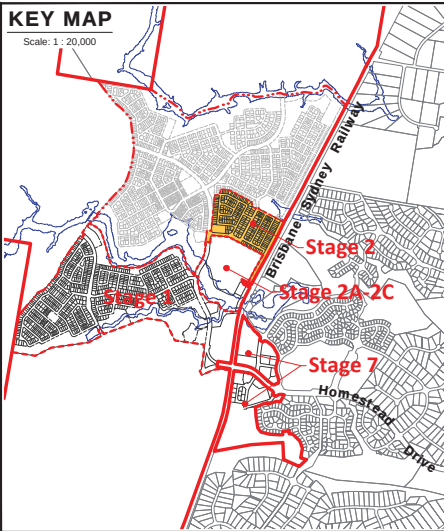


KEY MAP

Scale: 1 : 20,000



Legend

General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide EMT (Railway)

Open Space

- District Recreation Park
- Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Recreation Park
- Stormwater Detention
- Linear Connections

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
- 1.8m High Solid Timber Fence
- 1.5m High Solid Timber Fence
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad

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 except for Urban Loft allotments where three (3) storeys are acceptable.
- 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.
- Provisions in this POD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 905) or the Community Facility Allotment (lot 50025). A separate MCJ application will need to be submitted for development on these lots.
- Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) use, 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.
- Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
- If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
- Lots 2501 - 2505 require a 2.5m rear setback.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
 - In the case of Urban Lots, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
 - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.

Private Open Space

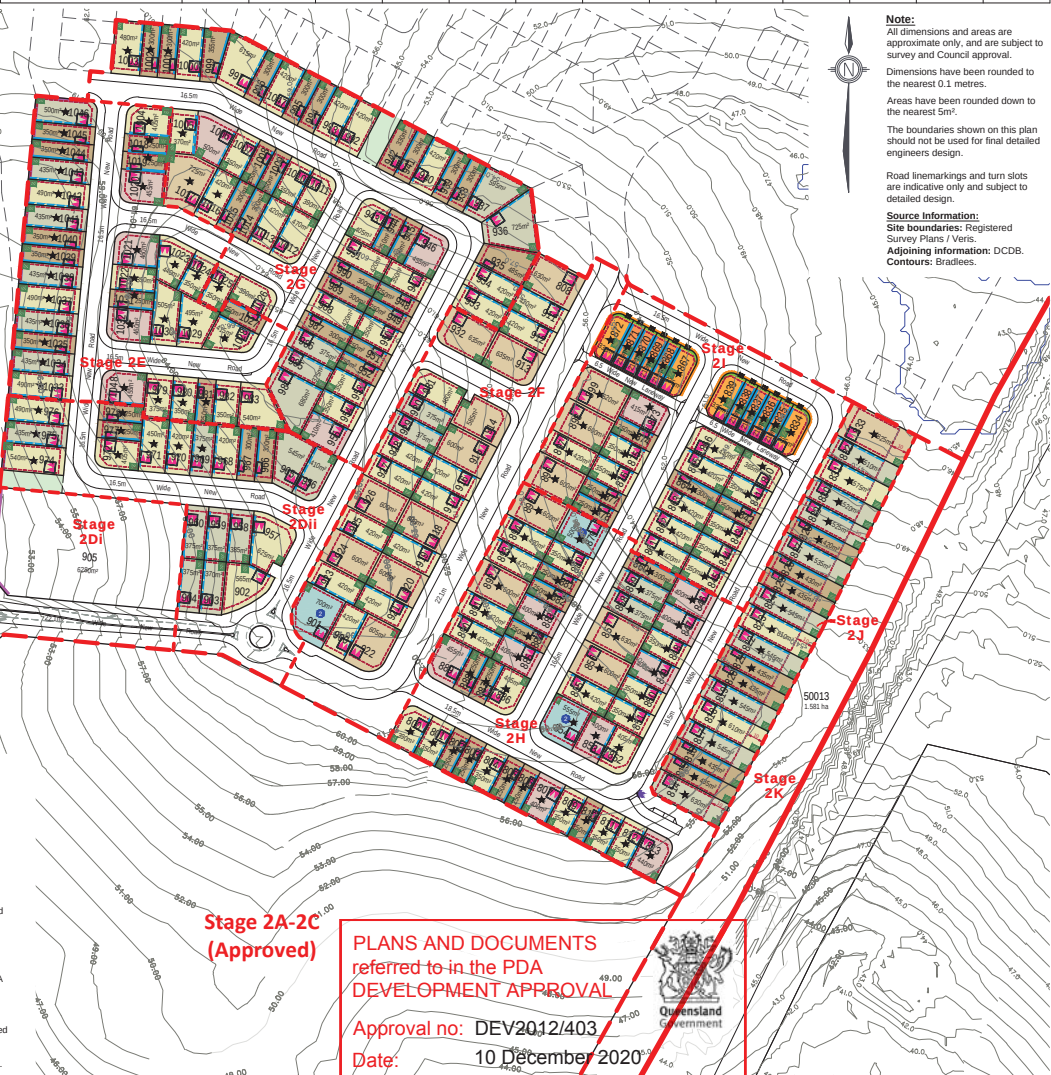
- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.
- Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
 - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
 - 2 Bedroom - 9m² (minimum dimension of 2.4m);
 - 3+ Bedroom - 12m² (minimum dimension of 2.4m)
- 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.*

Plan of Development Table	Urban Loft Allotments		Urban Allotments		Urban Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Mode 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	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	
Front/Primary Frontage	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	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	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m	
Garage	1.5m	n/a	4.5m	n/a	4.5m	n/a	n/a	n/a	4.5m	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	5.0m	n/a	
Rear	0.0m *	0.0m *	1.5m *	1.5m *	0.0m *	0.0m *	0.9m *	0.9m *	1.0m *	1.5m *	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 *	
An internal setback required on some allotments - refer POD Notes 14-16.																											
Side - General Lots																											
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	1.0m	n/a	n/a	n/a	n/a	n/a	
Maximum BTB Wall Length (% of boundary length)	85%		75%		90%		90%		75%		75%		70%		65%		65%		60%		n/a		n/a		n/a		
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	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	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)	n/a	n/a	n/a	n/a	n/a	n/a	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	n/a	n/a	n/a	n/a	n/a	n/a	
Site Cover	90%		75%		75%		75%		75%		75%		60%		60%		60%		60%		60%		60%		75%		

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 0.1 metres. The boundaries shown on this plan should not be used for final detailed engineers design. Road line markings and turn slots are indicative only and subject to detailed design. Source Information: Site boundaries: Registered Survey Plans / Vets. Adjoining information: DCDB. Contours: Bradies.



Stage 2A-2C (Approved)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 10 December 2020



- Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
- Driveways are to be constructed in accordance with the Queensland Development Code (QDC) 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 unless otherwise dimensioned on the Plan of Development. 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 1200mm x 120mm and 100mm higher than the infill panels or panels.
 - Fencing on lanes can be steel palings 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**
 - For retaining walls not constructed by the developer:
 - Retaining walls must not exceed more than 1.0m 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 2.0m. Retaining in excess of this must use terraced retaining.
 - Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
 - 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
 - Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
 - 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 (excluding Lot 50021)**
 - Buildings must address all street frontages with driveways, pedestrian entries or both.
 - All dwellings must have a clearly identifiable front door, which is undercover.
 - Drying and rubbish bin areas must be located 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.

Scale 1 : 1500 @ A1
0 10 20 40 60 80 100

REVISION	PROJECT	CLIENT				
A: 31/07/18 Amend Sub-Staging & Open Space B: 21/11/2018 Further Issues Amendments C: 22/02/2019 Further Issues Amendments D: 07/02/2019 Further Issues Amendments E: 17/06/2019 Stage 2-5 Layout Amendments F: 15/07/2019 Stage 2-5 Layout Amendments G: 24/07/2019 Incorporate EDO Feedback H: 23/09/2019 Stage 2 & 3 Layout Amendments I: 11/03/2020 Road and Bus Stops Updates J: 07/10/2020 Stage 2 & 5 Layout Amendments K: 19/11/2020 Stage 2 Layout Amendments L: 25/11/2020 Stage 2 Layout Amendments	Flagstone Precinct 1	PEET				
Job Ref. 110056	Date: 25 November 2020					
Comp By: WNW/JC/MD	DWG Name: Precinct 1 Stage 2	Plan of Development Stage 2 Overall				
Chkd By: DG / MD	Locality: Flagstone	Residential Allotments				
Local Authority: Economic Development Queensland						
Scale	Sheet	Plan Ref	Rev			
1 : 1500	A1	110056 - 378	L			



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KEY MAP

Scale: 1 : 5,000

The key map illustrates the proposed development layout, showing various stages (2A-C, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L) and the Bribane Sydney Railway. The map includes a scale of 1 : 5,000 and shows the surrounding residential area.

Legend

General

- Site Boundary
- Proposed Precinct Boundary
- Proposed State Boundary
- Proposed Sub State Boundary
- Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

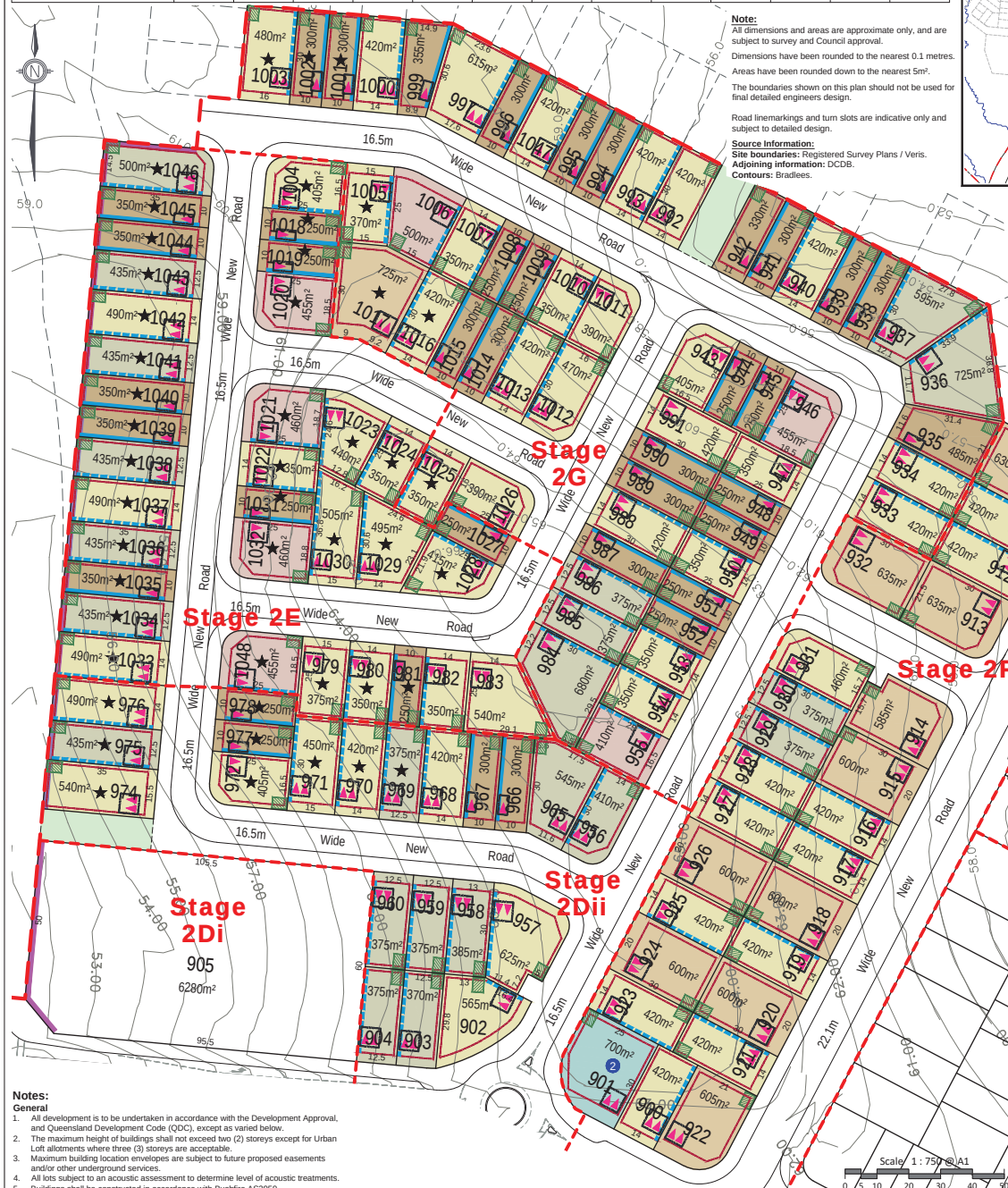
- District Recreation Park
- Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Recreation Park
- Stormwater Detention
- Linear Connections

Allotment Details

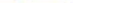
- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- 1.8m High Solid Timber Fence
- 1.5m High Solid Timber Fence
- Preferred Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- As impacted by Potential Acoustic Requirements
- Bin Pad

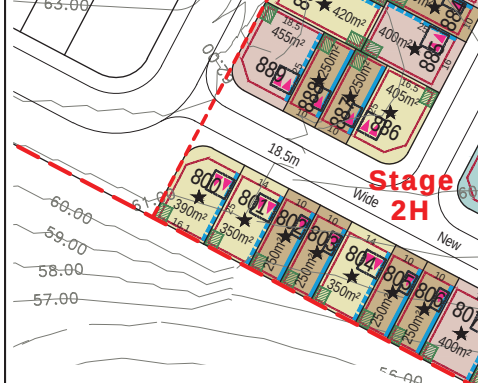
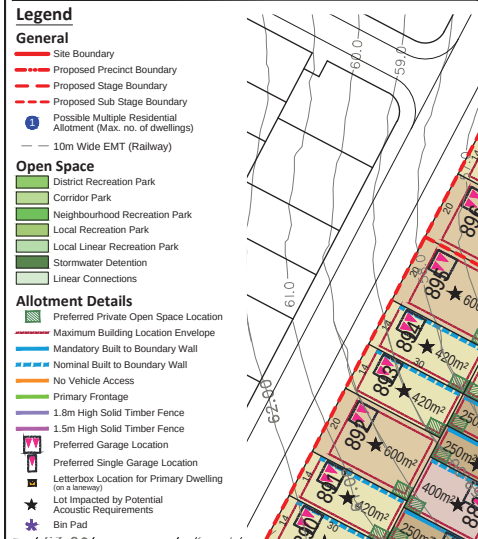
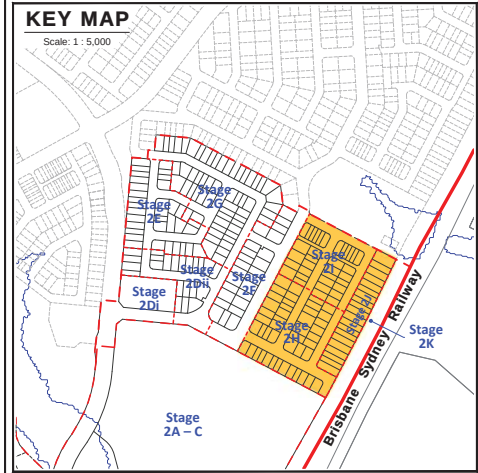


Queensland
Government



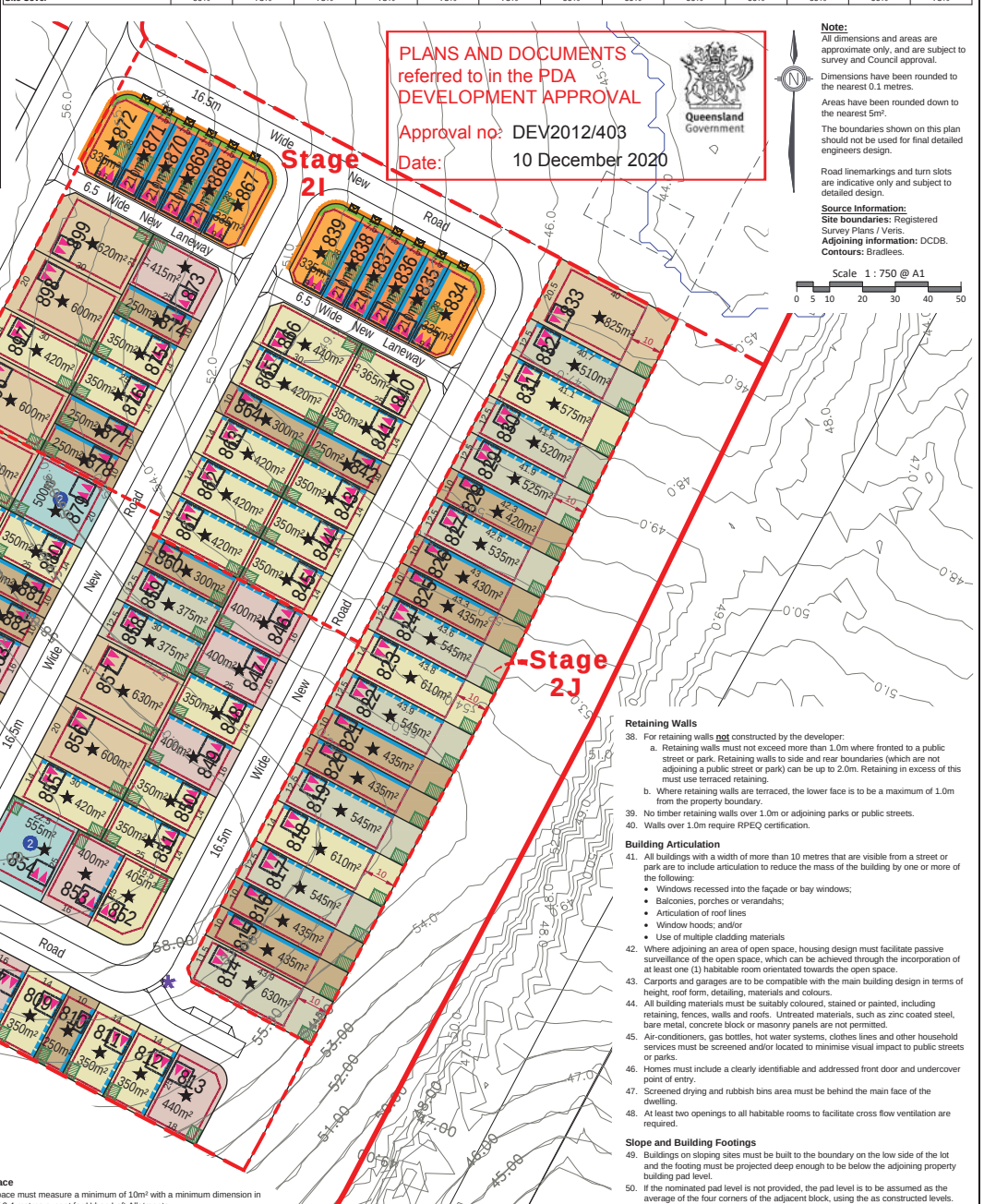
- In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 5m back from the point of intersection of these two boundaries.
- Private Open Space**
- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Lot Allotments.
 - Urban Lot Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an open area balcony or rooftop terrace.
 - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
 - 2 Bedroom - 6m² (minimum dimension of 2.4m);
 - 3+ Bedroom - 12m² (minimum dimension of 2.4m)
 - 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 12.4 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 story dwelling on a lot between 10.0m and 12.49m in width must be provided in the following circumstances:
 - 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 an opening.
- 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 1.2 metres where the soil or ground level is less than 0.1 metres where containing open spaces that are less than 50% transplants.

REVISION A: 31/07/18 Amend Sub-Staging & Open Space B: 21/11/2018 Further Issues Amendments C: 22/02/2019 Further Issues Amendments D: 07/03/2019 Further Issues Amendments E: 17/06/2019 Stage 2-5 Layout Amendments F: 15/07/2019 Stage 2-5 Layout Amendments G: 24/07/2019 Incorporate EDO Feedback H: 23/09/2019 Stage 2 & 3 Layout Amendments I: 11/03/2020 Road and Bus Stops Updates J: 07/10/2020 Stage 2 & 5 Layout Amendments K: 19/11/2020 Stage 2 Layout Amendments L: 29/11/2020 Stage 2 Layout Amendments	PROJECT Flagstone Precinct 1	CLIENT PEET Plan of Development Stage 2D – 2G Residential Allotments	 Plan of Development Stage 2D – 2G Residential Allotments	 © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment is prohibited. Please contact the author	URBAN DESIGN Level 4 HQ South 3205 Western Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3639 9500 W rpsgroup.com
Job Ref. 110056	Date. 25 November 2020			Scale 1 : 750	Rev L
Comp By. WNW/JC/MD	DWG Name. Precinct 1 Stage 2			Sheet A1	Plan Ref 110056 – 379
Child By. DG / MD	Locality. Flagstone				
Local Authority.	Economic Development Queensland				



Plan of Development Table

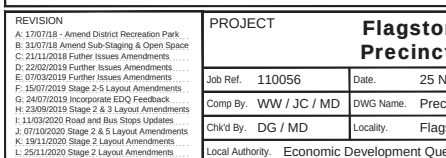
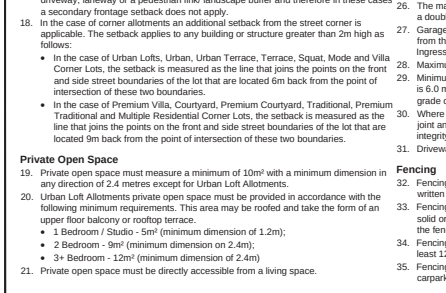
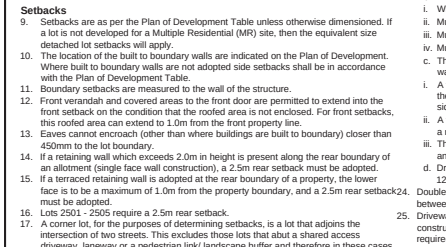
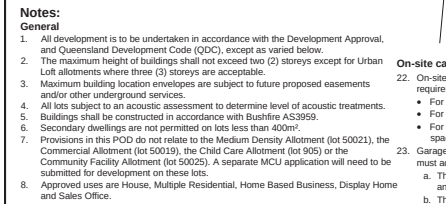
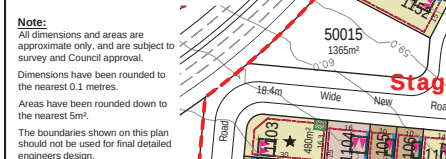
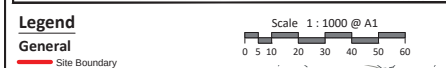
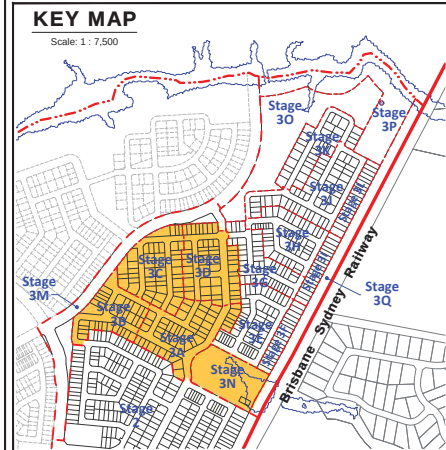
	Urban Loft Allotments	Urban Terrace Allotments	Urban Terrace Allotments	Rear Loaded Terrace Allotments	Squat Allotments	Mode Allotments	Villa Allotments	Premium Villa Allotments	Courtyard Allotments	Premium Courtyard Allotments	Traditional Allotments	Premium Traditional Allotments	Multiple Residential Allotment (MR)
Front/Primary Frontage	Ground Floor: 1.5m, First Floor: 1.5m	Ground Floor: 2.4m, First Floor: 2.4m	Ground Floor: 2.4m, First Floor: 2.4m	Ground Floor: 2.4m, First Floor: 2.4m	Ground Floor: 2.4m, First Floor: 2.4m	Ground Floor: 2.4m, First Floor: 2.4m	Ground Floor: 3.0m, First Floor: 3.0m	Ground Floor: 3.0m, First Floor: 3.0m	Ground Floor: 3.0m, First Floor: 3.0m	Ground Floor: 3.0m, First Floor: 3.0m	Ground Floor: 4.5m, First Floor: 4.5m	Ground Floor: 4.5m, First Floor: 4.5m	Ground Floor: 4.5m, First Floor: 4.5m
Garage	1.5m	n/a	4.5m	n/a	4.5m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m
Rear	0.0m*	0.0m*	1.5m*	1.5m*	0.0m*	0.0m*	0.9m*	0.9m*	1.0m*	1.0m*	1.5m*	1.5m*	2.0m*
* Additional setback required on some allotments - refer POD Notes 14-16.													
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	85%	75%	90%	90%	75%	75%	70%	65%	65%	60%	n/a	n/a	n/a
Non Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.5m	2.0m	2.0m
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	1.5m	1.5m
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a
Site Cover	90%	75%	75%	75%	75%	75%	60%	60%	60%	60%	60%	60%	75%



- Retaining Walls**
- For retaining walls not constructed by the developer:
 - Retaining walls must not exceed more than 1.0m 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 2.0m. Retaining in excess of this must be terraced retaining.
 - Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
 - No timber retaining walls over 1.0m or adjoining parks or public streets.
 - Walls over 1.0m require RPEP 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
 - Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
 - 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 areas 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 (excluding Lot 50021)**
- Buildings must address all street frontages with driveways, pedestrian entries or both.
 - All dwellings must have a clearly identifiable front door, which is undercover.
 - Drying and rubbish bin areas must be located 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 dwelling.
 - 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 A: 3/07/18 Amend Sub-Staging & Open Space B: 2/11/2018 Further Issues Amendments C: 22/02/2019 Further Issues Amendments D: 07/03/2019 Further Issues Amendments E: 17/03/2019 Stage 2-5 Layout Amendments F: 15/07/2019 Stage 2-5 Layout Amendments G: 24/07/2019 Incorporate EDO Feedback H: 23/09/2019 Stage 2 & 3 Layout Amendments I: 11/03/2020 Road and Bus Stops Updates J: 07/10/2020 Stage 2 & 5 Layout Amendments K: 19/11/2020 Stage 2 Layout Amendments L: 25/11/2020 Stage 2 Layout Amendments	PROJECT Flagstone Precinct 1 Job Ref. 110056 Comp By. WNW/JC/MC Chkd By. DG / MD Local Authority. Economic Development Queensland	CLIENT Date. 25 November 2020 DWG Name. Precinct 1 Stage 2 Locality. Flagstone Economic Development Queensland	PEET Plan of Development Stage 2H - 2J Residential Allotments	URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1509 Fortitude Valley QLD 4006 T +61 7 3239 9500 W urbandesign.com.au
Scale 1 : 750	Sheet A1	Plan Ref 110056 - 380	Rev L	

REVISION A. 17/07/18 - Amend District Recreation Park B. 31/07/18 Amend Stealing & Open Space C. 21/11/2018 Further Issues Amendments D. 22/02/2019 Further Issues Amendments E. 07/03/2019 Further Issues Amendments F. 15/07/2019 Stage 2-5 Layout Amendments G. 24/07/2019 Incorporate EDO Feedback H. 29/08/2019 Stage 2 & 3 Layout Amendments I. 11/03/2020 Road and Bus Stops Updates J. 07/10/2020 Stage 2 & 5 Layout Amendments K. 19/11/2020 Stage 2 Layout Amendments L. 25/11/2020 Stage 2 Layout Amendments	PROJECT Flagstone Precinct 1	CLIENT  Plan of Development Stage 3 Overall Residential Allotments	 URBAN DESIGN Level 4 HQ South 520 Victoria Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 2639 9500 W rpsgroup.com.au
	Job Ref. 110056 Date. 25 November 2020 Comp By. WW / JC / MD DWG Name. Precinct 1 Stage 3 Chkd By. DG / MD Locality. Flagstone Local Authority. Economic Development Queensland	Scale 1 : 2000 Sheet A1 Plan Ref 110056 - 386 Rev L	



Plan of Development Table		Urban Loft Allotments	Urban Allotments	Urban Terrace Allotments	Rear Loaded Terrace Allotments	Squat Allotments	Mode Allotments	Villa Allotments	Premium Villa Allotments	Courtyard Allotments	Premium Courtyard Allotments	Traditional Allotments	Premium Traditional Allotments	Multiple Residential Allotments (MRA)
Front/Primary Frontage		Ground Floor 1.5m	First Floor 1.5m	Ground Floor 2.4m	First Floor 2.4m	Ground Floor 2.4m	First Floor 2.4m	Ground Floor 3.0m	First Floor 3.0m	Ground Floor 3.0m	First Floor 3.0m	Ground Floor 3.0m	First Floor 3.0m	Ground Floor 3.0m
Rear		0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*
Side - General Lots		0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*
Side - General Lots		0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*
Maximum BTB Wall Length (% of boundary length)		85%	75%	90%	90%	75%	75%	70%	65%	65%	60%	n/a	n/a	n/a
Non Built to Boundary		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
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	1.5m	1.5m
Rear of Lot (from lane/way boundary including garage)		n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a
Site Cover		90%	75%	75%	75%	75%	75%	60%	60%	60%	60%	60%	60%	75%



REVISION

PROJECT

Flagstone Precinct 1

CLIENT

Job Ref. 110056

Date. 25 November 2020

Comp By. WW / JC / MD

DWG Name. Precinct 1 Stage 3

Chkd By. DG / MD

Locality. Flagstone

Local Authority. Economic Development Queensland

Plan of Development

Stage 3A – 3D

Residential Allotments

Scale

1 : 1000

Sheet

A1

Plan Ref

110056 – 387

Rev

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URBAN DESIGN

Level 4 HQ South

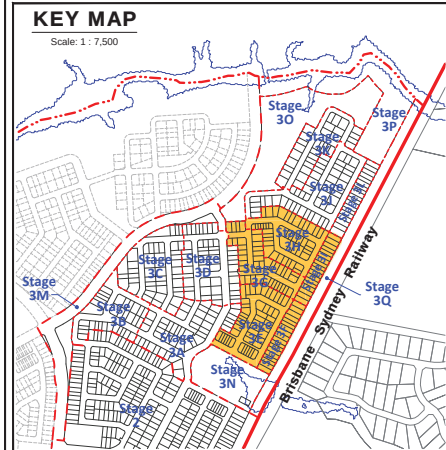
320 Wickham St

PO Box 1559

Fortitude Valley QLD 4006

T +61 7 2639 9500

W rps.com.au



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.
Road line markings and turn slots are indicative only and subject to detailed design.
Source Information:
Site boundaries: Registered Survey Plans / Veris.
Adjoining information: DCDB.
Contours: Bradfield.



- Notes:**
- 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 except for Urban Loft allotments where three (3) storeys are acceptable.
 - 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 AS3959.
 - Secondary dwellings are not permitted on lots less than 400m².
 - Provisions in this POC do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 950) or the Community Facility Allotment (lot 50025). A separate MCU application will need to be submitted for development on these lots.
 - Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.
- 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 side 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.
 - Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
 - Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
 - If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
 - If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
 - Lots 2501 - 2505 require a 2.5m rear setback.
 - A corner lot, for the purposes of determining setbacks, is a lot that joins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/landscape buffer and therefore in these cases a secondary frontage setback does not apply.
 - In the case of corner allotments an additional setback from the rear street is applicable. The setback applies to any building or structure greater than 2m high as follows:
 - In the case of Urban Lofts, Urban, Urban Terrace, Terrace, Squat, and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 8m back from the point of intersection of these two boundaries.
 - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 8m back from the point of intersection of these two boundaries.

- Private Open Space**
- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.
 - Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
 - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
 - 2 Bedroom - 8m² (minimum dimension of 2.4m);
 - 3+ Bedroom - 12m² (minimum dimension of 2.4m).
 - 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 space 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 side light where the front door is solid. If the front facade includes a habitable room with window, a side light is not required.
 - A front verandah, porch or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, porch 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 built on a Lot between 10.0m and 12.49m wide or driveway dwelling.
 - 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.

Plan of Development Table		Urban Loft Allotments	Urban Allotments	Urban Terrace Allotments	Rear Loaded Terrace Allotments	Squat Allotments	Mode Allotments	Villa Allotments	Premium Villa Allotments	Courtyard Allotments	Premium Courtyard Allotments	Traditional Allotments	Premium Traditional Allotments	Multiple Residential Allotment (MR)
Front/Primary Frontage	Side	Ground Floor 1.5m First Floor 1.5m	Ground Floor 2.4m First Floor 2.4m	Ground Floor 2.4m First Floor 2.4m	Ground Floor 2.4m First Floor 2.4m	Ground Floor 2.4m First Floor 2.4m	Ground Floor 2.4m First Floor 2.4m	Ground Floor 2.4m First Floor 2.4m	Ground Floor 2.4m First Floor 2.4m	Ground Floor 2.4m First Floor 2.4m	Ground Floor 2.4m First Floor 2.4m	Ground Floor 2.4m First Floor 2.4m	Ground Floor 2.4m First Floor 2.4m	Ground Floor 2.4m First Floor 2.4m
Garage	Side	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m
Rear	Side	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m	0.0m * 0.0m * 1.5m
* Additional setback required on some allotments - refer POC Notes 14-16.														
Side - General Lots		0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Built to Boundary		0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Maximum BTB Wall Length (% of boundary length)		85%	75%	90%	90%	90%	75%	75%	70%	65%	65%	60%	n/a	n/a
Non Built to Boundary		0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	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	2.0m
Laneway Lots		1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m
Rear of Lot (from laneway boundary including garage)		n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a
Site Cover		90%	75%	75%	75%	75%	75%	60%	60%	60%	60%	60%	60%	75%



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

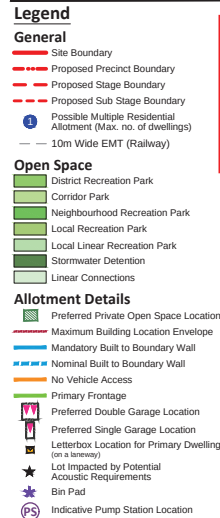
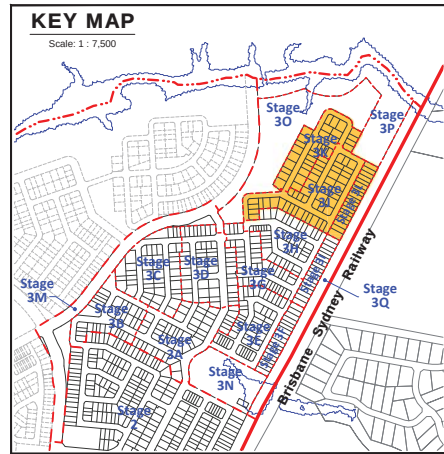
Date: 10 December 2020

- Legend**
- General**
- Site Boundary
 - Proposed Precinct Boundary
 - Proposed Stage Boundary
 - Proposed Sub Stage Boundary
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - 10m Wide EMT (Railway)
- Open Space**
- District Recreation Park
 - Corridor Park
 - Neighbourhood Recreation Park
 - Local Recreation Park
 - Local Linear Recreation Park
 - Stormwater Detention
 - Linear Connections
- 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 Double Garage Location
 - Preferred Single Garage Location
 - Letterbox Location for Primary Dwelling (on a laneway)
 - Lot Impacted by Potential Acoustic Requirements
 - Bin Pad

- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary unless otherwise dimensioned on the Plan of Development. 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 at least 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 opaque material that 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 must 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**
- For retaining walls not constructed by the developer:
 - Retaining walls must not exceed more than 1.0m 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 2.0m. Retaining in excess of this must be terraced retaining.
 - Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
 - 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
 - Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space. 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 (excluding Lot 50021)**
- Buildings must address all street frontages with driveways, pedestrian entries or both.
 - All dwellings must have a clearly identifiable front door, which is undercover.
 - Drying and rubbish bin areas must be located 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 A: 170718 - Amend District Recreation Park B: 310718 - Amend Sub-Staging A Open Space C: 211218 Further Issues Amendments D: 220220 Further Issues Amendments E: 070320 Further Issues Amendments F: 150720 Stage 2-5 Layout Amendments G: 240720 Incorporate EDO Feedback H: 230920 Stage 2 & 3 Layout Amendments I: 11032020 Road and Bus Stop Updates J: 07122020 Stage 2 & 5 Layout Amendments K: 12012020 Stage 2 Layout Amendments L: 25112020 Stage 2 Layout Amendments	PROJECT Flagstone Precinct 1 Job Ref. 110056 Date: 25 November 2020 Comp By: WW / JC / MD DWG Name: Precinct 1 Stage 3 Chkd By: DG / MD Locality: Flagstone Local Authority: Economic Development Queensland	CLIENT PEET Plan of Development Stage 3E - 3I Residential Allotments	URBAN DESIGN Level 4 HQ South 320 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 2639 9500 W urbandesign.com.au
Scale 1 : 1000	Sheet A1	Plan Ref 110056 - 388	Rev L



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403
Date: 10 December 2020

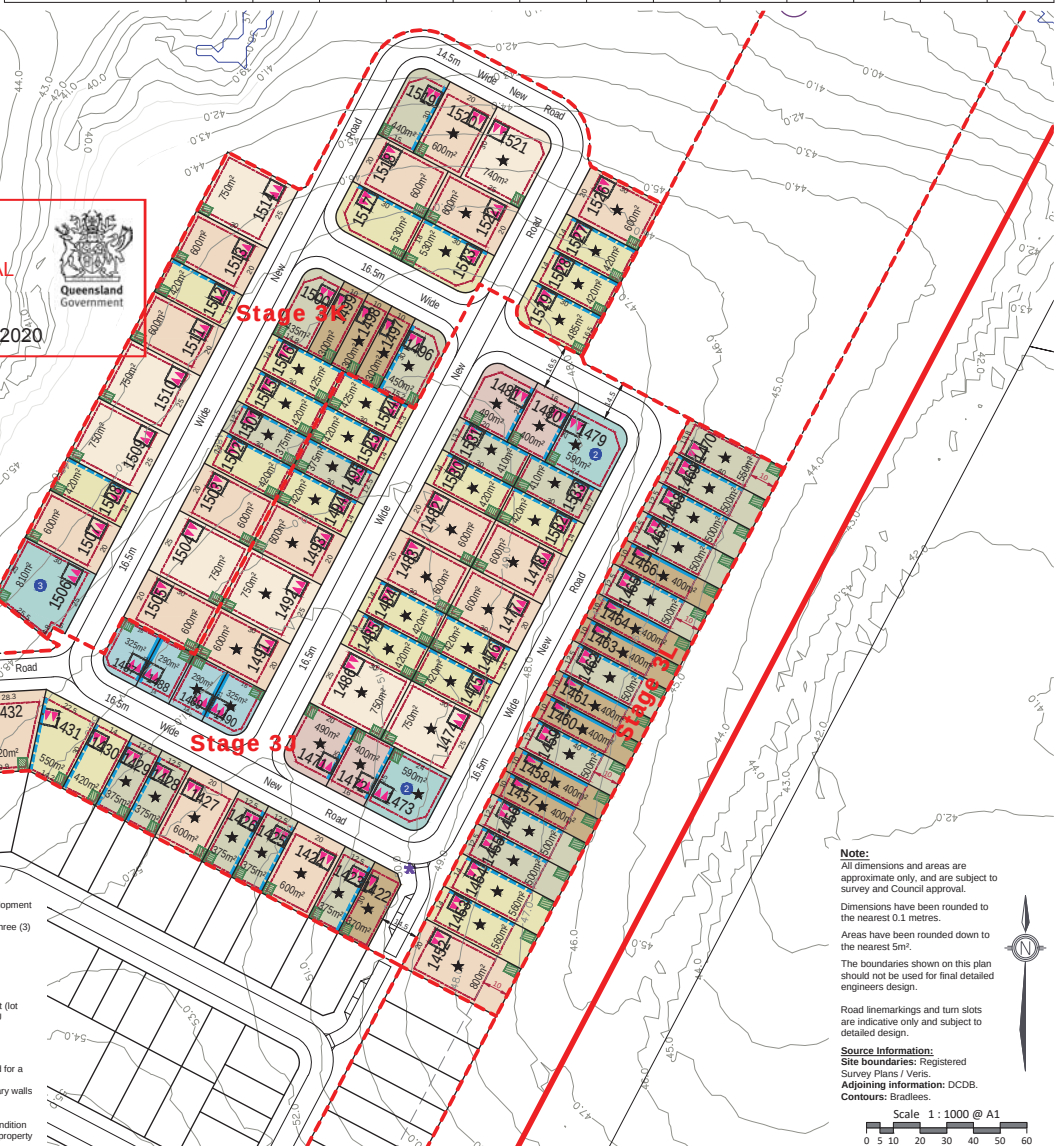
- Notes:**
- General**
- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
 - The maximum height of buildings shall not exceed two (2) storeys except for Urban Loft allotments where three (3) storeys are acceptable.
 - 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 Building AS3959.
 - Secondary dwellings are not permitted on lots less than 400m².
 - Provisions in this PDA do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 905) or the Community Facility Allotment (lot 50025). A separate MCU application will need to be submitted for development on these lots.
 - Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.

- 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.
 - Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
 - Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
 - If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
 - If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
 - Lots 2501 - 2505 require a 2.5m rear setback.
 - A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that share a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
 - In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure as follows:
 - In the case of Urban Lofts, Urban, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
 - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

- Private Open Space**
- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.
 - Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
 - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
 - 2 Bedroom - 9m² (minimum dimension of 2.4m);
 - 3+ Bedroom - 12m² (minimum dimension of 2.4m).
 - 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 story 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 fliers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."

Plan of Development Table	Urban Loft Allotments		Urban Terrace Allotments		Urban Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Mode 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	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Front/Primary Frontage	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Garage	1.5m	n/a	4.5m	n/a	4.5m	n/a	n/a	n/a	4.5m	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	5.0m	n/a
Rear	0.0m*	0.0m*	1.5m*	1.5m*	0.0m*	0.0m*	0.9m*	0.9m*	1.0m*	1.5m*	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*
* Additional setback required on some allotments - refer POD Notes 14-16.																										
Side - General Lots																										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	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
Maximum BTB Wall Length (% of boundary length)	85%		75%		90%		90%		75%		75%		70%		65%		65%		60%		n/a		n/a		n/a	n/a
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	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	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)	n/a	n/a	n/a	n/a	n/a	n/a	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	n/a	n/a	n/a	n/a	n/a
Site Cover	90%		75%		75%		75%		75%		75%		60%		60%		60%		60%		60%		60%		75%	



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.
Road linemarkings and turn slots are indicative only and subject to detailed design.
Source Information:
Site boundaries: Registered Survey Plans / Veris.
Adjoining information: DCDB.
Contours: Bradshires.
Scale: 1 : 1000 @ A1
0 5 10 20 30 40 50 60

- Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
 - 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 unless otherwise dimensioned on the Plan of Development. 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 self 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**
- For retaining walls not constructed by the developer:
 - Retaining walls must not exceed more than 1.0m 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 2.0m. Retaining in excess of this must use terraced retaining.
 - Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
 - No more 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
 - Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.

- 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 (excluding Lot 50021)**
- Buildings must address all street frontages with driveways, pedestrian entries or both.
 - Buildings must have a clearly identifiable front door, which is undercover.
 - Drying and rubbish bins areas must be located 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	PROJECT		CLIENT		PEET Plan of Development Stage 3J – 3L Residential Allotments	 URBAN DESIGN Level 4 HQ South 500 Westham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 2639 9500 W rpsgroup.com © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.	Scale 1 : 1000	Sheet A1	Plan Ref 110056 – 389	Rev L
	A: 17/07/18 - Amend District Recreation Park		Job Ref. 110056							
	B: 31/07/18 Amend Sub-Staging A Open Space		Date: 25 November 2020							
	C: 21/11/2018 Further Issues Amendments									
	D: 22/02/2019 Further Issues Amendments									
	E: 07/03/2019 Further Issues Amendments									
	F: 15/07/2019 Stage 2-5 Layout Amendments									
	G: 24/07/2019 Incorporate EDO Feedback									
	H: 23/08/2019 Stage 2 & 3 Layout Amendments									
	I: 11/03/2020 Road and Bus Stops Updates									
J: 07/10/2020 Stage 2 & 5 Layout Amendments										
K: 12/12/2020 Stage 2 Layout Amendments										
L: 25/12/2020 Stage 2 Layout Amendments										
Comp By. WW / JC / MD		DWG Name. Precinct 1 Stage 3								
Chkd By. DG / MD		Locality. Flagstone								
Local Authority. Economic Development Queensland										

PEET
Flagstone Precinct 1
Plan of Development
Stage 4 Overall
Residential Allotments

Date 25 November 2020
Comply VAW/JC / MD
Created By DG / MH
DWG Name Precinct 1 Stage 4
Job Ref. 110056
Local Authority Economic Development Queensland
Locality Flagstone
Scale 1:2000
Sheet A1
Plot Ref 110056 - 397
Rev L

URBAN DESIGN
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Australia
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Note: All dimensions and areas are subject to change without notice. Subject to survey and Council approval.

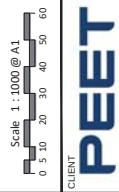
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers' design.

Road line markings and turn slots are indicative only and subject to detailed design.

Source information:
Site boundaries: Registered Survey Plans / Veris.
Adjoining information: DCDB.
Contours: Bradshes.



Date.	25 November 2020
Comp By	WMW / JC / IMD
Checked By	DG / MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 1000
Sheet	A1
Plan Ref	Rev
	110056 – 398
	L

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Retaining Walls

For retaining walls **not** used by the developer:

- Retaining walls 1.0m from, or less than, fronted to a public street or park. Retaining walls to side streets and rear boundaries (which are not adjoining a public street or park) can be up to 2.0m. Retaining in excess of this must use terraced retaining.
- Where retaining walls are terminated, the lower face to be a maximum of 1.0m from the property boundary.
- Maximum retaining walls over 1.0m or adjoining parks or public streets.
- Walls over 1.0m require NPCC articulation.

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:

- Vertical elements such as chimneys or bay windows;
- Balconies, porches or verandahs;
- Articulation of roof lines
- Window hoods; and/or
- Use of multiple cladding materials

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 20m² and 75m².
- Materials, detailing, colours and roof are consistent with those of the primary house.
- Outdoor living spaces must measure a minimum of 6m² with a minimum dimension of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary living outdoor space.
- Outdoor living space must be suitably screened if located within the secondary street boundary.
- A minimum of 6m (6.1m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
- A minimum of 3m² of storage space must be provided for the secondary dwelling. 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 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.

Minimum Requirements

- **Minimum Allotment** - Allotments serviced by a laneway.

Setbacks

8. Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.

9. Setbacks are as per the Plan of Development table unless otherwise dimensioned. If a lot is not developed for a particular use, the setbacks for that use shall not apply.

10. The location of the lot boundary walls is 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.

11. Boundary setbacks are measured to the face of the structure.

12. The setback shall be measured to the front setback or the rear setback, whichever is applicable. The setback shall be measured to the side setback or the rear setback, whichever is applicable.

13. The setback shall be measured to the front setback or the rear setback, whichever is applicable. The setback shall be measured to the side setback or the rear setback, whichever is applicable.

14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single lane wall) if it remains leaning wall it is located 2.0m from the rear boundary of a property, the lower face is to be adopted.

15. If a retaining wall which exceeds 2.0m rear setback must be adopted.

16. Lots 2501 - 2505 require a 2.5m rear setback.

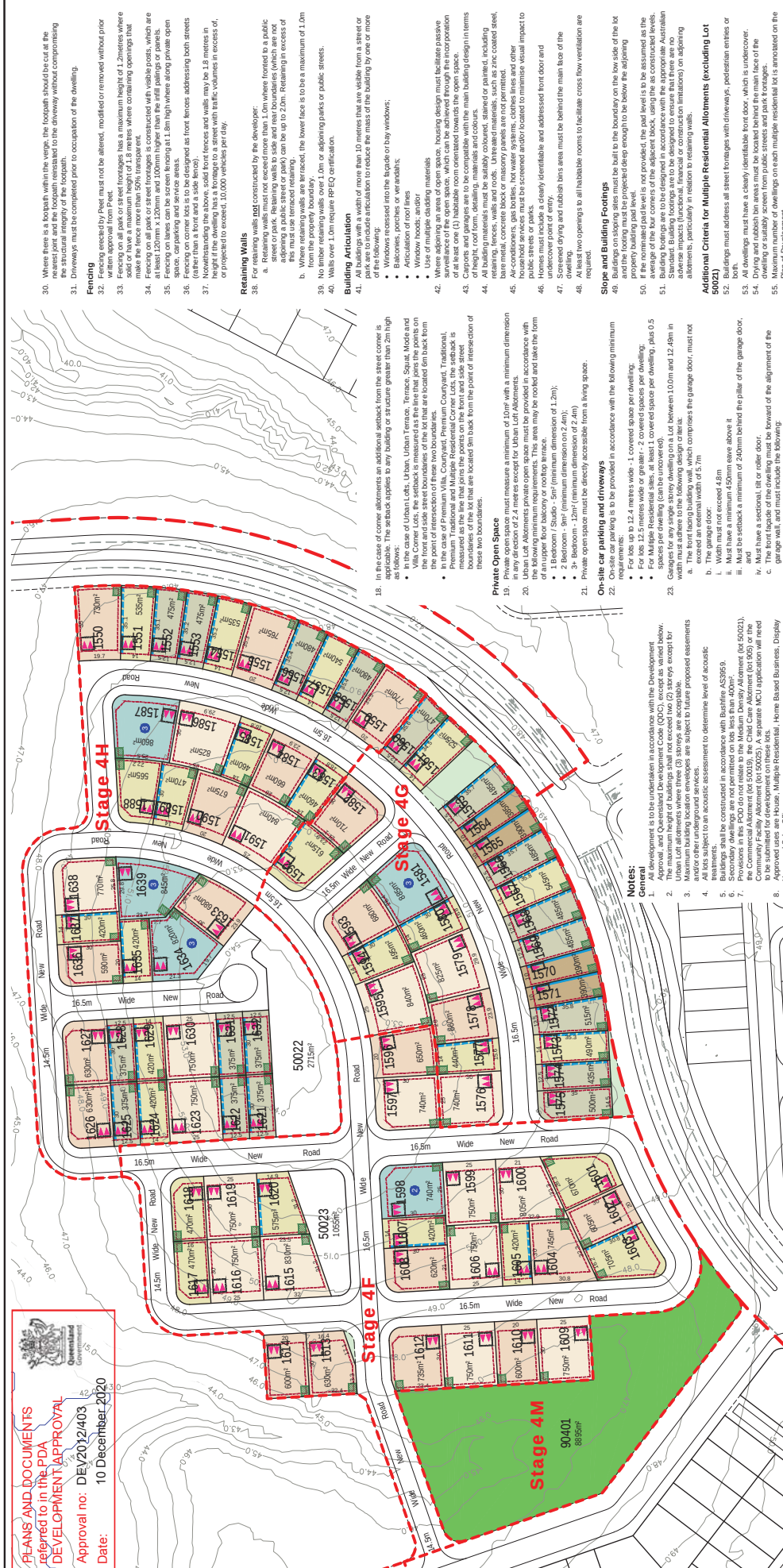
17. The setback shall be measured to the front setback or the rear setback, whichever is applicable. The setback shall be measured to the side setback or the rear setback, whichever is applicable. The setback shall be measured to the front setback or the rear setback, whichever is applicable. The setback shall be measured to the side setback or the rear setback, whichever is applicable.

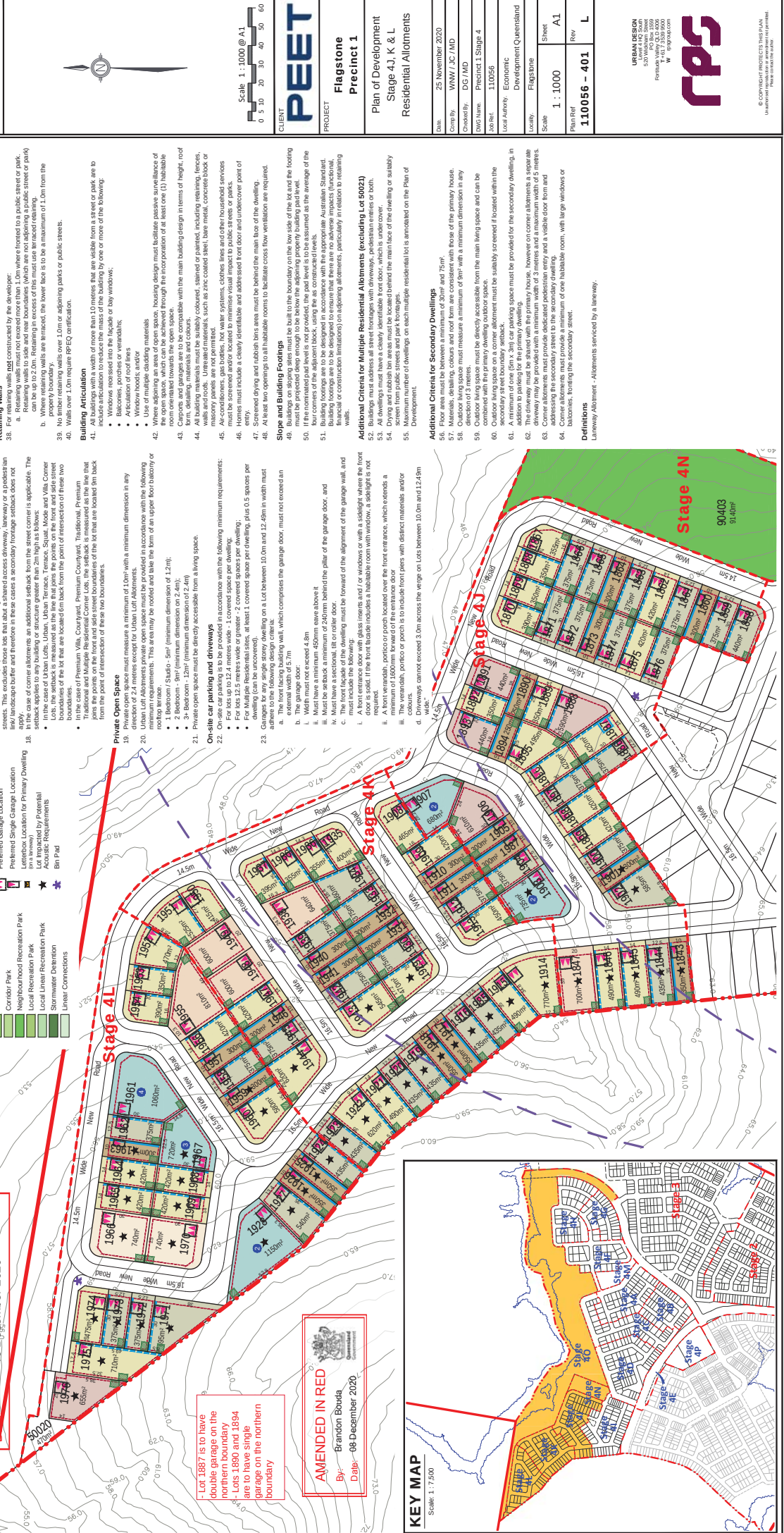
18. In the case of corner allotments an additional setback does not apply. The setback applies to any of the following:

- In a street frontage setback, Terrace, Street, Mole and Vias Corner lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located on back from the point of intersection of these two boundaries.

- iv. Must have a sectional, full roller door.
- v. The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the roofline of the dwelling.
- vi. A front entrance door with glass inserts and/or windows or with a skylight where the front door is solid. If the front facade includes a habitable room with windows, a skylight is not required.
- vii. A front verandah, porch or porch located over the front facade, which extends a minimum of 1600mm forward of the entrance door.
- viii. A front entrance porch or porch is to be built front fence with defined materials and/or columns.
- ix. Driveways cannot exceed 3.0m across the verge on all lots between 10.0m and 12.0m wide.
- x. Driveways are permitted on any double, single dwelling built on 10.0m and 12.0m of lane way.
- xi. Double car garages are permitted on any double, single dwelling built on 10.0m and 12.0m of lane way.
- xii. Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for driveway is required.
- xiii. 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.
- xiv. The maximum width of a driveway at the rear 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.
- xv. Garages and carports accessed from a Lane/way must be built setback 0.3 metres from the boundary unless otherwise dimensioned on the Plan of Development. Ingressions must be achieved for a B99 vehicle.
- xvi. Maximum of one driveway per unit unless it is a WR lot.



[illegible]

[illegible]

KEY MAP

Scale: 1: 20,000



Legend

General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

- District Recreation Park
- Corridor Park
- Conservation Within Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Recreation Park
- Stormwater Detention
- Linear Connections

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
- 2m High Solid Timber Fence
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad

Scale: 1: 2000 @ A1
0 20 40 60 80 100 120

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 except for Urban Loft allotments where three (3) storeys are acceptable.
- 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 less than 400m².
- Provisions in this POB do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 5005) or the Community Facility Allotment (lot 50025). A separate MCI application will need to be submitted for development on these lots.
- Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.

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.
- Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
- If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
- Lots 2501 - 2505 require a 2.5m rear setback.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
 - In the case of Urban Lots, Urban, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
 - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

Private Open Space

- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.
- Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
 - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
 - 2 Bedroom - 9m² (minimum dimension of 2.4m);
 - 3 Bedroom - 12m² (minimum dimension of 2.4m).
- 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).

Plan of Development Table

	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	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	
Front/Primary Frontage	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	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	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m	
Rear	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	
* Additional setback required on some allotments - refer POB Notes 14-16.	0.0m	0.0m	1.5m	1.5m	0.0m	0.0m	0.9m	0.9m	1.0m	1.5m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	
Side - General Lots																											
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a	n/a	n/a	n/a	n/a	
Maximum BTB Wall Length (% of boundary length)	85%		75%		90%		90%		75%		75%		70%		65%		65%		60%		n/a		n/a		n/a		
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	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	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	
Laneway Lots																											
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	n/a	n/a	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	n/a	n/a	n/a	n/a	n/a	n/a	
Site Cover	90%		75%		75%		75%		75%		75%		60%		60%		60%		60%		60%		60%		60%		

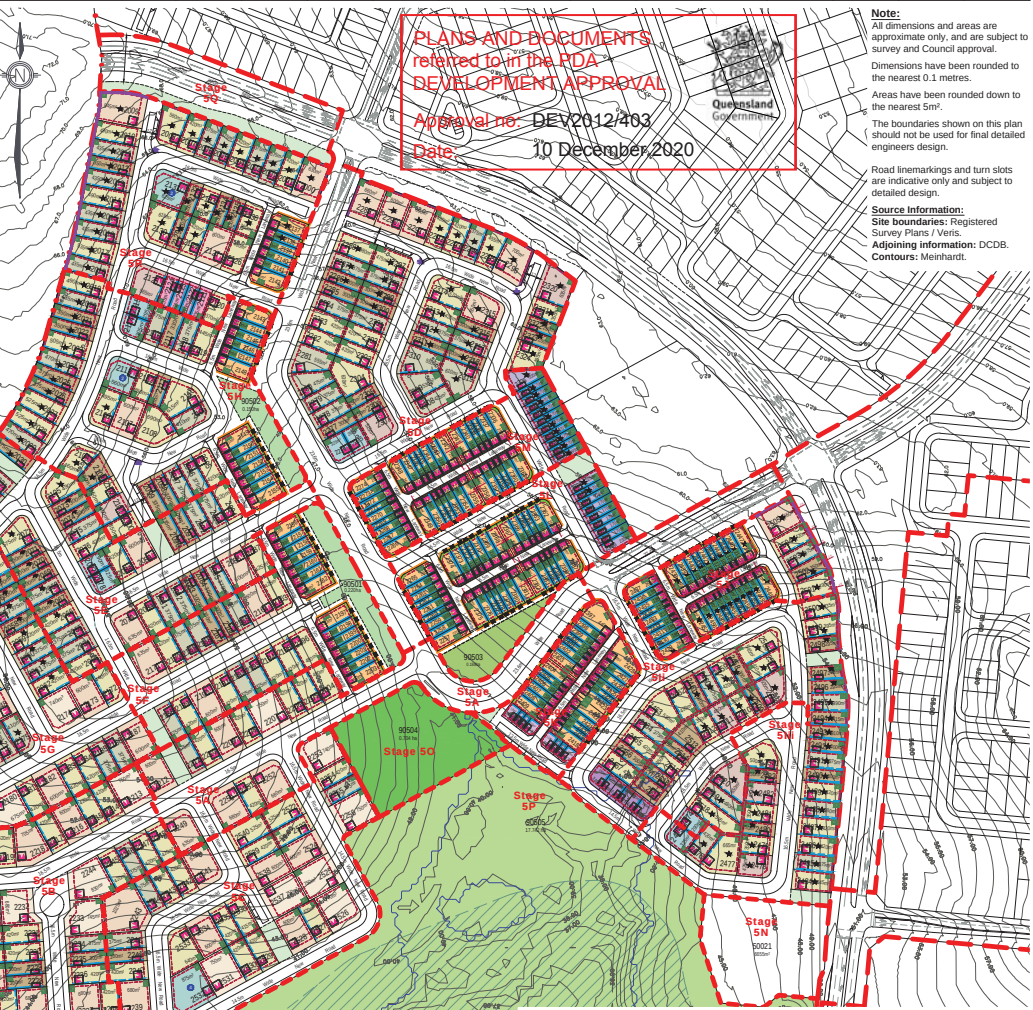
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 10 December 2020

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 / Veris.
Adjoining Information: DCDB. Contours: Meshardt.



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
- Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
- 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 (excluding Lot 50021)

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Drying and rubbish bin areas must be located 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 be a designed in accordance with the appropriate Australian Standard.
- 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

- A: 31/07/18 Amend Sub-Staging all Open Space
- B: 24/01/18 Amended Layout
- C: 03/12/2018 Further Issues Amendments
- D: 22/02/2019 Further Issues Amendments
- E: 07/03/2019 Further Issues Amendments
- F: 15/07/2019 Amended Layout
- G: 24/07/2019 Incorporate EDO Feedback
- H: 23/09/2019 Stage 2 & 3 Layout Amendments
- I: 11/03/2020 Road and Bus Stops Updates
- J: 07/12/2020 Stage 2 & 5 Layout Amendments
- K: 12/12/2020 Stage 2 Layout Amendments
- L: 25/12/2020 Stage 2 Layout Amendments

PROJECT		Flagstone Precinct 1	
Job Ref.	110056	Date	25 November 2020
Comp By	WW/JC/MD	DWG Name	Precinct 1 Stage 5
Chkd By	DG/MD	Locality	Flagstone
Local Authority: Economic Development Queensland			

CLIENT

PEET

Plan of Development
Stage 5 Overall
Residential Allotments

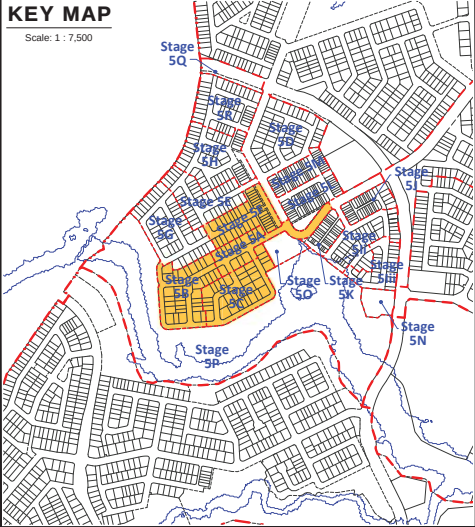
URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3239 9500
W urbandesign.com.au

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Scale	Sheet	Plan Ref	Rev
1 : 2000	A1	110056 - 410	L

KEY MAP

Scale: 1 : 7,500



Legend

General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

- Local Linear Recreation Park
- Linear Connections

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
- 2m High Solid Timber Fence
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Lot Impacted by Potential Acoustic Requirements

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.

Road linemarkings and turn slots are indicative only and subject to detailed design.

Source Information:
Site boundaries: Registered Survey Plans / Veris.
Adjoining information: DCDB.
Contours: Meinhardt.

Scale 1 : 1000 @ A1

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 except for Urban Loft allotments where three (3) storeys are acceptable.
- 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.
- Provisions in this POD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 905) or the Community Facility Allotment (lot 50025). A separate MCU application will need to be submitted for development on these lots.
- Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.

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. While 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.
- Front verandah and covered areas to the front are permitted to extend into the front setback on the condition that the enclosed area is not enclosed. For front setbacks, this roofed area is allowed to extend to 1.0m from the front property line.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
- If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
- Lots 2501 - 2505 require a 2.5m rear setback.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that about a shared access driveway, laneway or a pedestrian link landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
 - In the case of Urban Lots, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 5m back from the point of intersection of these two boundaries.
 - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 5m back from the point of intersection of these two boundaries.

Private Open Space

- Private open space must be provided a minimum of 10m² with a minimum dimension in any direction of 2.4 metres (no roof) except for Urban Loft Allotments.
- Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
 - 1 Bedroom - Studio - 5m² (minimum dimension of 1.2m).
 - 2 Bedroom - 9m² (minimum dimension of 2.4m).
 - 3+ Bedroom - 12m² (minimum dimension of 2.4m).
- 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.

Plan of Development Table

	Urban Loft Allotments	Urban Terrace Allotments	Urban Terrace Allotments	Rear Loaded Terrace Allotments	Squat Allotments	Mode Allotments	Villa Allotments	Premium Villa Allotments	Courtyard Allotments	Premium Courtyard Allotments	Traditional Allotments	Premium Traditional Allotments	Multiple Residential Allotment (MR)
Front/Primary Frontage	Ground Floor	First Floor	First Floor	First Floor	First Floor	First Floor	First Floor	First Floor	First Floor	First Floor	First Floor	First Floor	First Floor
Garage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Rear	0.0m*	0.0m*	1.5m*	1.5m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*
* Additional setback required on some allotments - refer POD Notes 14-16.													
Side - General Lots	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Maximum BTB Wall Length (% of boundary length)	85%	75%	90%	90%	75%	75%	70%	65%	65%	60%	n/a	n/a	n/a
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.5m	1.5m	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	1.5m	1.5m
Laneway Lots													
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a
Site Cover	90%	75%	75%	75%	75%	75%	60%	60%	60%	60%	60%	60%	75%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV/2012/403
Date: 10 December 2020



Retaining Walls

- For retaining walls not constructed by the developer:
 - Retaining walls must not exceed more than 1.0m 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 2.0m. Retaining in excess of this must use terraced retaining.
 - Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
- 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
- Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
- 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 (excluding Lot 50021)

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Drying and rubbish bins areas must be located 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.

REVISION

- 31/07/18 Amend Sub-Staging & Open Space
- 24/01/18 Amend Road
- 03/12/2018 Further Issues Amendments
- 22/02/2019 Further Issues Amendments
- 07/03/2019 Further Issues Amendments
- 15/07/2019 Amend Layout
- 14/07/2019 Incorporate EDO Feedback
- 23/05/2019 Stage 2 & 3 Layout Amendments
- 07/02/2020 Road and Bus Stops Updates
- 07/02/2020 Stage 2 & 5 Layout Amendments
- 12/12/2020 Stage 2 Layout Amendments
- 25/11/2020 Stage 2 Layout Amendments

PROJECT

Flagstone Precinct 1

Job Ref. 110056 Date: 25 November 2020

Comp By: WW/JC/MD DWG Name: Precinct 1 Stage 5

Chkd By: DG/MD Locality: Flagstone

Local Authority: Economic Development Queensland

CLIENT

PEET

Plan of Development
Stage 5A - C & F
Residential Allotments

Scale
1 : 1000

Sheet
A1

Plan Ref
110056 - 411

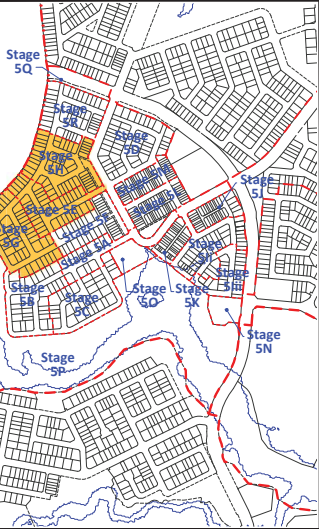
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URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3039 9500
W urbandesign.com.au

KEY MAP

Scale: 1 : 7,500



Legend

General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

- Local Linear Recreation Park
- Linear Connections

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
- 2m High Solid Timber Fence
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad

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.

Road line markings and turn slots are indicative only and subject to detailed design.

Source Information:

Site boundaries: Registered Survey Plans / Veris.

Adjoining information: DCDB.

Contours: Meinhardt.

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 except for Urban Loft allotments where three (3) storeys are acceptable.
- 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.
- Provisions in this PCD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 905) or the Community Facility Allotment (lot 50025). A separate MCU application will need to be submitted for development on these lots.
- Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Private 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.
- Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
- If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
- Lots 2501 - 2505 require a 2.5m rear setback.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that adjoin a shared access driveway, laneway or a pedestrian link/landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
 - In the case of Urban Lots, Urban, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of the two side boundaries.
 - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of the two side boundaries.

Private Open Space

- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft allotments.
- Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
 - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
 - 2 Bedroom - 9m² (minimum dimension of 2.4m);
 - 3+ Bedroom - 12m² (minimum dimension of 2.4m)
- 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

Plan of Development Table

	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	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	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	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m
Rear	1.5m	n/a	4.5m	n/a	4.5m	n/a	2.4m	n/a	4.5m	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	5.0m	n/a
Side - Additional setback required on some allotments - refer POD Notes 14-16.	0.0m *	0.0m *	1.5m *	1.5m *	0.0m *	0.0m *	0.9m *	0.9m *	1.0m *	1.5m *	0.9m *	0.9m *	0.9m *	0.9m *	1.0m *	1.0m *	1.0m *	1.5m *	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	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	85%		75%		90%		90%		90%		75%		75%		70%		65%		65%		60%		n/a		n/a	n/a
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.5m	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	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)	n/a	n/a	n/a	n/a	n/a	n/a	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	n/a	n/a	n/a	n/a	n/a
Site Cover	90%		75%		75%		75%		75%		75%		60%		60%		60%		60%		60%		60%		75%	



- A front entrance door with glass inserts and / or windows or with a side light where the front door is solid. If a front verandah includes a habitable room with window, a side light 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 fenders with distinct materials and/or colors.
 - Driveways cannot exceed 3.0m to access the front on lots between 10.0m and 12.49m wide.
- Double car garages are permitted on any double storey dwelling built on a lot between 10.0m and 12.49m or laneway dwelling.
 - Driveways are to be in accordance with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
 - The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
 - Garages and carports accessed from a Laneway must be built/erected 0.9 metres from the boundary unless otherwise dimensioned on the Plan of Development. 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 vertical 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

- For retaining walls not constructed by the developer:
 - Retaining walls must not exceed more than 1.0m 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 2.0m. Retaining in excess of this must use terraced retaining.
 - Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
- 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
- Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- 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 primary building 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 (excluding Lot 50021)

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Drying and rubbish bin areas must be located 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

- 31/07/18 Amend Sub-Staging & Open Space
- 24/01/18 Amended Layout
- 03/12/2018 Further Issues Amendments
- 22/02/2019 Further Issues Amendments
- 07/03/2019 Further Issues Amendments
- 15/07/2019 Amended Layout
- 24/07/2019 Incorporate EDO Feedback
- H-23/05/2019 Stage 2 & 3 Layout Amendments
- 11/03/2020 Road and Bus Stop Updates
- 01/12/2020 Stage 2 & 5 Layout Amendments
- K-12/12/2020 Stage 2 Layout Amendments
- L-25/12/2020 Stage 2 Layout Amendments

PROJECT

Flagstone Precinct 1

Job Ref. 110056 Date: 25 November 2020

Comp By: WW/JC/MD DWG Name: Precinct 1 Stage 5

Chk'd By: DG/MD Locality: Flagstone

Local Authority: Economic Development Queensland

CLIENT

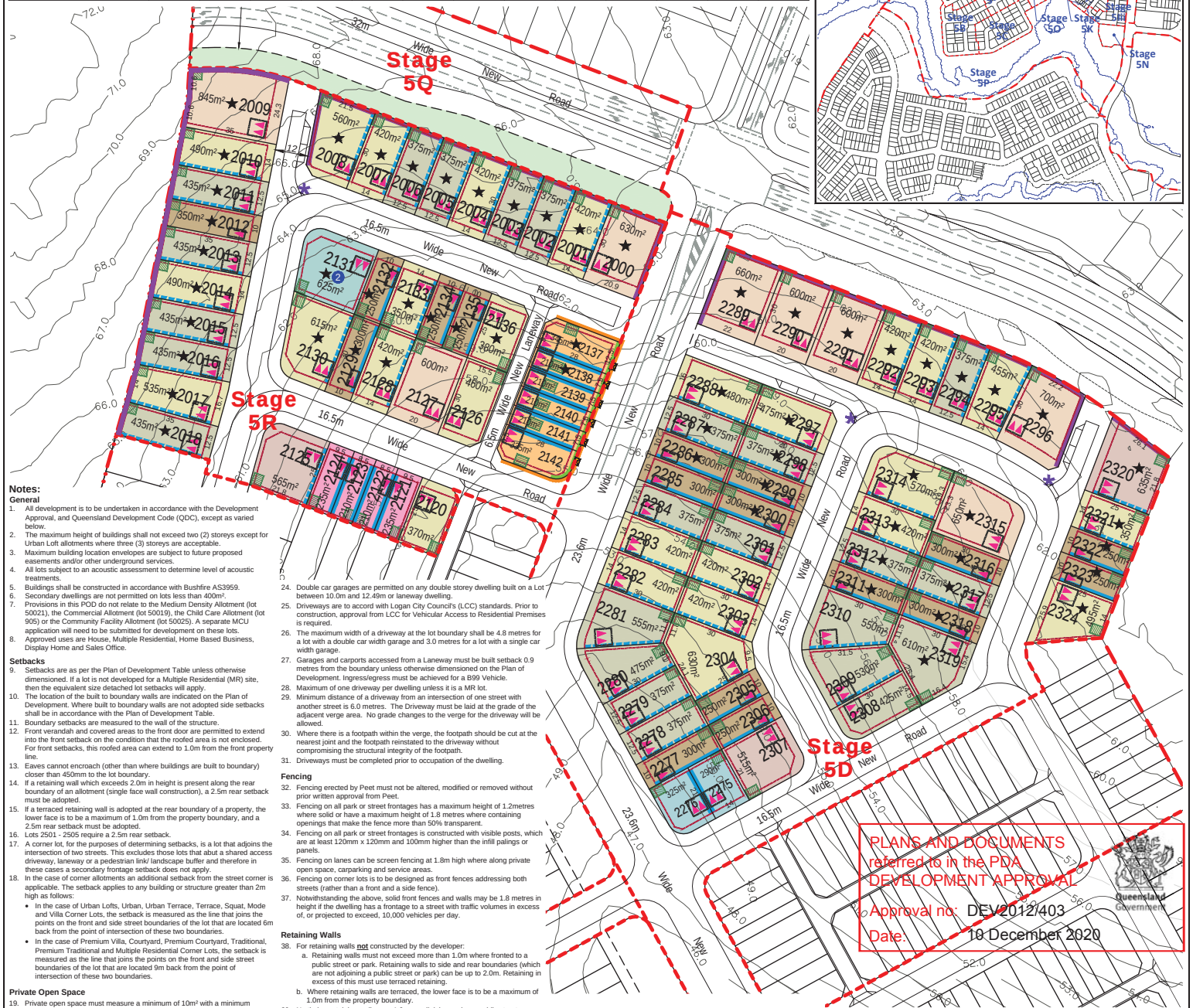
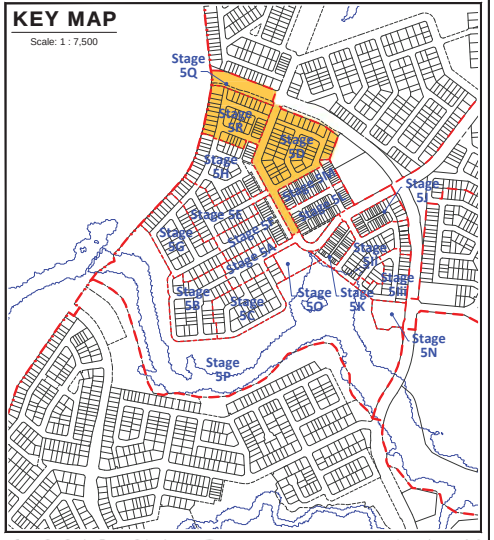
PEET

Plan of Development
Stage 5E, G & H
Residential Allotments

Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	110056 - 412	L

URBAN DESIGN
Level 4 HQ South
130 Wickham Street
PO Box 1059
Fortitude Valley QLD 4006
T +61 7 2639 9500
W urbandesign.com.au

Plan of Development Table	Urban Loft Allotments		Urban Allotments		Urban Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Mode 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	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	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	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m
Front/Primary Frontage	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	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	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m
Garage	1.5m	n/a	4.5m	n/a	4.5m	n/a	n/a	n/a	4.5m	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	5.0m	n/a
Rear	0.0m	0.0m	1.5m	1.5m	0.0m	0.0m	0.9m	0.9m	1.0m	1.5m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m	
Additional setback required on some allotments - refer POD Notes 14-16.																										
Sides - General Lots																										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (½ of boundary length)	85%		75%		90%		90%		75%		75%		70%		65%		65%		60%		n/a		n/a		n/a	n/a
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	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	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)	n/a	n/a	n/a	n/a	n/a	n/a	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	n/a	n/a	n/a	n/a	n/a
Site Cover	90%		75%		75%		75%		75%		75%		60%		60%		60%		60%		60%		60%		75%	



- 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 except for Urban Loft allotments where three (3) storeys are acceptable.
 - 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.
 - Provisions in this POD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 905) or the Community Facility Allotment (lot 50025). A separate MCU application will need to be submitted for development on these lots.
 - Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.
- 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.
 - Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
 - Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
 - If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
 - If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
 - Lots 2501 - 2505 require a 2.5m rear setback.
 - A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/landscape buffer and therefore in these cases a secondary front setback does not apply.
 - In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
 - In the case of Urban Lots, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
 - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 5m back from the point of intersection of these two boundaries.
- Private Open Space**
- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.
 - Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
 - 1 Bedroom / Studio - 5m² (minimum dimension of 2.4m)
 - 2 Bedroom - 9m² (minimum dimension of 2.4m)
 - 3+ Bedroom - 12m² (minimum dimension of 2.4m)
 - 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:
 - 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, porch or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door.
 - The verandah, porch 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."

- 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.
- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Drying and rubbish bins must be located 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.

Legend

General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

- Local Linear Recreation Park

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
- 2m High Solid Timber Fence
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Lot impacted by Potential Acoustic Requirements
- Bin Pad

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.

Road line markings and turn slots are indicative only and subject to detailed design.

Source Information:

Site boundaries: Registered Survey Plans / Veris.

Adjoining information: DCDB.

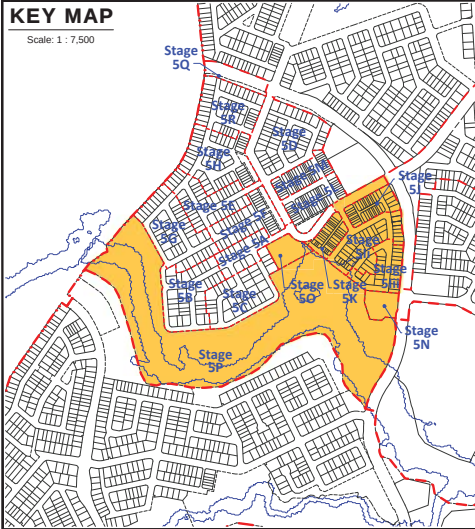
Contours: Meinhardt.

Scale 1:750 @ A1

0 5 10 20 30 40 50

KEY MAP

Scale: 1 : 7500



Plan of Development Table

	Urban Loft Allotments	Urban Terrace Allotments	Urban Terrace Allotments	Rear Loaded Terrace Allotments	Squat Allotments	Mode Allotments	Villa Allotments	Premium Villa Allotments	Courtyard Allotments	Premium Courtyard Allotments	Traditional Allotments	Premium Traditional Allotments	Multiple Residential Allotment (MRS)
Front/Primary Frontage	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Garage	0.0m	0.0m	1.5m	1.5m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Rear	0.0m	0.0m	1.5m	1.5m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Side - General Lots	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Maximum BTB Wall Length (% of boundary length)	85%	75%	90%	90%	75%	75%	70%	65%	65%	60%	n/a	n/a	n/a
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.5m	1.5m	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	1.5m	1.5m
LaneWAY Lots													
Rear of Lot (from laneWAY boundary including garage)	n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a
Site Cover	90%	75%	75%	75%	75%	75%	60%	60%	60%	60%	60%	60%	75%

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.
Road inemarkings and turn slots are indicative only and subject to detailed design.
Source Information:
Site boundaries: Registered Survey Plans / Veris.
Adjoining information: DCDB.
Contours: Meinhard.

Notes:

General

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- All lots subject to an acoustic assessment to determine level of acoustic treatments.
- Buildings shall be constructed in accordance with Bushfire AS3959.
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- Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.

Setbacks

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- 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.
- Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
- Leaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
- If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
- Lots 2501 - 2505 require a 2.5m rear setback.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that have a shared access driveway, laneway or a pedestrian link/landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
 - In the case of Urban Lofts, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
 - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

Private Open Space

- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.
- Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
 - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
 - 2 Bedroom - 9m² (minimum dimension of 2.4m);
 - 3+ Bedroom - 12m² (minimum dimension of 2.4m)
- 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 to 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, must not exceed an external width of 5.7m
 - The garage door:
 - i. Width must not exceed 4.8m
 - ii. Must have a minimum 450mm eave above it
 - iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - iv. 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:
 - i. A front entrance door with glass inserts and / or windows or with a side light where the front door is solid. If the front facade includes a habitable room with window, a side light is not required.
 - ii. A front verandah, porch or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door.
 - iii. The verandah, porch 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 built on a Lot between 10.0m and 12.4m or laneway dwelling.
- 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 unless otherwise dimensioned on the Plan of Development. Ingress/egress must be achieved for a B99 Vehicle.

REVISION

A: 31/07/18 Amend Sub-Staging & Open Space
B: 24/01/18 Amend Layout
C: 03/12/2018 Further Issues Amendments
D: 22/02/2019 Further Issues Amendments
E: 07/03/2019 Further Issues Amendments
F: 15/07/2019 Amend Layout
G: 24/07/2019 Incorporate EDO Feedback
H: 23/08/2019 Stage 2 & 3 Layout Amendments
I: 11/03/2020 Road and Bus Stop Updates
J: 07/12/2020 Stage 2 & 3 Layout Amendments
K: 12/12/2020 Stage 2 Layout Amendments
L: 25/12/2020 Stage 2 Layout Amendments

PROJECT

Job Ref.	110056
Comp. By.	WW/JC/MD
Chkd By.	DG/MD
Local Authority.	Economic Development Queensland

Flagstone Precinct 1

Date.	25 November 2020
DWG Name.	Precinct 1 Stage 5
Locality.	Flagstone

CLIENT

Local Authority.	Economic Development Queensland
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FEET

Plan of Development
Stage 5I, J, K, N, O & P
Residential Allotments

Scale

1 : 750

Sheet

A1

Plan Ref

110056 - 414

Rev

L

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403
Date: 10 December 2020

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
- Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
- 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. Unreated 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 (excluding Lot 50021)

- Buildings must address all street frontages with driveways, pedestrian entries or both.
 - All dwellings must have a clearly identifiable front door, which is undercover.
 - Drying and rubbish bin areas must be located 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 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.

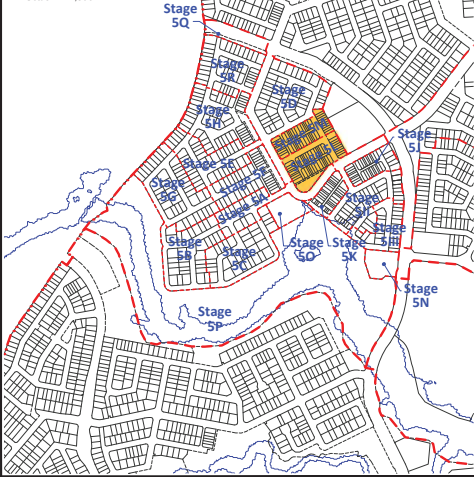
Legend

- General**
- Site Boundary
 - Proposed Precinct Boundary
 - Proposed Stage Boundary
 - Proposed Sub Stage Boundary
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
- Open Space**
- Conservation Park
 - Corridor Park
 - Neighbourhood Recreation Park
 - Local Recreation Park
 - Linear Connections
- 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
 - 2m High Solid Timber Fence
 - Preferred Single Garage Location
 - Letterbox Location for Primary Dwelling
 - Lot Located by Potential Acoustic Requirements
 - Bin Pad



KEY MAP

Scale: 1 : 7,500



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.

Road line markings and turn slots are indicative only and subject to detailed design.

Source Information: Site boundaries: Registered Survey Plans / Veris.

Adjoining information: DCDB.

Contours: Meinhardt.

Legend

General

Proposed Precinct Boundary

Proposed Stage Boundary

Proposed Sub Stage Boundary

Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

Linear Connections

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

2m High Solid Timber Fence

Preferred Double Garage Location

Preferred Single Garage Location

Letterbox Location for Primary Dwelling (on a laneway)

Lot Impacted by Potential

Acoustic Requirements

Notes:

General:

1. All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.

2. The maximum height of buildings shall not exceed two (2) storeys except for Urban Loft allotments where three (3) storeys are acceptable.

3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.

4. All lots subject to an acoustic assessment to determine level of acoustic treatments.

5. Buildings shall be constructed in accordance with Bushfire AS3959.

6. Secondary dwellings are not permitted on lots less than 400m².

7. Provisions in this PCD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 50018) or the Community Facility Allotment (lot 50025). A separate MCU application will need to be submitted for development on these lots.

8. Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.

Setbacks:

9. Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent site detached lot setbacks will apply.

10. 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.

11. Boundary setbacks are measured to the wall of the structure.

12. Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.

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

14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.

15. If a retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.

16. Lots 2501 - 2505 require a 2.5m rear setback.

17. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.

18. The use of corner allotments in additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:

• In the case of Urban Lots, Urban, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.

• In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

Private Open Space

19. Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.

20. Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper balcony or rooftop terrace.

• 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);

• 2 Bedroom - 9m² (minimum dimension of 2.4m);

• 3+ Bedroom - 12m² (minimum dimension of 2.4m)

21. Private open space must be directly accessible from a living space.

On-site car parking and driveways

22. 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).

23. Garages for any single story dwelling on a Lot between 10.0m and 12.4m in width must adhere to the following design criteria:

a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m

b. The garage door:

i. Width must not exceed 4.8m

ii. Must have a minimum 450mm eave above it

iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and

iv. Must have a sectional, tilt or roller door.

c. The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:

Plan of Development Table

	Urban Loft Allotments	Urban Allotments	Urban Terrace Allotments	Rear Loaded Terrace Allotments	Squat Allotments	Mode Allotments	Villa Allotments	Premium Villa Allotments	Courtyard Allotments	Premium Courtyard Allotments	Traditional Allotments	Premium Traditional Allotments	Multiple Residential Allotments (MR)
Front/Primary Frontage	Ground Floor 1.5m	First Floor 1.5m	First Floor 1.5m	First Floor 1.5m	First Floor 1.5m	First Floor 1.5m	First Floor 1.5m	First Floor 1.5m	First Floor 1.5m	First Floor 1.5m	First Floor 1.5m	First Floor 1.5m	First Floor 1.5m
Rear	0.0m*	0.0m*	1.5m*	1.5m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*	0.0m*
Side - General Lots	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Maximum BTB Wall Length (% of boundary length)	85%	75%	90%	90%	75%	75%	70%	65%	65%	60%	n/a	n/a	n/a
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m
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	1.5m	1.5m
Side - General Lots	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a
Site Cover	90%	75%	75%	75%	75%	75%	60%	60%	60%	60%	60%	60%	75%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 10 December 2020



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.

Road line markings and turn slots are indicative only and subject to detailed design.

Source Information: Site boundaries: Registered Survey Plans / Veris.

Adjoining information: DCDB.

Contours: Meinhardt.

Legend

General

Proposed Precinct Boundary

Proposed Stage Boundary

Proposed Sub Stage Boundary

Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

Linear Connections

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

2m High Solid Timber Fence

Preferred Double Garage Location

Preferred Single Garage Location

Letterbox Location for Primary Dwelling (on a laneway)

Lot Impacted by Potential

Acoustic Requirements

Notes:

General:

1. All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.

2. The maximum height of buildings shall not exceed two (2) storeys except for Urban Loft allotments where three (3) storeys are acceptable.

3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.

4. All lots subject to an acoustic assessment to determine level of acoustic treatments.

5. Buildings shall be constructed in accordance with Bushfire AS3959.

6. Secondary dwellings are not permitted on lots less than 400m².

7. Provisions in this PCD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 50018) or the Community Facility Allotment (lot 50025). A separate MCU application will need to be submitted for development on these lots.

8. Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.

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15. If a retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.

16. Lots 2501 - 2505 require a 2.5m rear setback.

17. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.

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• In the case of Urban Lots, Urban, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.

• In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

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19. Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.

20. Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper balcony or rooftop terrace.

• 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);

• 2 Bedroom - 9m² (minimum dimension of 2.4m);

• 3+ Bedroom - 12m² (minimum dimension of 2.4m)

21. Private open space must be directly accessible from a living space.

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22. 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).

23. Garages for any single story dwelling on a Lot between 10.0m and 12.4m in width must adhere to the following design criteria:

a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m

b. The garage door:

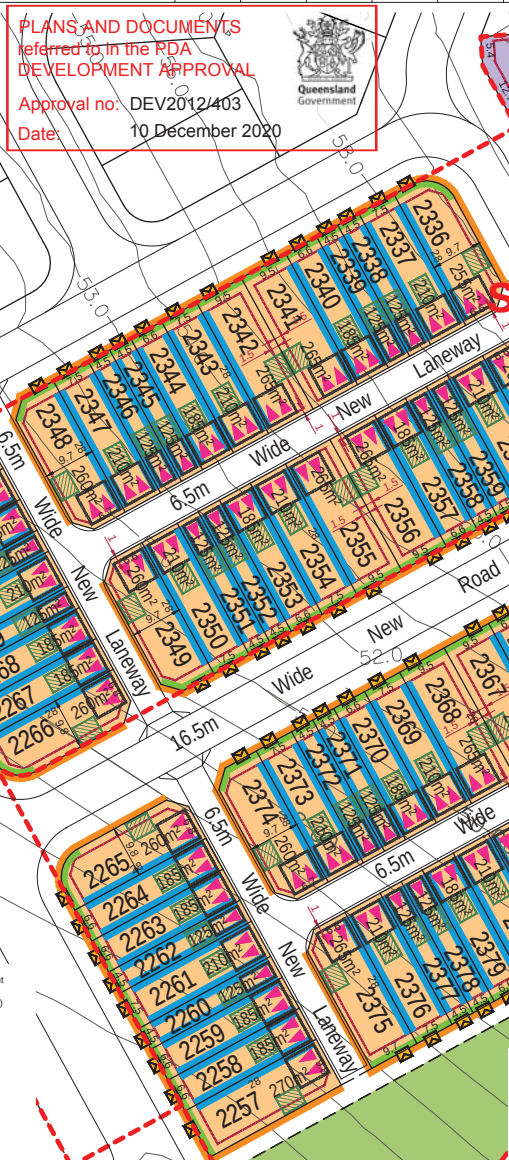
i. Width must not exceed 4.8m

ii. Must have a minimum 450mm eave above it

iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and

iv. Must have a sectional, tilt or roller door.

c. The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:



Building Articulation

41. 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

42. Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.

43. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.

44. 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.

45. 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.

46. Homes must include a clearly identifiable and addressed front door and undercover point of entry.

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

48. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Footings

49. 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.

50. 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 air constructed levels.

51. 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 (excluding Lot 50021)

52. Buildings must address all street frontages with driveways, pedestrian entries or both.

53. All dwellings must have a clearly identifiable front door, which is undercover.

54. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.

55. Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

56. Floor area must be between a minimum of 30m² and 75m².

57. Materials, detailing, colours and roof form are consistent with those of the primary house.

58. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.

59. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.

60. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.

61. 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.

62. 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.

63. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.

64. 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	PEET
A: 31/07/18 Amend Sub-Staging & Open Space	Flagstone Precinct 1		
B: 24/01/18 Amended Layout			
C: 03/12/2018 Further Issues Amendments			
D: 22/02/2019 Further Issues Amendments			
E: 07/03/2019 Further Issues Amendments			
F: 15/07/2019 Amended Layout			
G: 24/07/2019 Incorporate EDO Feedback			
H: 23/08/2019 Stage 2 & 3 Layout Amendments			
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L: 25/11/2020 Stage 2 Layout Amendments			