

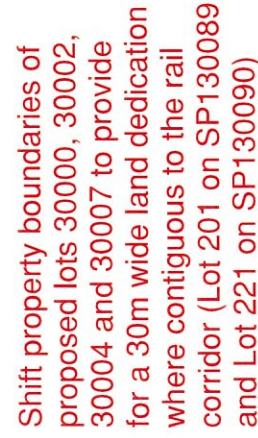
PRELIMINARY ONLY

- 4
-
- BP 45728

All dimensions and areas are approximate only, and are subject to survey and Council approval.

30004 36.257 ha

30006
72.452 ha

1
RP 45241

RP 45236

25 FEB 2015

MEDQ

- 5 MAR 2015

MEDC

The proposed allotments may be created over time in a staged manner and on separate survey plans

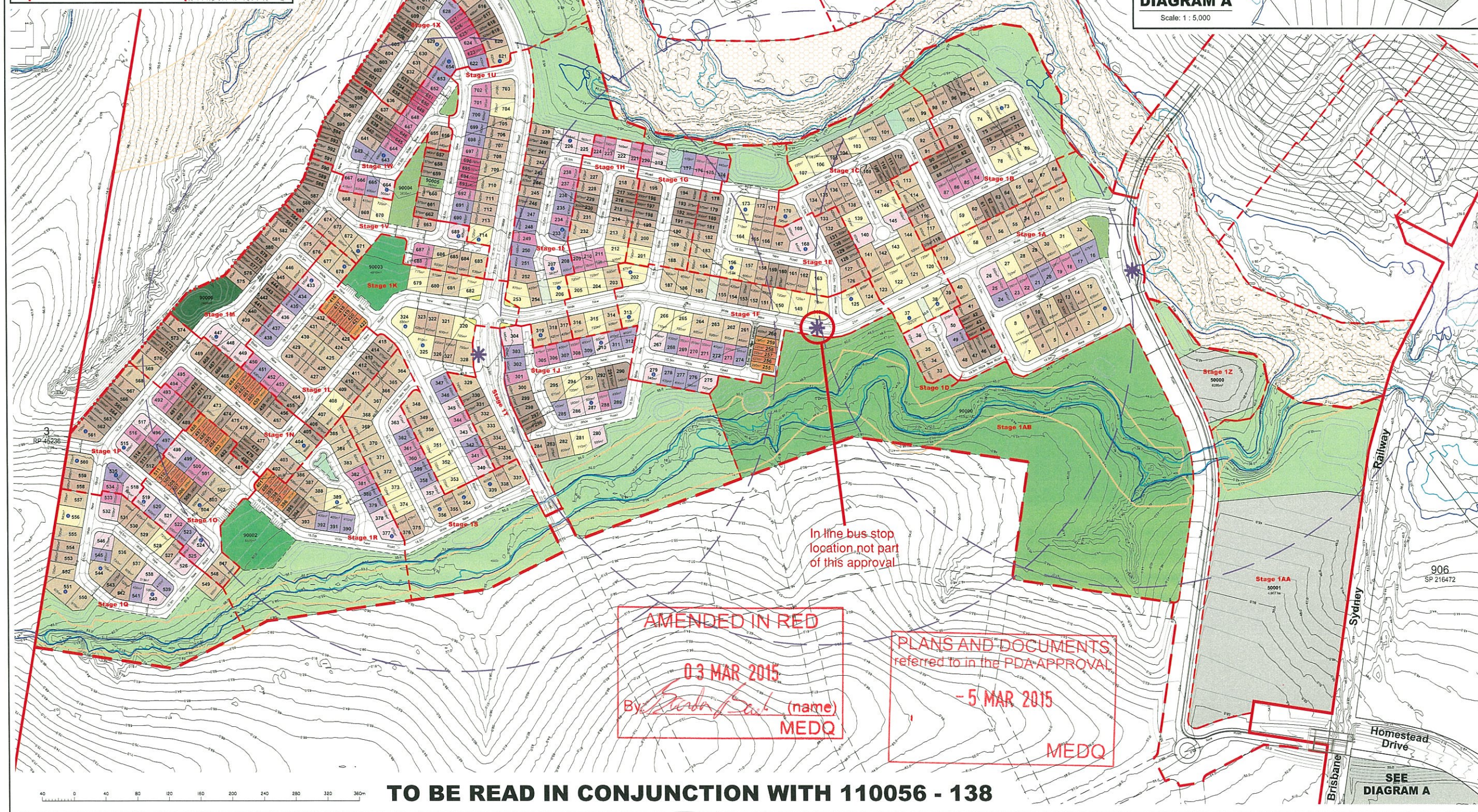
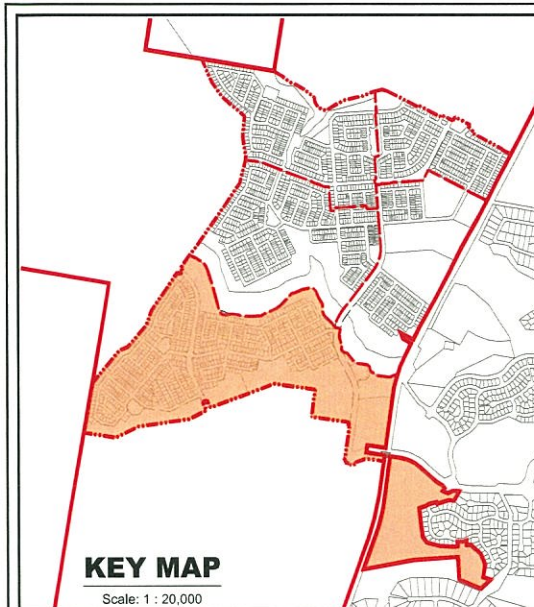


ТШУР

Local Authority Economic Development Queensland



110056 - 214



Legend

General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Super Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q5
- Existing Q100
- Alternative Road Alignment
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location-Indented

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)

Allotments

25m Deep Allotments

- Villa Allotment
- Courtyard Allotment
- Premium Courtyard Allotment
- Premium Traditional Allotment

28m Deep Allotments

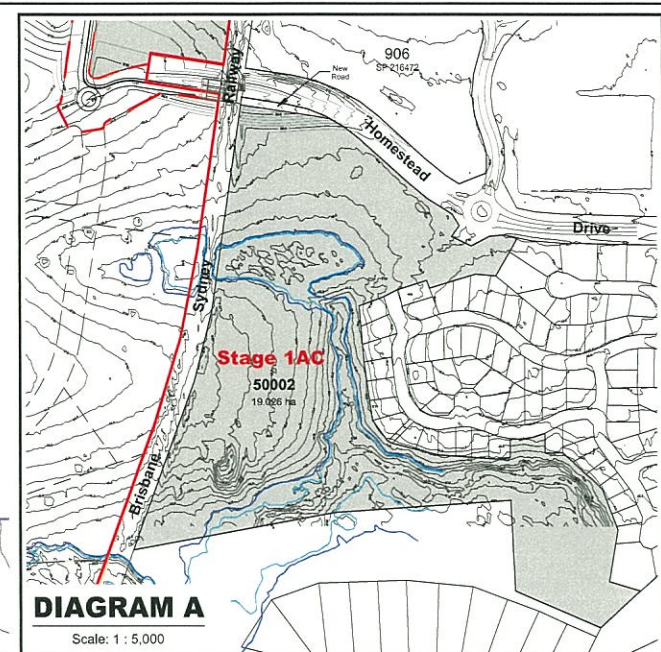
- 7.5m Terrace Allotment
- 9.5m End Terrace Allotment

30m Deep Allotments

- Villa Allotment
- Premium Villa Allotment
- Courtyard Allotment
- Traditional Allotment
- Premium Traditional Allotment

Super Allotments

- Super Allotment



REVISION
A: 08/09/14 Amend Layout RFI Response
B: 24/09/14 Amend POD Notes & Add Possible Multi Residential Dwelling Numbers
C: 11/11/14 Add Maximum Clearing Outcome
D: 17/11/14 Remove Roundabouts
E: 27/01/15 Amend as per Draft Conditions

Note:
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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
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PROJECT
**FLAGSTONE
PRECINCT 1**

PLAN OF SUBDIVISION
STAGE 1
ALLOTMENT LAYOUT

Date	28 JANUARY 2015
Comp By	WNW
Checked By	AZ / DG
DWG Name	Precinct 1 Stage 1
Job Reference	110056
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Locality	JIMBOOMBA
Scale	1 : 2500
Sheet	A1
Plan Ref	110056 - 121
Rev	E

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TO BE READ IN CONJUNCTION WITH 110056 - 138

AMENDED IN RED
03 MAR 2015
By *[Signature]* (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
- 5 MAR 2015
MEDQ



KEY MAP
Scale 1:15,000

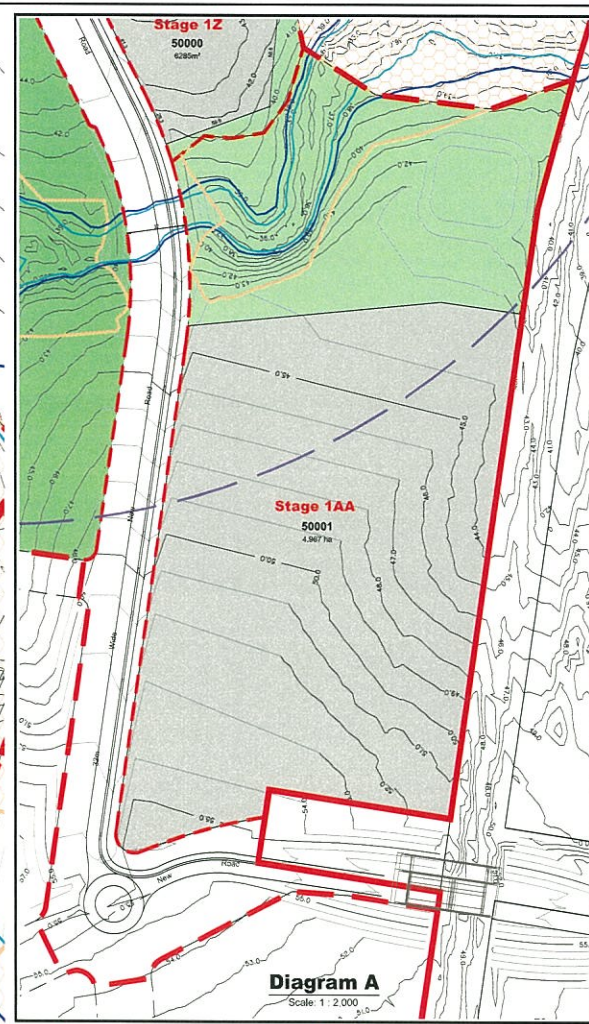


Diagram A
Scale 1:2,000

Land Budget Stage 1

Land Use	Stage 1A						Overall
	Area	Area	Area	Area	Area	Area	
Area of Subject Site	7.195 ha	4.134 ha	3.403 ha	0.716 ha	0.968 ha	7.188 ha	23.604 ha
Saleable Area	2.275 ha	1.949 ha	2.133 ha	0.472 ha	—	6.829 ha	28.9%
Balance Super Allotments	—	—	—	—	0.629 ha	4.967 ha	5.596 ha
Total Area of Allotments	2.275 ha	1.949 ha	2.133 ha	0.472 ha	0.629 ha	4.967 ha	12.425 ha
Road	3.715 ha	—	0.179 ha	—	—	3.894 ha	16.5%
Collector Road	0.819 ha	0.887 ha	0.630 ha	0.244 ha	—	2.580 ha	10.9%
Linear Connections	0.025 ha	—	0.030 ha	—	—	0.055 ha	0.2%
Entry Statements	0.015 ha	—	—	—	—	0.015 ha	0.1%
Total Area of New Road	4.574 ha	0.887 ha	0.839 ha	0.244 ha	—	6.544 ha	27.7%
Open Space	0.247 ha	1.298 ha	0.374 ha	—	0.339 ha	2.221 ha	4.479 ha
Corridor Park	—	—	—	—	—	—	—
Regional Recreation Park	—	—	—	—	—	—	—
Neighbourhood Recreation Park	—	—	—	—	—	—	—
Local Recreation Park	0.099 ha	—	—	—	—	0.099 ha	0.4%
Local Linear Recreation Park	—	—	0.057 ha	—	—	0.057 ha	0.2%
Stormwater Detention	—	—	—	—	—	—	—
Total Open Space	0.346 ha	1.298 ha	0.431 ha	—	0.339 ha	2.221 ha	4.635 ha

Yield Breakdown Stage 1

Residential Allotments			Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1Z	Stage 1AA	Overall	
	Typical Size	Typical Area								
25m Deep Product										
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m²	5	4	—	—	—	—	9	7%
Premium Courtyard Allotment	16 x 25m	400m²	5	—	—	1	—	—	6	4%
Premium Traditional Allotment	20 x 25m	500m²	1	—	2	2	—	—	5	4%
Subtotal			11	4	2	3	—	—	20	14%
30m Deep Product										
Villa Allotment	10 x 30m	300m²	4	8	3	—	—	—	15	11%
Premium Villa Allotment	12.5 x 30m	375m²	2	10	1	3	—	—	16	12%
Courtyard Allotment	14 x 30m	420m²	10	11	14	3	—	—	38	28%
Traditional Allotment	20 x 30m	540m²	14	6	8	1	—	—	29	21%
Premium Traditional Allotment	24 x 30m	600m²	5	5	10	—	—	—	20	14%
Subtotal			35	40	36	7	—	—	118	86%
Total Residential Allotments			46	44	38	10	—	—	138	100%
Residential Net Density			14.2 dw/ha	15.5 dw/ha	13.3 dw/ha	14.0 dw/ha	—	—		
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	Lots	
Balance Super Allotments			—	—	—	—	1	1	2	
Sub Total			—	—	—	—	1	1	2	
Total Allotments (excludes Multiple Residential Allotments)			46	44	38	10	1	1	140	
Possible Multiple Residential Allotment			1	1	3	—	—	—	5	

Road Lengths

Street Type	Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1Z	Stage 1AA	Overall
Shared Access Driveway	—	30m	50m	—	—	—	80m
6.5m Wide New Road	—	—	—	—	—	—	—
14.5m Wide New Road	146m	100m	6m	63m	—	—	315m
16.5m Wide New Road	213m	313m	295m	82m	—	—	903m
18.5m Wide New Road	170m	104m	34m	—	—	—	308m
21m Wide New Road	229m	—	85m	—	—	—	314m
23.8m Wide New Road	—	—	—	—	—	—	—
32m Wide New Road	713m	—	—	—	—	—	713m
Various Width New Road	212m	—	—	—	—	—	212m
Total Length of New Road	1683m	547m	470m	145m	—	—	2845m

REVISION
A: 08/09/14 Amend Layout RFI Response
B: 24/09/14 Amend POD Notes & Add Possible
Multi Residential Dwelling Numbers
C: 11/11/14 Add Maximum Clearing Outcome
D: 17/11/14 Remove Roundabouts
E: 27/01/15 Amend as per Draft Conditions

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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

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PROJECT
FLAGSTONE PRECINCT 1

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

Date: 28 JANUARY 2015
Comp By: WNW
Checked By: AZ / DG
DWG Name: Precinct 1 Stage 1
Job Reference: 110056
Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND
Locality: JIMBOOMBA

Scale: 1 : 1000
Sheet: A1
Plan Ref: 110056 - 122
Rev: E

RPS

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ABN 44 140 252 762
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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

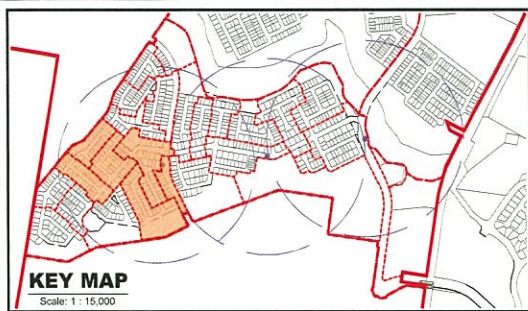
- 5 MAR 2015

MEDQ

AMENDED IN RED

03 MAR 2015

By: *Scout-Ash* (name)
MEDQ



Land Budget Stage 1

Land Use	Stage 1K	Stage 1L	Stage 1M	Stage 1N	Stage 1S	Stage 1T	Overall
Area of Subject Site	3.374 ha	2.211 ha	1.669 ha	1.981 ha	3.619 ha	1.082 ha	13.936 ha
Saleable Area							
Residential Allotments	1.711 ha	1.528 ha	0.918 ha	1.398 ha	1.422 ha	0.378 ha	7.355 ha
Balance Super Allotments	—	—	—	—	—	—	—
Total Area of Allotments	1.711 ha	1.528 ha	0.918 ha	1.398 ha	1.422 ha	0.378 ha	7.355 ha
Road							
Collector Road	0.273 ha	—	—	—	—	0.704 ha	0.977 ha
Local Road	0.870 ha	0.683 ha	0.457 ha	0.547 ha	0.715 ha	—	3.272 ha
Linear Connections	—	—	—	0.036 ha	—	—	0.036 ha
Entry Statements	0.029 ha	—	—	—	—	—	0.029 ha
Total Area of New Road	1.172 ha	0.683 ha	0.457 ha	0.583 ha	0.715 ha	0.704 ha	4.314 ha
Open Space							
Corridor Park	—	—	—	—	1.482 ha	—	1.482 ha
Regional Recreation Park	—	—	—	—	—	—	—
Neighbourhood Recreation Park	0.491 ha	—	—	—	—	—	0.491 ha
Local Recreation Park	—	—	—	—	—	—	—
Local Linear Recreation Park	—	—	—	—	—	—	—
Stormwater Detention	—	—	0.294 ha	—	—	—	0.294 ha
Total Open Space	0.491 ha	—	0.294 ha	—	1.482 ha	—	2.267 ha
Road Lengths							
Street Type	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	64m	—	—	—	—	—	64m
16.5m Wide New Road	285m	249m	274m	230m	427m	—	1465m
18.5m Wide New Road	157m	144m	—	89m	—	—	390m
21m Wide New Road	20m	—	—	—	—	—	20m
23.8m Wide New Road	60m	—	—	—	252m	—	312m
Total Length of New Road	586m	393m	274m	319m	427m	252m	2251m

Yield Breakdown Stage 1

Residential Allotments	Typical Size	Typical Area	Stage 1K	Stage 1L	Stage 1M	Stage 1N	Stage 1S	Stage 1T	Overall
25m Deep Product									
Villa Allotment	10 x 25m	250m ²	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m ²	2	3	—	2	2	—	9%
Premium Courtyard Allotment	16 x 25m	400m ²	3	5	—	—	3	—	11%
Premium Traditional Allotment	20 x 25m	500m ²	3	2	3	—	2	—	10%
Subtotal			8	10	3	2	7	—	30%
28m - 30m Deep Product									
Terrace 7.5m Allotment	7.5 x 28m	210m ²	5	—	—	4	—	—	9%
Terrace 9.5m Allotment	9.5 x 28m	265m ²	2	—	—	2	—	—	4%
Subtotal			7	—	—	6	—	—	13%
30m Deep Product									
Villa Allotment	10 x 30m	300m ²	—	—	8	11	—	—	19%
Premium Villa Allotment	12.5 x 30m	375m ²	—	6	4	6	—	2	18%
Courtyard Allotment	14 x 30m	420m ²	5	12	7	9	6	4	43%
Traditional Allotment	20 x 30m	540m ²	6	5	1	3	11	2	28%
Premium Traditional Allotment	24 x 30m	600m ²	8	1	—	—	2	—	11%
Subtotal			19	24	20	29	19	8	119%
Total Residential Allotments			34	34	23	37	26	8	162%
Residential Net Density			11.0 dw/ha	15.4 dw/ha	13.8 dw/ha	18.7 dw/ha	12.2 dw/ha	21.2 dw/ha	16.2%
Possible Multiple Residential Allotment			2	2	1	1	3	—	9%

REVISION
A: 08/09/14 Amend Layout RFI Response
B: 24/09/14 Amend POD Notes & Add Possible Multi Residential Dwelling Numbers
C: 11/11/14 Add Maximum Clearing Outcome
D: 17/11/14 Remove Roundabouts
E: 27/01/15 Amend as per Draft Conditions

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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
- Indented

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PROJECT
FLAGSTONE PRECINCT 1

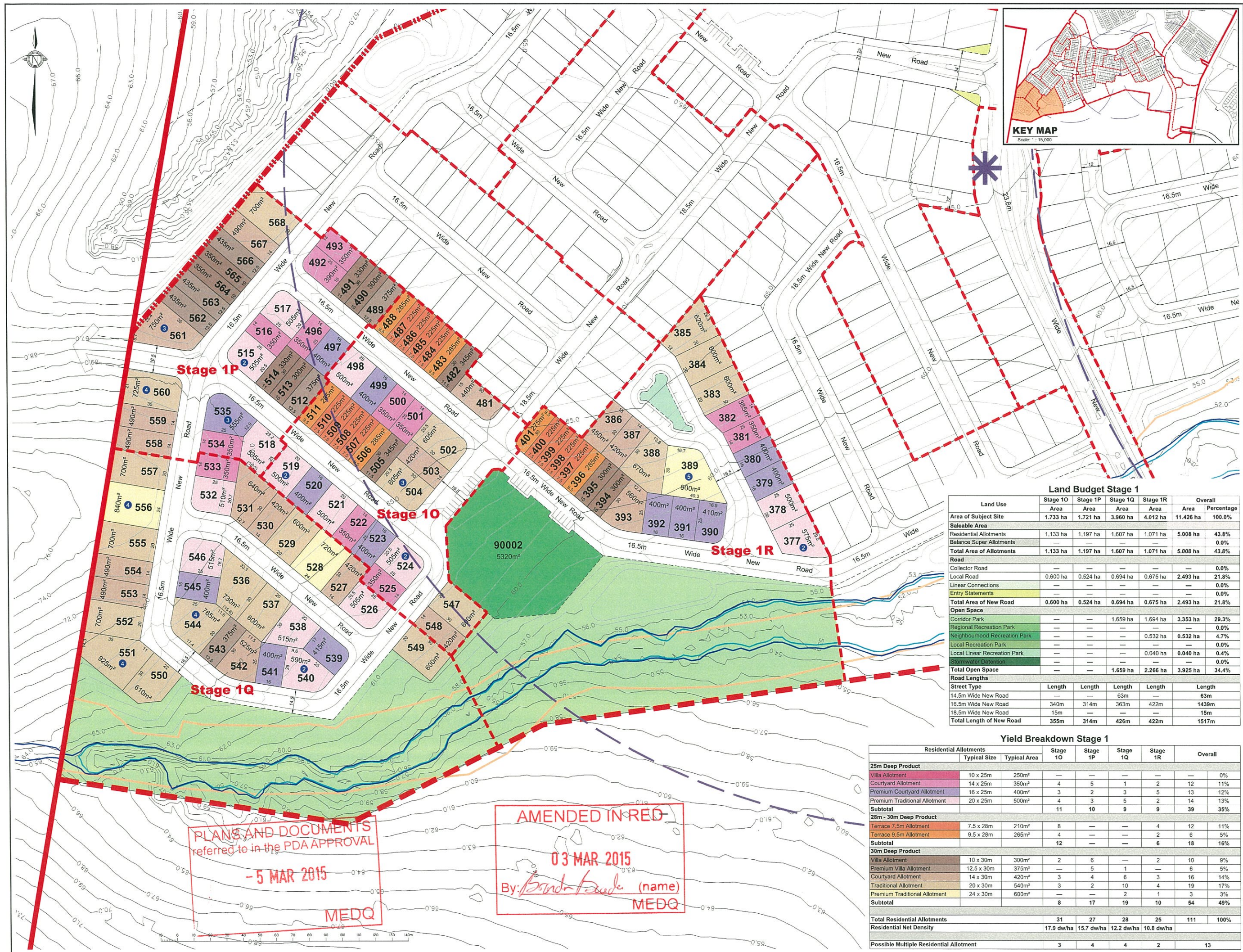
PLAN OF SUBDIVISION
STAGE 1K - 1N &
1S - 1T
ALLOTMENT LAYOUT

Date	28 JANUARY 2015
Comp By	WNW
Checked By	AZ / DG
DWG Name	Precinct 1 Stage 1
Job Reference	110056
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Locality	JIMBOOMBA
Scale	1 : 1000
Sheet	A1
Plan Ref	110056 - 124
Rev	E

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REVISION
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Contours: Cardno Bulk Earthworks

Legend

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- 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
- Indented

CLIENT
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PROJECT
FLAGSTONE PRECINCT 1
PLAN OF SUBDIVISION
STAGE 10 - 1R
ALLOTMENT LAYOUT

Date: 28 JANUARY 2015
Comp By: WNW
Checked By: AZ / DG
DWG Name: Precinct 1 Stage 1
Job Reference: 110056
Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND
Locality: JIMBOOMBA

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



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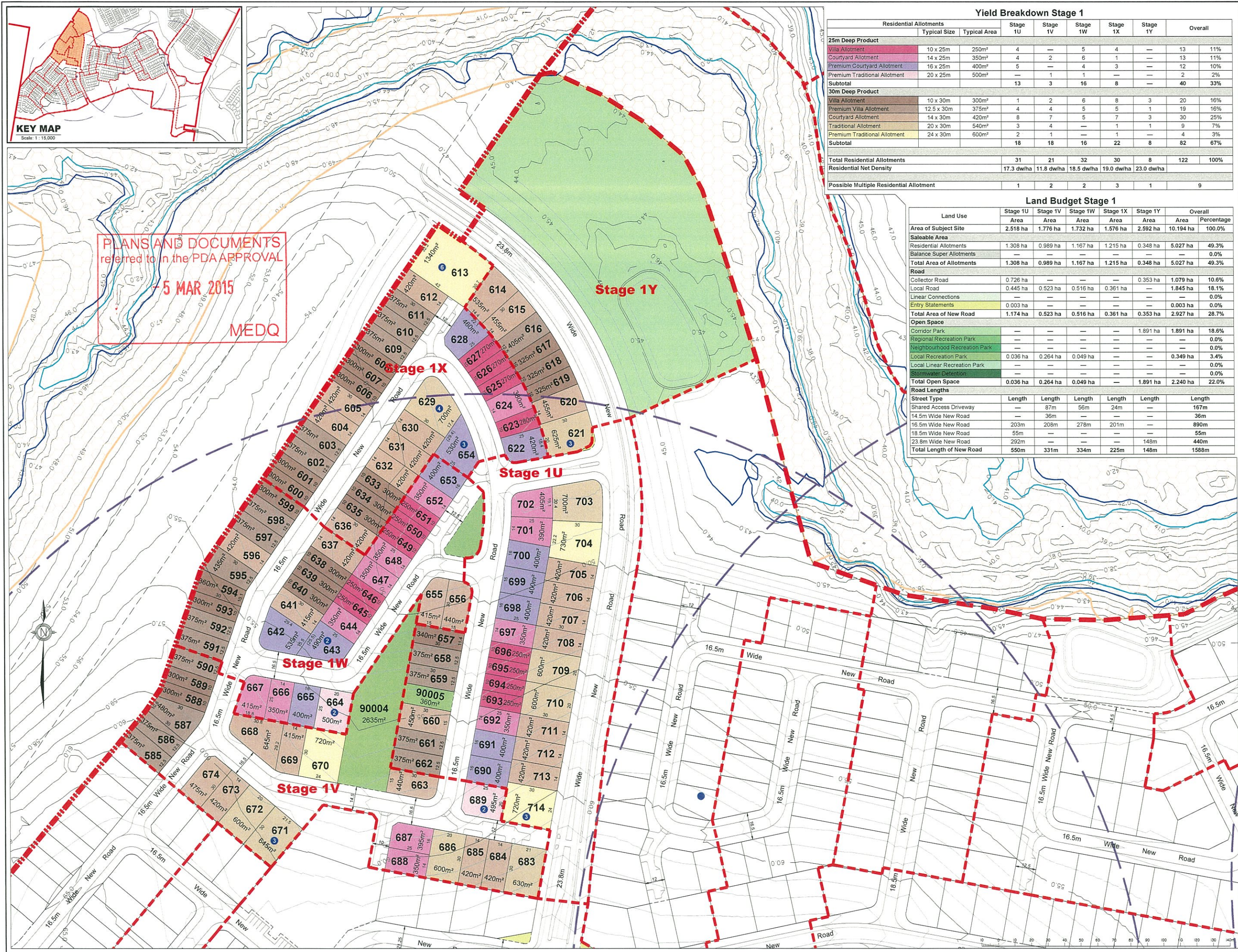
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Land Budget Stage 1						
Land Use	Stage 10	Stage 1P	Stage 1Q	Stage 1R	Area	Percentage
Area of Subject Site	1.733 ha	1.721 ha	3.960 ha	4.012 ha	11.426 ha	100.0%
Saleable Area						
Residential Allotments	1.133 ha	1.197 ha	1.607 ha	1.071 ha	5.008 ha	43.8%
Balance Super Allotments						0.0%
Total Area of Allotments	1.133 ha	1.197 ha	1.607 ha	1.071 ha	5.008 ha	43.8%
Road						
Collector Road						0.0%
Local Road	0.600 ha	0.524 ha	0.694 ha	0.675 ha	2.493 ha	21.8%
Linear Connections						0.0%
Entry Statements						0.0%
Total Area of New Road	0.600 ha	0.524 ha	0.694 ha	0.675 ha	2.493 ha	21.8%
Open Space						
Corridor Park			1.659 ha	1.694 ha	3.353 ha	29.3%
Regional Recreation Park						0.0%
Neighbourhood Recreation Park				0.532 ha	0.532 ha	4.7%
Local Recreation Park						0.0%
Local Linear Recreation Park				0.040 ha	0.040 ha	0.4%
Stormwater Detention						0.0%
Total Open Space			1.659 ha	2.266 ha	3.925 ha	34.4%
Road Lengths						
Street Type	Length	Length	Length	Length	Length	
14.5m Wide New Road	—	—	63m	—	63m	
16.5m Wide New Road	340m	314m	363m	422m	1439m	
18.5m Wide New Road	15m	—	—	—	15m	
Total Length of New Road	355m	314m	426m	422m	1517m	

Yield Breakdown Stage 1						
Residential Allotments	Typical Size	Typical Area	Stage 10	Stage 1P	Stage 1Q	Stage 1R
25m Deep Product						
Villa Allotment	10 x 25m	250m ²	—	—	—	—
Courtyard Allotment	14 x 25m	350m ²	4	5	1	2
Premium Courtyard Allotment	16 x 25m	400m ²	3	2	3	5
Premium Traditional Allotment	20 x 25m	500m ²	4	3	5	2
Subtotal			11	10	9	9
28m - 30m Deep Product						
Terrace 7.5m Allotment	7.5 x 28m	210m ²	8	—	—	4
Terrace 9.5m Allotment	9.5 x 28m	265m ²	4	—	—	2
Subtotal			12	—	—	6
30m Deep Product						
Villa Allotment	10 x 30m	300m ²	2	6	—	2
Premium Villa Allotment	12.5 x 30m	375m ²	—	5	1	—
Courtyard Allotment	14 x 30m	420m ²	3	4	6	3
Traditional Allotment	20 x 30m	540m ²	3	2	10	4
Premium Traditional Allotment	24 x 30m	600m ²	—	—	2	1
Subtotal			8	17	19	10
Total Residential Allotments			31	27	28	25
Residential Net Density			17.9 dw/ha	15.7 dw/ha	12.2 dw/ha	10.8 dw/ha
Possible Multiple Residential Allotment			3	4	4	2

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
- 5 MAR 2015
MEDQ

AMENDED IN RED
03 MAR 2015
By: *Brenda Laid* (name)
MEDQ



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
5 MAR 2015
MEDQ

Yield Breakdown Stage 1									
Residential Allotments			Stage 1U	Stage 1V	Stage 1W	Stage 1X	Stage 1Y	Overall	
	Typical Size	Typical Area							
25m Deep Product									
Villa Allotment	10 x 25m	250m²	4	—	5	4	—	13	11%
Courtyard Allotment	14 x 25m	350m²	4	2	6	1	—	13	11%
Premium Courtyard Allotment	16 x 25m	400m²	5	—	4	3	—	12	10%
Premium Traditional Allotment	20 x 25m	500m²	—	1	1	—	—	2	2%
Subtotal			13	3	16	8	—	40	33%
30m Deep Product									
Villa Allotment	10 x 30m	300m²	1	2	6	8	3	20	16%
Premium Villa Allotment	12.5 x 30m	375m²	4	4	5	5	1	19	16%
Courtyard Allotment	14 x 30m	420m²	8	7	5	7	3	30	25%
Traditional Allotment	20 x 30m	540m²	3	4	—	1	1	9	7%
Premium Traditional Allotment	24 x 30m	600m²	2	1	—	1	—	4	3%
Subtotal			18	18	16	22	8	82	67%
Total Residential Allotments			31	21	32	30	8	122	100%
Residential Net Density			17.3 dw/ha	11.8 dw/ha	18.5 dw/ha	19.0 dw/ha	23.0 dw/ha		
Possible Multiple Residential Allotment			1	2	2	3	1	9	

Land Budget Stage 1							
Land Use	Stage 1U	Stage 1V	Stage 1W	Stage 1X	Stage 1Y	Overall	
Area	Area	Area	Area	Area	Area	Area	Percentage
Area of Subject Site	2.518 ha	1.776 ha	1.732 ha	1.576 ha	2.592 ha	10.194 ha	100.0%
Saleable Area							
Residential Allotments	1.308 ha	0.989 ha	1.167 ha	1.215 ha	0.348 ha	5.027 ha	49.3%
Balance Super Allotments	—	—	—	—	—	—	0.0%
Total Area of Allotments	1.308 ha	0.989 ha	1.167 ha	1.215 ha	0.348 ha	5.027 ha	49.3%
Road							
Collector Road	0.726 ha	—	—	—	0.353 ha	1.079 ha	10.6%
Local Road	0.445 ha	0.523 ha	0.516 ha	0.361 ha	—	1.845 ha	18.1%
Linear Connections	—	—	—	—	—	—	0.0%
Entry Statements	0.003 ha	—	—	—	—	0.003 ha	0.0%
Total Area of New Road	1.174 ha	0.523 ha	0.516 ha	0.361 ha	0.353 ha	2.927 ha	28.7%
Open Space							
Corridor Park	—	—	—	—	1.891 ha	1.891 ha	18.6%
Regional Recreation Park	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.0%
Local Recreation Park	0.036 ha	0.264 ha	0.049 ha	—	—	0.349 ha	3.4%
Local Linear Recreation Park	—	—	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	—	—	0.0%
Total Open Space	0.036 ha	0.264 ha	0.049 ha	—	1.891 ha	2.240 ha	22.0%
Road Lengths							
Street Type	Length	Length	Length	Length	Length	Length	
Shared Access Driveway	—	87m	56m	24m	—	167m	
14.5m Wide New Road	—	36m	—	—	—	36m	
16.5m Wide New Road	203m	208m	278m	201m	—	890m	
18.5m Wide New Road	55m	—	—	—	—	55m	
23.8m Wide New Road	292m	—	—	—	148m	440m	
Total Length of New Road	550m	331m	334m	225m	148m	1588m	

REVISION

A: 08/09/14 Amend Layout RFI Response
B: 24/09/14 Amend POD Notes & Add Possible Multi Residential Dwelling Numbers
C: 11/11/14 Add Maximum Clearing Outcome
D: 17/11/14 Remove Roundabouts
E: 27/01/15 Amend as per Draft Conditions

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

CLIENT

PEET

PROJECT

FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1U - 1Y
ALLOTMENT LAYOUT

Date	28 JANUARY 2015
Comp By	WNW
Checked By	AZ / DG
DWG Name	Precinct 1 Stage 1
Job Reference	110056
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Locality	JIMBOOMBA
Scale	1 : 1000
Sheet	A1
Plan Ref	110056 - 126
Rev	E

RPS

RPS Australia East Pty Ltd
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ABN 44 140 292 762

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455 Brunswick Street
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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.
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- 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.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

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 12.4 metres wide - 1 covered space per dwelling.
 - 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).
- Double car width garages are not permitted on a single storey dwelling on a lot less than 12.5m wide except where a laneway allotment. Tandem garages are permitted on any lot less than 12.5m wide.
- 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 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

- Buildings on sloping sites, must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
- If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.

Additional Criteria for Multiple Residential Allotments

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

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- A minimum of one (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		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
Front/Primary Frontage	2.4m	2.4m	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
Rear	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	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	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	75%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	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	1.0m	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	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover																
	75%		60%		60%		60%		60%		60%		60%		75%	

Note: Setbacks apply as per lot coding colour

REVISION

- A: 08/09/14 Amend Layout RFI Response
B: 24/09/14 Amend PDA Notes & Add Possible Multi Residential Dwelling Numbers
C: 11/11/14 Add Maximum Clearing Outcome
D: 17/11/14 Remove Roundabouts
E: 27/01/15 Amend as per Draft Conditions

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- Site Boundary
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- Existing Q100
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- Retained Vegetation - Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location
- Indicative 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: 28 JANUARY 2015

Comp By: WNW

Checked By: AZ / DG

DWG Name: Precinct 1 Stage 1

Job Reference: 110056

Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND

Locality: JIMBOOMBA

Scale: 1 : 1000

Sheet: A1

Plan Ref: 110056 - 130

Rev: E

RPS

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ABN 44 140 292 762
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- 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.
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Definitions

Laneway Allotment - Allotments serviced by a laneway.

**Plan of Development Table**

	Terrace 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
Front/Primary Frontage	2.4m	2.4m	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
Rear	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	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	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	75%		70%		65%		65%		60%		n/a	n/a	n/a	n/a	n/a	n/a
Non Built to Boundary	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	1.0m	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	2.0m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover																
	75%		60%		60%		60%		60%		60%		60%		75%	

Note: Setbacks apply as per lot coding colour

REVISION

- A: 08/09/14 Amend Layout RFI Response
B: 24/09/14 Amend POD Notes & Add Possible Multi Residential Dwelling Numbers
C: 11/11/14 Add Maximum Clearing Outcome
D: 17/11/14 Remove Roundabouts
E: 27/01/15 Amend as per Draft Conditions

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.

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Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.
Contours: Cardno Bulk Earthworks

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- 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)

CLIENT

PEET

PROJECT

FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT

**STAGE 1K - 1N & 1S - 1T
RESIDENTIAL LOTS**

Date: 28 JANUARY 2015

Comp By: WNW

Checked By: AZ / DG

DWG Name: Precinct 1 Stage 1

Job Reference: 110056

Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND

Locality: JIMBOOMBA

Scale: 1 : 1000

Sheet: A1

Plan Ref: 110056 - 132

Rev: E

RPS

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ABN 44 140 252 762
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- 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

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- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

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 12.4 metres wide - 1 covered space per dwelling;
 - 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)
- Double car width garages are not permitted on a single storey dwelling on a lot less than 12.5m wide except where a laneway allotment. Tandem garages are permitted on any lot less than 12.5m wide.
- 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 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

- Buildings on sloping sites, must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
- If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.

Additional criteria for Multiple Residential Allotments

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

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- A minimum of one (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		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
Front/Primary Frontage	2.4m	2.4m	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
Rear	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	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	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	75%		70%		65%		65%		60%		n/a	n/a	n/a	n/a	n/a	n/a
Non Built to Boundary	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	1.0m	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	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		60%		60%		60%		60%		60%		60%		75%	

Note: Setbacks apply as per lot coding colour

REVISION

- A: 08/09/14 Amend Layout RFI Response
B: 24/09/14 Amend POD Notes & Add Possible Multi Residential Dwelling Numbers
C: 11/11/14 Add Maximum Clearing Outcome
D: 17/11/14 Remove Roundabouts
E: 27/01/15 Amend as per Draft Conditions

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)

CLIENT

PEET

PROJECT

FLAGSTONE PRECINCT 1

**PLAN OF DEVELOPMENT
STAGE 10 - 1R
RESIDENTIAL LOTS**

Date 28 JANUARY 2015

Comp By: WNW

Checked By: AZ / DG

DWG Name: Precinct 1 Stage 1

Job Reference 110056

Local Authority ECONOMIC
DEVELOPMENT QUEENSLAND

Locality JIMBOOMBA

Scale

1 : 1000

Plan Ref

110056 - 133

Sheet

A1

Rev

E

RPS

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

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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.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.

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 12.4 metres wide - 1 covered space per dwelling.
 - 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).
- Double car width garages are not permitted on a single storey dwelling on a lot less than 12.5m wide except where a laneway allotment. Tandem garages are permitted on any lot less than 12.5m wide.
- 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.
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- 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

- Buildings on sloping sites, must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
- If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.

Additional criteria for Multiple Residential Allotments

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

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- A minimum of one (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		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
Front/Primary Frontage	2.4m	2.4m	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
Rear	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	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	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	75%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	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	1.0m	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	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		60%		60%		60%		60%		60%		60%		75%	

Note: Setbacks apply as per lot coding colour



REVISION

- A: 08/09/14 Amend Layout RFI Response
- B: 24/09/14 Amend POD Notes & Add Possible Multi Residential Dwelling Numbers
- C: 11/11/14 Add Maximum Clearing Outcome
- D: 17/11/14 Remove Roundabouts
- E: 27/01/15 Amend as per Draft Conditions

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.

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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
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- Indicative Bus Stop Location
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- 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 1U - 1Y
RESIDENTIAL LOTS**

Date: 28 JANUARY 2015

Comp By: WNW

Checked By: AZ / DG

DWG Name: Precinct 1 Stage 1

Job Reference: 110056

Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND

Locality: JIMBOOMBA

Scale:

1 : 1000

Plan Ref:

110056 - 134

Sheet:

A1

Rev:

E

RPS

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