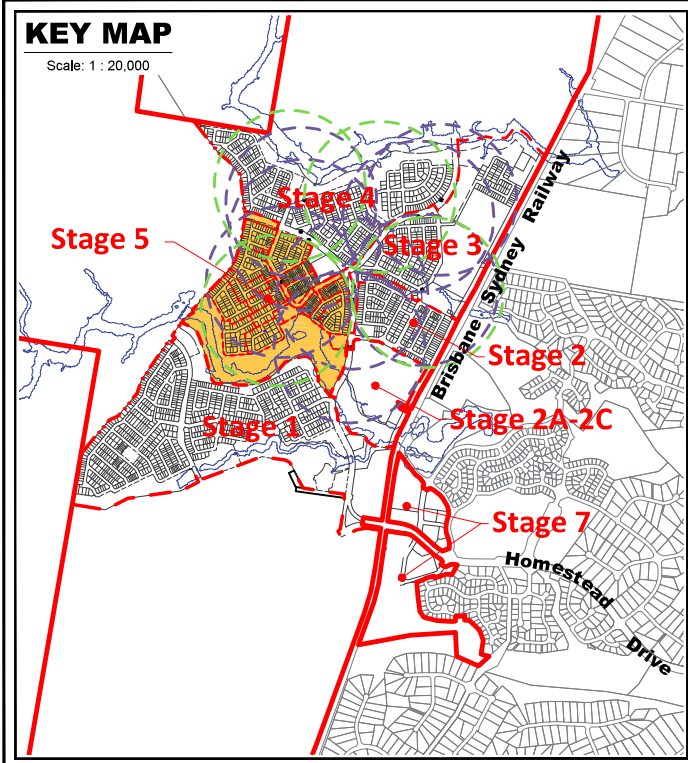


Scale: 1 : 20.000

Scale: 1 : 20.000



- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Residential Allotment
(Max. no. of dwellings)
- Indicative Indented Bus Stop
Location
- Indicative In-Line Bus Stop
Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

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.

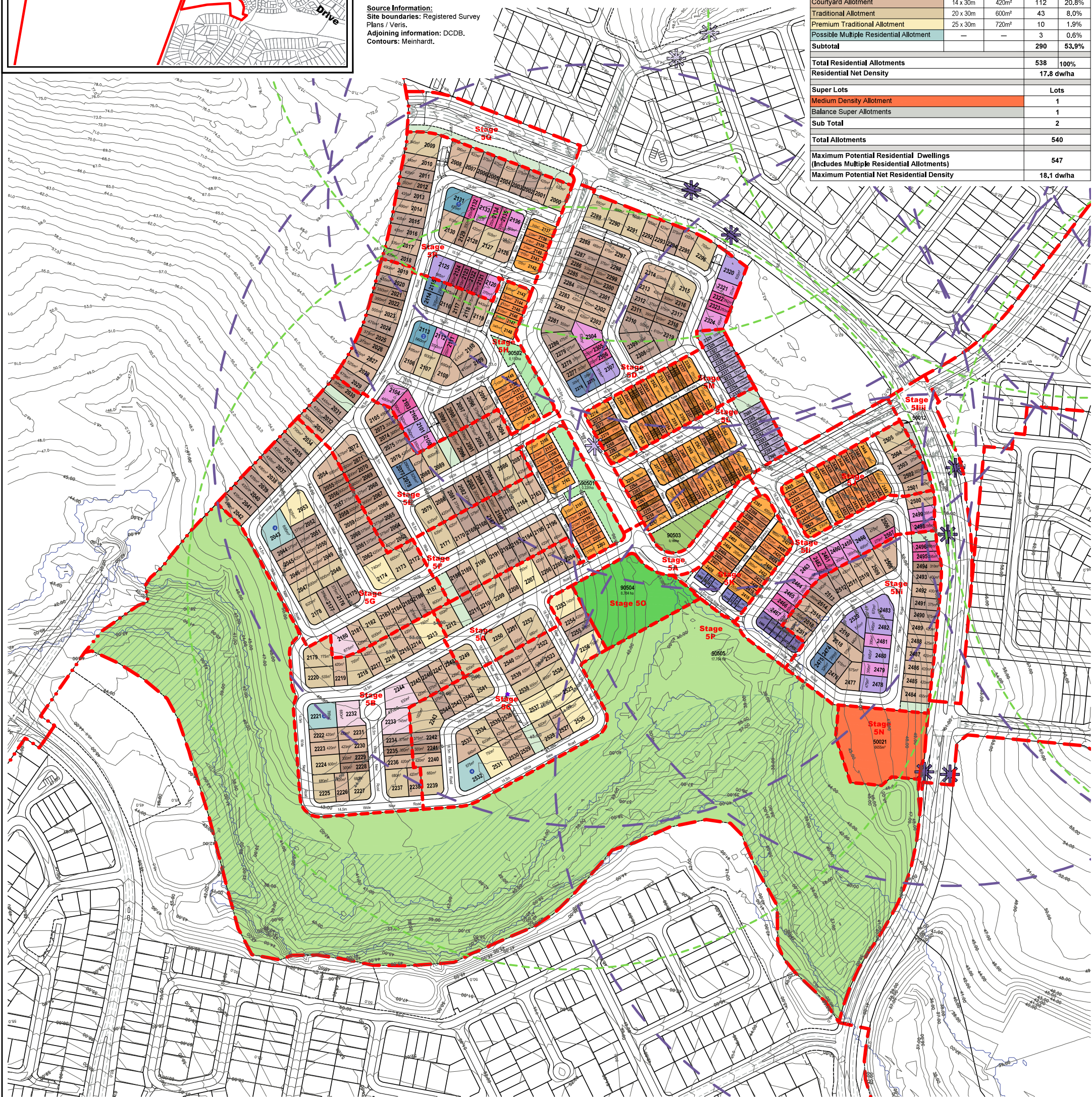
The boundaries shown on this plan should not be used for final detailed engineers design.

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.

Land Budget Stage 5		
Land Use	Overall	
	Area	%
Area of Subject Site	52,172 ha	100.0%
Saleable Area		
Residential Allotments	19,663 ha	37.7%
Medium Density Allotment	0.665 ha	1.3%
Balance Super Allotments	0.028 ha	0.1%
Total Area of Allotments	20,356 ha	39.0%
Road		
Collector Road	3.617 ha	6.9%
Local Road	8,774 ha	16.8%
Linear Connections	0.459 ha	0.9%
Entry Statements	—	0.0%
Total Area of New Road	12,850 ha	24.6%
Open Space		
Corridor Park	17,704 ha	33.9%
Conservation (Within Corridor Park)	10,710 ha	
District Recreation Park	—	0.0%
Neighbourhood Recreation Park	0,704 ha	1.3%
Local Recreation Park	0,188 ha	0.4%
Local Linear Recreation Park	0,370 ha	0.7%
Stormwater Detention	—	0.0%
Total Open Space	18,966 ha	36.4%

Yield Breakdown Stage 5					
Residential Allotments			Overall		
	Typical Size	Typical Area			
Urban & Nano Allotments Product					
Urban Loft	4.7 x 12.5m	50m²	8	1.5%	
Urban Allotments	7.5 x 16m	120m²	6	1.1%	
Urban Terrace	6.2 x 27.5m	170m²	20	3.7%	
Subtotal			34	6.3%	
16m Deep Product					
Squat Allotment	14 x 16m	220m²	8	1.5%	
Subtotal			8	1.5%	
25m Deep Product					
Mode Allotment	8.5 x 25m	213m²	4	0.7%	
Villa Allotment	10 x 25m	250m²	16	3.0%	
Courtyard Allotment	14 x 25m	350m²	19	3.5%	
Premium Courtyard Allotment	16 x 25m	400m²	10	1.9%	
Premium Traditional Allotment	20 x 25m	500m²	4	0.7%	
Possible Multiple Residential Allotment	—	—	2	0.4%	
Subtotal			55	10.2%	
28m - 30m Deep Product					
Terrace 4.5m Allotment	4.5 x 28m	126m²	20	3.7%	
Terrace 6.6m Allotment	6.6 x 28m	185m²	35	6.5%	
Terrace 7.5m Allotment	7.5 x 28m	210m²	52	9.7%	
Terrace 9.5m Allotment	9.5 x 28m	265m²	44	8.2%	
Subtotal			151	28.1%	
30m Deep Product					
Villa Allotment	10 x 30m	300m²	41	7.6%	
Premium Villa Allotment	12.5 x 30m	375m²	81	15.1%	
Courtyard Allotment	14 x 30m	420m²	112	20.8%	
Traditional Allotment	20 x 30m	600m²	43	8.0%	
Premium Traditional Allotment	25 x 30m	720m²	10	1.9%	
Possible Multiple Residential Allotment	—	—	3	0.6%	
Subtotal			290	53.9%	
Total Residential Allotments			538	100%	
Residential Net Density			17.8 dw/ha		
Super Lots			Lots		
Medium Density Allotment			1		
Balance Super Allotments			1		
Sub Total			2		
Total Allotments			540		
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			547		
Maximum Potential Net Residential Density			18.1 dw/ha		



Scale 1 : 2000 @ A1

TO BE READ IN CONJUNCTION WITH 110056 - 404

REVISION 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 M: 21/05/2021 Stage 2,3 & 5 Layout Amendments N: 26/07/2021 Stage 3 Layout Amendments O: 11/08/2021 Stage 5li Change P: 07/09/2021 Stage 3li, 5li & 5K Change Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change	PROJECT Flagstone Precinct 1		CLIENT PEET		 URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com			
	Job Ref.	110056	Date.	27 October 2021	PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL  Plan of Subdivision Stage 5 Overall Allotment Layout	© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.		
	Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5				
	Chk'd By.	DG/MD	Locality.	Flagstone				
	Local Authority.				Economic Development Queensland	Scale	Sheet	Plan Ref
					1 : 2000	A1	110056 – 403	S

Yield Breakdown Stage 5																								
Residential Allotments			Stage 5A	Stage 5B	Stage 5C	Stage 5D	Stage 5E	Stage 5F	Stage 5G	Stage 5H	Stage 5Ii	Stage 5Iii	Stage 5J	Stage 5K	Stage 5L	Stage 5M	Stage 5N	Stage 5O	Stage 5P	Stage 5Q	Stage 5R	Overall		
	Typical Size	Typical Area																						
Urban & Nano Allotments Product																								
Urban Loft	4.7 x 12.5m	50m²	—	—	—	—	—	—	—	—	—	—	—	8	—	—	—	—	—	—	—	8	1.5%	
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	—	—	—	—	6	—	—	—	—	—	—	—	—	—	—	6	1.1%	
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	—	—	—	—	—	—	—	—	9	11	—	—	—	—	—	20	3.7%	
Subtotal			—	—	—	—	—	—	—	—	6	—	—	8	9	11	—	—	—	—	—	34	6.3%	
16m Deep Product																								
Squat Allotment	14 x 16m	220m²	—	—	—	2	2	—	—	2	—	2	—	—	—	—	—	—	—	—	—	8	1.5%	
Subtotal			—	—	—	2	2	—	—	2	—	2	—	—	—	—	—	—	—	—	—	8	1.5%	
25m Deep Product																								
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	4	0.7%	
Villa Allotment	10 x 25m	250m²	—	—	—	4	—	—	—	2	5	2	—	—	—	—	—	—	—	—	3	16	3.0%	
Courtyard Allotment	14 x 25m	350m²	—	—	—	3	—	—	—	4	7	2	—	—	—	—	—	—	—	—	3	19	3.5%	
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	2	—	—	—	1	1	5	—	—	—	—	—	—	—	—	1	10	1.9%	
Premium Traditional Allotment	20 x 25m	500m²	—	3	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	4	0.7%	
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	1	2	0.4%	
Subtotal			—	3	—	9	—	—	1	8	13	9	—	—	—	—	—	—	—	—	12	55	10.2%	
28m - 30m Deep Product																								
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	—	—	—	—	—	—	—	—	—	—	—	10	10	—	—	—	—	—	20	3.7%	
Terrace 6.6m Allotment	6.6 x 28m	185m²	—	—	—	—	—	—	—	—	—	—	10	9	8	8	—	—	—	—	—	35	6.5%	
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	10	—	9	—	—	—	10	5	7	7	—	—	—	4	52	9.7%	
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	4	—	4	—	—	—	6	8	10	10	—	—	—	2	44	8.2%	
Subtotal			—	—	—	—	—	14	—	13	—	—	—	26	22	35	35	—	—	—	6	151	28.1%	
30m Deep Product																								
Villa Allotment	10 x 30m	300m²	—	3	1	8	11	2	3	7	—	3	—	1	—	—	—	—	—	—	2	41	7.6%	
Premium Villa Allotment	12.5 x 30m	375m²	1	2	3	15	11	6	17	8	1	7	—	1	—	—	—	—	—	—	9	81	15.1%	
Courtyard Allotment	14 x 30m	420m²	6	14	14	11	10	7	13	9	1	15	—	2	—	—	—	—	—	—	10	112	20.8%	
Traditional Allotment	20 x 30m	600m²	5	8	7	5	3	3	7	1	—	—	—	1	—	—	—	—	—	—	3	43	8.0%	
Premium Traditional Allotment	25 x 30m	720m²	1	1	6	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	10	1.9%	
Possible Multiple Residential Allotment	—	—	—	1	1	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	3	0.6%	
Subtotal			13	29	32	39	35	18	43	25	2	25	—	5	—	—	—	—	—	—	24	290	53.9%	
Total Residential Allotments			13	32	32	50	37	32	44	48	21	36	—	31	30	44	46	—	—	—	—	42	538	100%
Residential Net Density			10.9 dw/ha	12.4 dw/ha	12.2 dw/ha	17.0 dw/ha	17.0 dw/ha	17.5 dw/ha	14.9 dw/ha	17.3 dw/ha	17.1 dw/ha	37.9 dw/ha	—	32.7 dw/ha	40.1 dw/ha	28.0 dw/ha	41.9 dw/ha	—	—	—	—	18.0 dw/ha	17.8 dw/ha	
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	
Medium Density Allotment			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1	
Balance Super Allotments			—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	1	
Sub Total			—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1	—	—	—	—	2	
Total Allotments			13	32	32	50	37	32	44	48	21	36	1	31	30	44	46	1	—	—	—	42	540	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			13	33	35	50	37	32	47	49	21	36	—	31	30	44	46	—	—	—	—	43	547	
Maximum Potential Net Residential Density			10.9 dw/ha	12.8 dw/ha	13.3 dw/ha	17.0 dw/ha	17.0 dw/ha	17.5 dw/ha	15.9 dw/ha	17.7 dw/ha	17.1 dw/ha	37.9 dw/ha	—	32.7 dw/ha	40.1 dw/ha	28.0 dw/ha	41.9 dw/ha	—	—	—	—	18.5 dw/ha	18.1 dw/ha	

Land Budget Stage 5																						
Land Use	Stage 5A	Stage 5B	Stage 5C	Stage 5D	Stage 5E	Stage 5F	Stage 5G	Stage 5H	Stage 5Ii	Stage 5Iii	Stage 5Iiii	Stage 5J	Stage 5K	Stage 5L	Stage 5M	Stage 5N	Stage 5O	Stage 5P	Stage 5Q	Stage 5R	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	1.623 ha	2.571 ha	2.627 ha	3.880 ha	2.174 ha	1.824 ha	2.949 ha	2.772 ha	1.682 ha	2.313 ha	1.204 ha	0.949 ha	0.749 ha	1.571 ha	1.099 ha	0.665 ha	0.704 ha	17.704 ha	0.785 ha	2.327 ha	52.172 ha	100.0%
Saleable Area																						
Residential Allotments	0.690 ha	1.670 ha	1.786 ha	2.133 ha	1.480 ha	1.103 ha	2.108 ha	1.795 ha	0.610 ha	1.523 ha	—	0.777 ha	0.575 ha	0.851 ha	0.890 ha	—	—	—	—	1.672 ha	19.663 ha	37.7%
Medium Density Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.665 ha	—	—	—	—	0.665 ha	1.3%
Balance Super Allotments	—	—	—	—	—	—	—	—	—	—	0.028 ha	—	—	—	—	—	—	—	—	—	0.028 ha	0.1%
Total Area of Allotments	0.690 ha	1.670 ha	1.786 ha	2.133 ha	1.480 ha	1.103 ha	2.108 ha	1.795 ha	0.610 ha	1.523 ha	0.028 ha	0.777 ha	0.575 ha	0.851 ha	0.890 ha	0.665 ha	—	—	—	1.672 ha	20.356 ha	39.0%
Road																						
Collector Road	0.431 ha	—	—	0.938 ha	—	—	—	—	0.451 ha	—	1.176 ha	—	—	—	—	—	—	—	0.621 ha	—	3.617 ha	6.9%
Local Road	0.466 ha	0.901 ha	0.805 ha	0.809 ha	0.620 ha	0.465 ha	0.841 ha	0.827 ha	0.621 ha	0.733 ha	—	0.172 ha	0.163 ha	0.487 ha	0.209 ha	—	—	—	—	0.655 ha	8.774 ha	16.8%
Linear Connections	0.036 ha	—	0.036 ha	—	0.074 ha	0.036 ha	—	—	—	0.057 ha	—	—	0.011 ha	0.045 ha	—	—	—	—	0.164 ha	—	0.459 ha	0.9%
Entry Statements	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Area of New Road	0.933 ha	0.901 ha	0.841 ha	1.747 ha	0.694 ha	0.501 ha	0.841 ha	0.827 ha	1.072 ha	0.790 ha	1.176 ha	0.172 ha	0.174 ha	0.532 ha	0.209 ha	—	—	—	0.785 ha	0.655 ha	12.850 ha	24.6%
Open Space																						
Corridor Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	17.704 ha	—	—	17.704 ha	33.9%
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.710 ha	—	—	10.710 ha	
District Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.704 ha	—	—	—	0.704 ha	1.3%
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	0.188 ha	—	—	—	—	—	—	0.188 ha	0.4%
Local Linear Recreation Park	—	—	—	—	—	0.220 ha	—	0.150 ha	—	—	—	—	—	—	—	—	—	—	—	—	0.370 ha	0.7%
Stormwater Detention	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	0.220 ha	—	0.150 ha	—	—	—	—	—	0.188 ha	—	—	0.704 ha	17.704 ha	—	—	18.966 ha	36.4%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 18 January 2022



REVISION

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

M: 21/05/2021 Stage 2, 3 & 5 Layout Amendments

N: 26/07/2021 Stage 3 Layout Amendments

O: 11/08/2021 Stage 5Ii Change

P: 07/09/2021 Stage 3L, 5J & 5K Change

Q: 07/10/2021 Stage 3 & 4 Change

R: 20/10/2021 Stage 3 & 4 Change

S: 27/10/2021 Stage 4 Change

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: THG.
Adjoining information: DCDB.
Contours: Lidar.

CLIENT

PEET

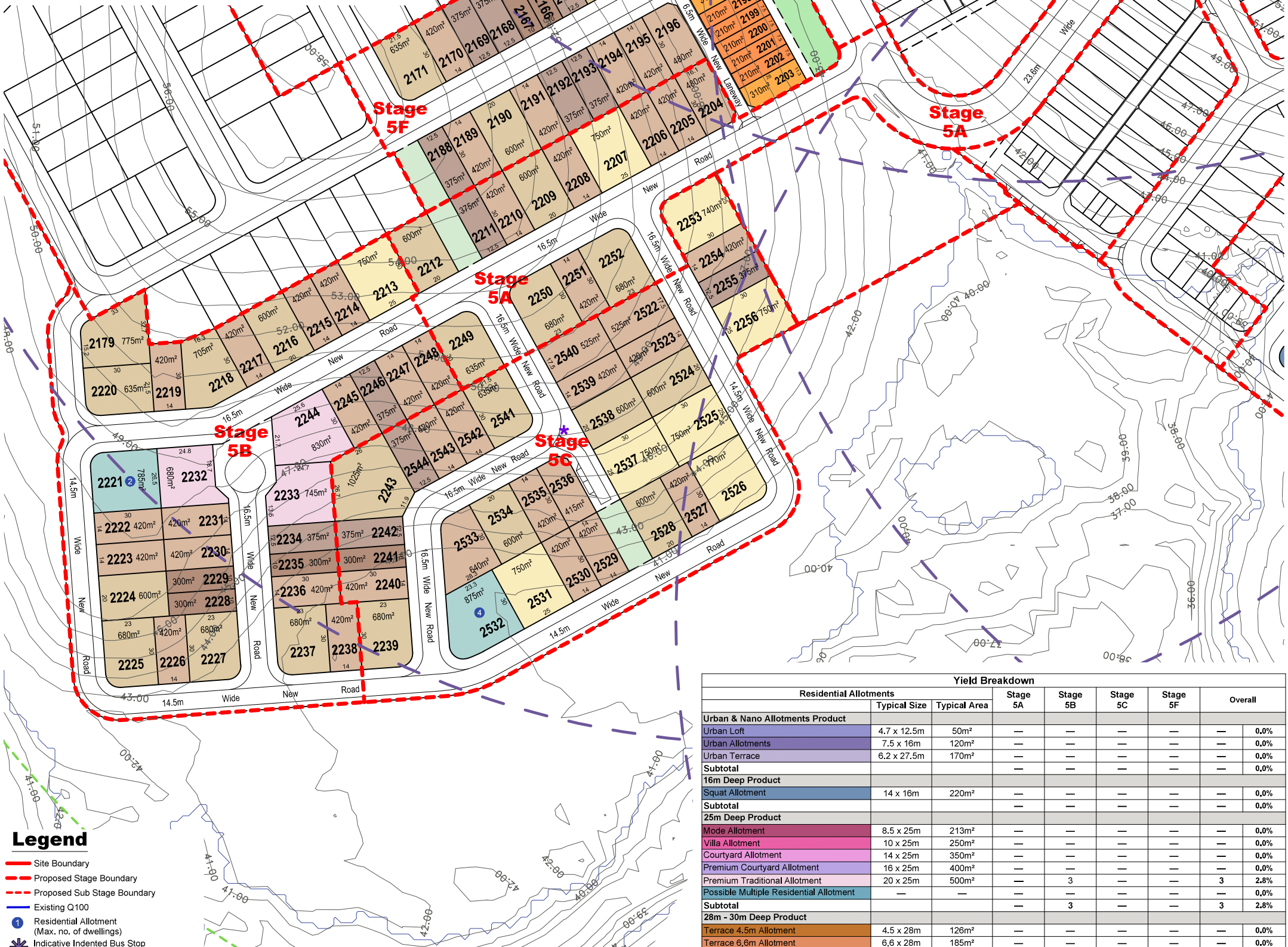
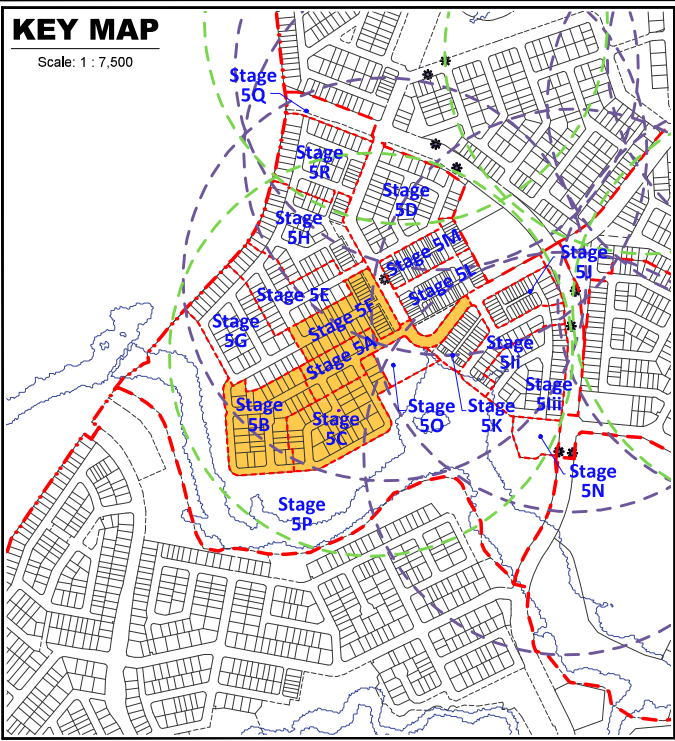
PROJECT

Flagstone Precinct 1

Plan of Subdivision
Stage 5
Overall Statistics</

KEY MAP

Scale: 1 : 7,500



Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Residential Allotment (Max. no. of dwellings)
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

Note:
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

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

Land Budget						
Land Use	Stage 5A	Stage 5B	Stage 5C	Stage 5F	Overall	
	Area	Area	Area	Area	Area	%
Area of Subject Site	1,623 ha	2,571 ha	2,627 ha	1,824 ha	8,645 ha	100.0%
Saleable Area						
Residential Allotments	0.690 ha	1.670 ha	1.786 ha	1.103 ha	5,249 ha	60.7%
Medium Density Allotment	—	—	—	—	—	0.0%
Balance Super Allotments	—	—	—	—	—	0.0%
Total Area of Allotments	0.690 ha	1.670 ha	1.786 ha	1.103 ha	5,249 ha	60.7%
Road						
Collector Road	0.431 ha	—	—	—	0,431 ha	5.0%
Local Road	0.466 ha	0.901 ha	0.805 ha	0.465 ha	2,637 ha	30.5%
Linear Connections	0.036 ha	—	0.036 ha	0.036 ha	0.108 ha	1.2%
Entry Statements	—	—	—	—	—	0.0%
Total Area of New Road	0.933 ha	0.901 ha	0.841 ha	0.501 ha	3,176 ha	36.7%
Open Space						
Corridor Park	—	—	—	—	—	0.0%
Conservation (Within Corridor Park)	—	—	—	—	—	0.0%
District Recreation Park	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	0.220 ha	0,220 ha	2.5%
Stormwater Detention	—	—	—	—	—	0.0%
Total Open Space	—	—	—	0,220 ha	0,220 ha	2.5%

Yield Breakdown						
Residential Allotments			Stage 5A	Stage 5B	Stage 5C	Stage 5F
			Typical Size	Typical Area		Overall
Urban & Nano Allotments Product						
Urban Loft	4.7 x 12.5m	50m ²	—	—	—	—
Urban Allotments	7.5 x 16m	120m ²	—	—	—	—
Urban Terrace	6.2 x 27.5m	170m ²	—	—	—	—
Subtotal			—	—	—	—
16m Deep Product						
Squat Allotment	14 x 16m	220m ²	—	—	—	—
Subtotal			—	—	—	—
25m Deep Product						
Mode Allotment	8.5 x 25m	213m ²	—	—	—	—
Villa Allotment	10 x 25m	250m ²	—	—	—	—
Courtyard Allotment	14 x 25m	350m ²	—	—	—	—
Premium Courtyard Allotment	16 x 25m	400m ²	—	—	—	—
Premium Traditional Allotment	20 x 25m	500m ²	—	3	—	3
Possible Multiple Residential Allotment	—	—	—	—	—	—
Subtotal			—	3	—	3
28m - 30m Deep Product						
Terrace 4.5m Allotment	4.5 x 28m	126m ²	—	—	—	—
Terrace 6.5m Allotment	6.6 x 28m	185m ²	—	—	—	—
Terrace 7.5m Allotment	7.5 x 28m	210m ²	—	—	—	10
Terrace 9.5m Allotment	9.5 x 28m	265m ²	—	—	—	4
Subtotal			—	—	—	14
30m Deep Product						
Villa Allotment	10 x 30m	300m ²	—	3	1	2
Premium Villa Allotment	12.5 x 30m	375m ²	1	2	3	6
Courtyard Allotment	14 x 30m	420m ²	6	14	14	7
Traditional Allotment	20 x 30m	600m ²	5	8	7	3
Premium Traditional Allotment	25 x 30m	720m ²	1	1	6	—
Possible Multiple Residential Allotment	—	—	—	1	1	—
Subtotal			13	29	32	18
Total Residential Allotments						
Residential Net Density			10.9 dw/ha	12.4 dw/ha	12.2 dw/ha	17.5 dw/ha
Super Lots						
Medium Density Allotment			Lots	Lots	Lots	Lots
Balance Super Allotments			—	—	—	—
Sub Total			—	—	—	—
Total Allotments						
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			13	33	35	32
Maximum Potential Net Residential Density			10.9 dw/ha	12.8 dw/ha	13.3 dw/ha	17.5 dw/ha

REVISION	PROJECT	CLIENT
H: 23/09/2019 Stage 2 & 3 Layout Amendments	Flagstone Precinct 1	PEET
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		
M: 21/05/2021 Stage 2, 3 & 5 Layout Amendments		
N: 26/07/2021 Stage 3 Layout Amendments		
O: 11/08/2021 Stage 5I Change		
P: 07/09/2021 Stage 3I, 5I & 5K Change		
Q: 07/10/2021 Stage 3 & 4 Change		
R: 20/10/2021 Stage 3 & 4 Change		
S: 27/10/2021 Stage 4 Change		

Job Ref.	Date.	DWG Name.	Locality.	Local Authority.
110056	27 October 2021	Precinct 1 Stage 5	Flagstone	Economic Development Queensland
Comp By. VV/JC/MD				
Chk'd By. DG/MD				

PLANS AND DOCUMENTS referred to in the PDA	Plan of Subdivision
DEVELOPMENT APPROVAL	Stage 5A - C & F
Approval no: DEV2012/403	Allotment Layout
Date: 18 January 2022	

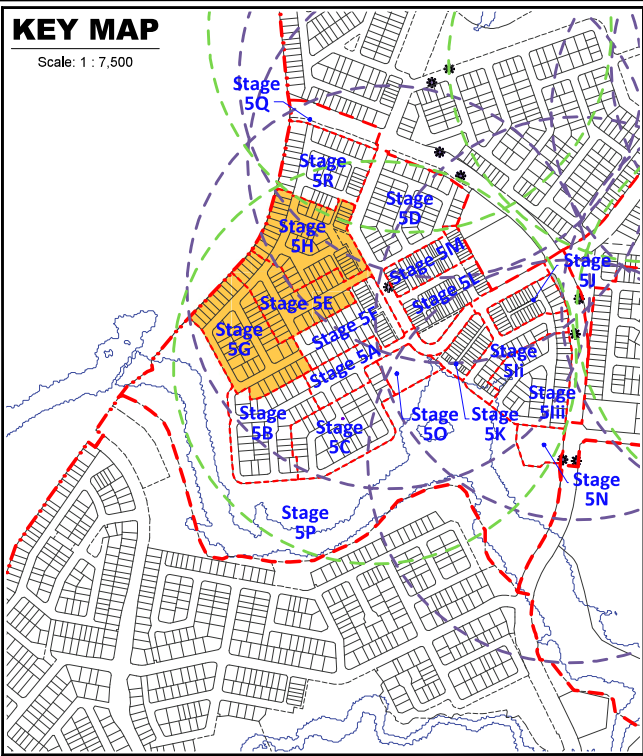
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1 : 1000	A1	110056 – 405	S



URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

KEY MAP

Scale: 1 : 7,500



Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Residential Allotment (Max. no. of dwellings)
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

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 : 750 @ A1
0 5 10 20 30 40 50

Land Budget					
Land Use	Stage 5E	Stage 5G	Stage 5H	Overall	
Area of Subject Site	2,174 ha	2,949 ha	2,772 ha	7,895 ha	100.0%
Saleable Area					
Residential Allotments	1,480 ha	2,108 ha	1,795 ha	5,383 ha	68.2%
Medium Density Allotment	—	—	—	—	0.0%
Balance Super Allotments	—	—	—	—	0.0%
Total Area of Allotments	1,480 ha	2,108 ha	1,795 ha	5,383 ha	68.2%
Road					
Collector Road	—	—	—	—	0.0%
Local Road	0,620 ha	0,841 ha	0,827 ha	2,288 ha	29.0%
Linear Connections	0,074 ha	—	—	0,074 ha	0.9%
Entry Statements	—	—	—	—	0.0%
Total Area of New Road	0,694 ha	0,841 ha	0,827 ha	2,362 ha	29.9%
Open Space					
Corridor Park	—	—	—	—	0.0%
Conservation (Within Corridor Park)	—	—	—	—	0.0%
District Recreation Park	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	0,150 ha	0,150 ha	1.9%
Stormwater Detention	—	—	—	—	0.0%
Total Open Space	—	—	0,150 ha	0,150 ha	1.9%

Yield Breakdown							
Residential Allotments			Stage 5E	Stage 5G	Stage 5H	Overall	
	Typical Size	Typical Area					
Urban & Nano Allotments Product							
Urban Loft	4.7 x 12.5m	50m²	—	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	0.0%
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	0.0%
Subtotal			—	—	—	—	0.0%
16m Deep Product							
Squat Allotment	14 x 16m	220m²	2	—	2	4	3.1%
Subtotal			2	—	2	4	3.1%
25m Deep Product							
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	0.0%
Villa Allotment	10 x 25m	250m²	—	—	2	2	1.6%
Courtyard Allotment	14 x 25m	350m²	—	—	4	4	3.1%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	1	1	0.8%
Premium Traditional Allotment	20 x 25m	500m²	—	1	—	1	0.8%
Possible Multiple Residential Allotment	—	—	—	—	1	1	0.8%
Subtotal			—	1	8	9	7.0%
28m - 30m Deep Product							
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	—	—	—	0.0%
Terrace 6.6m Allotment	6.6 x 28m	185m²	—	—	—	—	0.0%
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	9	9	7.0%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	4	4	3.1%
Subtotal			—	—	13	13	10.1%
30m Deep Product							
Villa Allotment	10 x 30m	300m²	11	3	7	21	16.3%
Premium Villa Allotment	12.5 x 30m	375m²	11	17	8	36	27.9%
Courtyard Allotment	14 x 30m	420m²	10	13	9	32	24.8%
Traditional Allotment	20 x 30m	600m²	3	7	1	11	8.5%
Premium Traditional Allotment	25 x 30m	720m²	—	2	—	2	1.6%
Possible Multiple Residential Allotment	—	—	—	1	—	1	0.8%
Subtotal			35	43	25	103	79.8%
Total Residential Allotments			37	44	48	129	100.0%
Residential Net Density			17.0 dw/ha	14.9 dw/ha	17.3 dw/ha		
Super Lots							
Medium Density Allotment			—	—	—	—	
Balance Super Allotments			—	—	—	—	
Sub Total			—	—	—	—	
Total Allotments			37	44	48	129	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			37	47	49	133	
Maximum Potential Net Residential Density			17.0 dw/ha	15.9 dw/ha	17.7 dw/ha		

PROJECT

Flagstone
Precinct 1

Job Ref.	110056	Date.	27 October 2021
Comp By.	VW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT

PEET

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2012/403
Date: 18 January 2022

Plan of Subdivision
Stage 5E, H & G
Allotment Layout

Scale
1 : 750

Sheet
A1

Plan Ref
110056 - 406

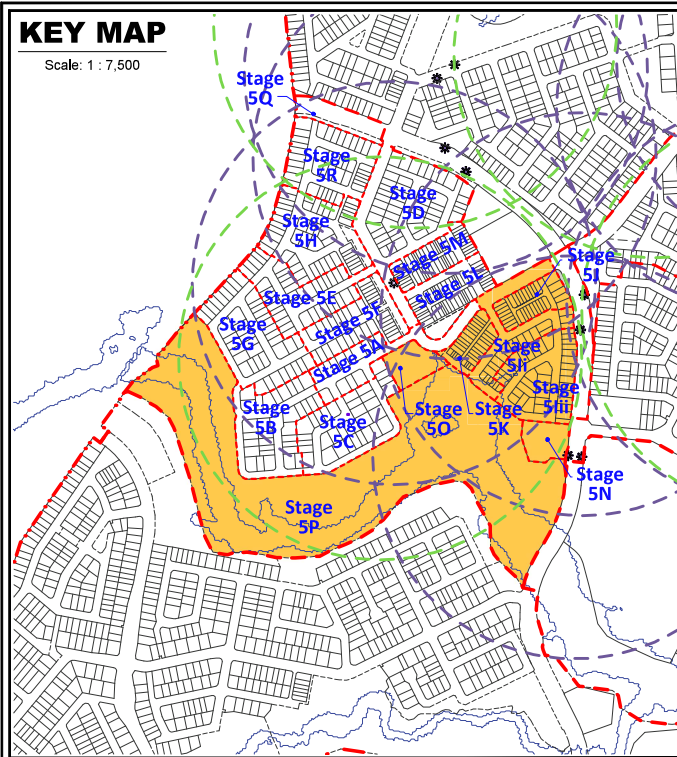
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URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3538 9500
W rpsgroup.com

Scale: 1 : 7.500

Scale: 1 : 7.500



- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Residential Allotment
(Max. no. of dwellings)
- Indicative Indented Bus Stop
Location
- Indicative In-Line Bus Stop
Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

Scale 1 : 750 @ A1

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

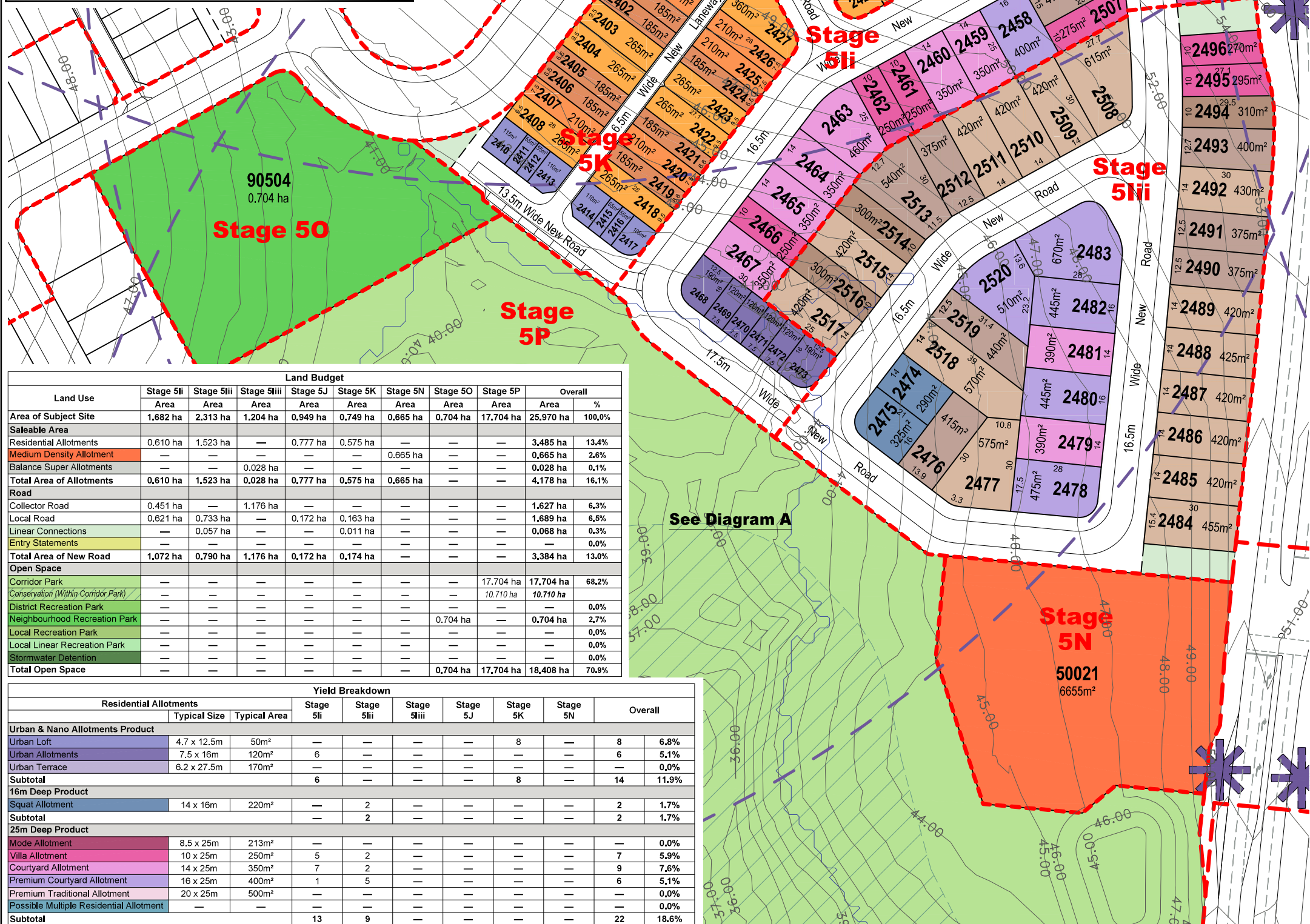
Dimensions have been rounded to the nearest 0.1 metres.

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.



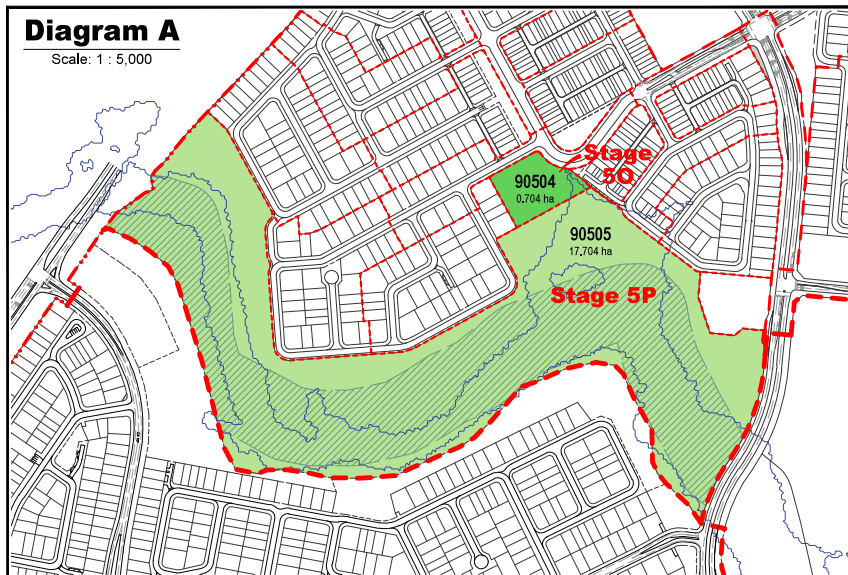
See Diagram A

Land Use	Land Budget								Overall	
	Stage 5Ii	Stage 5Iii	Stage 5Iiii	Stage 5J	Stage 5K	Stage 5N	Stage 5O	Stage 5P		
	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	1,682 ha	2,313 ha	1,204 ha	0,949 ha	0,749 ha	0,665 ha	0,704 ha	17,704 ha	25,970 ha	100.0%
Saleable Area										
Residential Allotments	0.610 ha	1,523 ha	—	0.777 ha	0.575 ha	—	—	—	3,485 ha	13.4%
Medium Density Allotment	—	—	—	—	—	0.665 ha	—	—	0,665 ha	2.6%
Balance Super Allotments	—	—	0.028 ha	—	—	—	—	—	0,028 ha	0.1%
Total Area of Allotments	0,610 ha	1,523 ha	0,028 ha	0,777 ha	0,575 ha	0,665 ha	—	—	4,178 ha	16.1%
Road										
Collector Road	0.451 ha	—	1.176 ha	—	—	—	—	—	1,627 ha	6.3%
Local Road	0.621 ha	0.733 ha	—	0.172 ha	0.163 ha	—	—	—	1,689 ha	6.5%
Linear Connections	—	0.057 ha	—	—	0.011 ha	—	—	—	0,068 ha	0.3%
Entry Statements	—	—	—	—	—	—	—	—	—	0.0%
Total Area of New Road	1,072 ha	0,790 ha	1,176 ha	0,172 ha	0,174 ha	—	—	—	3,384 ha	13.0%
Open Space										
Corridor Park	—	—	—	—	—	—	—	17,704 ha	17,704 ha	68.2%
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	10,710 ha	10,710 ha	—
District Recreation Park	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.704 ha	—	0,704 ha	2.7%
Local Recreation Park	—	—	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	—	0,704 ha	17,704 ha	18,408 ha	70.9%

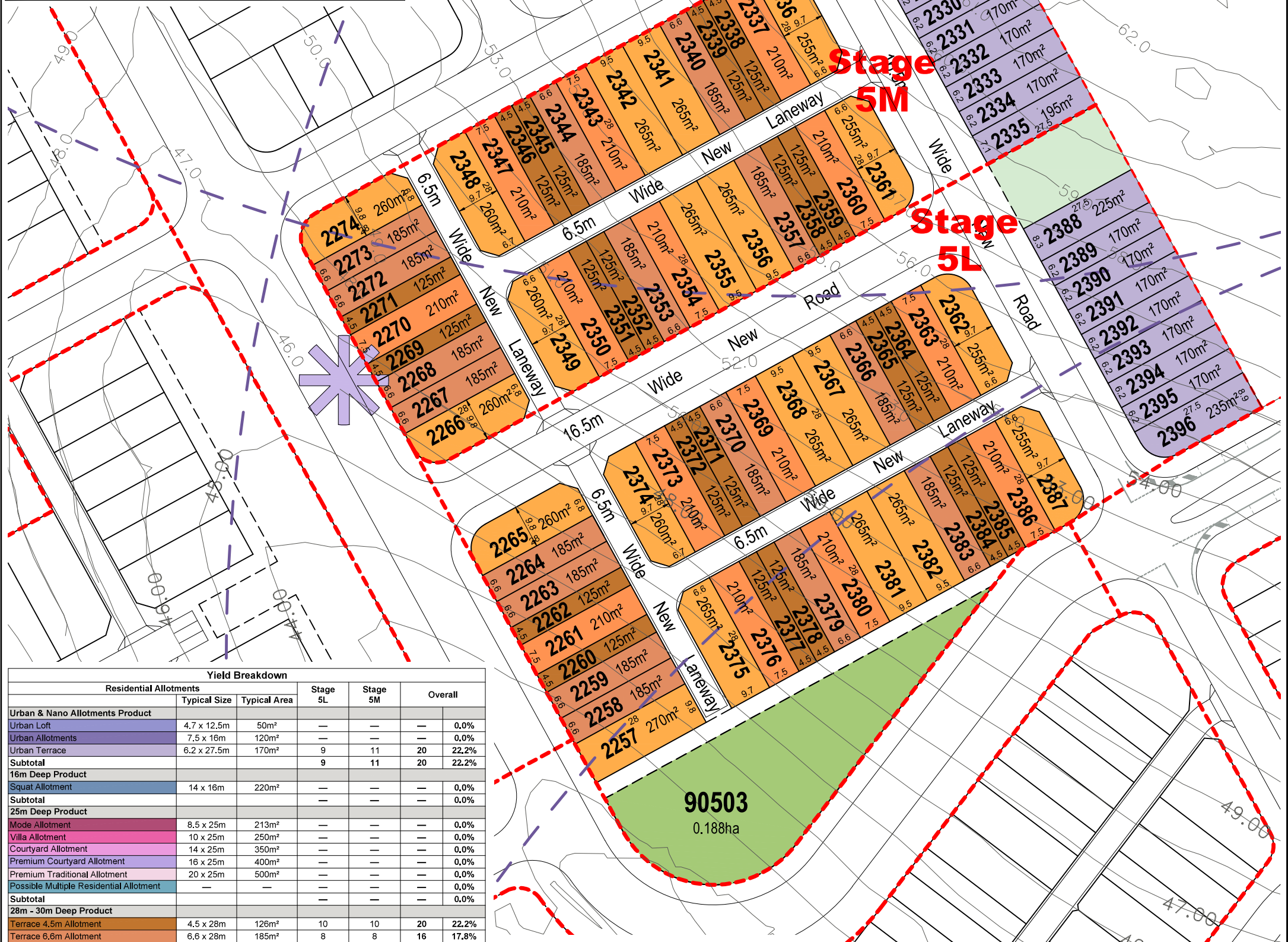
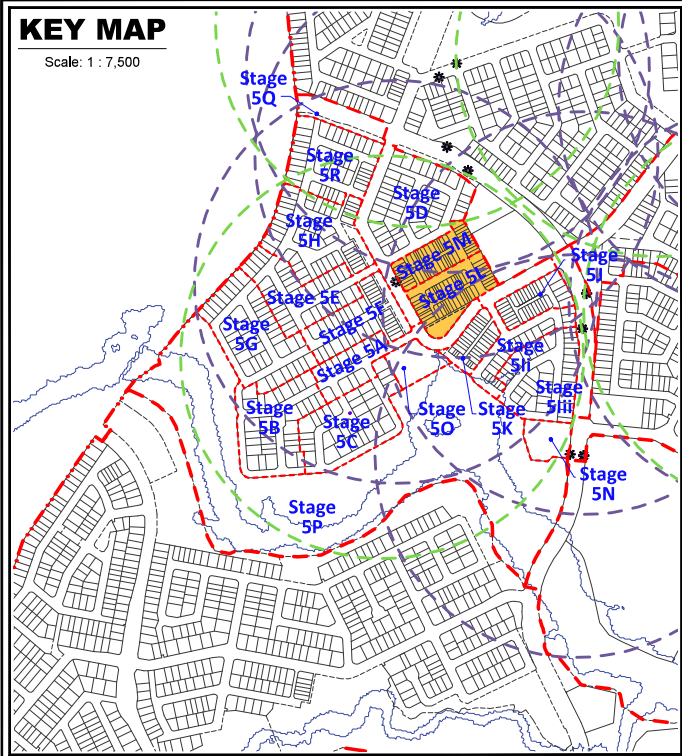
Yield Breakdown										
Residential Allotments			Stage 5li	Stage 5lii	Stage 5liii	Stage 5J	Stage 5K	Stage 5N	Overall	
	Typical Size	Typical Area								
Urban & Nano Allotments Product										
Urban Loft	4.7 x 12.5m	50m²	—	—	—	—	8	—	8	6.8%
Urban Allotments	7.5 x 16m	120m²	6	—	—	—	—	—	6	5.1%
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	—	—	—	0.0%
Subtotal			6	—	—	—	8	—	14	11.9%
16m Deep Product										
Squat Allotment	14 x 16m	220m²	—	2	—	—	—	—	2	1.7%
Subtotal			—	2	—	—	—	—	2	1.7%
25m Deep Product										
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	—	—	—	0.0%
Villa Allotment	10 x 25m	250m²	5	2	—	—	—	—	7	5.9%
Courtyard Allotment	14 x 25m	350m²	7	2	—	—	—	—	9	7.6%
Premium Courtyard Allotment	16 x 25m	400m²	1	5	—	—	—	—	6	5.1%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	0.0%
Subtotal			13	9	—	—	—	—	22	18.6%
28m - 30m Deep Product										
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	—	—	—	—	—	—	0.0%
Terrace 6.8m Allotment	6.8 x 28m	185m²	—	—	—	10	9	—	19	16.1%
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	10	5	—	15	12.7%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	6	8	—	14	11.9%
Subtotal			—	—	—	26	22	—	48	40.7%
30m Deep Product										
Villa Allotment	10 x 30m	300m²	—	3	—	1	—	—	4	3.4%
Premium Villa Allotment	12.5 x 30m	375m²	1	7	—	1	—	—	9	7.6%
Courtyard Allotment	14 x 30m	420m²	1	15	—	2	—	—	18	15.3%
Traditional Allotment	20 x 30m	600m²	—	—	—	1	—	—	1	0.8%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	0.0%
Subtotal			2	25	—	5	—	—	32	27.1%
Total Residential Allotments			21	36	—	31	30	—	118	100.0%
Residential Net Density			17.1 dw/ha	37.9 dw/ha	—	32.7 dw/ha	40.1 dw/ha	—		
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	Lots	
Medium Density Allotment			—	—	—	—	—	1	—	1
Balance Super Allotments			—	—	1	—	—	—	—	1
Sub Total			—	—	1	—	—	1	—	2
Total Allotments			21	36	1	31	30	1	120	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			21	36	—	31	30	—	118	
Maximum Potential Net Residential Density			17.1 dw/ha	37.9 dw/ha	—	32.7 dw/ha	40.1 dw/ha	—		

Diagram A

Scale: 1 : 5.000



REVISION 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 M: 21/05/2021 Stage 2, 3 & 5 Layout Amendments N: 26/07/2021 Stage 3 Layout Amendments O: 11/08/2021 Stage 5L Change P: 07/09/2021 Stage 3L, 5J & 5K Change Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change	PROJECT Flagstone Precinct 1		CLIENT PEET		 URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com						
	Job Ref.	110056	Date.	27 October 2021	PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL  Plan of Subdivision Stage 5I, J, K, N, O & P Allotment Layout		© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.				
	Comp By.	WWW/JC/MD	DWG Name.	Precinct 1 Stage 5							
	Chk'd By.	DG/MD	Locality.	Flagstone							
	Local Authority.		Economic Development Queensland								
Scale		1 : 750		Sheet	A1		Plan Ref	110056 – 408		Rev	S



Yield Breakdown						
Residential Allotments			Stage 5L	Stage 5M	Overall	
	Typical Size	Typical Area				
Urban & Nano Allotments Product						
Urban Loft	4.7 x 12.5m	50m²	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	0.0%
Urban Terrace	6.2 x 27.5m	170m²	9	11	20	22.2%
Subtotal			9	11	20	22.2%
16m Deep Product						
Squat Allotment	14 x 16m	220m²	—	—	—	0.0%
Subtotal			—	—	—	0.0%
25m Deep Product						
Mode Allotment	8.5 x 25m	213m²	—	—	—	0.0%
Villa Allotment	10 x 25m	250m²	—	—	—	0.0%
Courtyard Allotment	14 x 25m	350m²	—	—	—	0.0%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	0.0%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	0.0%
Subtotal			—	—	—	0.0%
28m - 30m Deep Product						
Terrace 4.5m Allotment	4.5 x 28m	126m²	10	10	20	22.2%
Terrace 6.6m Allotment	6.6 x 28m	185m²	8	8	16	17.8%
Terrace 7.5m Allotment	7.5 x 28m	210m²	7	7	14	15.6%
Terrace 9.5m Allotment	9.5 x 28m	265m²	10	10	20	22.2%
Subtotal			35	35	70	77.8%
30m Deep Product						
Villa Allotment	10 x 30m	300m²	—	—	—	0.0%
Premium Villa Allotment	12.5 x 30m	375m²	—	—	—	0.0%
Courtyard Allotment	14 x 30m	420m²	—	—	—	0.0%
Traditional Allotment	20 x 30m	600m²	—	—	—	0.0%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	0.0%
Subtotal			—	—	—	0.0%
Total Residential Allotments			44	46	90	100.0%
Residential Net Density			28.0 dw/ha	41.9 dw/ha		
Super Lots			Lots	Lots	Lots	
Medium Density Allotment			—	—	—	
Balance Super Allotments			—	—	—	
Sub Total			—	—	—	
Total Allotments			44	46	90	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			44	46	90	
Maximum Potential Net Residential Density			28.0 dw/ha	41.9 dw/ha		

Land Budget				
Land Use	Stage 5L		Stage 5M	
	Area	Area	Area	%
Area of Subject Site	1,571 ha	1,099 ha	2,670 ha	100.0%
Saleable Area				
Residential Allotments	0.851 ha	0.890 ha	1,741 ha	65.2%
Medium Density Allotment	—	—	—	0.0%
Balance Super Allotments	—	—	—	0.0%
Total Area of Allotments	0.851 ha	0.890 ha	1,741 ha	65.2%
Road				
Collector Road	—	—	—	0.0%
Local Road	0.487 ha	0.209 ha	0,696 ha	26.1%
Linear Connections	0.045 ha	—	0,045 ha	1.7%
Entry Statements	—	—	—	0.0%
Total Area of New Road	0.532 ha	0.209 ha	0,741 ha	27.8%
Open Space				
Corridor Park	—	—	—	0.0%
Conservation (Within Corridor Park)	—	—	—	0.0%
District Recreation Park	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	0.0%
Local Recreation Park	0.188 ha	—	0,188 ha	7.0%
Local Linear Recreation Park	—	—	—	0.0%
Stormwater Detention	—	—	—	0.0%
Total Open Space	0.188 ha	—	0,188 ha	7.0%

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.

Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Residential Allotment (Max. no. of dwellings)
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

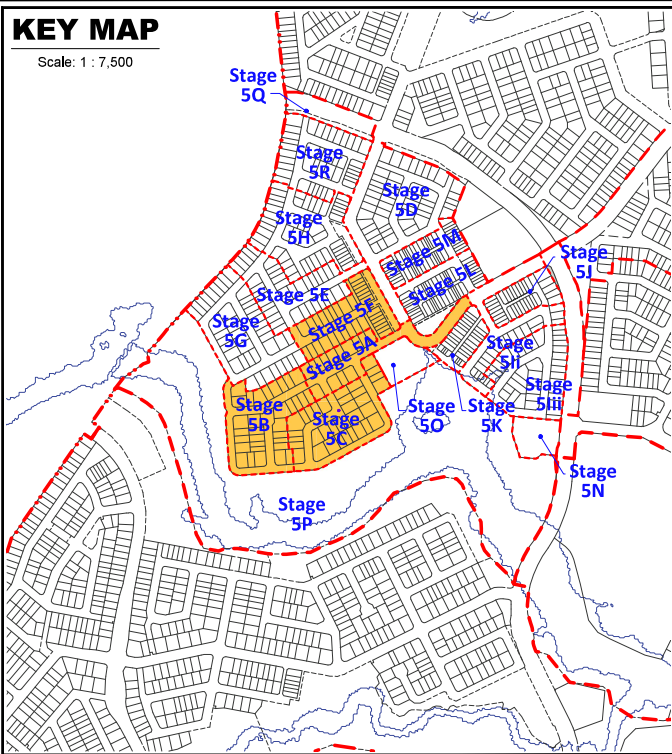
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0 5 10 15 20 25 30

REVISION 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 M: 21/05/2021 Stage 2, 3 & 5 Layout Amendments N: 26/07/2021 Stage 3 Layout Amendments O: 11/08/2021 Stage 5L Change P: 07/09/2021 Stage 3L, 5L & 5K Change Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change	PROJECT Flagstone Precinct 1 Job Ref. 110056 Date. 27 October 2021 Comp By. VVV/JC/MD DWG Name. Precinct 1 Stage 5 Chk'd By. DG/MD Locality. Flagstone Local Authority. Economic Development Queensland	CLIENT PEET Plan of Subdivision Stage 5L & M Allotment Layout PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2012/403 Date: 18 January 2022	Scale 1 : 500	Sheet A1	Plan Ref 110056 - 409	Rev S
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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
0 5 10 20 30 40 50 60

Notes:

General

- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
- The maximum height of buildings shall not exceed two (2) storeys 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), the Manufactured Home Estate Allotment (lot 50028) 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 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, 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 (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.

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 *	1.0m *	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	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	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	2.0m	1.5m	2.0m	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%		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 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.
- Carparks 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.

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 façade 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, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.
- Double car garages are permitted on any double storey dwelling 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 carparks 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.

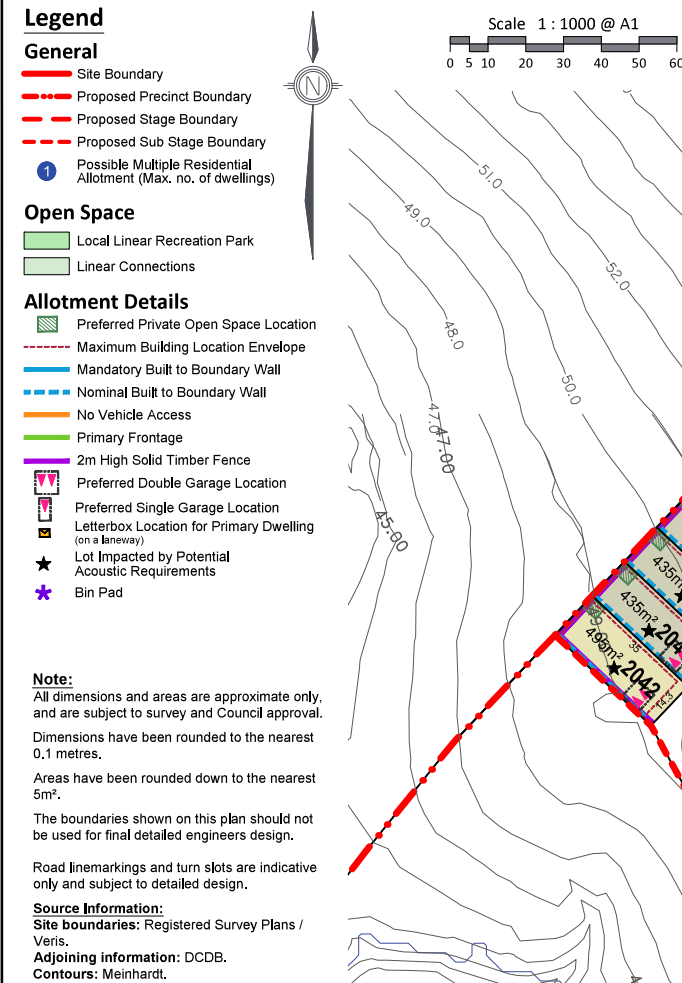
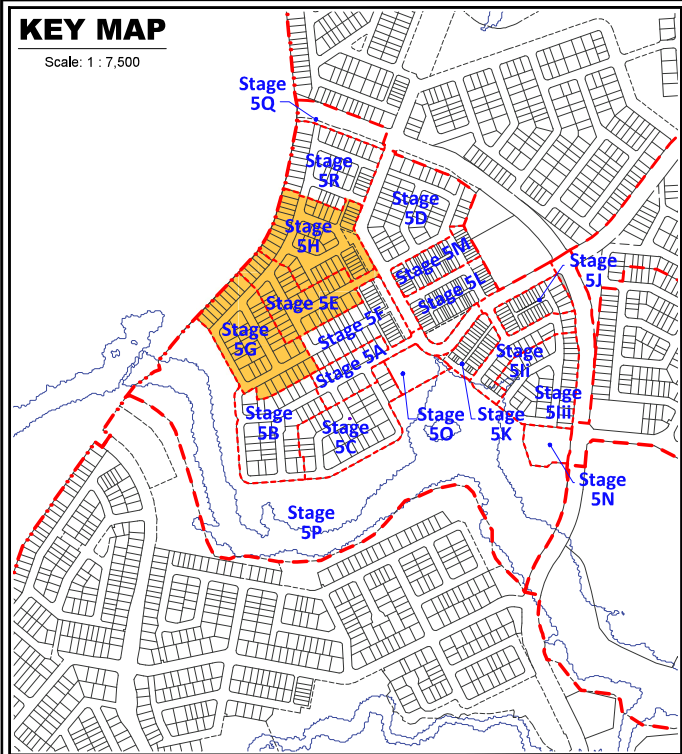
Fencing

- 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 infill palings or panels.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.

REVISION 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 M: 21/05/2021 Stage 2,3 & 5 Layout Amendments N: 26/07/2021 Stage 3 Layout Amendments O: 11/08/2021 Stage 5L Change P: 07/09/2021 Stage 3L, 5L & 5K Change Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change	PROJECT Flagstone Precinct 1		CLIENT PEET		URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsigroup.com © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.			
	Job Ref. 110056	Date. 27 October 2021	PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Plan of Development Stage 5A - C & F Residential Allotments		Scale 1 : 1000	Sheet A1	Plan Ref 110056 – 411	Rev S
	Comp By. VW/JC/MD	DWG Name. Precinct 1 Stage 5			Approval no: DEV2012/403	Date: 18 January 2022		
	Chk'd By. DG/MD	Locality. Flagstone						
	Local Authority. Economic Development Queensland							



URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com



- 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), the Manufactured Home Estate Allotment (lot 50028) 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 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, 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 on 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

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 * 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 *	1.0m *	1.5m *	1.5m *	2.0m *	1.5m *	2.0m *	1.5m *	1.5m *	
Side - General Lots																											
Built to Boundary	0.0m	0.0m	0.0m	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	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	1.5m	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	2.0m	1.5m	2.0m	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%		75%		



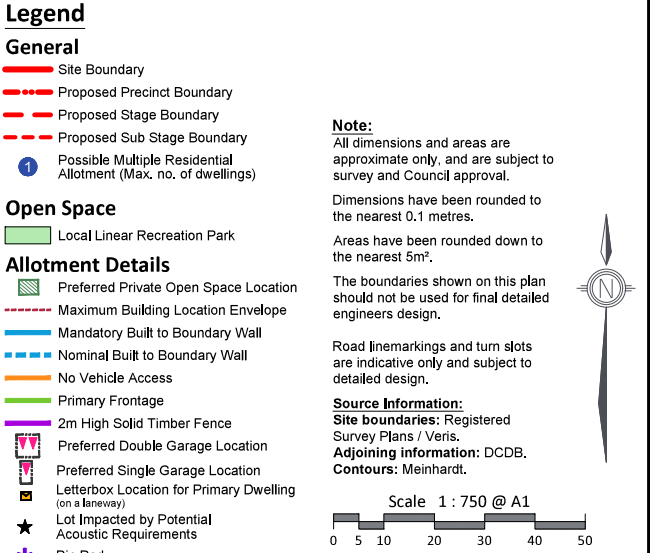
- Building Articulation**
- All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
 - Windows recessed into the facade or bay windows;
 - Balconies, porches or verandahs;
 - 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.
 - Carparks 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.
- 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.

REVISION	PROJECT		CLIENT		PEET				URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.			
	Job Ref. 110056		Date. 27 October 2021									
	Comp By. WWW/JC/MD		DWG Name. Precinct 1 Stage 5									
	Chk'd By. DG/MD		Locality. Flagstone									
	Local Authority. Economic Development Queensland											
	Scale 1 : 1000		Sheet A1		Plan Ref 110056 – 412		Rev S					

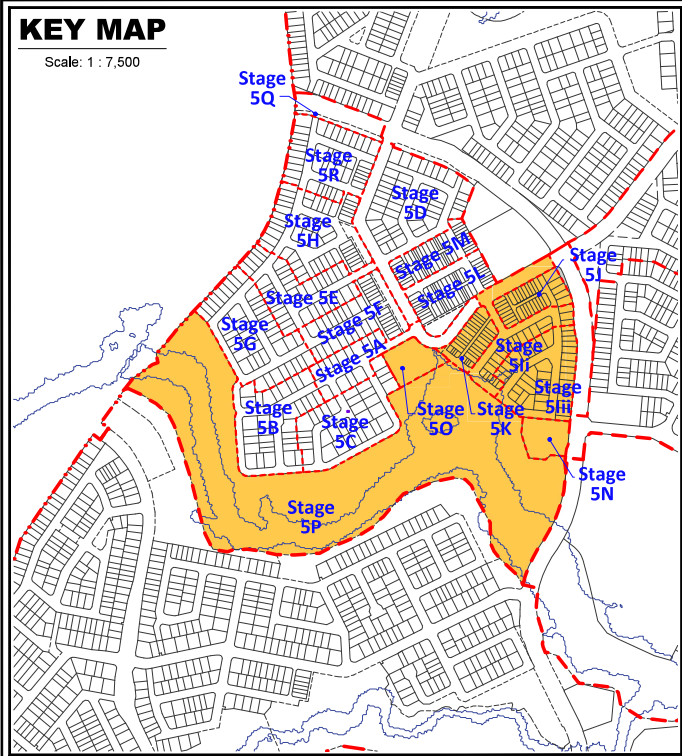
KEY MAP

Scale: 1 : 7,500

The map displays the proposed rail alignment and station locations for the City of San Jose. The alignment is shown as a red line, and the stations are marked with blue dots and labels. The map includes labels for various stages (e.g., Stage 5Q, Stage 5R, Stage 5D, Stage 5H, Stage 5F, Stage 5G, Stage 5B, Stage 5C, Stage 5P, Stage 5I, Stage 5J, Stage 5K, Stage 5L, Stage 5M, Stage 5N) and a scale of 1 : 7,500.



REVISION 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 M: 21/05/2021 Stage 2, 3 & 5 Layout Amendments N: 26/07/2021 Stage 3 Layout Amendments O: 11/08/2021 Stage 5LI Change P: 07/09/2021 Stage 3L, 5J & 5K Change Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change	PROJECT Flagstone Precinct 1	CLIENT PEET	URBAN DESIGN Level 4 HQ South 520 Widdman Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3639 9500 W rpsgroup.com  © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.				
Job Ref. 110056 Date. 27 October 2021		PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2012/403 Date: 18 January 2022 Plan of Development Stage 5D, R & Q Residential Allotments	Scale 1 : 750		Sheet A1	Plan Ref 110056 – 413	Rev S
Comp By. WVV/JC/MD DWG Name. Precinct 1 Stage 5			Chk'd By. DG/MD Locality. Flagstone				
Local Authority. Economic Development Queensland							



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 AS3950.
- 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), the Manufactured Home Estate Allotment (lot 50028) 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 site detached lot setbacks will apply.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Boundary setbacks are measured to the wall of the structure.
- 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).
- 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 with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.
- Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
- Driveways are to accord with Logan City Councils (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.

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 *
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	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	1.5m	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.

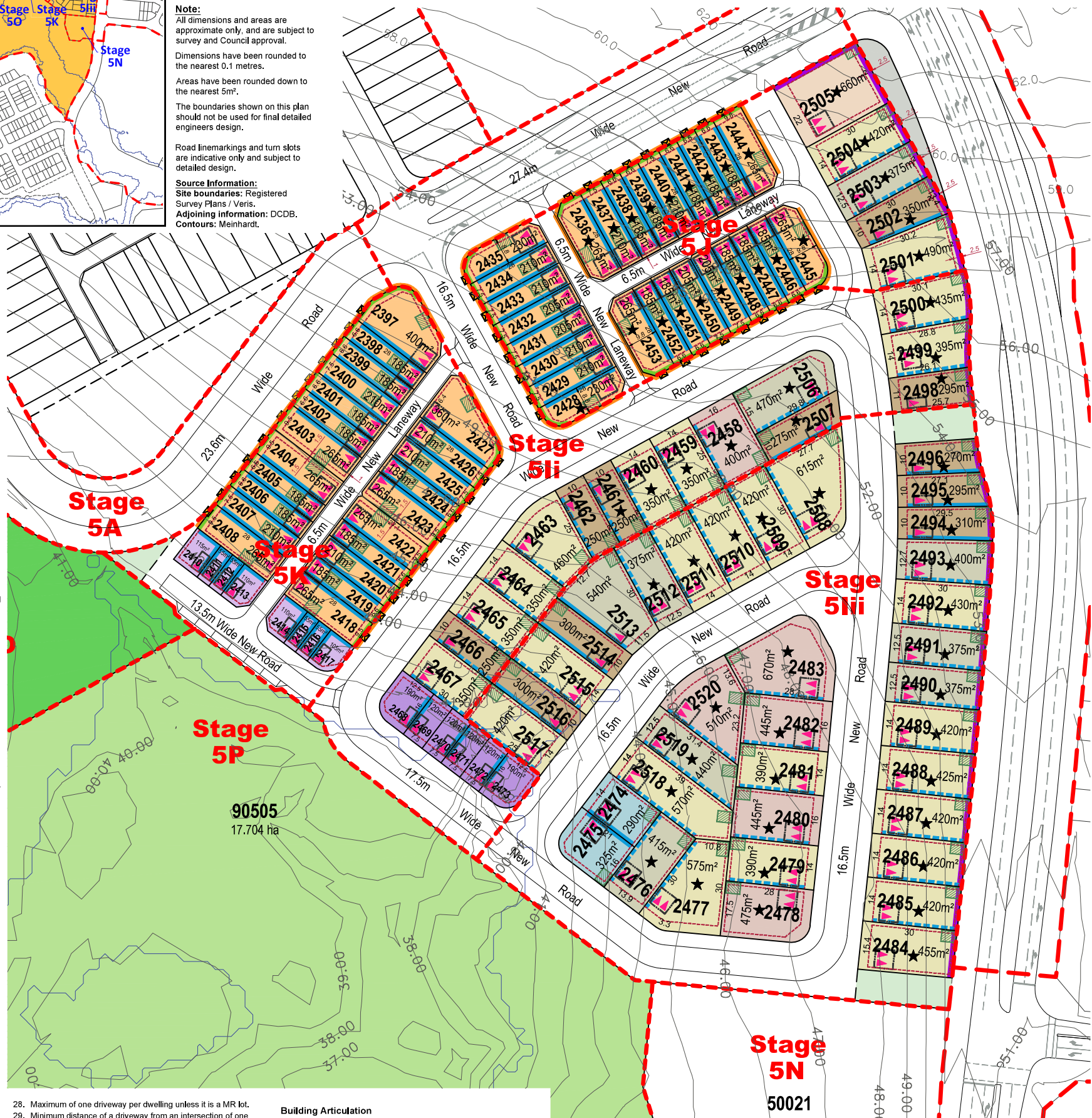
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

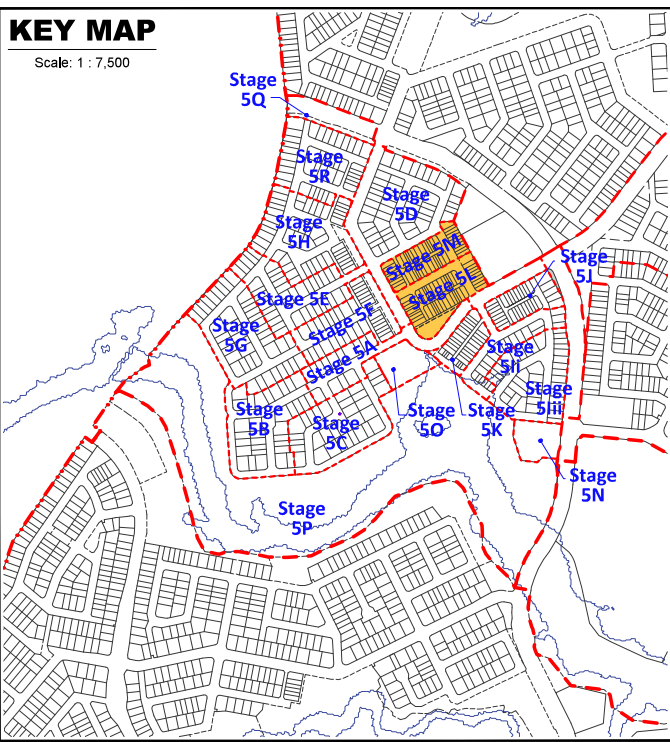
Road linemarkings and turn slots are indicative only and subject to detailed design.

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



Scale: 1 : 7.500

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 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

Legend

General

-  Site Boundary
-  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 Jenevay)
 -  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 POD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 905), the Manufactured Home Estate Allotment (lot 50028) 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

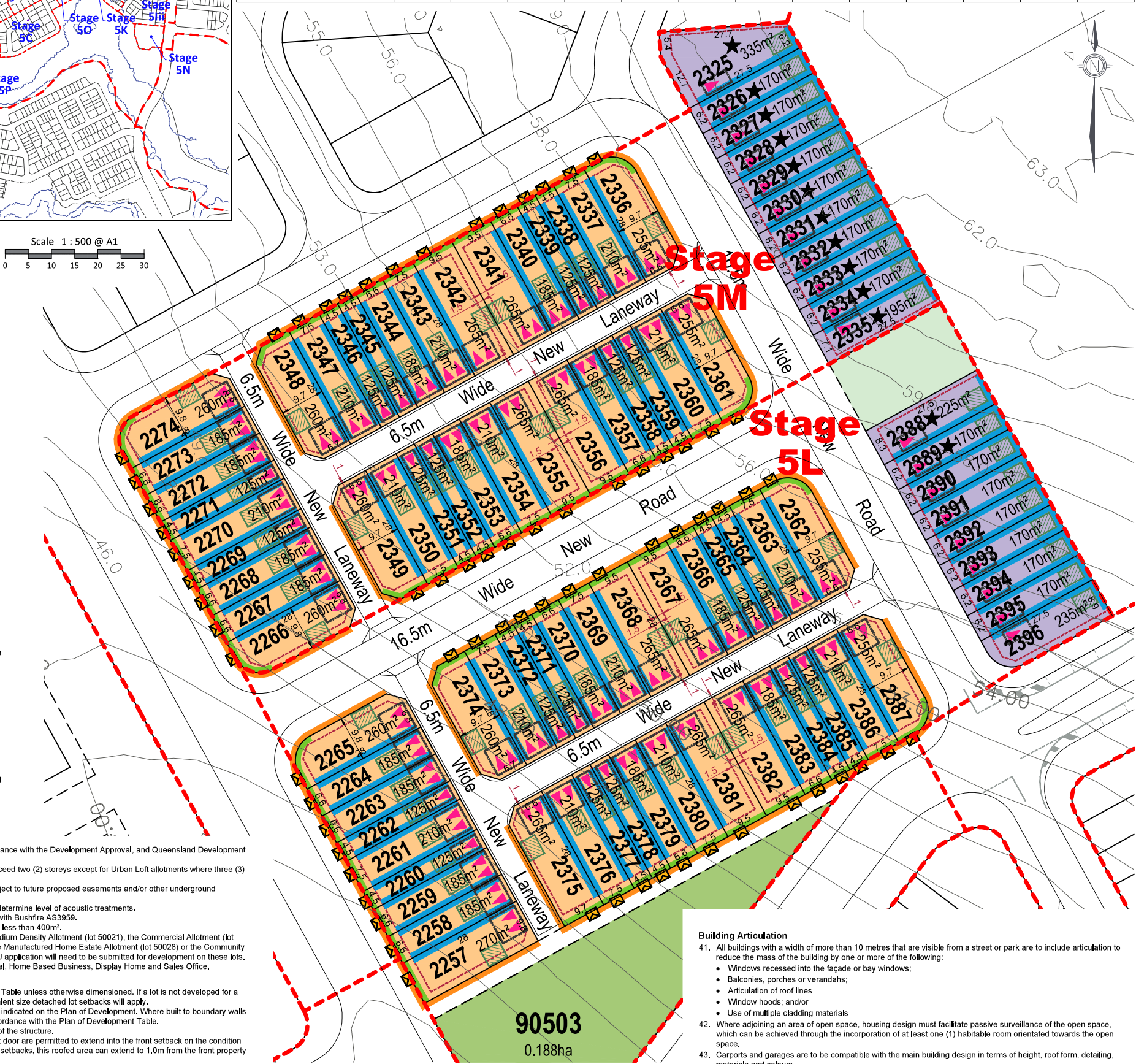
- Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
- The location of the bulk to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be as indicated on 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 terrace 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 the following:
- In the case of Urban Lots, Urban, Urban Terrace, Terrace, Squat, Model 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 floor balcony or rooftop terrace.
 - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
 - 2 Bedroom - 9m² (minimum dimension on 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 storey dwelling on a Lot between 10.0m and 12.49m 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 façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:

[illegible]

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 façade 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 Building 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 as 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 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 M: 21/05/2021 Stage 2, 3 & 5 Layout Amendments N: 26/07/2021 Stage 3 Layout Amendments O: 11/08/2021 Stage 5K Change P: 07/08/2021 Stage 3L, 5J & 5K Change Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change	PROJECT Flagstone Precinct 1		CLIENT PEET		 URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.	
	Job Ref. 110056	Date. 27 October 2021	PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Ministry of Development Stage 5L & M Residential Allotments Approval no: DEV2012/403 Date: 18 January 2022			
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	Chk'd By. DG/MD	Locality. Flagstone				
	Local Authority. Economic Development Queensland					
		Scale 1 : 500	Sheet A1	Plan Ref 110056 – 415	Rev S	

