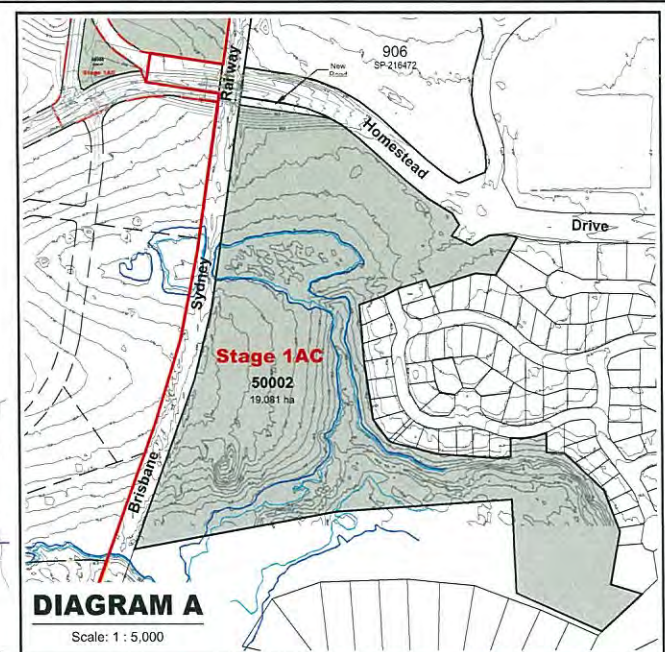
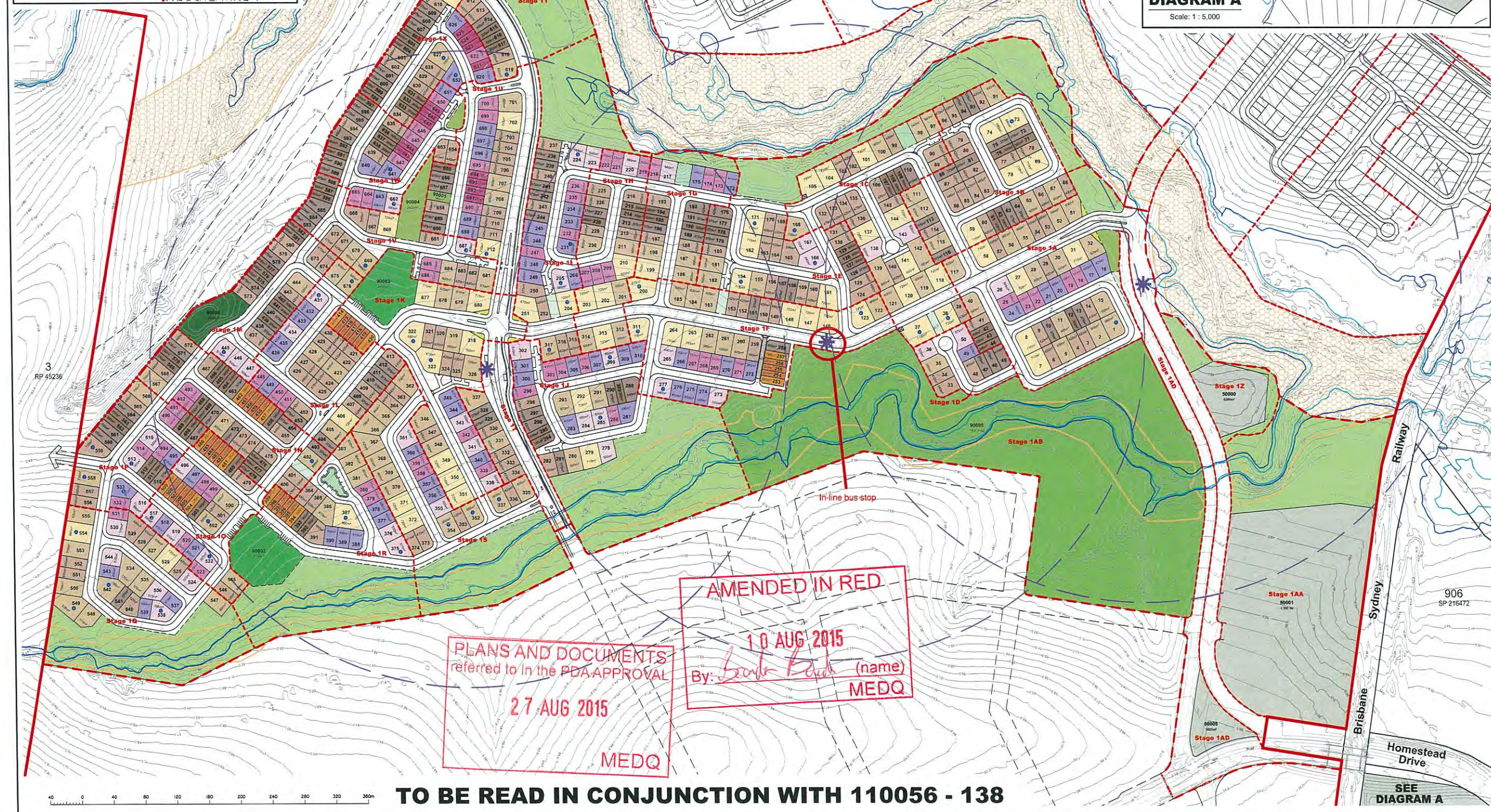
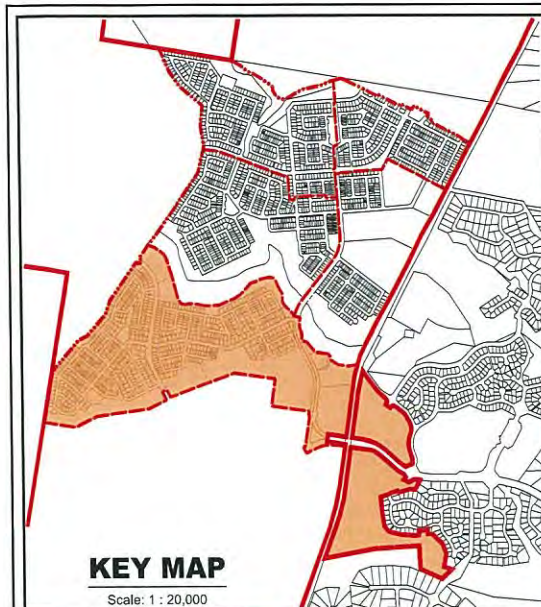




REVISION

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: 13/03/15 Amend as per Draft Conditions
F: 13/03/15 Update To New Datum & Lot Cals
G: 16/04/15 Amend Allotments Stage 1B & Add Stage 1AD
H: 12/05/15 Adjust Staging & PMT
I: 15/05/15 Adjust Stats Table

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

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PROJECT
FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1
ALLOTMENT LAYOUT

Date:	15 MAY 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:	I

RPS

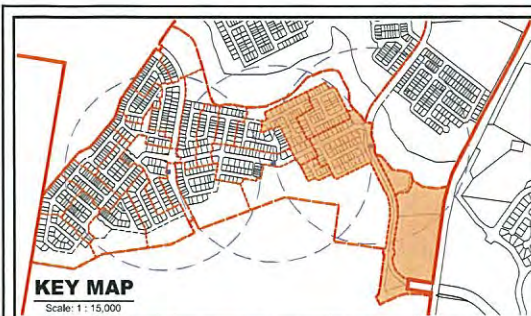
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ACN 140 292 762
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455 Brunswick Street
Fortitude Valley QLD 4006

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TO BE READ IN CONJUNCTION WITH 110056 - 138



REVISION
B: 24/09/14 Amend POD Notes & Add Possible Multi Residential Dwelling Numbers
C: 11/11/14 Add Maximum Clearing Outcome
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I: 15/05/15 Adjust Stats Table

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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 - Padmount Transformer

CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1A - 1D,
12 - 1AA & 1AD
ALLOTMENT LAYOUT

Date: 15 MAY 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: I

RPS

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Land Budget Stage 1

Land Use	Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1Z	Stage 1AA	Stage 1AD	Overall
Area of Subject Site	5.442 ha	2.836 ha	3.060 ha	0.716 ha	0.968 ha	6.755 ha	2.113 ha	21.890 ha
Saleable Area	2.274 ha	1.948 ha	2.146 ha	0.471 ha	—	—	—	6.839 ha
Residential Allotments	2.274 ha	1.948 ha	2.146 ha	0.471 ha	0.628 ha	4.595 ha	0.389 ha	5.612 ha
Balance Super Allotments	—	—	—	—	0.628 ha	4.595 ha	0.389 ha	12.451 ha
Total Area of Allotments	2.274 ha	1.948 ha	2.146 ha	0.471 ha	0.628 ha	4.595 ha	0.389 ha	12.451 ha
Road	1.905 ha	—	0.189 ha	—	—	1.724 ha	3.818 ha	17.4%
Collector Road	0.877 ha	0.888 ha	0.638 ha	0.245 ha	—	—	2.648 ha	12.1%
Local Road	0.025 ha	—	0.030 ha	—	—	—	0.055 ha	0.3%
Linear Connections	0.015 ha	—	—	—	—	—	0.015 ha	0.1%
Entry Statements	2.822 ha	0.888 ha	0.857 ha	0.245 ha	—	1.724 ha	6.536 ha	29.9%
Total Area of New Road	2.822 ha	0.888 ha	0.857 ha	0.245 ha	—	1.724 ha	6.536 ha	29.9%
Open Space	0.247 ha	—	—	—	0.340 ha	2.160 ha	—	2.747 ha
Commod Park	—	—	—	—	—	—	—	0.0%
Regional Recreation Park	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.0%
Local Recreation Park	0.099 ha	—	—	—	—	—	0.099 ha	0.5%
Local Linear Recreation Park	—	—	0.057 ha	—	—	—	0.057 ha	0.3%
Stormwater Detention	—	—	—	—	—	—	—	0.0%
Total Open Space	0.346 ha	—	0.057 ha	—	0.340 ha	2.160 ha	—	2.903 ha

Yield Breakdown Stage 1

Residential Allotments	Typical Size	Typical Area	Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1Z	Stage 1AA	Stage 1AD	Overall
25m Deep Product										
Villa Allotment	10 x 25m	250m ²	—	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m ²	5	—	—	—	—	—	—	5%
Premium Courtyard Allotment	16 x 25m	400m ²	5	—	—	1	—	—	—	6%
Premium Traditional Allotment	20 x 25m	500m ²	1	—	2	2	—	—	—	5%
Subtotal			11	—	2	3	—	—	—	16%
30m Deep Product										
Villa Allotment	10 x 30m	300m ²	4	4	3	—	—	—	—	11%
Premium Villa Allotment	12.5 x 30m	375m ²	2	10	1	3	—	—	—	16%
Courtyard Allotment	14 x 30m	420m ²	10	17	14	3	—	—	—	44%
Traditional Allotment	20 x 30m	600m ²	14	6	8	1	—	—	—	29%
Premium Traditional Allotment	24 x 30m	720m ²	5	5	10	—	—	—	—	20%
Subtotal			35	42	36	7	—	—	—	120%
Total Residential Allotments			46	42	38	10	—	—	—	136%
Residential Net Density			14.0 dw/ha	14.8 dw/ha	13.2 dw/ha	14.0 dw/ha	—	—	—	—
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 (excludes Multiple Residential Allotments)			46	42	38	10	1	1	1	139
Possible Multiple Residential Allotment			—	1	3	—	—	—	—	4

Road Lengths

Street Type	Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1Z	Stage 1AA	Stage 1AD	Overall
Shared Access Driveway	Length	Length	Length	Length	Length	Length	Length	Length
6.5m Wide New Road	—	30m	50m	—	—	—	—	80m
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	—	—	—	—	—	—	—	—
Various Width New Road	709m	—	—	—	—	826m	—	1535m
Total Length of New Road	1467m	547m	470m	145m	—	826m	—	3455m

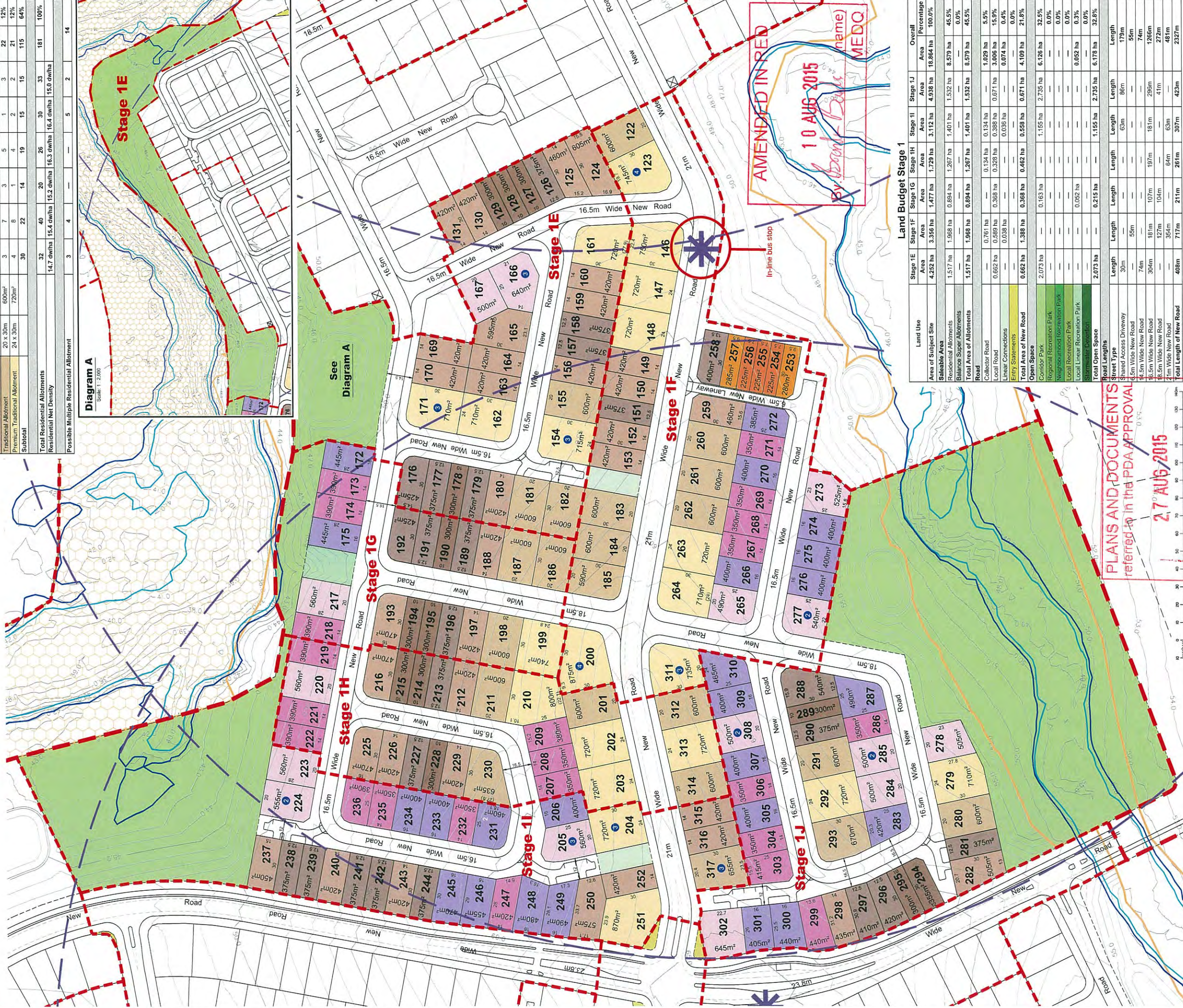
Legend

- 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
- Padmount Transformer

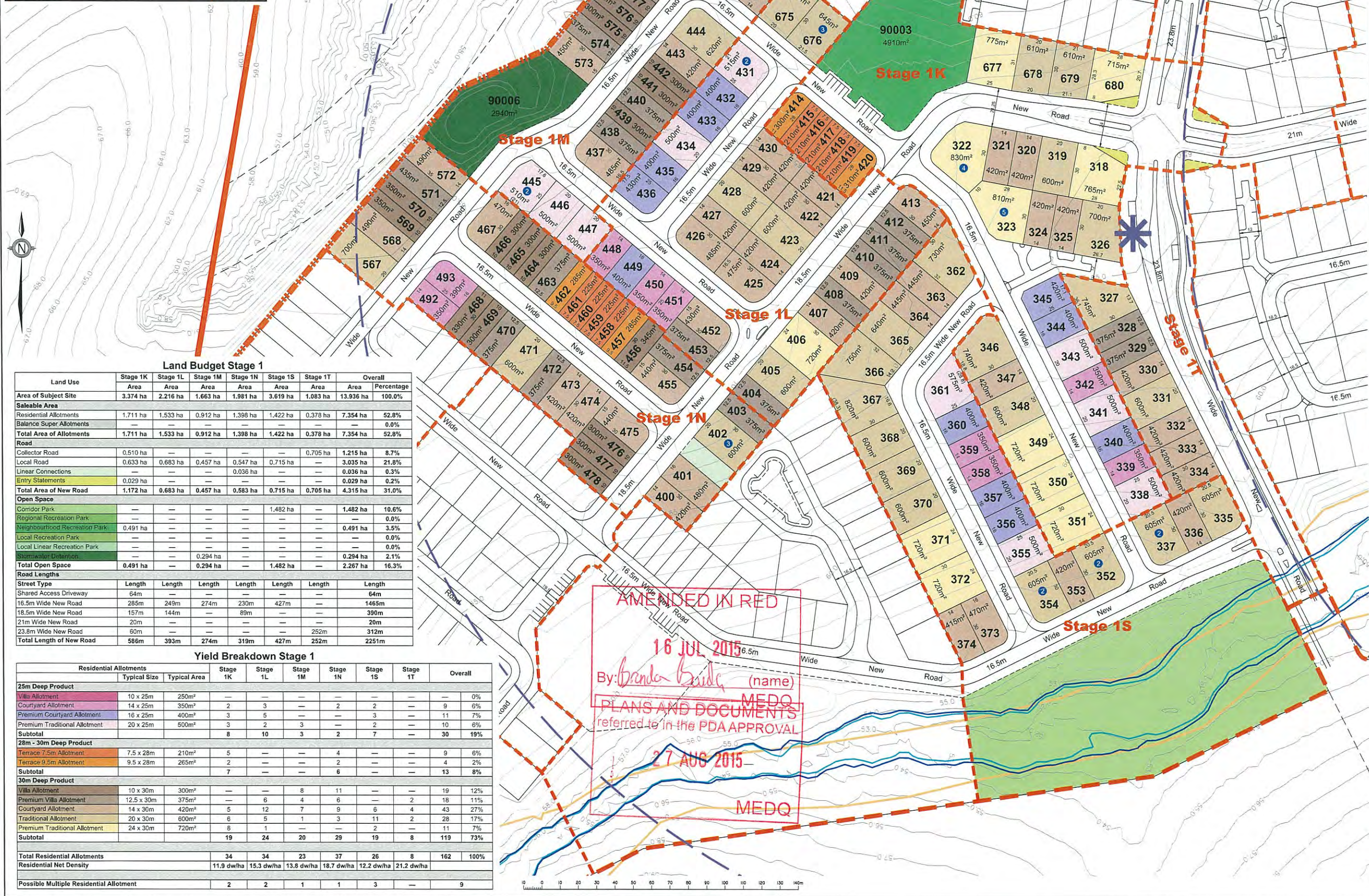
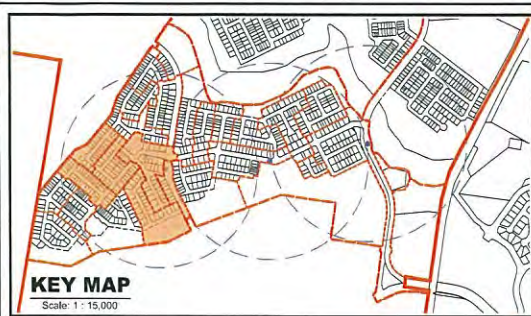


Yield Breakdown Stage 1

Residential Allotments		Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall
Typical Size	Typical Area							
25m Deep Product								
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m²	—	4	3	6	4	22
Premium Courtyard Allotment	16 x 25m	400m²	—	6	2	—	8	24
Premium Traditional Allotment	20 x 25m	500m²	2	3	1	3	5	15
Subtotal		2	13	6	7	15	18	61
28m x 30m Deep Product								
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	3	—	—	—	3
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	2	—	—	—	2
Subtotal			5	—	—	—	—	5
30m Deep Product								
Villa Allotment	10 x 30m	300m²	4	—	3	3	—	13
Premium Villa Allotment	12.5 x 30m	375m²	6	2	4	5	24	13%
Courtyard Allotment	14 x 30m	420m²	13	5	3	7	2	35
Traditional Allotment	20 x 30m	600m²	3	7	3	5	3	22
Premium Traditional Allotment	24 x 30m	720m²	4	6	1	4	2	12%
Subtotal		30	22	14	19	15	15	115
Total Residential Allotments								
		32	40	20	26	30	33	181
Residential Net Density		14.7 dw/ha		15.4 dw/ha		16.3 dw/ha		15.0 dw/ha
Possible Multiple Residential Allotment								
		3	4	—	—	5	2	14



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	Percentage
Area of Subject Site	4,252 ha	3,356 ha	1,477 ha	1,729 ha	3,112 ha	4,938 ha	18,864 ha	100.0%
Residential Allotments								
Saleable Area	1,517 ha	1,968 ha	0,894 ha	1,267 ha	1,401 ha	1,532 ha	8,579 ha	45.5%
Balance Super Allotments	1,517 ha	1,968 ha	0,894 ha	1,267 ha	1,401 ha	1,532 ha	8,579 ha	45.5%
Total Area of Allotments								
Area of Allotments	1,517 ha	1,968 ha	0,894 ha	1,267 ha	1,401 ha	1,532 ha	8,579 ha	45.5%
Road								
Collector Road	—	0,761 ha	—	0,134 ha	0,134 ha	—	1,029 ha	5.5%
Local Road	0,662 ha	0,589 ha	0,368 ha	0,328 ha	0,388 ha	0,671 ha	3,006 ha	15.9%
Linear Connections	—	0,038 ha	—	—	0,036 ha	—	0,074 ha	0.4%
Entry Statements	—	—	—	—	—	—	—	0.0%
Total Area of New Road								
Area of New Road	0,662 ha	1,388 ha	0,368 ha	0,462 ha	0,558 ha	0,671 ha	4,109 ha	21.8%
Open Space								
Corridor Park	2,073 ha	—	0,163 ha	—	1,155 ha	2,735 ha	6,126 ha	32.5%
Regional Recreation Park	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	0,052 ha	—	—	—	0,052 ha	0.3%
Stamensley Station	—	—	—	—	—	—	—	0.0%
Total Open Space								
Area of Open Space	2,073 ha	—	0,215 ha	—	1,155 ha	2,735 ha	6,178 ha	32.8%
Road Lengths								
Street Type	Length	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	30m	—	—	63m	86m	179m	55m	74m
6.5m Wide New Road	—	55m	—	—	—	—	—	74m
14.5m Wide New Road	74m	—	—	—	—	—	—	1266m
16.5m Wide New Road	304m	181m	107m	197m	181m	298m	272m	272m
18.5m Wide New Road	—	127m	104m	—	—	41m	—	481m
21m Wide New Road	—	354m	—	64m	63m	—	—	2327m
Total Length of New Road								
Area of New Road	408m	717m	211m	261m	307m	423m	2327m	2327m



REVISION
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.
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 - Retained Vegetation - Other Areas
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 - Indicative Bus Stop Location - Indented

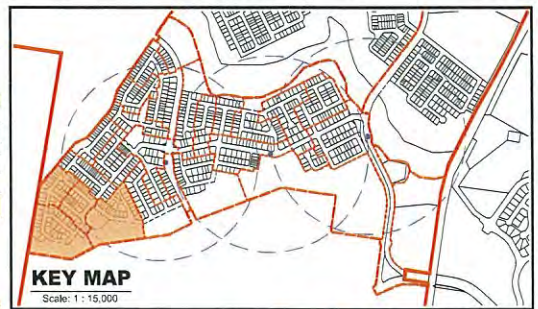
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PROJECT
FLAGSTONE PRECINCT 1

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

Date: 15 MAY 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: I

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REVISION
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- Retained Vegetation - Other Areas
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- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location - Indented

Land Budget Stage 1						
Land Use	Stage 1O	Stage 1P	Stage 1Q	Stage 1R	Overall	
Area	Area	Area	Area	Area	Area	Percentage
Area of Subject Site	1.733 ha	1.723 ha	3.965 ha	4.012 ha	11.433 ha	100.0%
Saleable Area						
Residential Allotments	1.133 ha	1.199 ha	1.610 ha	1.071 ha	5.013 ha	43.8%
Balance Super Allotments	—	—	—	—	—	0.0%
Total Area of Allotments	1.133 ha	1.199 ha	1.610 ha	1.071 ha	5.013 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	—	—	1.661 ha	1.694 ha	3.355 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	0.3%
Stormwater Detention	—	—	—	—	—	0.0%
Total Open Space	—	—	1.661 ha	2.266 ha	3.927 ha	34.3%
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			Stage 1O	Stage 1P	Stage 1Q	Stage 1R
Typical Size	Typical Area					
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	600m ²	3	2	10	4
Premium Traditional Allotment	24 x 30m	720m 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

AMENDED IN RED
16 JUL 2015
By: Brenda Buder (name)
MEDQ

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
27 AUG 2015
MEDQ

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PROJECT
FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 10 - 1R
ALLOTMENT LAYOUT

Date: 15 MAY 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: I



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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 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	0.9m	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	1.0m	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

- 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
F: 13/03/15 Update To New Datum & Lot Cals
G: 16/04/15 Amend Allotments Stage 1B & Add Stage 1AD
H: 12/05/15 Adjust Siting & PMT
I: 15/05/15 Adjust Stats Table

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
- Indicative 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

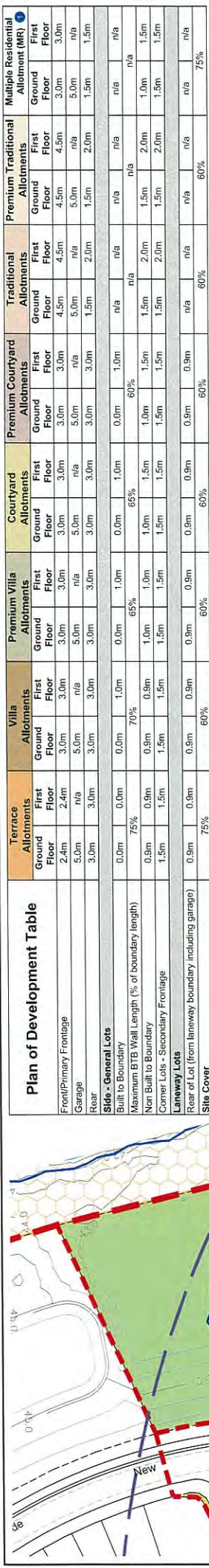
**PLAN OF DEVELOPMENT
STAGE 1A - 1D
RESIDENTIAL LOTS**

Date	15 MAY 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	I

RPS

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ACN 140 292 762
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Fortitude Valley QLD 4006
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F +61 7 3124 9399
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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	Second Floor	Third Floor	Ground Floor	First Floor	Second Floor	Third Floor	Ground Floor	First Floor	Second Floor	Third Floor	Ground Floor	First Floor	Second Floor	Third Floor	Ground Floor	First Floor	Second Floor	Third Floor	Ground Floor	First Floor	Second Floor	Third Floor	Ground Floor	First Floor	Second Floor	Third Floor				
Front/Primary Frontage				2.4m	2.4m	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m				
Garage				3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m				
Rear				3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m				
Side - General Lots				0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m				
Built to Boundary				75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
Maximum BTB Wall Length (% of boundary length)				0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m				
Non Built to Boundary				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	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	1.5m	1.5m				
Corner Lots - Secondary Frontage				0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m				
Laneway Lots				0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m				
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	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m				
Site Cover				75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			

Note: Setbacks apply as per lot coding colour



Legend

Note: Setbacks apply as per lot coding colour

AMENDED IN RED

10 AUG 2015

By: *David Boyle*

MEDQ

MEDQ (name)

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

27 AUG 2015

Legend

- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing OS
- Existing OT00
- 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
- Pediment Transformer
- Preferred Private Open Space Location
- Maximum Building Location
- Mandatory Building Location
- Boundary Built to
- Boundary Built to
- Normal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Semi Transparent Fence to be Constructed by Developer

Building Articulation

- Buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materials
- Buildings that do not comply may be assessed on architectural merit when accompanied by a report from a Registered Architect
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Unfinished materials, such as corrugated 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 screened 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 50m² 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 if located within a corner lot.
- Outdoor living space on a corner lot must be suitably screened if located within a corner lot.
- Screened drying and rubbish bins 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.

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 be in accordance with LCC standards. Prior to construction, approval from Logan City Council's (LCC) standards. 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 boundary line. The footpath retained 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 1.8 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 railings or panels.
- Fencing on lanes can be screen fencing at 1.8m high where along private open spaces, 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 or park.
- Retaining walls over 1.0 metres high must be constructed to a minimum of 100mm wide and must be constructed to a minimum of 100mm wide.
- 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 linear retaining walls over 1.0m or adjoining parks or public streets.
- Walls over 1.0m require RPED certification.

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 shall apply.
- The setbacks shall be measured from the boundary line 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.

Notes:

- 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 treatments.
- 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.

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 treatments.
- All lots subject to an acoustic assessment to determine level of acoustic treatments.
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- Maximum building location envelopes are subject to future proposed treatments.
- 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.

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 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 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

- 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.



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 lot 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.
- 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	
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

- B: 24/09/14 Amend POD Notes & Add Possible Multi Residential Dwelling Numbers
C: 11/11/14 Add Maximum Clearing Outcome
D: 27/10/15 Amend as per Draft Conditions
E: 27/10/15 Update To New Datum & Lot Cals
F: 13/03/15 Add new wedge entry road
G: 16/04/15 Amend Allotments Stage 1B & Add Stage 1AD
H: 12/05/15 Adjust Staging & PMT
I: 15/05/15 Adjust Stats Table

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: CCDB.

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: 15 MAY 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 - 133

Rev: I

RPS

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AMENDED IN RED
10 AUG 2015
By: [Signature] (name) MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
27 AUG 2015
MEDQ

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

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.
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- 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.
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- 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.
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- 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:
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- 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.



REVISION

- 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
F: 13/03/15 Update To New Datum & Lot Cals
G: 16/04/15 Amend Allotments Stage 1B & Add Stage 1AD
H: 12/05/15 Adjust Staging & PMT
I: 15/05/15 Adjust Stats Table

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 1U - 1Y

RESIDENTIAL LOTS

Date: 15 MAY 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 - 134

Rev: I

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762

Urban Design
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455 Brunswick Street
Fortitude Valley QLD 4005

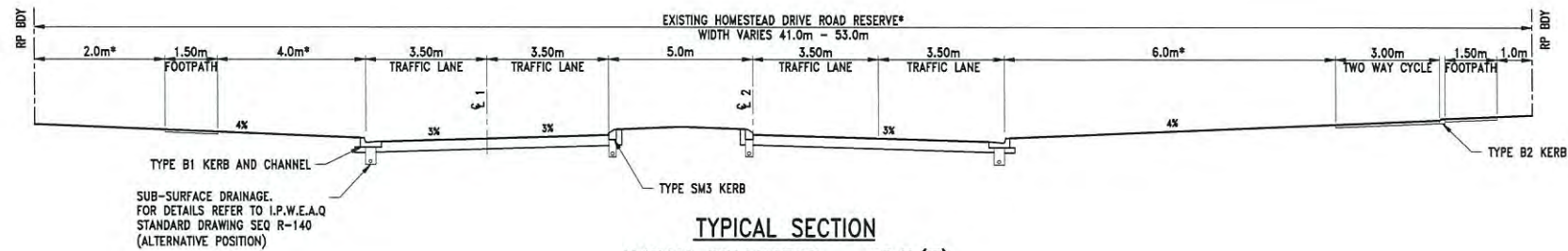
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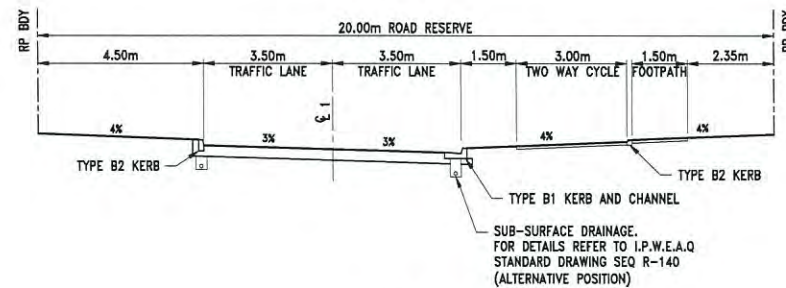
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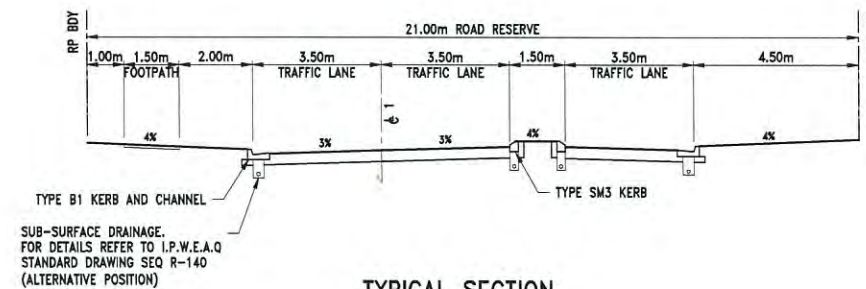
NOTE:
* DIMENSION VARIES



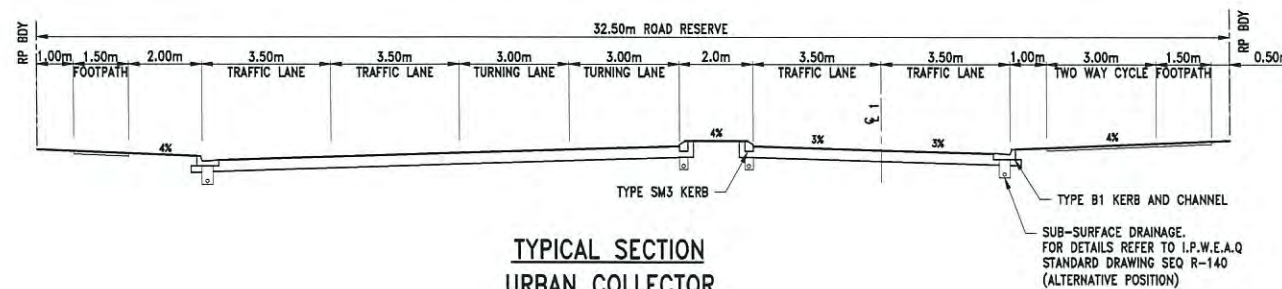
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URBAN COLLECTOR - UC4L(7)
(HOMESTEAD DRIVE)
SCALE 1 : 100



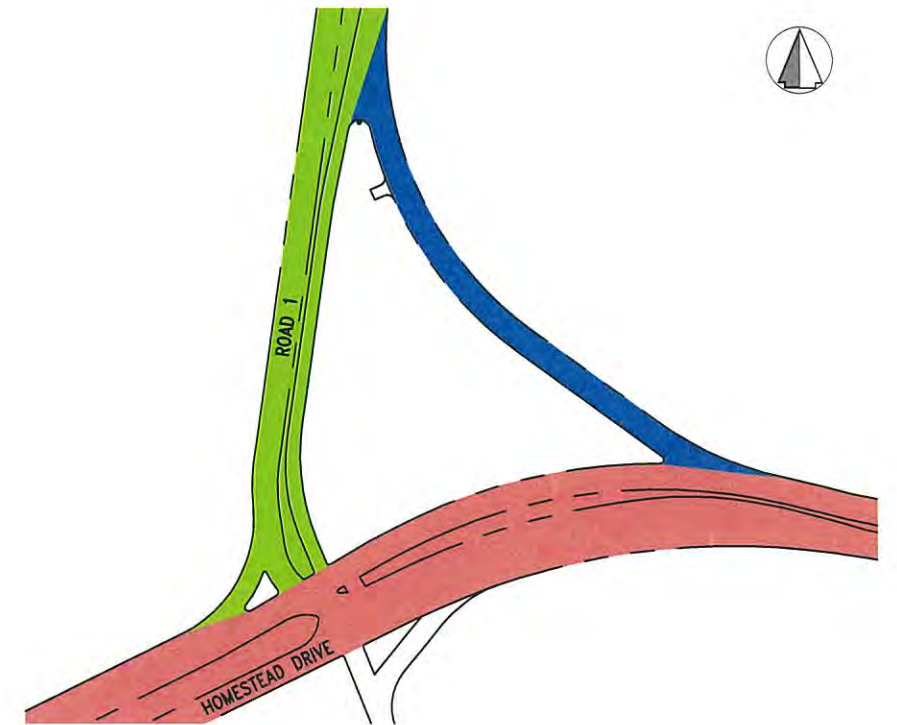
TYPICAL SECTION
URBAN COLLECTOR INTERIM
(WEDGE - EASTERN LEG OF WEDGE)
SCALE 1 : 100



TYPICAL SECTION
URBAN COLLECTOR
(WEDGE - WESTERN LEG OF WEDGE)
SCALE 1 : 100



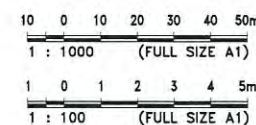
TYPICAL SECTION
URBAN COLLECTOR
(HOMESTEAD DRIVE)
SCALE 1 : 100



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

27 AUG 2015

MEDQ



PEET FLAGSTONE CITY PTY. LTD.

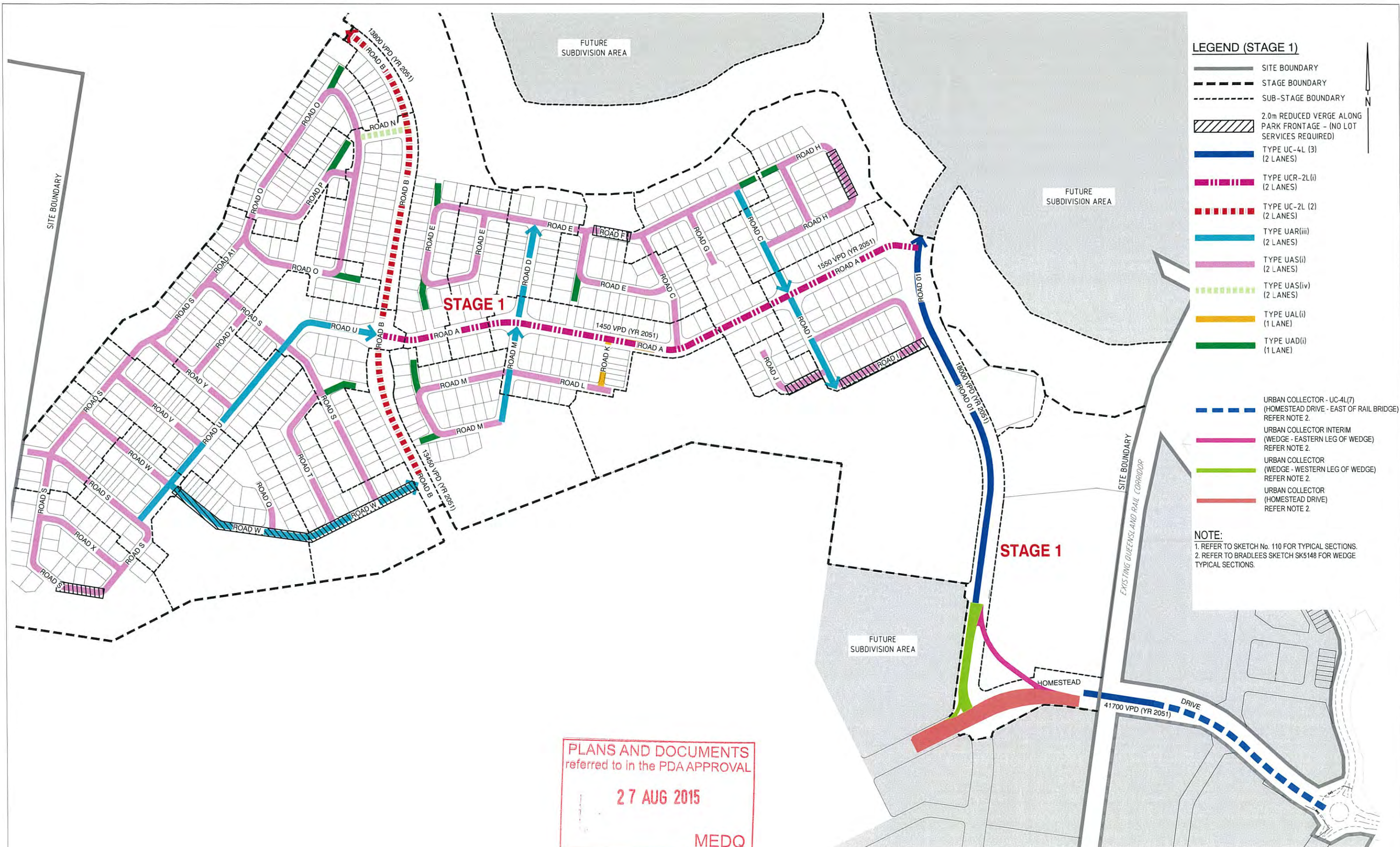
FLAGSTONE
ROAD 1 & HOMESTEAD DRIVE
TYPICAL DETAILS

14-771
24-06-2015

SK5148
REVISION B

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SKETCH No. 109

PEET FLAGSTONE CITY PTY. LTD.
 FLAGSTONE CITY - ROL APPLICATION

DATE: JULY 2015

- STAGE 1

BRADLEES REV: G

ROAD HIERARCHY LAYOUT PLAN