 1XR, 1XS, 1XT, 1XU, 1XV, 1XW, 1XX, 1XY, 1XZ, 1YA, 1YB, 1YC, 1YD, 1YE, 1YF, 1YG, 1YH, 1YI, 1YJ, 1YK, 1YL, 1YM, 1YN, 1YO, 1YP, 1YQ, 1YR, 1YS, 1YT, 1YU, 1YV, 1YW, 1YX, 1YY, 1YZ, 1ZA, 1ZB, 1ZC, 1ZD, 1ZE, 1ZF, 1ZG, 1ZH, 1ZI, 1ZJ, 1ZK, 1ZL, 1ZM, 1ZN, 1ZO, 1ZP, 1ZQ, 1ZR, 1ZS, 1ZT, 1ZU, 1ZV, 1ZW, 1ZX, 1ZY, 1ZZ.

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: Cartho Bulk Earthworks

Legend

- Site Boundary
- Proposed

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 site setbacks shall be in accordance with the Plan of Development Table.
 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 12.49 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);
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 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, portion or porch located over the front entrance, which extends a minimum of 100mm forward of the entrance door
 - iii. The verandah, portion or porch is to include front tiers 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 wide garage and 3.0 metres for a lot with a single car wide 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 B99 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 point 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.

Fencing

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 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.

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 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. 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 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.

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 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, pedestrianies 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.

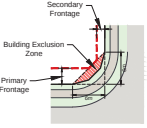
Additional Criteria for Secondary Dwellings

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 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 (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.

Definitions

Laneway Allotment - Allotments serviced by a laneway.

Special Siting Requirements for Corner Allotments



PLANS AND DOCUMENTS referred to in the RPA DEVELOPMENT APPROVAL

Approval no: DEV/2012/402/122

Date: 14 January 2020



REVISION

2.	08/05/18	Amend Sub-Staging and RRP Lot
1.	17/05/18	Amend Stage 1P
AR:	06/09/18	Amend Stage 1P, 1W, 1X, 1AB
1AE & 1AF:		
AC:	24/01/19	Sub-Staging 1A & 1AF
AD:	20/03/19	POD Amendments & Emt EM
AE:	18/06/19	Amend Stage 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T and 1U
AF:	18/06/19	POD Amendments Stage 1P
AG:	16/12/19	POD Amendments Stage 1P
	19	19 Rev A1

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: CDDB.
Contours: Cartho Built Earthworks

Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Existing Sub Stage Boundary
- Existing Q100
- 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)

CLIENT

PEET

PROJECT

FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT

STAGE 1A - 1D

RESIDENTIAL LOTS

Date: 16 December 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 - 130

Rev: AG

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 14 140 292 762

Urban Design
Level 4 HQ South
520 Wickham Street
Fortitude Valley QLD 4006

Tel: 1 7359 9500
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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	
Front/Primary Frontage		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
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	1.5m	1.5m	1.5m	1.5m	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
Maximum 675 Wall Length (% of boundary length)		75%		65%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary		0.9m	1.5m	0.9m	1.5m	0.9m	1.5m	0.9m	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		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		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
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

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 site setbacks shall be in accordance with the Plan of Development Table. Boundary setbacks are measured to the wall of the structure.
10. Front verandahs 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.
11. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
12. Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments'.

Private Open Space

13. 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 12.49 metres wide - 1 covered space per dwelling.
 - For Lot 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.
17. 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 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

- i. 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 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."

- i. Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.

- i. 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 B99 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.

Fencing

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 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 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.

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

36. Buildings that do not comply may be assessed on architectural merit when accompanied by a report from a Registered Architect

37. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.

38. 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.

39. 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.

40. Homes must include a clearly identifiable and addressed front door and undercover point of entry.

41. Screened drying and rubbish bins area must be behind the main face of the dwelling.

42. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

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.

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.
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.

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 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.
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.

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PLANS AND DOCUMENTS referred for the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402/122

Date: 14 January 2020



Setbacks

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42. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

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.

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126. Corner

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/402/122
Date: 14 January 2020



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.
- 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 sideglight where the front door is solid. If the front facade includes a habitable room with window, a sideglight 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.
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- 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.
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- 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 still 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. 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 areas 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.

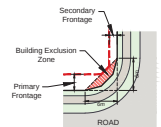
Additional Criteria for Secondary Dwellings

- 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 frontage setback.
- A minimum of one (9m 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	1.5m	1.0m	1.5m	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	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	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
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
2: 08/05/18 Amend Sub-Shading and RRP Lot
1A: 17/05/18 Amend Stage 1P
AR: 06/09/18 Amend Stage 1P, 1W, 1X, 1AAR
AC: 24/01/19 Sub-Shading 1A & 1AAR
AD: 20/03/19 POD Amendments & ERM EM
AT and 1P
AE: 18/03/19 Amend Stage 1H, 1I, 1R, 15H
AF: 15/12/19 POD Amendments Stage 1P
1R, 15H and 1I

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: Cartho 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
- Normal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)

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PEET

PROJECT
**FLAGSTONE
PRECINCT 1**

PLAN OF DEVELOPMENT
**STAGE 1N, 1P, 1Q & 1T
RESIDENTIAL LOTS**

Date: 16 December 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: AG

RPS

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Legend

General

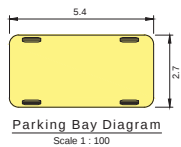
- Site Boundary
- - - Proposed Precinct Boundary
- - - Proposed Super Stage Boundary
- - - Proposed Sub Stage Boundary
- 400m Catchment Area
- Indicative Bus Stop Location
- Padmount Transformer

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



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/402/122

Date: 14 January 2020



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

REVISION

2: 08/05/18 Amend Sub-Staging and RRP Lot.
 A6: 17/05/18 Amend Stage 1P
 A8: 06/09/18 Amend Stage 1V, 1W, 1X, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z
 A9: 24/01/19 Sub-Staging 1S & 1AG
 A10: 20/03/19 POA Amendments & Ent EM
 A11: 18/06/19 Amend Stage 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z
 A12: 11/07/19 POA Control Amendments
 A13: 16/12/19 POA Control Amendments
 A14: 18/01/20 Amend Stage 1P

PROJECT

FLAGSTONE
PRECINCT 1

CLIENT

PEET

PLAN OF DEVELOPMENT
STAGE 1
PARKING MANAGEMENT PLAN

Job Ref. 110056 Date 16 December 2019
 Comp By. WNW DWG Name. Precinct 1 Stage 1
 Checked By. MD / DG Locality JIMBOOMBA
 Local Authority ECONOMIC DEVELOPMENT QUEENSLAND

rps

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 ABN 44 140 292 762

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