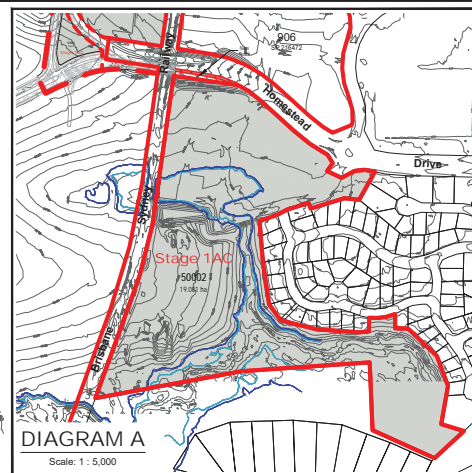
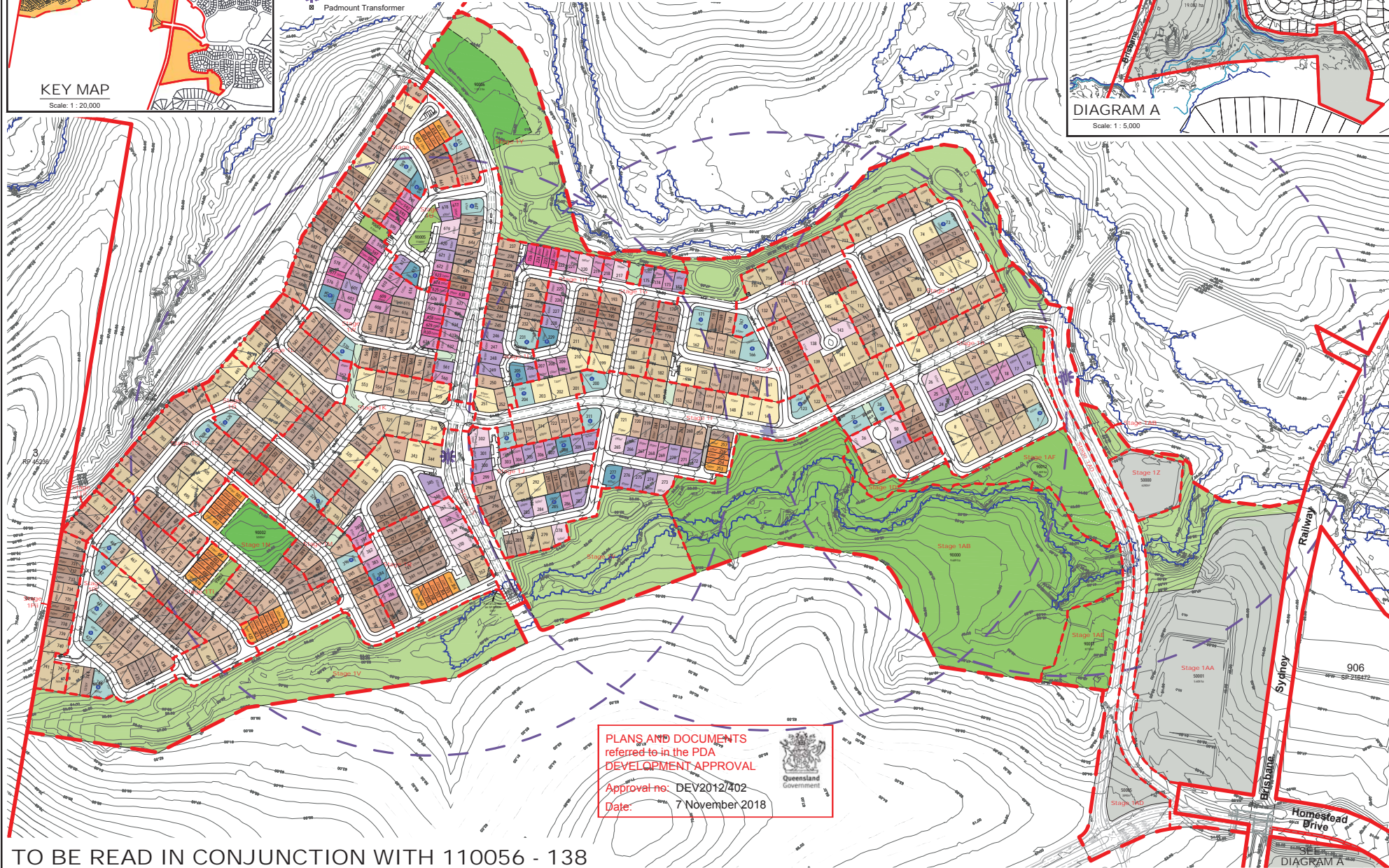


- General**
- Site Boundary
 - Proposed Precinct Boundary
 - Proposed Super Stage Boundary
 - Proposed Sub Stage Boundary
 - Entry Statements - Lease
 - Existing Q5
 - Existing Q100
 - Alternative Road Alignment
 - 400m Catchment Area
 - Maximum Potential Residential Dwellings
 - Indicative In-line Bus Stop
 - Indicative Bus Stop Location
 - Padmount Transformer
- Open Space**
- Regional Recreation Park
 - Corridor Park
 - Neighbourhood Recreation Park
 - Local Recreation Park
 - Local Linear Recreation Park
 - Stormwater Detention
 - Linear Connections
 - Entry Statements
 - Retained Vegetation - Flagstone & Sandy Creek (updated as per Saunders Havill email 10/11/14)
 - Retained Vegetation - Other Areas (updated as per Saunders Havill email 10/11/14)
- Legend**
- 25m Deep Allotments**
- Villa Allotment
 - Courtyard Allotment
 - Premium Courtyard Allotment
 - Premium Traditional Allotment
 - Possible Multiple Residential Allotment
- 28m Deep Allotments**
- 7.5m Terrace Allotment
 - 9.5m End Terrace Allotment
- Allotments**
- 30m Deep Allotments**
- Villa Allotment
 - Premium Villa Allotment
 - Courtyard Allotment
 - Traditional Allotment
 - Premium Traditional Allotment
 - Possible Multiple Residential Allotment
- Super Allotments**
- Super Allotment

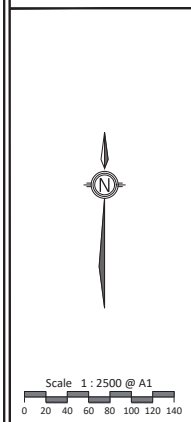


REVISION

T: 05/10/17	Amend Stage 1K & 1Y
U: 13/10/17	Amend Stage 1M & 1N
T: 05/10/17	Amend Stage 1K & 1Y
W: 23/11/17	Amend Stage 1M, 1Q, 1R & 1Y
X: 30/11/17	Amend Stage 1M, 1N, 1Q & 1T
Y: 14/12/17	Amend POD Stage 1L, 1N, 1P & 1R
Z: 08/05/18	Amend Sub-Staging and RRP Lot
AA: 17/05/18	Amend Stage 1P
AB: 06/09/18	Amend Stage 1V, 1W, 1X, 1AB, 1AE & 1AF

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: DCCB.
Contours: Carcho Bulk Earthworks



CLIENT
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PROJECT
FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1
ALLOTMENT LAYOUT

Date	6 September 2018
Comp By	WNW
Checked By	MD / 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	AB

RPS

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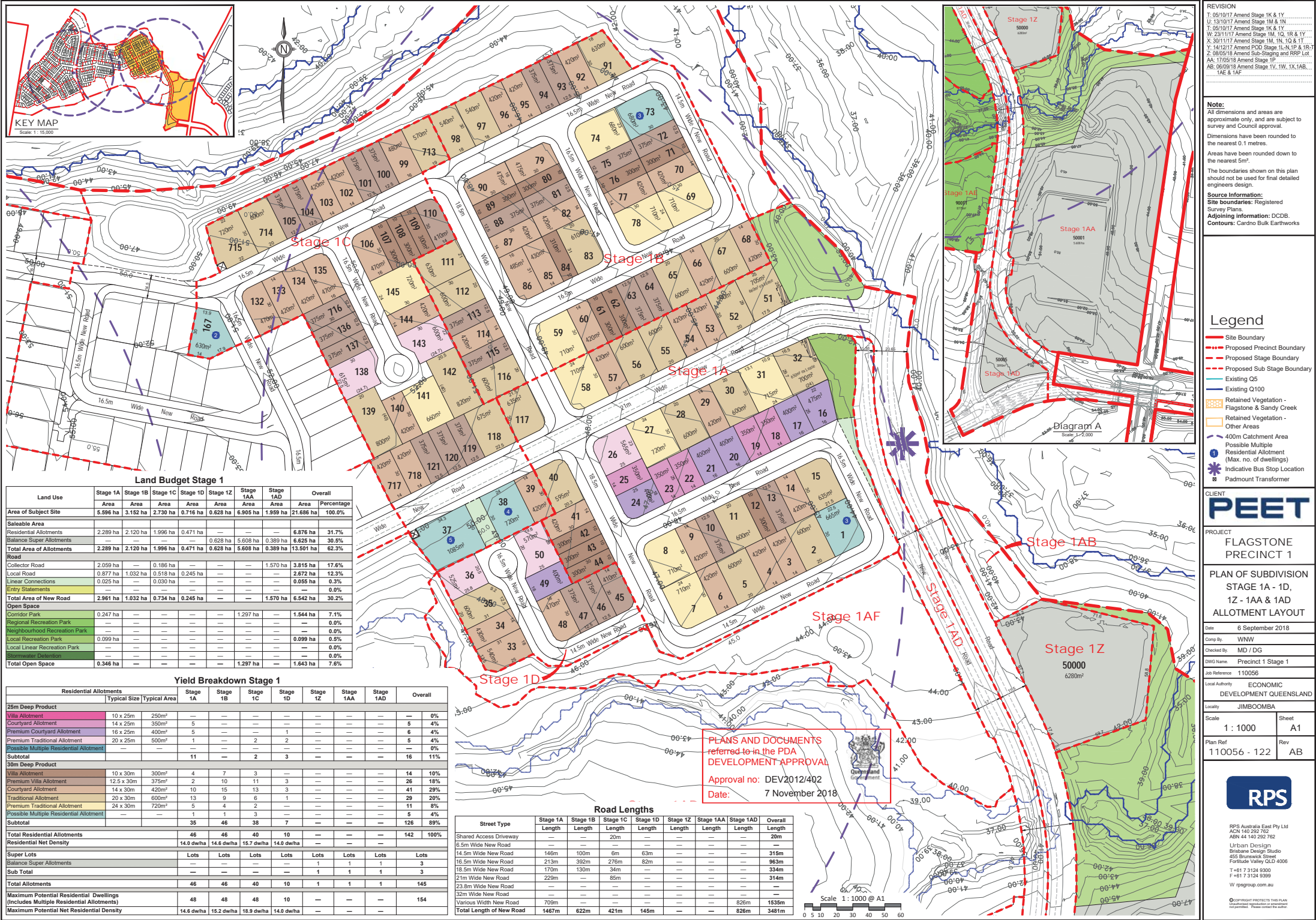
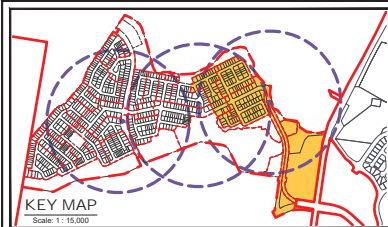
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/402
Date: 7 November 2018

Queensland Government

TO BE READ IN CONJUNCTION WITH 110056 - 138



Land Use	Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1Z	Stage 1AA	Stage 1AD	Overall
Area	Area	Area	Area	Area	Area	Area	Area	Percentage
Area of Subject Site	5.996 ha	3.152 ha	2.730 ha	0.716 ha	0.628 ha	6.905 ha	1.959 ha	21.696 ha 100.0%
Saleable Area								
Residential Allotments	2.289 ha	2.120 ha	1.996 ha	0.471 ha	—	—	—	6.876 ha 31.7%
Balance Super Allotments	—	—	—	—	0.628 ha	5.608 ha	0.389 ha	6.625 ha 30.5%
Total Area of Allotments	2.289 ha	2.120 ha	1.996 ha	0.471 ha	0.628 ha	5.608 ha	0.389 ha	13.501 ha 62.3%
Road								
Collector Road	2.059 ha	—	0.186 ha	—	—	—	1.570 ha	3.815 ha 17.6%
Local Road	0.877 ha	1.032 ha	0.518 ha	0.245 ha	—	—	—	2.672 ha 12.3%
Linear Connections	0.025 ha	—	0.030 ha	—	—	—	—	0.055 ha 0.3%
Entry Statements								
Total Area of New Road	2.961 ha	1.032 ha	0.734 ha	0.245 ha	—	—	1.570 ha	6.542 ha 30.2%
Open Space								
Community Park	0.247 ha	—	—	—	—	1.297 ha	—	1.544 ha 7.1%
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	—	—	—	—	—	—	—	— 0.0%
Stormwater Detention	—	—	—	—	—	—	—	— 0.0%
Total Open Space	0.346 ha	—	—	—	—	1.297 ha	1.643 ha	7.6%

Residential Allotments			Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1Z	Stage 1AA	Stage 1AD	Overall
	Typical Size	Typical Area								
25m Deep Product										
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m²	5	—	—	—	—	—	—	5 4%
Premium Courtyard Allotment	16 x 25m	400m²	5	—	—	1	—	—	—	6 4%
Premium Traditional Allotment	20 x 25m	500m²	1	—	2	2	—	—	—	5 4%
Possible Multiple Residential Allotment	20 x 25m	—	—	—	—	—	—	—	—	0%
Subtotal			11	—	2	3	—	—	—	16 11%
30m Deep Product										
Villa Allotment	10 x 30m	300m²	4	7	3	—	—	—	—	14 10%
Premium Villa Allotment	12.5 x 30m	375m²	2	10	11	3	—	—	—	26 18%
Courtyard Allotment	14 x 30m	420m²	10	15	13	3	—	—	—	41 28%
Traditional Allotment	20 x 30m	600m²	13	9	6	1	—	—	—	29 20%
Premium Traditional Allotment	24 x 30m	720m²	5	4	2	—	—	—	—	11 8%
Possible Multiple Residential Allotment	24 x 30m	—	1	1	3	—	—	—	—	5 4%
Subtotal			35	46	38	7	—	—	—	126 89%
Total Residential Allotments			46	46	40	10	—	—	—	142 100%
Residential Net Density			14.0 d/ha	14.6 d/ha	15.7 d/ha	14.0 d/ha	—	—	—	—
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots
Balance Super Allotments			—	—	—	—	1	1	1	3
Sub Total			—	—	—	—	—	1	1	3
Total Allotments			46	46	40	10	1	1	1	145
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			48	48	48	10	—	—	—	154
Maximum Potential Net Residential Density			14.6 d/ha	15.2 d/ha	16.9 d/ha	14.0 d/ha	—	—	—	—

Street Type	Road Lengths							Overall Length
	Stage 1A Length	Stage 1B Length	Stage 1C Length	Stage 1D Length	Stage 1Z Length	Stage 1AA Length	Stage 1AD Length	
Shared Access Driveway	—	—	20m	—	—	—	—	20m
6.5m Wide New Road	—	—	—	—	—	—	—	—
14.5m Wide New Road	146m	100m	6m	63m	—	—	—	316m
16.5m Wide New Road	213m	392m	276m	82m	—	—	—	963m
18.5m Wide New Road	170m	130m	34m	—	—	—	—	334m
21m Wide New Road	229m	—	85m	—	—	—	—	314m
23.8m Wide New Road	—	—	—	—	—	—	—	—
32m Wide New Road	—	—	—	—	—	—	—	—
Various Width New Road	709m	—	—	—	—	826m	—	1535m
Total Length of New Road	1467m	622m	421m	145m	—	826m	—	3481m

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/402
Date: 7 November 2018


Queensland
Government

REVISION	
T: 05/10/17	Amend Stage 1K & 1Y.
U: 13/10/17	Amend Stage 1M & 1N.
T: 05/10/17	Amend Stage 1K & 1Y.
W: 23/11/17	Amend Stage 1M, 1Q, 1R & 1Y.
X: 30/11/17	Amend Stage 1M, 1N, 1Q & 1Y.
Y: 14/12/17	Amend POB Stage 1L-N, P & 1R-3.
Z: 08/05/18	Amend Sub-Staging and RSP Lot.
AA: 17/05/18	Amend Stage 1P.
AB: 06/09/18	Amend Stage 1X, 1W, 1X, 1A-B, 1AE & 1AF.
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 5m ² . The boundaries shown on this plan should not be used for final legal engineers design.	
Source Information: Site boundaries: Registered Survey Plans Adjoining information: DCDB. Contours: Cardno Bulk Earthworks	
Legend	
[Solid Red Line]	Site Boundary
[Dashed Red Line]	Proposed Precinct Boundary
[Dotted Red Line]	Proposed Stage Boundary
[Dash-dot Red Line]	Proposed Sub Stage Boundary
[Blue Dotted Line]	Existing G5
[Orange Dotted Line]	Existing Q100
[Green Stippled Area]	Retained Vegetation - Flagstone & Sandy Creek
[Yellow Stippled Area]	Retained Vegetation - Other Areas
[Purple Dashed Line]	400m Catchment Area
[Blue Circle with 'i']	Possible Multiple Residential Allotment (Max. no. of dwellings)
[Blue Star]	Indicative Bus Stop Location
[Black Square]	Padmount Transformer
CLIENT	
PFET	
PROJECT	
FLAGSTONE PRECINCT 1	
PLAN OF SUBDIVISION	
STAGE 1A - 1D, 1Z - 1AA & 1AD	
ALLOTMENT LAYOUT	
Date	6 September 2018
Comply By	WWV
Chested By	MD / DG
DWG Name	Precinct 1 Stage 1
Job Reference	110056
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Locality	JIMBOOMBA
Scale	Sheet
1 : 1000	A1
Plan Ref	Rev
110056 - 122	AB
RPS	
RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Urban Design Bridgden Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 T +61 7 3214 9390 F +61 7 3214 9399 W rpsgroup.com.au	
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/402

Date: 7 November 2018



KEY MAP
Scale 1 : 15,000

REVISION
T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1N
T: 05/10/17 Amend Stage 1K & 1Y
W: 23/11/17 Amend Stage 1M, 1N, 1Q & 1Y
X: 30/11/17 Amend Stage 1M, 1N, 1Q & 1Y
Y: 14/12/17 Amend POD Stage 1L-N, 1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P
AB: 06/09/18 Amend Stage 1Y, 1W, 1X, 1AB
1AE & 1AF

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: DCCB.
Contours: Canbrix Bulk Earthworks

Legend

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

CLIENT
PEET

PROJECT
**FLAGSTONE
PRECINCT 1**

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

Date: 6 September 2018
Comp By: WNW
Checked By: MD / 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: AB

RPS

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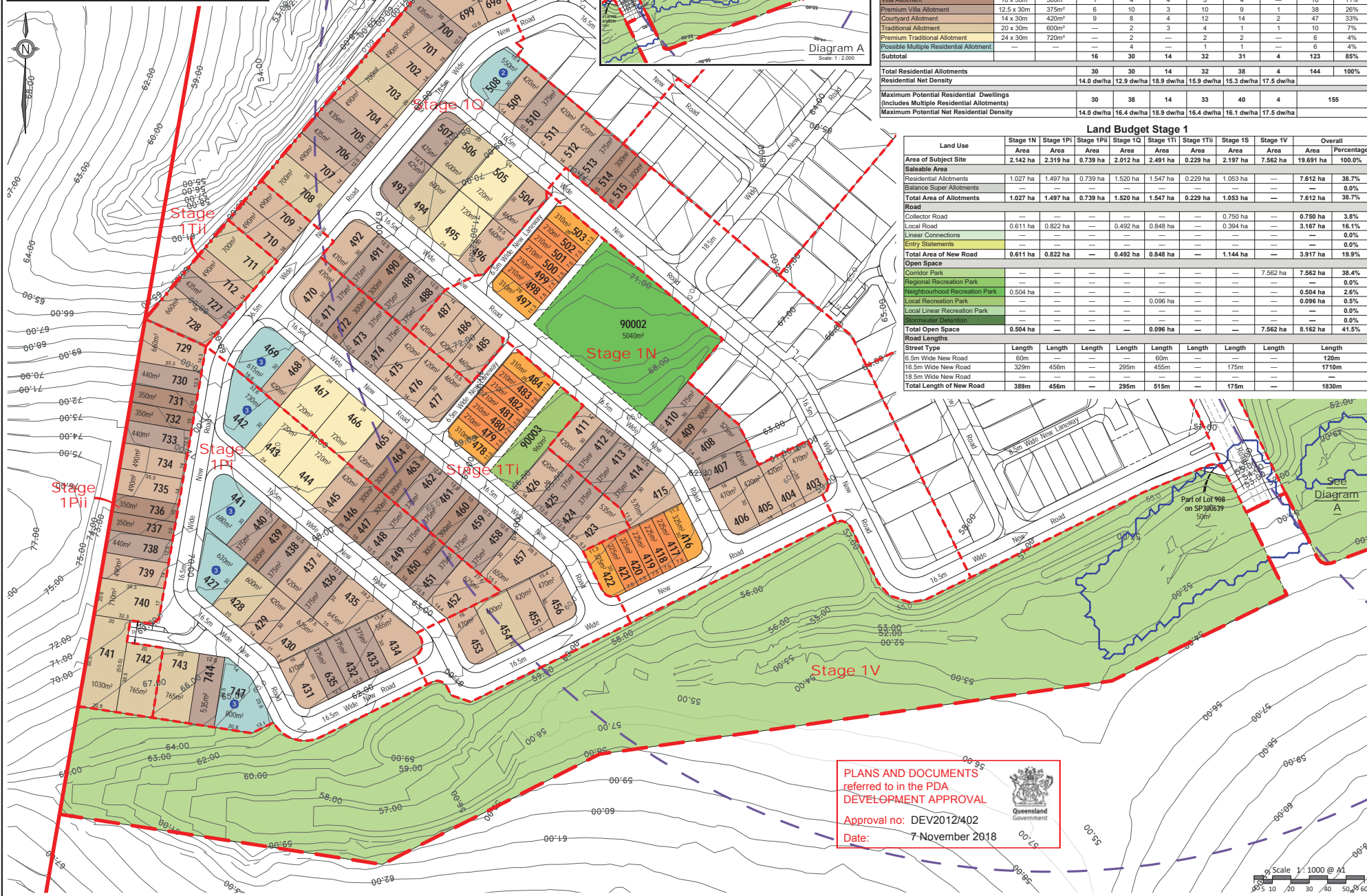
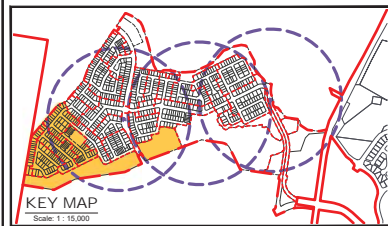
Land Budget Stage 1

Land Use	Stage 1K	Stage 1L	Stage 1M	Stage 1O	Stage 1R	Stage 1S	Overall
Area	Area	Area	Area	Area	Area	Area	Percentage
Area of Subject Site	2.498 ha	1.271 ha	1.561 ha	1.056 ha	2.025 ha	2.197 ha	10.608 ha 100.0%
Saleable Area	1.632 ha	0.914 ha	0.905 ha	0.822 ha	1.317 ha	1.053 ha	6.643 ha 62.6%
Residential Allotments	—	—	—	—	—	—	0.0%
Balance Super Allotments	—	—	—	—	—	—	0.0%
Total Area of Allotments	1.632 ha	0.914 ha	0.905 ha	0.822 ha	1.317 ha	1.053 ha	6.643 ha 62.6%
Road	0.692 ha	—	0.047 ha	—	—	0.750 ha	1.489 ha 14.0%
Collector Road	0.093 ha	0.357 ha	0.576 ha	0.210 ha	—	0.394 ha	2.312 ha 21.8%
Local Road	0.081 ha	—	0.033 ha	0.024 ha	0.026 ha	—	0.164 ha 1.5%
Linear Connections	0.081 ha	—	0.033 ha	0.024 ha	0.026 ha	—	0.164 ha 1.5%
Entry Statements	—	—	—	—	—	—	0.0%
Total Area of New Road	0.866 ha	0.357 ha	0.656 ha	0.234 ha	0.708 ha	1.144 ha	3.965 ha 37.4%
Open Space	—	—	—	—	—	—	0.0%
Corridor Park	—	—	—	—	—	—	0.0%
Regional Recreation Park	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	0.0%
Other Open Space	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	—	0.0%
Road Lengths	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	—	44m	—	43m	—	89m	176m
6.5m Wide New Road	—	—	—	—	70m	—	70m
16.5m Wide New Road	63m	172m	337m	100m	370m	175m	1217m
18.5m Wide New Road	145m	—	30m	—	—	—	175m
21m Wide New Road	110m	—	—	—	—	—	110m
23.8m Wide New Road	38m	—	—	—	253m	—	291m
Total Length of New Road	356m	216m	367m	143m	440m	517m	2039m

Yield Breakdown Stage 1

Residential Allotments	Typical Size	Typical Area	Stage 1K	Stage 1L	Stage 1M	Stage 1O	Stage 1R	Stage 1S	Overall
25m Deep Product									
Villa Allotment	10 x 25m	250m ²	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m ²	—	1	—	—	4	3	8 6%
Premium Courtyard Allotment	16 x 25m	400m ²	—	—	—	—	—	1	1 1%
Premium Traditional Allotment	20 x 25m	500m ²	—	—	—	—	—	4	4 3%
Possible Multiple Residential Allotment	—	—	—	—	—	—	1	—	1 1%
Subtotal	—	—	—	1	—	—	9	4	14 10%
28m - 30m Deep Product									
Terrace 7.5m Allotment	7.5 x 28m	210m ²	—	—	—	—	5	—	5 4%
Terrace 9.5m Allotment	9.5 x 28m	265m ²	—	—	—	—	2	—	2 1%
Subtotal	—	—	—	—	—	—	7	—	7 5%
30m Deep Product									
Villa Allotment	10 x 30m	300m ²	2	2	6	—	8	4	22 15%
Premium Villa Allotment	12.5 x 30m	375m ²	7	6	7	3	9	4	36 25%
Courtyard Allotment	14 x 30m	420m ²	14	7	8	4	1	3	37 26%
Traditional Allotment	20 x 30m	600m ²	3	3	—	—	1	4	15 11%
Premium Traditional Allotment	24 x 30m	720m ²	4	1	—	—	—	2	8 6%
Possible Multiple Residential Allotment	—	—	1	—	1	1	—	—	3 2%
Subtotal	—	—	31	19	22	13	19	17	121 85%
Total Residential Allotments	—	—	31	20	22	13	35	21	142 100%
Residential Net Density	—	—	17.2 dw/ha	15.7 dw/ha	14.5 dw/ha	12.3 dw/ha	17.3 dw/ha	14.5 dw/ha	—
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	—	33	20	24	15	36	21	149
Maximum Potential Net Residential Density	—	—	18.3 dw/ha	15.7 dw/ha	15.9 dw/ha	14.2 dw/ha	17.8 dw/ha	14.5 dw/ha	—

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



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402

Date: 7 November 2018



Scale 1:1000 @ A1

0 10 20 30 40 50 60

Yield Breakdown Stage 1									
Residential Allotments	Typical Size	Typical Area	Stage 1N	Stage 1PI	Stage 1PQ	Stage 1Q	Stage 1TI	Stage 1TII	Overall
25m Deep Product									
Villa Allotment	10 x 25m	250m ²	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m ²	—	—	—	—	—	—	0%
Premium Courtyard Allotment	16 x 25m	400m ²	—	—	—	—	—	—	0%
Premium Traditional Allotment	20 x 25m	500m ²	—	—	—	—	—	—	0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	0%
Subtotal			—	—	—	—	—	—	0%
28m - 30m Deep Product									
Terrace 7.5m Allotment	7.5 x 28m	210m ²	10	—	—	—	5	—	15%
Terrace 9.5m Allotment	9.5 x 28m	265m ²	4	—	—	—	2	—	6%
Subtotal			14	—	—	—	7	—	21%
30m Deep Product									
Villa Allotment	10 x 30m	300m ²	1	4	4	3	4	—	16%
Premium Villa Allotment	12.5 x 30m	375m ²	6	10	3	10	9	1	38%
Courtyard Allotment	14 x 30m	420m ²	9	8	4	12	14	2	47%
Traditional Allotment	20 x 30m	600m ²	—	2	3	4	1	1	10%
Premium Traditional Allotment	24 x 30m	720m ²	—	2	—	2	2	—	6%
Possible Multiple Residential Allotment	—	—	—	4	—	1	1	—	6%
Subtotal			16	30	14	32	31	4	123%
Total Residential Allotments			30	30	14	32	38	4	144%
Residential Net Density			14.0 dw/ha	12.9 dw/ha	18.9 dw/ha	15.9 dw/ha	15.3 dw/ha	17.5 dw/ha	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			30	38	14	33	40	4	155
Maximum Potential Net Residential Density			14.0 dw/ha	16.4 dw/ha	18.9 dw/ha	16.4 dw/ha	16.1 dw/ha	17.5 dw/ha	

Land Budget Stage 1									
Land Use	Stage 1N	Stage 1PI	Stage 1PQ	Stage 1Q	Stage 1TI	Stage 1TII	Stage 1S	Stage 1V	Overall
Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
Area of Subject Site	2.142 ha	2.319 ha	0.739 ha	2.012 ha	2.491 ha	0.229 ha	2.197 ha	7.562 ha	19.691 ha
Saleable Area									
Residential Allotments	1.027 ha	1.497 ha	0.739 ha	1.520 ha	1.547 ha	0.229 ha	1.053 ha	—	7.612 ha
Balance Super Allotments	—	—	—	—	—	—	—	—	0.0%
Total Area of Allotments	1.027 ha	1.497 ha	0.739 ha	1.520 ha	1.547 ha	0.229 ha	1.053 ha	—	7.612 ha
Road									
Collector Road	—	—	—	—	—	—	0.750 ha	—	3.8%
Local Road	0.611 ha	0.822 ha	—	0.492 ha	0.848 ha	—	0.394 ha	—	3.167 ha
Linear Connections	—	—	—	—	—	—	—	—	0.0%
Entry Statements	—	—	—	—	—	—	—	—	0.0%
Total Area of New Road	0.611 ha	0.822 ha	—	0.492 ha	0.848 ha	—	1.144 ha	—	3.917 ha
Open Space									
Comer Park	—	—	—	—	—	—	7.562 ha	—	38.4%
Regional Recreation Park	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	0.504 ha	—	—	—	0.096 ha	—	—	—	0.504 ha
Local Recreation Park	—	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	—	—	—	—	0.0%
Total Open Space	0.504 ha	—	—	—	0.096 ha	—	7.562 ha	—	8.162 ha
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	Length
6.5m Wide New Road	60m	—	—	60m	—	—	—	—	120m
16.5m Wide New Road	329m	456m	—	295m	455m	—	175m	—	1710m
18.5m Wide New Road	—	—	—	—	—	—	—	—	—
Total Length of New Road	389m	456m	—	295m	515m	—	175m	—	1830m

REVISION

T: 05/10/17 Amend Stage 1K & 1V
U: 13/10/17 Amend Stage 1M & 1N
T: 05/10/17 Amend Stage 1K & 1V
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1T
X: 30/11/17 Amend Stage 1M, 1N, 1Q & 1T
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Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P
AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1AB
1AE & 1AF

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Areas have been rounded down to the nearest 5m².
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Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: ODOB.
Contours: Canbri Bulk Earthworks

Legend

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

CLIENT

PEET

PROJECT

FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION STAGE 10 - 1R ALLOTMENT LAYOUT

Date: 6 September 2018

Comp By: WNW

Checked By: MD / DG

DWG Name: Precinct 1 Stage 1

Job Reference: 110056

Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND

Locality: JIMBOOMBA

Scale: 1:1000

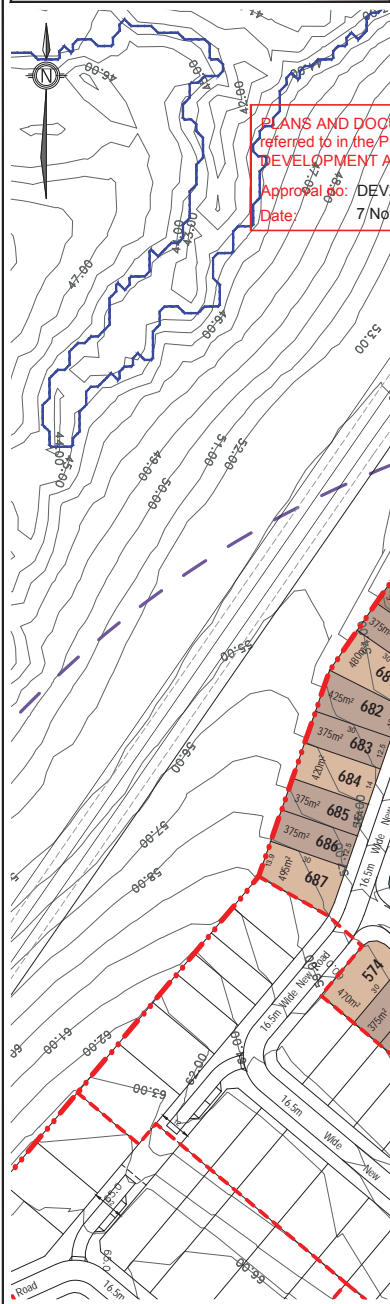
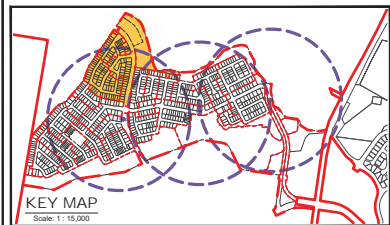
Sheet: A1

Plan Ref: 110056 - 125

Rev: AB

RPS

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/402
Date: 7 November 2018



Yield Breakdown Stage 1						
Residential Allotments	Typical Size	Typical Area	Stage 1U	Stage 1W	Stage 1X	Stage 1Y
25m Deep Product						
Villa Allotment	10 x 25m	250m ²	6	9	—	—
Courtyard Allotment	14 x 25m	350m ²	8	14	—	—
Premium Courtyard Allotment	16 x 25m	400m ²	6	1	—	—
Premium Traditional Allotment	20 x 25m	500m ²	1	—	—	—
Possible Multiple Residential Allotment	—	—	1	1	1	—
Subtotal			22	25	1	—
28m - 30m Deep Product						
Terrace 7.5m Allotment	7.5 x 28m	210m ²	—	—	3	—
Terrace 9.5m Allotment	9.5 x 28m	265m ²	—	—	2	—
Subtotal			—	—	5	—
30m Deep Product						
Villa Allotment	10 x 30m	300m ²	2	7	4	—
Premium Villa Allotment	12.5 x 30m	375m ²	3	12	8	—
Courtyard Allotment	14 x 30m	420m ²	3	15	6	—
Traditional Allotment	20 x 30m	600m ²	—	—	1	—
Premium Traditional Allotment	24 x 30m	720m ²	—	—	2	—
Possible Multiple Residential Allotment	—	—	1	1	1	—
Subtotal			9	35	22	5
Total Residential Allotments			31	60	28	5
Residential Net Density			20.4 dwha	19.4 dwha	17.3 dwha	3.8 dwha
Maximum Potential Residential Dwellings (includes Multiple Residential Allotments)			34	63	31	7
Maximum Potential Net Residential Density			22.3 dwha	20.4 dwha	19.2 dwha	5.3 dwha

Land Budget Stage 1					
Land Use	Stage 1U	Stage 1W	Stage 1X	Stage 1Y	Overall
Area	Area	Area	Area	Area	Area
Saleable Area	2.705 ha	3.280 ha	1.616 ha	1.816 ha	11.453 ha
Residential Allotments	1.199 ha	2.301 ha	1.156 ha	0.249 ha	4.905 ha
Balance Super Allotments	—	—	—	—	—
Total Area of Allotments	1.199 ha	2.301 ha	1.156 ha	0.249 ha	4.905 ha
Collector Road	1.183 ha	0.194 ha	—	0.397 ha	1.774 ha
Local Road	0.177 ha	0.689 ha	0.460 ha	—	1.326 ha
Linear Connections	0.030 ha	0.028 ha	—	—	0.058 ha
Entry Statements	—	—	—	—	—
Total Area of New Road	1.390 ha	0.911 ha	0.460 ha	0.397 ha	3.158 ha
Open Space	—	—	—	—	—
Corridor Park	—	—	—	2.142 ha	2.142 ha
Regional Recreation Park	—	—	—	—	—
Neighbourhood Recreation Park	—	—	—	1.012 ha	1.012 ha
Local Recreation Park	0.116 ha	0.068 ha	—	—	0.184 ha
Local Linear Recreation Park	—	—	—	0.052 ha	0.052 ha
Stormwater Detention	—	—	—	—	—
Total Open Space	0.116 ha	0.068 ha	—	3.206 ha	3.390 ha
Road Lengths					
Street Type	Length	Length	Length	Length	Length
Shared Access Driveway	56m	39m	—	—	95m
14.5m Wide New Road	—	—	—	—	—
16.5m Wide New Road	72m	374m	248m	—	694m
18.5m Wide New Road	161m	112m	—	—	273m
23.8m Wide New Road	307m	—	—	154m	461m
Total Length of New Road	596m	525m	248m	154m	1523m

REVISION

T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1W
T: 05/10/17 Amend Stage 1K & 1Y
W: 23/11/17 Amend Stage 1M, 1W, 1X & 1Y
X: 30/11/17 Amend Stage 1M, 1W, 1X & 1Y
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AR: 17/05/18 Amend Stage 1Y, 1W, 1X, 1A, 1B
AR: 06/09/18 Amend Stage 1Y, 1W, 1X, 1A, 1B
1AE & 1AF

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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 engineering design.
Source information:
Site boundaries: Registered Survey Plans.
Adjoining information: ODOB.
Contours: Canbrix Bulk Earthworks

- Legend
- Site Boundary
 - Proposed Precinct Boundary
 - Proposed Stage Boundary
 - Proposed Sub Stage Boundary
 - Entry Statements - Lease
 - Existing Q5
 - Existing Q100
 - Retained Vegetation - Flagstone & Sandy Creek
 - 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 1U - 1Y ALLOTMENT LAYOUT

Date: 6 September 2018
Comp By: WNW
Checked By: MD / 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: AB

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no. DEV2012/402 Date 7 November 2019

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

Note: Setbacks apply as per lot coding colour

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 AS3059.
 - Secondary dwellings are not permitted on lots less than 400m².
 - All lots (excluding multiple residential allotments) must contain a house.
- Setbacks**
- Buildings 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 12.40m 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 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 12.40m wide.
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.40m.

- 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.

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
- 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

Setback and Building Footings

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

appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Have drying and rubbish bin areas behind the main face of the dwelling or suitably 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 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	
T: 09/10/17	Amend Stage 1K & 1Y
U: 13/10/17	Amend Stage 1M & 1V
V: 09/10/17	Amend Stage 1K & 1Y
W: 23/11/17	Amend Stage 1M, 1Q, 1R & 1Y
X: 20/11/17	Amend Stage 1M, 1N, 1Q & 1Y
Y: 14/12/17	Amend POD Stage 1L-N, 1P & 1R-T
Z: 09/05/18	Amend Sub-Staging and RRP Lot
AA: 17/05/18	Amend Stage 1P
AB: 06/06/18	Amend Stage 1V, 1W, 1X, 1AB, 1AE & 1AF

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Adjoining information: DCCB.
Contours: Cardno Bulk Earthworks

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- Retained Vegetation - Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative In-line Bus Stop
- Indicative Bus Stop Location
- Padmount Transformer
- Allotment Details**
- Preferred Private
- Open Space Location
- Maximum Building
- Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Solid Fence to be Constructed by Developer

CLIENT
PEET

PROJECT
FLAGSTONE
PRECINCT 1

PLAN OF DEVELOPMENT
STAGE 1
RESIDENTIAL LOTS

Date 6 September 2018
Comp By WNW
Checked By MD / 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 - 129 Rev AB

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Notes:

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- 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 12.4m 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, 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 a window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1800mm 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 12.4m wide.
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.4m.
- 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 0.3 metres from the boundary. Ingress/Egress must be achieved for a B9D 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 permitted.
- 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 rail railings 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 front and 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, or projected to exceed, 10,000 vehicles per day.
- Retaining walls must not exceed more than 1.1 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.

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

Note: Setbacks apply as per lot coding colour

PLANS AND DOCUMENTS

referred to by the PDA

DEVELOPMENT APPROVAL

Approved by DEV2012/402

Date 7 November 2018

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.
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- Screened drying and rubbish bins area must be behind the main face of the dwelling.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

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

Additional Criteria for Multiple Residential Allotments

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Haw 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

T: 05/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1R
T: 05/10/17 Amend Stage 1K & 1Y
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
X: 30/11/17 Amend Stage 1M, 1N, 1Q & 1Y
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P
AB: 06/09/18 Amend Stage 1Y, 1W, 1X, 1AB
...IAE & IAF

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: DCCB
Contours: Cardno Bulk Earthworks

Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Entry Statements - Lease
- Retained Vegetation - Flagstone & Sandy Creek
- Retained Vegetation - Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location
- Allotment Details
 - Preferred Primary 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 6 September 2018

Comp By WNW

Checked By MD / 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 AB

RPS

RPS Australia East Pty Ltd

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



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:

- All 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, 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 12.4m wide.
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.4m.
- 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 must be cut at the nearest point 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 railings 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 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:
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- Buildings on sloping sites, must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
- If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
- Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments:

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

Additional Criteria for Secondary Dwellings:

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

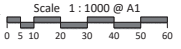
Definitions:

Laneway Allotment - Allotments serviced by a laneway.

Plan of Development Table

	Terrace Allotments		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 B7D Wall Length (% of boundary length)	75%		70%		65%		60%		80%		n/a	n/a	n/a	n/a	n/a	n/a
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.5m	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

T: 05/10/17	Amend Stage 1K & 1Y
U: 13/01/17	Amend Stage 1M & 1P
T: 05/10/17	Amend Stage 1K & 1Y
U: 23/11/17	Amend Stage 1M, 1N, 1Q & 1Y
X: 23/11/17	Amend Stage 1M, 1N, 1Q & 1Y
Y: 14/12/17	Amend POD Stage 1L, 1N, 1P & 1R
Z: 06/05/18	Amend Sub-Staging and RRP Lot
AA: 17/05/18	Amend Stage 1P
AB: 06/09/18	Amend Stage 1V, 1W, 1X, 1AB, 1AE & 1AF

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 engineering design.
Source information: DCDB.
Contours: Cardno Bulk Earthworks

Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing OS
- Existing O100
- 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 (on a laneway)

CLIENT
PEET

PROJECT
FLAGSTONE PRECINCT 1

PLAN OF DEVELOPMENT
STAGE 10 - 1R
RESIDENTIAL LOTS

Date: 6 September 2018
Comp By: WNW
Checked By: MD / 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: AB

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

Note: Setbacks apply as per lot coding colour

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 AS3599.
- 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 12.40m 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 12.40m wide.*
- Double car garages are permitted on any double storey dwelling or laneway dwelling built on a Lot between 10.0m and 12.40m.
- 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.

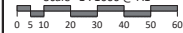
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- Fencing on all park or street frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
- Fencing on all park or street frontages is constructed 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
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- 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.

Scale 1 : 1000 @ A1



Slope and Building Footings

- Buildings on sloping sites, must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
 - If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
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- ##### 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 5m² 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.



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/402
Date: 7 November 2018


REVISION
T: 09/10/17 Amend Stage 1K & 1Y
U: 13/10/17 Amend Stage 1M & 1Y
W: 23/11/17 Amend Stage 1K & 1Y
X: 30/11/17 Amend Stage 1M, 1N, 1O & 1Y
Y: 14/12/17 Amend POD Stage 1L-N, 1P & 1R-T
Z: 09/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1V
AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1AB
1AE & 1AF

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 engineering design.

Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: ODOB.
Contours: Cadbro Bulk Earthworks

Legend
Site Boundary
Proposed Precinct Boundary
Proposed Stage Boundary
Proposed Sub Stage Boundary
Entry Statements - Lease
Existing OS
Existing O100
Retained Vegetation
Flagstone & Sandy Creek
Retained Vegetation - Other Areas
400m Catchment Area
Possible Multiple Residential Allotment (Max. no. of dwellings)
Indicative Bus Stop Location
Allotment Details
Preferred Private
Open Space Location
Maximum Building
Location Envelope
Mandatory Built to Boundary Wall
Nominal Built to Boundary Wall
No Vehicle Access
Primary Frontage
Preferred Garage Location
Letterbox Location for Primary Dwelling (on a laneway)

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PROJECT	
FLAGSTONE PRECINCT 1	
PLAN OF DEVELOPMENT	
STAGE 1U - 1Y RESIDENTIAL LOTS	
Date	6 September 2018
Comp By	WNW
Checked By	MD / DG
DWG Name	Precinct 1 Stage 1
Job Reference	110056
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Locality	JIMBOOMBA
Scale	Sheet
1 : 1000	A1
Plan Ref	Rev
110056 - 134	AB
	
RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 T +61 7 3124 9300 F +61 7 3124 9399 W rpsgroup.com.au	
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Legend

General

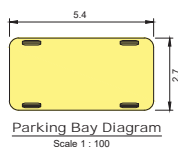
- Site Boundary
- - - Proposed Precinct Boundary
- - - Proposed Super Stage Boundary
- - - Proposed Sub Stage Boundary
- 400m Catchment Area
- ★ Indicative Bus Stop Location
- Padmount Transformer

Open Space

- Regional Recreation Park
- Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Recreation Park
- Stormwater Detention
- Linear Connections
- Entry Statements

On-Street Parking

- Indicative Car Park Location
- Indicative 3.5m Wide Driveway



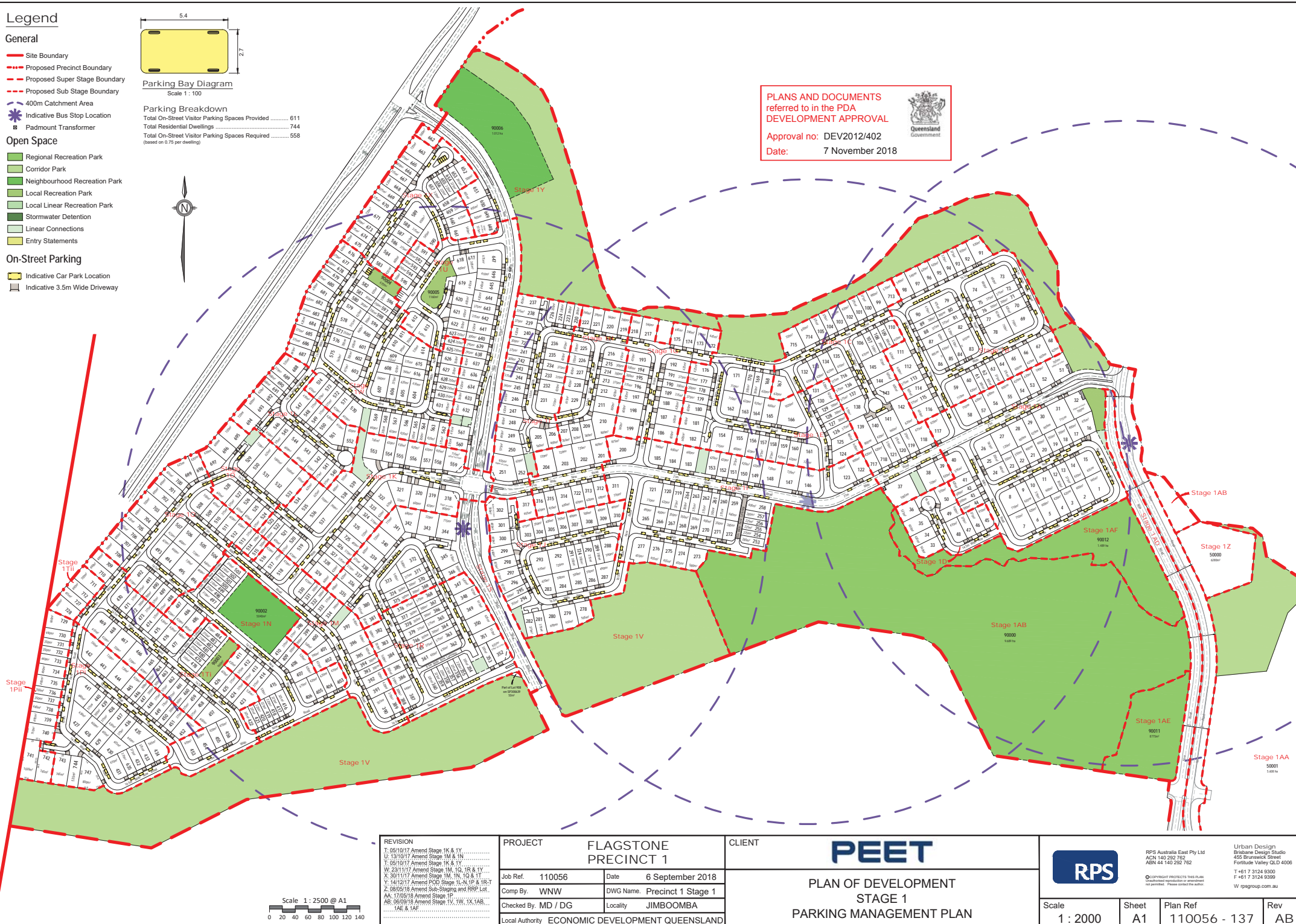
Parking Breakdown
 Total On-Street Visitor Parking Spaces Provided 611
 Total Residential Dwellings 744
 Total On-Street Visitor Parking Spaces Required 558
 (based on 0.75 per dwelling)



PLANS AND DOCUMENTS
 referred to in the PDA
 DEVELOPMENT APPROVAL

Approval no: DEV2012/402

Date: 7 November 2018



REVISION

T: 05/10/17 Amend Stage 1K & 1Y
 U: 13/10/17 Amend Stage 1M & 1N
 T: 06/10/17 Amend Stage 1K & 1Y
 W: 23/11/17 Amend Stage 1M, 1N, 1Q & 1Y
 S: 30/11/17 Amend Stage 1M, 1N, 1Q & 1Y
 Y: 14/12/17 Amend POD Stage 1L-N, 1P & 1R-T
 Z: 08/02/18 Amend Sub-Staging and RRP Lot
 A4: 17/05/18 Amend Stage 1P
 AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1AB, 1AE & 1AF

PROJECT

FLAGSTONE
 PRECINCT 1

CLIENT

PEET

PLAN OF DEVELOPMENT
 STAGE 1
 PARKING MANAGEMENT PLAN

Job Ref. 110056

Date 6 September 2018

Comp By. WNW

DWG Name. Precinct 1 Stage 1

Checked By. MD / DG

Locality JIMBOOMBA

Local Authority ECONOMIC DEVELOPMENT QUEENSLAND



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Scale
 1 : 2000

Sheet
 A1

Plan Ref
 110056 - 137

Rev
 AB