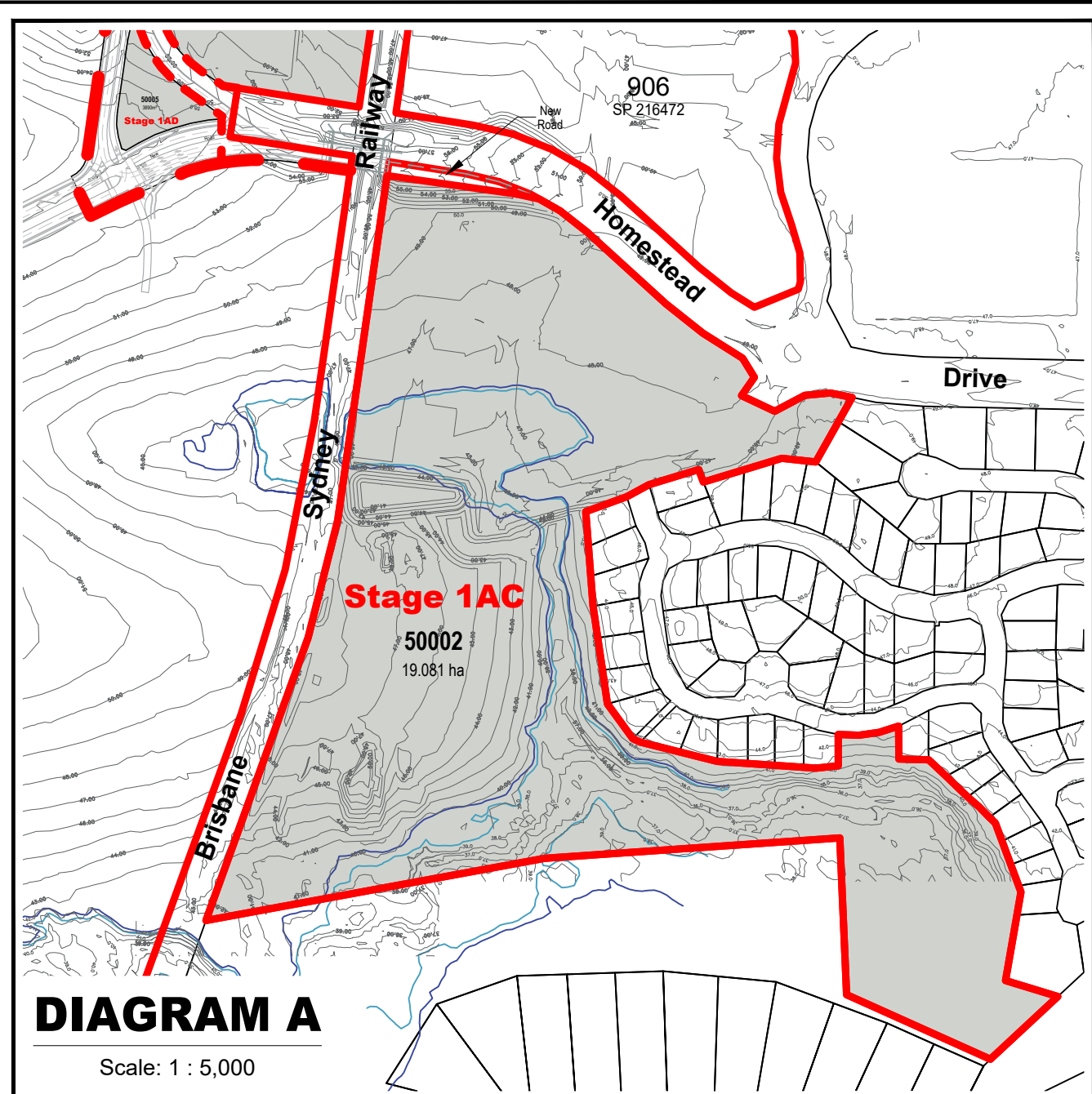
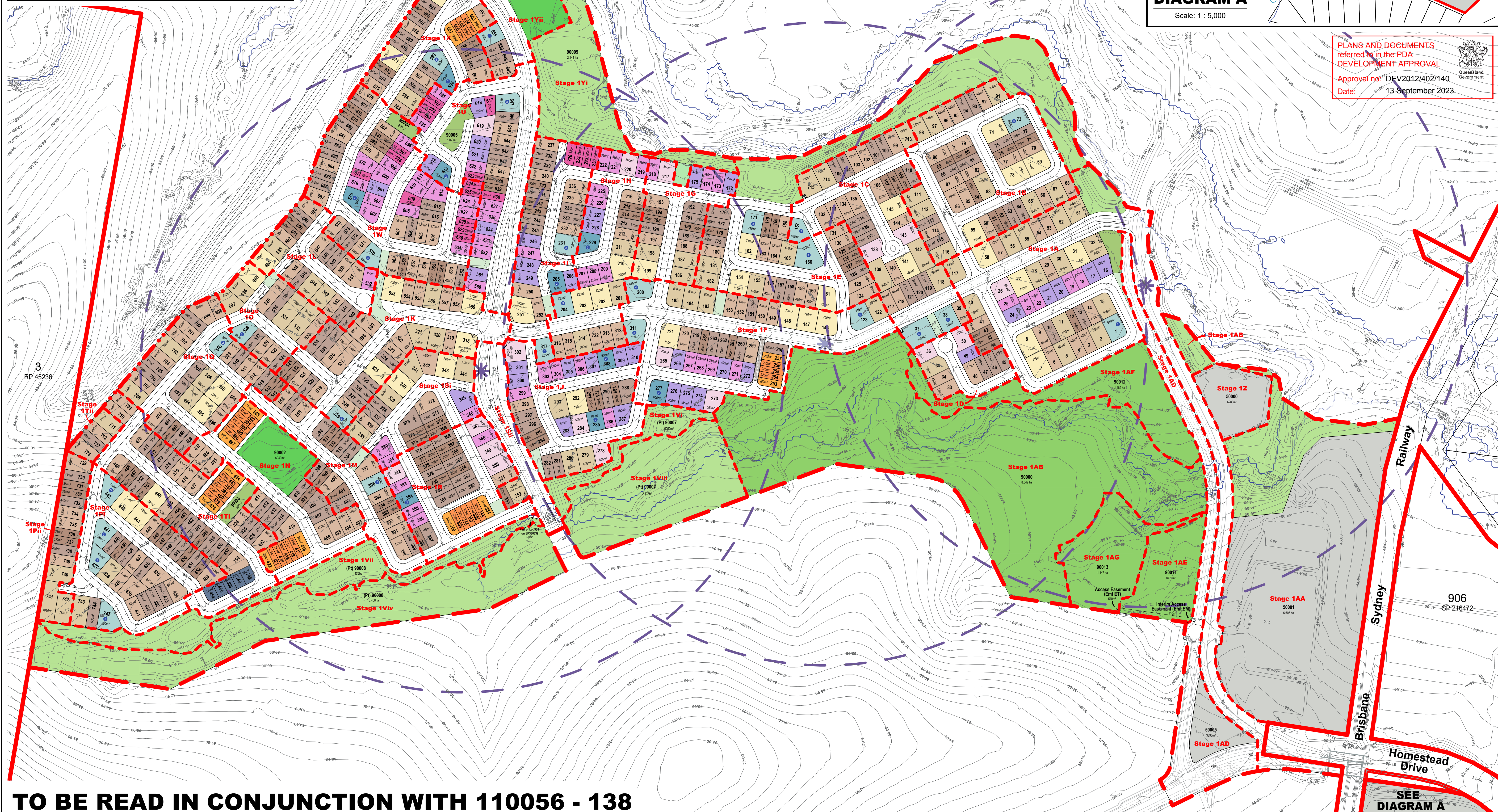
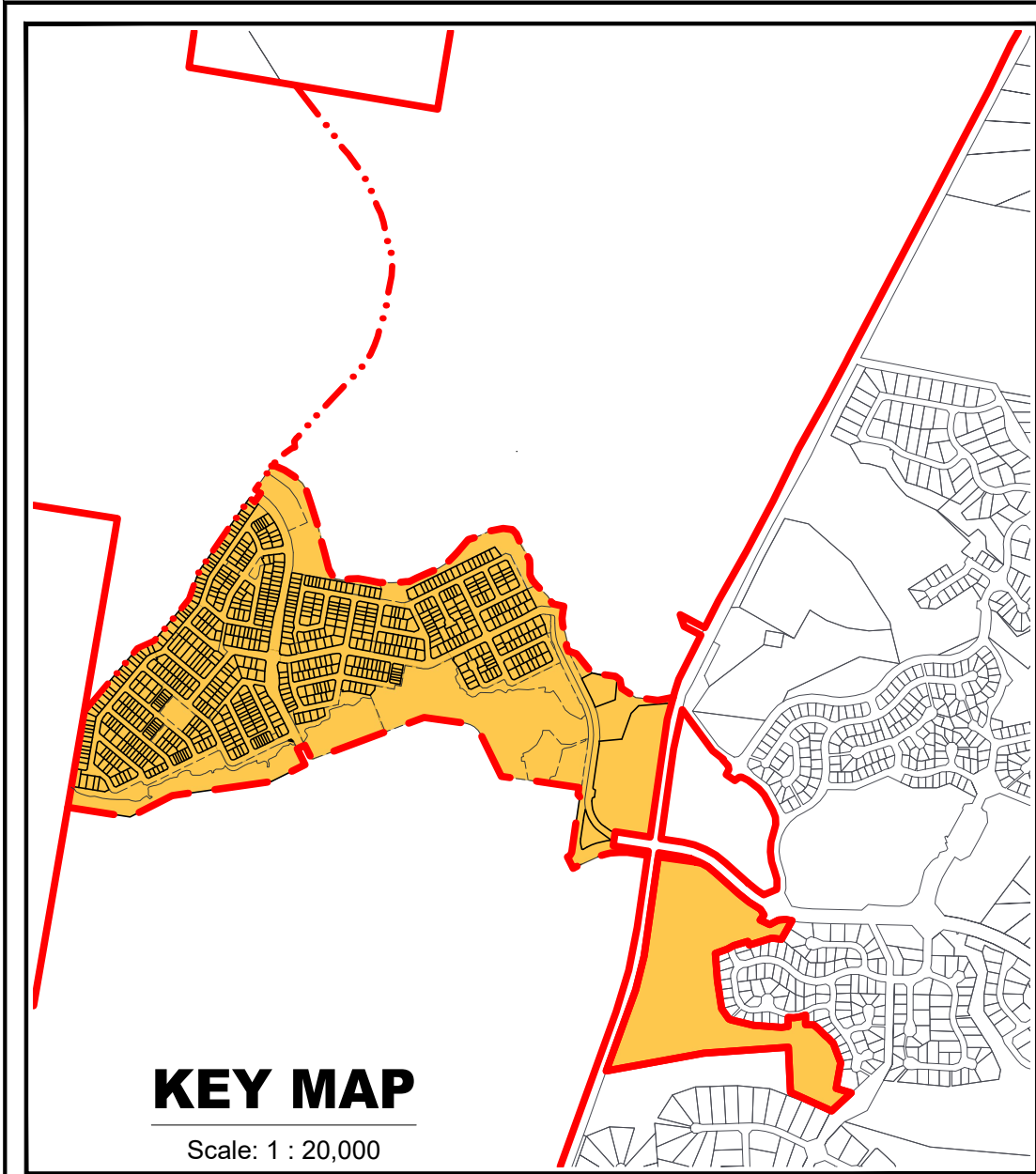




TO BE READ IN CONJUNCTION WITH 110056 - 138

- 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**

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
- Allotments**

30m Deep Allotments

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

Super Allotments

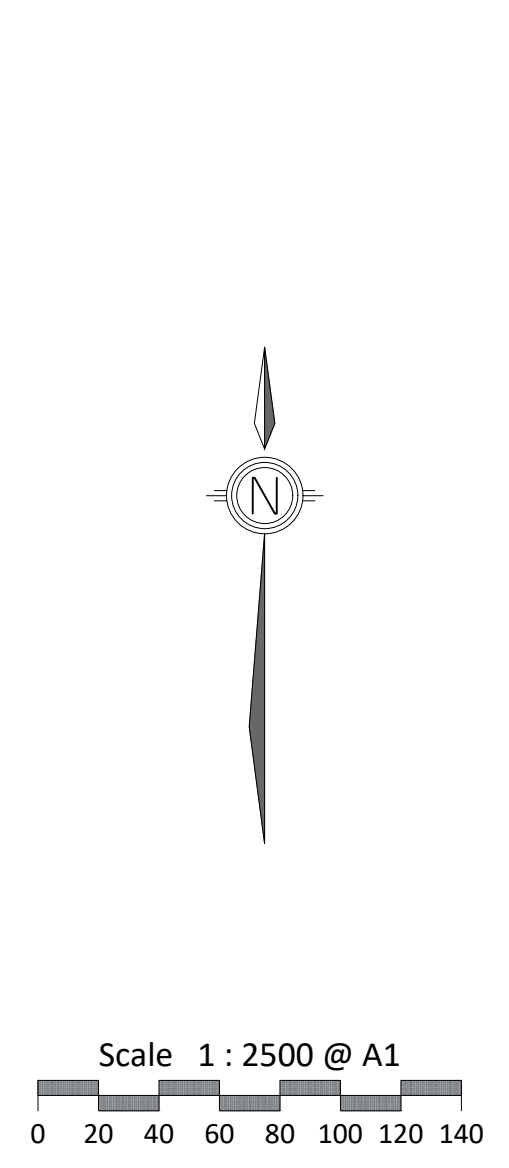
 - Super Allotment

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/402/140
Date: 13 September 2023



REVISION
AC: 24/01/19 Sub-Staging 1S & 1AG
AD: 20/03/19 POD Amendments & Emt EM
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1SI, 1T and 1P
AF: 19/08/19 POD Control Amendments
AG: 16/12/19 POD Amendments Stage 1P 1R, 1S and 1T
AH: 23/06/20 Amend POD Lots 205 & 609
AI: 18/08/20 Amend POD Lot 84
AJ: 13/02/23 Amend Staging 1Yi & 1Yii
AK: 08/08/23 Amend Staging 1Vi, 1Vii, 1Viii & 1Vix

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: DCDB.
Contours: Cardno Bulk Earthworks



CLIENT	
PEET	
PROJECT	
FLAGSTONE PRECINCT 1	
PLAN OF SUBDIVISION	
STAGE 1	
ALLOTMENT LAYOUT	
Date	08 August 2023
Comp By	NF
Checked By	MD
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	AK

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ABN 44 140 292 762

Urban Design
Level 4 HQ South
620 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006

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W rpsgroup.com.au

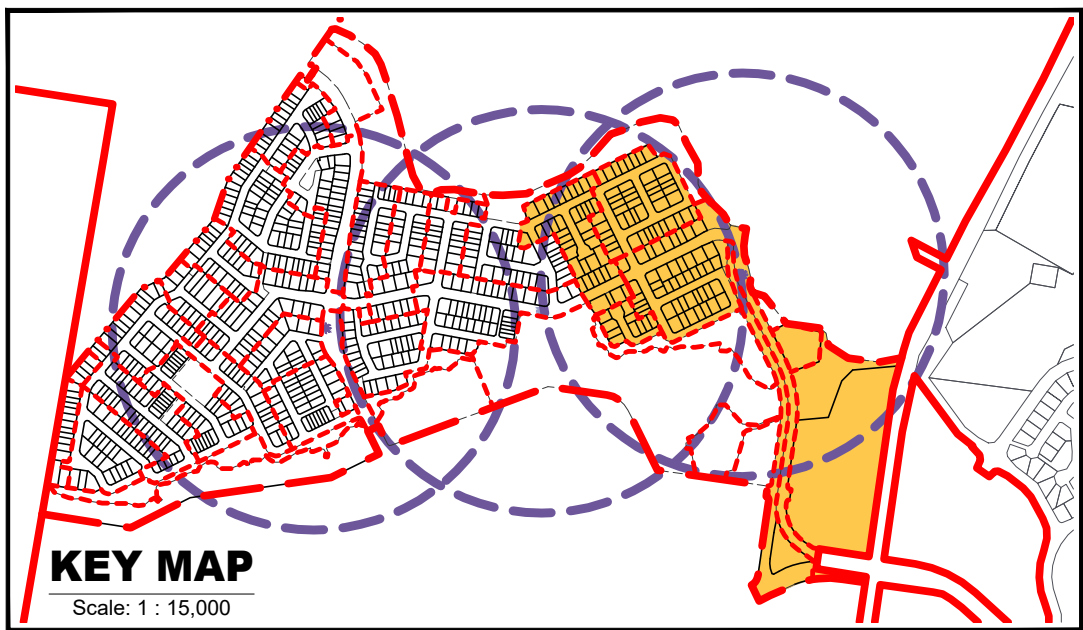
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Yield Breakdown Stage 1

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 1Yi	Stage 1Yii	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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	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	—	4.0 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	Lots	Lots	
Balance Super Allotments			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	—	1	1	1	—	—	—	4		
Sub Total			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	—	1	1	—	—	—	—	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	14.5 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	—	5.6 dw/ha	—	—	—	—	—	—	—	—	—	16.9 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 1Pi	Stage 1Pii	Stage 1Q	Stage 1R	Stage 1Si	Stage 1Sii	Stage 1Ti	Stage 1Tii	Stage 1U	Stage 1Vi	Stage 1Vii	Stage 1Viii	Stage 1Viv	Stage 1W	Stage 1X	Stage 1Yi	Stage 1Yii	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	Area	Area	Area	Area	%			
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	0.505 ha	1.476 ha	2.173 ha	3.408 ha	3.280 ha	1.616 ha	2.197 ha	1.655 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	—	0.247 ha	—	—	—	—	—	—	—	—	33.596 ha	31.2%			
Balance Super Allotments	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	—	—	0.628 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	—	0.247 ha	0.628 ha	5.608 ha	—	19.081 ha	0.389 ha	—	—	—	—	59.302 ha	55.1%		
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	—	—	—	0.396 ha	—	—	—	—	—	—	—	—	8.142 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	1.570 ha	—	—	—	—	—	12.181 ha	11.3%		
Linear Connections	0.025 ha	—	0.030 ha	—	—	0.038 ha	—	—	0.034 ha	0.036 ha	0.081 ha	—	0.033 ha	—	0.024 ha	—	—	—	0.026 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	—	0.396 ha	—	—	—	0.108 ha	1.570 ha	—	—	—	—	—	20.708 ha	19.3%	
Open Space																																													
Corridor Park	0.247 ha	—	—	—	2.075 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.505 ha	1.476 ha	2.173 ha	3.408 ha	—	—	2.144 ha	—	—	—	1.297 ha	0.190 ha	—	—	—	—	—	13.515 ha	12.6%		
Regional Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.542 ha	—	0.878 ha	1.489 ha	1.147 ha	—	—	12.056 ha	11.2%		
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.504 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.516 ha	1.4%	
Local Recreation Park	0.099 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.096 ha	—	0.116 ha	—	—	—	—	0.068 ha	—	—	—	1.012 ha	—	—	—	—	—	—	—	—	—	0.379 ha	0.4%	
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.053 ha	—	—	—	—	—	—	—	—	—	—	0.053 ha	0.0%	
Stormwater Detention	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	0.346 ha	—	—	—	2.075 ha	—	—	—	—	—	—	—	—	—	0.504 ha	—	—	—	—	—	—	0.096 ha	—	0.116 ha	0.505 ha	1.476 ha	2.173 ha	3.408 ha	0.068 ha	—	2.197 ha	1.012 ha	—	1.297 ha	8.732 ha	—	—	0.878 ha	1.489 ha	1.147 ha	27.519 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	Length	Length	Length	Length			
Shared Access Driveway	—	—	20m	—	30m	—	—	—	63m	86m	—	44m	—	—	43m	44m	—	—	89m	—	—	—	—	56m	—	—	—	—	39m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	514m	
6.5m Wide New Road	—	—	—	—	—	55m	—	—	—	—	—	—	—	60m	—	—	—	—	70m	—	—	—	—	60m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	245m	
14.5m Wide New Road	146m	100m	6m	63m	74m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	369m	
16.5m Wide New Road	213m	392m	276m	82m	304m	181m	107m	192m	186m	296m	63m	172m	337m	329m	100m	471m	—	295m	370m	175m	—	—	—	—	—	—	—	—	—	—	374m	248m	—	—	—	—	—	—	—	—	—	—	580m		
18.5m Wide New Road	170m	130m	34m	—	—	127m	104m	—	—	41m	145m	—	30m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1054m	
21m Wide New Road	229m	—	85m	—	—	354m	—	92m	35m	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	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	

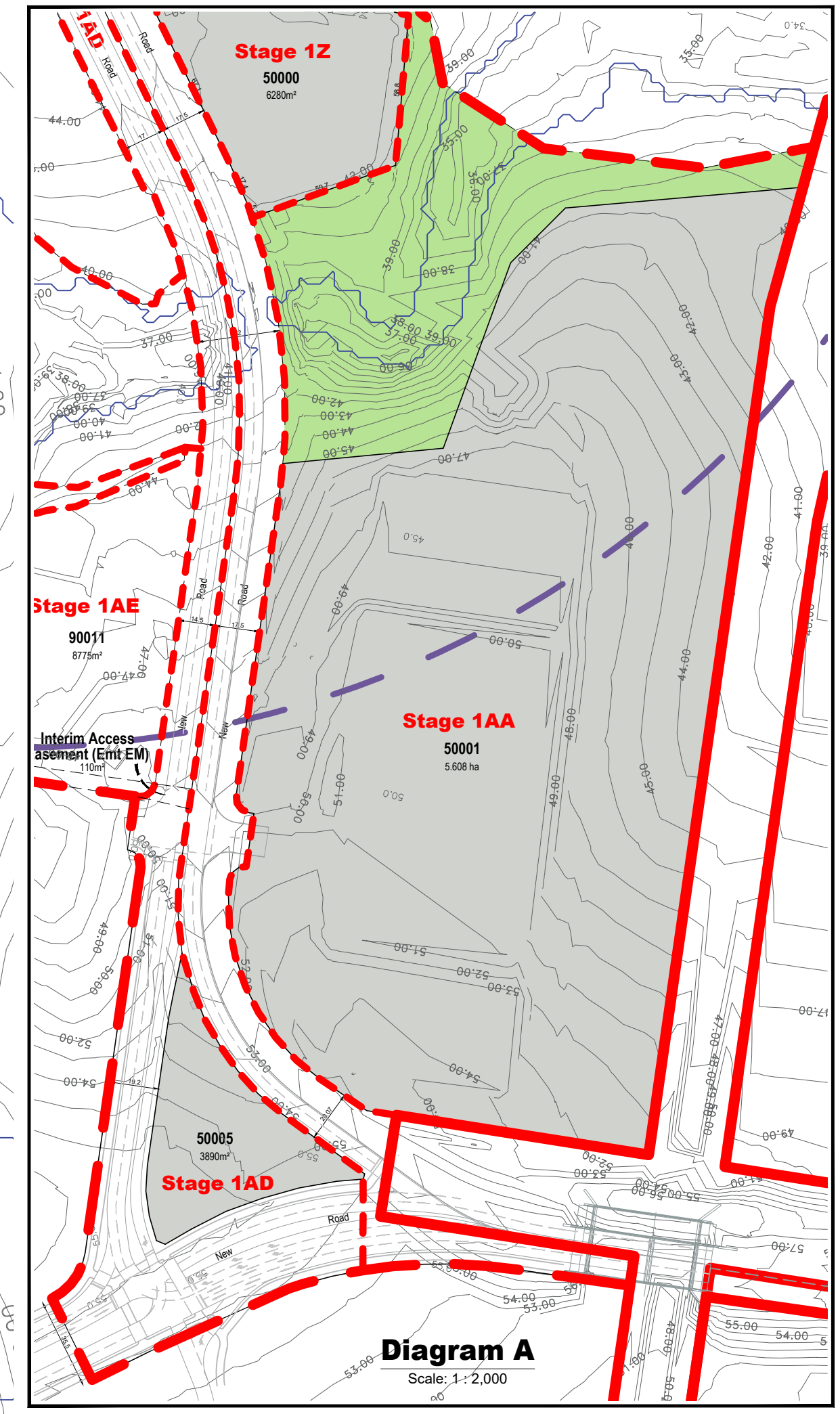
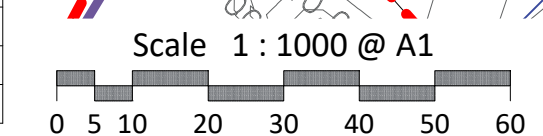


Land Budget Stage 1								
Land Use	Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 12	Stage 1AA	Stage 1AD	Overall
Area of Subject Site	Area	Area	Area	Area	Area	Area	Area	Percentage
	5.596 ha	3.152 ha	2.730 ha	0.716 ha	0.628 ha	6.905 ha	1.959 ha	21.686 ha
Saleable Area								
Residential Allotments	2.289 ha	2.120 ha	1.996 ha	0.471 ha	—	—	—	6.876 ha
Balance Super Allotments	—	—	—	—	0.628 ha	5.608 ha	0.389 ha	6.625 ha
Total Area of Allotments	2.289 ha	2.120 ha	1.996 ha	0.471 ha	0.628 ha	5.608 ha	0.389 ha	13.501 ha
Road								
Collector Road	2.059 ha	—	0.186 ha	—	—	—	1.570 ha	3.815 ha
Local Road	0.877 ha	1.032 ha	0.518 ha	0.245 ha	—	—	—	2.672 ha
Linear Connections	0.025 ha	—	0.030 ha	—	—	—	—	0.055 ha
Entry Statements	—	—	—	—	—	—	—	0.0%
Total Area of New Road	2.961 ha	1.032 ha	0.734 ha	0.245 ha	—	—	1.570 ha	6.542 ha
Open Space								
Corridor Park	0.247 ha	—	—	—	—	1.297 ha	—	1.544 ha
Regional Recreation Park	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.0%
Local Recreation Park	0.099 ha	—	—	—	—	—	—	0.099 ha
Local Linear Recreation Park	—	—	—	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	—	—	—	0.0%
Total Open Space	0.346 ha	—	—	—	—	1.297 ha	—	1.643 ha

Yield Breakdown Stage 1										
Residential Allotments			Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 12	Stage 1AA	Stage 1AD	Overall
Typical Size	Typical Area									
20m Deep Product										
Ascot Allotment	12.5 x 20m	250m ²	—	—	—	—	—	—	—	0%
Subtotal			—	—	—	—	—	—	—	0%
25m Deep Product										
Villa Allotment	10 x 25m	250m ²	—	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m ²	5	—	—	—	—	—	—	4%
Premium Courtyard Allotment	16 x 25m	400m ²	5	—	—	1	—	—	—	4%
Premium Traditional Allotment	20 x 25m	500m ²	1	—	2	2	—	—	—	4%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	0%
Subtotal			11	—	2	3	—	—	—	11%
30m Deep Product										
Villa Allotment	10 x 30m	300m ²	4	7	3	—	—	—	—	14%
Premium Villa Allotment	12.5 x 30m	375m ²	2	10	11	3	—	—	—	18%
Courtyard Allotment	14 x 30m	420m ²	10	15	13	3	—	—	—	29%
Traditional Allotment	20 x 30m	600m ²	13	9	6	1	—	—	—	20%
Premium Traditional Allotment	24 x 30m	720m ²	5	4	2	—	—	—	—	8%
Possible Multiple Residential Allotment	—	—	1	1	3	—	—	—	—	4%
Subtotal			35	46	38	7	—	—	—	89%
Total Residential Allotments			46	46	40	10	—	—	—	142
Residential Net Density			14.0 dw/ha	14.6 dw/ha	15.7 dw/ha	14.0 dw/ha	—	—	—	100%
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 dw/ha	15.2 dw/ha	18.9 dw/ha	14.0 dw/ha	—	—	—	—

Road Lengths								
Street Type	Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 12	Stage 1AA	Stage 1AD	Overall
	Length	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	—	—	20m	—	—	—	—	20m
6.5m Wide New Road	—	—	—	—	—	—	—	—
14.5m Wide New Road	146m	100m	6m	63m	—	—	—	315m
16.5m Wide New Road	213m	392m	276m	82m	—	—	—	963m
18.5m Wide New Road	170m	130m	34m	—	—	—	—	334m
21m Wide New Road	229m	—	85m	—	—	—	—	314m
23.8m Wide New Road	—	—	—	—	—	—	—	—
32m Wide New Road	—	—	—	—	—	—	—	—
Various Width New Road	709m	—	—	—	—	—	826m	1535m
Total Length of New Road	1467m	622m	421m	145m	—	—	826m	3481m

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/402/140
Date: 13 September 2023



REVISION
AC: 24/01/19 Sub-Staging 1S & 1AG
AD: 20/03/19 POD Amendments & Emt EM
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1SI, 1T and 1P
AF: 19/08/19 POD Control Amendments
AG: 16/12/19 POD Amendments Stage 1P
AH: 23/06/20 Amend POD Lots 205 & 609
AI: 18/08/20 Amend POD Lot 84
AJ: 13/02/23 Amend Staging 1Yi & 1Yii
AK: 08/08/23 Amend Staging 1Vi, 1Vii, 1Viii & 1Vix

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: DCDB.
Contours: Cardno Bulk Earthworks

- Legend**
- Site Boundary
 - Proposed Precinct Boundary
 - Proposed Stage Boundary
 - Proposed Sub Stage Boundary
 - Existing Q5
 - Existing Q100
 - Retained Vegetation - Flagstone & Sandy Creek
 - Retained Vegetation - Other Areas
 - 400m Catchment Area
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Indicative Bus Stop Location
 - Padmount Transformer

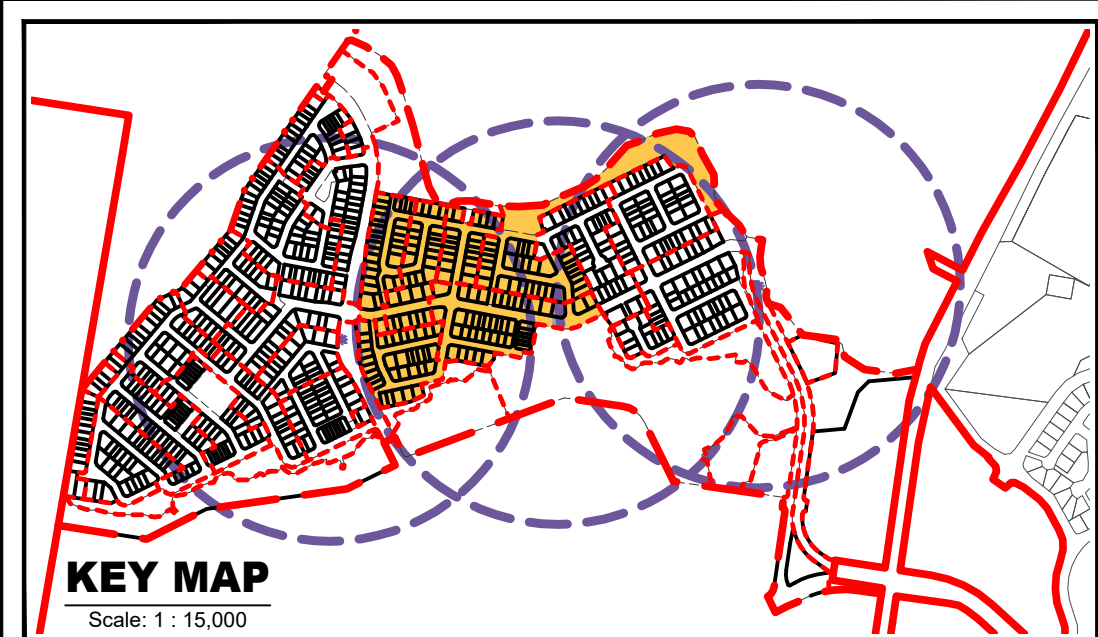
CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

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

Date 08 August 2023
Comp By NF
Checked By MD
DWG Name Precinct 1 Stage 1
Job Reference 110056
Local Authority ECONOMIC DEVELOPMENT QUEENSLAND
Locality JIMBOOMBA
Scale 1 : 1000 Sheet A1
Plan Ref 110056 - 122 Rev AK

RPS
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
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PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q5
- Existing Q100
- Entry Statements - Lease
- Retained Vegetation - Flagstone & Sandy Creek
- Retained Vegetation - Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
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- Indicative Bus Stop Location
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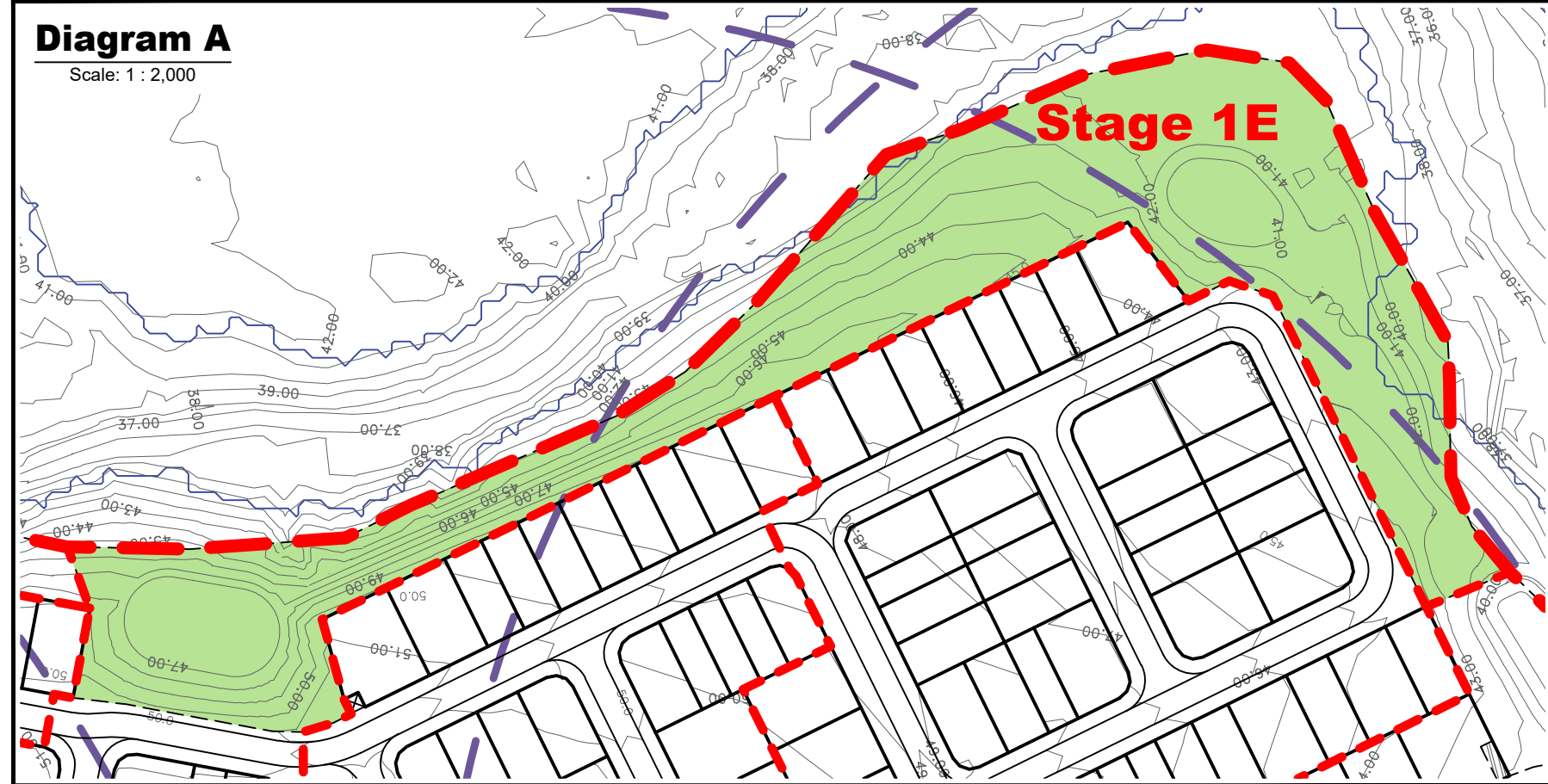


Yield Breakdown Stage 1

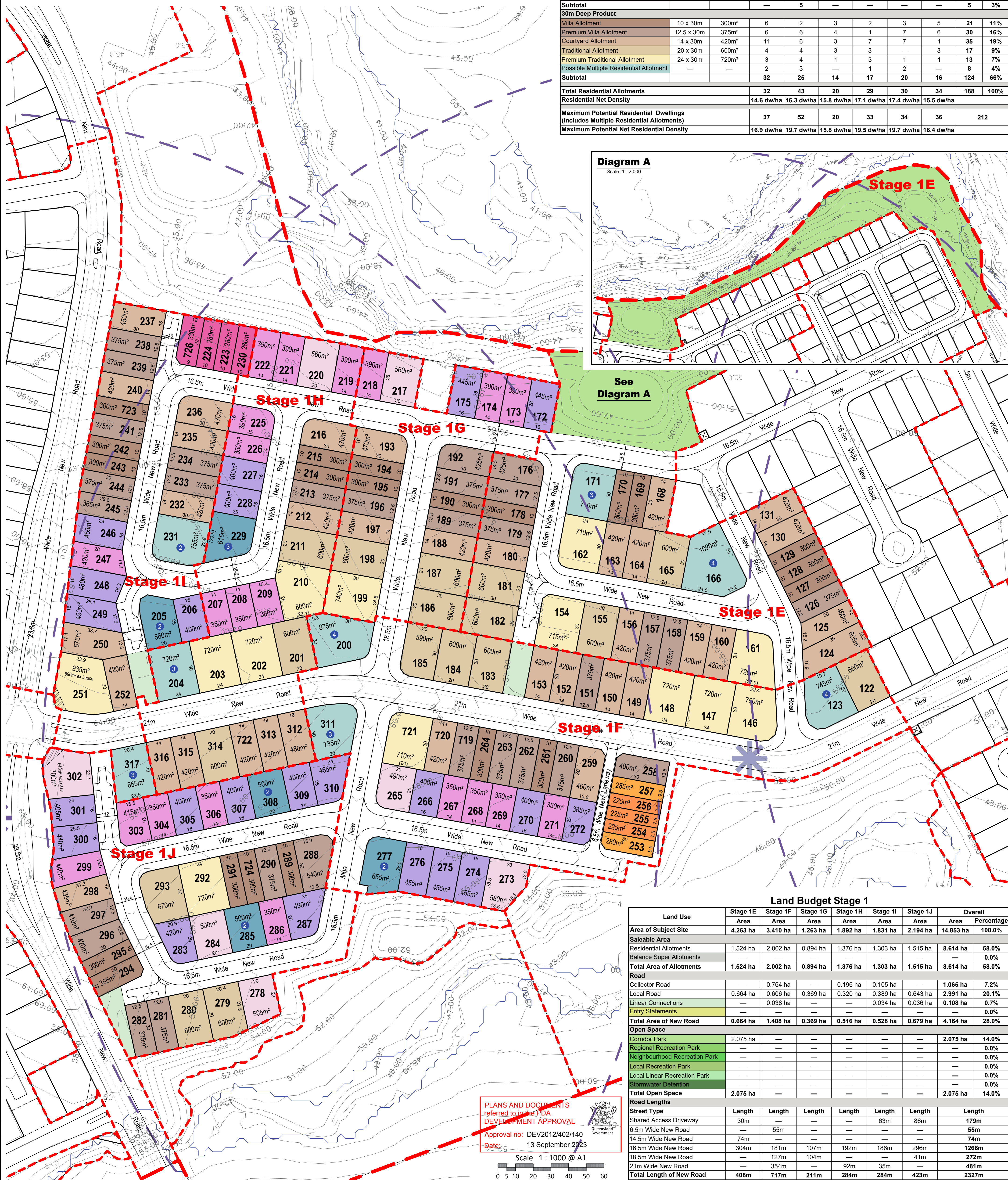
Residential Allotments			Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall
	Typical Size	Typical Area							
20m Deep Product									
Ascot Allotment	12.5 x 20m	250m²	—	—	—	—	—	—	0%
Subtotal									
25m Deep Product									
Villa Allotment	10 x 25m	250m²	—	—	—	—	4	—	2%
Courtyard Allotment	14 x 25m	350m²	—	4	3	8	1	5	21%
Premium Courtyard Allotment	16 x 25m	400m²	—	6	2	2	4	8	12%
Premium Traditional Allotment	20 x 25m	500m²	—	2	1	1	—	3	4%
Possible Multiple Residential Allotment	—	—	—	1	—	1	1	2	5%
Subtotal									
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	—	—	—	—	1%
Subtotal									
30m Deep Product									
Villa Allotment	10 x 30m	300m²	6	2	3	2	3	5	21%
Premium Villa Allotment	12.5 x 30m	375m²	6	6	4	1	7	6	30%
Courtyard Allotment	14 x 30m	420m²	11	6	3	7	7	1	35%
Traditional Allotment	20 x 30m	600m²	4	4	3	3	—	3	17%
Premium Traditional Allotment	24 x 30m	720m²	3	4	1	3	1	1	13%
Possible Multiple Residential Allotment	—	—	2	3	—	1	2	—	8%
Subtotal									
Total Residential Allotments			32	43	24	29	30	34	188
Residential Net Density			14.6 dw/ha	16.3 dw/ha	15.8 dw/ha	17.1 dw/ha	17.4 dw/ha	15.5 dw/ha	100%
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			37	52	20	33	34	36	212
Maximum Potential Net Residential Density			16.9 dw/ha	19.7 dw/ha	15.8 dw/ha	19.5 dw/ha	19.7 dw/ha	16.4 dw/ha	

Diagram A

Scale: 1 : 2,000



See Diagram A



Land Budget Stage 1

Land Use	Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall
Area	Area	Area	Area	Area	Area	Area	Area
Area of Subject Site	4.263 ha	3.410 ha	1.263 ha	1.892 ha	1.831 ha	2.194 ha	14.853 ha
Saleable Area							
Residential Allotments	1.524 ha	2.002 ha	0.894 ha	1.376 ha	1.303 ha	1.515 ha	8.614 ha
Balance Super Allotments	—	—	—	—	—	—	—
Total Area of Allotments							
1.524 ha	2.002 ha	0.894 ha	1.376 ha	1.303 ha	1.515 ha	8.614 ha	58.0%
Road							
Collector Road	—	0.764 ha	—	0.196 ha	0.105 ha	—	1.065 ha
Local Road	0.664 ha	0.606 ha	0.369 ha	0.320 ha	0.389 ha	0.643 ha	2.991 ha
Linear Connections	—	0.038 ha	—	—	0.034 ha	0.036 ha	0.108 ha
Entry Statements							
0.664 ha	1.408 ha	0.369 ha	0.516 ha	0.528 ha	0.679 ha	4.164 ha	28.0%
Total Area of New Road							
Open Space	2.075 ha	—	—	—	—	—	2.075 ha
Corridor Park	—	—	—	—	—	—	—
Regional Recreation Park	—	—	—	—	—	—	—
Neighbourhood Recreation Park	—	—	—	—	—	—	—
Local Recreation Park	—	—	—	—	—	—	—
Local Linear Recreation Park	—	—	—	—	—	—	—
Stormwater Detention	—	—	—	—	—	—	—
Total Open Space							
2.075 ha	—	—	—	—	—	—	14.0%
Road Lengths							
Street Type	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	30m	—	—	—	63m	86m	179m
6.5m Wide New Road	—	55m	—	—	—	—	55m
14.5m Wide New Road	74m	—	—	—	—	—	74m
18.5m Wide New Road	304m	181m	107m	192m	186m	296m	1266m
18.5m Wide New Road	—	127m	104m	—	—	41m	272m
21m Wide New Road	—	354m	—	92m	35m	—	481m
Total Length of New Road							
408m	717m	211m	284m	284m	423m	—	2327m

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402/140

Date: 13 September 2023

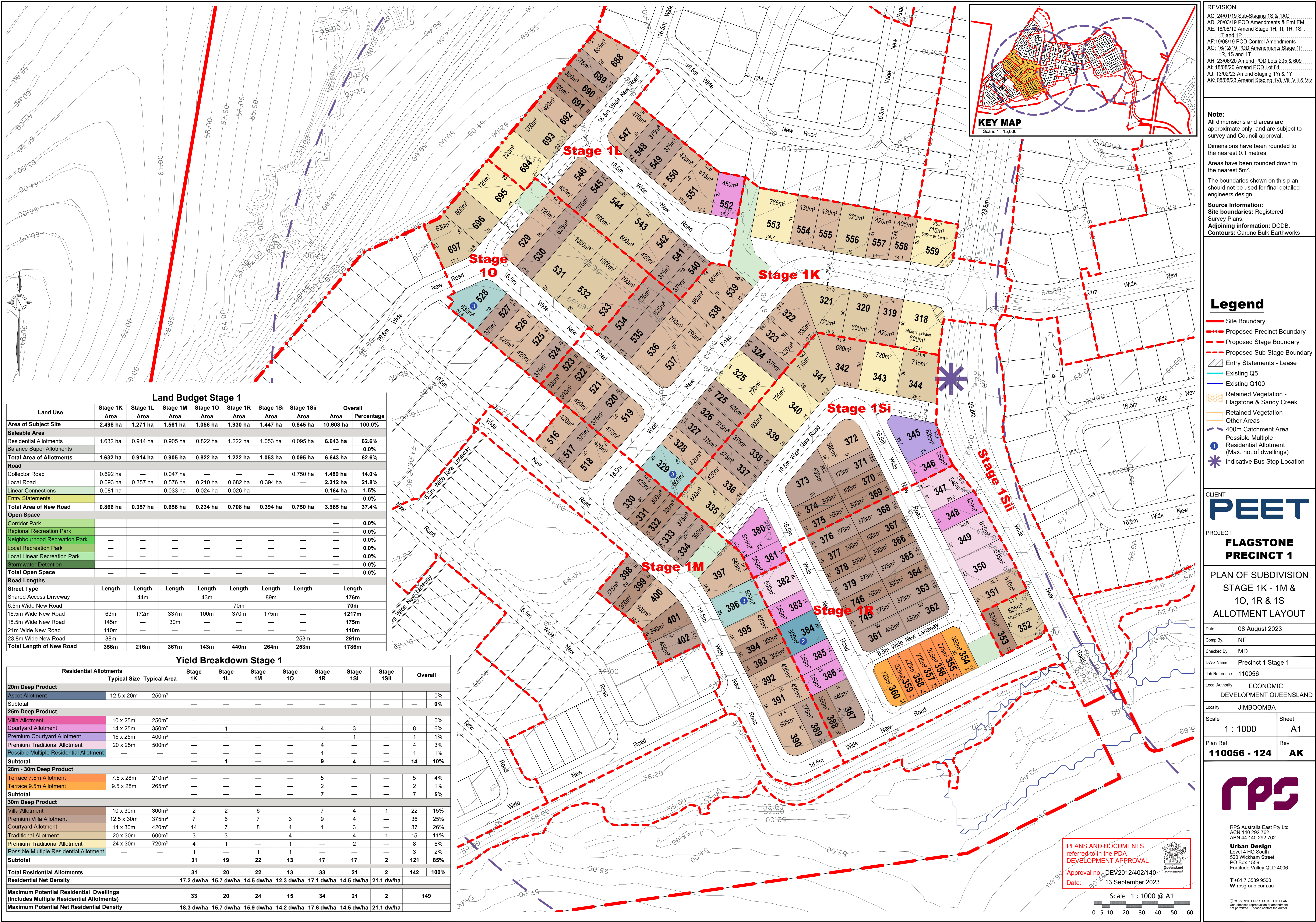
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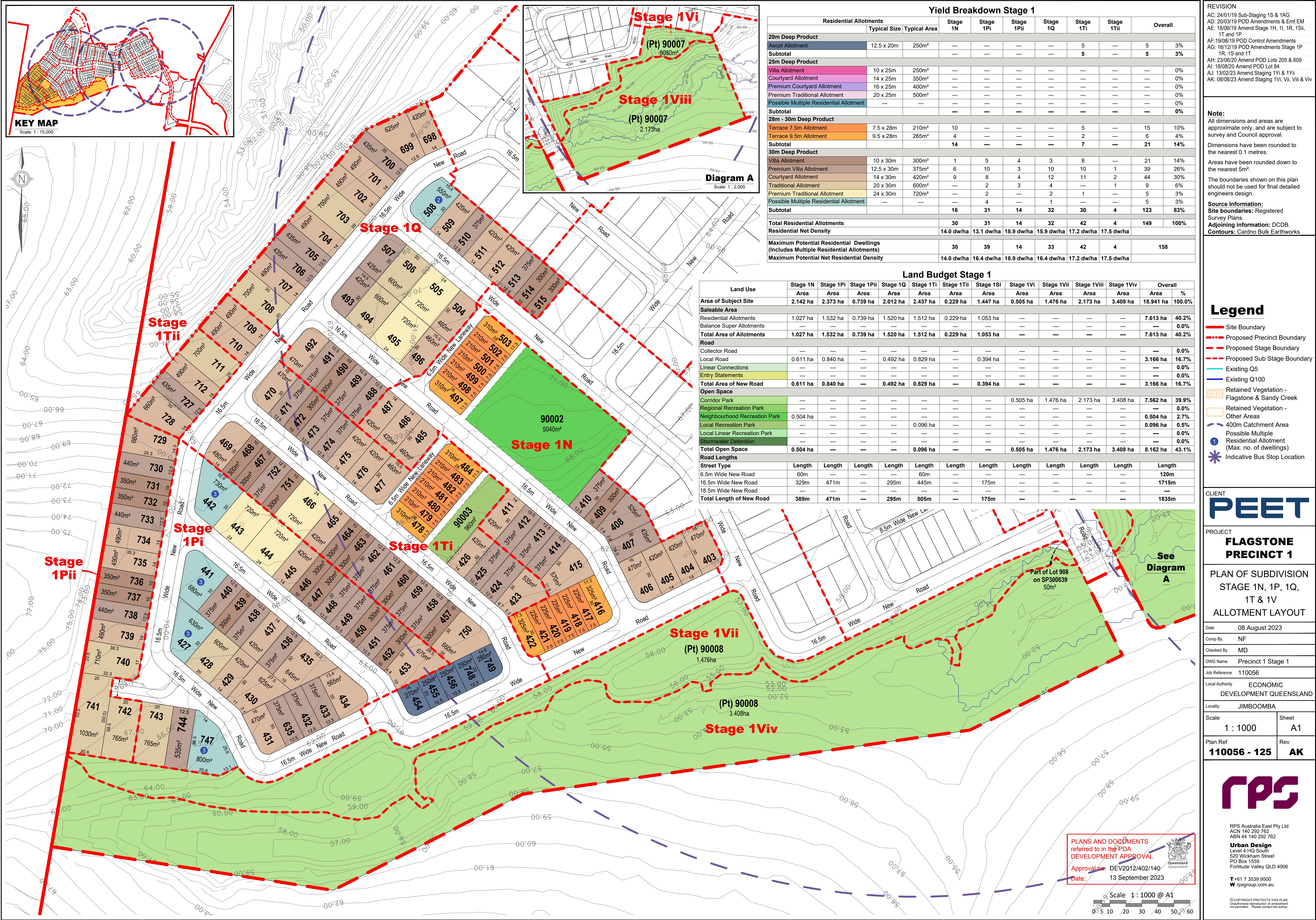
REVISION	
AC: 24/01/19 Sub-Staging 1S & 1AG	
AD: 20/03/19 POD Amendments & Emt EM	
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1SII, 1T and 1P	
AF: 19/08/19 POD Control Amendments	
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AH: 23/06/20 Amend POD Lots 205 & 609	
AI: 18/08/20 Amend POD Lot 84	
AJ: 13/02/23 Amend Staging 1YI, VII, VIII & VIV	
AK: 08/08/23 Amend Staging 1VI, VII, VIII & VIV	

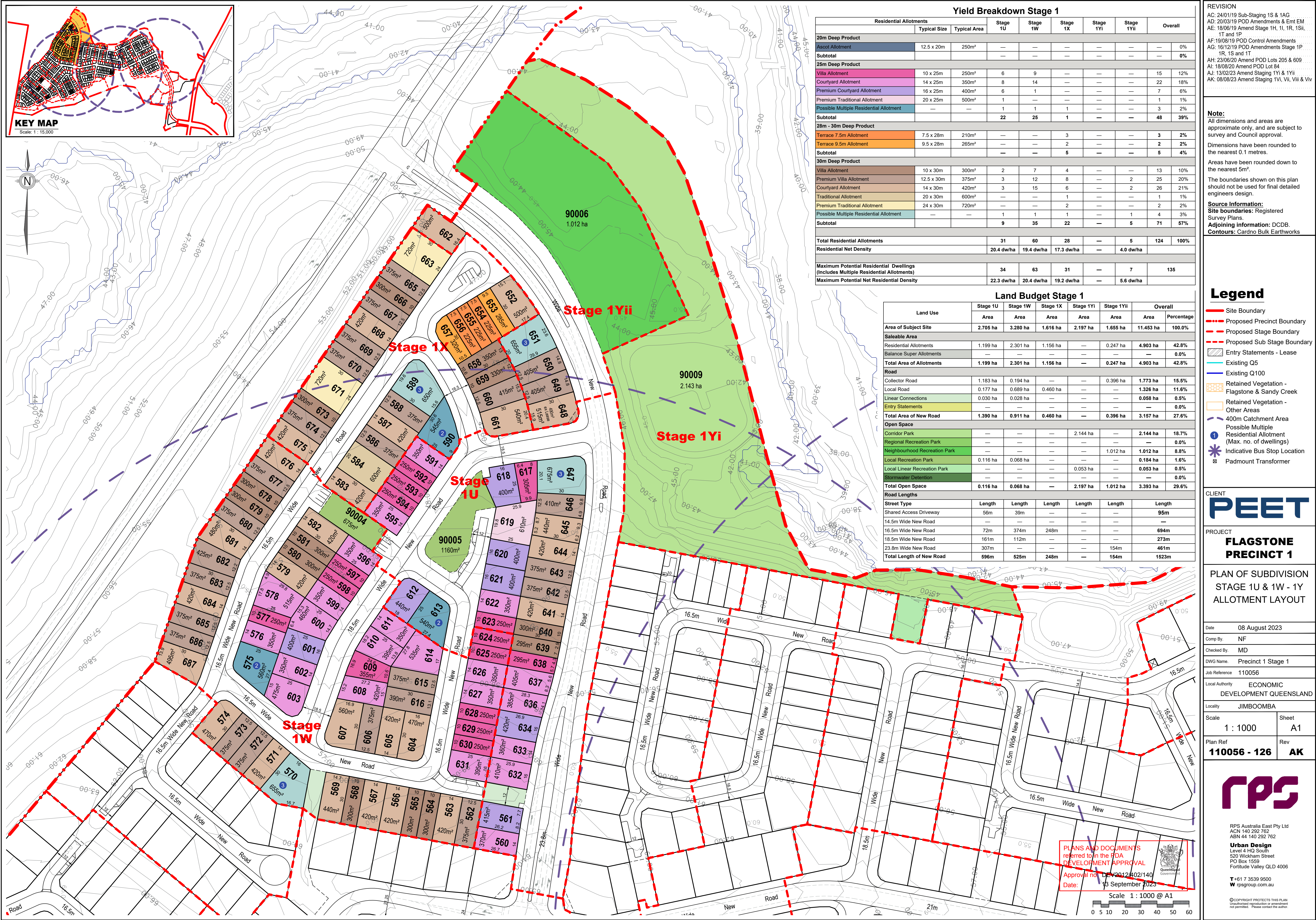
PROJECT	
FLAGSTONE PRECINCT 1	
Job Ref.	110056
Date	08 August 2023
Comp By.	NF
DWG Name.	Precinct 1 Stage 1
Checked By.	MD
Locality	JIMBOOMBA
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND

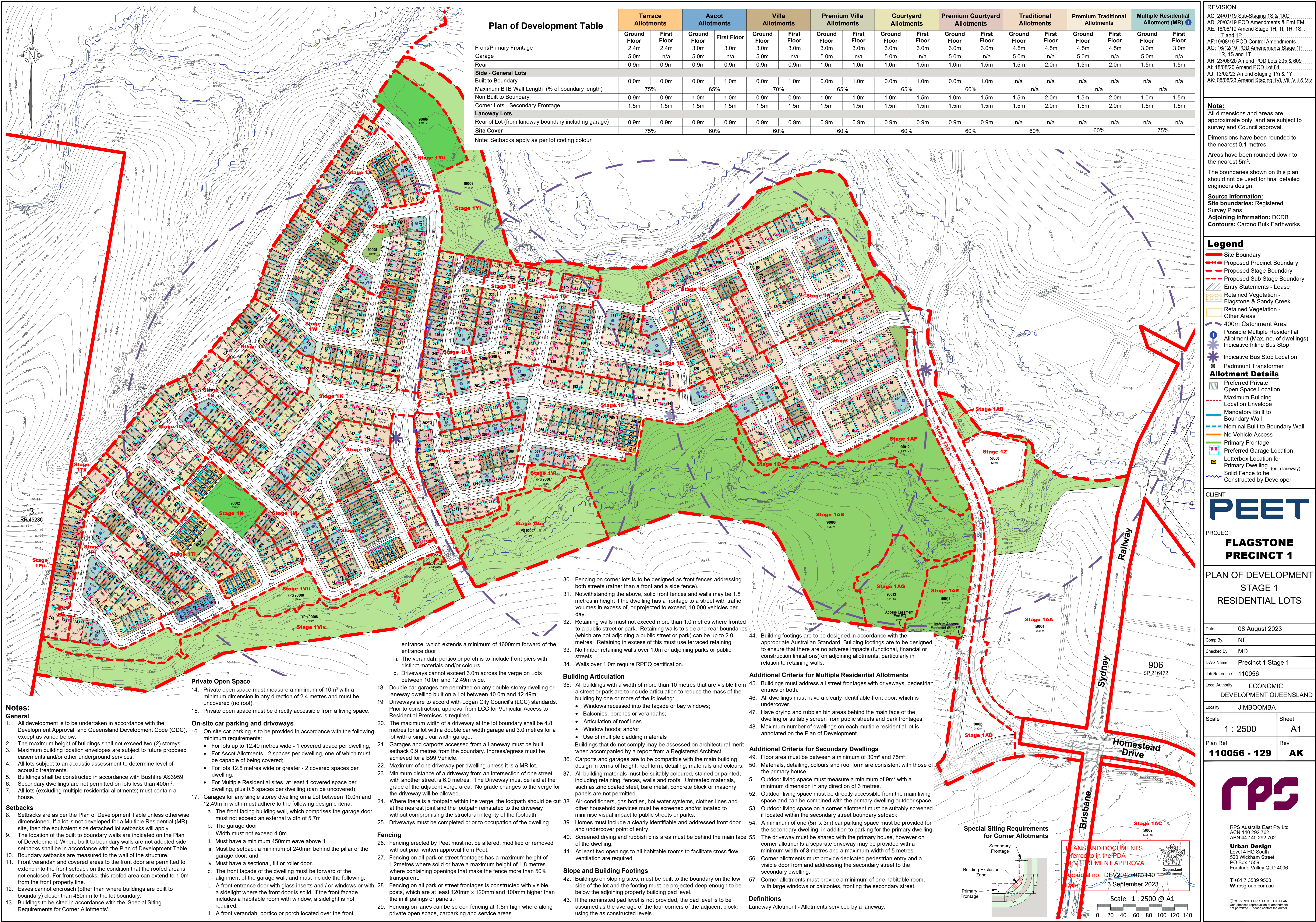
CLIENT	
PEET	
PLAN OF SUBDIVISION	
STAGE 1E - 1J	
ALLOTMENT LAYOUT	

Scale	
1 : 1000	
Sheet	
A1	
Plan Ref	
110056 - 123	
Rev	
AK	









Notes:

General

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

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent site detached lot setbacks will apply.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Boundary setbacks are measured to the wall of the structure.
- Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments'.

Private Open Space

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

On-site car parking and driveways

- On-site car parking is to be provided in accordance with the following minimum requirements:
 - For lots up to 12.49 metres wide - 1 covered space per dwelling;
 - For Ascot Allotments - 2 spaces per dwelling, one of which must be capable of being covered;
 - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;
 - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered);
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, tilt or roller door.
 - The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
- Driveways are to be in accordance with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. 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 fronting 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 façade 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
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- Screened drying and rubbish bins area must be behind the main face of the dwelling.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

- Buildings on sloping sites, must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
- If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
- Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments

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

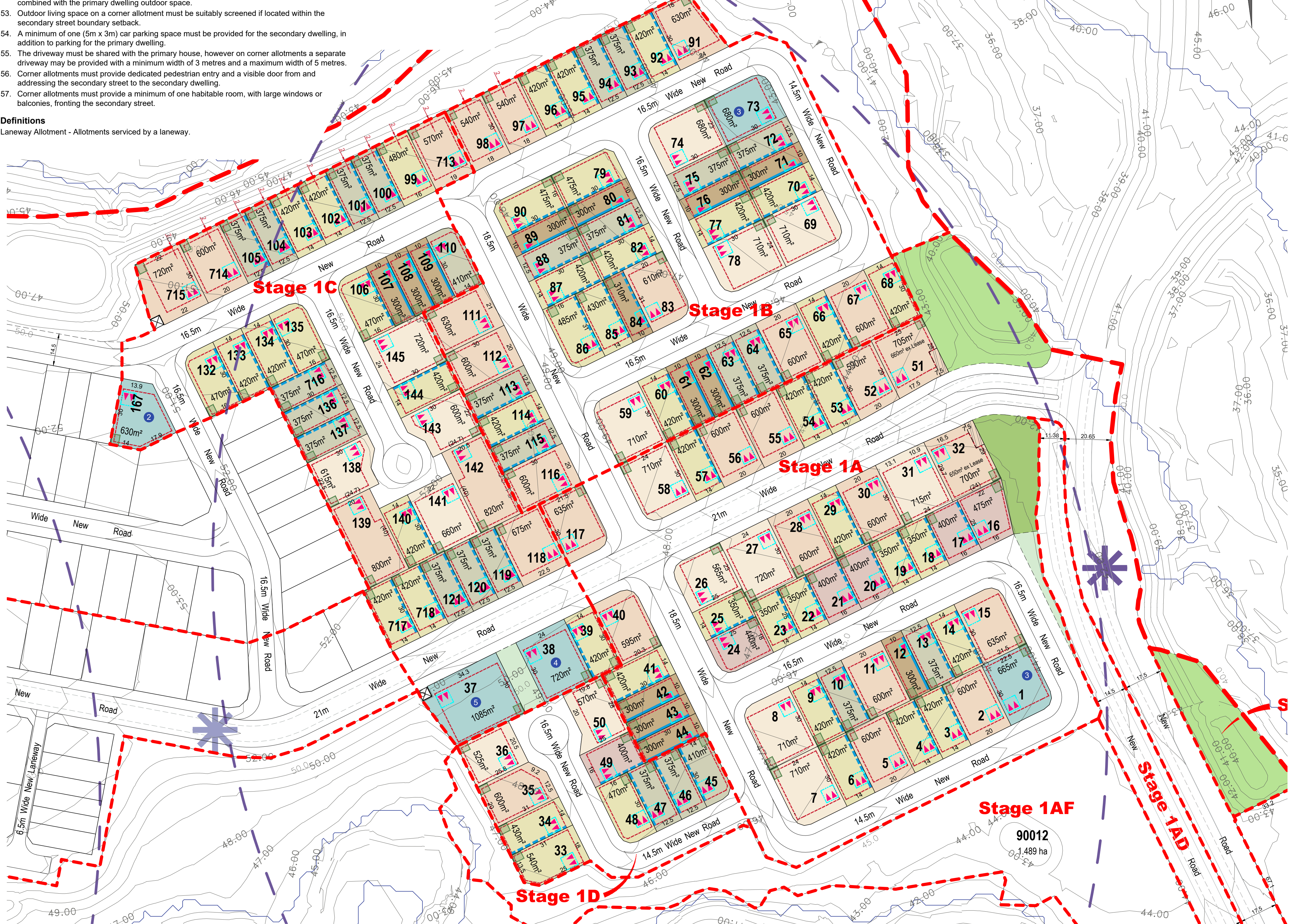
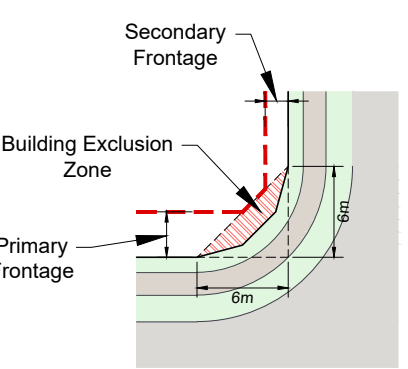
Additional Criteria for Secondary Dwellings

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

Definitions

Laneway Allotment - Allotments serviced by a laneway.

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 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
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	75%		65%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		60%		60%		60%		60%		60%		60%		60%		75%	

Note: Setbacks apply as per lot coding colour

REVISION

AC: 24/01/19 Sub-Staging 1S & 1AG
AD: 20/03/19 POD Amendments & Emt EM
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1SI, 1T and 1P
AF: 19/08/19 POD Control Amendments
AG: 16/12/19 POD Amendments Stage 1P 1R, 1S and 1T
AH: 23/06/20 Amend POD Lots 205 & 609
AI: 18/08/20 Amend POD Lot 84
AJ: 13/02/23 Amend Staging 1YI & 1YII
AK: 08/08/23 Amend Staging 1VI, VII, VIII & VIV

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: DCDB.
Contours: Cardno Bulk Earthworks

Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q5
- Existing Q100
- Retained Vegetation - Flagstone & Sandy Creek
- Retained Vegetation - Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Inline 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	08 August 2023		
Comp By	NF		
Checked By	MD		
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	AK

RPS

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Urban Design
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Notes:

General

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

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Boundary setbacks are measured to the wall of the structure.
- Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments'.

Private Open Space

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

On-site car parking and driveways

- On-site car parking is to be provided in accordance with the following minimum requirements:
 - For lots up to 12.49 metres wide - 1 covered space per dwelling;
 - For Ascot Allotments - 2 spaces per dwelling, one of which must be capable of being covered;
 - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;
 - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered);
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, tilt or roller door.
 - The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
- Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- Where there is a footpath within the verge, the footpath 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 materialsBuildings that do not comply may be assessed on architectural merit when accompanied by a report from a Registered Architect
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- Screened drying and rubbish bins area must be behind the main face of the dwelling.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

- Buildings on sloping sites, must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
- If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
- Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments

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

Additional Criteria for Secondary Dwellings

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

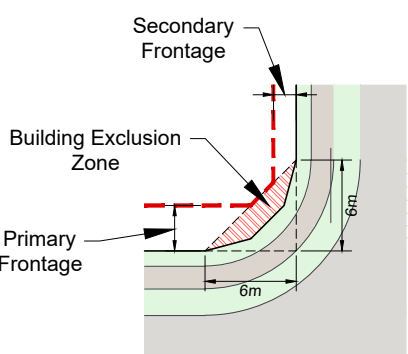
Definitions

Laneway Allotment - Allotments serviced by a laneway.

Plan of Development Table	Terrace Allotments		Ascot Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotment (MR) ①	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	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																		
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	
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

Special Siting Requirements for Corner Allotments



REVISION

AC: 24/01/19 Sub-Staging 1S & 1AG
AD: 20/03/19 POD Amendments & Emt EM
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1SI, 1T and 1P
AF: 19/08/19 POD Control Amendments
AG: 16/12/19 POD Amendments Stage 1P 1R, 1S and 1T
AH: 23/06/20 Amend POD Lots 205 & 609
AI: 18/08/20 Amend POD Lot 84
AJ: 13/02/23 Amend Staging 1YI & 1YII
AK: 08/08/23 Amend Staging 1VI, VII, VIII & VIV

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: DCDB.
Contours: Cardno Bulk Earthworks

Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Entry Statements - Lease
- Retained Vegetation - Flagstone & Sandy Creek
- Retained Vegetation - Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location
- Allotment Details**
 - Preferred Private
 - Open Space Location
 - Maximum Building
 - Location Envelope
 - Mandatory Built to Boundary Wall
 - Nominal Built to Boundary Wall
 - No Vehicle Access
 - Primary Frontage
 - Preferred Garage Location
 - Letterbox Location for Primary Dwelling (on a laneway)

CLIENT

PEET

PROJECT

FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT

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

Date 08 August 2023

Comp By NF

Checked By MD

DWG Name: Precinct 1 Stage 1

Job Reference 110056

Local Authority ECONOMIC DEVELOPMENT QUEENSLAND

Locality JIMBOOMBA

Scale 1 : 1000

Sheet A1

Plan Ref 110056 - 132

Rev AK

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

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no.: DEV2012/402/140

Date: 13 September 2023

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60



- 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 façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - i. A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
 18. Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
 19. Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
 20. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
 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 palings 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 façade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materials
 - Buildings that do not comply may be assessed on architectural merit when accompanied by a report from a Registered Architect
 36. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
 37. All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
 38. Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
 39. Homes must include a clearly identifiable and addressed front door and undercover port 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.

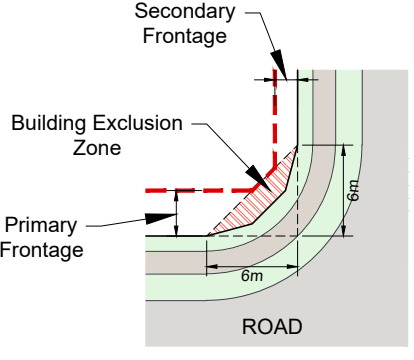
- Slope and Building Footings**
42. Buildings on sloping sites, must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
 43. If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
 44. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

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

- Additional Criteria for Secondary Dwellings**
49. Floor area must be between a minimum of 30m² and 75m².
 50. Materials, detailing, colours and roof form are consistent with those of the primary house.
 51. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 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



Plan of Development Table

	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																		
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	
Non Built to Boundary	0.9m	0.9m	1.0m	1.0m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		60%		60%		60%		60%		60%		60%		60%		75%	
Note: Setbacks apply as per lot coding colour																		

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/402/140
Date: 13 September 2023



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

REVISION

AC: 24/01/19 Sub-Staging 1S & 1AG
AD: 20/03/19 POD Amendments & Emt EM
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1SI, 1T and 1P
AF: 19/08/19 POD Control Amendments
AG: 16/12/19 POD Amendments Stage 1P 1R, 1S and 1T
AH: 23/06/20 Amend POD Lots 205 & 609
AI: 18/08/20 Amend POD Lot 84
AJ: 13/02/23 Amend Staging 1Yi & 1Yj
AK: 08/08/23 Amend Staging 1Vi, 1Vj, 1Vii & 1Viv

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: DCDB.
Contours: Cardno Bulk Earthworks

Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q5
- Existing Q100
- Retained Vegetation - Flagstone & Sandy Creek
- Retained Vegetation - Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location

Allotment Details

- Preferred Private
- Open Space Location
- Maximum Building
- Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)

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PROJECT
FLAGSTONE PRECINCT 1

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

Date	08 August 2023
Comp By	NF
Checked By	MD
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	AK

rps

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Plan of Development Table	Terrace Allotments		Ascot Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotment (MR) 	
	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																		
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
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 (DDC), 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 (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 façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
- Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- Where there is a footpath within the verge, the footpath 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 façade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materials
- Buildings that do not comply may be assessed on architectural merit when accompanied by a report from a Registered Architect
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.

- Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- Screened drying and rubbish bins area must be behind the main face of the dwelling.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

- Buildings on sloping sites, must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
- If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
- Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments

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

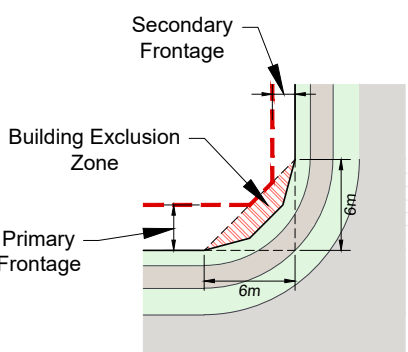
Additional Criteria for Secondary Dwellings

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

Definitions

Laneway Allotment - Allotments serviced by a laneway.

Special Siting Requirements for Corner Allotments



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DE 2012/402/140
New Date: 13 September 2023



REVISION

AC: 24/01/19 Sub-Staging 1S & 1AG
AD: 20/03/19 POD Amendments & Emt EM
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1SI, 1T and 1P
AF: 19/08/19 POD Control Amendments
AG: 16/12/19 POD Amendments Stage 1P 1R, 1S and 1T
AH: 23/06/20 Amend POD Lots 205 & 609
AI: 18/08/20 Amend POD Lot 84
AJ: 13/02/23 Amend Staging 1Yi & 1Yii
AK: 08/08/23 Amend Staging 1Vi, 1Vii, 1Viii & 1Viv

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 engineers design.

Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.
Contours: Cardno 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
- 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)

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PROJECT

FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT

STAGE 1U & 1W - 1Y RESIDENTIAL LOTS

Date	08 August 2023	
Comp By	NF	
Checked By	MD	
DWG Name	Precinct 1 Stage 1	
Job Reference	110056	
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND	
Locality	JIMBOOMBA	
Scale	1 : 1000	Sheet A1
Plan Ref	110056 - 134	Rev AK

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Legend

General

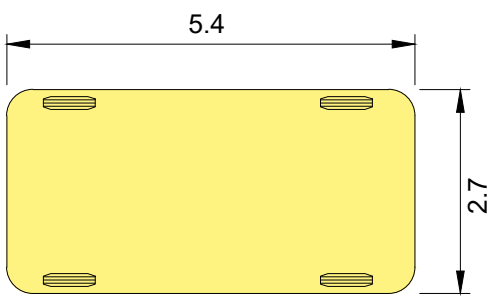
- Site Boundary
- Proposed Precinct Boundary
- Proposed Super Stage Boundary
- Proposed Sub Stage Boundary
- 400m Catchment Area
- Indicative Bus Stop Location
- Padmount Transformer

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

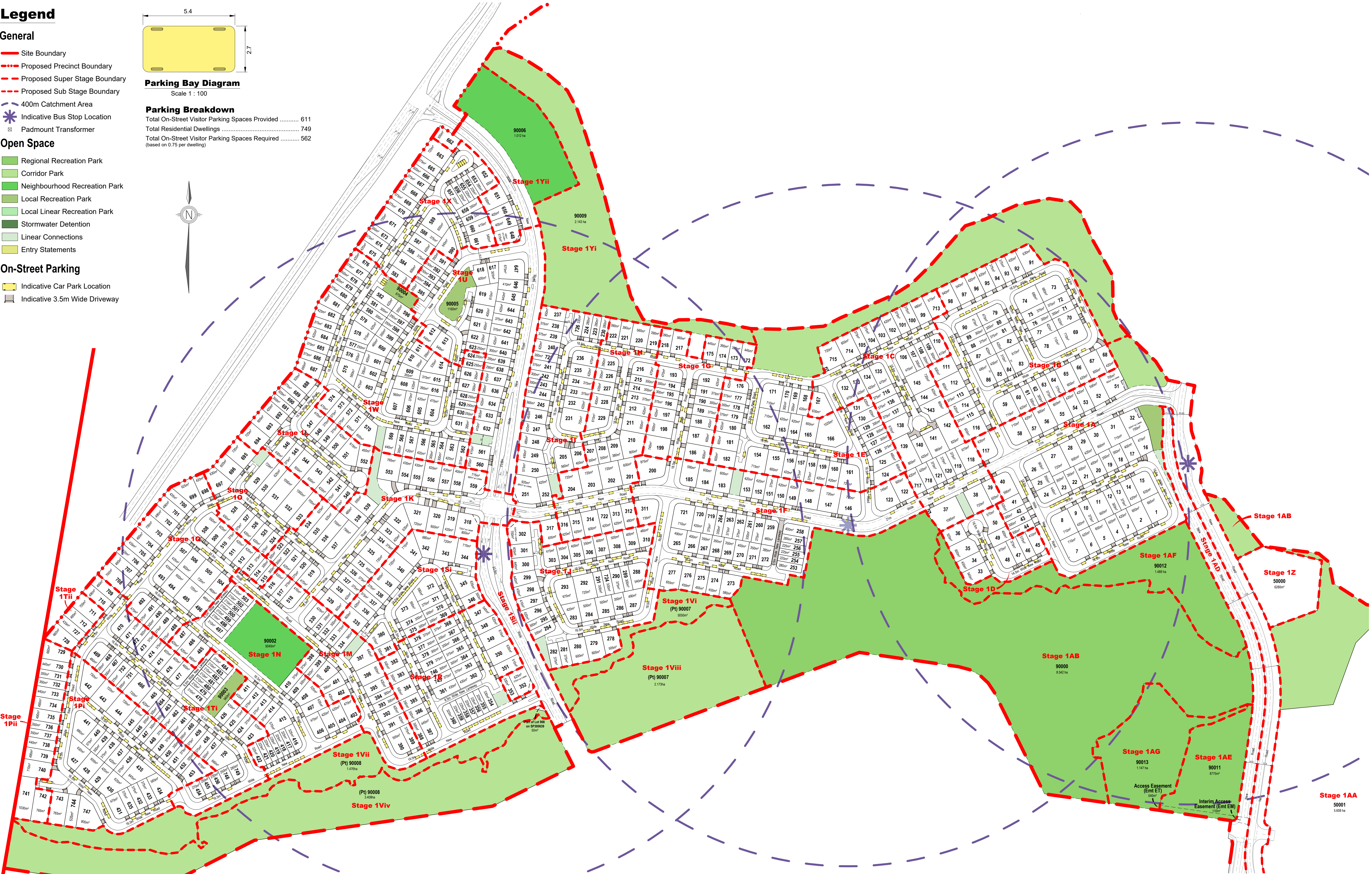


Parking Bay Diagram

Scale 1 : 100

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: DEV2012/402/140

Date: 13 September 2023



Scale 1 : 2500 @ A1

0 20 40 60 80 100 120 140

REVISION

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PROJECT		FLAGSTONE PRECINCT 1	
Job Ref.	110056	Date	08 August 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 1
Checked By.	MD	Locality	JIMBOOMBA
Local Authority		ECONOMIC DEVELOPMENT QUEENSLAND	

CLIENT		PEET	
PLAN OF DEVELOPMENT		STAGE 1	
PARKING MANAGEMENT PLAN			

RPS		Urban Design	
RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762		Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006	
Scale 1 : 2000		Sheet A1	Plan Ref 110056 - 137
			Rev AK