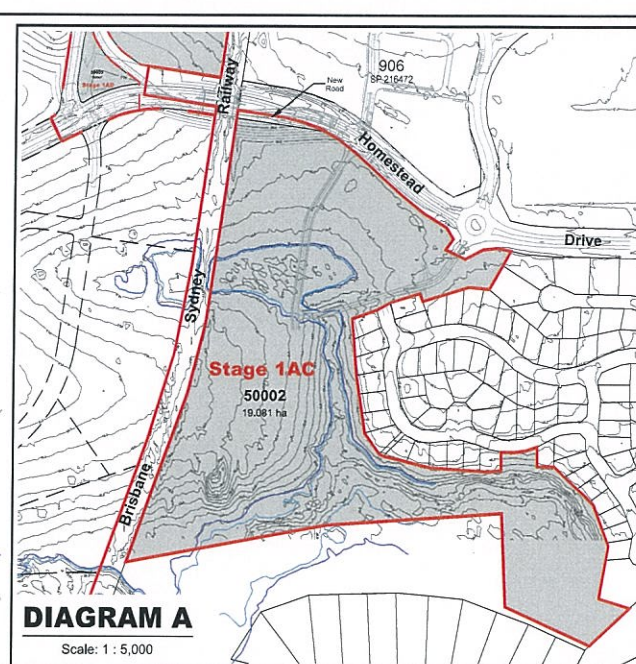
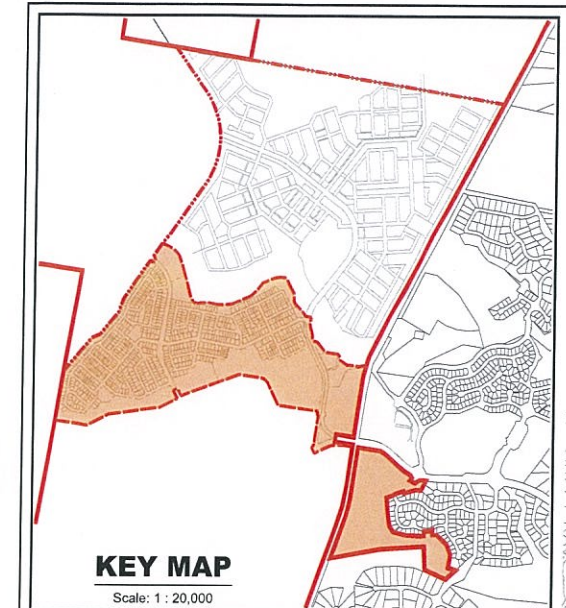
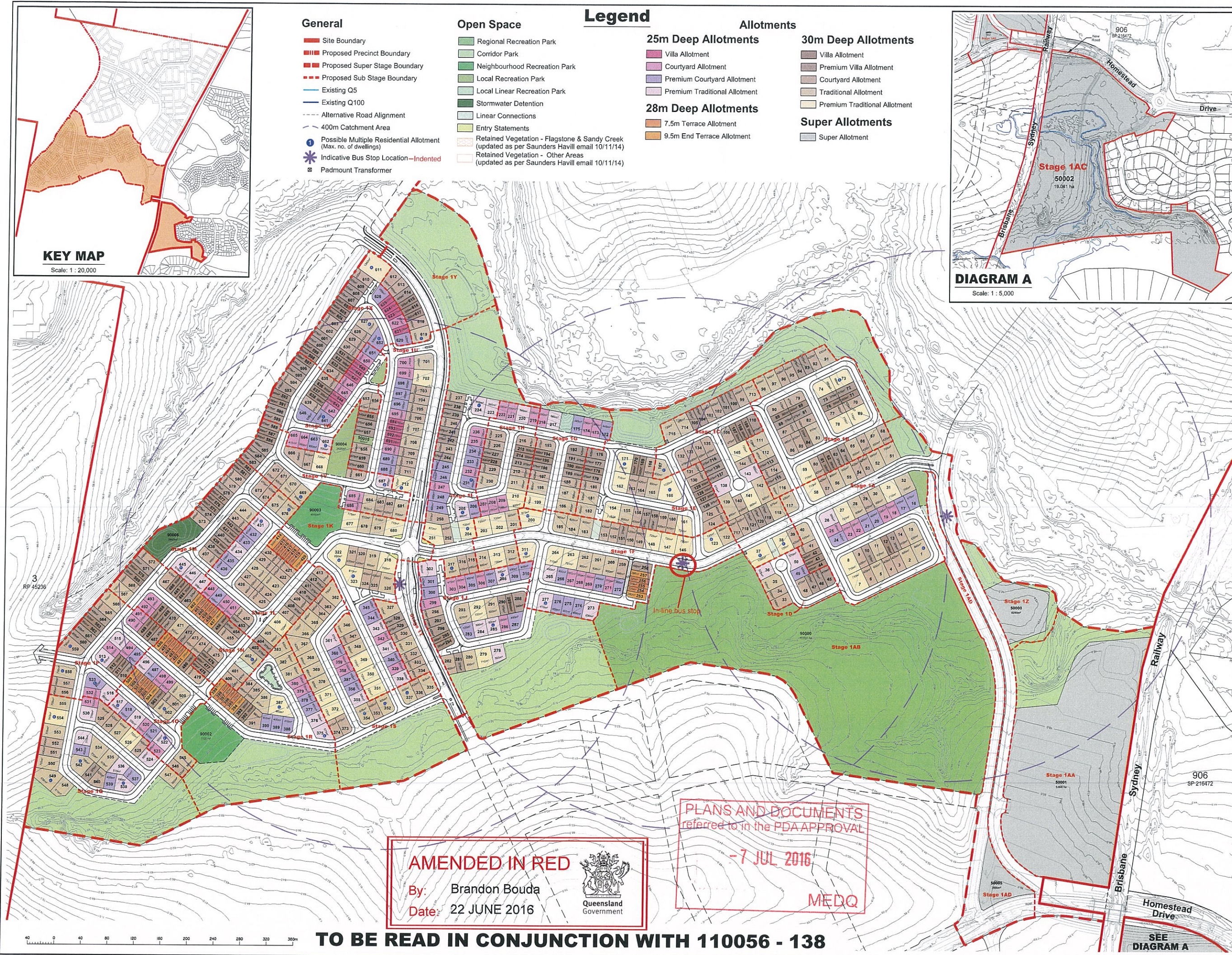




- General**
 - Site Boundary
 - Proposed Precinct Boundary
 - Proposed Super Stage Boundary
 - Proposed Sub Stage Boundary
 - Existing Q5
 - Existing Q100
 - Alternative Road Alignment
 - 400m Catchment Area
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Indicative Bus Stop Location - Indented
 - Padmount Transformer
- Open Space**
 - Regional Recreation Park
 - Corridor Park
 - Neighbourhood Recreation Park
 - Local Recreation Park
 - Local Linear Recreation Park
 - Stormwater Detention
 - Linear Connections
 - Entry Statements
 - Retained Vegetation - Flagstone & Sandy Creek (updated as per Saunders Havill email 10/11/14)
 - Retained Vegetation - Other Areas (updated as per Saunders Havill email 10/11/14)
- Legend**
- Allotments**

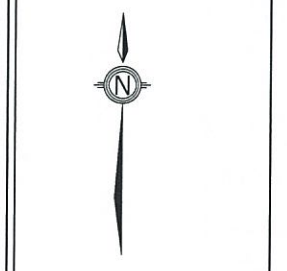
25m Deep Allotments
 - Villa Allotment
 - Courtyard Allotment
 - Premium Courtyard Allotment
 - Premium Traditional Allotment

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
F: 13/03/15 Update To New Datum & Lot Cals
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
J: 22/01/16 Amend to Stages 1A - 1F & Regional Recreation Park
K: 11/02/16 Amend Stage Bdy 1B & C
L: 12/05/16 Add Stgs 1E & F Ped Connection Amend Lots in Stgs 1C & F

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



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PEET

PROJECT
FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1
ALLOTMENT LAYOUT

Date	12 May 2016
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	L

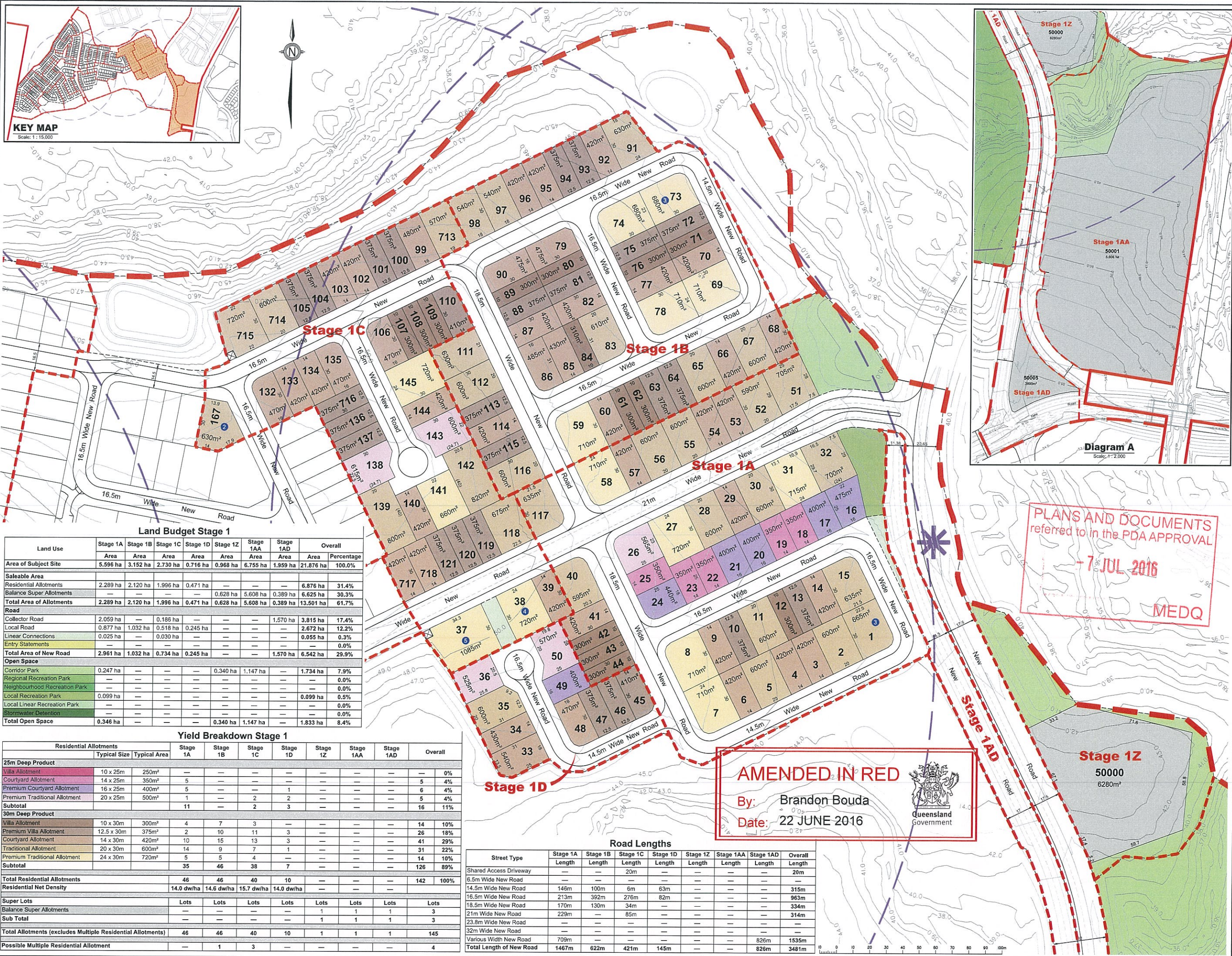
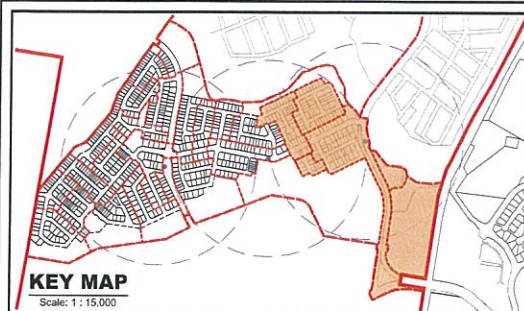
RPS
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ABN 44 140 292 762
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Fortitude Valley QLD 4006
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TO BE READ IN CONJUNCTION WITH 110056 - 138

AMENDED IN RED
By: Brandon Bouda
Date: 22 JUNE 2016
Queenland Government

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
- 7 JUL 2016
MEDQ



Land Budget Stage 1

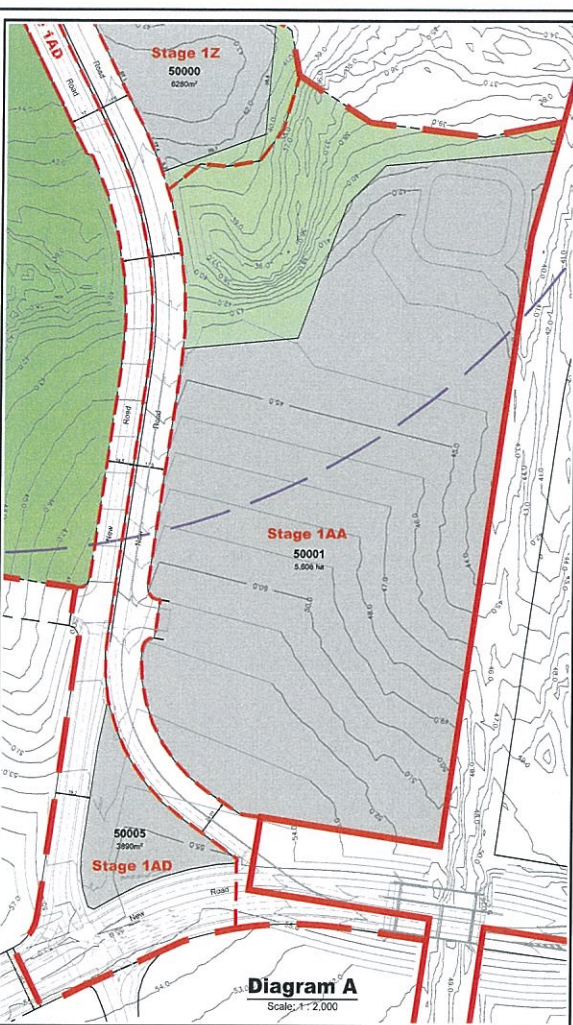
Land Use	Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1Z	Stage 1AA	Stage 1AD	Overall
Area of Subject Site	5.596 ha	3.152 ha	2.730 ha	0.716 ha	0.968 ha	6.755 ha	1.959 ha	21.876 ha
Saleable Area								
Residential Allotments	2.289 ha	2.120 ha	1.996 ha	0.471 ha	0.628 ha	5.608 ha	0.389 ha	6.876 ha
Balance Super Allotments	—	—	—	—	—	—	—	—
Total Area of Allotments	2.289 ha	2.120 ha	1.996 ha	0.471 ha	0.628 ha	5.608 ha	0.389 ha	13.601 ha
Road								
Collector Road	2.059 ha	—	0.186 ha	—	—	1.570 ha	3.815 ha	17.4%
Local Road	0.877 ha	1.032 ha	0.518 ha	0.245 ha	—	—	—	12.2%
Linear Connections	0.025 ha	—	0.030 ha	—	—	—	—	0.3%
Entry Statements	—	—	—	—	—	—	—	0.0%
Total Area of New Road	2.961 ha	1.032 ha	0.734 ha	0.245 ha	—	1.570 ha	6.542 ha	29.9%
Open Space								
Corridor Park	0.247 ha	—	—	—	0.340 ha	1.147 ha	—	7.9%
Regional Recreation Park	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.0%
Local Recreation Park	0.099 ha	—	—	—	—	—	—	0.5%
Local Linear Recreation Park	—	—	—	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	—	—	—	0.0%
Total Open Space	0.346 ha	—	—	—	0.340 ha	1.147 ha	—	8.4%

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	—	—	—	—	—	—	4%
Premium Courtyard Allotment	16 x 25m	400m ²	5	—	—	—	—	—	—	4%
Premium Traditional Allotment	20 x 25m	500m ²	1	—	2	2	—	—	—	4%
Subtotal			11	—	2	3	—	—	—	11%
30m Deep Product										
Villa Allotment	10 x 30m	300m ²	4	7	3	—	—	—	—	14%
Premium Villa Allotment	12.5 x 30m	375m ²	2	10	11	3	—	—	—	18%
Courtyard Allotment	14 x 30m	420m ²	10	15	13	3	—	—	—	29%
Traditional Allotment	20 x 30m	600m ²	14	9	7	1	—	—	—	22%
Premium Traditional Allotment	24 x 30m	720m ²	5	5	4	—	—	—	—	10%
Subtotal			35	46	38	7	—	—	—	126%
Total Residential Allotments			46	46	40	10	—	—	—	142%
Residential Net Density			14.0 dw/ha	14.6 dw/ha	15.7 dw/ha	14.0 dw/ha	—	—	—	100%
Super Lots										
Balance Super Allotments			—	—	—	—	1	1	1	3
Sub Total			—	—	—	—	1	1	1	3
Total Allotments (excludes Multiple Residential Allotments)			46	46	40	10	1	1	1	145
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	—	—	20m	—	—	—	—	20m
6.5m Wide New Road	—	—	—	—	—	—	—	—
14.5m Wide New Road	146m	100m	6m	63m	—	—	—	315m
16.5m Wide New Road	213m	392m	276m	82m	—	—	—	963m
18.5m Wide New Road	170m	130m	34m	—	—	—	—	334m
21m Wide New Road	229m	—	85m	—	—	—	—	314m
23.8m Wide New Road	—	—	—	—	—	—	—	—
32m Wide New Road	—	—	—	—	—	—	—	—
Various Width New Road	709m	—	—	—	—	—	—	1535m
Total Length of New Road	1467m	622m	421m	145m	—	—	—	3481m



REVISION
F: 13/03/15 Update To New Datum & Lot Cals
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 Staging Table
J: 22/01/16 Amend to Stages 1A - 1F &
Regional Recreation Park
K: 11/02/16 Amend Stage Body 1B & C
L: 12/05/16 Add Stigs 1E & F Ped Connection
Amend Lots in Stigs 1C & F

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Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.
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
- Indicative Padmount Transformer

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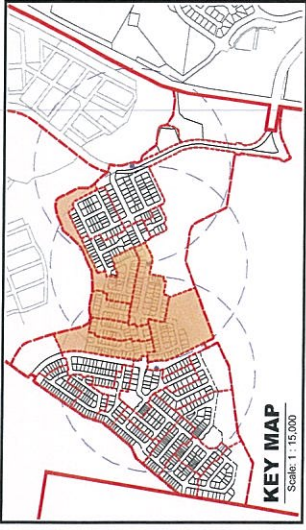
PROJECT
FLAGSTONE PRECINCT 1
PLAN OF SUBDIVISION
STAGE 1A - 1D,
1Z - 1AA & 1AD
ALLOTMENT LAYOUT

Date	12 May 2016
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	L

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Legend

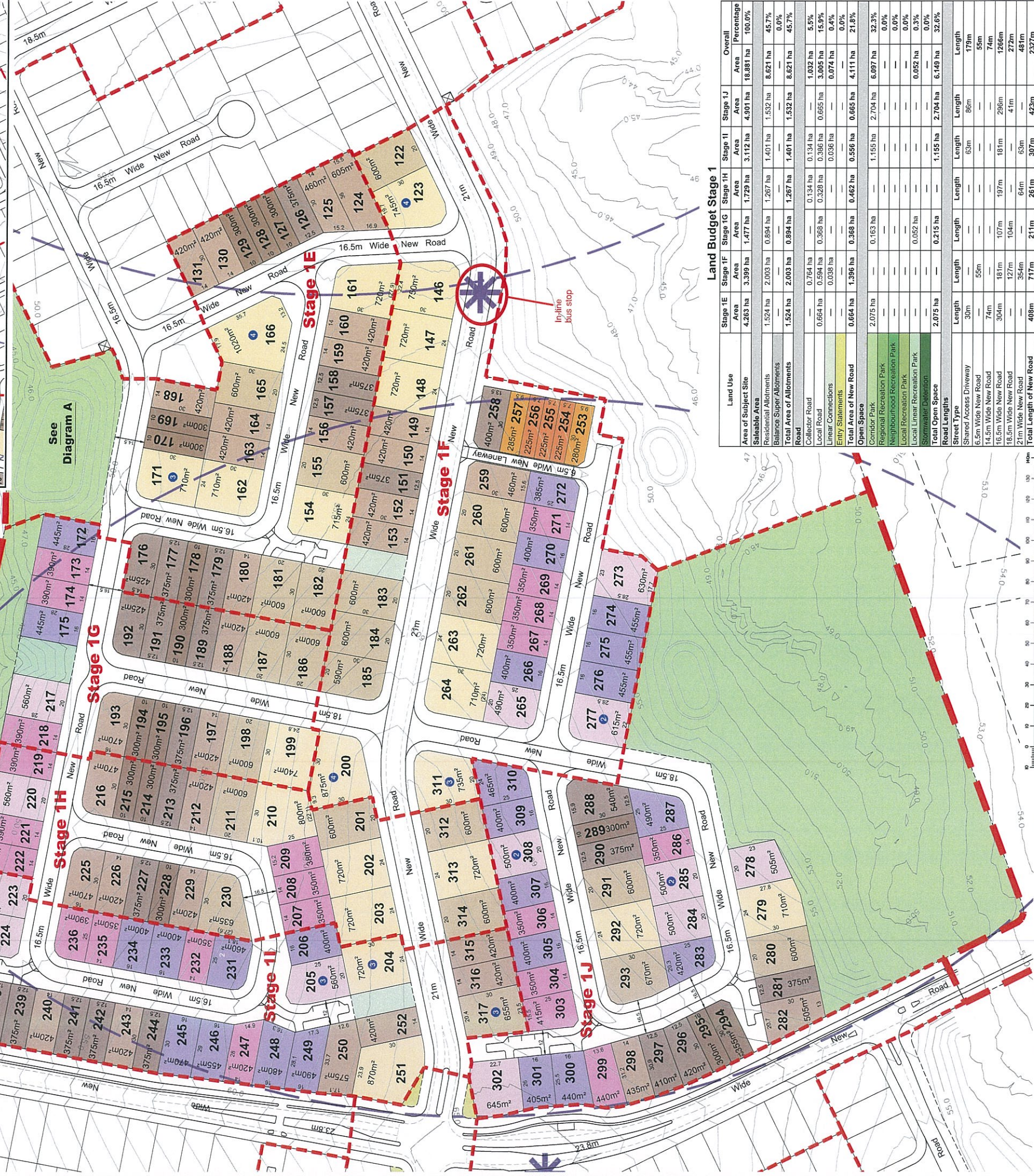
- Site Boundary
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- Relained Vegetation - Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location
- Padmount Transformer

AMENDED IN RED
By: **Brandon Bouda**
Date: **22 JUNE 2016**

**PLANS AND DOCUMENTS
FOR THE DDA APPROVAL**
- 7 JUL 2016
MEDQ

Yield Breakdown Stage 1

Residential Allotments	Typical Size	Typical Area	Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall
25m Deep Product									
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m²	—	—	—	—	—	—	—
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	—	—	—	—
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	—
Subtotal			—	—	—	—	—	—	—
28m - 30m Deep Product									
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	—	—
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	—	—
Subtotal			—	—	—	—	—	—	—
30m Deep Product									
Villa Allotment	10 x 30m	300m²	—	—	—	—	—	—	—
Premium Villa Allotment	12.5 x 30m	375m²	—	—	—	—	—	—	—
Courtyard Allotment	14 x 30m	420m²	—	—	—	—	—	—	—
Traditional Allotment	20 x 30m	600m²	—	—	—	—	—	—	—
Premium Traditional Allotment	24 x 30m	720m²	—	—	—	—	—	—	—
Subtotal			—	—	—	—	—	—	—
Total Residential Allotments			32	40	20	26	30	33	181
Residential Net Density			14.5 dwha	15.2 dwha	15.2 dwha	16.3 dwha	16.5 dwha	15.0 dwha	100%
Possible Multiple Residential Allotment			2	4	—	—	5	2	13



Land Budget Stage 1

Land Use	Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall
Area of Subject Site	4,263 ha	3,399 ha	1,477 ha	1,729 ha	3,112 ha	4,901 ha	18,881 ha
Saleable Area	1,524 ha	2,003 ha	894 ha	1,267 ha	1,401 ha	1,532 ha	8,621 ha
Residential Allotments	—	—	—	—	—	—	—
Balance Super Allotments	1,524 ha	2,003 ha	894 ha	1,267 ha	1,401 ha	1,532 ha	8,621 ha
Total Area of Allotments	1,524 ha	2,003 ha	894 ha	1,267 ha	1,401 ha	1,532 ha	8,621 ha
Collector Road	0.764 ha	—	—	—	—	—	0.764 ha
Local Road	0.664 ha	0.594 ha	0.368 ha	0.328 ha	0.036 ha	—	2.030 ha
Linear Connections	—	—	—	—	—	—	—
Entry Statements	—	—	—	—	—	—	—
Total Area of New Road	0.664 ha	0.594 ha	0.368 ha	0.328 ha	0.036 ha	—	2.030 ha
Open Space	2,075 ha	—	—	—	—	—	2,075 ha
Corridor Park	—	—	—	—	—	—	—
Regional Recreation Park	—	—	—	—	—	—	—
Neighbourhood Recreation Park	—	—	—	—	—	—	—
Local Recreation Park	—	—	—	—	—	—	—
Local Linear Recreation Park	—	—	—	—	—	—	—
Summative Allotment	—	—	—	—	—	—	—
Total Open Space	2,075 ha	—	—	—	—	—	2,075 ha
Street Type	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	30m	—	—	—	—	—	30m
6.5m Wide New Road	—	—	—	—	—	—	—
14.5m Wide New Road	—	—	—	—	—	—	—
16.5m Wide New Road	—	—	—	—	—	—	—
21m Wide New Road	—	—	—	—	—	—	—
Total Length of New Road	488m	711m	211m	261m	307m	423m	2,327m

REVISION

F: 13/03/15 Update To New Datum & Lot Cella
G: 16/04/15 Add new wedge entry road
H: 12/05/15 Adjust Staging & PMT
I: 15/05/15 Adjust Stage Table
J: 22/01/16 Amend Stages 1A - 1F & Regional Recreation Park
K: 11/02/16 Amend Stage Bay 1B & C
L: 12/05/16 Amend Lots 1A Stages 1C & F

PROJECT

FLAGSTONE PRECINCT 1

Date: 12 May 2016

DWG Name: Precinct 1 Stage 1

Locality: JIMBOOMBA

Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND

CLIENT

PEET

PLAN OF SUBDIVISION

STAGE 1E - 1J

ALLOTMENT LAYOUT

Scale

1 : 1000

Sheet

A1

Plan Ref

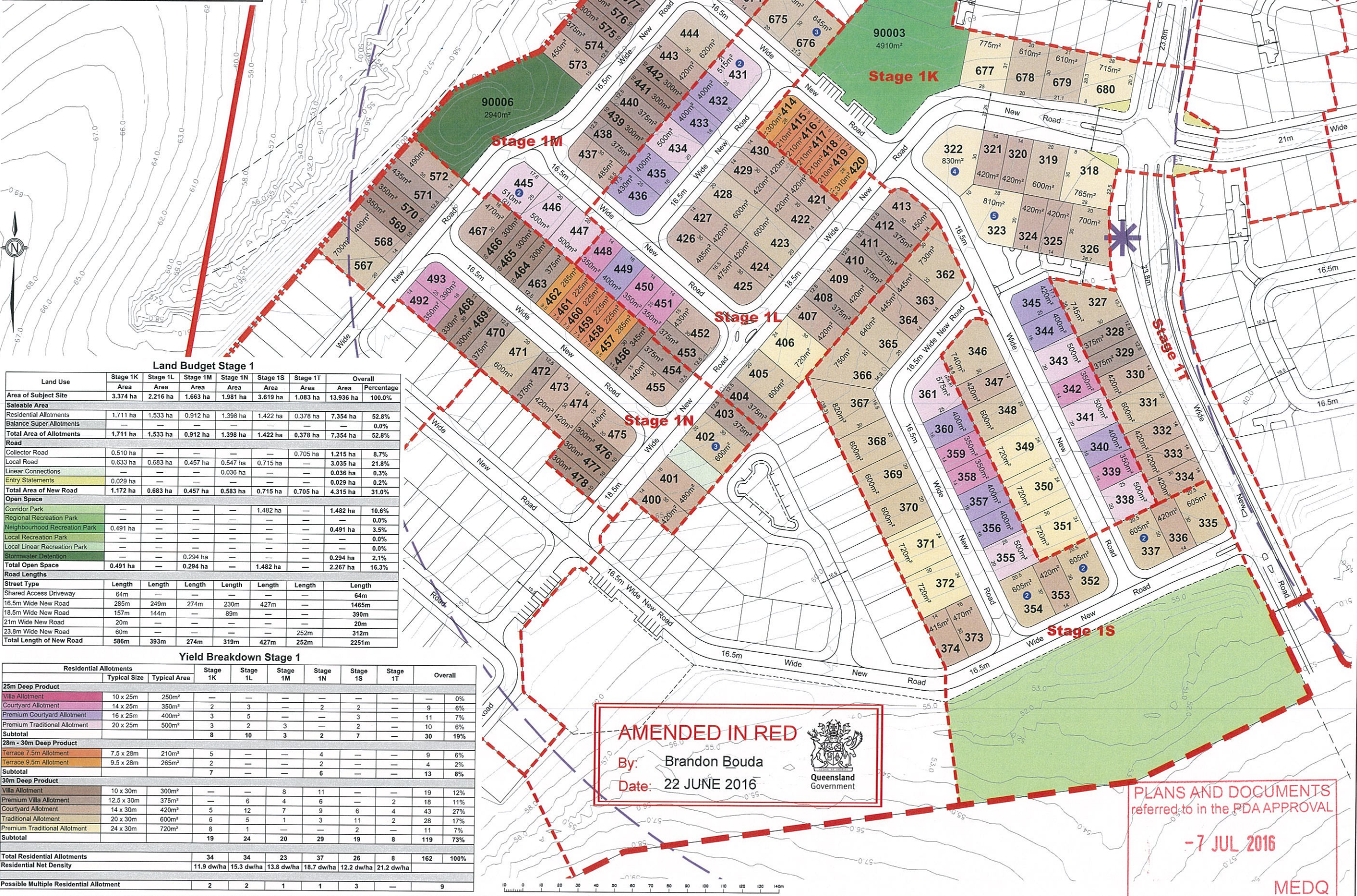
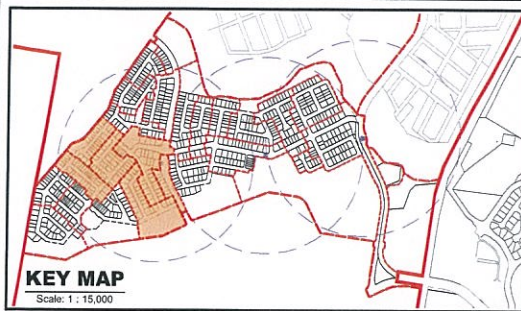
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L

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



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	2.216 ha	1.663 ha	1.981 ha	3.619 ha	1.083 ha	13.936 ha
Saleable Area							
Residential Allotments	1.711 ha	1.533 ha	0.912 ha	1.398 ha	1.422 ha	0.378 ha	7.354 ha
Balance Super Allotments	—	—	—	—	—	—	—
Total Area of Allotments	1.711 ha	1.533 ha	0.912 ha	1.398 ha	1.422 ha	0.378 ha	7.354 ha
Road							
Collector Road	0.510 ha	—	—	—	—	0.705 ha	1.215 ha
Local Road	0.633 ha	0.683 ha	0.457 ha	0.547 ha	0.715 ha	—	3.035 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	0.705 ha	4.315 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	—	6%
Premium Courtyard Allotment	16 x 25m	400m ²	3	5	—	—	3	—	7%
Premium Traditional Allotment	20 x 25m	500m ²	3	2	3	—	2	—	6%
Subtotal			8	10	3	2	7	—	19%
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	—	—	2%
Subtotal			7	—	—	6	—	—	11%
30m Deep Product									
Villa Allotment	10 x 30m	300m ²	—	—	8	—	—	—	12%
Premium Villa Allotment	12.5 x 30m	375m ²	—	6	4	6	—	2	11%
Courtyard Allotment	14 x 30m	420m ²	5	12	7	9	6	4	27%
Traditional Allotment	20 x 30m	600m ²	6	5	1	3	11	2	17%
Premium Traditional Allotment	24 x 30m	720m ²	8	1	—	—	2	—	7%
Subtotal			19	24	20	29	19	8	73%
Total Residential Allotments			34	34	23	37	26	8	162
Residential Net Density			11.9 dw/ha	15.3 dw/ha	13.8 dw/ha	18.7 dw/ha	12.2 dw/ha	21.2 dw/ha	100%
Possible Multiple Residential Allotment			2	2	1	1	3	—	9

AMENDED IN RED

By: Brandon Bouda

Date: 22 JUNE 2016



PLANS AND DOCUMENTS referred to in the PDA APPROVAL

- 7 JUL 2016

MEDQ

REVISION
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
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- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location
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CLIENT
PEET

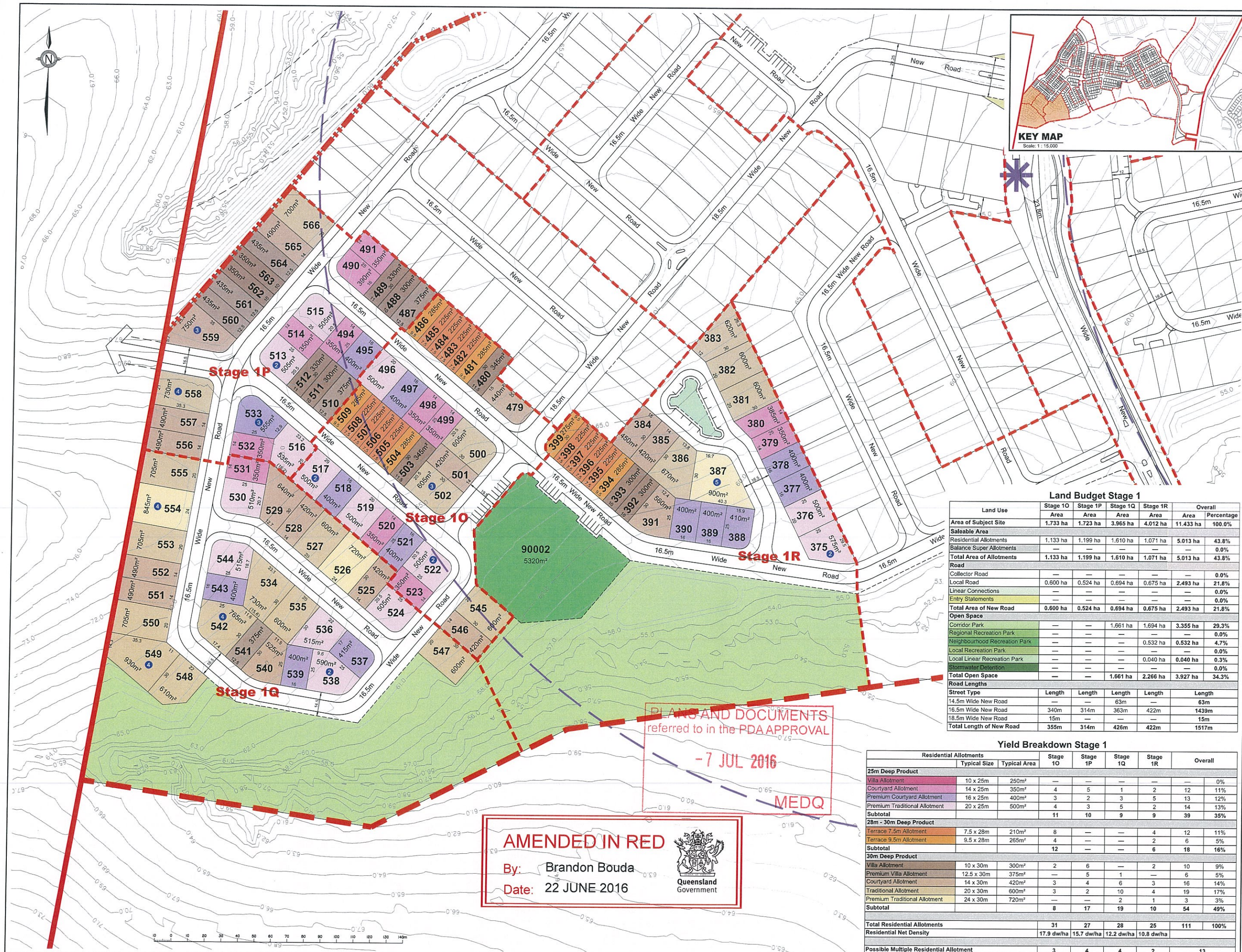
PROJECT
FLAGSTONE PRECINCT 1
PLAN OF SUBDIVISION
STAGE 1K - 1N &
1S - 1T
ALLOTMENT LAYOUT

Date: 12 May 2016
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: L

RPS

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ABN 44 140 292 762
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F +61 7 3124 9399
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REVISION
F: 13/03/15 Update To New Datum & Lot Cals
Add new wedge entry road
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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

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PROJECT
FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 10 - 1R
ALLOTMENT LAYOUT

Date	12 May 2016
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	L

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Land Budget Stage 1					
Land Use	Stage 1Q	Stage 1P	Stage 1Q	Stage 1R	Overall
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

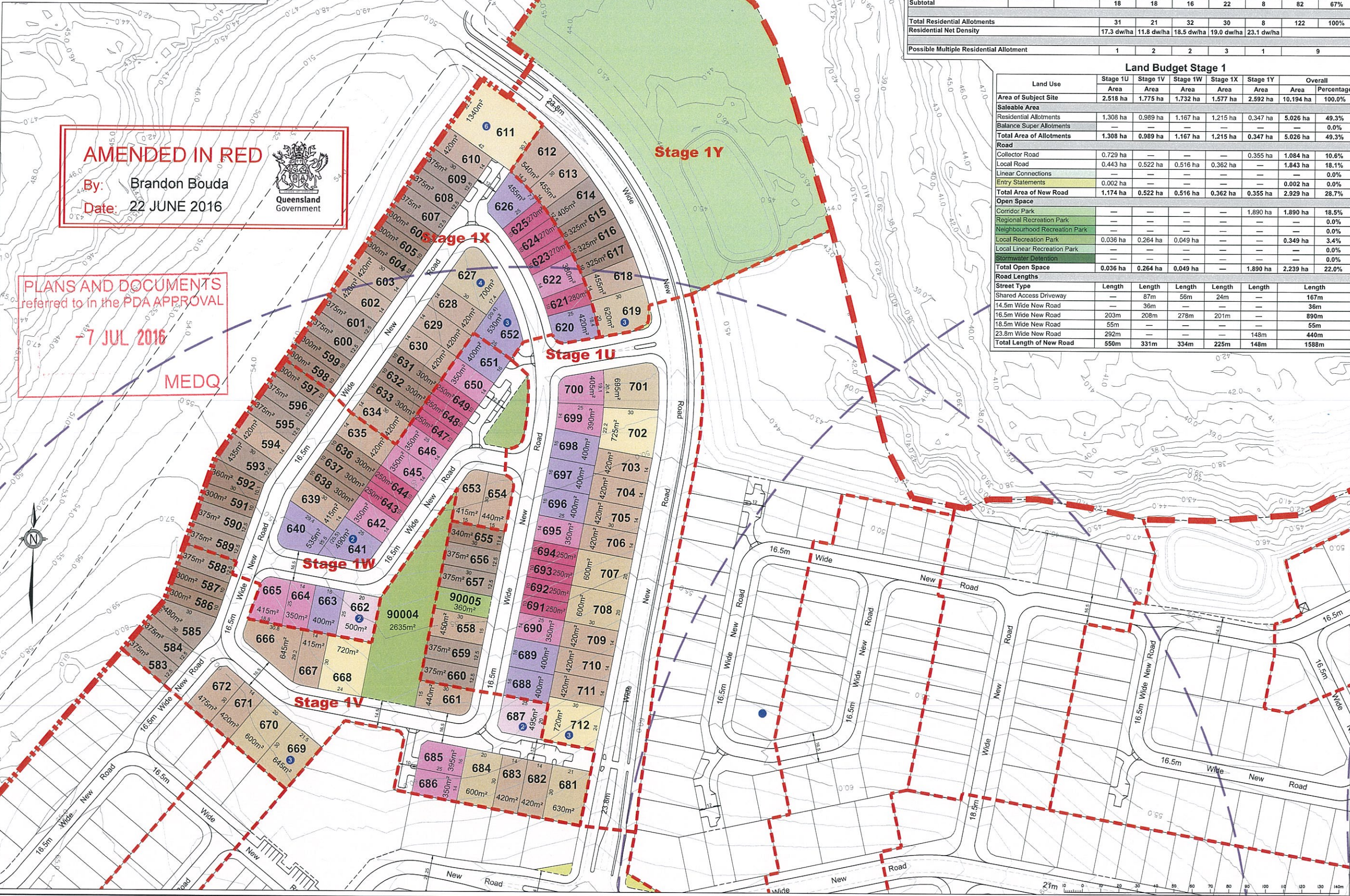
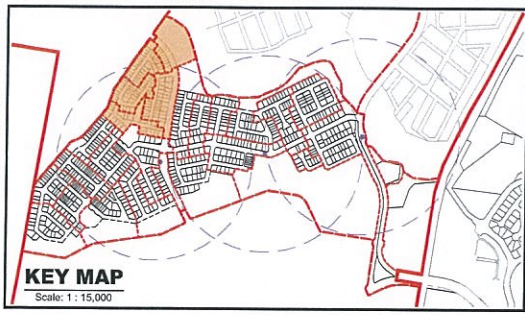
Yield Breakdown Stage 1						
Residential Allotments			Stage 1Q	Stage 1P	Stage 1Q	Stage 1R
Typical Size	Typical Area					
25m Deep Product						
Villa Allotment	10 x 25m	250m²	—	—	—	—
Courtyard Allotment	14 x 25m	350m²	4	5	1	2
Premium Courtyard Allotment	16 x 25m	400m²	3	2	3	5
Premium Traditional Allotment	20 x 25m	500m²	4	3	5	2
Subtotal			11	10	9	9
28m - 30m Deep Product						
Terrace 7.5m Allotment	7.5 x 28m	210m²	8	—	—	4
Terrace 9.5m Allotment	9.5 x 28m	265m²	4	—	—	2
Subtotal			12	—	—	6
30m Deep Product						
Villa Allotment	10 x 30m	300m²	2	6	—	2
Premium Villa Allotment	12.5 x 30m	375m²	—	5	1	—
Courtyard Allotment	14 x 30m	420m²	3	4	6	3
Traditional Allotment	20 x 30m	600m²	3	2	10	4
Premium Traditional Allotment	24 x 30m	720m²	—	—	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
By: Brandon Bouda
Date: 22 JUNE 2016
Queensland Government

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

- 7 JUL 2016

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	600m²	3	4	—	1	1	9	7%
Premium Traditional Allotment	24 x 30m	720m²	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	23.1 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	Percentage
Area of Subject Site	2,518 ha	1,775 ha	1,732 ha	1,577 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	0,347 ha	5,026 ha	49.3%
Balance Super Allotments	—	—	—	—	—	—	0.0%
Total Area of Allotments	1,308 ha	0.989 ha	1,167 ha	1,215 ha	0,347 ha	5,026 ha	49.3%
Road							
Collector Road	0,729 ha	—	—	—	0,355 ha	1,084 ha	10.6%
Local Road	0,443 ha	0,522 ha	0,516 ha	0,362 ha	—	1,843 ha	18.1%
Linear Connections	—	—	—	—	—	—	0.0%
Entry Statements	0,002 ha	—	—	—	—	0,002 ha	0.0%
Total Area of New Road	1,174 ha	0,522 ha	0,516 ha	0,362 ha	0,355 ha	2,929 ha	28.7%
Open Space							
Corridor Park	—	—	—	—	1,890 ha	1,890 ha	18.5%
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	—	1,890 ha	2,239 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
F: 13/03/15 Update To New Datum & Lot Cals
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
J: 22/01/16 Amend to Stages 1A - 1F &
Regional Recreation Park
K: 11/02/16 Amend Stage Bdy 1B & C
L: 12/05/16 Add Stgs 1E & F Ped Connection
Amend Lots in Stgs 1C & F

Note:
All dimensions and areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

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

Legend

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

CLIENT
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PROJECT
FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1U - 1Y
ALLOTMENT LAYOUT

Date: 12 May 2016
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: L

RPS

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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)
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, tilt or roller door.
 - The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
- Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
- Driveways must be completed prior to occupation of the dwelling.

Fencing

- Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- Fencing on all park or street frontages has a maximum height of 1.2metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
- Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill palings or panels.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Retaining walls must not exceed more than 1.0 metres where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0 metres. Retaining in excess of this must use terraced retaining.
- No timber retaining walls over 1.0m or adjoining parks or public streets.
- Walls over 1.0m require RPEQ certification.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materialsBuildings that do not comply may be assessed on architectural merit when accompanied by a report from a Registered Architect
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- Screened drying and rubbish bins area must be behind the main face of the dwelling.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope

- 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	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	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

- F: 13/03/15 Update To New Datum & Lot Cals
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
J: 22/01/16 Amend to Stages 1A - 1F & Regional Recreation Park
K: 11/02/16 Amend Stage 1B & C
L: 12/05/16 Add Stgs 1E & F Ped Connection Amend Lots in Stgs 1C & F

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

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PROJECT

FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT
STAGE 1A - 1D
RESIDENTIAL LOTS

Date: 12 May 2016

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

L

RPS

RPS Australia East Pty Ltd
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ABN 44 140 292 762

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Plan of Development Table										Plan of Development Table									
Terrace Allotments					Villa Allotments					Premium Villa Allotments					Premium Courtyard Allotments				
Ground	First Floor	Second Floor	Third Floor	Fourth Floor	Ground	First Floor	Second Floor	Third Floor	Fourth Floor	Ground	First Floor	Second Floor	Third Floor	Fourth Floor	Ground	First Floor	Second Floor	Third Floor	Fourth Floor
2.4m	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
5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m
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
Side - General Lots					Side - General Lots					Side - General Lots					Side - General Lots				
Built to Boundary					Built to Boundary					Built to Boundary					Built to Boundary				
Maximum B1B Wall Length (% of boundary length)					Maximum B1B Wall Length (% of boundary length)					Maximum B1B Wall Length (% of boundary length)					Maximum B1B Wall Length (% of boundary length)				
Non Built to Boundary					Non Built to Boundary					Non Built to Boundary					Non Built to Boundary				
Corner Lots - Secondary Frontage					Corner Lots - Secondary Frontage					Corner Lots - Secondary Frontage					Corner Lots - Secondary Frontage				
Rear of Lot (from lane boundary including garage)					Rear of Lot (from lane boundary including garage)					Rear of Lot (from lane boundary including garage)					Rear of Lot (from lane boundary including garage)				
Site Cover					Site Cover					Site Cover					Site Cover				
Note: Setbacks apply as per lot coding colour					Note: Setbacks apply as per lot coding colour					Note: Setbacks apply as per lot coding colour					Note: Setbacks apply as per lot coding colour				

Legend

- Site Boundary**
- Proposed Precinct Boundary
 - Proposed Stage Boundary
 - Proposed Sub Stage Boundary
 - 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
- 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)
 - Semi Transparent Fence to be Constructed by Developer



- Notes:**
- General**
- All development is to be undertaken in accordance with the Development Approval, Code (DCC), except as noted below.
 - The maximum height of buildings is to be determined in accordance with the Development Approval and other underground easements.
 - 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 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.
 - Buildings shall be constructed in accordance with the Plan of Development Table.
 - Buildings shall be constructed in accordance with the Plan of Development Table.
- 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 directly accessible from a living space.
 - 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)
 - Garages for any single storey dwelling on a lot between 10.0m and 12.4m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, lilt or roller door.
- 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 house.
 - 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 3 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	PROJECT	CLIENT	LOCAL AUTHORITY ECONOMIC DEVELOPMENT QUEENSLAND			
F: 13/03/15 Update To New Datum & Lot Cals	FLAGSTONE PRECINCT 1	CLIENT	PLAN OF DEVELOPMENT STAGE 1E - 1J RESIDENTIAL LOTS			
G: 16/04/15 Amend Allotments Stage 1B & Add Stage 1AD						
H: 12/05/15 Adjust Staging & PMT						
I: 15/05/15 Adjust Staging Table						
J: 22/01/16 Amend to Stages 1A - 1F & Regional Recreation Park						
K: 11/02/16 Amend to Stages 1G & 1H & C & L: 12/05/16 Add Stage 1E & 1F and Construction Amend Lots in Stages 1C & F						
Job Ref. 110056	Date 12 May 2016	DWG Name, Precinct 1 Stage 1	Scale 1 : 1000			
Comp By. WNW		Locality JIMBOOMBA				
Checked By. AZ / DG						
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND		Sheet A1	Plan Ref 110056 - 131	Rev L	



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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).
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m.
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, tilt or roller door.
 - The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
- Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
- Driveways must be completed prior to occupation of the dwelling.

Fencing

- Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- Fencing on all park or street frontages has a maximum height of 1.2metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
- Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill panels or panels.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Retaining walls must not exceed more than 1.0 metres where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0 metres. Retaining in excess of this must use terraced retaining.
- No timber retaining walls over 1.0m or adjoining parks or public streets.
- Walls over 1.0m require RPEQ certification.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materials
- Buildings that do not comply may be assessed on architectural merit when accompanied by a report from a Registered Architect

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	3.0m	3.0m	3.0m	3.0m	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	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	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

AMENDED IN RED

By: Brandon Bouda

Date: 05 July 2016



PLANS AND DOCUMENTS referred to in the PDA APPROVAL

- 7 JUL 2016

MEDC

Stage 1M

Stage 1K

Stage 1L

Stage 1N

Stage 1I

Stage 1S

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
F: 13/03/15 Update To New Datum & Lot Cals
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
J: 22/01/16 Amend to Stages 1A - 1F & Regional Recreation Park
K: 11/02/16 Amend Stage Bdy 1B & C
L: 12/05/16 Amend Stgs 1E & F Ped Connection Amend Lots in Stgs 1C & F

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
- 400m² 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 1K - 1N & 1S - 1T
RESIDENTIAL LOTS

Date	12 May 2016
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	L



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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)
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, tilt or roller door.
 - The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
- Driveways cannot exceed 3.5m across the verge on Lots between 10.0m and 12.49m wide.
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
- Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
- Driveways must be completed prior to occupation of the dwelling.

Fencing

- Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- Fencing on all park or street frontages has a maximum height of 1.2metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
- Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill palings or panels.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Retaining walls must not exceed more than 1.0 metres where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0 metres. Retaining in excess of this must use terraced retaining.
- No timber retaining walls over 1.0m or adjoining parks or public streets.
- Walls over 1.0m require RPEQ certification.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materialsBuildings that do not comply may be assessed on architectural merit when accompanied by a report from a Registered Architect
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- Screened drying and rubbish bins area must be behind the main face of the dwelling.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope

- 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.

AMENDED IN RED

By: Brandon Bouda

Date: 05 July 2016



PLANS AND DOCUMENTS referred to in the PDA APPROVAL

-7 JUL 2016

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) 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	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	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

- F: 13/03/15 Update To New Datum & Lot Cals
G: 16/04/15 Amend Allotments Stage 1B & Amend Stage 14D
H: 12/05/15 Adjust Staging & PMT
I: 15/05/15 Adjust Stats Table
J: 22/01/16 Amend to Stages 1A - 1F & Regional Recreation Park
K: 11/02/16 Amend Stage Body 1B & C
L: 12/05/16 Add Stigs 1E & F Ped Connection Amend Lots in Stigs 1C & F

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
- Intended 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: 12 May 2016

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

L

RPS

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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	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	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	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.
- 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 site 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)
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, tilt or roller door.
 - The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
- Driveways cannot exceed 3.5m in width at the verge on Lots between 10.0m and 12.49m wide.
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.49m.
- Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
- Driveways must be completed prior to occupation of the dwelling.

Fencing

- Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- Fencing on all park or street frontages has a maximum height of 1.2metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
- Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill palings or panels.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Retaining walls must not exceed more than 1.0 metres where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0 metres. Retaining in excess of this must use terraced retaining.
- No timber retaining walls over 1.0m or adjoining parks or public streets.
- Walls over 1.0m require RPEQ certification.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materialsBuildings that do not comply may be assessed on architectural merit when accompanied by a report from a Registered Architect
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- Screened drying and rubbish bins area must be behind the main face of the dwelling.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope

- 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
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
J: 22/01/16 Amend to Stages 1A - 1F & Regional Recreation Park
K: 11/02/16 Amend Stage 1B & C
L: 12/05/16 Add Stages 1E & F Ped Connection Amend Lots in Stages 1C & F

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	12 May 2016
Comp By	WNW
Checked By	AZ / DG
DWG Name	Precinct 1 Stage 1
Job Reference	110056
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Locality	JIMBOOMBA
Scales	1 : 1000
Sheet	A1
Plan Ref	110056 - 134
Rev	L

RPS

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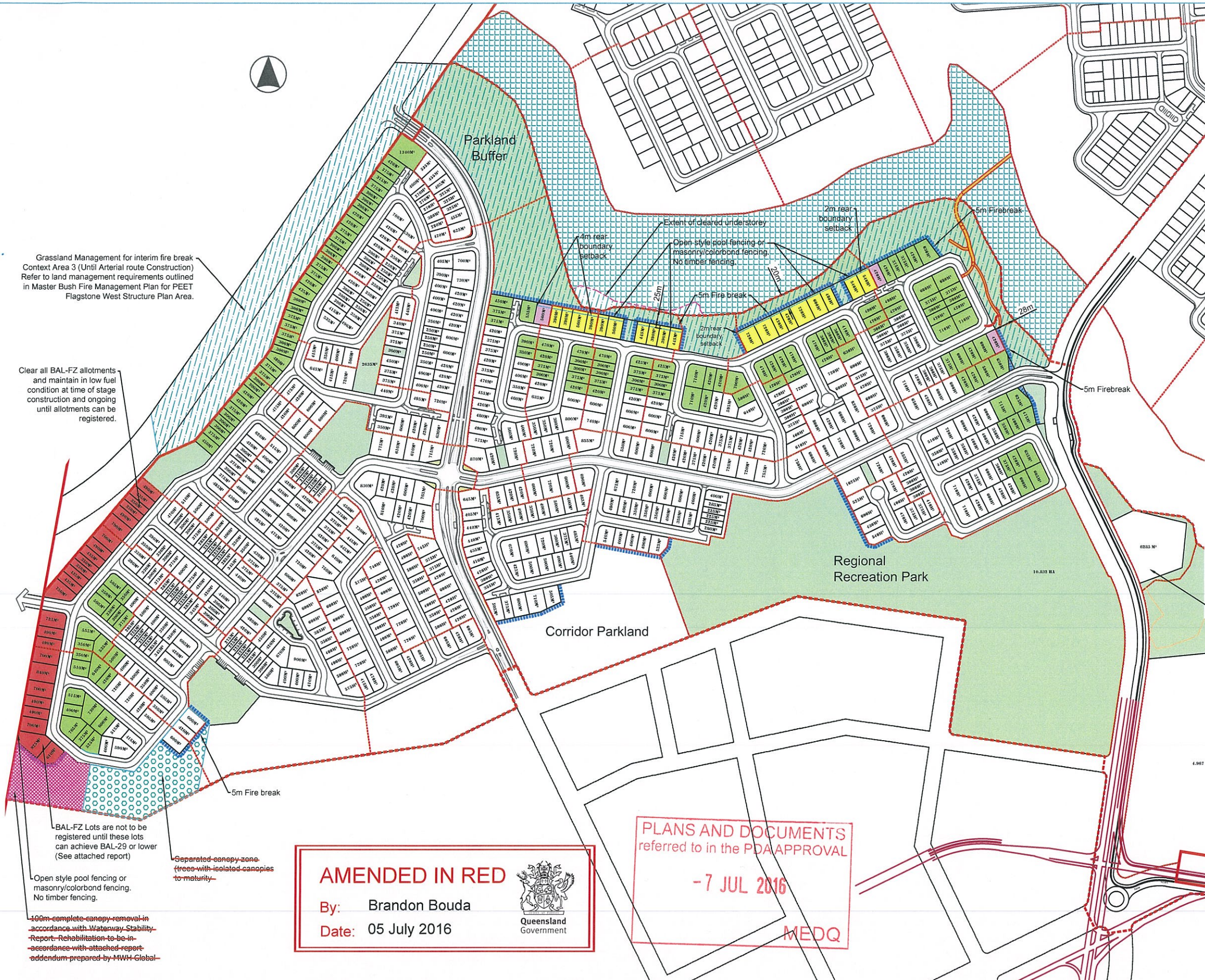


Legend

- BAL - 12.5
- BAL - 19
- BAL - 29
- BAL - 40
- BAL - FZ
- Fire Trail
- Fire Break (5m width)
- Parkland Areas
- Extent of clearing / seperation required
- Sandy Creek Corridor (No Clearing Permitted)

Notes

- The Bushfire Attack levels identified on this Bushfire Management Plan (BMP) are based upon the risk analysis undertaken as set out in the accompanying report.
- This BMP does not trigger any BAL's nor does it limit future amendment.
- The trigger for BAL assessment continues to remain the local government planning scheme's Bushfire Hazard overlay mapping.
- BAL's identified on this plan may or may not be triggered. However, for those properties which are triggered this assessment provides an appropriate BAL assessment for adoption if so desired, or may be amended at BA Stage following a revised BAL assessment conducted by a suitably qualified specialist and based on specific dwelling design & on-site setbacks.
- Undertake clearing & landscaping for parkland areas in accordance with measures set out in attached report.



Grassland Management for interim fire break Context Area 3 (Until Arterial route Construction) Refer to land management requirements outlined in Master Bush Fire Management Plan for PEET Flagstone West Structure Plan Area.

Clear all BAL-FZ allotments and maintain in low fuel condition at time of stage construction and ongoing until allotments can be registered.

BAL-FZ Lots are not to be registered until these lots can achieve BAL-29 or lower (See attached report)

Open style pool fencing or masonry/colorbond fencing. No timber fencing.

100m complete canopy removal in accordance with Waterway Stability Report. Rehabilitation to be in accordance with attached report addendum prepared by MWH Global

Seperated canopy zone (trees with isolated canopies to maturity)

AMENDED IN RED

By: Brandon Bouda

Date: 05 July 2016

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

- 7 JUL 2016

MEDQ

BAL Assessment required at building design stage or gradation

				DESIGNED		 MWH®	PEET Ltd. Stage 1 – Flagstone West	Status Stamp	
				DRAWN				Date Stamp	
				CAD REVIEW				Scales	
				DES CHECK				Drawing No.	
				REVIEWED				01	Rev.
				APPROVED					
REV	REVISIONS			APP	DATE	PROF REGISTRATION:	BUSHFIRE MANAGEMENT PLAN Addendum		