

AMENDED IN RED

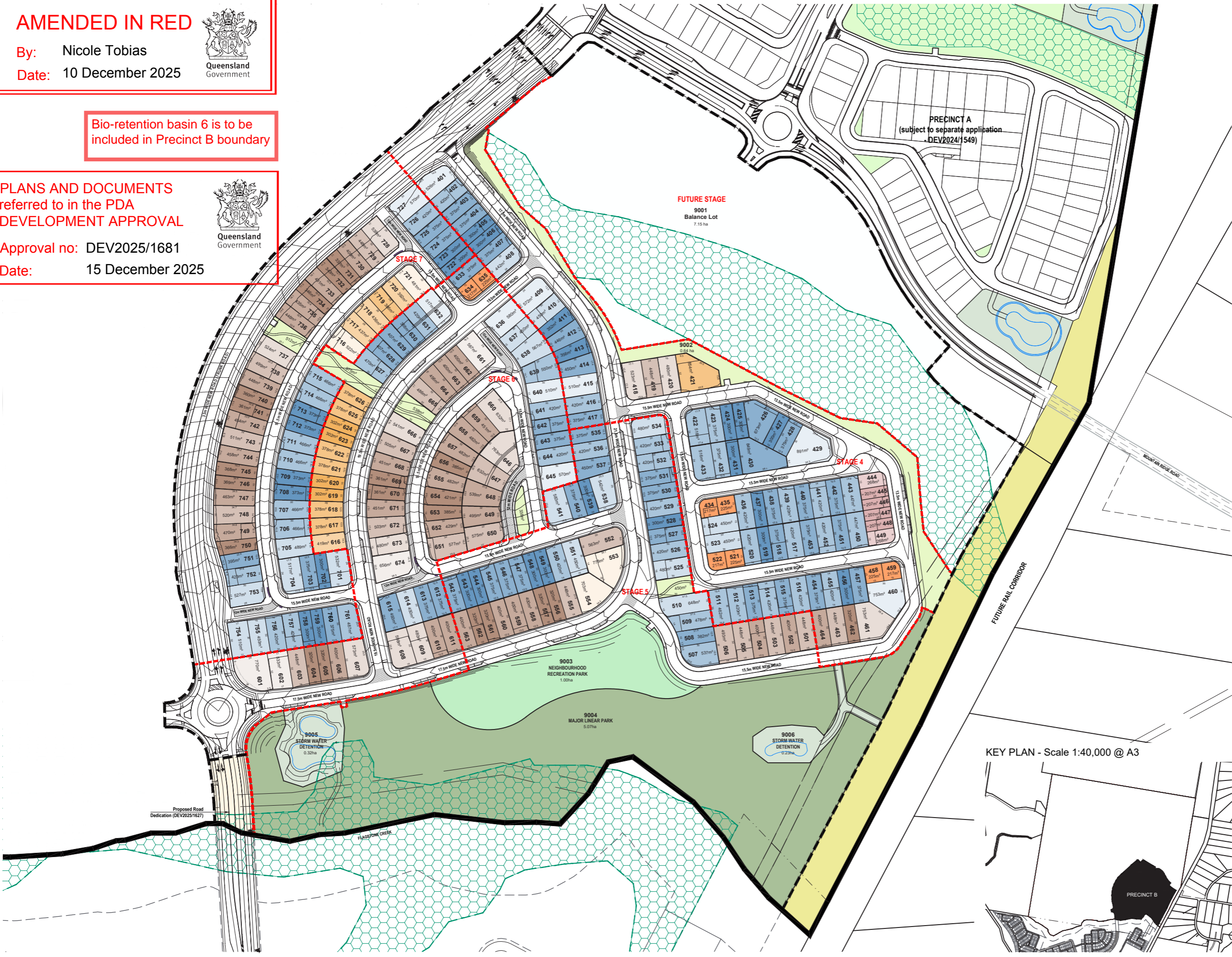
By: Nicole Tobias
Date: 10 December 2025



Bio-retention basin 6 is to be included in Precinct B boundary

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1681
Date: 15 December 2025



- LEGEND**
- SITE BOUNDARY
 - PRECINCT BOUNDARY
 - STAGE BOUNDARY
 - CONTOURS (1m INTERVALS)
 - EASEMENT BOUNDARY
 - RIPARIAN CORRIDOR BOUNDARY
 - NEIGHBOURHOOD PARK
 - LINEAR PARK
 - PEDESTRIAN LINKAGE (ROAD RESERVE)
 - MAJOR LINEAR PARK
 - STORMWATER DETENTION
 - BALANCE LOT
 - FUTURE RAIL CORRIDOR
 - PROPOSED ROAD DEDICATION
 - ENTRY STATEMENT
 - BIO RETENTION BASINS
 - BIN PAD LOCATION

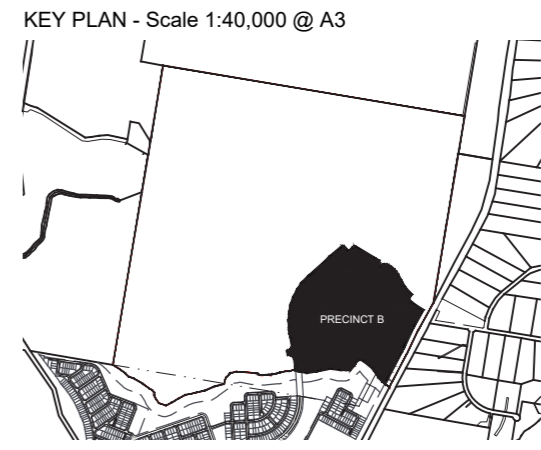
DEVELOPMENT STATISTICS

Lot Width	Typical Lot Size	No. of Lots	%
15m Depth Allotments - Urban Twin			
15m	225m ²	8	3.1%
Subtotal		8	3.1%
26m Depth Allotments - Terrace Twin			
9m	234m ²	4	1.5%
10m+	260m ²	2	0.8%
Subtotal		6	2.3%
28m Depth Allotments			
10m	280m ²	4	1.5%
12.5m	350m ²	8	3.1%
14m	392m ²	4	1.5%
15m	420m ²	0	0.0%
17m	476m ²	4	1.5%
Subtotal		20	7.6%
30m Depth Allotments			
10m	300m ²	26	9.9%
12.5m	375m ²	44	16.8%
14m	420m ²	43	16.4%
15m	450m ²	19	7.3%
17m	510m ²	10	3.8%
Subtotal		142	54.2%
32m Depth Allotments			
10m	320m ²	20	7.6%
12.5m	400m ²	31	11.8%
14m	448m ²	19	7.3%
15m	480m ²	12	4.6%
17m	544m ²	4	1.5%
Subtotal		86	32.8%
TOTAL LOTS		262	100.0%
AVERAGE LOT SIZE			420m²

DENSITY (NET RESIDENTIAL DENSITY) 15.1 dw/ha

LAND USE BUDGET

Land Use	Area	%
Residential Allotments	11.18 ha	33%
Trunk Road Reserve	2.52 ha	7%
Road Reserve	5.84 ha	17%
Linear Park	0.64 ha	2%
Major Linear Park	5.07 ha	15%
Neighbourhood Park	1.00 ha	3%
Pedestrian Links	0.28 ha	1%
Stormwater	0.55 ha	2%
Balance Lot	7.15 ha	21%
TOTAL SITE AREA	34.24 ha	100%



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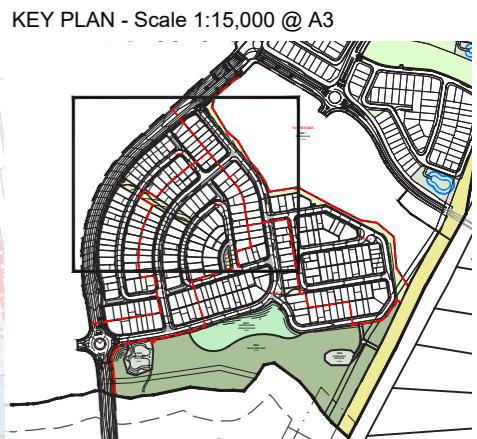
Bio-retention basin 6 is to be included in Precinct B boundary

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ROUND MOUNTAIN, NEW BEITH - PRECINCT B RECONFIGURING OF A LOT - ROL 01



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DATE: 31.10.2025
JOB NO: P0055018
DWG NO: ROL-01



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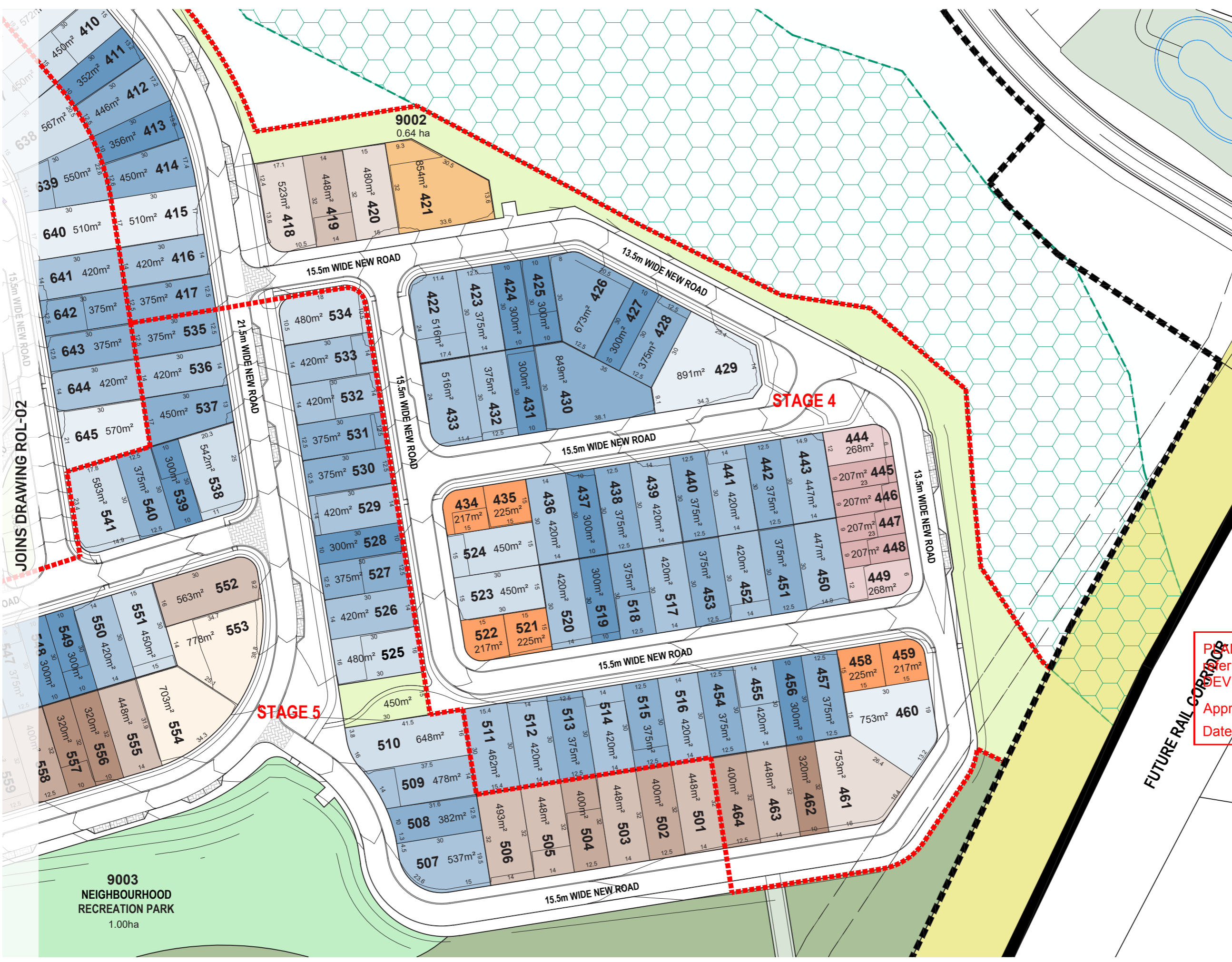
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KEY PLAN - Scale 1:15,000 @ A3





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ROUND MOUNTAIN, NEW BEITH - PRECINCT B
 RECONFIGURING OF A LOT - ROL 03



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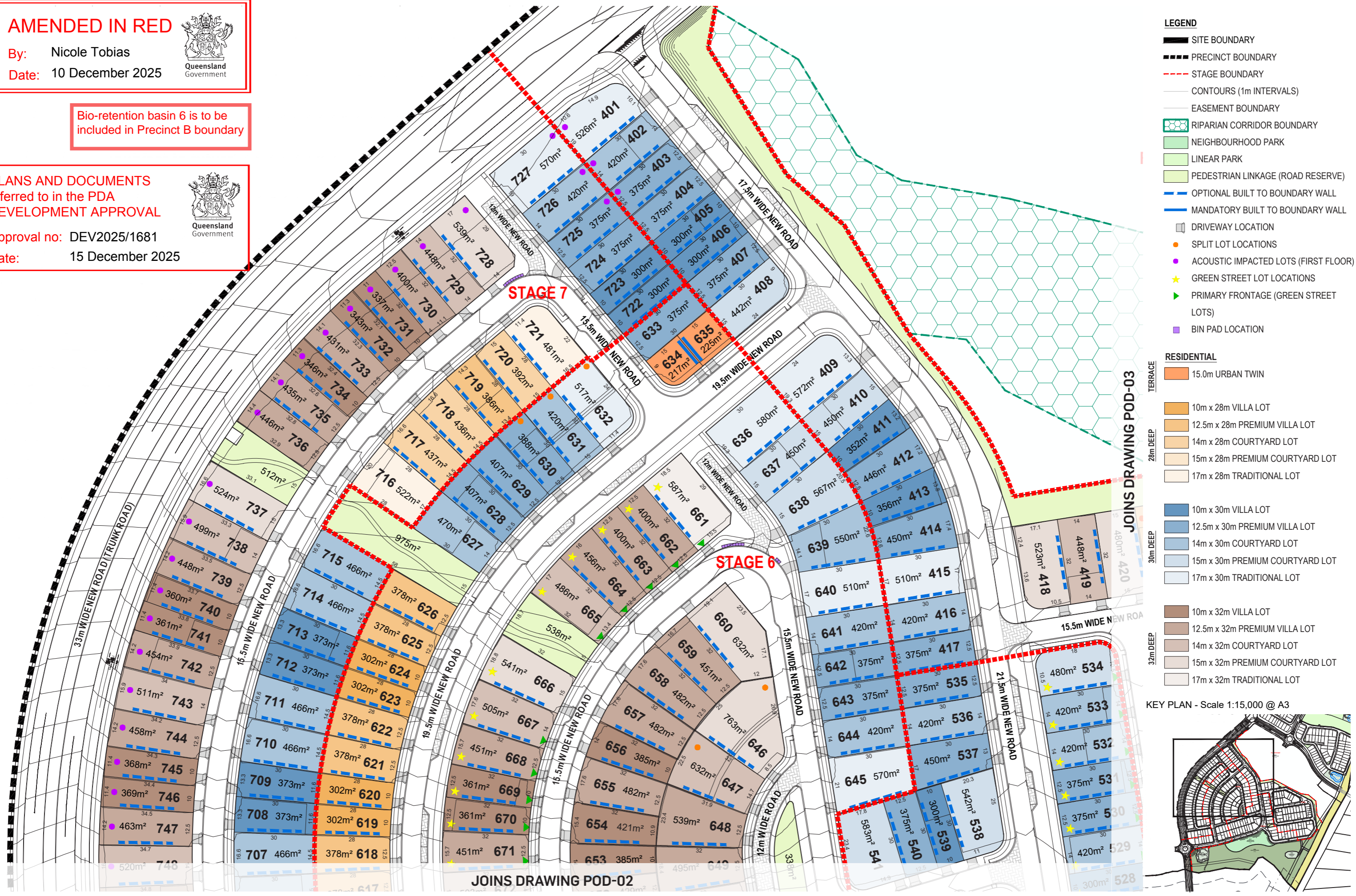
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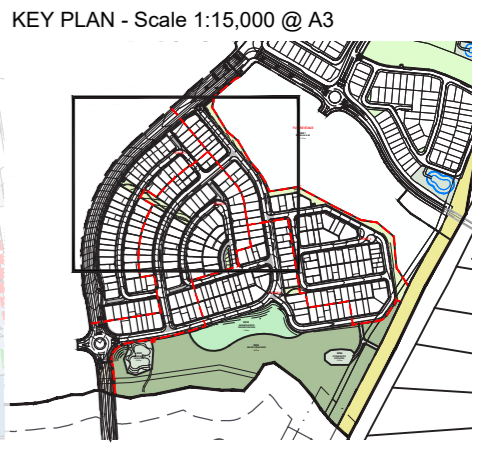
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 - DRIVEWAY LOCATION
 - SPLIT LOT LOCATIONS
 - ACOUSTIC IMPACTED LOTS (FIRST FLOOR)
 - ★ GREEN STREET LOT LOCATIONS
 - ▲ PRIMARY FRONTAGE (GREEN STREET LOTS)
 - BIN PAD LOCATION

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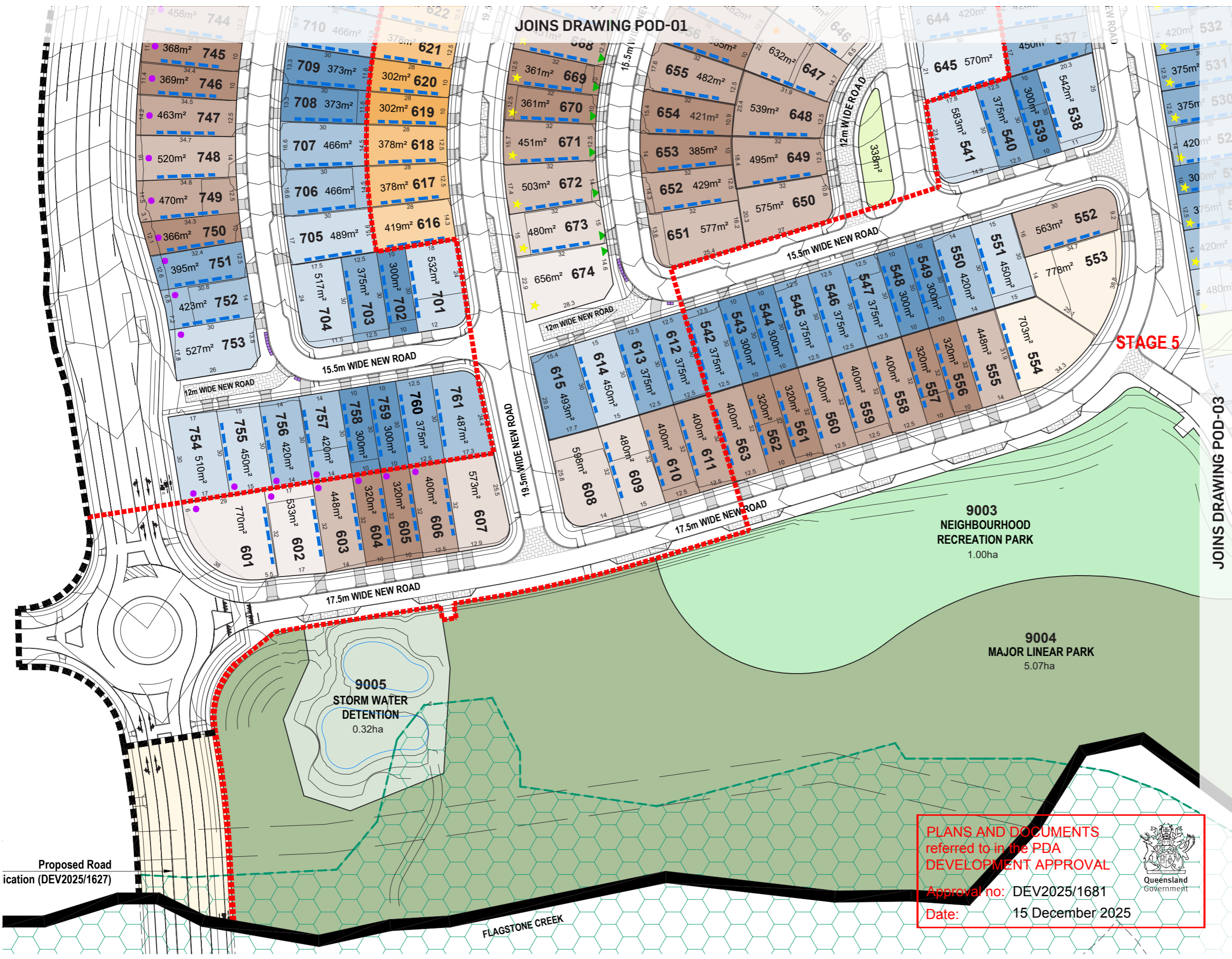
ROUND MOUNTAIN, NEW BEITH - PRECINCT B
PLAN OF DEVELOPMENT - POD 01



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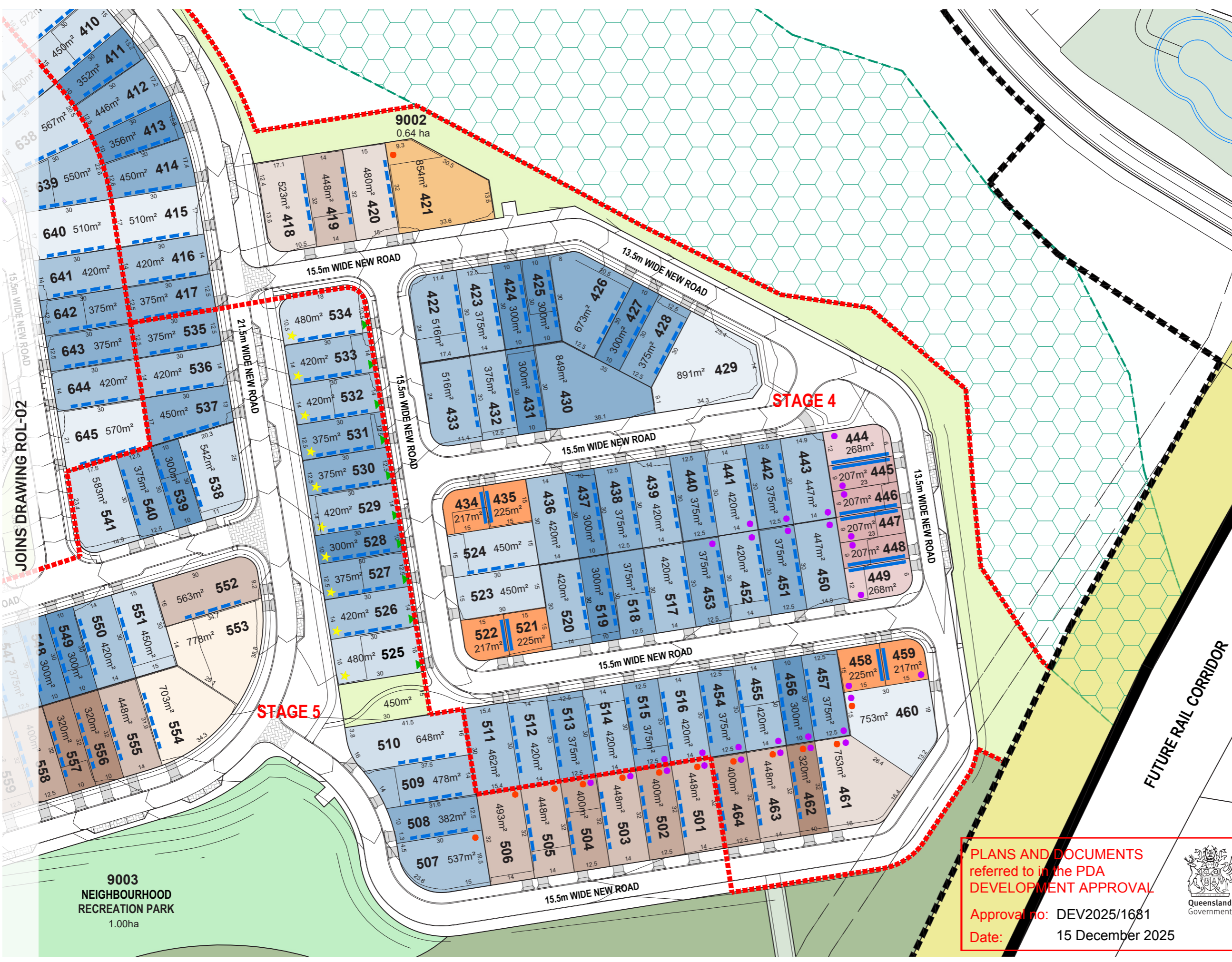
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KEY PLAN - Scale 1:15,000 @ A3



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ROUND MOUNTAIN, NEW BEITH - PRECINCT B
PLAN OF DEVELOPMENT - POD 03



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DWG NO: POD-03

DEVELOPMENT CONTROLS:

General

- All development is to be undertaken in accordance with the Development Approval and in compliance with the Queensland Development Code except where varied by this Plan of Development.
- Building locations are subject to future proposed easements and/or other underground services.
- All buildings are to comply with the approved Transport Noise Impact Assessment which specifies the level of acoustic treatments. Further site specific acoustic assessment may be undertaken to specify alternative acoustic treatments.
- All buildings are to comply with the approved Bushfire Mitigation Report which specifies the level of bushfire treatments. Further site-specific bushfire assessment may be undertaken to specify alternative bushfire treatments.
- Approved development are the uses of:
 - House, Home Based Business, Display Home and Sales Office; and
 - Advertising Devices associated with Display Home and Sales Office where not exceeding a cumulative total of 15m² per Display Home and 30m² per Sales Office with no individual sign to exceed a face area of 5m² per side, or a height of 5m. Advertising devices must be removed when the associated Display Home and Sales Office use has ceased.

Building Height

- The maximum height of buildings shall not exceed 9m.
- Buildings must be no more than two (2) storeys.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Boundary setbacks are measured to the outermost projection of the building or structure. Overhangs, awnings and sunhoods may extend into this building setback.
- All dwellings must have eaves of a minimum width of 450mm where attached to habitable rooms. Gutters may not extend beyond the boundaries of the lot including those attached to built to boundary walls. Overhangs, awnings and sunhoods to habitable room windows may be provided as an alternative to eaves.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- Setbacks to corner truncations are to be in accordance with 'Typical Corner Allotments' diagram (located on DWG NO: CTR-02). The setback applies to any building or structure greater than 2m in height and overrides the QDC provision for a 9m by 9m corner setback.
- Entry porticos may be located closer to the property boundary than stated in Plan of Development Table provided that the portico:
 - Is located no less than 1.5m from the front property boundary;
 - Does not exceed a maximum height of 4.5m;
 - Does not exceed a width of 3m; and
 - Portico remains open and not enclosed.

Built to Boundary Walls

- Nominated Built to Boundary Walls are indicated on the Plan of Development
- Built to Boundary walls are optional except for Terrace, Urban Twin Lots and lots identified on the Plan of Development (Mandatory BTB). Where optional built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- For all residential lots except Terrace and Urban Twin lots, built to boundary walls can have a maximum length of 15m or 50% of the property boundary, whichever is the greater, and a maximum height of 3.5 metres.
- For Terrace and Urban Twin lots, built to boundary walls have a maximum length of 85% of the length of the property boundary and may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
- Built to Boundary walls are to contain no windows or openings to the side boundary.

On-site car parking and driveways

- A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
- Double car garages or greater must be provided for a dwelling on a Lot of 12.5m or greater in width (except for Terrace and Urban Twin allotments).

- Double car 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 includes the garage door, must not exceed an external width of 5.8m.
 - The garage door:
 - Width does 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 integrated 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 or a solid door with a sidelight or a habitable room with window.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1500mm forward of the entrance door
 - The verandah, portico or porch is to include front piers, posts or columns with distinct materials and/ or colours.
- Driveways are to have a minimum setback of 0.5m from the side boundary
- Driveway finish must not be plain concrete and must have a minimum standard finish of exposed aggregate.
- 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.
- Maximum of one driveway per dwelling.
- The maximum width of a driveway at the boundary shall be:
 - 3.0m for single garages; and
 - 4.8m for double garages
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres from the tangent point unless otherwise approved.
- All garages should be setback behind the main facade of the dwelling.
- Garages are to be located along the Built to Boundary wall. Where no Built to Boundary wall is proposed, garages are to be located where the associated driveway will not compromise service placements, street trees or on-street parking.

Private Open Space

- Private open space must measure a minimum of 12m² with a minimum dimension in any direction of 2.4 metres.
- Private open space must be directly accessible from a living space.
- Part of the open space may be roofed.

Fencing

- Fencing erected by the developer must not be altered, modified or removed without prior written approval from the developer.
- Fencing on all park, open space, pedestrian links or secondary street frontages is to have a maximum height of 1.2m where solid or have a maximum height of 1.8m where containing consistent openings across the full area of the fence that make the fence more than 50% transparent.
- Fencing to the side boundary is to return a minimum distance of 1.0m behind the front façade.
- Fencing to the front boundary and to side boundaries forward of the building line is to have a maximum height of 1.2m and contain openings that make the fence at least 75% transparent.

Retaining Walls Not Constructed by the Developer

- Any retaining walls adjoining a public street or public space must be constructed as follows:
 - Limited to a maximum height of 1.0m from finished ground level
 - Wholly located within the subject lot and be maintained by the lot owner
- Retaining walls visible from public space must be built from materials consisting of stone or rendered/ bagged masonry block. Must not be constructed from concrete "I-beam", timber sleepers, unfinished masonry block or commons brick.
- Retaining walls consisting of timber sleepers are only permitted to side and rear boundaries which are behind the front wall of the building and do not adjoin a public space.
- Walls over 1.0m require RPEQ certification.

Building Articulation

- All buildings with a width of more than 8 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

- Where adjoining an area of open space, housing design must facilitate passive surveillance of the public open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
- 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.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

- If buildings on sloping sites are built to the boundary on the low side of the lot, 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 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.

Privacy and Screening

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

Multigenerational Home / Secondary Dwelling

- A secondary dwelling is only permitted where:
 - The lot is 400m² or more
 - The lot frontage is greater than 12.5m
- There is to be no more than one secondary dwelling on a lot.
- Any secondary dwelling is unable to be separately titled to the primary dwelling
- No separate infrastructure servicing to the secondary dwelling is permitted (water, electricity etc).
- Secondary dwelling floor area is a minimum of 45m² and a maximum of 75m² GFA
- Design and siting of buildings and structures to be in accordance with this Plan of Development.
- Materials including colours and roof form must be consistent with the primary dwelling.
- Outdoor living space is a minimum of 9m² with a minimum dimension of 2.4m and directly accessible from main living area.
- In addition to the carparking required for the primary dwelling a minimum one carpark or garage space is to be provided for the secondary dwelling.
- Where not on a corner lot the secondary dwelling entry must not be directly visible from the street to give the impression of one single dwelling.
- Where on a corner lot frontage the secondary dwelling may have dedicated pedestrian entry and front door addressing the secondary street.
- Secondary dwellings are not permitted to have their own letterbox.

Green Street Lots

- Green street lots are permitted to have pedestrian access from both roads/streets it abuts - with the lower order road (15.5m access road) being the primary frontage for driveway and front door access as well as letterbox and bin pad location.
- Green street lots must have 50% transparency fencing along the green street edge to provide additional visibility for passive surveillance
- Green street lots must be level with both of the roads they interface with to assist in passive surveillance - this includes any required to be a split level lot due to steep grading, in this case both the front and rear pads of the lot must be level with their respective roads.

Electric Vehicle Readiness

- Each dwelling is to include a separate dedicated electric circuit (conduit and wiring) into the garage or carport to enable the installation of Electric Vehicle Supply Equipment. Where not used for Electric Vehicle Supply Equipment, the circuit is to be fitted with a minimum 20amp GPO outlet.

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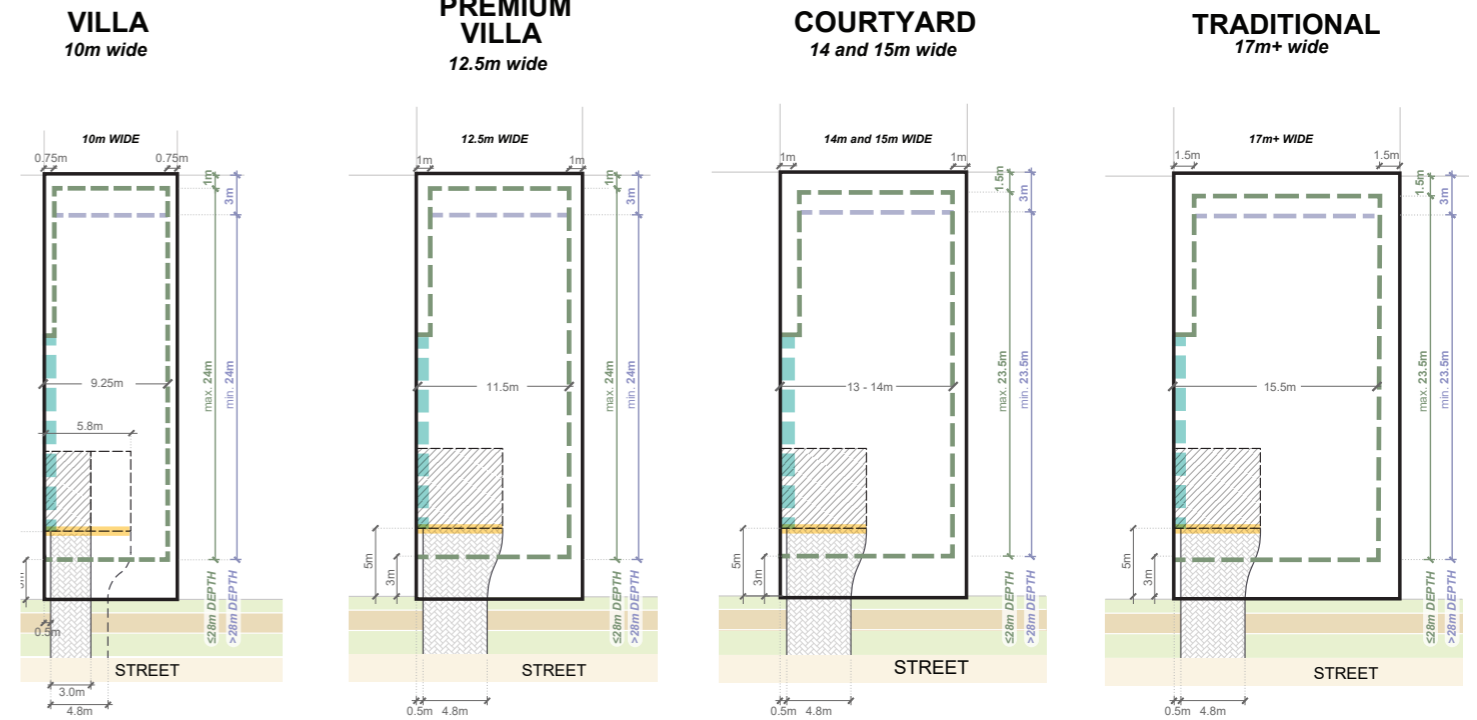
PLAN OF DEVELOPMENT TABLE:

Lot Typology	URBAN TWIN		TERRACE ALLOTMENTS		VILLA ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD/ PREMIUM COURTYARD ALLOTMENTS		TRADITIONAL ALLOTMENTS	
	15m		9m Wide		10m Wide		12.5m Wide		14m & 15m Wide		17m+ Wide	
Elevation	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 Setback (metres)												
Front Wall	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Garage	5.0	n/a	5.0	n/a	5.0	n/a	5.0	n/a	5.0	n/a	5.0	n/a
Corner Allotments (metres)												
Secondary Road Frontage	1.0	1.0	1.0	1.5	1.5	2.0	1.5	2.0	1.5	2.0	1.5	2.0
Rear Setback (metres)												
Lot Depth ≤ 28m	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.5	2.0	1.5	2.0
Lot Depth > 28m	n/a	n/a	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Park / Open Space Setback (metres)												
Side	1.0	1.0	1.0	1.5	1.5	2.0	1.5	2.0	1.5	2.0	1.5	2.0
Side - General Lots (metres)												
Built to Boundary	0.0-0.2	0.0-0.2	0.0-0.2	0.0-0.2	0.0-0.2	1.0	0.0-0.2	1.0	0.0-0.2	1.0	0.0-0.2	1.0
Non Built to Boundary	1.0	1.0	1.0	1.0	0.75	0.75	1.0	1.0	1.0	1.0	1.5	1.5
Other Requirements												
Maximum Site Cover	75%		75%		65%		65%		60%		60%	

* Lot coding is generally based on typical frontage width, except irregular and corner allotments where lot typologies are nominated based on the largest regular allotment BLE that can be accommodated.

#Refer to Note 13 for Porticos setbacks.

TYPICAL HOUSE & MULTIPLE RESIDENTIAL ALLOTMENTS:

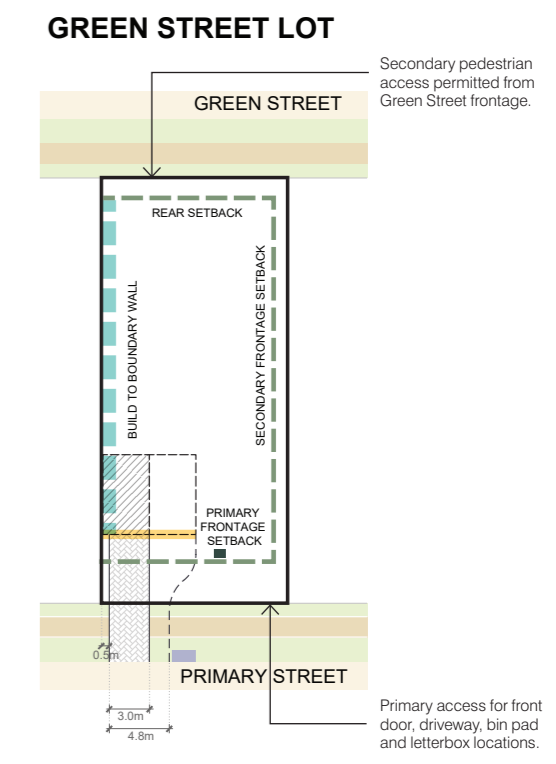
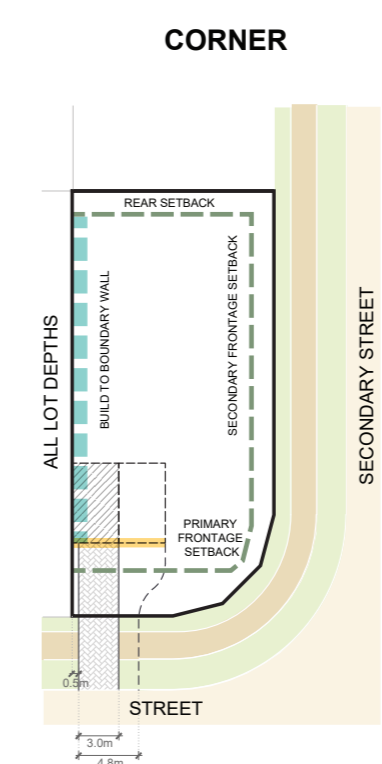
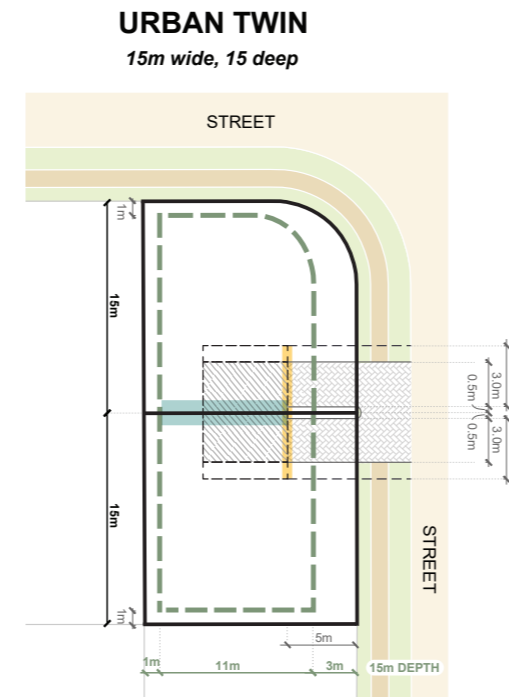
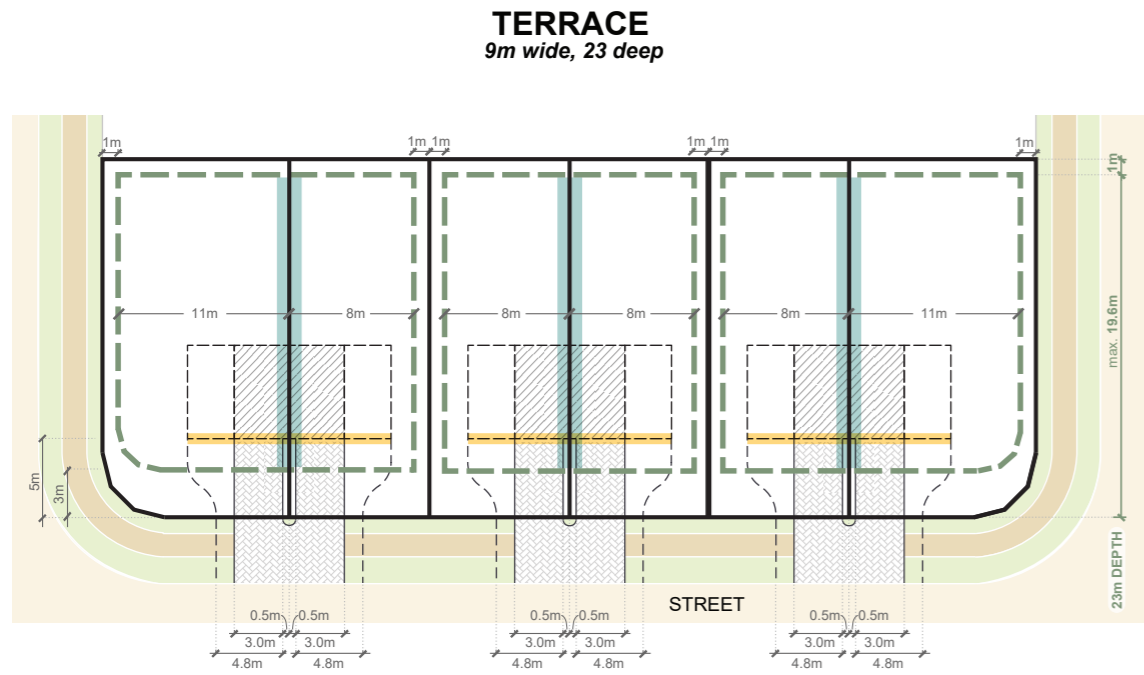


TYPICAL TERRACE ALLOTMENTS:

TYPICAL URBAN TWIN ALLOTMENTS:

TYPICAL CORNER ALLOTMENTS:

TYPICAL GREEN STREET ALLOTMENTS:



LEGEND:

- Lot boundary
- - - Maximum building envelope (≤28m deep lot)
- - - Maximum building envelope (>28m deep lot)
- 1.0m / Minimum building setback dimensions
- Mandatory built to boundary wall
- - - Optional built to boundary
- Garage setback from front boundary
- Indicative garage location
- Single garage for single storey dwelling, double garage for double storey dwelling
- Indicative driveway location
- Approximate bin pad location
- Approximate letterbox location

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2025/1681
Date: 15 December 2025



AMENDED IN RED

By: Nicole Tobias
Date: 10 December 2025



Bio-retention basin 6 is to be included in Precinct B boundary

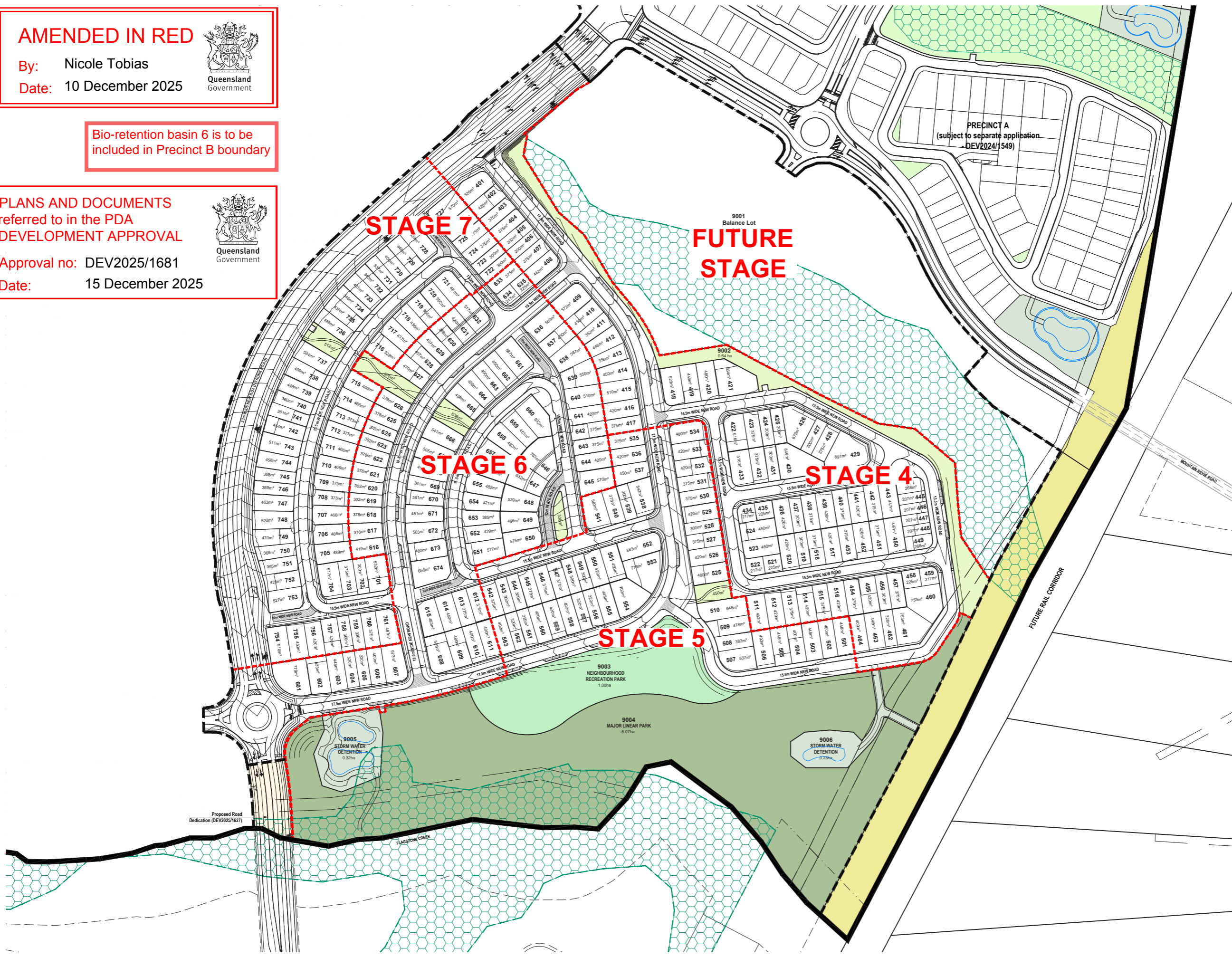
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1681
Date: 15 December 2025



LEGEND

- SITE BOUNDARY
- PRECINCT BOUNDARY
- STAGE BOUNDARY
- CONTOURS (1m INTERVALS)
- RIPARIAN CORRIDOR BOUNDARY
- NEIGHBOURHOOD PARK
- LINEAR PARK
- PEDESTRIAN LINKAGE (ROAD RESERVE)
- MAJOR LINEAR PARK
- STORMWATER DETENTION
- BALANCE LOT
- FUTURE RAIL CORRIDOR



ROUND MOUNTAIN, NEW BEITH - PRECINCT B STAGING PLAN



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1:3000 @ A3



DATE: 31.10.2025
JOB NO: P0055018
DWG NO: STG-01

AMENDED IN RED

By: Nicole Tobias
Date: 10 December 2025



Bio-retention basin 6 is to be included in Precinct B boundary

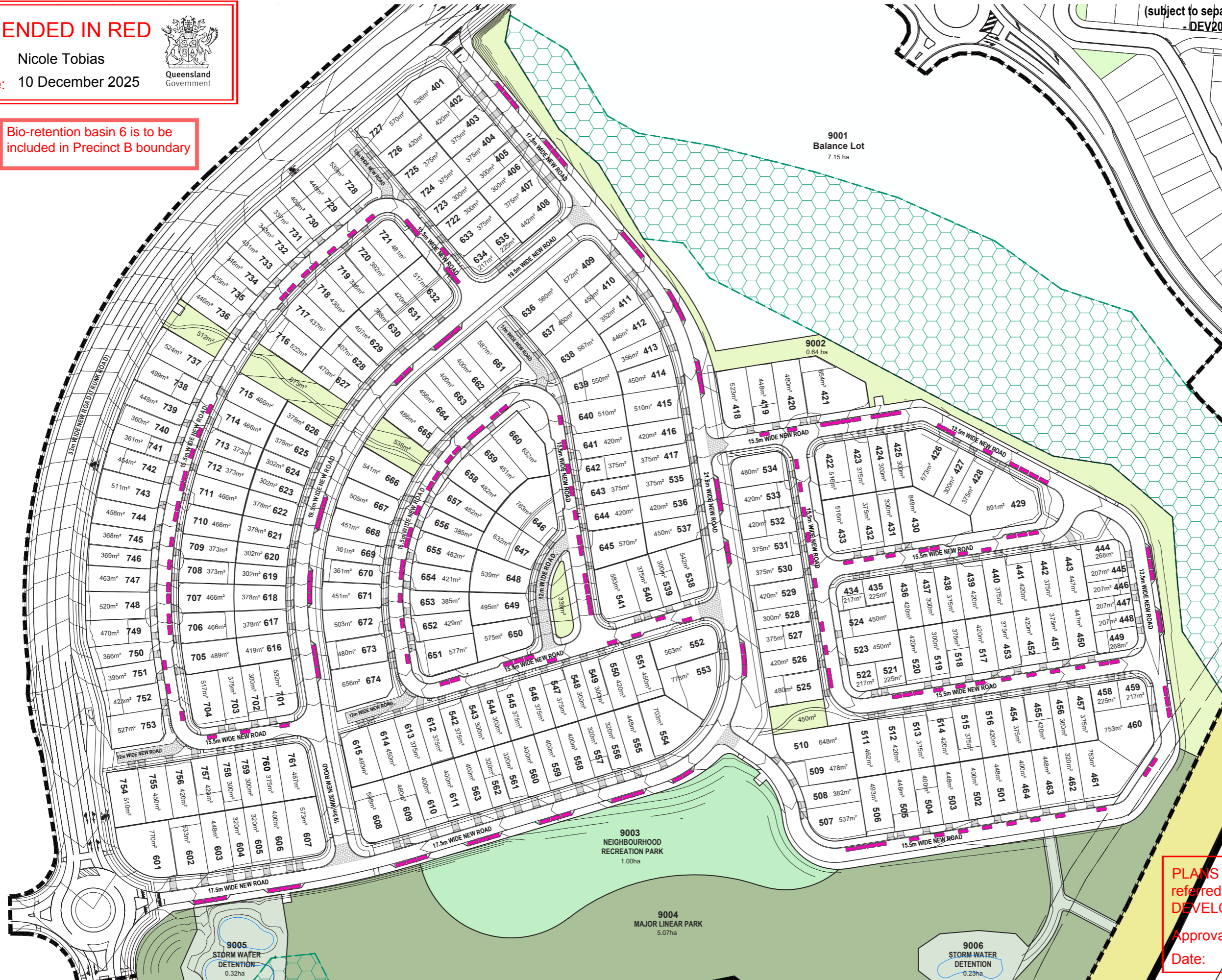
(subject to sepa - DEV20

LEGEND

- SITE BOUNDARY
- PRECINCT BOUNDARY
- CONTOURS (1m INTERVALS)
- RIPARIAN CORRIDOR BOUNDARY
- NEIGHBOURHOOD PARK
- LINEAR PARK
- PEDESTRIAN LINKAGE (ROAD RESERVE)
- MAJOR LINEAR PARK
- STORMWATER DETENTION
- BALANCE LOT
- RAIL RESUMPTION
- BIN PAD LOCATION
- DRIVEWAY LOCATION
- INDICATIVE CAR PARK LOCATION

PARKING BREAKDOWN

TOTAL VISITOR PARKING SPACES	197
TOTAL DWELLINGS	262
REQUIRED ON STREET PARKING SPACES (75% of total dwellings)	197



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1681
Date: 15 December 2025



ROUND MOUNTAIN, NEW BEITH - PRECINCT B PARKING PLAN



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1:2000 @ A3



DATE: 31.10.2025
JOB NO: P0055018
DWG NO: PRK-01

AMENDED IN RED

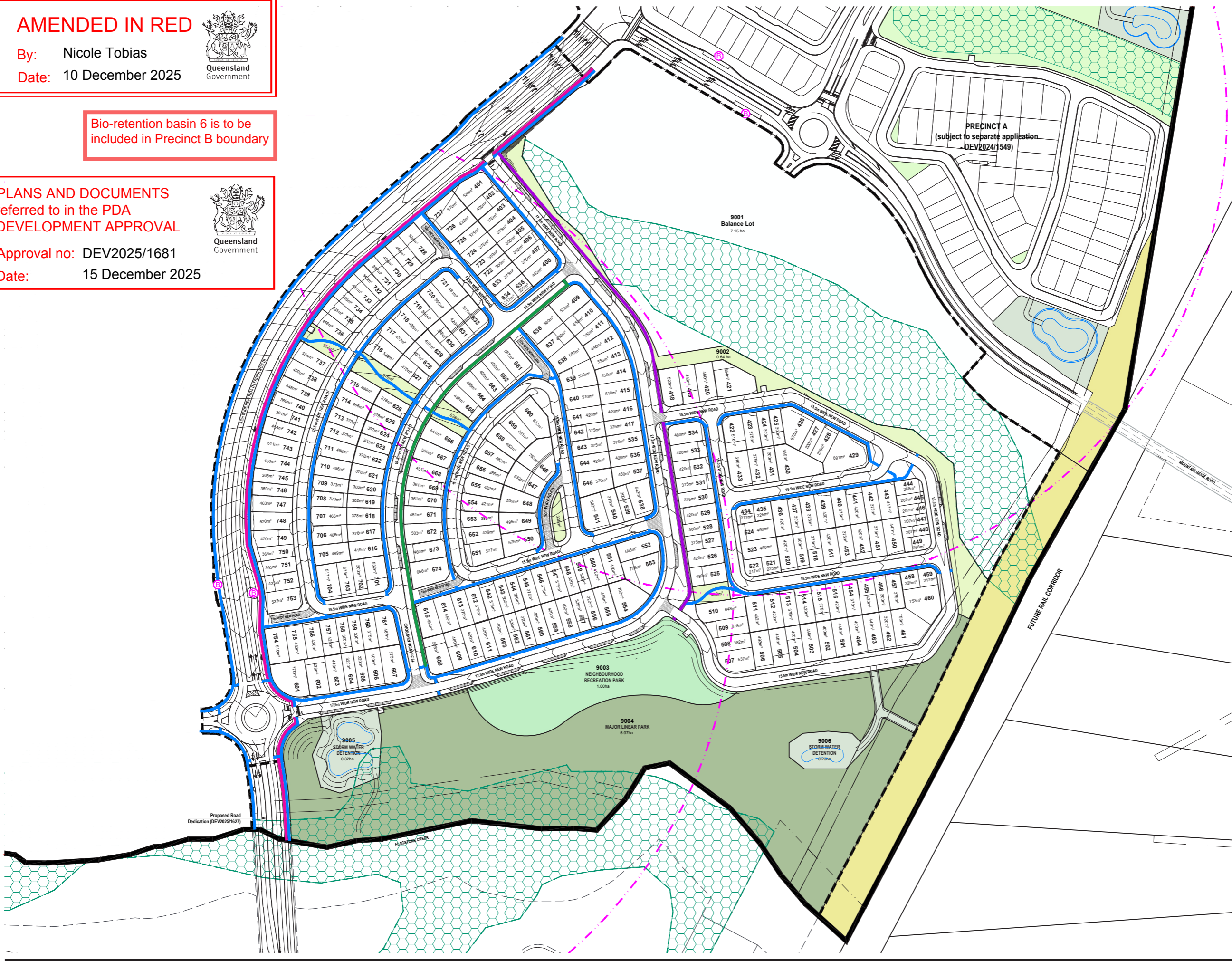
By: Nicole Tobias
Date: 10 December 2025



Bio-retention basin 6 is to be included in Precinct B boundary

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1681
Date: 15 December 2025



- LEGEND**
- SITE BOUNDARY
 - PRECINCT BOUNDARY
 - CONTOURS (1m INTERVALS)
 - RIPARIAN CORRIDOR BOUNDARY
 - NEIGHBOURHOOD PARK
 - LINEAR PARK
 - PEDESTRIAN LINKAGE (ROAD RESERVE)
 - MAJOR LINEAR PARK
 - STORMWATER DETENTION
 - BALANCE LOT
 - RAIL RESUMPTION
 - PROPOSED ROAD DEDICATION
 - BUS STOP LOCATION
 - 400m WALKING CATCHMENT
 - 3m SEPARATED CYCLE
 - 3m FOOTPATH
 - 2.5m FOOTPATH
 - 1.5m FOOTPATH



ROUND MOUNTAIN, NEW BEITH - PRECINCT B
INDICATIVE FOOTPATH NETWORK



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DATE: 31.10.2025
JOB NO: P0055018
DWG NO: STG-01