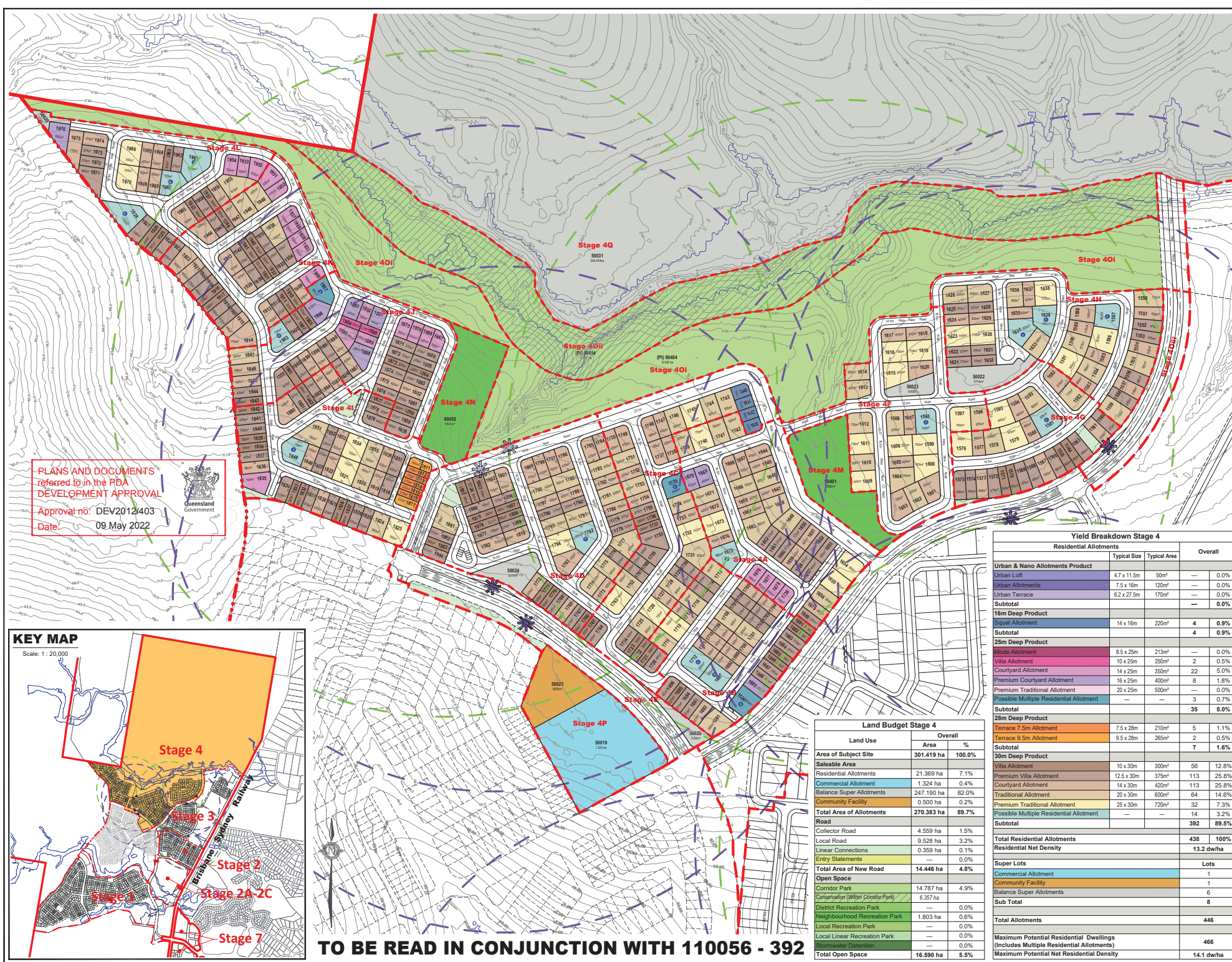
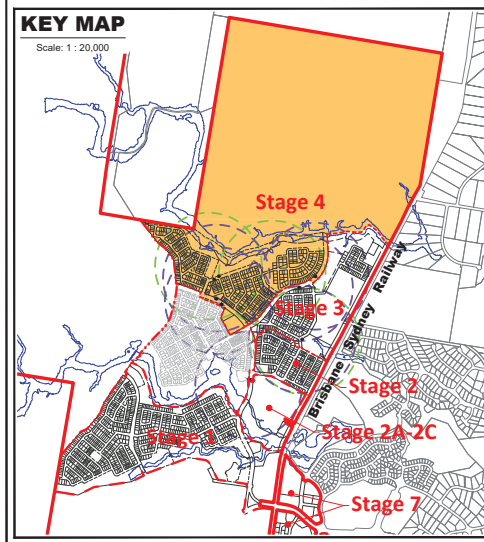




PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 09 May 2022



TO BE READ IN CONJUNCTION WITH 110056 - 392

Yield Breakdown Stage 4			
Residential Allotments			
	Typical Size	Typical Area	Overall
Urban and Nano Allotments Product	4.7 x 11.5m	50m ²	— 0.0%
Urban Loft	7.5 x 16m	120m ²	— 0.0%
Urban Terrace	6.2 x 27.5m	170m ²	— 0.0%
Subtotal			— 0.0%
16m Deep Product			
Squat Allotment	14 x 16m	220m ²	4 0.9%
Subtotal			4 0.9%
25m Deep Product			
Mode Allotment	8.5 x 25m	213m ²	— 0.0%
Villa Allotment	10 x 25m	250m ²	2 0.5%
Courtyard Allotment	14 x 25m	350m ²	22 5.0%
Premium Courtyard Allotment	16 x 25m	400m ²	8 1.8%
Premium Traditional Allotment	20 x 25m	500m ²	— 0.0%
Possible Multiple Residential Allotment	—	—	3 0.7%
Subtotal			36 8.0%
28m Deep Product			
Terrace 7.5m Allotment	7.5 x 28m	210m ²	5 1.1%
Terrace 9.5m Allotment	9.5 x 28m	265m ²	2 0.5%
Subtotal			7 1.6%
30m Deep Product			
Villa Allotment	10 x 30m	300m ²	56 12.8%
Premium Villa Allotment	12.5 x 30m	375m ²	113 25.8%
Courtyard Allotment	14 x 30m	420m ²	113 25.8%
Traditional Allotment	20 x 30m	600m ²	64 14.6%
Premium Traditional Allotment	25 x 30m	720m ²	32 7.3%
Possible Multiple Residential Allotment	—	—	14 3.2%
Subtotal			392 89.5%
Total Residential Allotments			438 100%
Residential Net Density			13.2 dw/ha
Super Lots			
Commercial Allotment			1
Community Facility			1
Balance Super Allotments			6
Sub Total			8
Total Allotments			446
Maximum Potential Residential Dwellings (includes Multiple Residential Allotments)			466
Maximum Potential Net Residential Density			14.1 dw/ha

Land Budget Stage 4		
Land Use	Area	%
Area of Subject Site	301.419 ha	100.0%
Saleable Area		
Residential Allotments	21.369 ha	7.1%
Commercial Allotment	1.324 ha	0.4%
Balance Super Allotments	247.190 ha	82.0%
Community Facility	0.500 ha	0.2%
Total Area of Allotments	270.383 ha	89.7%
Road		
Collector Road	4.559 ha	1.5%
Local Road	9.528 ha	3.2%
Linear Connections	0.359 ha	0.1%
Entry Statements	—	0.0%
Total Area of New Road	14.446 ha	4.8%
Open Space		
Corridor Park	14.787 ha	4.9%
Courtyard (Wilson Corridor Park)	6.357 ha	2.1%
District Recreation Park	—	0.0%
Neighbourhood Recreation Park	1.803 ha	0.6%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	—	0.0%
Stormwater Detention	—	0.0%
Total Open Space	16.590 ha	5.5%

REVISION

Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 20/12/2021 Stage 5 Layout Change
U: 17/01/2022 PCD Amendments
V: 21/01/2022 Stage 5 Layout Change
W: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change

Note:
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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: Bradshes.

Legend

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

Scale 1:2000 @ A1

0 20 40 60 80 100 120

CLIENT

PEET

PROJECT

Flagstone Precinct 1

Plan of Subdivision
Stage 4 Overall
Allotment Layout

Date: 07 April 2022
Comp By: WNW / JC / MD
Checked By: DG / MD
DWG Name: Precinct 1 Stage 4
Job Ref: 110056
Local Authority: Economic Development Queensland

Scale: 1:2000
Sheet: A1
Plan Ref: 110056 - 391
Rev: X

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Yield Breakdown Stage 4

Residential Allotments			Stage 4A	Stage 4B	Stage 4C	Stage 4D	Stage 4E	Stage 4F	Stage 4G	Stage 4H	Stage 4I	Stage 4J	Stage 4K	Stage 4L	Stage 4M	Stage 4N	Stage 4O	Stage 4P	Stage 4Q	Overall	
	Typical Size	Typical Area																			
Urban & Nano Allotments Product																					
Urban Loft	4.7 x 11.5m	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	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	0.9%
Subtotal			—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	0.9%
25m Deep Product																					
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	2	0.5%
Courtyard Allotment	14 x 25m	350m²	4	—	—	—	—	—	—	—	1	7	7	3	—	—	—	—	—	22	5.0%
Premium Courtyard Allotment	16 x 25m	400m²	2	1	—	—	—	—	—	—	—	4	—	1	—	—	—	—	—	8	1.8%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	1	1	—	—	—	—	—	—	1	—	—	—	—	—	—	—	3	0.7%
Subtotal			6	2	1	—	—	—	—	—	1	14	7	4	—	—	—	—	—	35	8.0%
28m Deep Product																					
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	—	—	—	5	—	—	—	—	—	—	—	—	5	1.1%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	—	2	0.5%
Subtotal			—	—	—	—	—	—	—	—	7	—	—	—	—	—	—	—	—	7	1.6%
30m Deep Product																					
Villa Allotment	10 x 30m	300m²	—	5	6	11	—	—	4	—	9	7	9	5	—	—	—	—	—	56	12.8%
Premium Villa Allotment	12.5 x 30m	375m²	9	13	10	13	—	—	8	10	15	16	12	7	—	—	—	—	—	113	25.8%
Courtyard Allotment	14 x 30m	420m²	12	10	10	18	—	7	7	11	12	8	10	8	—	—	—	—	—	113	25.8%
Traditional Allotment	20 x 30m	600m²	10	6	10	10	—	8	3	9	3	1	3	1	—	—	—	—	—	64	14.6%
Premium Traditional Allotment	25 x 30m	720m²	4	1	4	1	—	9	3	5	3	—	2	—	—	—	—	—	—	32	7.3%
Possible Multiple Residential Allotment	—	—	1	2	—	1	—	1	1	3	1	1	—	3	—	—	—	—	—	14	3.2%
Subtotal			36	37	40	54	—	25	26	38	43	33	34	26	—	—	—	—	—	392	89.5%
Total Residential Allotments			42	39	45	54	—	25	26	38	51	47	41	30	—	—	—	—	—	438	100%
Residential Net Density			14.9 dw/ha	16.1 dw/ha	15.4 dw/ha	15.3 dw/ha	—	8.3 dw/ha	12.6 dw/ha	12.0 dw/ha	15.8 dw/ha	16.2 dw/ha	15.5 dw/ha	12.5 dw/ha	—	—	—	—	—	13.2 dw/ha	
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	
Commercial Allotment			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	
Community Facility			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	
Balance Super Allotments			—	—	—	1	1	1	1	—	—	—	1	—	—	—	—	—	1	6	
Sub Total			—	—	—	1	1	1	1	—	—	—	1	—	—	—	—	2	1	8	
Total Allotments			42	39	45	55	1	26	27	38	51	47	41	31	—	—	—	2	1	446	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			44	43	46	56	—	26	28	44	53	49	41	36	—	—	—	—	—	466	
Maximum Potential Net Residential Density			15.6 dw/ha	17.7 dw/ha	15.7 dw/ha	15.9 dw/ha	—	8.6 dw/ha	13.5 dw/ha	13.9 dw/ha	16.4 dw/ha	16.9 dw/ha	15.5 dw/ha	15.0 dw/ha	—	—	—	—	—	14.1 dw/ha	

Land Budget Stage 4

Land Budget Stage 4																					
Land Use	Stage 4A	Stage 4B	Stage 4C	Stage 4D	Stage 4E	Stage 4F	Stage 4G	Stage 4H	Stage 4I	Stage 4J	Stage 4K	Stage 4L	Stage 4M	Stage 4N	Stage 4OI	Stage 4OII	Stage 4OIII	Stage 4P	Stage 4Q	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	3.325 ha	2.427 ha	3.526 ha	4.441 ha	1.716 ha	3.116 ha	2.070 ha	3.429 ha	3.234 ha	2.893 ha	2.640 ha	2.444 ha	0.889 ha	0.914 ha	8.867 ha	6.357 ha	0.864 ha	1.824 ha	246.443 ha	301.419 ha	100.0%
Saleable Area																					
Residential Allotments	2.122 ha	1.812 ha	2.176 ha	2.499 ha	—	1.655 ha	1.437 ha	2.204 ha	2.178 ha	1.935 ha	1.776 ha	1.575 ha	—	—	—	—	—	—	—	21.369 ha	7.1%
Commercial Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.324 ha	—	1.324 ha	0.4%
Balance Super Allotments	—	—	—	0.201 ha	0.123 ha	0.105 ha	—	0.271 ha	—	—	—	0.047 ha	—	—	—	—	—	—	246.443 ha	247.190 ha	82.0%
Community Facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.500 ha	—	0.500 ha	0.2%
Total Area of Allotments	2.122 ha	1.812 ha	2.176 ha	2.700 ha	0.123 ha	1.760 ha	1.437 ha	2.475 ha	2.178 ha	1.935 ha	1.776 ha	1.622 ha	—	—	—	—	—	1.824 ha	246.443 ha	270.383 ha	89.7%
Road																					
Collector Road	0.512 ha	—	0.600 ha	0.718 ha	1.428 ha	—	—	—	—	—	—	—	—	—	0.437 ha	—	0.864 ha	—	—	4.559 ha	1.5%
Local Road	0.691 ha	0.615 ha	0.750 ha	0.978 ha	—	1.353 ha	0.565 ha	0.954 ha	0.978 ha	0.958 ha	0.864 ha	0.822 ha	—	—	—	—	—	—	—	9.528 ha	3.2%
Linear Connections	—	—	—	0.045 ha	0.165 ha	0.003 ha	0.068 ha	—	0.078 ha	—	—	—	—	—	—	—	—	—	—	0.359 ha	0.1%
Entry Statements	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Area of New Road	1.203 ha	0.615 ha	1.350 ha	1.741 ha	1.593 ha	1.356 ha	0.633 ha	0.954 ha	1.056 ha	0.958 ha	0.864 ha	0.822 ha	—	—	0.437 ha	—	0.864 ha	—	—	14.446 ha	4.8%
Open Space																					
Corridor Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.430 ha	6.357 ha	—	—	—	14.787 ha	4.9%
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.357 ha	—	—	—	6.357 ha	
District Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	0.889 ha	0.914 ha	—	—	—	—	—	1.803 ha	0.6%
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	—	—	—	—	—	—	—	0.889 ha	0.914 ha	8.430 ha	6.357 ha	—	—	—	16.590 ha	5.5%

REVISION

Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 20/12/2021 Stage 5 Layout Change
U: 17/01/2022 PCD Amendments
V: 21/01/2022 Stage 5 Layout Change
W: 21/02/2022 Stage 5 Change
X: 07/04/2022 Stage 5 Change

Note:

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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: Bradless.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 09 May 2022



CLIENT

PEET

PROJECT

Flagstone Precinct 1

Plan of Subdivision
Stage 4 Overall
Statistics

Date: 07 April 2022

Comp By: WNW / JC / MD

Checked By: DG / MD

DWG Name: Precinct 1 Stage 4

Job Ref: 110056

Local Authority: Economic Development Queensland

Locality: Flagstone

Scale: NTS

Sheet: A1

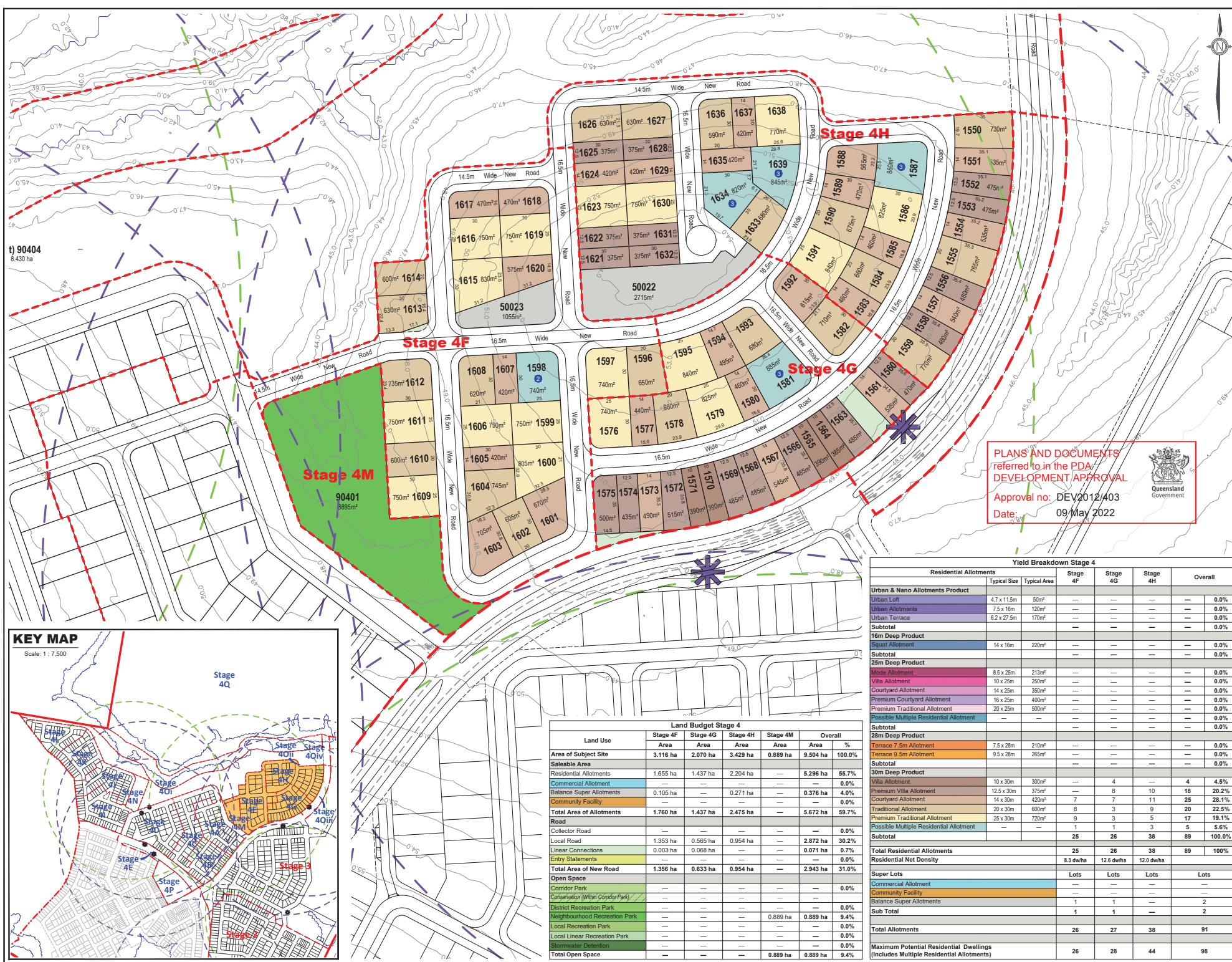
Plan Ref: 110056 - 392

Rev: X

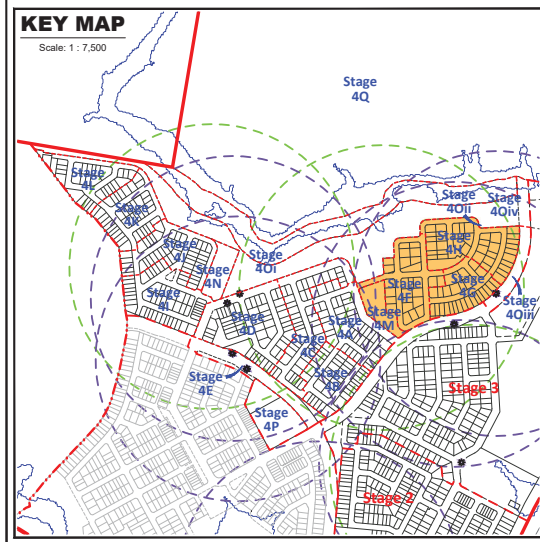
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t) 90404
8.430 ha



Stage 4F

Stage 4H

Stage 4G

Stage 4M

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2012/403
Date: 09 May 2022



Land Budget Stage 4					
Land Use	Stage 4F	Stage 4G	Stage 4H	Stage 4M	Overall
Area	Area	Area	Area	Area	Area
Saleable Area	3.116 ha	2.070 ha	3.429 ha	0.889 ha	9.504 ha
Residential Allotments	1.855 ha	1.437 ha	2.204 ha	—	5.296 ha
Commercial Allotment	—	—	—	—	0.0%
Balance Super Allotments	0.105 ha	—	0.271 ha	—	0.376 ha
Community Facility	—	—	—	—	0.0%
Total Area of Allotments	1.760 ha	1.437 ha	2.475 ha	—	5.672 ha
Road	—	—	—	—	0.0%
Collector Road	—	—	—	—	0.0%
Local Road	1.353 ha	0.565 ha	0.954 ha	—	2.872 ha
Linear Connections	0.003 ha	0.068 ha	—	—	0.071 ha
Entry Statements	—	—	—	—	0.0%
Total Area of New Road	1.356 ha	0.633 ha	0.954 ha	—	2.943 ha
Open Space	—	—	—	—	0.0%
Corridor Park	—	—	—	—	0.0%
Community Facility (Within Corridor Park)	—	—	—	—	0.0%
District Recreation Park	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	0.889 ha	0.889 ha	9.4%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	0.0%
Total Open Space	—	—	—	0.889 ha	0.889 ha

Yield Breakdown Stage 4						
Residential Allotments		Typical Size	Typical Area	Stage 4F	Stage 4G	Stage 4H
Urban & Nano Allotments Product						
Urban Loft	4.7 x 11.5m	50m²	—	—	—	—
Urban Allotments	7.5 x 16m	120m²	—	—	—	—
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—
Subtotal				—	—	—
16m Deep Product						
Street Allotment	14 x 16m	220m²	—	—	—	—
Subtotal				—	—	—
25m Deep Product						
Mode Allotment	8.5 x 25m	213m²	—	—	—	—
Villa Allotment	10 x 25m	250m²	—	—	—	—
Courtyard Allotment	14 x 25m	350m²	—	—	—	—
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	—
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—
Possible Multiple Residential Allotment	—	—	—	—	—	—
Subtotal				—	—	—
28m Deep Product						
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—
Subtotal				—	—	—
30m Deep Product						
Villa Allotment	10 x 30m	300m²	—	4	—	4
Premium Villa Allotment	12.5 x 30m	375m²	—	8	10	18
Courtyard Allotment	14 x 30m	420m²	7	7	11	25
Traditional Allotment	20 x 30m	600m²	8	3	9	20
Premium Traditional Allotment	25 x 30m	720m²	9	3	5	17
Possible Multiple Residential Allotment	—	—	1	1	3	5
Subtotal				25	26	38
Total Residential Allotments				25	26	38
Residential Net Density				8.3 dwha	12.6 dwha	12.0 dwha
Super Lots						
Commercial Allotment	—	—	—	—	—	—
Community Facility	—	—	—	—	—	—
Balance Super Allotments	1	1	—	—	—	2
Sub Total				1	1	2
Total Allotments				26	27	38
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)				26	28	44

REVISION

Q: 07/10/2021 Stage 3 & 4 Change
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X: 07/04/2022 Stage 5 Change

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Areas have been rounded down to the nearest 5m².
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Source Information:
Site boundaries: Registered Survey Plans / Veris.
Adjoining information: DCDB.
Contours: Bradleys.

Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Indented Bus Stop Location
- Indicative Temporary 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

CLIENT

PEET

PROJECT

Flagstone Precinct 1

Plan of Subdivision
Stage 4F - H & M
Allotment Layout

Date: 07 April 2022
Comp By: WNW / JC / MD
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

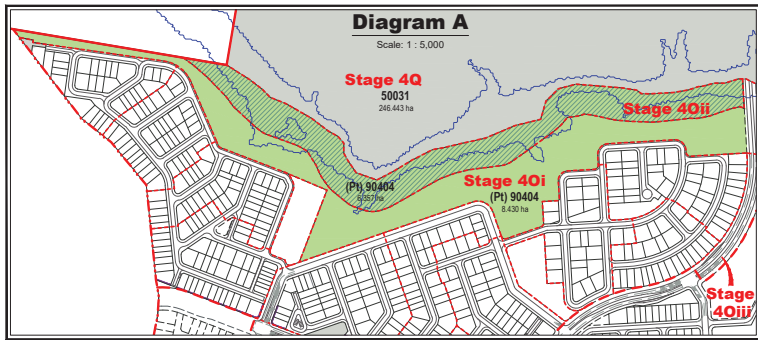
Plan Ref: 110056 - 394

Rev: X

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Land Use	Land Budget Stage 4					Overall
	Stage 4J	Stage 4K	Stage 4L	Stage 4N	Area	
Area of Subject Site	2.893 ha	2.640 ha	2.444 ha	0.914 ha	8.891 ha	100.0%
Saleable Area						
Residential Allotments	1.935 ha	1.776 ha	1.575 ha	—	5.286 ha	59.5%
Commercial Allotment	—	—	—	—	—	0.0%
Balance Super Allotments	—	—	0.047 ha	—	0.047 ha	0.5%
Community Facility	—	—	—	—	—	0.0%
Total Area of Allotments	1.935 ha	1.776 ha	1.622 ha	—	5.333 ha	60.0%
Road	—	—	—	—	—	—
Collector Road	—	—	—	—	—	0.0%
Local Road	0.958 ha	0.864 ha	0.822 ha	—	2.644 ha	29.7%
Linear Connections	—	—	—	—	—	0.0%
Entry Statements	—	—	—	—	—	0.0%
Total Area of New Road	0.958 ha	0.864 ha	0.822 ha	—	2.644 ha	29.7%
Open Space	—	—	—	—	—	—
Corridor Park	—	—	—	—	—	0.0%
Conservation (Wetland Corridor Park)	—	—	—	—	—	0.0%
District Recreation Park	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	0.914 ha	0.914 ha	10.3%
Local Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Summit Recreation	—	—	—	—	—	0.0%
Total Open Space	—	—	—	0.914 ha	0.914 ha	10.3%

Yield Breakdown Stage 4								
Residential Allotments	Typical Size	Typical Area	Stage 4J	Stage 4K	Stage 4L	Stage 4Q	Overall	
Urban & Nano Allotments Product								
Urban Loft	4.7 x 11.5m	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	—	—	—	—	0.0%	
Subtotal			—	—	—	—	0.0%	
25m Deep Product								
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	0.0%	
Villa Allotment	10 x 25m	250m²	2	—	—	2	1.7%	
Courtyard Allotment	14 x 25m	350m²	7	7	3	17	14.4%	
Premium Courtyard Allotment	16 x 25m	400m²	4	—	1	5	4.2%	
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	0.0%	
Possible Multiple Residential Allotment	—	—	1	—	—	1	0.8%	
Subtotal			14	7	4	25	21.2%	
28m Deep Product								
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	0.0%	
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	0.0%	
Subtotal			—	—	—	—	0.0%	
30m Deep Product								
Villa Allotment	10 x 30m	300m²	7	9	5	21	17.8%	
Premium Villa Allotment	12.5 x 30m	375m²	16	12	7	35	28.7%	
Courtyard Allotment	14 x 30m	420m²	8	10	8	26	22.0%	
Traditional Allotment	20 x 30m	600m²	1	3	1	5	4.2%	
Premium Traditional Allotment	25 x 30m	720m²	—	—	2	2	1.7%	
Possible Multiple Residential Allotment	—	—	1	—	3	4	3.4%	
Subtotal			33	34	26	93	78.8%	
Total Residential Allotments			47	41	30	—	118	100%
Residential Net Density			16.2 dw/ha	15.5 dw/ha	12.5 dw/ha	—		
Super Lots			Lots	Lots	Lots	Lots		Lots
Commercial Allotment			—	—	—	—		—
Community Facility			—	—	—	—		—
Balance Super Allotments			—	—	1	1		2
Sub Total			—	—	1	1		2
Total Allotments			47	41	31	1		120
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			49	41	36	—		126
Maximum Potential Net Residential Density			16.9 dw/ha	15.5 dw/ha	15.0 dw/ha	—		

REVISION

Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 20/12/2021 Stage 5 Layout Change
U: 17/01/2022 PCD Amendments
V: 21/01/2022 Stage 5 Layout Change
W: 14/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 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: Registered Survey Plans / Veris.
Adjoining Information: DCDB.
Contours: Bradshires.

Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Indented Bus Stop Location
- Indicative Temporary 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

CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Subdivision
Stage 4J, K, L, N, O & Q
Allotment Layout

Date: 07 April 2022
Comp By: WNW / JC / MD
Checked By: DG / MD
DWG Name: Precinct 1 Stage 4
Job Ref: 110056
Local Authority: Economic Development Queensland

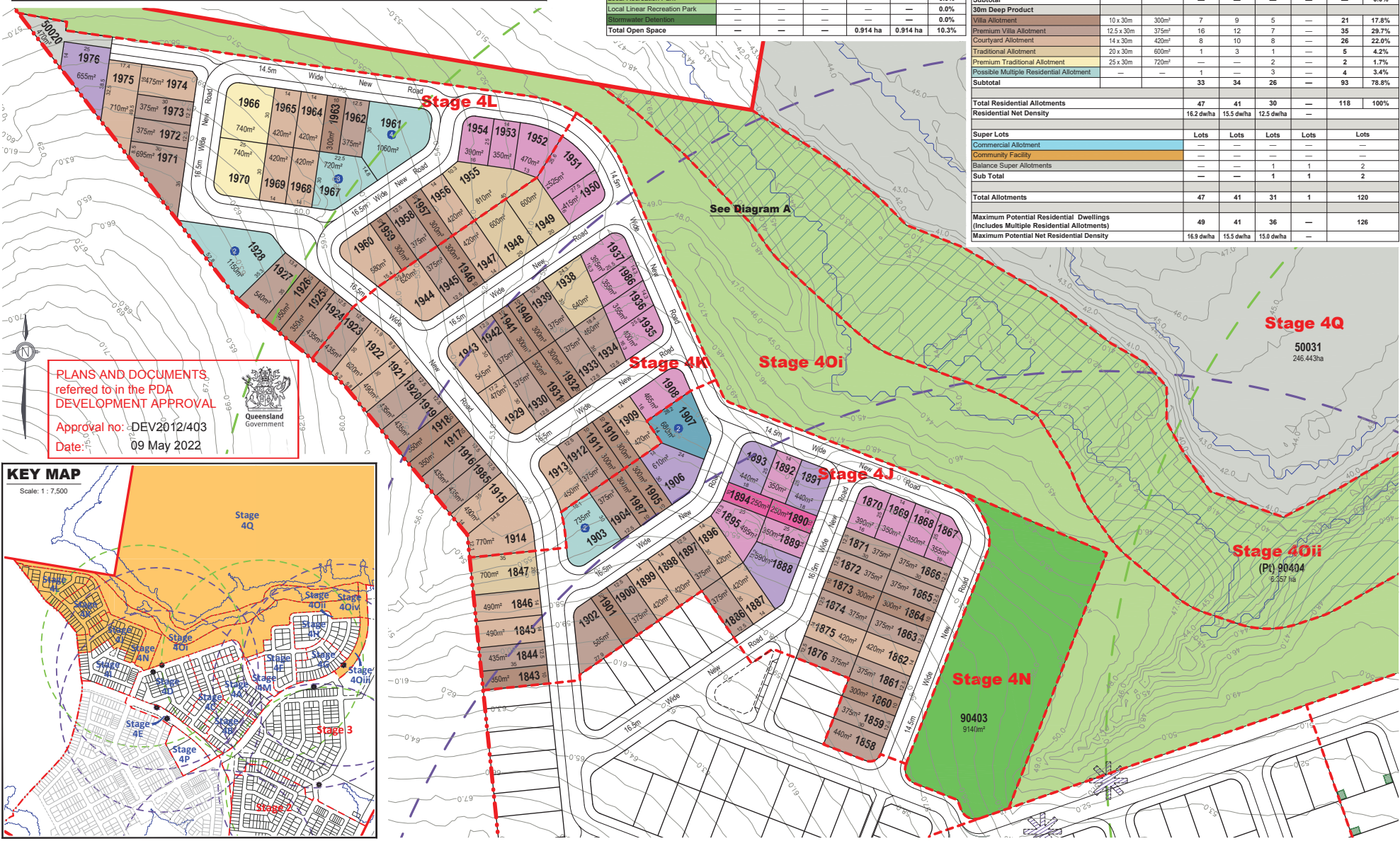
Locality: Flagstone

Scale: 1 : 1000 Sheet: A1
Plan Ref: 110056 - 396 Rev: X

URBAN DESIGN
Level 4 HQ South
820 Woolston Street
PO Box 1559
Fortitude Valley QLD 4008
T +61 7 3339 9500
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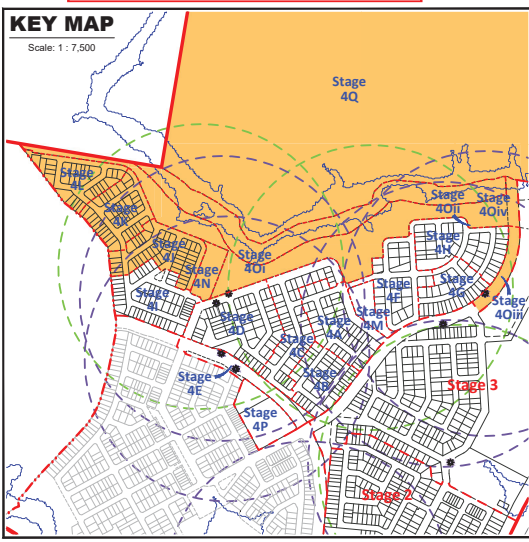
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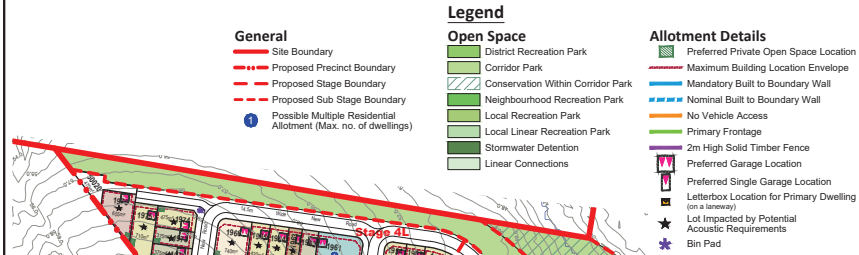


PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 09 May 2022





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	4.5m	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	5.0m
* 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 *
Site - General Lots																											
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	90%	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	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	0.9m	1.0m	1.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.5m	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	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	n/a
Site Cover	90%		75%		75%		75%		75%		75%		65%		60%		60%		60%		60%		60%		75%		

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403

Date: 09 May 2022

Queensland Government



REVISION

R: 07/10/2021	Stage 3 & 4 Change
R: 20/10/2021	Stage 3 & 4 Change
S: 27/10/2021	Stage 4 Change
T: 20/10/2021	Stage 5 Layout Change
U: 17/01/2022	POD Amendments
W: 21/02/2022	Stage 5 Layout Change
W: 21/02/2022	Stage 5 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: Registered Survey Plans / Veris.

Adjoining information: DCDB.

Contours: Bradshires.

CLIENT

PEET

PROJECT

Flagstone Precinct 1

Plan of Development Stage 4 Overall Residential Allotments

Date: 07 April 2022

Comp By: WNW / JC / MD

Checked By: DG / MD

DWG Name: Precinct 1 Stage 4

Job Ref: 110056

Local Authority: Economic Development Queensland

Locality: Flagstone

Scale: 1 : 2000

Sheet: A1

Plan Ref: 110056 - 397

Rev: X

URBAN DESIGN

Level 4 HQ South 301 Wicks Road PO Box 1559 Fortitude Valley QLD 4006 T+61 7 3339 9500 W ppsgroup.com

nps

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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 MCO 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 size 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 side 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. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
13. 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.
14. 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.
15. Lots 2501 - 2505 require a 2.5m rear setback.
16. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m 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 about a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
18. 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 5m back from the point of intersection of these two boundaries.

Private Open Space

20. 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.
21. 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 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).
22. Private open space must be directly accessible from a living space.

On-site car parking and driveways

23. 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).
24. 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 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 sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.
25. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
26. 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.
27. 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.
28. Garages and carports associated 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.
29. Maximum of one driveway per dwelling unless it is a MR lot.

30. 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.
 31. Where there is a x-roads 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.
 32. Driveways must be completed prior to occupation of the dwelling.
- Fencing**
33. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
 34. Fencing on all park or street frontages has a maximum height of 1.2metres where sold or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
 35. 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.
 36. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
 37. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
 38. 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

39. For retaining walls not constructed by the developer:
 - a. 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.
 - b. Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
 40. No timber retaining walls over 1.0m or adjoining parks or public streets.
 41. Walls over 1.0m require RPED certification.
- Building Articulation**
42. 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
 43. 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.
 44. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
 45. 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.
 46. 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.
 47. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
 48. Screened drying and rubbish bins area must be behind the main face of the dwelling.
 49. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

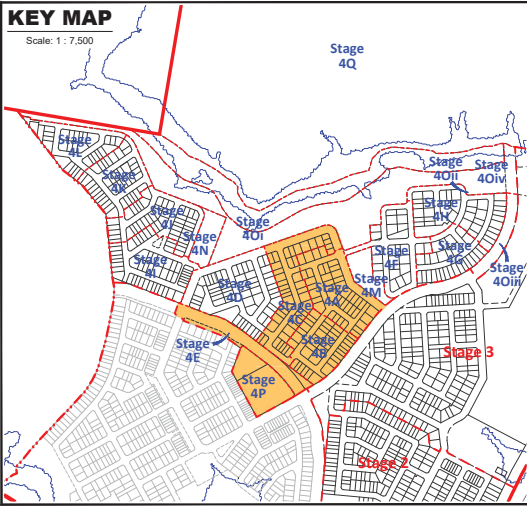
50. Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
 51. If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
 52. 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)**
53. Buildings must address all street frontages with driveways, pedestrian entries or both.
 54. All dwellings must have a clearly identifiable front door, which is undercover.
 55. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.
 56. Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

57. Floor area must be between a minimum of 30m² and 75m².
58. Materials, detailing, colours and roof form are consistent with those of the primary house.
59. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
60. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
61. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
62. 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.
63. 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.
64. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
65. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

Laneway Allotment - Allotments serviced by a laneway.



Plan of Development Table	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	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	1.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	4.5m	n/a	n/a
Rear	0.0m*	0.0m*	1.5m*	1.5m*	0.0m*	0.0m*	0.9m*	0.9m*	1.0m*	1.5m*	1.5m*	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	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	1.0m	0.9m	0.9m	1.0m	1.5m	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	2.0m	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	0.9m	0.9m	n/a
Site Cover	90%	75%	75%	75%	75%	75%	65%	60%	60%	60%	60%	60%	75%



Legend

General

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

Open Space

- Corridor Park
- Neighbourhood Recreation Park
- 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 Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Lot impacted by Potential Acoustic Requirements
- Bin Pad

REVISION

- R: 07/10/2021 Stage 3 & 4 Change
- R: 20/10/2021 Stage 3 & 4 Change
- S: 27/10/2021 Stage 4 Change
- T: 20/12/2021 Stage 5 Layout Change
- U: 17/01/2022 POD Amendments
- V: 21/01/2022 Stage 5 Layout Change
- W: 21/01/2022 Stage 5 Layout Change
- X: 07/04/2022 Stage 5 Change

Note:

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- Areas have been rounded down to the nearest 5m².
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- Road lettermarkings and turn slots are indicative only and are subject to detailed design.
- Source Information: Site boundaries: Registered Survey Plans / Veris. Adjoining information: DCDB. Contours: Bradless.



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PROJECT
Flagstone Precinct 1

Plan of Development
Stage 4A, B & C
Residential Allotments

Date: 07 April 2022
Comp By: WNW / JC / MD
Checked By: DG / MD
DWG Name: Precinct 1 Stage 4
Job Ref: 110056
Local Authority: Economic Development Queensland

Locality: Flagstone

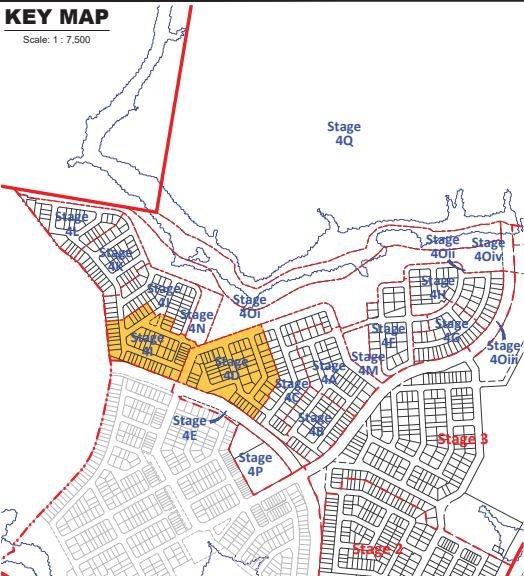
Scale: 1:1000 Sheet: A1
Plan Ref: 110056 - 398 Rev: X

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KEY MAP

Scale: 1 : 7,500



Plan of Development Table	Urban Loft Allotments		Urban Allotments		Urban Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Motel 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 *	
* Additional setback required on some allotments - refer PDO 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	0.9m	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%		65%		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 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 PCD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 5005), 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 overhang (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 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.
- For lots 814 - 833, Class 10 buildings or structures may be located within the 6m 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 Terrace, Terrace, Squat, Motel 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 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 - 5m² (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
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, tilt or roller door.
 - The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
- Double car garages are permitted on any double storey dwelling 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 high between 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.
- 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-conditioning, 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 6m² 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 (6m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
- The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
- Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

Laneway Allotment - Allotments serviced by a laneway.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403
Date: 09 May 2022



Stage 4N

Stage 4I

Stage 4D

REVISION

Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 20/12/2021 Stage 5 Layout Change
U: 17/01/2022 PCD Amendments
V: 21/01/2022 Stage 5 Layout Change
W: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change

Note:

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Road linemarkings and turn shots are indicative only and subject to detailed design.
Source Information:
Site boundaries: Registered Survey Plans / Veris.
Adjoining Information: DCDB.
Contours: Bradshaws.

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

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Flagstone Precinct 1

Plan of Development
Stage 4D & I
Residential Allotments

Date: 07 April 2022
Comp By: WNW / JC / MD
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

110056 - 400

Rev

X

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
- 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 Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Lot impacted by Potential Acoustic Requirements
- Bin Pad

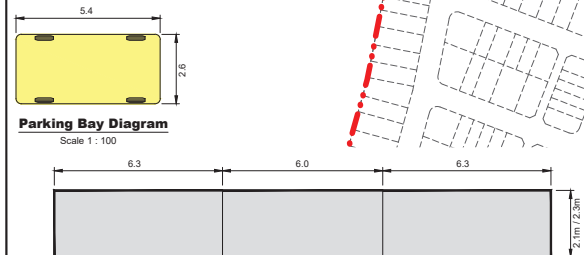
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/403
Date: 09 May 2022



- Legend**
- General**
- Site Boundary
 - Proposed Precinct Boundary
 - Proposed Stage Boundary
 - Proposed Sub Stage Boundary
- Open Space**
- District Recreation Park
 - Corridor Park
 - Neighbourhood Recreation Park
 - Local Recreation Park
 - Local Linear Recreation Park
 - Stormwater Detention
 - Linear Connections
- On-Street Parking**
- Indicative Car Park Location
 - Indicative Driveway
- Parking Breakdown**
- Total On-Street Visitor Parking Spaces Provided 331
Total Residential Dwellings 438
Total On-Street Visitor Parking Spaces Required 329
(based on 0.75 per dwelling)
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REVISION

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S: 27/10/2021	Stage 4 Change
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Source Information:
Site boundaries: Registered Survey Plans / Veris.
Adjoining information: DCDB.
Contours: Bradlees.

Scale 1: 2000 @ A1

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PROJECT
Flagstone Precinct 1

Plan of Subdivision
Stage 4 Overall
Parking Management Plan

Date: 07 April 2022
Comp By: WNW / JC / MD
Checked By: DG / MD
DWG Name: Precinct 1 Stage 4
Job Ref: 110056
Local Authority: Economic Development Queensland
Locality: Flagstone

Scale	1 : 2000	Sheet	A1
Plan Ref	110056 - 402	Rev	X

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