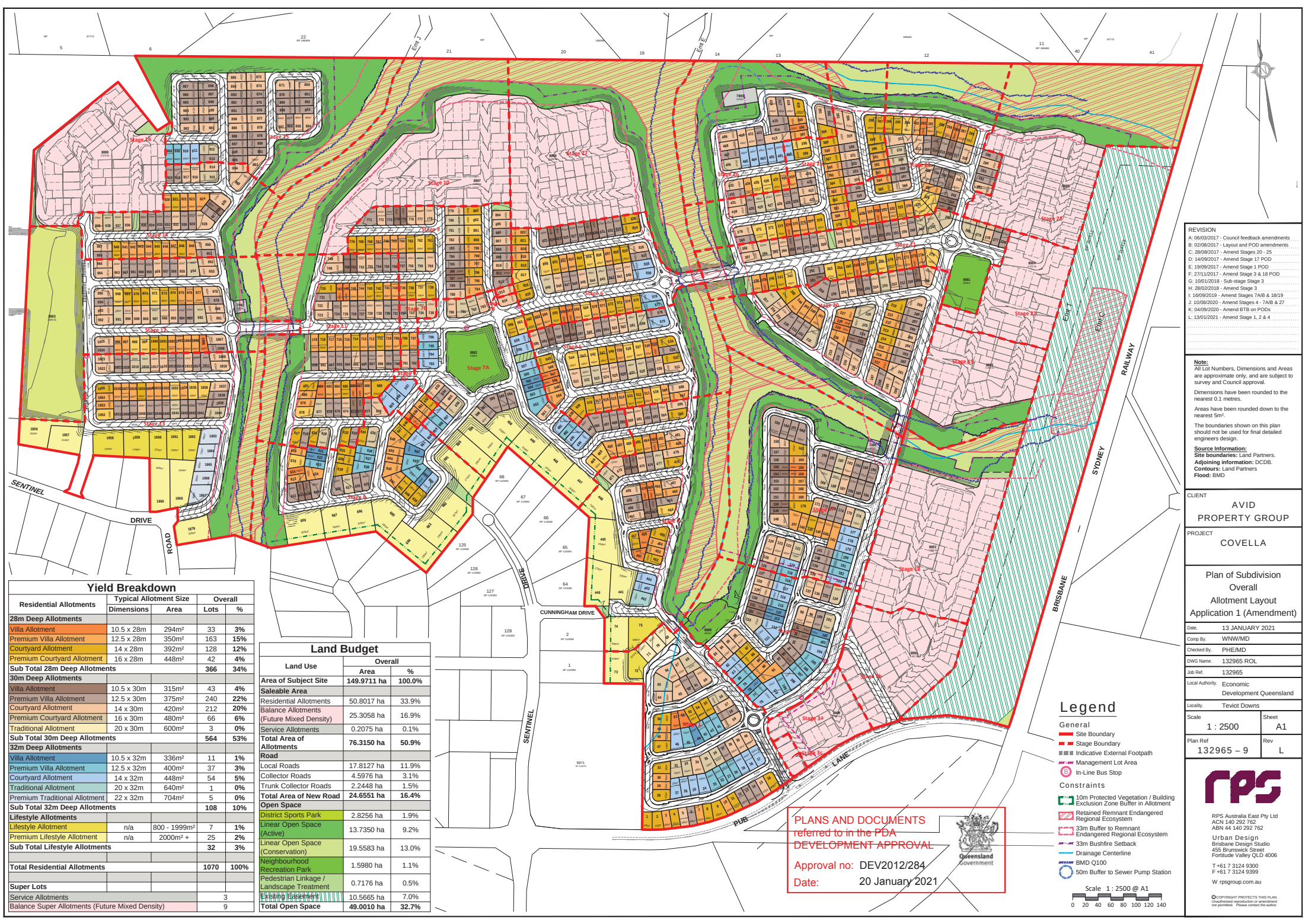




Yield Breakdown				
Residential Allotments	Typical Allotment Size		Overall	
	Dimensions	Area	Lots	%
28m Deep Allotments				
Villa Allotment	10.5 x 28m	294m ²	33	3%
Premium Villa Allotment	12.5 x 28m	350m ²	163	15%
Courtyard Allotment	14 x 28m	392m ²	128	12%
Premium Courtyard Allotment	16 x 28m	448m ²	42	4%
Sub Total 28m Deep Allotments			366	34%
30m Deep Allotments				
Villa Allotment	10.5 x 30m	315m ²	43	4%
Premium Villa Allotment	12.5 x 30m	375m ²	240	22%
Courtyard Allotment	14 x 30m	420m ²	212	20%
Premium Courtyard Allotment	16 x 30m	480m ²	66	6%
Traditional Allotment	20 x 30m	600m ²	3	0%
Sub Total 30m Deep Allotments			564	53%
32m Deep Allotments				
Villa Allotment	10.5 x 32m	336m ²	11	1%
Premium Villa Allotment	12.5 x 32m	400m ²	37	3%
Courtyard Allotment	14 x 32m	448m ²	54	5%
Traditional Allotment	20 x 32m	640m ²	1	0%
Premium Traditional Allotment	22 x 32m	704m ²	5	0%
Sub Total 32m Deep Allotments			108	10%
Lifestyle Allotments				
Lifestyle Allotment	n/a	800 - 1999m ²	7	1%
Premium Lifestyle Allotment	n/a	2000m ² +	25	2%
Sub Total Lifestyle Allotments			32	3%
Total Residential Allotments			1070	100%
Super Lots				
Service Allotments			3	
Balance Super Allotments (Future Mixed Density)			9	

Land Budget		
Land Use	Area	%
Area of Subject Site	149.9711 ha	100.0%
Saleable Area		
Residential Allotments	50.8017 ha	33.9%
Balance Allotments (Future Mixed Density)	25.3058 ha	16.9%
Service Allotments	0.2075 ha	0.1%
Total Area of Allotments		76.3150 ha
Road		50.9%
Local Roads	17.8127 ha	11.9%
Collector Roads	4.5976 ha	3.1%
Trunk Collector Roads	2.2448 ha	1.5%
Total Area of New Road		24.6551 ha
Open Space		16.4%
District Sports Park	2.8256 ha	1.9%
Linear Open Space (Active)	13.7350 ha	9.2%
Linear Open Space (Conservation)	19.5583 ha	13.0%
Neighbourhood Recreation Park	1.5980 ha	1.1%
Pedestrian Linkage / Landscape Treatment	0.7176 ha	0.5%
Retention Ecosystem	10.5665 ha	7.0%
Total Open Space		49.0010 ha
		32.7%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/284

Date: 20 January 2021



Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- In-Line Bus Stop

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Drainage Centreline
- BMD Q100
- 50m Buffer to Sewer Pump Station

Scale 1:2500 @ A1

0 20 40 60 80 100 120 140

REVISION

- A: 06/03/2017 - Council feedback amendments
- B: 02/08/2017 - Layout and PDA amendments
- C: 28/08/2017 - Amend Stages 20 - 25
- D: 14/09/2017 - Amend Stage 17 POD
- E: 19/09/2017 - Amend Stage 1 POD
- F: 27/11/2017 - Amend Stage 3 & 18 POD
- G: 10/01/2018 - Sub-stage Stage 3
- H: 28/02/2018 - Amend Stage 3
- I: 16/09/2019 - Amend Stages 7AB & 18/19
- J: 10/08/2020 - Amend Stages 4 - 7AB & 27
- K: 04/09/2020 - Amend 8TB on PODs
- L: 13/01/2021 - Amend Stage 1, 2 & 4

Note:

All Lot Numbers, 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: Land Partners.
Adjoining information: DCDB.
Contours: Land Partners
Flood: BMD

CLIENT

AVID
PROPERTY GROUP

PROJECT

COVELLA

Plan of Subdivision
Overall
Allotment Layout
Application 1 (Amendment)

Date: 13 JANUARY 2021

Comp By: WNN/MD

Checked By: PHE/MD

DWG Name: 132965 ROL

Job Ref: 132965

Local Authority: Economic Development Queensland

Locality: Teviot Downs

Scale: 1:2500

Sheet: A1

Plan Ref: 132965 - 9

Rev: L

rps

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

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

T +61 7 3124 9300
F +61 7 3124 9399
W rpsgroup.com.au

© COPYRIGHT PROTECTS THIS PLAN
UNauthorised reproduction or alteration
not permitted. Please contact the author.



Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- In-Line Bus Stop

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 30m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Drainage Centerline
- BMD Q100
- 50m Buffer to Sewer Pump Station

Scale 1: 1500 @ A1

0 10 20 30 40 50 60 70 80 90 100

REVISION

A:	06/03/2017 - Council feedback amendments
B:	02/08/2017 - Layout and POD amendments
C:	28/08/2017 - Amend Stages 20 - 25
D:	14/09/2017 - Amend Stage 17 POD
E:	19/09/2017 - Amend Stage 1 POD
F:	27/11/2017 - Amend Stage 3 & 18 POD
G:	10/01/2018 - Sub-stage Stage 3
H:	28/02/2018 - Amend Stage 3
I:	16/09/2019 - Amend Stages 7A/B & 18/19
K:	04/09/2020 - Amend BTD on PODs
L:	13/01/2021 - Amend Stage 1, 2 & 4

Note:
All Lot Numbers, 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: Land Partners.
Adjoining information: DCDB.
Contours: Land Partners
Flood: BMD

CLIENT
AVID
PROPERTY GROUP

PROJECT
COVELLA

**Plan of Subdivision
Precinct 1
Allotment Layout
Application1 (Amendment)**

Date: 13 JANUARY 2021
Comp By: WNW/MD
Checked By: PHE/MD
DWG Name: 132965 ROL
Job Ref: 132965
Local Authority: Economic Development Queensland

Scale: 1: 1500
Sheet: A1
Plan Ref: 132965 - 11
Rev: L

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006
T +61 7 3124 9300
F +61 7 3124 9399
W rpsgroup.com.au

© COPYRIGHT PROTECTS THIS PLAN
UNLESS OTHERWISE STATED OR OTHERWISE
PERMITTED. Please contact the author.

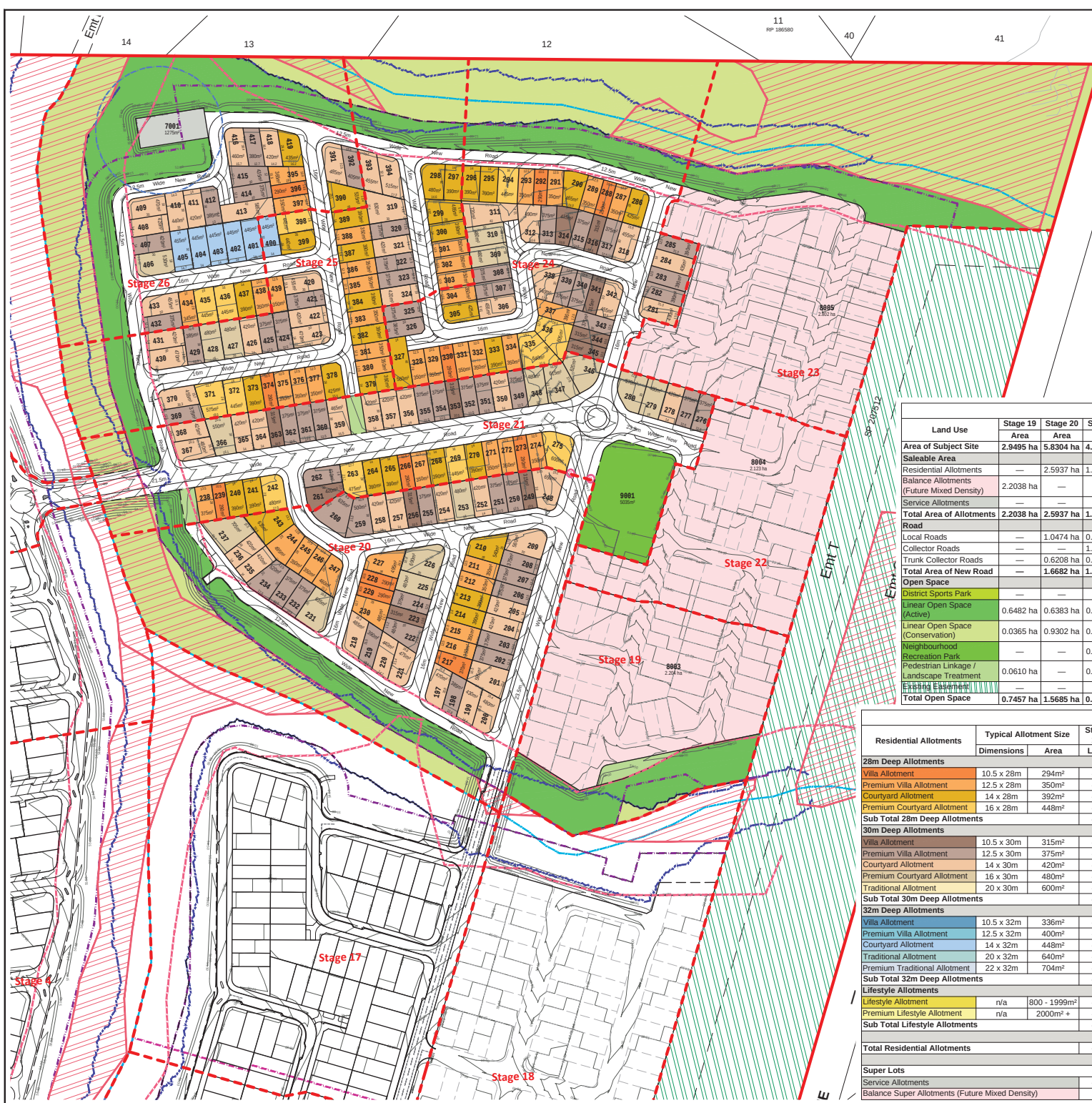
Yield Breakdown									
Residential Allotments	Typical Allotment Size		Stage 1	Stage 2	Stage 3	Stage 4	Stage 17	Stage 18	Overall
	Dimensions	Area	Lots	Lots	Lots	Lots	Lots	Lots	Lots %
28m Deep Allotments									
Villa Allotment	10.5 x 28m	294m ²	2	—	—	5	2	—	9 4%
Premium Villa Allotment	12.5 x 28m	350m ²	7	3	—	6	7	—	26 11%
Courtyard Allotment	14 x 28m	392m ²	14	2	—	6	3	—	25 10%
Premium Courtyard Allotment	16 x 28m	448m ²	—	—	1	—	—	—	1 0%
Sub Total 28m Deep Allotments			23	5	—	19	14	—	61 25%
30m Deep Allotments									
Villa Allotment	10.5 x 30m	315m ²	—	5	—	4	4	—	13 5%
Premium Villa Allotment	12.5 x 30m	375m ²	8	7	—	6	24	—	45 18%
Courtyard Allotment	14 x 30m	420m ²	13	10	—	11	11	—	45 18%
Premium Courtyard Allotment	16 x 30m	480m ²	7	3	—	2	5	—	17 7%
Traditional Allotment	20 x 30m	600m ²	3	—	—	—	—	3	3 1%
Sub Total 30m Deep Allotments			31	25	—	23	44	—	123 50%
32m Deep Allotments									
Villa Allotment	10.5 x 32m	336m ²	1	4	—	—	—	—	5 2%
Premium Villa Allotment	12.5 x 32m	400m ²	8	10	—	—	4	—	22 9%
Courtyard Allotment	14 x 32m	448m ²	8	10	—	2	5	—	25 10%
Traditional Allotment	20 x 32m	640m ²	—	—	—	1	—	—	1 0%
Premium Traditional Allotment	22 x 32m	704m ²	—	—	—	—	—	—	0 0%
Sub Total 32m Deep Allotments			17	24	—	3	9	—	53 22%
Lifestyle Allotments									
Lifestyle Allotment	n/a	800 - 1999m ²	1	—	—	1	—	—	2 1%
Premium Lifestyle Allotment	n/a	2000m ² +	1	—	—	5	—	—	6 2%
Sub Total Lifestyle Allotments			2	—	—	6	—	—	8 3%
Total Residential Allotments									
			73	54	—	51	67	—	245 100%
Super Lots									
Service Allotments			—	—	—	1	—	—	3
Balance Super Allotments (Future Mixed Density)			—	—	2	—	1	—	9

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/284

Date: 20 January 2021

Land Use	Stage 1	Stage 2	Stage 3	Stage 4	Stage 17	Stage 18	Overall	%
	Area	Area	Area	Area	Area	Area	Area	
Area of Subject Site	5.5281 ha	4.3701 ha	4.0067 ha	6.9464 ha	7.3960 ha	5.1972 ha	33.4445 ha	100.0%
Saleable Area								
Residential Allotments	3.5079 ha	2.3440 ha	—	3.3042 ha	2.8184 ha	—	11.9745 ha	35.8%
Balance Allotments (Future Mixed Density)	—	—	3.7121 ha	—	—	3.9976 ha	7.7097 ha	23.1%
Service Allotments	—	—	—	—	0.0400 ha	—	0.0400 ha	0.1%
Total Area of Allotments	3.5079 ha	2.3440 ha	3.7121 ha	3.3042 ha	2.8584 ha	3.9976 ha	19.7242 ha	59.0%
Road								
Local Roads	1.2882 ha	0.6317 ha	0.2946 ha	0.8796 ha	1.0976 ha	—	4.1917 ha	12.5%
Collector Roads	0.3608 ha	—	—	0.6045 ha	—	—	0.9653 ha	2.9%
Trunk Collector Roads	0.3712 ha	0.5916 ha	—	—	0.5914 ha	—	1.5542 ha	4.6%
Total Area of New Road	2.0202 ha	1.2233 ha	0.2946 ha	1.4841 ha	1.6890 ha	—	6.7112 ha	20.1%
Open Space								
District Sports Park	—	—	—	—	—	—	—	0.0%
Linear Open Space (Active)	—	0.1667 ha	—	0.7550 ha	1.0479 ha	0.4647 ha	2.4343 ha	7.3%
Linear Open Space (Conservation)	—	0.2809 ha	—	1.3420 ha	1.8007 ha	—	4.0269 ha	12.0%
Neighbourhood Recreation Park	—	0.3552 ha	—	—	—	—	0.3552 ha	1.1%
Pedestrian Linkage / Landscape Treatment	—	—	—	0.0611 ha	—	0.1316 ha	0.1927 ha	0.6%
Existing Essential	—	—	—	—	—	—	—	0.0%
Total Open Space	—	0.8028 ha	—	2.1581 ha	2.8486 ha	1.1996 ha	7.0091 ha	21.0%



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/284

Date: 20 January 2021



Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- In-Line Bus Stop

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Drainage Centerline
- BMD Q100
- 50m Buffer to Sewer Pump Station

Scale 1:1500 @ A1

0 10 20 40 60 80 100

Land Budget										
Land Use	Stage 19	Stage 20	Stage 21	Stage 22	Stage 23	Stage 24	Stage 25	Stage 26	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	2.9495 ha	5.8304 ha	4.2210 ha	2.1231 ha	6.3346 ha	4.5031 ha	4.0524 ha	4.5144 ha	34.5285 ha	100.0%
Saleable Area	—	2.5937 ha	1.9865 ha	—	—	2.1158 ha	2.1285 ha	1.3698 ha	10.1943 ha	29.5%
Residential Allotments	—	—	—	—	—	—	—	—	7.1288 ha	20.6%
Balance Allotments (Future Mixed Density)	2.2038 ha	—	—	2.1231 ha	2.8019 ha	—	—	0.1275 ha	0.1275 ha	0.4%
Service Allotments	—	—	—	—	—	—	—	0.1275 ha	0.1275 ha	0.4%
Total Area of Allotments	2.2038 ha	2.5937 ha	1.9865 ha	2.1231 ha	2.8019 ha	2.1158 ha	2.1285 ha	1.4973 ha	17.4506 ha	50.5%
Road	—	—	—	—	—	—	—	—	—	—
Local Roads	—	1.0474 ha	0.1272 ha	—	—	0.8931 ha	0.8987 ha	0.7196 ha	3.6860 ha	10.7%
Collector Roads	—	—	1.1304 ha	—	—	—	—	—	1.1304 ha	3.3%
Trunk Collector Roads	—	0.6208 ha	0.0698 ha	—	—	—	—	—	0.6906 ha	2.0%
Total Area of New Road	—	1.6682 ha	1.3274 ha	—	—	0.8931 ha	0.8987 ha	0.7196 ha	5.5070 ha	15.9%
Open Space	—	—	—	—	—	—	—	—	—	—
District Sports Park	—	—	—	—	—	—	—	—	—	0.0%
Linear Open Space (Active)	0.6482 ha	0.6383 ha	0.1200 ha	—	0.6123 ha	0.4060 ha	0.3359 ha	1.2956 ha	4.0563 ha	11.7%
Linear Open Space (Conservation)	0.0365 ha	0.9302 ha	0.2137 ha	—	2.9204 ha	1.0882 ha	0.6893 ha	1.0019 ha	6.8802 ha	19.9%
Neighbourhood Recreation Park	—	—	0.5038 ha	—	—	—	—	—	0.5038 ha	1.5%
Pedestrian Linkage / Landscape Treatment	0.0610 ha	—	0.0696 ha	—	—	—	—	—	0.1306 ha	0.4%
Existing Ecosystem	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	0.7457 ha	1.6685 ha	0.9071 ha	—	3.5327 ha	1.4942 ha	1.0252 ha	2.2975 ha	11.5709 ha	33.5%

Yield Breakdown												
Residential Allotments	Typical Allotment Size		Stage 19	Stage 20	Stage 21	Stage 22	Stage 23	Stage 24	Stage 25	Stage 26	Overall	
	Dimensions	Area	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	%
28m Deep Allotments												
Villa Allotment	10.5 x 28m	294m²	—	3	3	—	—	3	1	1	11	5%
Premium Villa Allotment	12.5 x 28m	350m²	—	10	5	—	—	11	13	4	43	18%
Courtyard Allotment	14 x 28m	392m²	—	4	6	—	—	7	12	3	32	13%
Premium Courtyard Allotment	16 x 28m	448m²	—	—	4	—	—	3	3	2	12	5%
Sub Total 28m Deep Allotments			—	17	18	—	—	24	29	10	98	40%
30m Deep Allotments												
Villa Allotment	10.5 x 30m	315m²	—	3	3	—	—	5	—	—	11	5%
Premium Villa Allotment	12.5 x 30m	375m²	—	17	11	—	—	13	8	7	56	23%
Courtyard Allotment	14 x 30m	420m²	—	17	10	—	—	8	12	9	56	23%
Premium Courtyard Allotment	16 x 30m	480m²	—	5	6	—	—	2	2	1	16	7%
Traditional Allotment	20 x 30m	600m²	—	—	—	—	—	—	—	—	—	0%
Sub Total 30m Deep Allotments			—	42	30	—	—	28	22	17	139	57%
32m Deep Allotments												
Villa Allotment	10.5 x 32m	336m²	—	—	—	—	—	—	—	—	—	0%
Premium Villa Allotment	12.5 x 32m	400m²	—	—	—	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 32m	448m²	—	—	—	—	—	—	1	5	6	2%
Traditional Allotment	20 x 32m	640m²	—	—	—	—	—	—	—	—	—	0%
Premium Traditional Allotment	22 x 32m	704m²	—	—	—	—	—	—	—	—	—	0%
Sub Total 32m Deep Allotments			—	—	—	—	—	—	1	5	6	2%
Lifestyle Allotments												
Lifestyle Allotment	n/a	800 - 1999m²	—	—	—	—	—	—	—	—	—	0%
Premium Lifestyle Allotment	n/a	2000m² +	—	—	—	—	—	—	—	—	—	0%
Sub Total Lifestyle Allotments			—	—	—	—	—	—	—	—	—	0%
Total Residential Allotments			—	59	48	—	—	52	52	32	243	100%
Super Lots												
Service Allotments			—	—	—	—	—	—	—	1	3	
Balance Super Allotments (Future Mixed Density)			1	—	—	1	1	—	—	—	9	

REVISION

A: 06/03/2017 - Council feedback amendments
B: 02/08/2017 - Layout and P.D. amendments
C: 28/08/2017 - Amend Stages 20 - 25
D: 14/09/2017 - Amend Stage 17 P.D.
E: 19/09/2017 - Amend Stage 1 P.D.
F: 27/11/2017 - Amend Stage 3 & 16 P.D.
G: 10/01/2018 - Sub-stage Stage 3
H: 28/02/2018 - Amend Stage 3
I: 16/09/2019 - Amend Stages 7A/B & 18/19
J: 10/08/2020 - Amend Stages 4 - 7A/B & 27
K: 04/09/2020 - Amend 8TB on P.D.s
L: 13/01/2021 - Amend Stage 1, 2 & 4

Note:
All Lot Numbers, 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: Land Partners.
Adjoining information: DCD.
Contours: Land Partners
Flood: BMD

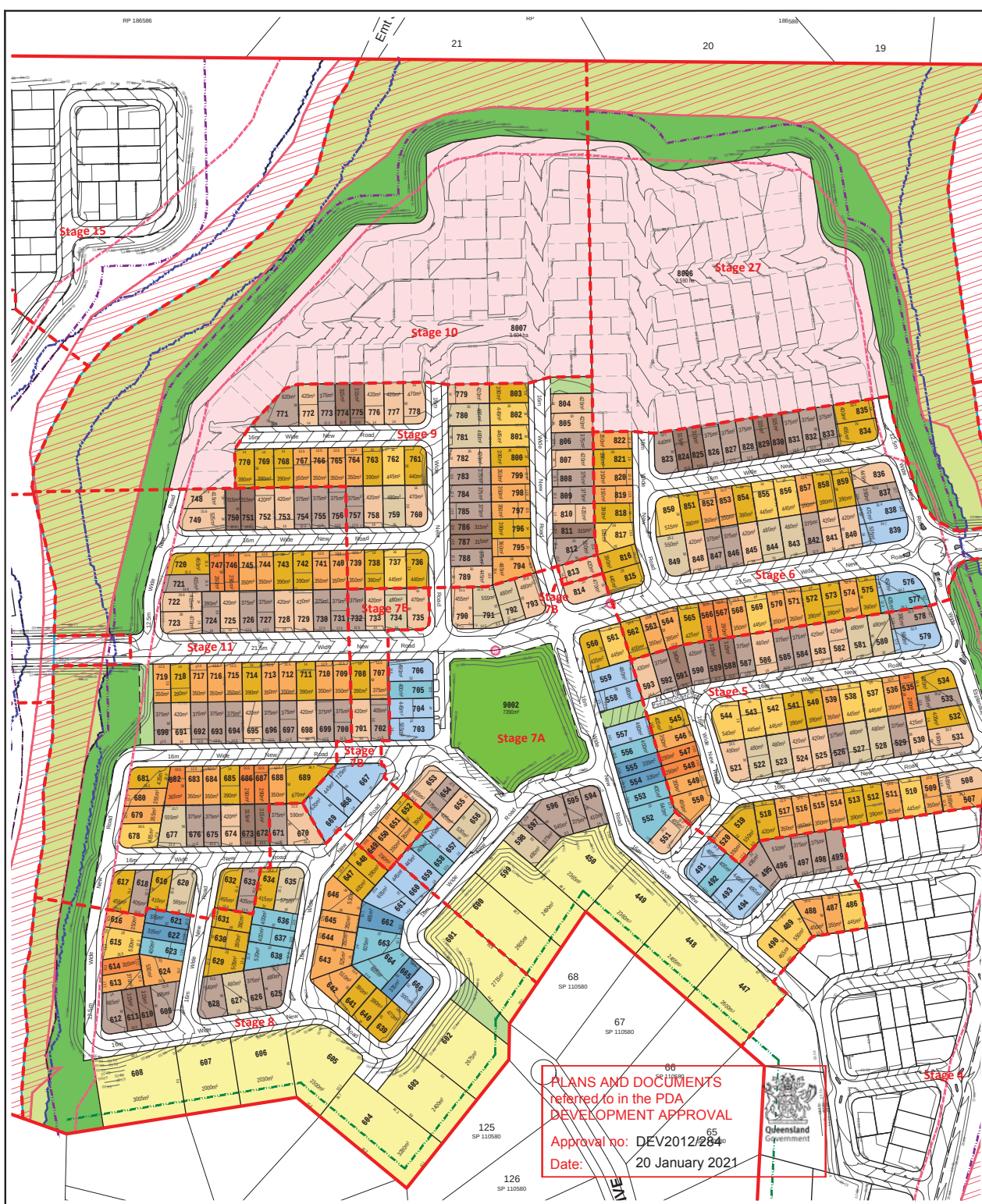
CLIENT
AVID
PROPERTY GROUP

PROJECT
COVELLA

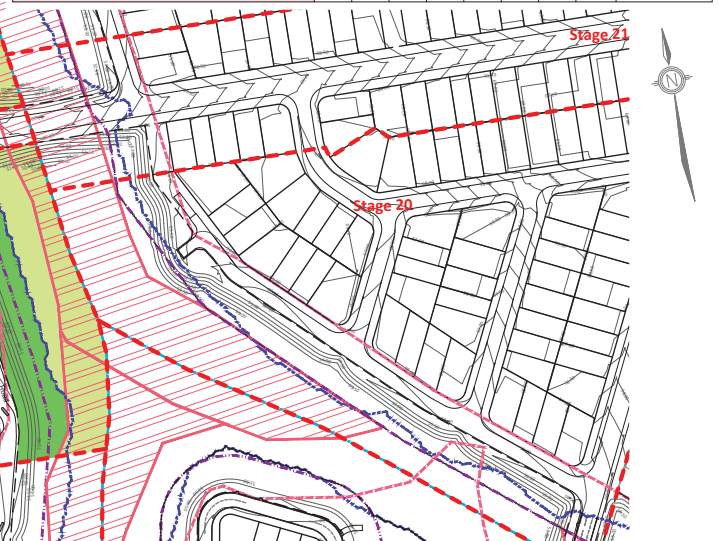
Plan of Subdivision
Precinct 2
Allotment Layout
Application1 (Amendment)

Date: 13 JANUARY 2021
Comp By: WNW/MD
Checked By: PHE/MD
DWG Name: 132965 ROL
Job Ref: 132965
Local Authority: Economic Development Queensland
Locality: Teylot Downs
Scale: 1:1500 Sheet A1
Plan Ref: 132965 - 12 Rev L

rps
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006
T +61 7 3124 9300
F +61 7 3124 9399
W rpsgroup.com.au
© COPYRIGHT PROTECTS THIS PLAN. Reproduction or alteration without permission is prohibited. Please contact the author.



Yield Breakdown												
Residential Allotments	Typical Allotment Size		Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10	Stage 11	Stage 27	Overall	
	Dimensions	Area	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	%
28m Deep Allotments												
Villa Allotment	10.5 x 28m	294m²	3	2	1	1	—	—	5	—	12	3%
Premium Villa Allotment	12.5 x 28m	350m²	13	12	5	8	10	—	17	—	65	18%
Courtyard Allotment	14 x 28m	392m²	9	15	3	9	10	—	12	—	58	16%
Premium Courtyard Allotment	16 x 28m	448m²	6	5	4	1	4	—	1	—	21	6%
Sub Total 28m Deep Allotments			31	34	13	19	24	—	35	—	156	42%
30m Deep Allotments												
Villa Allotment	10.5 x 30m	315m²	3	4	—	2	5	—	4	—	18	5%
Premium Villa Allotment	12.5 x 30m	375m²	9	11	12	6	11	—	21	—	70	19%
Courtyard Allotment	14 x 30m	420m²	10	5	10	1	13	—	13	—	52	14%
Premium Courtyard Allotment	16 x 30m	480m²	6	3	5	2	3	—	2	—	21	6%
Traditional Allotment	20 x 30m	600m²	—	—	—	—	—	—	—	—	—	0%
Sub Total 30m Deep Allotments			28	23	27	11	32	—	40	—	161	43%
32m Deep Allotments												
Villa Allotment	10.5 x 32m	336m²	—	—	2	4	—	—	—	—	6	2%
Premium Villa Allotment	12.5 x 32m	400m²	—	1	6	6	—	—	—	—	13	4%
Courtyard Allotment	14 x 32m	448m²	1	3	14	3	—	—	—	—	21	6%
Traditional Allotment	20 x 32m	640m²	—	—	—	—	—	—	—	—	—	0%
Premium Traditional Allotment	22 x 32m	704m²	—	—	—	—	—	—	—	—	—	0%
Sub Total 32m Deep Allotments			1	4	22	13	—	—	—	—	40	11%
Lifestyle Allotments												
Lifestyle Allotment	n/a	800 - 1999m²	—	—	—	—	—	—	—	—	—	0%
Premium Lifestyle Allotment	n/a	2000m² +	—	—	—	6	8	—	—	—	14	4%
Sub Total Lifestyle Allotments			—	—	—	6	8	—	—	—	14	4%
Total Residential Allotments												
			60	61	68	51	56	—	75	—	371	100%
Super Lots												
Service Allotments			—	—	—	—	—	—	—	—	3	
Balance Super Allotments (Future Mixed Density)			—	—	—	—	—	—	1	—	1	9



Land Budget											
Land Use	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10	Stage 11	Stage 27	Overall		
Area of Subject Site	4.4597 ha	3.7191 ha	6.9330 ha	5.9512 ha	3.0552 ha	6.8379 ha	5.9157 ha	7.3452 ha	44.2170 ha	100.0%	
Saleable Area											
Residential Allotments	2.4548 ha	2.4280 ha	4.2492 ha	3.9542 ha	2.2565 ha	—	2.9222 ha	—	18.2649 ha	41.3%	
Balance Allotments (Future Mixed Density)	—	—	—	—	—	3.6042 ha	—	3.5901 ha	7.1943 ha	16.3%	
Service Allotments	—	—	—	—	—	—	—	—	—	0.0%	
Total Area of Allotments	2.4548 ha	2.4280 ha	4.2492 ha	3.9542 ha	2.2565 ha	3.6042 ha	2.9222 ha	3.5901 ha	25.4592 ha	57.6%	
Local Roads	0.7964 ha	0.6015 ha	1.4894 ha	1.1828 ha	0.7627 ha	—	0.9507 ha	—	5.7825 ha	13.1%	
Collector Roads	0.2344 ha	0.6896 ha	0.4180 ha	—	—	—	0.3386 ha	—	1.6806 ha	3.8%	
Trunk Collector Roads	—	—	—	—	—	—	—	—	—	0.0%	
Total Area of New Road Open Space	1.0308 ha	1.2911 ha	1.9064 ha	1.1828 ha	0.7627 ha	—	1.2893 ha	—	7.4631 ha	16.9%	
District Sports Park	—	—	—	—	—	—	—	—	—	0.0%	
Linear Open Space (Active)	0.4523 ha	—	—	0.4300 ha	—	1.1217 ha	0.6297 ha	1.2952 ha	3.9289 ha	8.9%	
Linear Open Space (Conservation)	0.5218 ha	—	—	0.3072 ha	—	2.1120 ha	1.0165 ha	2.4599 ha	6.4174 ha	14.5%	
Neighbourhood Recreation Park	—	—	0.7390 ha	—	—	—	—	—	0.7390 ha	1.7%	
Pedestrian Linkage / Landscape Treatment	—	—	0.0384 ha	0.0770 ha	0.0360 ha	—	0.0580 ha	—	0.2094 ha	0.5%	
Existing Open Space	—	—	—	—	—	—	—	—	—	0.0%	
Total Open Space	0.9741 ha	—	0.7774 ha	0.8142 ha	0.0360 ha	3.2337 ha	1.7042 ha	3.7551 ha	11.2947 ha	25.5%	

Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- In-Line Bus Stop

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Drainage Centerline
- BMD Q100
- 50m Buffer to Sewer Pump Station

Scale 1: 1500 @ A1

REVISION

A:	06/03/2017 - Council feedback amendments
B:	02/08/2017 - Layout and P.D. amendments
C:	28/08/2017 - Amend Stages 20 - 25
D:	14/09/2017 - Amend Stage 17 POD
E:	19/09/2017 - Amend Stage 1 POD
F:	27/11/2017 - Amend Stages 4 - 7AB & 27
G:	10/01/2018 - Sub-stage Stage 3
H:	28/02/2018 - Amend Stage 3
I:	16/09/2018 - Amend Stages 7AB & 18/19
J:	10/08/2020 - Amend Stages 4 - 7AB & 27
K:	04/05/2020 - Amend 8TB on PODs
L:	13/01/2021 - Amend Stage 1, 2 & 4

Note:
All Lot Numbers, 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: Land Partners.
Adjoining information: DCD, B.
Contours: Land Partners
Flood: BMD

CLIENT
AVID
PROPERTY GROUP

PROJECT
COVELLA

**Plan of Subdivision
Precinct 3
Allotment Layout
Application1 (Amendment)**

Date:	13 JANUARY 2021
Comp By:	WNW/MD
Checked By:	PHE/MD
DWG Name:	132965 ROL
Job Ref:	132965
Local Authority:	Economic Development Queensland
Locality:	Teviot Downs
Scale:	1: 1500
Sheet:	A1
Plan Ref:	132965 - 13
Rev:	L

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006
T +61 7 3124 9300
F +61 7 3124 9399
W rpsgroup.com.au

© COPYRIGHT PROTECTS THIS PLAN
UNLESS OTHERWISE STATED OR OTHERWISE
PERMITTED. Please contact the author.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/284
Date: 20 January 2021

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/284

Date: 20 January 2021



Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- In-Line Bus Stop

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Drainage Centerline
- BMD Q100
- 50m Buffer to Sewer Pump Station

Scale 1:1500 @ A1
0 10 20 40 60 80 100

REVISION

- A: 06/03/2017 - Council feedback amendments
- B: 02/08/2017 - Layout and PDA amendments
- C: 28/08/2017 - Amend Stages 20 - 25
- D: 14/09/2017 - Amend Stage 17 POD
- E: 19/09/2017 - Amend Stage 1 POD
- F: 27/11/2017 - Amend Stage 3 & 14 POD
- G: 10/01/2018 - Sub-stage Stage 3
- H: 28/02/2018 - Amend Stage 3
- I: 16/09/2019 - Amend Stages 7A/B & 18/19
- J: 10/08/2020 - Amend Stages 4 - 7A/B & 27
- K: 04/09/2020 - Amend 8 TB on PODs
- L: 13/01/2021 - Amend Stage 1, 2 & 4

Note:
All Lot Numbers, 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: Land Partners.
Adjoining information: DCCB.
Contours: Land Partners
Flood: BMD

CLIENT

AVID
PROPERTY GROUP

PROJECT

COVELLA

Plan of Subdivision
Precinct 4
Allotment Layout
Application1 (Amendment)

Date: 13 JANUARY 2021

Comp By: WNW/MD

Checked By: PHE/MD

DWG Name: 132965 ROL

Job Ref: 132965

Local Authority: Economic Development Queensland

Locality: Teynot Downs

Scale: 1:1500 Sheet: A1

Plan Ref: 132965 - 14 Rev: L



RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006

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

W rpsgroup.com.au

©COPYRIGHT PROTECTS THIS PLAN
Unauthorized reproduction or alteration
is prohibited. Please contact the author.

Land Budget						
Land Use	Stage 12	Stage 13	Stage 14	Stage 15	Stage 16	Overall
Area of Subject Site	7.2230 ha	7.1035 ha	3.2853 ha	6.1451 ha	3.4219 ha	27.1788 ha
Saleable Area	—	—	—	—	—	100.0%
Residential Allotments	2.3498 ha	4.1484 ha	1.7516 ha	2.1182 ha	—	10.3680 ha
Balance Allotments (Future Mixed Density)	—	—	—	—	3.2730 ha	3.2730 ha
Service Allotments	0.0400 ha	—	—	—	—	0.0400 ha
Total Area of Allotments	2.3898 ha	4.1484 ha	1.7516 ha	2.1182 ha	3.2730 ha	13.6810 ha
Road	—	—	—	—	—	50.3%
Local Roads	1.0888 ha	1.0948 ha	0.8752 ha	1.0937 ha	—	4.1525 ha
Collector Roads	0.3230 ha	0.4983 ha	—	—	—	0.8213 ha
Trunk Collector Roads	—	—	—	—	—	0.0%
Total Area of New Road	1.4118 ha	1.5931 ha	0.8752 ha	1.0937 ha	—	4.9738 ha
Open Space	—	—	—	—	—	18.3%
District Sports Park	2.8256 ha	—	—	—	—	2.8256 ha
Linear Open Space (Active)	0.2483 ha	0.6149 ha	0.2847 ha	2.1676 ha	—	3.3155 ha
Linear Open Space (Conservation)	0.3475 ha	0.7471 ha	0.3378 ha	0.7656 ha	—	2.1980 ha
Neighbourhood Recreation Park	—	—	—	—	—	0.0%
Pedestrian Linkage / Landscape Treatment	—	—	0.0360 ha	—	0.1489 ha	0.1849 ha
Public Park	—	—	—	—	—	0.0%
Total Open Space	3.4214 ha	1.3620 ha	0.6585 ha	2.9332 ha	0.1489 ha	8.5240 ha

Yield Breakdown							
Residential Allotments	Typical Allotment Size		Stage 12	Stage 13	Stage 14	Stage 15	Stage 16
	Dimensions	Area	Lots	Lots	Lots	Lots	Lots
28m Deep Allotments							
Villa Allotment	10.5 x 28m	294m ²	1	—	—	—	1
Premium Villa Allotment	12.5 x 28m	350m ²	9	9	11	—	29
Courtyard Allotment	14 x 28m	392m ²	7	2	4	—	13
Premium Courtyard Allotment	16 x 28m	448m ²	4	4	—	—	8
Sub Total 28m Deep Allotments			21	15	15	—	51
30m Deep Allotments							
Villa Allotment	10.5 x 30m	315m ²	—	—	1	—	1
Premium Villa Allotment	12.5 x 30m	375m ²	12	17	11	29	69
Courtyard Allotment	14 x 30m	420m ²	20	9	12	18	59
Premium Courtyard Allotment	16 x 30m	480m ²	4	4	3	1	12
Traditional Allotment	20 x 30m	600m ²	—	—	—	—	0
Sub Total 30m Deep Allotments			36	30	27	48	141
32m Deep Allotments							
Villa Allotment	10.5 x 32m	336m ²	—	—	—	—	0
Premium Villa Allotment	12.5 x 32m	400m ²	—	—	—	2	2
Courtyard Allotment	14 x 32m	448m ²	—	—	—	2	2
Traditional Allotment	20 x 32m	640m ²	—	—	—	—	0
Premium Traditional Allotment	22 x 32m	704m ²	—	5	—	—	5
Sub Total 32m Deep Allotments			—	5	—	4	9
Lifestyle Allotments							
Lifestyle Allotment	n/a	800 - 1999m ²	—	5	—	—	5
Premium Lifestyle Allotment	n/a	2000m ² +	—	5	—	—	5
Sub Total Lifestyle Allotments			—	10	—	—	10
Total Residential Allotments			57	60	42	52	211
Super Lots							
Service Allotments			1	—	—	—	3
Balance Super Allotments (Future Mixed Density)			—	—	—	1	9

Notes:

General

1. All development is to be undertaken in accordance with the Development Approval.
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.

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. 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.
6. Boundary setbacks are measured to the wall of the structure.
7. Maximum length of built-to-boundary wall in 9.0 metres long.
8. First floor setbacks must not encroach the minimum ground floor setbacks.
9. Garages must not project forward of the front building setback.
10. Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

On-site parking and Driveways

11. Off street car park is to be provided in accordance with the minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (as provided in tandem).
 12. 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 5.8m
 - 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. One or more features comprising:
 - a. A front entrance door with glass inserts;
 - b. A sideglint where the front door is solid;
 - c. Window to a habitable room.
 - ii. A front verandah, portico or porch connecting to the front entrance, which extends a minimum of 1600mm forward of the front facade
 - iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - d. Driveways cannot exceed 3.5m in width at the boundary on Lots between 10.0m and 12.49m wide.
13. Tandem garages are permitted on any lot less than 12.5m wide.
14. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.
15. All double garages should be setback behind the main face of the dwelling with doors articulated, comprising a mix of materials and colours, or staggered.

16. Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
17. Maximum of one driveway per dwelling unless it is a corner lot.
18. Minimum distance of a driveway from an intersection of one street with another street 6.0 metres.

On-Street Parking

19. On-street car park is to be provided in accordance with the following minimum requirement - 0.75 spaces per dwelling.
20. All on-street parking is to be provided within reasonable proximity to the house/dwelling unit.

Private Open Space

21. Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
22. Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbeque and shade; and
 - Maximum gradient not exceeding 1:10.

Street Address

23. Letterbox clearly visible and identifiable from street.
24. Buildings must address each street, pathway or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
 - verandahs; and/or
 - porches; and/or
 - awning and shade structures; and/or
 - variation to roof and building lines; and/or
 - use of varying building materials.

Fencing

25. Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
26. Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
27. 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.
28. Fences in key locations are to be consistent and articulated fence design to :
 - Non-access roads;
 - High visibility open space areas.
29. Fences on pedestrian linkages are to have a maximum height of 1.2m where solid, or have a maximum height of 1.8m where containing openings that make the fence more than 50% transparent.

Building Articulation

30. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following :
 - Windows recessed into the facade
 - Balconies, porches or verandahs
 - Window Hoods/Screens
 - shadow lines are created on the building through minor changes in the facade (100 millimetres minimum)
31. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
32. All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hoods/Screens
 - Awnings and Shade Structures

Protected Vegetation / Building Exclusion Zone

33. The vegetation in the 10m Protected Vegetation / Building Exclusion Zone Buffer is to be preserved and maintained.
34. No buildings or structures are to be constructed in the buffer.
35. The buffer takes precedence over the minimum setbacks stated in the Plan of Development Table.

Additional Criteria for Multiple Residential Allotments

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

Additional Criteria for Secondary Dwellings

40. Floor area must be between a minimum of 30m² and 75m².
41. Materials, detailing, colours and roof form are consistent with those of the primary house.
42. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
43. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
44. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
45. 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.
46. 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.
47. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
48. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- 1.5m Footpath
- 2.0m Footpath
- 2.5m Footpath
- In-Line Bus Stop

Development Controls

- Built to Boundary Location
- Indicative Driveway Location
- No Vehicular Access
- Front Boundary

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Drainage Centerline
- BMD Q100
- 50m Buffer to Sewer Pump Station

Open Space

- District Sports Park
- Linear Open Space (Active)
- Linear Open Space (Conservation)
- Neighbourhood Recreation Park
- Pedestrian Linkage / Landscape Treatment
- Existing Easement

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/284
Date: 20 January 2021



Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard & Premium Courtyard Allotments		Traditional & Premium Traditional Allotments		Lifestyle Allotments		Premium Lifestyle Allotments	
	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*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	6.0m***	6.0m***
Garage	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	7.5m***	7.5m***
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m***	1.0m***
Side - Setbacks												
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
	Optional		Optional									
Non Built to Boundary	0.75m	0.9m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m	1.5m	2.0m	1.5m***	2.0m***
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***
Park**	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Maximum Site Cover	75%		75%		70%		60%		50%		50%	

*2.4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies

**0m setback permitted to unenclosed verandahs and balconies

*** Except where overridden by Protected Vegetation / Building Exclusion Zone - see notes 33-35.



Scale 1 : 1500 @ A1
0 10 20 40 60 80 100

REVISION	
A: 06/03/2017 - Council feedback amendments	...
B: 02/08/2017 - Layout and P.D. amendments	...
C: 28/09/2017 - Amend Stages 20 - 25	...
D: 14/09/2017 - Amend Stage 17 P.D.	...
E: 19/09/2017 - Amend Stage 1 P.D.	...
F: 27/11/2017 - Amend Stage 3 & 14 P.D.	...
G: 10/01/2018 - Sub-stage 3	...
H: 28/02/2018 - Amend Stage 3	...
I: 16/09/2019 - Amend Stages 7A/B & 18/19	...
J: 10/08/2020 - Amend Stages 4, 7A/B & 27	...
K: 04/09/2020 - Amend 8 B/B on P.D.s	...
L: 13/01/2021 - Amend Stage 1, 2 & 4	...

Note:
All Lot Numbers, 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: Land Partners.
Adjoining information: DCD, DCDB.
Contours: Land Partners
Footings: BMD

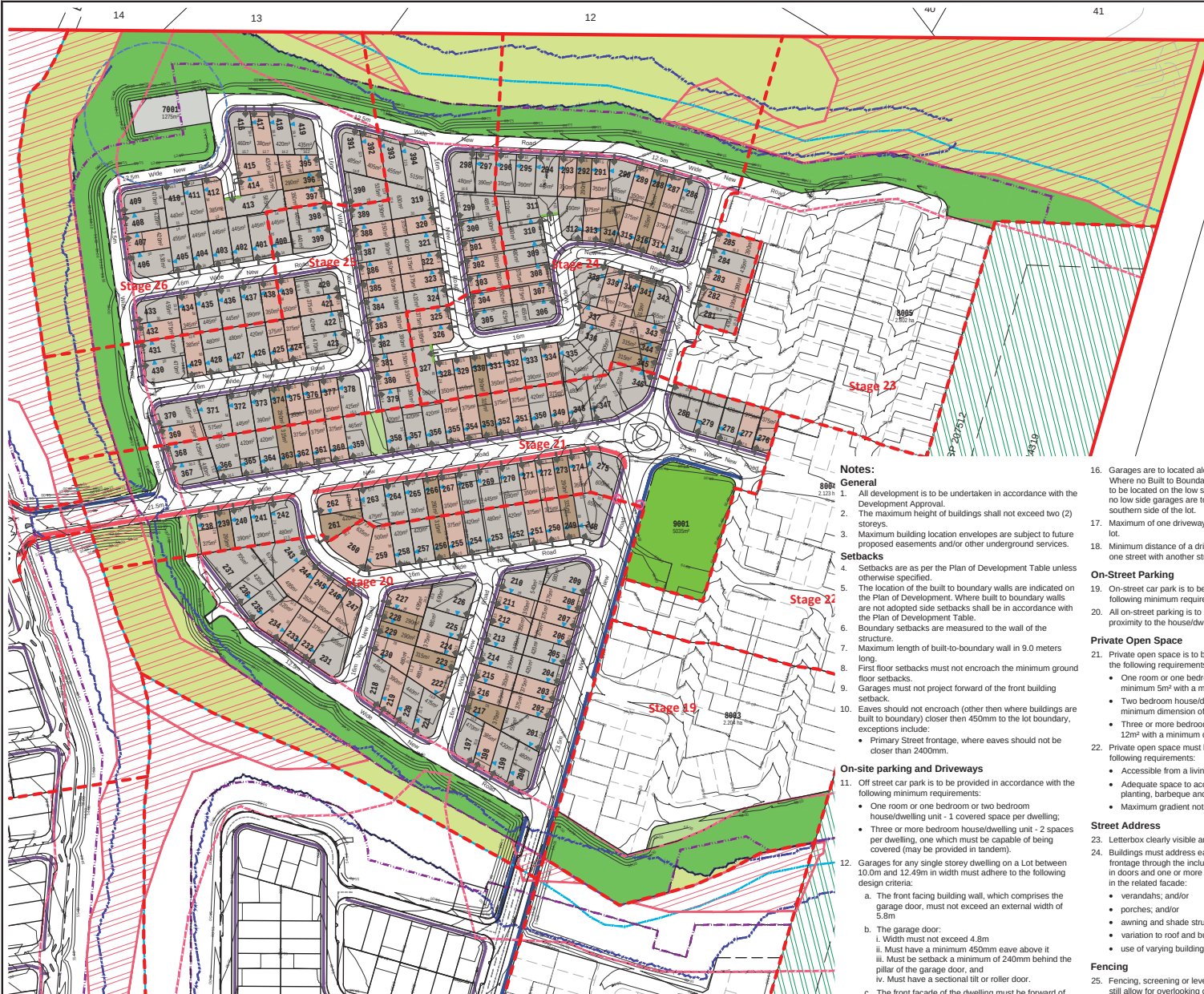
CLIENT
AVID
PROPERTY GROUP
PROJECT
COVELLA
Plan of Development
Precinct 1
Allotment Layout
Application1 (Amendment)

Date:	13 JANUARY 2021
Comp By:	WNN/MD
Checked By:	PHE/MD
DWG Name:	132965 ROL
Job Ref:	132965
Local Authority:	Economic Development Queensland
Locality:	Teviot Downs
Scale:	1 : 1500
Sheet:	A1
Plan Ref:	132965 - 19
Rev:	L



RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006
T +61 7 3124 9300
F +61 7 3124 9399
WRpsgroup.com.au

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



Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- 1.5m Footpath
- 2.0m Footpath
- 2.5m Footpath
- In-Line Bus Stop
- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Drainage Centerline
- BMD Q100
- 50m Buffer to Sewer Pump Station

Constraints

- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 33m Bushfire Setback
- Drainage Centerline
- BMD Q100
- 50m Buffer to Sewer Pump Station

Open Space

- District Sports Park
- Linear Open Space (Active)
- Linear Open Space (Conservation)
- Neighbourhood Recreation Park
- Pedestrian Linkage / Landscape Treatment
- Existing Easement

Development Controls

- Built to Boundary Location
- Indicative Driveway Location
- No Vehicular Access
- Front Boundary

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/284

Date: 20 January 2021



Notes:

General

- All development is to be undertaken in accordance with the Development Approval.
- 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.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- 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.
- Maximum length of built-to-boundary wall in 9.0 meters long.
- First floor setbacks must not encroach the minimum ground floor setbacks.
- Garages must not project forward of the front building setback.
- Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

On-site parking and Driveways

- Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
- 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 5.8m
 - 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:
 - One or more features comprising:
 - A front entrance door with glass inserts;
 - A sidelight where the front door is solid;
 - Window to a habitable room.
 - A front verandah, portico or porch connecting to the front entrance, which extends a minimum of 1600mm forward of the front facade
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
- Driveways cannot exceed 3.5m in width at the boundary on Lots between 10.0m and 12.49m wide.

- Tandem garages are permitted on any lot less than 12.5m wide.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.
- All double garages should be setback behind the main face of the dwelling with doors articulated, compromising a mix of materials and colours, or staggered.

- Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
- Maximum of one driveway per dwelling unless it is a corner lot.
- Minimum distance of a driveway from an intersection of one street with another street 6.0 meters.

On-Street Parking

- On-street car park is to be provided in accordance with the following minimum requirement - 0.75 spaces per dwelling.
- All on-street parking is to be provided within reasonable proximity to the house/dwelling unit.

Private Open Space

- Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
- Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbecue and shade; and
 - Maximum gradient not exceeding 1:10.

Street Address

- Letterbox clearly visible and identifiable from street.
- Buildings must address each street, pathway or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
 - verandahs; and/or
 - porches; and/or
 - awning and shade structures; and/or
 - variation to roof and building lines; and/or
 - use of varying building materials.

Fencing

- Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
- Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
- 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.
- Fences in key locations are to be consistent and articulated fence design to:
 - Non-access roads;
 - High visibility open space areas.
- Fences on pedestrian linkages are to have a maximum height of 1.2m where solid, or have a maximum height of 1.8m where containing openings that make the fence more than 50% transparent.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade
 - Balconies, porches or verandahs
 - Window Hoods/Screens
 - shadow lines are created on the building through minor changes in the facade (100 millimetres minimum)
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate.
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hoods/Screens
 - Awnings and Shade Structures

Protected Vegetation / Building Exclusion Zone

- The vegetation in the 10m Protected Vegetation / Building Exclusion Zone Buffer is to be preserved and maintained.
- No buildings or structures are to be constructed in the buffer.
- The buffer takes precedence over the minimum setbacks stated in the Plan of Development Table.

Additional Criteria for Multiple Residential Allotments

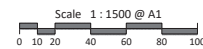
- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Have drying and rubbish bin areas behind the main face of the dwelling or suitably screen from public streets and park frontages.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

Additional Criteria for Secondary Dwellings

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

Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard & Premium Courtyard Allotments		Traditional & Premium Traditional Allotments		Lifestyle Allotments		Premium Lifestyle Allotments	
	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*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	6.0m***	6.0m***
Garage	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	7.5m***	7.5m***
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m***	1.0m***
Side - Setbacks												
Built to Boundary	0.0m	Optional	0.0m	Optional	0.0m	Optional	n/a	n/a	n/a	n/a	n/a	n/a
Non Built to Boundary	0.75m	0.9m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m	1.5m	2.0m	1.5m***	2.0m***
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***
Park**	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Maximum Site Cover	75%		75%		70%		60%		50%		50%	

*2.4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies
**0m setback permitted to unenclosed verandahs and balconies
*** Except where overridden by Protected Vegetation / Building Exclusion Zone - see notes 33-35.



REVISION
A: 06/03/2017 - Council feedback amendments
B: 02/08/2017 - Layout and PDA amendments
C: 28/08/2017 - Amend Stages 20 - 25
D: 14/09/2017 - Amend Stage 17 POD
E: 19/09/2017 - Amend Stage 1 POD
F: 27/11/2017 - Amend Stage 2 & 18 POD
G: 10/01/2018 - Sub-stage Stage 3
H: 28/02/2018 - Amend Stage 3
I: 16/09/2019 - Amend Stages 7A/B & 18/19
J: 10/08/2020 - Amend Stages 4, 7A/B & 27
K: 04/09/2020 - Amend 8TB on PODs
L: 13/01/2021 - Amend Stage 1, 2 & 4

Note:
All Lot Numbers, 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: Land Partners.
Adjoining information: DCDB.
Contours: Land Partners
Fence: BMD

CLIENT
**AVID
PROPERTY GROUP**

PROJECT
COVELLA

Plan of Development
Precinct 2
Allotment Layout
Application1 (Amendment)

Date: 13 JANUARY 2021
Comp By: WNW/MD
Checked By: PHE/MD
DWG Name: 132965 ROL
Job Ref: 132965
Local Authority: Economic Development Queensland

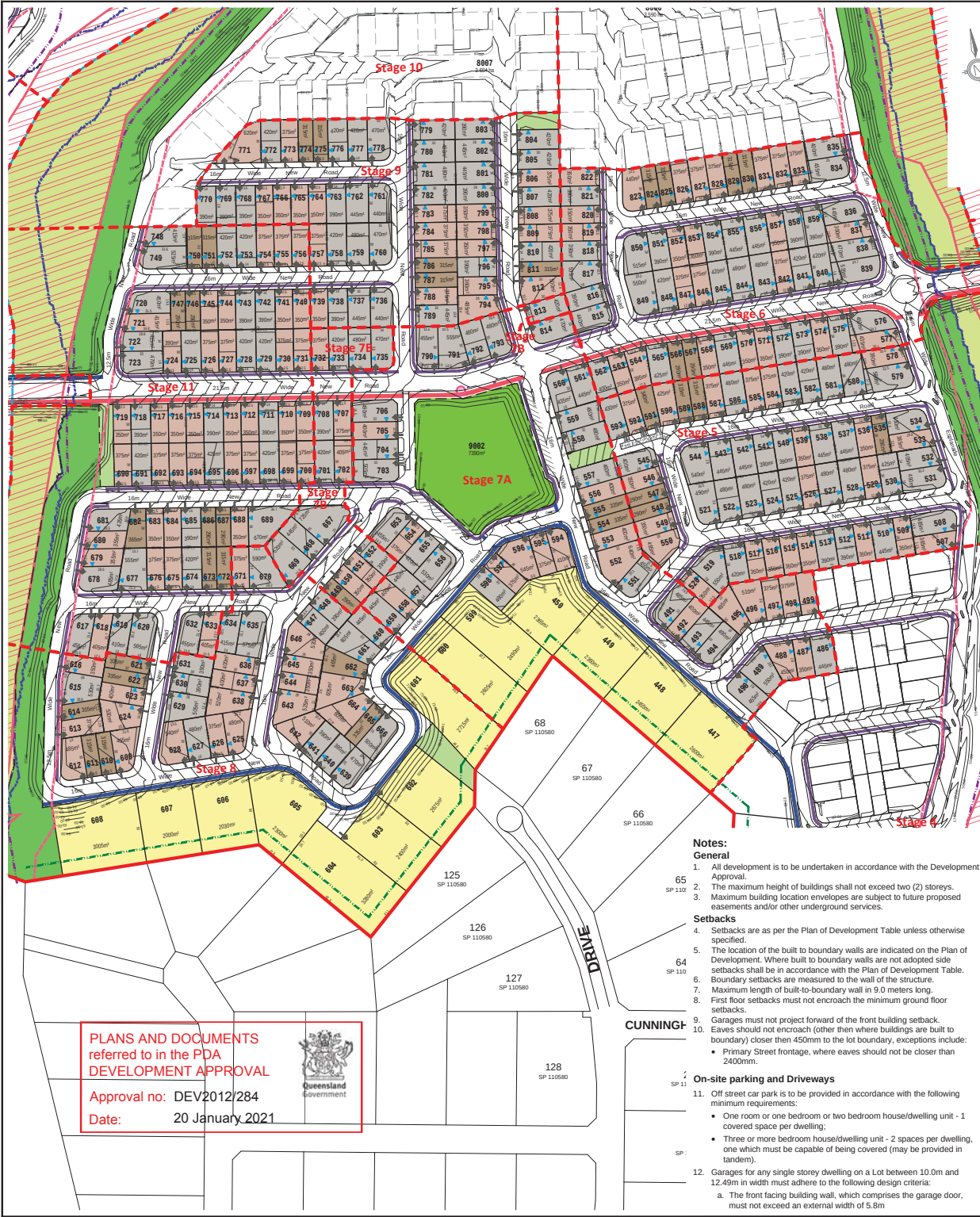
Locality: Teylort Downs
Scale: 1 : 1500 Sheet: A1

Plan Ref: 132965 - 20 Rev: L



RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006
T +61 7 3124 9300
F +61 7 3124 9399
W rpsgroup.com.au

Copyright protects this plan. Unauthorised reproduction or alteration is prohibited. Please contact the author.



Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard & Premium Courtyard Allotments		Traditional & Premium Traditional Allotments		Lifestyle Allotments		Premium Lifestyle Allotments	
	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*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*
Garage	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m
Side - Setbacks	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	Optional	Optional	Optional	Optional	Optional	Optional	n/a	n/a	n/a	n/a	n/a	n/a
Non Built to Boundary	0.75m	0.9m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m	1.5m	2.0m	1.5m	2.0m
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
Park**	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Maximum Site Cover	75%		75%		70%		60%		50%		50%	

*2.4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies

**0m setback permitted to unenclosed verandahs and balconies

*** Except where overridden by Protected Vegetation / Building Exclusion Zone - see notes 33-35.

Legend

General

- Site Boundary
- Stage Boundary
- Indicative External Footpath
- Management Lot Area
- 1.5m Footpath
- 2.0m Footpath
- 2.5m Footpath
- In-Line Bus Stop

Constraints

- 20m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
- Retained Remnant Endangered Regional Ecosystem
- 33m Buffer to Remnant Endangered Regional Ecosystem
- 3.0m Bushfire Setback
- Drainage Centerline
- BMD Q100
- 50m Buffer to Sewer Pump Station

Open Space

- District Sports Park
- Linear Open Space (Active)
- Linear Open Space (Conservation)
- Neighbourhood Recreation Park
- Pedestrian Linkage / Landscape Treatment
- Existing Easement

Development Controls

- Built to Boundary Location
- Indicative Driveway Location
- No Vehicular Access
- Front Boundary

Scale 1: 1500 @ A1

0 10 20 40 60 80 100

REVISION

A: 06/03/2017 - Council feedback amendments

B: 02/08/2017 - Layout and POD amendments

C: 28/08/2017 - Amend Stages 20 - 25

D: 14/09/2017 - Amend Stage 17 POD

E: 19/09/2017 - Amend Stage 1 POD

F: 27/11/2017 - Amend Stage 3 & 18 POD

G: 10/01/2018 - Sub-stage 3

H: 28/02/2018 - Amend Stage 3

I: 16/09/2018 - Amend Stages 7A/B & 18/19

J: 10/08/2020 - Amend Stages 4 - 7A/B & 27

K: 04/08/2020 - Amend 8 TB on PODs

L: 13/03/2021 - Amend Stage 1, 2 & 4

Note:

All Lot Numbers, 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: Land Partners.

Adjoining information: DCD.

Contours: Land Partners

Footings: BMD

CLIENT

AVID

PROPERTY GROUP

PROJECT

COVELLA

Plan of Development

Precinct 3

Allotment Layout

Application1 (Amendment)

Date: 13 JANUARY 2021

Comp By: WNW/MD

Checked By: PHE/MD

DWG Name: 132965 ROL

Job Ref: 132965

Local Authority: Economic Development Queensland

Locality: Teylot Downs

Scale: 1: 1500

Sheet: A1

Plan Ref: 132965 - 21

Rev: L

RPS

RPS Australia East Pty Ltd

ACN 140 292 762

ABN 44 140 292 762

Urban Design

Brisbane Design Studio

455 Brunswick Street

Fortitude Valley QLD 4006

T +61 7 3124 9300

F +61 7 3124 9399

W rpsgroup.com.au

© COPYRIGHT PROTECTS THIS PLAN

Unauthorized reproduction or amendment is prohibited. Please contact the author.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/284

Date: 20 January 2021



- Notes:**
- General**
- All development is to be undertaken in accordance with the Development Approval.
 - The maximum height of buildings shall not exceed two (2) storeys.
 - Maximum building location envelopes are subject to future proposed easements and/or underground services.
- Setbacks**
- Setbacks are as per the Plan of Development Table unless otherwise specified.
 - 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.
 - Maximum length of built-to-boundary wall in 9.0 metres long.
 - First floor setbacks must not encroach the minimum ground floor setbacks.
 - Garages must not project forward of the front building setback.
 - Eaves shall not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.
- On-site parking and Driveways**
- Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one which must be capable of being covered (may be provided in tandem).
 - 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 5.8m

Notes:

General

1. All development is to be undertaken in accordance with the Development Approval.
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.

Setbacks

4. Setbacks are as per the Plan of Development Table unless otherwise specified.
5. 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.
6. Boundary setbacks are measured to the wall of the structure.
7. Maximum length of built-to-boundary wall in 9.0 metres long.
8. First floor setbacks must not encroach the minimum ground floor setbacks.
9. Garages must not project forward of the front building setback.
10. Eaves should not encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary, exceptions include:
 - Primary Street frontage, where eaves should not be closer than 2400mm.

On-site parking and Driveways

11. Off street car park is to be provided in accordance with the following minimum requirements:
 - One room or one bedroom or two bedroom house/dwelling unit - 1 covered space per dwelling;
 - Three or more bedroom house/dwelling unit - 2 spaces per dwelling, one of which must be capable of being covered (as provided in tandem).
12. 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 5.8m
 - 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. One or more features comprising:
 - a. A front entrance door with glass inserts;
 - b. A sidelight where the front door is solid;
 - c. Window to a habitable room.
 - ii. A front verandah, portico or porch connecting to the front entrance, which extends a minimum of 1600mm forward of the front facade
 - iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - d. Driveways cannot exceed 3.5m in width at the boundary on Lots between 10.0m and 12.49m wide.
13. Tandem garages are permitted on any lot less than 12.5m wide.
14. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.
15. All double garages should be setback behind the main face of the dwelling with doors articulated, compromising a mix of materials and colours, or staggered.

16. Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located on the low side of the lot. Where the lot has no low side garages are to be located on the western or southern side of the lot.
17. Maximum of one driveway per dwelling unless it is a corner lot.
18. Minimum distance of a driveway from an intersection of one street with another street 6.0 metres.

On-Street Parking

19. On-street car park is to be provided in accordance with the following minimum requirement - 0.75 spaces per dwelling.
20. All on-street parking is to be provided within reasonable proximity to the house/dwelling unit.

Private Open Space

21. Private open space is to be provided in accordance with the following requirements:
 - One room or one bedroom house/dwelling unit - minimum 5m² with a minimum dimension of 1.2m;
 - Two bedroom house/dwelling unit - minimum 9m² with a minimum dimension of 2.4m;
 - Three or more bedroom house/dwelling - minimum 12m² with a minimum dimension of 2.4m
22. Private open space must be in accordance with the following requirements:
 - Accessible from a living room; and
 - Adequate space to accommodate a table, chair, planting, barbeque and shade; and
 - Maximum gradient not exceeding 1:10.

Street Address

23. Letterbox clearly visible and identifiable from street.
24. Buildings must address each street, pathway or park frontage through the inclusion of window openings / glazing in doors and one or more of the following design elements in the related facade:
 - verandahs; and/or
 - porches; and/or
 - awning and shade structures; and/or
 - variation to roof and building lines; and/or
 - use of varying building materials.

Fencing

25. Fencing, screening or level changes to provide privacy but still allow for overlooking of the street and park to promote casual surveillance.
26. Fencing on all Primary Street Frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.5 metres where containing openings that make the fence more than 50% transparent.
27. 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.
28. Fences in key locations are to be consistent and articulated fence design to:
 - Non-access roads;
 - High visibility open space areas.
29. Fences on pedestrian linkages are to have a maximum height of 1.2m where solid, or have a maximum height of 1.8m where containing openings that make the fence more than 50% transparent.

Building Articulation

30. All buildings with a width of more than 10 metres that are visible from a street or a park must be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade
 - Balconies, porches or verandahs
 - Window Hoods/Screens
 - shadow lines are created on the building through minor changes in the facade (100 millimetres minimum)
31. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
32. All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate:
 - Verandahs / Porch
 - Roof Overhangs
 - Window Hoods/Screens
 - Awnings and Shade Structures

Protected Vegetation / Building Exclusion Zone

33. The vegetation in the 10m Protected Vegetation / Building Exclusion Zone Buffer is to be preserved and maintained.
34. No buildings or structures are to be constructed in the buffer.
35. The buffer takes precedence over the minimum setbacks stated in the Plan of Development Table.

Additional Criteria for Multiple Residential Allotments

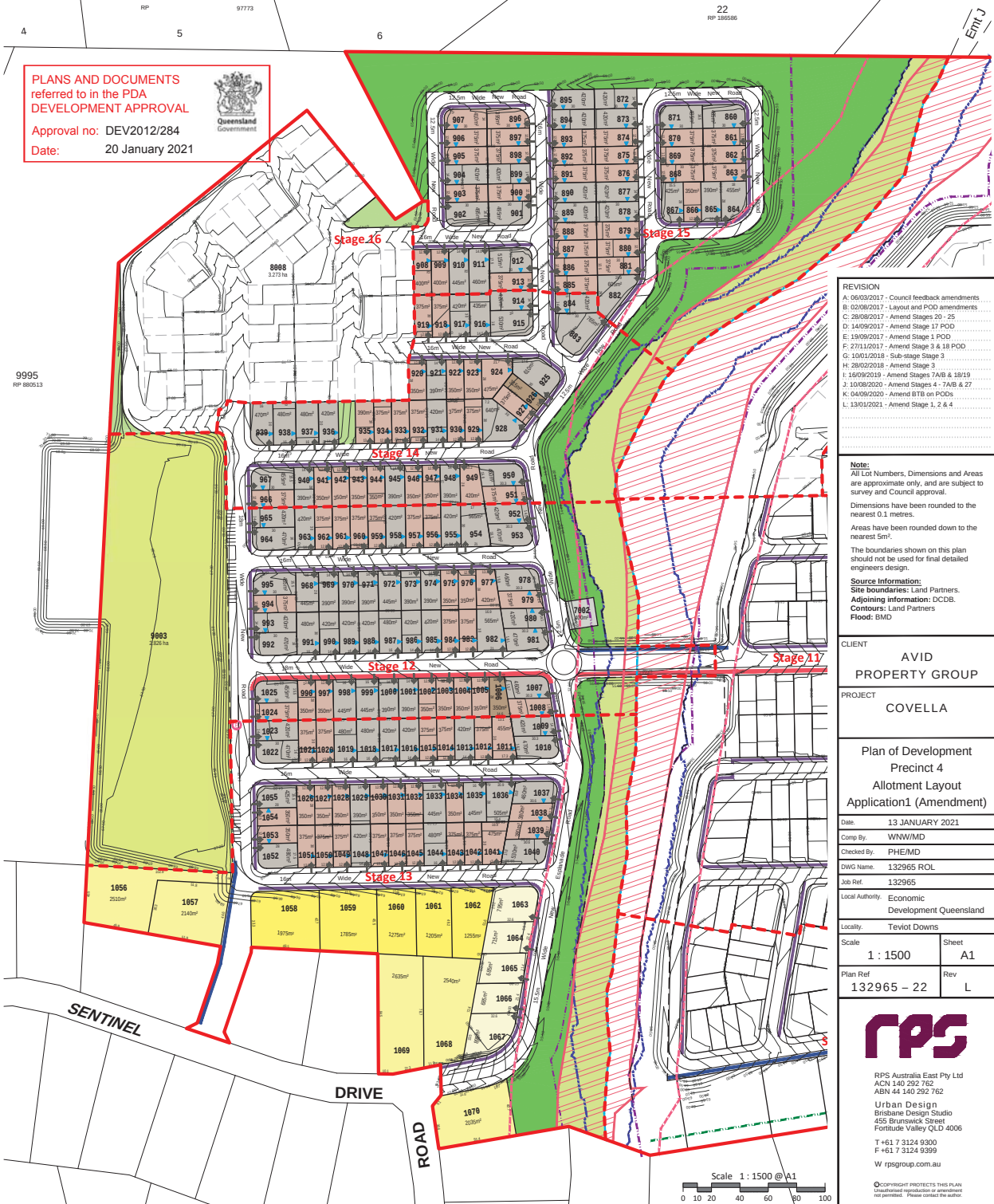
36. Buildings must address all street frontages with driveways, pedestrian entries or both.
37. All dwellings must have a clearly identifiable front door, which is undercover.
38. Have drying and rubbish bin areas behind the main face of the dwelling or suitably screen from public streets and park frontages.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

Additional Criteria for Secondary Dwellings

40. Floor area must be between a minimum of 30m² and 75m².
41. Materials, detailing, colours and roof form are consistent with those of the primary house.
42. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
43. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
44. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
45. 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.
46. 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.
47. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
48. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/284
Date: 20 January 2021



REVISION

A:	06/03/2017 - Council feedback amendments
B:	02/08/2017 - Layout and PDA amendments
C:	28/08/2017 - Amend Stages 20 - 25
D:	14/09/2017 - Amend Stage 17 POD
E:	19/09/2017 - Amend Stage 1 POD
F:	27/11/2017 - Amend Stage 2 & 18 POD
G:	10/01/2018 - Sub-stage Stage 3
H:	28/02/2018 - Amend Stage 3
I:	16/09/2019 - Amend Stages 7AB & 18/19
J:	10/08/2020 - Amend Stages 4 - 7AB & 27
K:	04/08/2020 - Amend 8TB on PODs
L:	13/01/2021 - Amend Stage 1, 2 & 4

Note:
All Lot Numbers, 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: Land Partners.
Adjoining information: DCD.
Contours: Land Partners
Drawn: BMD

CLIENT
AVID
PROPERTY GROUP

PROJECT
COVELLA

Plan of Development
Precinct 4
Allotment Layout
Application1 (Amendment)

Date: 13 JANUARY 2021
Comp By: WNM/MD
Checked By: PHE/MD
DWG Name: 132965 ROL
Job Ref: 132965
Local Authority: Economic Development Queensland
Locality: Teviot Downs
Scale: 1 : 1500 Sheet A1
Plan Ref: 132965 - 22 Rev L

rps
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006
T +61 7 3124 9300
F +61 7 3124 9399
W rpsgroup.com.au

© COPYRIGHT PROTECTS THIS PLAN
UNLAWFUL REPRODUCTION OR ALTERATION
NOT PERMITTED. Please contact the author.

Legend

- General
- Site Boundary
 - Stage Boundary
 - Indicative External Footpath
 - Management Lot Area
 - 1.5m Footpath
 - 2.0m Footpath
 - 2.5m Footpath
 - In-Line Bus Stop
- Development Controls
- Built to Boundary Location
 - Indicative Driveway Location
 - No Vehicular Access
 - Front Boundary
- Constraints
- 10m Protected Vegetation / Building Exclusion Zone Buffer in Allotment
 - Retained Remnant Endangered Regional Ecosystem
 - 33m Buffer to Remnant Endangered Regional Ecosystem
 - 33m Bushfire Setback
 - Drainage Centerline
 - BMD Q100
 - 50m Buffer to Sewer Pump Station
- Open Space
- District Sports Park
 - Linear Open Space (Active)
 - Linear Open Space (Conservation)
 - Neighbourhood Recreation Park
 - Pedestrian Linkage / Landscape Treatment
 - Existing Easement

Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard & Premium Courtyard Allotments		Traditional & Premium Traditional Allotments		Lifestyle Allotments		Premium Lifestyle Allotments	
	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*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	3.0m*	6.0m***	6.0m***
Garage	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m	7.5m***	7.5m***
Rear	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m***	1.0m***
Side - Setbacks												
Built to Boundary	0.0m Optional	1.0m	0.0m Optional	1.0m	0.0m Optional	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
Non Built to Boundary	0.75m	0.9m	1.0m	1.5m	1.0m	1.5m	1.2m	2.0m	1.5m	2.0m	1.5m***	2.0m***
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***
Park**	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m***	1.5m***
Maximum Site Cover	75%		75%		70%		60%		50%		50%	

*2.4m setback permitted to unenclosed entry features such as porches, porticos, verandahs and balconies

**0m setback permitted to unenclosed verandahs and balconies

*** Except where overridden by Protected Vegetation / Building Exclusion Zone - see notes 33-35.