


## Land Budget Stages 2 – 5

| Land Use | Stage 2 | Stage 3 | Stage 4 | Stage 5 | Overall | |
|---|---|---|---|---|---|---|
| | Area | Area | Area | Area | Area | % |
| **Area of Subject Site** | **16.883 ha** | **45.912 ha** | **301.419 ha** | **52.172 ha** | **416.386 ha** | **100.0%** |
| **Saleable Area** | | | | | | |
| Residential Allotments | 9.636 ha | 10.191 ha | 21.726 ha | 19.995 ha | 61.548 ha | 14.8% |
| Medium Density Allotment | — | — | — | 0.666 ha | 0.666 ha | 0.2% |
| Commercial Allotment | — | — | 1.324 ha | — | 1.324 ha | 0.3% |
| Community Facility Allotment | — | — | 0.500 ha | — | 0.500 ha | 0.1% |
| Potential Child Care Allotment | 0.628 ha | — | — | — | 0.628 ha | 0.2% |
| Manufactured Home Estate Allotment | — | 12.038 ha | — | — | 12.038 ha | 2.9% |
| Balance Super Allotments | 1.581 ha | 2.919 ha | 246.814 ha | — | 251.314 ha | 60.4% |
| **Total Area of Allotments** | **11.845 ha** | **25.148 ha** | **270.364 ha** | **20.661 ha** | **328.018 ha** | **78.8%** |
| **Utilities** | | | | | | |
| Sewer Pump Station | — | 0.508 ha | — | — | 0.508 ha | 0.1% |
| **Total Area of Utilities** | **—** | **0.508 ha** | **—** | **—** | **0.508 ha** | **0.1%** |
| **Road** | | | | | | |
| Collector Road | 1.502 ha | 3.062 ha | 4.559 ha | 3.529 ha | 12.652 ha | 3.0% |
| Local Road | 3.465 ha | 4.554 ha | 9.551 ha | 8.656 ha | 26.226 ha | 6.3% |
| Linear Connections | 0.071 ha | 0.400 ha | 0.355 ha | 0.429 ha | 1.255 ha | 0.3% |
| Existing Road | — | 0.063 ha | — | — | 0.063 ha | 0.0% |
| Entry Statements | — | — | — | — | — | 0.0% |
| **Total Area of New Road** | **5.038 ha** | **8.079 ha** | **14.465 ha** | **12.614 ha** | **40.196 ha** | **9.7%** |
| **Open Space** | | | | | | |
| Corridor Park | — | 3.660 ha | 14.787 ha | 17.812 ha | 36.259 ha | 8.7% |
| *Conservation Park (Within Corridor Park)* | — | *2.650 ha* | *6.357 ha* | — | *9.007 ha* | |
| District Recreation Park | — | 5.648 ha | — | — | 5.648 ha | 1.4% |
| Neighbourhood Recreation Park | — | 2.346 ha | 1.803 ha | 0.627 ha | 4.776 ha | 1.1% |
| Local Recreation Park | — | 0.523 ha | — | 0.088 ha | 0.611 ha | 0.1% |
| Local Linear Recreation Park | — | — | — | 0.370 ha | 0.370 ha | 0.1% |
| Stormwater Detention | — | — | — | — | — | 0.0% |
| **Total Open Space** | **—** | **12.177 ha** | **16.590 ha** | **18.897 ha** | **47.664 ha** | **11.4%** |

## Yield Breakdown Stages 2 – 5

| Residential Allotments | | | Stage 2 | Stage 3 | Stage 4 | Stage 5 | Overall | |
|---|---|---|---|---|---|---|---|---|
| | Typical Size | Typical Area | | | | | | |
| **Urban & Nano Allotments Product** | | | | | | | | |
| Urban Loft | 4.7 x 11.5m | 50m² | — | — | — | — | — | 0% |
| Urban Allotments | 7.5 x 16m | 120m² | — | — | — | — | — | 0% |
| Urban Terrace | 7.5 x 27.5m | 170m² | — | — | — | 16 | 16 | 1% |
| **Subtotal** | | | **—** | **—** | **—** | **16** | **16** | **1%** |
| **16m Deep Product** | | | | | | | | |
| Squat Allotment | 14 x 16m | 220m² | — | 4 | 4 | 10 | 18 | 1% |
| **Subtotal** | | | **—** | **4** | **4** | **10** | **18** | **1%** |
| **25m Deep Product** | | | | | | | | |
| Mode Allotment | 8.5 x 25m | 213m² | — | — | — | 4 | 4 | 0% |
| Villa Allotment | 10 x 25m | 250m² | 29 | 4 | 2 | 16 | 51 | 4% |
| Courtyard Allotment | 14 x 25m | 350m² | 41 | 13 | 22 | 21 | 97 | 7% |
| Premium Courtyard Allotment | 16 x 25m | 400m² | 17 | 6 | 9 | 13 | 45 | 3% |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | 5 | — | 1 | 6 | 0% |
| Possible Multiple Residential Allotment | — | — | 2 | 4 | 3 | 2 | 11 | 1% |
| **Subtotal** | | | **89** | **32** | **36** | **57** | **214** | **15%** |
| **28m - 30m Deep Product** | | | | | | | | |
| Terrace 4.5m Allotment | 4.5 x 28m | 126m² | — | — | — | — | — | 0% |
| Terrace 6.6m Allotment | 6.6 x 28m | 185m² | — | — | — | — | — | 0% |
| Terrace 7.5m Allotment | 7.5 x 28m | 210m² | 8 | — | 5 | 41 | 54 | 4% |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | 4 | — | 2 | 16 | 22 | 2% |
| **Subtotal** | | | **12** | **—** | **7** | **57** | **76** | **5%** |
| **30m Deep Product** | | | | | | | | |
| Villa Allotment | 10 x 30m | 300m² | 32 | 24 | 58 | 63 | 177 | 13% |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 33 | 63 | 115 | 121 | 332 | 24% |
| Courtyard Allotment | 14 x 30m | 420m² | 51 | 50 | 124 | 125 | 350 | 25% |
| Traditional Allotment | 20 x 30m | 600m² | 19 | 32 | 68 | 47 | 166 | 12% |
| Premium Traditional Allotment | 25 x 30m | 720m² | — | 12 | 27 | 2 | 41 | 3% |
| Possible Multiple Residential Allotment | — | — | 1 | 2 | 12 | — | 15 | 1% |
| **Subtotal** | | | **136** | **183** | **404** | **358** | **1081** | **77%** |
| **Total Residential Allotments** | | | **237** | **219** | **451** | **498** | **1405** | **100%** |
| **Residential Net Density** | | | **18.0 dw/ha** | **12.2 dw/ha** | **13.5 dw/ha** | **16.5 dw/ha** | **14.8 dw/ha** | |
| **Super Lots** | | | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | |
| Medium Density Allotment | | | — | — | — | 1 | 1 | |
| Commercial Allotment | | | — | — | 1 | — | 1 | |
| Community Facility Allotment | | | — | — | 1 | — | 1 | |
| Potential Child Care Allotment | | | 1 | — | — | — | 1 | |
| Manufactured Home Estate Allotment | | | — | 1 | — | — | 1 | |
| Balance Super Allotments | | | 1 | 2 | 4 | — | 7 | |
| **Sub Total** | | | **2** | **3** | **6** | **1** | **12** | |
| **Utilities** | | | | | | | | |
| Sewer Pump Station | | | — | 2 | — | — | **2** | |
| **Sub Total** | | | **—** | **2** | **—** | **—** | **2** | |
| **Total Allotments** | | | **239** | **224** | **457** | **499** | **1419** | |
| Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments) | | | **240** | **229** | **475** | **500** | **1444** | |
| **Maximum Potential Net Residential Density** | | | **18.2 dw/ha** | **12.7 dw/ha** | **14.2 dw/ha** | **16.6 dw/ha** | **15.2 dw/ha** | |

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Indicative Temporary In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)
- 10m Wide Existing Sewer Easement
- SPS Access EMT
- Temporary Sewage Tankering Facility

**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.

Scale 1 : 3000 @ A1
0 15 30 60 90 120 150 180

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:** Bradlees.

REVISION
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: 21/02/2022 Stage 5 Layout Change
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AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

| | | | |
|---|---|---|---|
| PROJECT | **Flagstone Precinct 1** | | |
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | JC / MD / TR | DWG Name. | Precinct 1 Stages 2-5 |
| Chk'd By. | DG / MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT: PEET

Plan of Subdivision
Stages 2 – 5
Overall Allotment Layout


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



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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 3000 | A1 | **110056 – 374** | **AD** |




## Land Budget Stages 2 – 5

| Land Use | Stage 2 | Stage 3 | Stage 4 | Stage 5 | Overall | |
|---|---|---|---|---|---|---|
| | Area | Area | Area | Area | Area | % |
| **Area of Subject Site** | **16.883 ha** | **45.912 ha** | **301.419 ha** | **52.172 ha** | **416.386 ha** | **100.0%** |
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| Commercial Allotment | — | — | 1.324 ha | — | 1.324 ha | 0.3% |
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| Potential Child Care Allotment | 0.628 ha | — | — | — | 0.628 ha | 0.2% |
| Manufactured Home Estate Allotment | — | 12.038 ha | — | — | 12.038 ha | 2.9% |
| Balance Super Allotments | 1.581 ha | 2.919 ha | 246.814 ha | — | 251.314 ha | 60.4% |
| **Total Area of Allotments** | **11.845 ha** | **25.148 ha** | **270.364 ha** | **20.661 ha** | **328.018 ha** | **78.8%** |
| **Utilities** | | | | | | |
| Sewer Pump Station | — | 0.508 ha | — | — | 0.508 ha | 0.1% |
| **Total Area of Utilities** | **—** | **0.508 ha** | **—** | **—** | **0.508 ha** | **0.1%** |
| **Road** | | | | | | |
| Collector Road | 1.502 ha | 3.062 ha | 4.559 ha | 3.529 ha | 12.652 ha | 3.0% |
| Local Road | 3.465 ha | 4.554 ha | 9.551 ha | 8.656 ha | 26.226 ha | 6.3% |
| Linear Connections | 0.071 ha | 0.400 ha | 0.355 ha | 0.429 ha | 1.255 ha | 0.3% |
| Existing Road | — | 0.063 ha | — | — | 0.063 ha | 0.0% |
| Entry Statements | — | — | — | — | — | 0.0% |
| **Total Area of New Road** | **5.038 ha** | **8.079 ha** | **14.465 ha** | **12.614 ha** | **40.196 ha** | **9.7%** |
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| Stormwater Detention | — | — | — | — | — | 0.0% |
| **Total Open Space** | **—** | **12.177 ha** | **16.590 ha** | **18.897 ha** | **47.664 ha** | **11.4%** |

## Yield Breakdown Stages 2 – 5

| Residential Allotments | Typical Size | Typical Area | Stage 2 | Stage 3 | Stage 4 | Stage 5 | Overall | |
|---|---|---|---|---|---|---|---|---|
| **Urban & Nano Allotments Product** | | | | | | | | |
| Urban Loft | 4.7 x 11.5m | 50m² | — | — | — | — | — | 0% |
| Urban Allotments | 7.5 x 16m | 120m² | — | — | — | — | — | 0% |
| Urban Terrace | 7.5 x 27.5m | 170m² | — | — | — | 16 | 16 | 1% |
| **Subtotal** | | | **—** | **—** | **—** | **16** | **16** | **1%** |
| **16m Deep Product** | | | | | | | | |
| Squat Allotment | 14 x 16m | 220m² | — | 4 | 4 | 10 | 18 | 1% |
| **Subtotal** | | | **—** | **4** | **4** | **10** | **18** | **1%** |
| **25m Deep Product** | | | | | | | | |
| Mode Allotment | 8.5 x 25m | 213m² | — | — | — | 4 | 4 | 0% |
| Villa Allotment | 10 x 25m | 250m² | 29 | 4 | 2 | 16 | 51 | 4% |
| Courtyard Allotment | 14 x 25m | 350m² | 41 | 13 | 22 | 21 | 97 | 7% |
| Premium Courtyard Allotment | 16 x 25m | 400m² | 17 | 6 | 9 | 13 | 45 | 3% |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | 5 | — | 1 | 6 | 0% |
| Possible Multiple Residential Allotment | — | — | 2 | 4 | 3 | 2 | 11 | 1% |
| **Subtotal** | | | **89** | **32** | **36** | **57** | **214** | **15%** |
| **28m - 30m Deep Product** | | | | | | | | |
| Terrace 4.5m Allotment | 4.5 x 28m | 126m² | — | — | — | — | — | 0% |
| Terrace 6.6m Allotment | 6.6 x 28m | 185m² | — | — | — | — | — | 0% |
| Terrace 7.5m Allotment | 7.5 x 28m | 210m² | 8 | — | 5 | 41 | 54 | 4% |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | 4 | — | 2 | 16 | 22 | 2% |
| **Subtotal** | | | **12** | **—** | **7** | **57** | **76** | **5%** |
| **30m Deep Product** | | | | | | | | |
| Villa Allotment | 10 x 30m | 300m² | 32 | 24 | 58 | 63 | 177 | 13% |
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| **Total Residential Allotments** | | | **237** | **219** | **451** | **498** | **1405** | **100%** |
| **Residential Net Density** | | | **18.0 dw/ha** | **12.2 dw/ha** | **13.5 dw/ha** | **16.5 dw/ha** | **14.8 dw/ha** | |
| **Super Lots** | | | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | |
| Medium Density Allotment | | | — | — | — | 1 | 1 | |
| Commercial Allotment | | | — | — | 1 | — | 1 | |
| Community Facility Allotment | | | — | — | 1 | — | 1 | |
| Potential Child Care Allotment | | | 1 | — | — | — | 1 | |
| Manufactured Home Estate Allotment | | | — | 1 | — | — | 1 | |
| Balance Super Allotments | | | 1 | 2 | 4 | — | 7 | |
| **Sub Total** | | | **2** | **3** | **6** | **1** | **12** | |
| **Utilities** | | | | | | | | |
| Sewer Pump Station | | | — | 2 | — | — | **2** | |
| **Sub Total** | | | **—** | **2** | **—** | **—** | **2** | |
| **Total Allotments** | | | **239** | **224** | **457** | **499** | **1419** | |
| Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments) | | | **240** | **229** | **475** | **500** | **1444** | |
| **Maximum Potential Net Residential Density** | | | **18.2 dw/ha** | **12.7 dw/ha** | **14.2 dw/ha** | **16.6 dw/ha** | **15.2 dw/ha** | |

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- 1 Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease
- 10m Wide Existing Sewer Easement
- SPS Access EMT
- STF Temporary Sewage Tankering Facility

N

Scale 1 : 3000 @ A1

0 15 30 60 90 120 150 180

**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:** Bradlees.

REVISION
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
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PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | JC / MD / TR | DWG Name. | Precinct 1 Stages 2-5 |
| Chk'd By. | DG / MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT **PEET**

Plan of Subdivision
Stages 2 – 5
Overall Allotment Layout - Sub - Staging

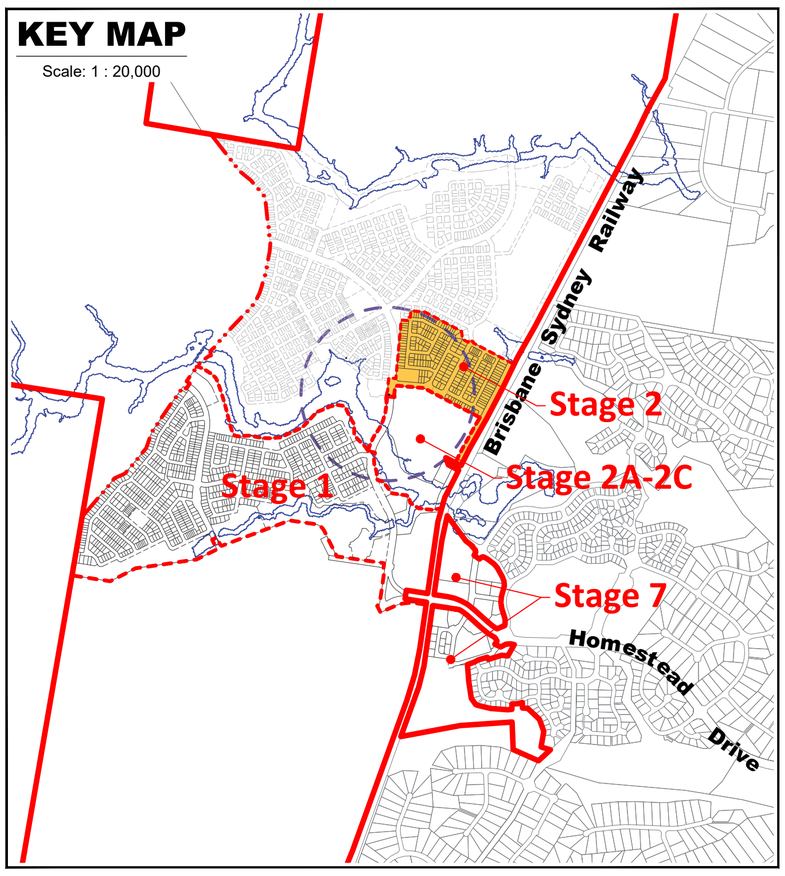

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com


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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 3000 | A1 | **110056 – 481** | **AD** |

# KEY MAP

Scale: 1 : 20,000




## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- Indicative Indented Bus Stop Location
- Bus Stop Catchment (400m)

**Note:**
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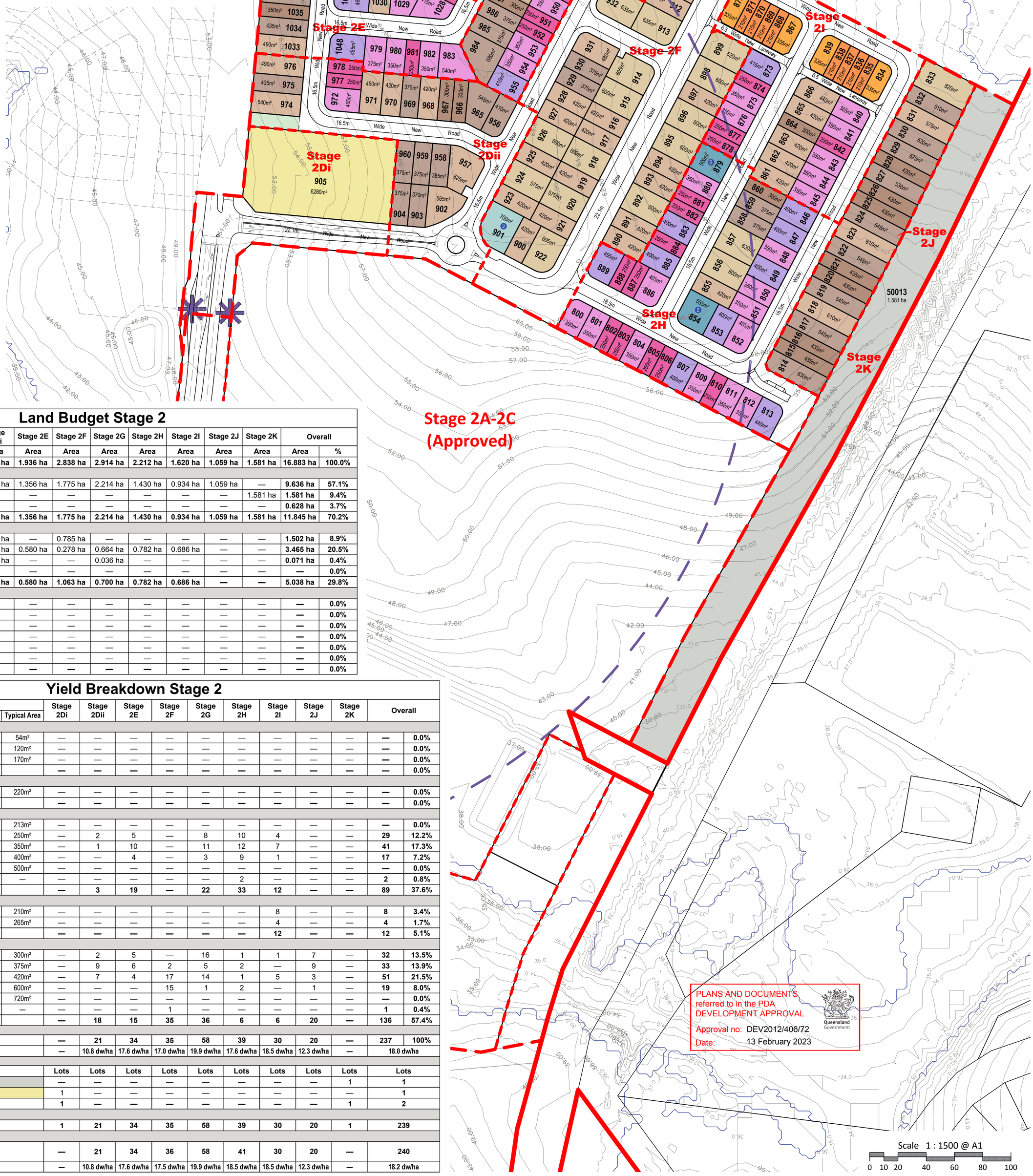
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**Source Information:**
**Site boundaries:** Registered Survey Plans / Veris.
**Adjoining information:** DCDB.
**Contours:** Bradlees.




## Land Budget Stage 2

| Land Use | Stage 2Di | Stage 2Dii | Stage 2E | Stage 2F | Stage 2G | Stage 2H | Stage 2I | Stage 2J | Stage 2K | Overall | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | % |
| **Area of Subject Site** | **1.167 ha** | **1.556 ha** | **1.936 ha** | **2.838 ha** | **2.914 ha** | **2.212 ha** | **1.620 ha** | **1.059 ha** | **1.581 ha** | **16.883 ha** | **100.0%** |
| **Saleable Area** | | | | | | | | | | | |
| Residential Allotments | — | 0.868 ha | 1.356 ha | 1.775 ha | 2.214 ha | 1.430 ha | 0.934 ha | 1.059 ha | — | **9.636 ha** | **57.1%** |
| Balance Super Allotments | — | — | — | — | — | — | — | — | 1.581 ha | **1.581 ha** | **9.4%** |
| Potential Child Care Allotment | 0.628 ha | — | — | — | — | — | — | — | — | **0.628 ha** | **3.7%** |
| **Total Area of Allotments** | **0.628 ha** | **0.868 ha** | **1.356 ha** | **1.775 ha** | **2.214 ha** | **1.430 ha** | **0.934 ha** | **1.059 ha** | **1.581 ha** | **11.845 ha** | **70.2%** |
| **Road** | | | | | | | | | | | |
| Collector Road | 0.539 ha | 0.178 ha | — | 0.785 ha | — | — | — | — | — | **1.502 ha** | **8.9%** |
| Local Road | — | 0.475 ha | 0.580 ha | 0.278 ha | 0.664 ha | 0.782 ha | 0.686 ha | — | — | **3.465 ha** | **20.5%** |
| Linear Connections | — | 0.035 ha | — | — | 0.036 ha | — | — | — | — | **0.071 ha** | **0.4%** |
| Entry Statements | — | — | — | — | — | — | — | — | — | — | **0.0%** |
| **Total Area of New Road** | **0.539 ha** | **0.688 ha** | **0.580 ha** | **1.063 ha** | **0.700 ha** | **0.782 ha** | **0.686 ha** | **—** | **—** | **5.038 ha** | **29.8%** |
| **Open Space** | | | | | | | | | | | |
| Corridor Park | — | — | — | — | — | — | — | — | — | — | **0.0%** |
| District Recreation Park | — | — | — | — | — | — | — | — | — | — | **0.0%** |
| Neighbourhood Recreation Park | — | — | — | — | — | — | — | — | — | — | **0.0%** |
| Local Recreation Park | — | — | — | — | — | — | — | — | — | — | **0.0%** |
| Local Linear Recreation Park | — | — | — | — | — | — | — | — | — | — | **0.0%** |
| Stormwater Detention | — | — | — | — | — | — | — | — | — | — | **0.0%** |
| **Total Open Space** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **0.0%** |

## Yield Breakdown Stage 2

| Residential Allotments | Typical Size | Typical Area | Stage 2Di | Stage 2Dii | Stage 2E | Stage 2F | Stage 2G | Stage 2H | Stage 2I | Stage 2J | Stage 2K | Overall | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Urban & Nano Allotments Product** | | | | | | | | | | | | | |
| Urban Loft | 4.7 x 11.5m | 54m² | — | — | — | — | — | — | — | — | — | — | **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 | 5 | — | 8 | 10 | 4 | — | — | **29** | **12.2%** |
| Courtyard Allotment | 14 x 25m | 350m² | — | 1 | 10 | — | 11 | 12 | 7 | — | — | **41** | **17.3%** |
| Premium Courtyard Allotment | 16 x 25m | 400m² | — | — | 4 | — | 3 | 9 | 1 | — | — | **17** | **7.2%** |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | — | — | — | — | — | — | — | — | — | **0.0%** |
| Possible Multiple Residential Allotment | — | — | — | — | — | — | — | 2 | — | — | — | **2** | **0.8%** |
| **Subtotal** | | | **—** | **3** | **19** | **—** | **22** | **33** | **12** | **—** | **—** | **89** | **37.6%** |
| **28m Deep Product** | | | | | | | | | | | | | |
| Terrace 7.5m Allotment | 7.5 x 28m | 210m² | — | — | — | — | — | — | 8 | — | — | **8** | **3.4%** |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | — | — | — | — | — | — | 4 | — | — | **4** | **1.7%** |
| **Subtotal** | | | **—** | **—** | **—** | **—** | **—** | **—** | **12** | **—** | **—** | **12** | **5.1%** |
| **30m Deep Product** | | | | | | | | | | | | | |
| Villa Allotment | 10 x 30m | 300m² | — | 2 | 5 | — | 16 | 1 | 1 | 7 | — | **32** | **13.5%** |
| Premium Villa Allotment | 12.5 x 30m | 375m² | — | 9 | 6 | 2 | 5 | 2 | — | 9 | — | **33** | **13.9%** |
| Courtyard Allotment | 14 x 30m | 420m² | — | 7 | 4 | 17 | 14 | 1 | 5 | 3 | — | **51** | **21.5%** |
| Traditional Allotment | 20 x 30m | 600m² | — | — | — | 15 | 1 | 2 | — | 1 | — | **19** | **8.0%** |
| Premium Traditional Allotment | 25 x 30m | 720m² | — | — | — | — | — | — | — | — | — | — | **0.0%** |
| Possible Multiple Residential Allotment | — | — | — | — | — | 1 | — | — | — | — | — | **1** | **0.4%** |
| **Subtotal** | | | **—** | **18** | **15** | **35** | **36** | **6** | **6** | **20** | **—** | **136** | **57.4%** |
| | | | | | | | | | | | | | |
| **Total Residential Allotments** | | | **—** | **21** | **34** | **35** | **58** | **39** | **30** | **20** | **—** | **237** | **100%** |
| **Residential Net Density** | | | **—** | **10.8 dw/ha** | **17.6 dw/ha** | **17.0 dw/ha** | **19.9 dw/ha** | **17.6 dw/ha** | **18.5 dw/ha** | **12.3 dw/ha** | **—** | **18.0 dw/ha** | |
| | | | | | | | | | | | | | |
| **Super Lots** | | | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | |
| Balance Super Allotments | | | — | — | — | — | — | — | — | — | 1 | **1** | |
| Potential Child Care Allotment | | | 1 | — | — | — | — | — | — | — | — | **1** | |
| **Sub Total** | | | **1** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **1** | **2** | |
| | | | | | | | | | | | | | |
| **Total Allotments** | | | **1** | **21** | **34** | **35** | **58** | **39** | **30** | **20** | **1** | **239** | |
| | | | | | | | | | | | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | **—** | **21** | **34** | **36** | **58** | **41** | **30** | **20** | **—** | **240** | |
| **Maximum Potential Net Residential Density** | | | **—** | **10.8 dw/ha** | **17.6 dw/ha** | **17.5 dw/ha** | **19.9 dw/ha** | **18.5 dw/ha** | **18.5 dw/ha** | **12.3 dw/ha** | **—** | **18.2 dw/ha** | |

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

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

REVISION
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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
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Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref. 110056 | Date. 10 January 2023
Comp By. JC/MD/TR | DWG Name. Precinct 1 Stage 2
Chk'd By. DG / MD | Locality. Flagstone
Local Authority. Economic Development Queensland

CLIENT PEET

Plan of Subdivision
Stage 2 Overall
Allotment Layout


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

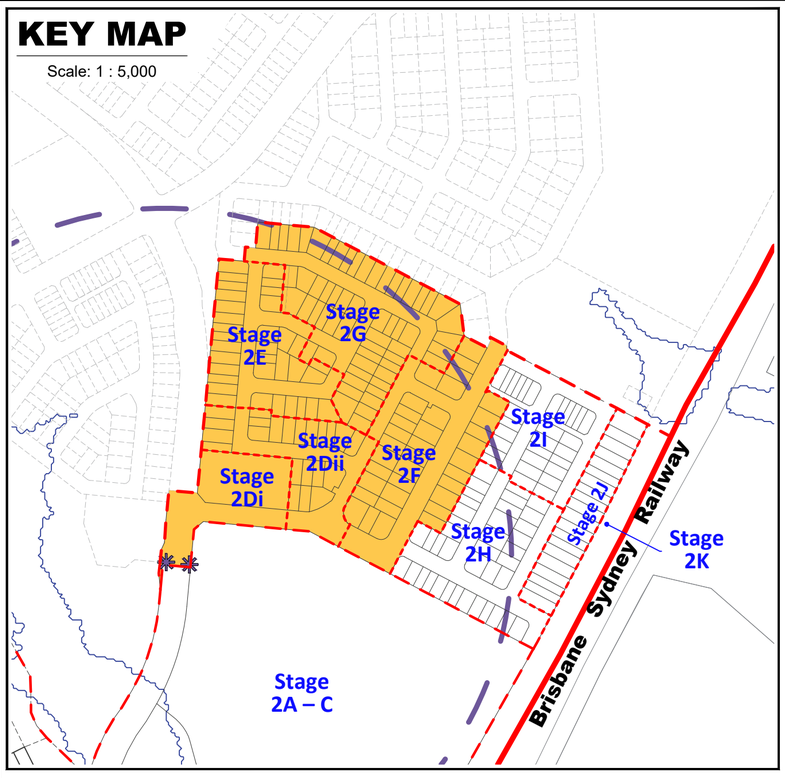


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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 1500 | A1 | **110056 – 375** | **AD** |

# KEY MAP

Scale: 1 : 5,000




## Land Budget Stage 2

| Land Use | Stage 2Di Area | Stage 2Dii Area | Stage 2E Area | Stage 2F Area | Stage 2G Area | Overall Area | Overall % |
|---|---|---|---|---|---|---|---|
| **Area of Subject Site** | **1.167 ha** | **1.556 ha** | **1.936 ha** | **2.838 ha** | **2.914 ha** | **10.411 ha** | **100.0%** |
| **Saleable Area** | | | | | | | |
| Residential Allotments | — | 0.868 ha | 1.356 ha | 1.775 ha | 2.214 ha | **6.213 ha** | **59.7%** |
| Balance Super Allotments | — | — | — | — | — | **—** | **0.0%** |
| Potential Child Care Allotment | 0.628 ha | — | — | — | — | **0.628 ha** | **6.0%** |
| **Total Area of Allotments** | **0.628 ha** | **0.868 ha** | **1.356 ha** | **1.775 ha** | **2.214 ha** | **6.841 ha** | **65.7%** |
| **Road** | | | | | | | |
| Collector Road | 0.539 ha | 0.178 ha | — | 0.785 ha | — | **1.502 ha** | **14.4%** |
| Local Road | — | 0.475 ha | 0.580 ha | 0.278 ha | 0.664 ha | **1.997 ha** | **19.2%** |
| Linear Connections | — | 0.035 ha | — | — | 0.036 ha | **0.071 ha** | **0.7%** |
| Entry Statements | — | — | — | — | — | **—** | **0.0%** |
| **Total Area of New Road** | **0.539 ha** | **0.688 ha** | **0.580 ha** | **1.063 ha** | **0.700 ha** | **3.570 ha** | **34.3%** |
| **Open Space** | | | | | | | |
| Corridor Park | — | — | — | — | — | **—** | **0.0%** |
| District Recreation Park | — | — | — | — | — | **—** | **0.0%** |
| Neighbourhood Recreation Park | — | — | — | — | — | **—** | **0.0%** |
| Local Recreation Park | — | — | — | — | — | **—** | **0.0%** |
| Local Linear Recreation Park | — | — | — | — | — | **—** | **0.0%** |
| Stormwater Detention | — | — | — | — | — | **—** | **0.0%** |
| **Total Open Space** | **—** | **—** | **—** | **—** | **—** | **—** | **0.0%** |

## Yield Breakdown Stage 2

| Residential Allotments | Typical Size | Typical Area | Stage 2Di | Stage 2Dii | Stage 2E | Stage 2F | Stage 2G | Overall | |
|---|---|---|---|---|---|---|---|---|---|
| **Urban & Nano Allotments Product** | | | | | | | | | |
| Urban Loft | 4.7 x 11.5m | 54m² | — | — | — | — | — | **—** | **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 | 5 | — | 8 | **15** | **10.1%** |
| Courtyard Allotment | 14 x 25m | 350m² | — | 1 | 10 | — | 11 | **22** | **14.9%** |
| Premium Courtyard Allotment | 16 x 25m | 400m² | — | — | 4 | — | 3 | **7** | **4.7%** |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | — | — | — | — | **—** | **0.0%** |
| Possible Multiple Residential Allotment | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Subtotal** | | | **—** | **3** | **19** | **—** | **22** | **44** | **29.7%** |
| **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 | — | 2 | 5 | — | 16 | **23** | **15.5%** |
| Premium Villa Allotment | 12.5 x 30m | 375m² | — | 9 | 6 | 2 | 5 | **22** | **14.9%** |
| Courtyard Allotment | 14 x 30m | 420m² | — | 7 | 4 | 17 | 14 | **42** | **28.4%** |
| Traditional Allotment | 20 x 30m | 600m² | — | — | — | 15 | 1 | **16** | **10.8%** |
| Premium Traditional Allotment | 25 x 30m | 720m² | — | — | — | — | — | **—** | **0.0%** |
| Possible Multiple Residential Allotment | — | — | — | — | — | 1 | — | **1** | **0.7%** |
| **Subtotal** | | | **—** | **18** | **15** | **35** | **36** | **104** | **70.3%** |
| **Total Residential Allotments** | | | **—** | **21** | **34** | **35** | **58** | **148** | **100%** |
| **Residential Net Density** | | | **—** | **10.8 dw/ha** | **17.6 dw/ha** | **17.0 dw/ha** | **19.9 dw/ha** | | |

| Super Lots | Lots | Lots | Lots | Lots | Lots | Lots |
|---|---|---|---|---|---|---|
| Balance Super Allotments | — | — | — | — | — | — |
| Potential Child Care Allotment | 1 | — | — | — | — | **1** |
| **Sub Total** | **1** | **—** | **—** | **—** | **—** | **1** |
| **Total Allotments** | **1** | **21** | **34** | **35** | **58** | **149** |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | **—** | **21** | **34** | **36** | **58** | **149** |
| **Maximum Potential Net Residential Density** | **—** | **10.8 dw/ha** | **17.6 dw/ha** | **17.5 dw/ha** | **19.9 dw/ha** | |

**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:** Bradlees.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- Indicative Indented Bus Stop Location
- Bus Stop Catchment (400m)

Scale 1 : 750 @ A1
0 5 10 20 30 40 50

**REVISION**
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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | JC/MD/TR | DWG Name. | Precinct 1 Stage 2 |
| Chk'd By. | DG / MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT **PEET**

Plan of Subdivision
Stage 2D – 2G
Allotment Layout


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

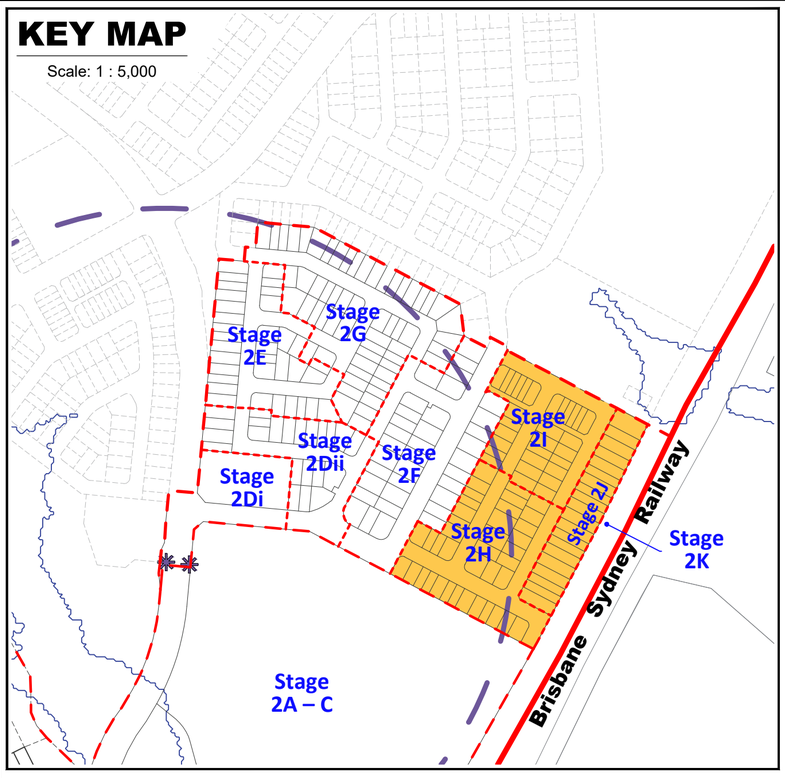


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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 750 | A1 | **110056 – 376** | **AD** |

# KEY MAP

Scale: 1 : 5,000




## Land Budget Stage 2

| Land Use | Stage 2H Area | Stage 2I Area | Stage 2J Area | Overall Area | Overall % |
|---|---|---|---|---|---|
| **Area of Subject Site** | **2.212 ha** | **1.620 ha** | **1.059 ha** | **4.891 ha** | **100.0%** |
| **Saleable Area** | | | | | |
| Residential Allotments | 1.430 ha | 0.934 ha | 1.059 ha | **3.423 ha** | **70.0%** |
| Balance Super Allotments | — | — | — | **—** | **0.0%** |
| **Total Area of Allotments** | **1.430 ha** | **0.934 ha** | **1.059 ha** | **3.423 ha** | **70.0%** |
| **Road** | | | | | |
| Collector Road | — | — | — | **—** | **0.0%** |
| Local Road | 0.782 ha | 0.686 ha | — | **1.468 ha** | **30.0%** |
| Linear Connections | — | — | — | **—** | **0.0%** |
| Entry Statements | — | — | — | **—** | **0.0%** |
| **Total Area of New Road** | **0.782 ha** | **0.686 ha** | **—** | **1.468 ha** | **30.0%** |
| **Open Space** | | | | | |
| Corridor Park | — | — | — | **—** | **0.0%** |
| District Recreation Park | — | — | — | **—** | **0.0%** |
| Neighbourhood Recreation Park | — | — | — | **—** | **0.0%** |
| Local Recreation Park | — | — | — | **—** | **0.0%** |
| Local Linear Recreation Park | — | — | — | **—** | **0.0%** |
| Stormwater Detention | — | — | — | **—** | **0.0%** |
| **Total Open Space** | **—** | **—** | **—** | **—** | **0.0%** |

## Yield Breakdown Stage 2

| Residential Allotments | Typical Size | Typical Area | Stage 2H | Stage 2I | Stage 2J | Overall | |
|---|---|---|---|---|---|---|---|
| **Urban & Nano Allotments Product** | | | | | | | |
| Urban Loft | 4.7 x 11.5m | 54m² | — | — | — | **—** | **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 | 10 | 4 | — | **14** | **15.7%** |
| Courtyard Allotment | 14 x 25m | 350m² | 12 | 7 | — | **19** | **21.3%** |
| Premium Courtyard Allotment | 16 x 25m | 400m² | 9 | 1 | — | **10** | **11.2%** |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | — | — | **—** | **0.0%** |
| Possible Multiple Residential Allotment | — | — | 2 | — | — | **2** | **2.2%** |
| **Subtotal** | | | **33** | **12** | **—** | **45** | **50.6%** |
| **28m Deep Product** | | | | | | | |
| Terrace 7.5m Allotment | 7.5 x 28m | 210m² | — | 8 | — | **8** | **9.0%** |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | — | 4 | — | **4** | **4.5%** |
| **Subtotal** | | | **—** | **12** | **—** | **12** | **13.5%** |
| **30m Deep Product** | | | | | | | |
| Villa Allotment | 10 x 30m | 300m² | 1 | 1 | 7 | **9** | **10.1%** |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 2 | — | 9 | **11** | **12.4%** |
| Courtyard Allotment | 14 x 30m | 420m² | 1 | 5 | 3 | **9** | **10.1%** |
| Traditional Allotment | 20 x 30m | 600m² | 2 | — | 1 | **3** | **3.4%** |
| Premium Traditional Allotment | 25 x 30m | 720m² | — | — | — | **—** | **0.0%** |
| Possible Multiple Residential Allotment | — | — | — | — | — | **—** | **0.0%** |
| **Subtotal** | | | **6** | **6** | **20** | **32** | **36.0%** |
| | | | | | | | |
| **Total Residential Allotments** | | | **39** | **30** | **20** | **89** | **100%** |
| **Residential Net Density** | | | 17.6 dw/ha | 18.5 dw/ha | 12.3 dw/ha | | |
| | | | | | | | |
| **Super Lots** | | | **Lots** | **Lots** | **Lots** | **Lots** | |
| Balance Super Allotments | | | — | — | — | **—** | |
| **Sub Total** | | | **—** | **—** | **—** | **—** | |
| | | | | | | | |
| **Total Allotments** | | | **39** | **30** | **20** | **89** | |
| | | | | | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | **41** | **30** | **20** | **91** | |
| **Maximum Potential Net Residential Density** | | | 18.5 dw/ha | 18.5 dw/ha | 12.3 dw/ha | | |

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/406/72

Date: 13 February 2023

Queensland Government

**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:**
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**Adjoining information:** DCDB.
**Contours:** Bradlees.

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- Indicative Indented Bus Stop Location
- Bus Stop Catchment (400m)

Scale 1 : 750 @ A1

0 5 10 20 30 40 50

REVISION
S: 27/10/2021 Stage 4 Change
T: 20/12/2021 Stage 5 Layout Change
U: 17/01/2022 POD Amendments
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PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | JC/MD/TR | DWG Name. | Precinct 1 Stage 2 |
| Chk'd By. | DG / MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT **PEET**

Plan of Subdivision
Stage 2H – 2J
Allotment Layout


**URBAN DESIGN**
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PO Box 1559
Fortitude Valley QLD 4006
**T** +61 7 3539 9500
**W** rpsgroup.com

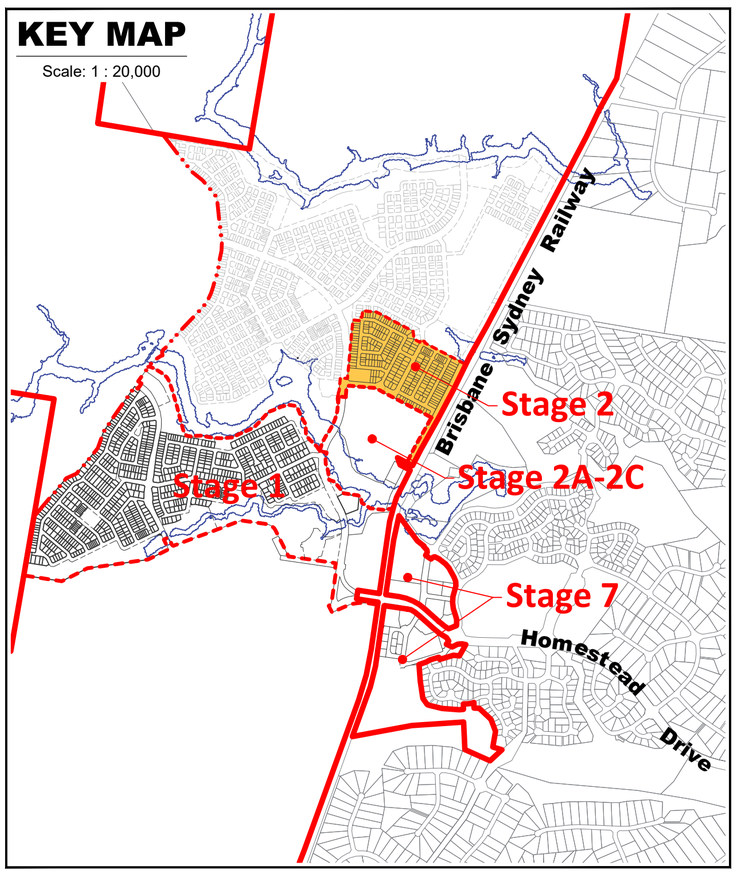


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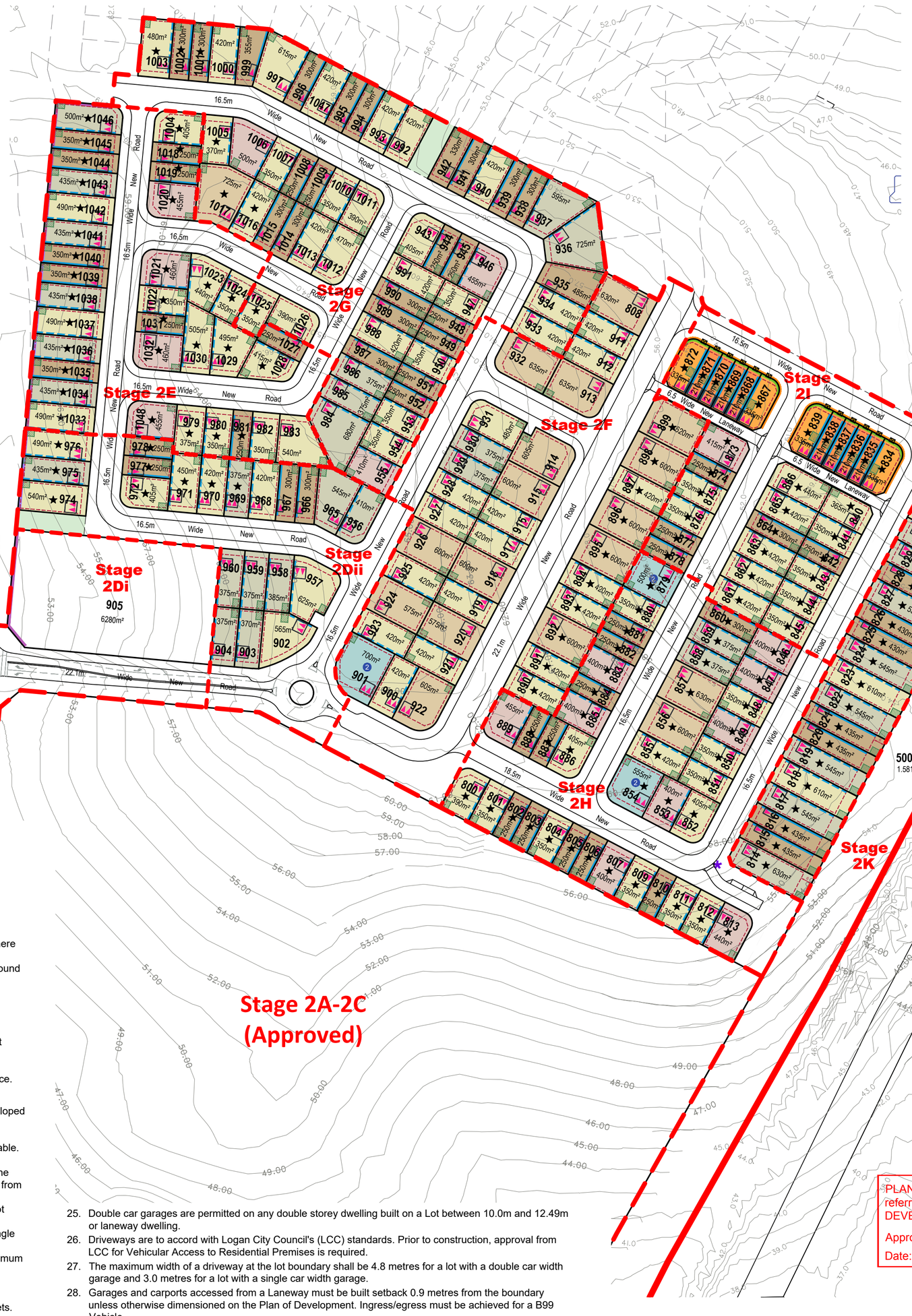

| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 750 | A1 | **110056 – 377** | **AD** |

# KEY MAP

Scale: 1 : 20,000




| 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<br>* 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 | 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% | |




**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:** Bradlees.

## Legend

### General
- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement

### Open Space
- District Recreation Park
- Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Recreation Park
- Stormwater Detention
- Linear Connections

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

## Notes:

### General
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
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.
13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
18. 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.
19. 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
20. 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.
21. 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)
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 façade 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 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.
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 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.
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 solid 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 RPEQ 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 façade 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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

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

REVISION
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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | JC/MD/TR | DWG Name. | Precinct 1 Stage 2 |
| Chk'd By. | DG / MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

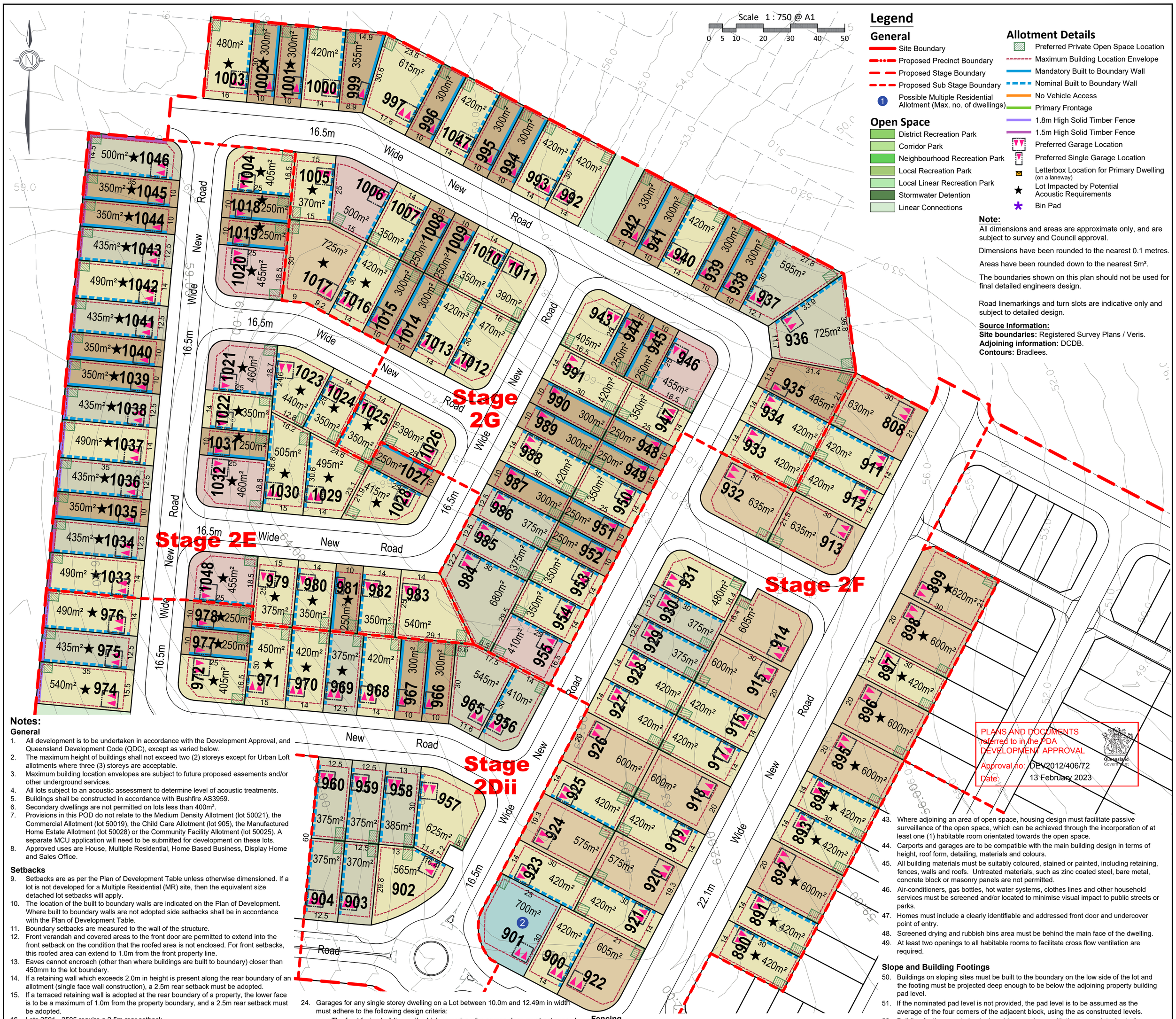
Plan of Development
Stage 2 Overall
Residential Allotments


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



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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 1500 | A1 | **110056 – 378** | **AD** |




## Legend

### General

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

### Open Space

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

### Allotment Details

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

**Note:**

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Dimensions have been rounded to the nearest 0.1 metres.

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**Site boundaries:** Registered Survey Plans / Veris.
**Adjoining information:** DCDB.
**Contours:** Bradlees.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

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13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
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    - 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

20. 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.
21. 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)
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 façade 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 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.
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 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.
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 solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
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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 RPEQ 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 façade 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

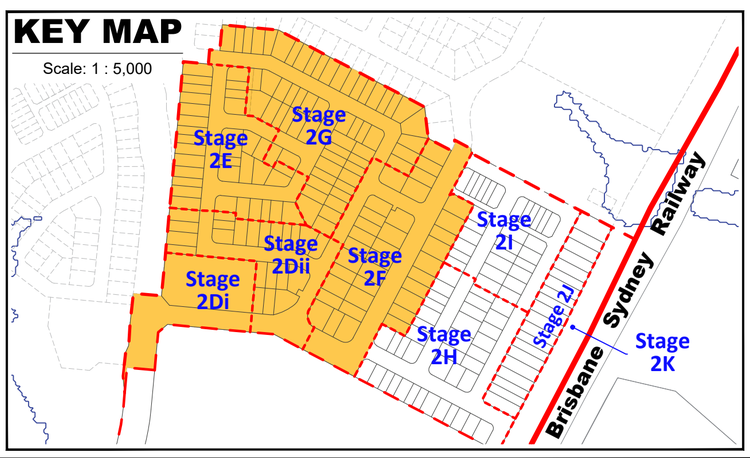
57. Floor area must be between a minimum of 30m² and 75m².
58. Materials, detailing, colours and roof form are consistent with those of the primary house.
59. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
60. Outdoor living space must be directly 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 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<br>* 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 | 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% | |

**KEY MAP**
Scale: 1 : 5,000




REVISION
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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref. 110056 | Date. 10 January 2023
Comp By. JC/MD/TR | DWG Name. Precinct 1 Stage 2
Chk'd By. DG / MD | Locality. Flagstone
Local Authority. Economic Development Queensland

CLIENT PEET

Plan of Development
Stage 2D – 2G
Residential Allotments


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

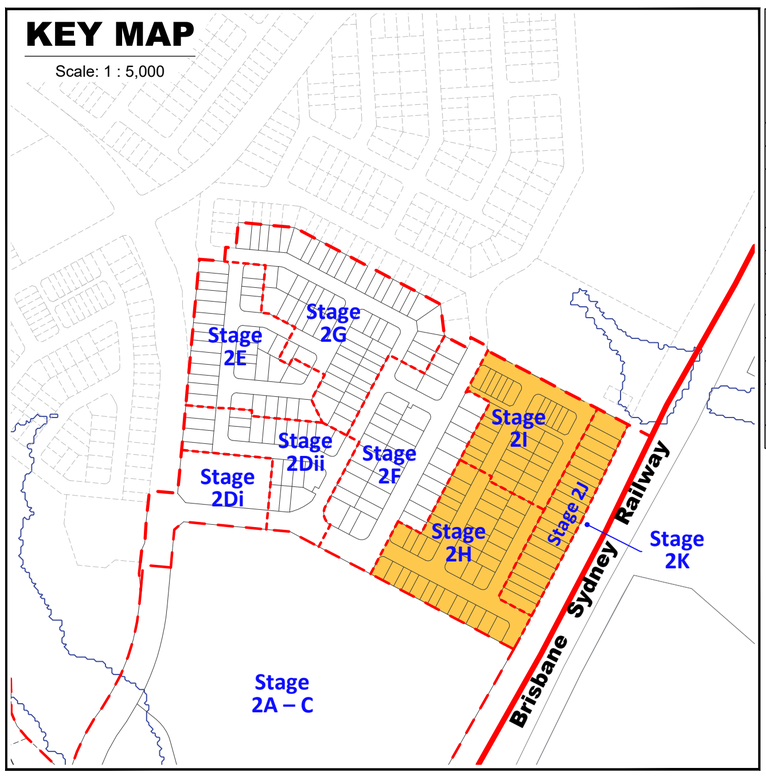


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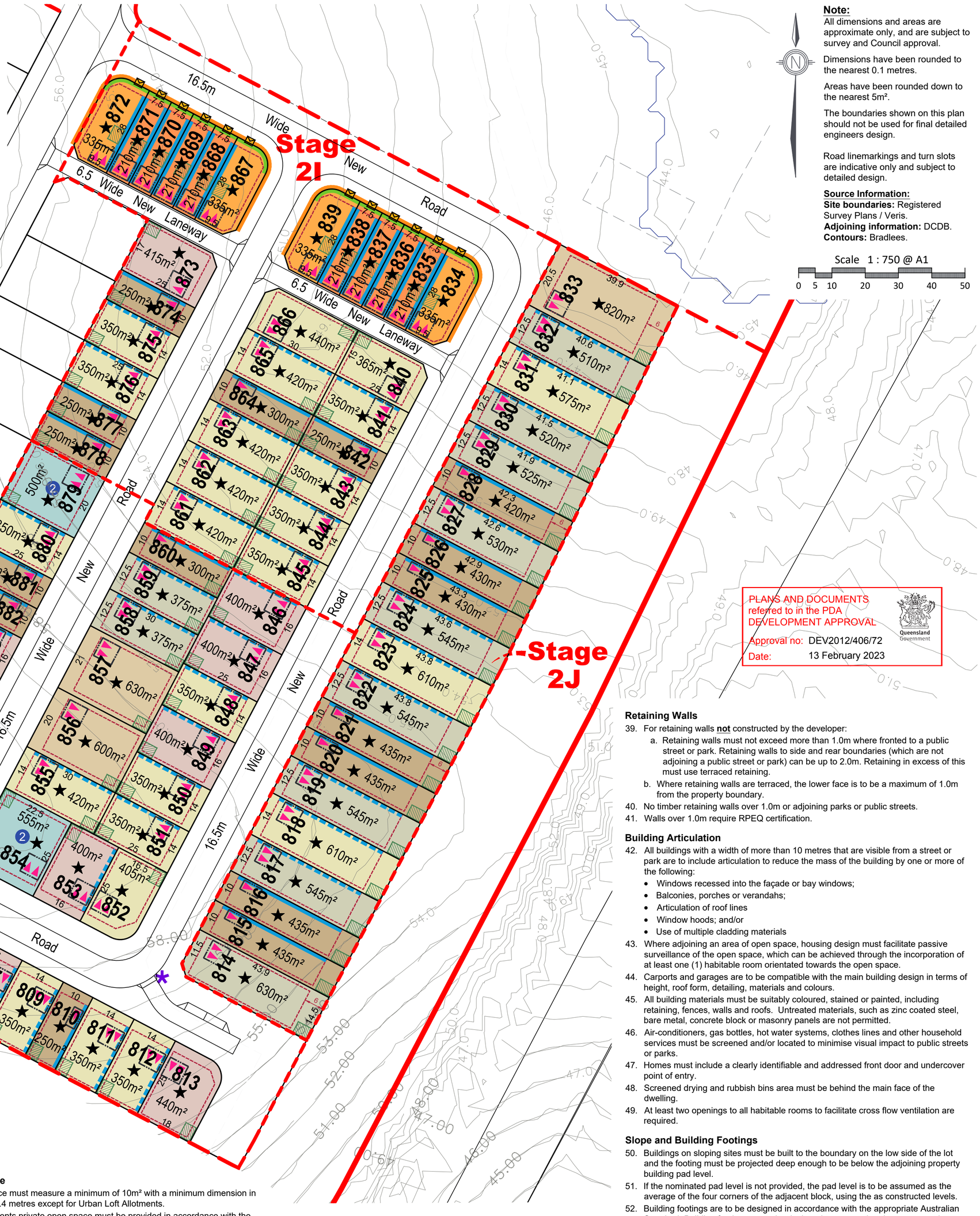

| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 750 | A1 | **110056 – 379** | **AD** |

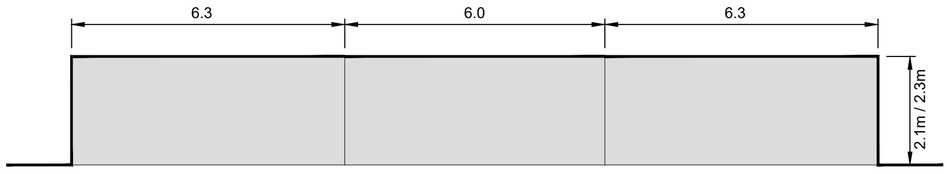
# KEY MAP

Scale: 1 : 5,000




| 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<br>* 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 | 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% | |

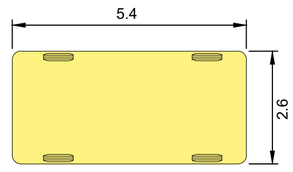

Stage 2I
Stage 2J
Stage 2H
16.5m Wide New Road
6.5 Wide New Laneway
18.5m Wide New Road
16.5m Wide New Road
Wide New Road
Wide New Road
Wide New Laneway
Wide New Laneway
Wide New Laneway




**Typical Indented Parking Bay Arrangement**

(In accordance with AS2890)

Scale 1 : 100




**Parking Bay Diagram**

Scale 1 : 100

## Parking Breakdown

Total On-Street Visitor Parking Spaces Provided ..... 181

Total Residential Dwellings ..... 237

Total On-Street Visitor Parking Spaces Required ..... 178

(based on 0.75 per dwelling)

## 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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/406/72

Date: 13 February 2023

Queensland Government

Stage 2A-2C (Approved)

Stage 2Di

905

6280m²

Stage 2Dii

Stage 2E

Stage 2G

Stage 2F

Stage 2H

Stage 2I

Stage 2J

Stage 2K

50013

1.581 ha

**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:** Bradlees.

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

REVISION

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: 21/02/2022 Stage 5 Layout Change

X: 07/04/2022 Stage 5 Change

Y: 12/05/2022 Stage 5 Layout Change

Z: 08/06/2022 Entry Statement Lease Areas

AA: 16/06/2022 Temporary STF Notation

AB: 20/09/2022 Stage 3 & 5 Layout Changes

AC: 14/11/2022 Stage 5 Boundary Changes

AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | JC/MD/TR | DWG Name. | Precinct 1 Stage 2 |
| Chk'd By. | DG / MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

Plan of Development
Stage 2 Overall
Parking Management Plan


**URBAN DESIGN**
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520 Wickham Street
PO Box 1559
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**W** rpsgroup.com



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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 1000 | A1 | **110056 – 381** | **AD** |

## Land Budget Stage 3

| Land Use | Stage 3A | Stage 3B | Stage 3C | Stage 3D | Stage 3E | Stage 3F | Stage 3G | Stage 3H | Stage 3Ii | Stage 3Iii | Stage 3Ji | Stage 3Jii | Stage 3Jiii | Stage 3K | Stage 3Li | Stage 3Lii | Stage 3M | Overall | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | % |
| **Area of Subject Site** | **3.307 ha** | **2.396 ha** | **3.346 ha** | **2.821 ha** | **12.038 ha** | **2.506 ha** | **1.366 ha** | **0.404 ha** | **2.740 ha** | **2.908 ha** | **0.966 ha** | **2.694 ha** | **0.463 ha** | **2.584 ha** | **2.346 ha** | **0.045 ha** | **2.982 ha** | **45.912 ha** | **100.0%** |
| **Saleable Area** | | | | | | | | | | | | | | | | | | | |
| Residential Allotments | 1.974 ha | 1.343 ha | 2.464 ha | 1.757 ha | — | 1.300 ha | 0.949 ha | 0.404 ha | — | — | — | — | — | — | — | — | — | **10.191 ha** | **22.2%** |
| Balance Super Allotments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 2.919 ha | **2.919 ha** | **6.4%** |
| MHE Allotment | — | — | — | — | 12.038 ha | — | — | — | — | — | — | — | — | — | — | — | — | **12.038 ha** | **26.2%** |
| **Total Area of Allotments** | **1.974 ha** | **1.343 ha** | **2.464 ha** | **1.757 ha** | **12.038 ha** | **1.300 ha** | **0.949 ha** | **0.404 ha** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **2.919 ha** | **25.148 ha** | **54.8%** |
| **Utilities** | | | | | | | | | | | | | | | | | | | |
| Sewer Pump Station | — | — | — | — | — | — | — | — | — | — | — | — | 0.463 ha | — | — | 0.045 ha | — | 0.508 ha | 1.1% |
| **Total Area of Utilities** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **0.463 ha** | **—** | **—** | **0.045 ha** | **—** | **0.508 ha** | **1.1%** |
| **Road** | | | | | | | | | | | | | | | | | | | |
| Collector Road | 0.552 ha | — | — | 0.474 ha | — | — | — | — | — | — | — | — | — | 2.036 ha | — | — | — | **3.062 ha** | **6.7%** |
| Local Road | 0.714 ha | 0.889 ha | 0.804 ha | 0.554 ha | — | 1.176 ha | 0.417 ha | — | — | — | — | — | — | — | — | — | — | **4.554 ha** | **9.9%** |
| Linear Connections | 0.067 ha | 0.054 ha | 0.078 ha | 0.036 ha | — | 0.030 ha | — | — | — | — | — | — | — | 0.135 ha | — | — | — | **0.400 ha** | **0.9%** |
| Existing Road | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.063 ha | **0.063 ha** | **0.1%** |
| **Total Area of New Road** | **1.333 ha** | **0.943 ha** | **0.882 ha** | **1.064 ha** | **—** | **1.206 ha** | **0.417 ha** | **—** | **—** | **—** | **—** | **—** | **—** | **2.171 ha** | **—** | **—** | **0.063 ha** | **8.079 ha** | **17.6%** |
| **Open Space** | | | | | | | | | | | | | | | | | | | |
| Corridor Park | — | — | — | — | — | — | — | — | — | — | 0.966 ha | 2.694 ha | — | — | — | — | — | **3.660 ha** | **8.0%** |
| *Conservation (Within Corridor Park)* | — | — | — | — | — | — | — | — | — | — | — | *2.650 ha* | — | — | — | — | — | ***2.650 ha*** | |
| District Recreation Park | — | — | — | — | — | — | — | — | 2.740 ha | 2.908 ha | — | — | — | — | — | — | — | **5.648 ha** | **12.3%** |
| Neighbourhood Recreation Park | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 2.346 ha | — | — | **2.346 ha** | **5.1%** |
| Local Recreation Park | — | 0.110 ha | — | — | — | — | — | — | — | — | — | — | — | 0.413 ha | — | — | — | **0.523 ha** | **1.1%** |
| Local Linear Recreation Park | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| Stormwater Detention | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Total Open Space** | **—** | **0.110 ha** | **—** | **—** | **—** | **—** | **—** | **—** | **2.740 ha** | **2.908 ha** | **0.966 ha** | **2.694 ha** | **—** | **0.413 ha** | **2.346 ha** | **—** | **—** | **12.177 ha** | **26.5%** |

**Note:**

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

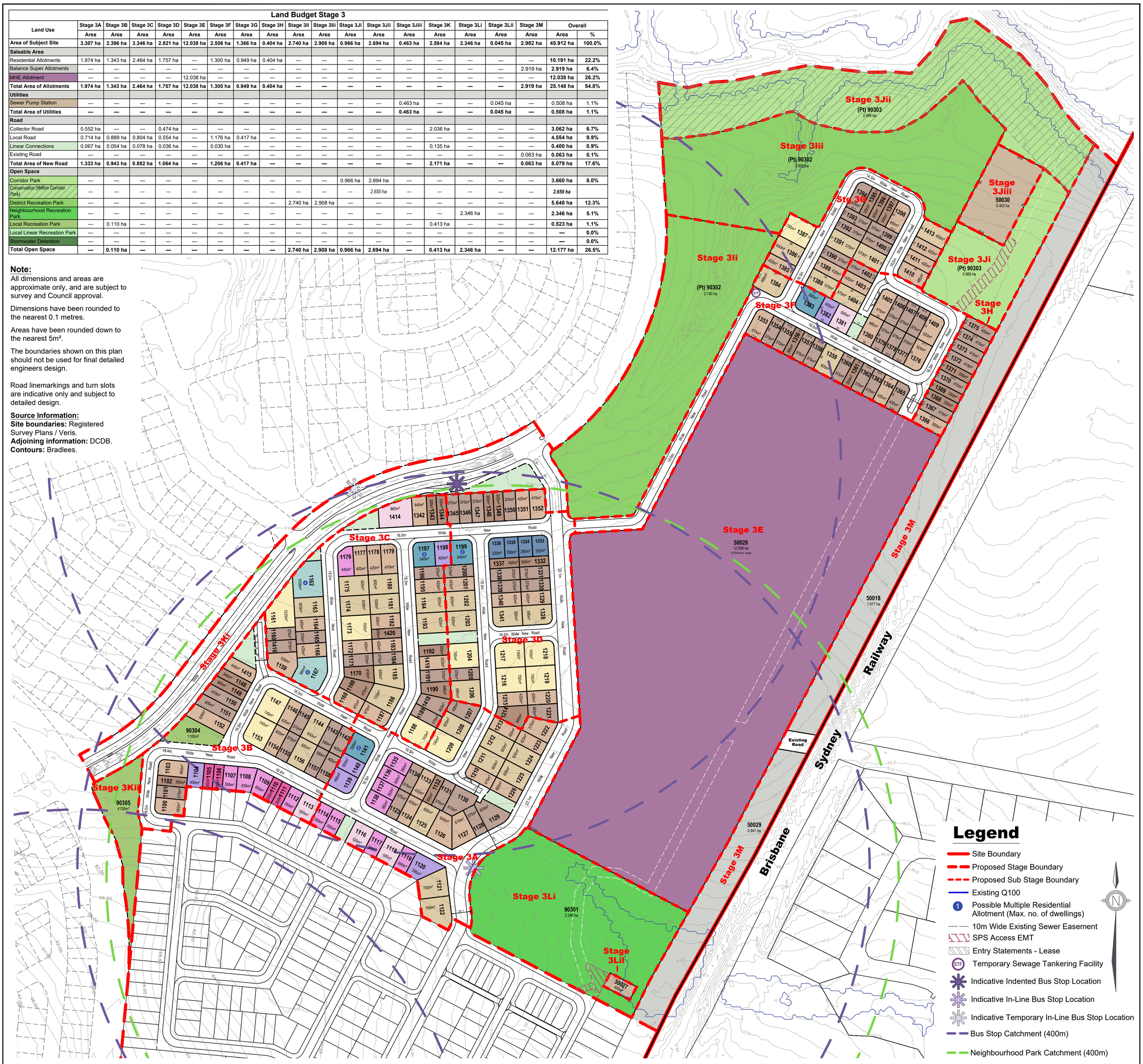
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

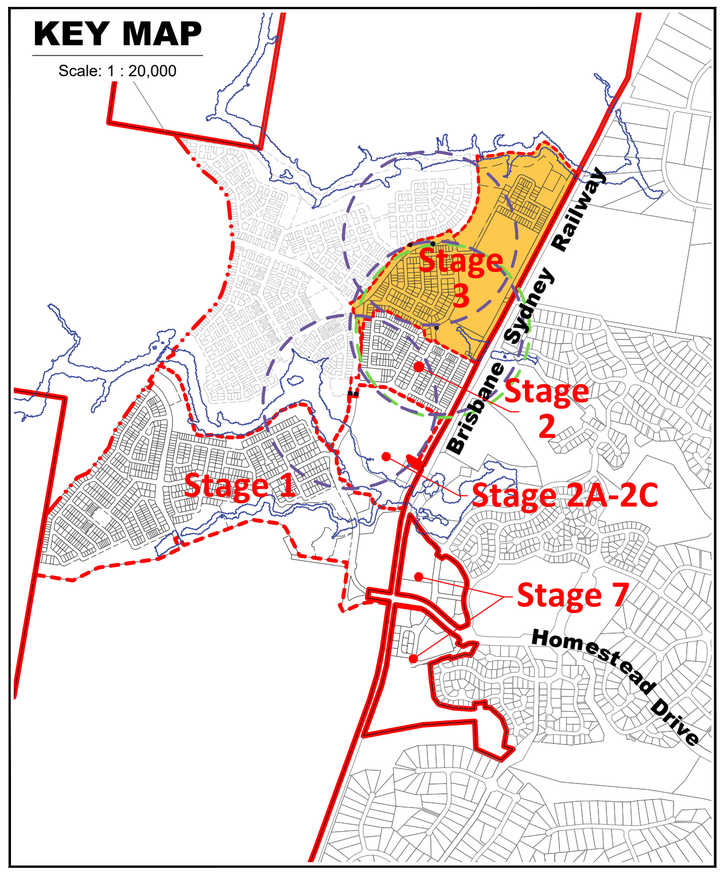
Road linemarkings and turn slots are indicative only and subject to detailed design.

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




## Yield Breakdown Stage 3

| Residential Allotments | Typical Size | Typical Area | Stage 3A | Stage 3B | Stage 3C | Stage 3D | Stage 3E | Stage 3F | Stage 3G | Stage 3H | Stage 3I | Stage 3J | Stage 3K | Stage 3L | Stage 3M | 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 | — | — | — | 4 | — | — | — | — | — | — | — | — | — | **4** | **1.8%** |
| **Subtotal** | | | **—** | **—** | **—** | **4** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **4** | **1.8%** |
| **25m Deep Product** | | | | | | | | | | | | | | | | | |
| Mode Allotment | 8.5 x 25m | 213m² | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| Villa Allotment | 10 x 25m | 250m² | — | 4 | — | — | — | — | — | — | — | — | — | — | — | **4** | **1.8%** |
| Courtyard Allotment | 14 x 25m | 350m² | 8 | 4 | 1 | — | — | — | — | — | — | — | — | — | — | **13** | **5.9%** |
| Premium Courtyard Allotment | 16 x 25m | 400m² | 3 | 1 | 1 | — | — | 1 | — | — | — | — | — | — | — | **6** | **2.7%** |
| Premium Traditional Allotment | 20 x 25m | 500m² | 2 | 1 | 1 | — | — | 1 | — | — | — | — | — | — | — | **5** | **2.3%** |
| Possible Multiple Residential Allotment | — | — | 1 | — | 1 | 1 | — | 1 | — | — | — | — | — | — | — | **4** | **1.8%** |
| **Subtotal** | | | **14** | **10** | **4** | **1** | **—** | **3** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **32** | **14.6%** |
| **28m - 30m 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 | 1 | 3 | 7 | 5 | — | 2 | 3 | 3 | — | — | — | — | — | **24** | **11.0%** |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 7 | 9 | 9 | 11 | — | 15 | 6 | 6 | — | — | — | — | — | **63** | **28.8%** |
| Courtyard Allotment | 14 x 30m | 420m² | 9 | 6 | 14 | 7 | — | 7 | 6 | 1 | — | — | — | — | — | **50** | **22.8%** |
| Traditional Allotment | 20 x 30m | 600m² | 8 | 2 | 9 | 5 | — | 3 | 5 | — | — | — | — | — | — | **32** | **14.6%** |
| Premium Traditional Allotment | 25 x 30m | 720m² | 1 | 2 | 3 | 5 | — | — | 1 | — | — | — | — | — | — | **12** | **5.5%** |
| Possible Multiple Residential Allotment | — | — | — | — | 2 | — | — | — | — | — | — | — | — | — | — | **2** | **0.9%** |
| **Subtotal** | | | **26** | **22** | **44** | **33** | **—** | **27** | **21** | **10** | **—** | **—** | **—** | **—** | **—** | **183** | **83.6%** |
| | | | | | | | | | | | | | | | | | |
| **Total Residential Allotments** | | | **40** | **32** | **48** | **38** | **—** | **30** | **21** | **10** | **—** | **—** | **—** | **—** | **—** | **219** | **100%** |
| **Residential Net Density** | | | **14.5 dw/ha** | **13.4 dw/ha** | **14.3 dw/ha** | **16.2 dw/ha** | **—** | **12.0 dw/ha** | **15.4 dw/ha** | **24.8 dw/ha** | **—** | **—** | **—** | **—** | **—** | **12.1 dw/ha** | |
| | | | | | | | | | | | | | | | | | |
| **Super Lots** | | | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | |
| Balance Super Allotments | | | — | — | — | — | — | — | — | — | — | — | — | — | 2 | **2** | |
| Manufactured Home Estate Allotment | | | — | — | — | — | 1 | — | — | — | — | — | — | — | — | **1** | |
| **Sub Total** | | | **—** | **—** | **—** | **—** | **1** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **2** | **3** | |
| | | | | | | | | | | | | | | | | | |
| **Utilities** | | | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | |
| Sewer Pump Station | | | — | — | — | — | — | — | — | — | — | 1 | — | 1 | — | 2 | |
| **Sub Total** | | | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **1** | **—** | **1** | **—** | **2** | |
| | | | | | | | | | | | | | | | | | |
| **Total Allotments** | | | **40** | **32** | **48** | **38** | **1** | **30** | **21** | **10** | **—** | **—** | **—** | **1** | **2** | **224** | |
| | | | | | | | | | | | | | | | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | **41** | **32** | **55** | **39** | **—** | **31** | **21** | **10** | **—** | **—** | **—** | **—** | **—** | **229** | |
| **Maximum Potential Net Residential Density** | | | **14.9 dw/ha** | **13.4 dw/ha** | **16.4 dw/ha** | **16.6 dw/ha** | **—** | **12.4 dw/ha** | **15.4 dw/ha** | **24.8 dw/ha** | **—** | **—** | **—** | **—** | **—** | **12.7 dw/ha** | |




PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

REVISION
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: 21/02/2022 Stage 5 Layout Change
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AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | WW/JC/MD/TR | DWG Name. | Precinct 1 Stage 3 |
| Chk'd By. | DG / MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT **PEET**

Plan of Subdivision
Stage 3 Overall
Allotment Layout


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



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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 2000 | A1 | **110056 – 382** | **AD** |

# KEY MAP

Scale: 1 : 7,500




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

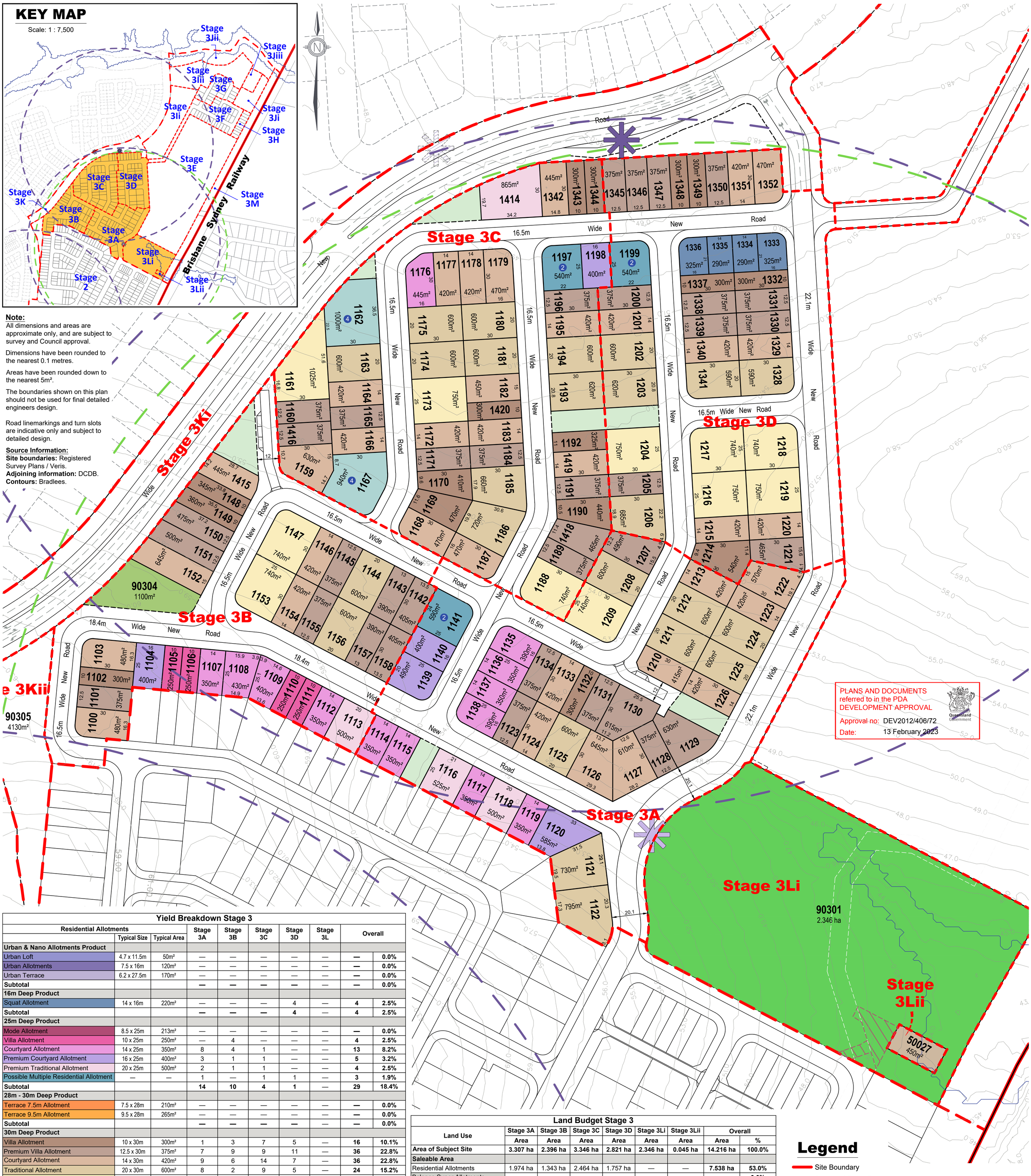
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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




PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

## Yield Breakdown Stage 3

| Residential Allotments | Typical Size | Typical Area | Stage 3A | Stage 3B | Stage 3C | Stage 3D | Stage 3L | 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 | — | — | — | 4 | — | 4 | 2.5% |
| **Subtotal** | | | — | — | — | 4 | — | 4 | 2.5% |
| **25m Deep Product** | | | | | | | | | |
| Mode Allotment | 8.5 x 25m | 213m² | — | — | — | — | — | — | 0.0% |
| Villa Allotment | 10 x 25m | 250m² | — | 4 | — | — | — | 4 | 2.5% |
| Courtyard Allotment | 14 x 25m | 350m² | 8 | 4 | 1 | — | — | 13 | 8.2% |
| Premium Courtyard Allotment | 16 x 25m | 400m² | 3 | 1 | 1 | — | — | 5 | 3.2% |
| Premium Traditional Allotment | 20 x 25m | 500m² | 2 | 1 | 1 | — | — | 4 | 2.5% |
| Possible Multiple Residential Allotment | — | — | 1 | — | 1 | 1 | — | 3 | 1.9% |
| **Subtotal** | | | 14 | 10 | 4 | 1 | — | 29 | 18.4% |
| **28m - 30m 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 | 1 | 3 | 7 | 5 | — | 16 | 10.1% |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 7 | 9 | 9 | 11 | — | 36 | 22.8% |
| Courtyard Allotment | 14 x 30m | 420m² | 9 | 6 | 14 | 7 | — | 36 | 22.8% |
| Traditional Allotment | 20 x 30m | 600m² | 8 | 2 | 9 | 5 | — | 24 | 15.2% |
| Premium Traditional Allotment | 25 x 30m | 720m² | 1 | 2 | 3 | 5 | — | 11 | 7.0% |
| Possible Multiple Residential Allotment | — | — | — | — | 2 | — | — | 2 | 1.3% |
| **Subtotal** | | | 26 | 22 | 44 | 33 | — | 125 | 79.1% |
| **Total Residential Allotments** | | | 40 | 32 | 48 | 38 | — | 158 | 100% |
| **Residential Net Density** | | | 14.5 dw/ha | 13.4 dw/ha | 14.3 dw/ha | 16.2 dw/ha | — | | |
| **Super Lots** | | | Lots | Lots | Lots | Lots | Lots | Lots | |
| Balance Super Allotments | | | — | — | — | — | — | — | |
| Manufactured Home Estate Allotment | | | — | — | — | — | — | — | |
| **Sub Total** | | | — | — | — | — | — | — | |
| **Utilities** | | | Lots | Lots | Lots | Lots | Lots | Lots | |
| Sewer Pump Station | | | — | — | — | — | 1 | 1 | |
| **Sub Total** | | | — | — | — | — | 1 | 1 | |
| **Total Allotments** | | | 40 | 32 | 48 | 38 | 1 | 159 | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | 41 | 32 | 55 | 39 | — | 167 | |
| **Maximum Potential Net Residential Density** | | | 14.9 dw/ha | 13.4 dw/ha | 16.4 dw/ha | 16.6 dw/ha | — | | |

## Land Budget Stage 3

| Land Use | Stage 3A Area | Stage 3B Area | Stage 3C Area | Stage 3D Area | Stage 3Li Area | Stage 3Lii Area | Overall Area | Overall % |
|---|---|---|---|---|---|---|---|---|
| **Area of Subject Site** | **3.307 ha** | **2.396 ha** | **3.346 ha** | **2.821 ha** | **2.346 ha** | **0.045 ha** | **14.216 ha** | **100.0%** |
| **Saleable Area** | | | | | | | | |
| Residential Allotments | 1.974 ha | 1.343 ha | 2.464 ha | 1.757 ha | — | — | **7.538 ha** | **53.0%** |
| Balance Super Allotments | — | — | — | — | — | — | — | 0.0% |
| MHE Allotment | — | — | — | — | — | — | — | 0.0% |
| **Total Area of Allotments** | **1.974 ha** | **1.343 ha** | **2.464 ha** | **1.757 ha** | — | — | **7.538 ha** | **53.0%** |
| **Utilities** | | | | | | | | |
| Sewer Pump Station | — | — | — | — | — | 0.045 ha | **0.045 ha** | **0.3%** |
| **Total Area of Utilities** | — | — | — | — | — | **0.045 ha** | **0.045 ha** | **0.3%** |
| **Road** | | | | | | | | |
| Collector Road | 0.552 ha | — | — | 0.474 ha | — | — | **1.026 ha** | **7.2%** |
| Local Road | 0.714 ha | 0.889 ha | 0.804 ha | 0.554 ha | — | — | **2.961 ha** | **20.8%** |
| Linear Connections | 0.067 ha | 0.054 ha | 0.078 ha | 0.036 ha | — | — | **0.235 ha** | **1.7%** |
| Existing Road | — | — | — | — | — | — | — | 0.0% |
| **Total Area of New Road** | **1.333 ha** | **0.943 ha** | **0.882 ha** | **1.064 ha** | — | — | **4.222 ha** | **29.7%** |
| **Open Space** | | | | | | | | |
| Corridor Park | — | — | — | — | — | — | — | 0.0% |
| *Conservation (Within Corridor Park)* | — | — | — | — | — | — | — | |
| District Recreation Park | — | — | — | — | — | — | — | 0.0% |
| Neighbourhood Recreation Park | — | — | — | — | 2.346 ha | — | **2.346 ha** | **16.5%** |
| Local Recreation Park | — | 0.110 ha | — | — | — | — | **0.110 ha** | **0.8%** |
| Local Linear Recreation Park | — | — | — | — | — | — | — | 0.0% |
| Stormwater Detention | — | — | — | — | — | — | — | 0.0% |
| **Total Open Space** | — | **0.110 ha** | — | — | **2.346 ha** | — | **2.456 ha** | **17.3%** |

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- SPS Access EMT
- Indicative Indented Bus Stop Location
- Indicative In-Line 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

**REVISION**
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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
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AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | WW/JC/MD/TR | DWG Name. | Precinct 1 Stage 3 |
| Chk'd By. | DG / MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT **PEET**

Plan of Subdivision
Stage 3A – 3D & 3L
Allotment Layout


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



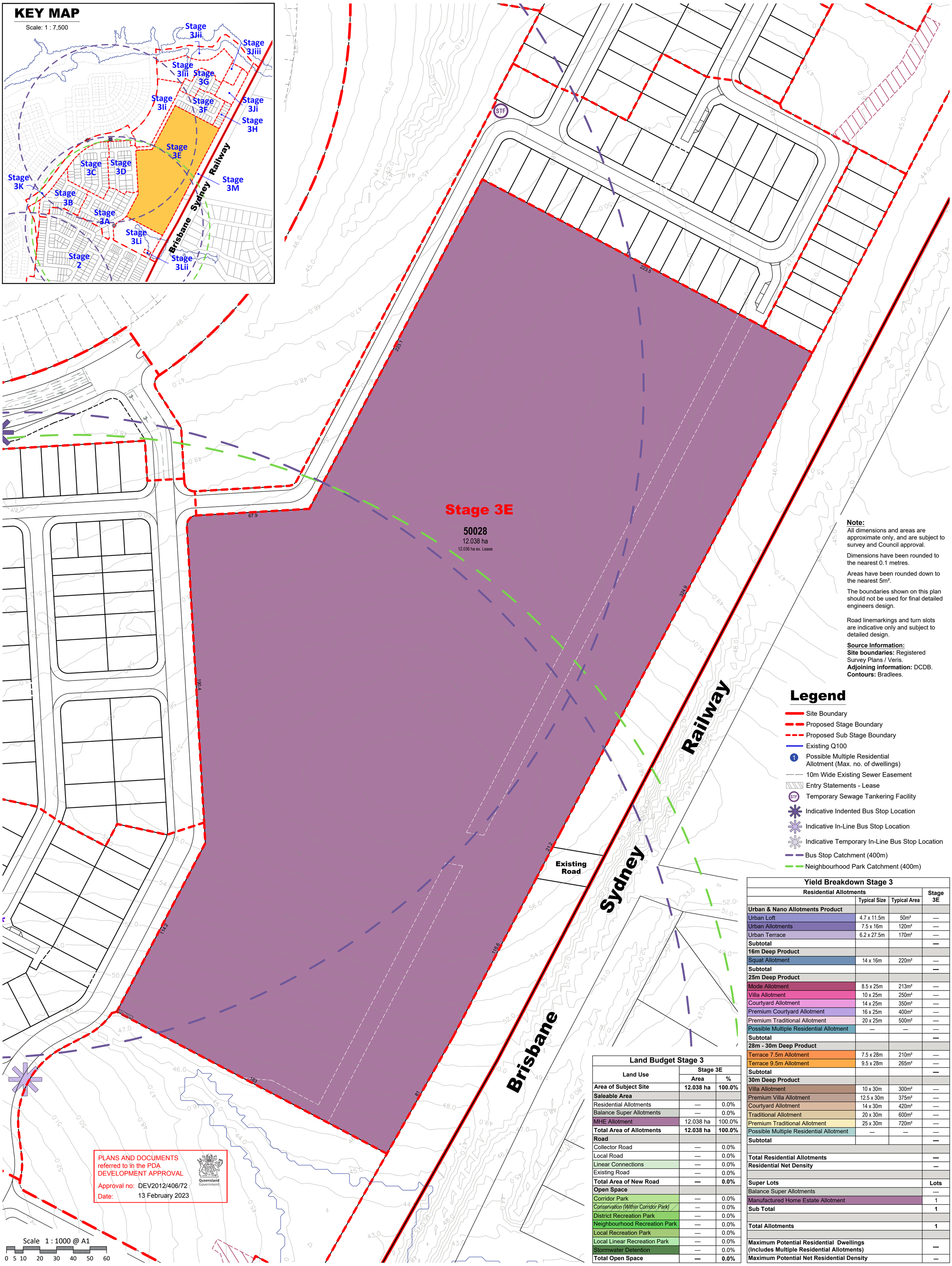
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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 1000 | A1 | **110056 – 383** | **AD** |

## KEY MAP

Scale: 1 : 7,500




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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- Entry Statements - Lease
- (STF) Temporary Sewage Tankering Facility
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Indicative Temporary In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

### Land Budget Stage 3

| Land Use | Stage 3E Area | Stage 3E % |
|---|---|---|
| **Area of Subject Site** | **12.038 ha** | **100.0%** |
| **Saleable Area** | | |
| Residential Allotments | — | 0.0% |
| Balance Super Allotments | — | 0.0% |
| MHE Allotment | 12.038 ha | 100.0% |
| **Total Area of Allotments** | **12.038 ha** | **100.0%** |
| **Road** | | |
| Collector Road | — | 0.0% |
| Local Road | — | 0.0% |
| Linear Connections | — | 0.0% |
| Existing Road | — | 0.0% |
| **Total Area of New Road** | **—** | **0.0%** |
| **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 | — | 0.0% |
| Stormwater Detention | — | 0.0% |
| **Total Open Space** | **—** | **0.0%** |

### Yield Breakdown Stage 3

| Residential Allotments | Typical Size | Typical Area | Stage 3E |
|---|---|---|---|
| **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** | | | |
| Squat 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 - 30m Deep Product** | | | |
| Terrace 7.5m Allotment | 7.5 x 28m | 210m² | — |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | — |
| **Subtotal** | | | **—** |
| **30m Deep Product** | | | |
| Villa Allotment | 10 x 30m | 300m² | — |
| Premium Villa Allotment | 12.5 x 30m | 375m² | — |
| Courtyard Allotment | 14 x 30m | 420m² | — |
| Traditional Allotment | 20 x 30m | 600m² | — |
| Premium Traditional Allotment | 25 x 30m | 720m² | — |
| Possible Multiple Residential Allotment | — | — | — |
| **Subtotal** | | | **—** |
| | | | |
| **Total Residential Allotments** | | | **—** |
| **Residential Net Density** | | | **—** |
| | | | |
| **Super Lots** | | | **Lots** |
| Balance Super Allotments | | | — |
| Manufactured Home Estate Allotment | | | 1 |
| **Sub Total** | | | **1** |
| | | | |
| **Total Allotments** | | | **1** |
| | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | **—** |
| **Maximum Potential Net Residential Density** | | | **—** |

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

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

REVISION
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CLIENT **PEET**

Plan of Subdivision
Stage 3E
Allotment Layout


**URBAN DESIGN**
Level 4 HQ South
520 Wickham Street
PO Box 1559
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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 1000 | A1 | **110056 – 384** | **AD** |

# Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- SPS Access EMT
- (STF) Temporary Sewage Tankering Facility
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Indicative Temporary 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:** Bradlees.

Stage 3Jii
(Pt) 90303
2.694 ha

Stage 3Iii
(Pt) 90302
2.908 ha

Stage 3Ii
(Pt) 90302
2.740 ha

Stage 3Jiii
50030
0.463 ha

Stage 3Ji
(Pt) 90303
0.966 ha

Stage 3H

Stage 3F

Stg 3G

14.5m Wide New Road

16.5m Wide New Road

Sydney Railway

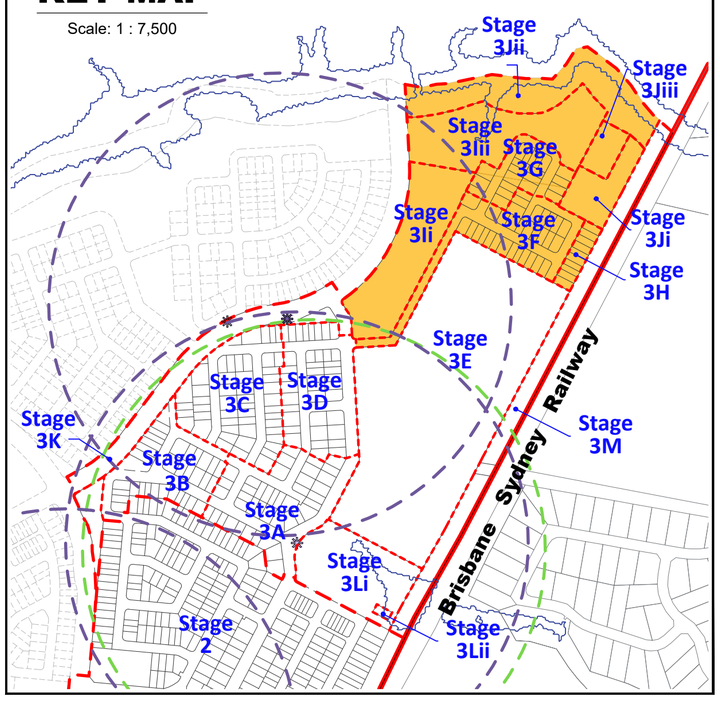
Brisbane

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

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

## KEY MAP

Scale: 1 : 7,500




**Land Budget Stage 3**

| Land Use | Stage 3F Area | Stage 3G Area | Stage 3H Area | Stage 3Ii Area | Stage 3Iii Area | Stage 3Ji Area | Stage 3Jii Area | Stage 3Jiii Area | Overall Area | Overall % |
|---|---|---|---|---|---|---|---|---|---|---|
| **Area of Subject Site** | **2.506** | **1.366** | **0.404** | **2.74** | **2.908** | **0.966** | **2.694** | **0.463** | **14.047 ha** | **100.0%** |
| **Saleable Area** | | | | | | | | | | |
| Residential Allotments | 1.300 ha | 0.949 ha | 0.404 ha | — | — | — | — | — | **2.653 ha** | **18.9%** |
| Balance Super Allotments | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| MHE Allotment | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Total Area of Allotments** | **1.300 ha** | **0.949 ha** | **0.404 ha** | **—** | **—** | **—** | **—** | **—** | **2.653 ha** | **18.9%** |
| **Utilities** | | | | | | | | | | |
| Sewer Pump Station | — | — | — | — | — | — | — | 0.463 ha | **0.463 ha** | **3.3%** |
| **Total Area of Utilities** | **—** | **—** | — | — | — | — | — | 0.463 ha | **0.463 ha** | **3.3%** |
| **Road** | | | | | | | | | | |
| Collector Road | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| Local Road | 1.176 ha | 0.417 ha | — | — | — | — | — | — | **1.593 ha** | **11.3%** |
| Linear Connections | 0.030 ha | — | — | — | — | — | — | — | **0.030 ha** | **0.2%** |
| Existing Road | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Total Area of New Road** | **1.206 ha** | **0.417 ha** | **—** | **—** | **—** | **—** | **—** | **—** | **1.623 ha** | **11.6%** |
| **Open Space** | | | | | | | | | | |
| Corridor Park | — | — | — | — | — | 0.966 ha | 2.694 ha | — | **3.660 ha** | **26.1%** |
| *Conservation (Within Corridor Park)* | — | — | — | — | — | — | *2.650 ha* | — | ***2.650 ha*** | |
| District Recreation Park | — | — | — | 2.740 ha | 2.908 ha | — | — | — | **5.648 ha** | **40.2%** |
| Neighbourhood Recreation Park | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| Local Recreation Park | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| Local Linear Recreation Park | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| Stormwater Detention | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Total Open Space** | **—** | **—** | **—** | **2.740 ha** | **2.908 ha** | **0.966 ha** | **2.694 ha** | **—** | **9.308 ha** | **66.3%** |

**Yield Breakdown Stage 3**

| Residential Allotments | Typical Size | Typical Area | Stage 3F | Stage 3G | Stage 3H | 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 | — | — | — | — | **0.0%** |
| Courtyard Allotment | 14 x 25m | 350m² | — | — | — | — | **0.0%** |
| Premium Courtyard Allotment | 16 x 25m | 400m² | 1 | — | — | **1** | **1.6%** |
| Premium Traditional Allotment | 20 x 25m | 500m² | 1 | — | — | **1** | **1.6%** |
| Possible Multiple Residential Allotment | — | — | 1 | — | — | **1** | **1.6%** |
| **Subtotal** | | | **3** | **—** | **—** | **3** | **4.9%** |
| **28m - 30m 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 | 2 | 3 | 3 | **8** | **13.1%** |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 15 | 6 | 6 | **27** | **44.3%** |
| Courtyard Allotment | 14 x 30m | 420m² | 7 | 6 | 1 | **14** | **23.0%** |
| Traditional Allotment | 20 x 30m | 600m² | 3 | 5 | — | **8** | **13.1%** |
| Premium Traditional Allotment | 25 x 30m | 720m² | — | 1 | — | **1** | **1.6%** |
| Possible Multiple Residential Allotment | — | — | — | — | — | — | **0.0%** |
| **Subtotal** | | | **27** | **21** | **10** | **58** | **95.1%** |
| | | | | | | | |
| **Total Residential Allotments** | | | **30** | **21** | **10** | **61** | **100%** |
| **Residential Net Density** | | | **12.0 dw/ha** | **15.4 dw/ha** | **24.8 dw/ha** | | |
| | | | | | | | |
| **Super Lots** | | | **Lots** | **Lots** | **Lots** | **Lots** | |
| Balance Super Allotments | | | — | — | — | — | |
| Manufactured Home Estate Allotment | | | — | — | — | — | |
| **Sub Total** | | | — | — | — | — | |
| | | | | | | | |
| **Total Allotments** | | | **30** | **21** | **10** | **61** | |
| | | | | | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | **31** | **21** | **10** | **62** | |
| **Maximum Potential Net Residential Density** | | | **12.4 dw/ha** | **15.4 dw/ha** | **24.8 dw/ha** | | |

REVISION
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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | WW/JC/ MD/TR | DWG Name. | Precinct 1 Stage 3 |
| Chk'd By. | DG / MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

Plan of Subdivision
Stage 3F – 3J
Allotment Layout


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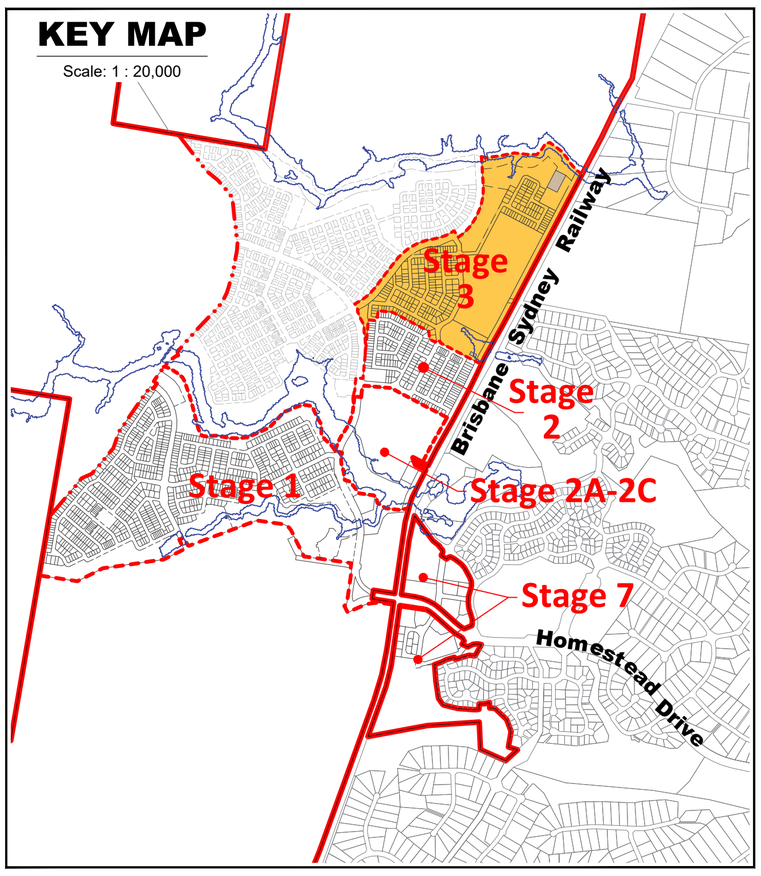


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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 1000 | A1 | **110056 – 385** | **AD** |

# KEY MAP

Scale: 1 : 20,000




| 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<br>* 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 | 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% | |




## Legend

### General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- (STF) Temporary Sewage Tankering Facility

### Open Space

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

### Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- ★ Lot Impacted by Potential Acoustic Requirements
- ✱ Bin Pad

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

**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:** Bradlees.

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

## 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

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.
13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
18. 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.
19. 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

20. 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.
21. 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)
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 façade 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 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.
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 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.
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 solid 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 RPEQ 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 façade 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.

REVISION
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: 21/02/2022 Stage 5 Layout Change
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Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | WW/JC/ MD/TR | DWG Name. | Precinct 1 Stage 3 |
| Chk'd By. | DG / MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

Plan of Development
Stage 3 Overall
Residential Allotments


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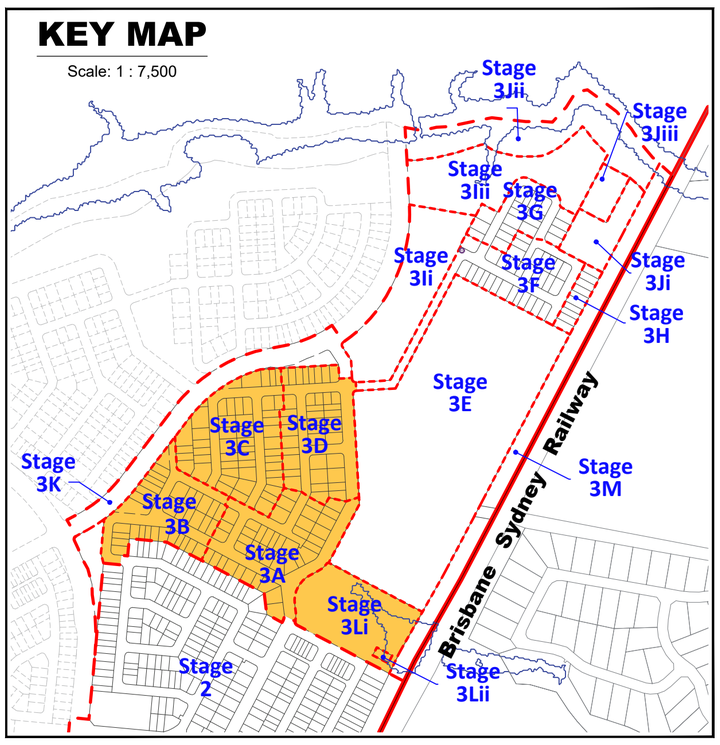


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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 2000 | A1 | **110056 – 386** | **AD** |

# KEY MAP

Scale: 1 : 7,500




| 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<br>* 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 | 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% | |




## Legend

### General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- (STF) Temporary Sewage Tankering Facility

### Open Space

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

### Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- ★ Lot Impacted by Potential Acoustic Requirements
- ✱ Bin Pad

**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:** Bradlees.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

## 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.
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

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.
13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
18. 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.
19. 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

20. 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.
21. 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)
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 façade 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 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.
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 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.
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 solid 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 RPEQ 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 façade 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.

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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.
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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.

| REVISION |
|---|
| S: 27/10/2021 Stage 4 Change |
| T: 20/12/2021 Stage 5 Layout Change |
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| | | | |
|---|---|---|---|
| PROJECT | **Flagstone Precinct 1** | | |
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | WW/JC/MD/TR | DWG Name. | Precinct 1 Stage 3 |
| Chk'd By. | DG / MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT: PEET

Plan of Development
Stage 3A – 3D
Residential Allotments


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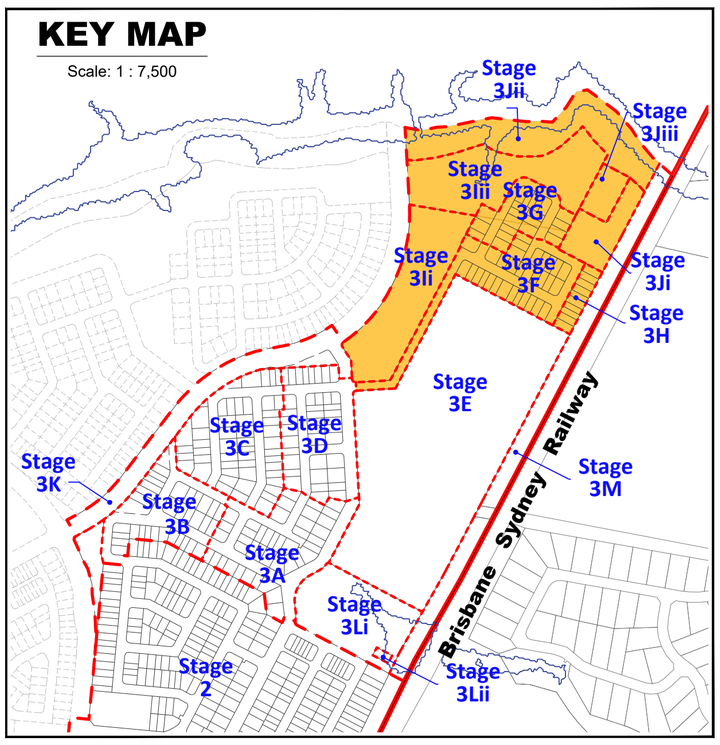


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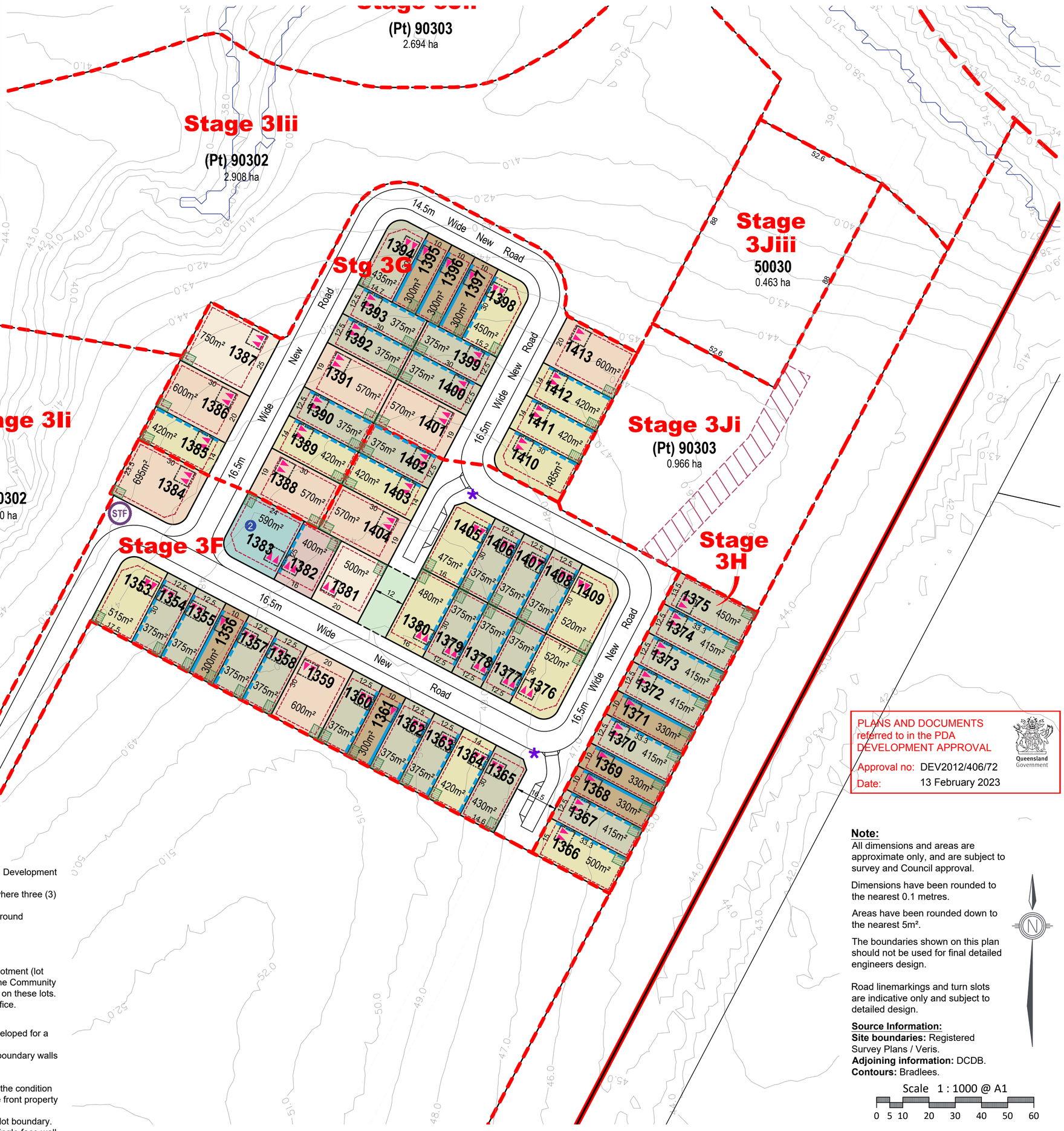

| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 1000 | A1 | **110056 – 387** | **AD** |

## KEY MAP

Scale: 1 : 7,500




| 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<br>* 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 |
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| 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% | |




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- Site Boundary
- Proposed Precinct Boundary
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- Proposed Sub Stage Boundary
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
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- Linear Connections

### Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023

Queensland Government

**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:** Bradlees.

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

## 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

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.
13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
18. 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.
19. 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

20. 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.
21. 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)
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 façade 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 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.
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 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.
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 solid 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 RPEQ 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 façade 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.

REVISION
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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | WW/JC/ MD/TR | DWG Name. | Precinct 1 Stage 3 |
| Chk'd By. | DG / MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT **PEET**

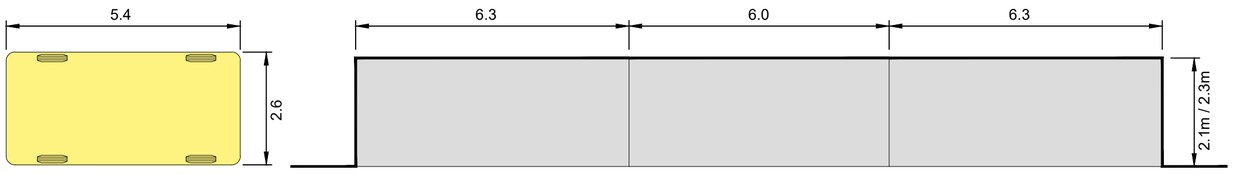
Plan of Development
Stage 3F – 3H
Residential Allotments


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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 1000 | A1 | **110056 – 389** | **AD** |




**Parking Bay Diagram**
Scale 1 : 100

**Typical Indented Parking Bay Arrangement**
(In accordance with AS2890)
Scale 1 : 100

## Legend

### General
- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary

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

### On-Street Parking
- Indicative Car Park Location
- Indicative Driveway

## Parking Breakdown

Total On-Street Visitor Parking Spaces Provided ..... 169
Total Residential Dwellings ..... 219
Total On-Street Visitor Parking Spaces Required ..... 165
(based on 0.75 per dwelling)

Stage 3Jii
(Pt) 90303
2.694 ha
Stage 3Iii
(Pt) 90302
2.908 ha
Stage 3Jiii
50030
0.463 ha
Stg 3G
Stage 3Ji
(Pt) 90303
0.966 ha
Stage 3Ii
(Pt) 90302
2.740 ha
Stage 3H
Stage 3F
Stage 3E
50028
12.038 ha
12.036 ha ex. Lease
Stage 3M
50018
1.977 ha
Stage 3C
Stage 3D
Stage 3Ki
90305
4130m²
90304
1100m²
Stage 3B
Stage 3A
Stage 3Li
90301
2.346 ha
Stage 3Lii
50027
450m²
Existing Road
Sydney
Brisbane
Railway
50029
0.941 ha
Road
New
Wide

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

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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:** Bradlees.

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

REVISION
S: 27/10/2021 Stage 4 Change
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PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | WW/JC/ MD/TR | DWG Name. | Precinct 1 Stage 3 |
| Chk'd By. | DG / MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

Plan of Development
Stage 3 Overall
Parking Management Plan

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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 2000 | A1 | **110056 – 390** | **AD** |

REVISION

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: 21/02/2022 Stage 5 Layout Change
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**Source Information:**
**Site boundaries:** Registered Survey Plans / Veris.
**Adjoining information:** DCDB.
**Contours:** Bradlees.

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease
- 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. | 10 January 2023 |
| Comp By. | WNW / JC / MD / TR |
| 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 – 391 |
| Rev | AD |

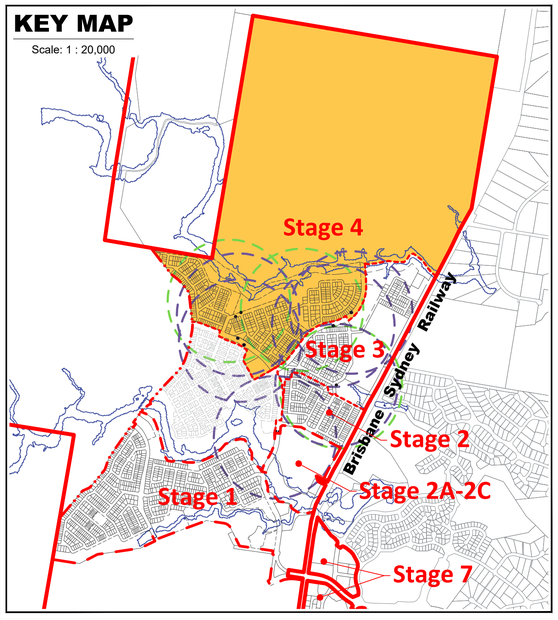

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## KEY MAP

Scale: 1 : 20,000




PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

**TO BE READ IN CONJUNCTION WITH 110056 - 392**

### Land Budget Stage 4

| Land Use | Overall Area | Overall % |
|---|---|---|
| **Area of Subject Site** | **301.419 ha** | **100.0%** |
| **Saleable Area** | | |
| Residential Allotments | 21.726 ha | 7.2% |
| Commercial Allotment | 1.324 ha | 0.4% |
| Balance Super Allotments | 246.814 ha | 81.9% |
| Community Facility | 0.500 ha | 0.2% |
| **Total Area of Allotments** | **270.364 ha** | **89.7%** |
| **Road** | | |
| Collector Road | 4.559 ha | 1.5% |
| Local Road | 9.551 ha | 3.2% |
| Linear Connections | 0.355 ha | 0.1% |
| Entry Statements | — | 0.0% |
| **Total Area of New Road** | **14.465 ha** | **4.8%** |
| **Open Space** | | |
| Corridor Park | 14.787 ha | 4.9% |
| *Conservation (Within Corridor Park)* | *6.357 ha* | |
| 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%** |

### Yield Breakdown Stage 4

| Residential Allotments | Typical Size | Typical Area | 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 | **4** | **0.9%** |
| **Subtotal** | | | **4** | **0.9%** |
| **25m Deep Product** | | | | |
| Mode Allotment | 8.5 x 25m | 213m² | — | 0.0% |
| Villa Allotment | 10 x 25m | 250m² | 2 | 0.4% |
| Courtyard Allotment | 14 x 25m | 350m² | 22 | 4.9% |
| Premium Courtyard Allotment | 16 x 25m | 400m² | 9 | 2.0% |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | 0.0% |
| Possible Multiple Residential Allotment | — | — | 3 | 0.7% |
| **Subtotal** | | | **36** | **8.0%** |
| **28m Deep Product** | | | | |
| Terrace 7.5m Allotment | 7.5 x 28m | 210m² | 5 | 1.1% |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | 2 | 0.4% |
| **Subtotal** | | | **7** | **1.6%** |
| **30m Deep Product** | | | | |
| Villa Allotment | 10 x 30m | 300m² | 58 | 12.9% |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 115 | 25.5% |
| Courtyard Allotment | 14 x 30m | 420m² | 124 | 27.5% |
| Traditional Allotment | 20 x 30m | 600m² | 68 | 15.1% |
| Premium Traditional Allotment | 25 x 30m | 720m² | 27 | 6.0% |
| Possible Multiple Residential Allotment | — | — | 12 | 2.7% |
| **Subtotal** | | | **404** | **89.6%** |
| **Total Residential Allotments** | | | **451** | **100%** |
| **Residential Net Density** | | | **13.5 dw/ha** | |
| **Super Lots** | | | **Lots** | |
| Commercial Allotment | | | 1 | |
| Community Facility | | | 1 | |
| Balance Super Allotments | | | 4 | |
| **Sub Total** | | | **6** | |
| **Total Allotments** | | | **457** | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | **475** | |
| **Maximum Potential Net Residential Density** | | | **14.2 dw/ha** | |

# Yield Breakdown Stage 4

| Residential Allotments | Typical Size | Typical Area | 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 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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 | 0.4% |
| Courtyard Allotment | 14 x 25m | 350m² | 4 | — | — | — | — | — | — | — | 1 | 7 | 7 | 3 | — | — | — | — | — | 22 | 4.9% |
| Premium Courtyard Allotment | 16 x 25m | 400m² | 2 | 1 | — | — | — | — | — | 1 | — | 4 | — | 1 | — | — | — | — | — | 9 | 2.0% |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.0% |
| Possible Multiple Residential Allotment | — | — | — | 1 | 1 | — | — | — | — | — | — | 1 | — | — | — | — | — | — | — | 3 | 0.7% |
| **Subtotal** | | | 6 | 2 | 1 | — | — | — | — | 1 | 1 | 14 | 7 | 4 | — | — | — | — | — | 36 | 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 | 0.4% |
| **Subtotal** | | | — | — | — | — | — | — | — | — | 7 | — | — | — | — | — | — | — | — | 7 | 1.6% |
| **30m Deep Product** | | | | | | | | | | | | | | | | | | | | | |
| Villa Allotment | 10 x 30m | 300m² | — | 5 | 6 | 11 | — | — | 4 | 2 | 9 | 7 | 9 | 5 | — | — | — | — | — | 58 | 12.9% |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 9 | 13 | 10 | 13 | — | 2 | 8 | 10 | 15 | 16 | 12 | 7 | — | — | — | — | — | 115 | 25.5% |
| Courtyard Allotment | 14 x 30m | 420m² | 12 | 10 | 10 | 18 | — | 8 | 7 | 21 | 12 | 8 | 10 | 8 | — | — | — | — | — | 124 | 27.5% |
| Traditional Allotment | 20 x 30m | 600m² | 10 | 6 | 10 | 10 | — | 12 | 3 | 9 | 3 | 1 | 3 | 1 | — | — | — | — | — | 68 | 15.1% |
| Premium Traditional Allotment | 25 x 30m | 720m² | 4 | 1 | 4 | 1 | — | 6 | 3 | 3 | 3 | — | — | 2 | — | — | — | — | — | 27 | 6.0% |
| Possible Multiple Residential Allotment | — | — | 1 | 2 | — | 1 | — | 1 | 1 | 1 | 1 | 1 | — | 3 | — | — | — | — | — | 12 | 2.7% |
| **Subtotal** | | | 36 | 37 | 40 | 54 | — | 29 | 26 | 46 | 43 | 33 | 34 | 26 | — | — | — | — | — | 404 | 89.6% |
| | | | | | | | | | | | | | | | | | | | | | |
| **Total Residential Allotments** | | | 42 | 39 | 45 | 54 | — | 29 | 26 | 47 | 51 | 47 | 41 | 30 | — | — | — | — | — | 451 | 100% |
| **Residential Net Density** | | | 14.9 dw/ha | 16.1 dw/ha | 15.4 dw/ha | 15.3 dw/ha | — | 9.3 dw/ha | 12.6 dw/ha | 13.7 dw/ha | 15.8 dw/ha | 16.2 dw/ha | 15.5 dw/ha | 12.5 dw/ha | — | — | — | — | — | 13.5 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 | 4 | |
| **Sub Total** | | | — | — | — | 1 | 1 | — | — | — | — | — | — | 1 | — | — | — | 2 | 1 | 6 | |
| | | | | | | | | | | | | | | | | | | | | | |
| **Total Allotments** | | | 42 | 39 | 45 | 55 | 1 | 29 | 26 | 47 | 51 | 47 | 41 | 31 | — | — | — | 2 | 1 | 457 | |
| | | | | | | | | | | | | | | | | | | | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | 44 | 43 | 46 | 56 | — | 30 | 28 | 49 | 53 | 49 | 41 | 36 | — | — | — | — | — | 475 | |
| **Maximum Potential Net Residential Density** | | | 15.6 dw/ha | 17.7 dw/ha | 15.7 dw/ha | 15.9 dw/ha | — | 9.6 dw/ha | 13.5 dw/ha | 14.3 dw/ha | 16.4 dw/ha | 16.9 dw/ha | 15.5 dw/ha | 15.0 dw/ha | — | — | — | — | — | 14.2 dw/ha | |

# 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 | — | 1.765 ha | 1.437 ha | 2.451 ha | 2.178 ha | 1.935 ha | 1.776 ha | 1.575 ha | — | — | — | — | — | — | — | **21.726 ha** | **7.2%** |
| Commercial Allotment | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 1.324 ha | — | **1.324 ha** | **0.4%** |
| Balance Super Allotments | — | — | — | 0.201 ha | 0.123 ha | — | — | — | — | — | — | 0.047 ha | — | — | — | — | — | — | 246.443 ha | **246.814 ha** | **81.9%** |
| 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** | **1.765 ha** | **1.437 ha** | **2.451 ha** | **2.178 ha** | **1.935 ha** | **1.776 ha** | **1.622 ha** | **—** | **—** | **—** | **—** | **—** | **1.824 ha** | **246.443 ha** | **270.364 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 | — | 1.351 ha | 0.566 ha | 0.978 ha | 0.978 ha | 0.958 ha | 0.864 ha | 0.822 ha | — | — | — | — | — | — | — | **9.551 ha** | **3.2%** |
| Linear Connections | — | — | — | 0.045 ha | 0.165 ha | — | 0.067 ha | — | 0.078 ha | — | — | — | — | — | — | — | — | — | — | **0.355 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** | **1.351 ha** | **0.633 ha** | **0.978 ha** | **1.056 ha** | **0.958 ha** | **0.864 ha** | **0.822 ha** | **—** | **—** | **0.437 ha** | **—** | **0.864 ha** | **—** | **—** | **14.465 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
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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

**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:** Bradlees.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

CLIENT
PEET

PROJECT
**Flagstone Precinct 1**

Plan of Subdivision Stage 4 Overall Statistics

| | |
|---|---|
| Date. | 10 January 2023 |
| Comp By. | WNW / JC / MD / TR |
| 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 | AD |

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

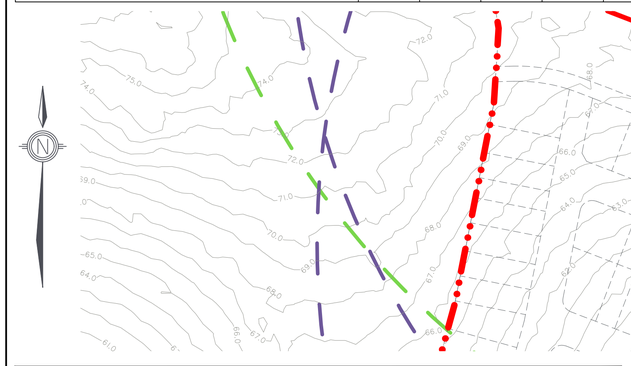
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## Yield Breakdown Stage 4

| Residential Allotments | Typical Size | Typical Area | Stage 4A | Stage 4B | Stage 4C | Stage 4E | Stage 4P | 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 | — | — | 4 | — | — | 4 | 3.2% |
| **Subtotal** | | | — | — | 4 | — | — | 4 | 3.2% |
| **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 | 4 | — | — | — | — | 4 | 3.2% |
| Premium Courtyard Allotment | 16 x 25m | 400m² | 2 | 1 | — | — | — | 3 | 2.4% |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | — | — | — | — | — | 0.0% |
| Possible Multiple Residential Allotment | — | — | — | 1 | 1 | — | — | 2 | 1.6% |
| **Subtotal** | | | 6 | 2 | 1 | — | — | 9 | 7.1% |
| **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 | — | 5 | 6 | — | — | 11 | 8.7% |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 9 | 13 | 10 | — | — | 32 | 25.4% |
| Courtyard Allotment | 14 x 30m | 420m² | 12 | 10 | 10 | — | — | 32 | 25.4% |
| Traditional Allotment | 20 x 30m | 600m² | 10 | 6 | 10 | — | — | 26 | 20.6% |
| Premium Traditional Allotment | 25 x 30m | 720m² | 4 | 1 | 4 | — | — | 9 | 7.1% |
| Possible Multiple Residential Allotment | — | — | 1 | 2 | — | — | — | 3 | 2.4% |
| **Subtotal** | | | 36 | 37 | 40 | — | — | 113 | 89.7% |
| **Total Residential Allotments** | | | 42 | 39 | 45 | — | — | 126 | 100% |
| **Residential Net Density** | | | 14.9 dw/ha | 16.1 dw/ha | 15.4 dw/ha | — | — | | |
| **Super Lots** | | | Lots | Lots | Lots | Lots | Lots | Lots | |
| Commercial Allotment | | | — | — | — | — | 1 | 1 | |
| Community Facility | | | — | — | — | — | 1 | 1 | |
| Balance Super Allotments | | | — | — | — | 1 | — | 1 | |
| **Sub Total** | | | — | — | — | 1 | 2 | 3 | |
| **Total Allotments** | | | 42 | 39 | 45 | 1 | 2 | 129 | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | 44 | 43 | 46 | — | — | 133 | |

## Land Budget Stage 4

| Land Use | Stage 4A | Stage 4B | Stage 4C | Stage 4E | Stage 4P | Overall | |
|---|---|---|---|---|---|---|---|
| | Area | Area | Area | Area | Area | Area | % |
| **Area of Subject Site** | **3.325 ha** | **2.427 ha** | **3.526 ha** | **1.716 ha** | **1.824 ha** | **10.994 ha** | **112.0%** |
| **Saleable Area** | | | | | | | |
| Residential Allotments | 2.122 ha | 1.812 ha | 2.176 ha | — | — | **6.110 ha** | **55.6%** |
| Commercial Allotment | — | — | — | — | 1.324 ha | **1.324 ha** | **12.0%** |
| Balance Super Allotments | — | — | — | 0.123 ha | — | **0.123 ha** | **1.1%** |
| Community Facility | — | — | — | — | 0.500 ha | **0.500 ha** | **4.5%** |
| **Total Area of Allotments** | **2.122 ha** | **1.812 ha** | **2.176 ha** | **0.123 ha** | **1.324 ha** | **7.557 ha** | **68.7%** |
| **Road** | | | | | | | |
| Collector Road | 0.512 ha | — | 0.600 ha | 1.428 ha | — | **2.540 ha** | **23.1%** |
| Local Road | 0.691 ha | 0.615 ha | 0.750 ha | — | — | **2.056 ha** | **18.7%** |
| Linear Connections | — | — | — | 0.165 ha | — | **0.165 ha** | **1.5%** |
| Entry Statements | — | — | — | — | — | — | **0.0%** |
| **Total Area of New Road** | **1.203 ha** | **0.615 ha** | **1.350 ha** | **1.593 ha** | — | **4.761 ha** | **43.3%** |
| **Open Space** | | | | | | | |
| Corridor Park | — | — | — | — | — | — | **0.0%** |
| *Conservation (Within Corridor Park)* | — | — | — | — | — | — | |
| District Recreation Park | — | — | — | — | — | — | **0.0%** |
| Neighbourhood Recreation Park | — | — | — | — | — | — | **0.0%** |
| Local Recreation Park | — | — | — | — | — | — | **0.0%** |
| Local Linear Recreation Park | — | — | — | — | — | — | **0.0%** |
| Stormwater Detention | — | — | — | — | — | — | **0.0%** |
| **Total Open Space** | — | — | — | — | — | — | **0.0%** |




PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

REVISION
- 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
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- AC: 14/11/2022 Stage 5 Boundary Changes
- AD: 10/01/2023 Stage 3 & 4 Layout Changes

**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:** Bradlees.

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

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

CLIENT
PEET

PROJECT
**Flagstone Precinct 1**

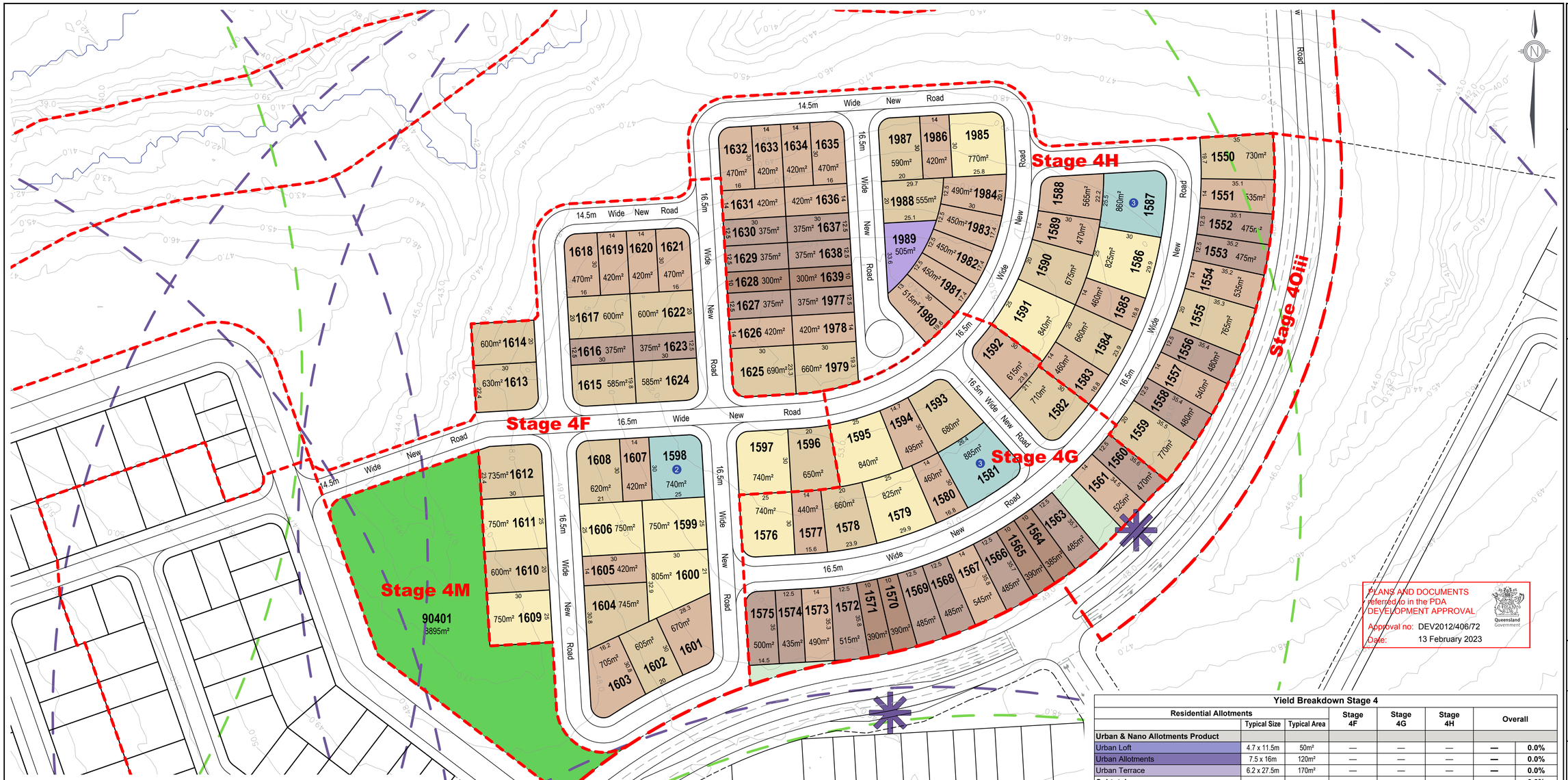
Plan of Subdivision
Stage 4A, B, C & E
Allotment Layout

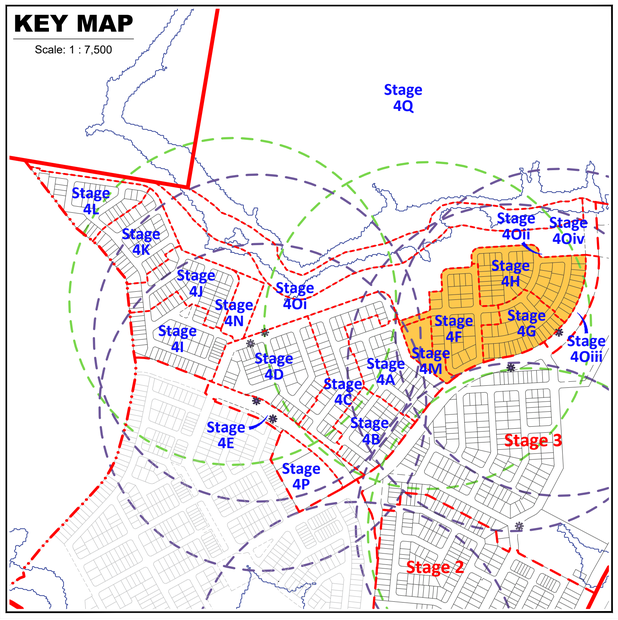
| | |
|---|---|
| Date. | 10 January 2023 |
| Comp By. | WNW / JC / MD / TR |
| Checked By. | DG / MD |
| DWG Name. | Precinct 1 Stage 4 |
| Job Ref. | 110056 |
| Local Authority. | Economic Development Queensland |
| Locality. | Flagstone |
| Scale | 1 : 1500 |
| Sheet | A1 |
| Plan Ref | **110056 – 393** |
| Rev | **AD** |


**URBAN DESIGN**
Level 4 HQ South
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Fortitude Valley QLD 4006
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W rpsgroup.com



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## Land Budget Stage 4

| Land Use | Stage 4F | Stage 4G | Stage 4H | Stage 4M | Overall | |
|---|---|---|---|---|---|---|
| | Area | Area | Area | Area | Area | % |
| **Area of Subject Site** | **3.116 ha** | **2.070 ha** | **3.429 ha** | **0.889 ha** | **9.504 ha** | **100.0%** |
| **Saleable Area** | | | | | | |
| Residential Allotments | 1.765 ha | 1.437 ha | 2.451 ha | — | **5.653 ha** | **59.5%** |
| Commercial Allotment | — | — | — | — | **—** | **0.0%** |
| Balance Super Allotments | — | — | — | — | **—** | **0.0%** |
| Community Facility | — | — | — | — | **—** | **0.0%** |
| **Total Area of Allotments** | **1.765 ha** | **1.437 ha** | **2.451 ha** | **—** | **5.653 ha** | **59.5%** |
| **Road** | | | | | | |
| Collector Road | — | — | — | — | **—** | **0.0%** |
| Local Road | 1.351 ha | 0.566 ha | 0.978 ha | — | **2.895 ha** | **30.5%** |
| Linear Connections | — | 0.067 ha | — | — | **0.067 ha** | **0.7%** |
| Entry Statements | — | — | — | — | **—** | **0.0%** |
| **Total Area of New Road** | **1.351 ha** | **0.633 ha** | **0.978 ha** | **—** | **2.962 ha** | **31.2%** |
| **Open Space** | | | | | | |
| Corridor Park | — | — | — | — | **—** | **0.0%** |
| *Conservation (Within Corridor Park)* | — | — | — | — | — | |
| 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** | **9.4%** |

## Yield Breakdown Stage 4

| Residential Allotments | Typical Size | Typical Area | Stage 4F | Stage 4G | Stage 4H | 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 | — | — | — | **—** | **0.0%** |
| Courtyard Allotment | 14 x 25m | 350m² | — | — | — | **—** | **0.0%** |
| Premium Courtyard Allotment | 16 x 25m | 400m² | — | — | 1 | **1** | **1.0%** |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | — | — | **—** | **0.0%** |
| Possible Multiple Residential Allotment | — | — | — | — | — | **—** | **0.0%** |
| **Subtotal** | | | **—** | **—** | **1** | **1** | **1.0%** |
| **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 | — | 4 | 2 | **6** | **5.9%** |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 2 | 8 | 10 | **20** | **19.6%** |
| Courtyard Allotment | 14 x 30m | 420m² | 8 | 7 | 21 | **36** | **35.3%** |
| Traditional Allotment | 20 x 30m | 600m² | 12 | 3 | 9 | **24** | **23.5%** |
| Premium Traditional Allotment | 25 x 30m | 720m² | 6 | 3 | 3 | **12** | **11.8%** |
| Possible Multiple Residential Allotment | — | — | 1 | 1 | 1 | **3** | **2.9%** |
| **Subtotal** | | | **29** | **26** | **46** | **101** | **99.0%** |
| | | | | | | | |
| **Total Residential Allotments** | | | **29** | **26** | **47** | **102** | **100%** |
| **Residential Net Density** | | | **9.3 dw/ha** | **12.6 dw/ha** | **13.7 dw/ha** | | |
| | | | | | | | |
| **Super Lots** | | | **Lots** | **Lots** | **Lots** | **Lots** | |
| Commercial Allotment | | | — | — | — | — | |
| Community Facility | | | — | — | — | — | |
| Balance Super Allotments | | | — | — | — | — | |
| **Sub Total** | | | **—** | **—** | **—** | **—** | |
| | | | | | | | |
| **Total Allotments** | | | **29** | **26** | **47** | **102** | |
| | | | | | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | **30** | **28** | **49** | **107** | |

REVISION

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: 21/02/2022 Stage 5 Layout Change
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**Source Information:**
**Site boundaries:** Registered Survey Plans / Veris.
**Adjoining information:** DCDB.
**Contours:** Bradlees.

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- (1) 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)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

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

CLIENT
PEET

PROJECT
**Flagstone Precinct 1**

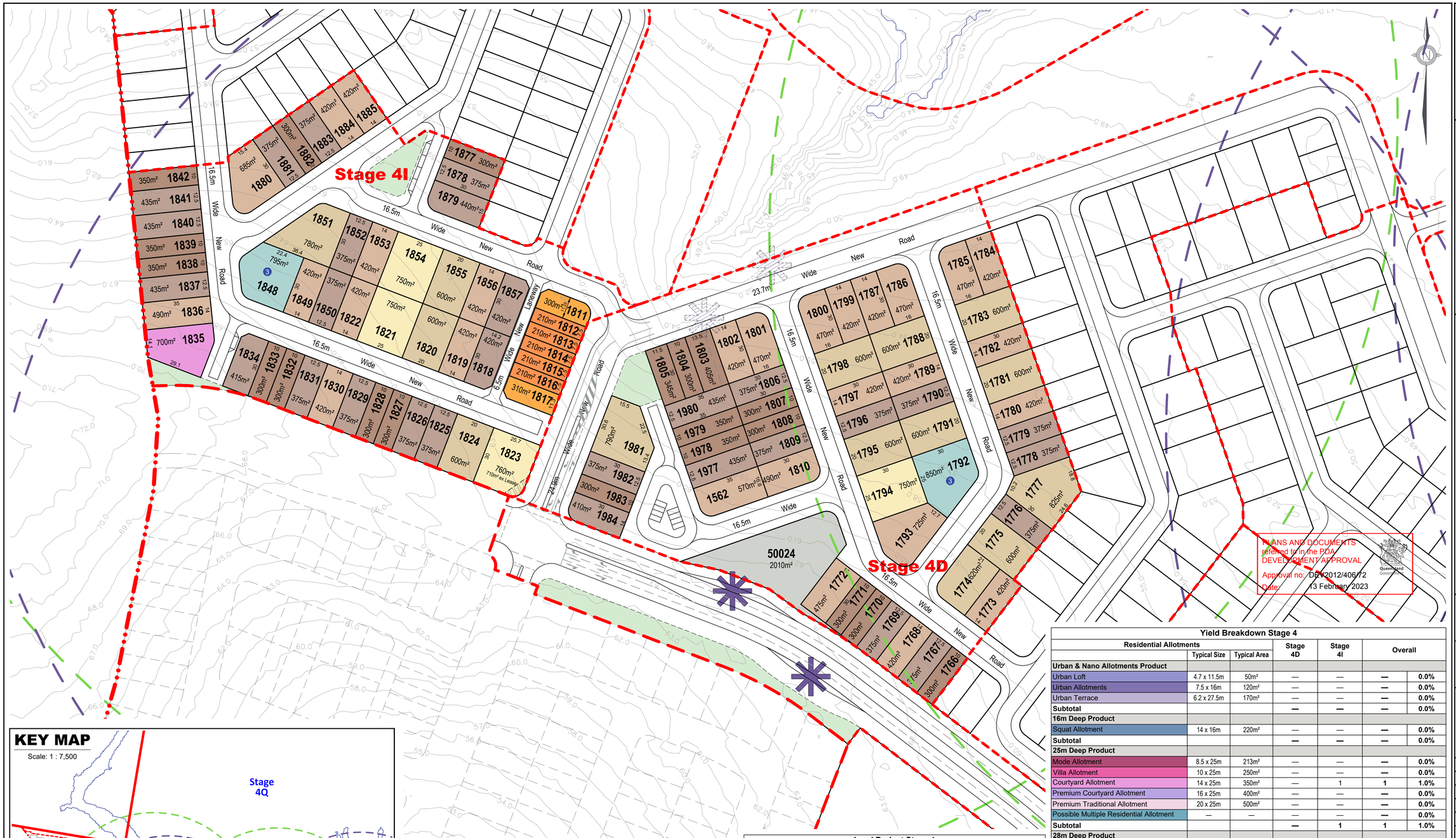
Plan of Subdivision
Stage 4F - H & M
Allotment Layout

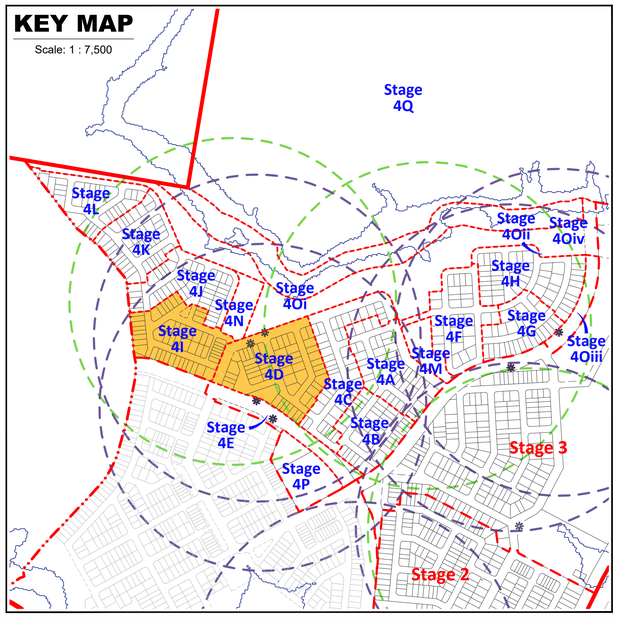
| | |
|---|---|
| Date. | 10 January 2023 |
| Comp By. | WNW / JC / MD / TR |
| Checked By. | DG / MD |
| DWG Name. | Precinct 1 Stage 4 |
| Job Ref. | 110056 |
| Local Authority. | Economic Development Queensland |
| Locality. | Flagstone |
| Scale | 1 : 1000 |
| Sheet | A1 |
| Plan Ref | 110056 – 394 |
| Rev | AD |


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



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## Land Budget Stage 4

| Land Use | Stage 4D Area | Stage 4I Area | Overall Area | Overall % |
|---|---|---|---|---|
| **Area of Subject Site** | **4.441 ha** | **3.234 ha** | **7.675 ha** | **100.0%** |
| **Saleable Area** | | | | |
| Residential Allotments | 2.499 ha | 2.178 ha | **4.677 ha** | **60.9%** |
| Commercial Allotment | — | — | **—** | **0.0%** |
| Balance Super Allotments | 0.201 ha | — | **0.201 ha** | **2.6%** |
| Community Facility | — | — | **—** | **0.0%** |
| **Total Area of Allotments** | **2.700 ha** | **2.178 ha** | **4.878 ha** | **63.6%** |
| **Road** | | | | |
| Collector Road | 0.718 ha | — | **0.718 ha** | **9.4%** |
| Local Road | 0.978 ha | 0.978 ha | **1.956 ha** | **25.5%** |
| Linear Connections | 0.045 ha | 0.078 ha | **0.123 ha** | **1.6%** |
| Entry Statements | — | — | **—** | **0.0%** |
| **Total Area of New Road** | **1.741 ha** | **1.056 ha** | **2.797 ha** | **36.4%** |
| **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 | — | — | **—** | **0.0%** |
| Stormwater Detention | — | — | **—** | **0.0%** |
| **Total Open Space** | **—** | **—** | **—** | **0.0%** |

## Yield Breakdown Stage 4

| Residential Allotments | Typical Size | Typical Area | Stage 4D | Stage 4I | 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 | — | — | **—** | **0.0%** |
| Courtyard Allotment | 14 x 25m | 350m² | — | 1 | **1** | **1.0%** |
| 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** | | | **—** | **1** | **1** | **1.0%** |
| **28m Deep Product** | | | | | | |
| Terrace 7.5m Allotment | 7.5 x 28m | 210m² | — | 5 | **5** | **4.8%** |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | — | 2 | **2** | **1.9%** |
| **Subtotal** | | | **—** | **7** | **7** | **6.7%** |
| **30m Deep Product** | | | | | | |
| Villa Allotment | 10 x 30m | 300m² | 11 | 9 | **20** | **19.0%** |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 13 | 15 | **28** | **26.7%** |
| Courtyard Allotment | 14 x 30m | 420m² | 18 | 12 | **30** | **28.6%** |
| Traditional Allotment | 20 x 30m | 600m² | 10 | 3 | **13** | **12.4%** |
| Premium Traditional Allotment | 25 x 30m | 720m² | 1 | 3 | **4** | **3.8%** |
| Possible Multiple Residential Allotment | — | — | 1 | 1 | **2** | **1.9%** |
| **Subtotal** | | | **54** | **43** | **97** | **92.4%** |
| | | | | | | |
| **Total Residential Allotments** | | | **54** | **51** | **105** | **100%** |
| **Residential Net Density** | | | **15.3 dw/ha** | **15.8 dw/ha** | | |
| | | | | | | |
| **Super Lots** | | | **Lots** | **Lots** | **Lots** | |
| Commercial Allotment | | | — | — | — | |
| Community Facility | | | — | — | — | |
| Balance Super Allotments | | | 1 | — | 1 | |
| **Sub Total** | | | **1** | **—** | **1** | |
| | | | | | | |
| **Total Allotments** | | | **55** | **51** | **106** | |
| | | | | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | **56** | **53** | **109** | |
| **Maximum Potential Net Residential Density** | | | **15.9 dw/ha** | **16.4 dw/ha** | | |

REVISION

S: 27/10/2021 Stage 4 Change
T: 20/12/2021 Stage 5 Layout Change
U: 17/01/2022 POD Amendments
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AC: 14/11/2022 Stage 5 Boundary Changes
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**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:** Bradlees.

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease
- 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
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PROJECT
**Flagstone Precinct 1**

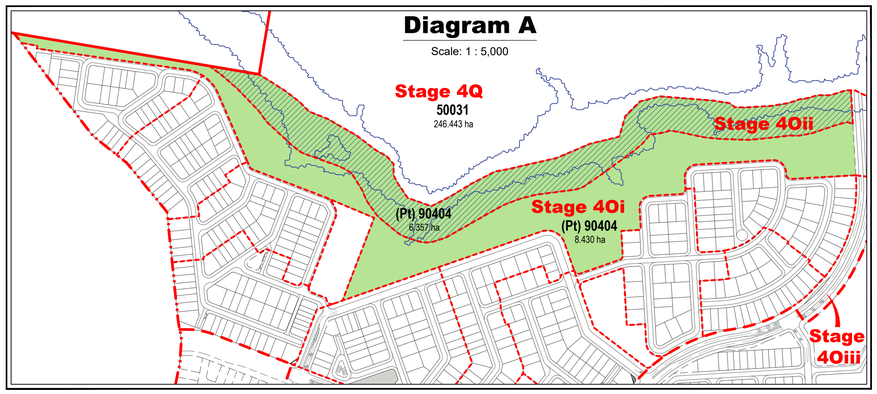
Plan of Subdivision
Stage 4D & I
Allotment Layout

| | |
|---|---|
| Date. | 10 January 2023 |
| Comp By. | WNW / JC / MD / TR |
| 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 – 395** |
| Rev | **AD** |


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## Land Budget Stage 4

| Land Use | Stage 4J Area | Stage 4K Area | Stage 4L Area | Stage 4N Area | Overall Area | Overall % |
|---|---|---|---|---|---|---|
| **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 (Within Corridor Park)* | — | — | — | — | — | |
| 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%** |
| Stormwater Detention | — | — | — | — | **—** | **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** | **29.7%** |
| 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
- 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
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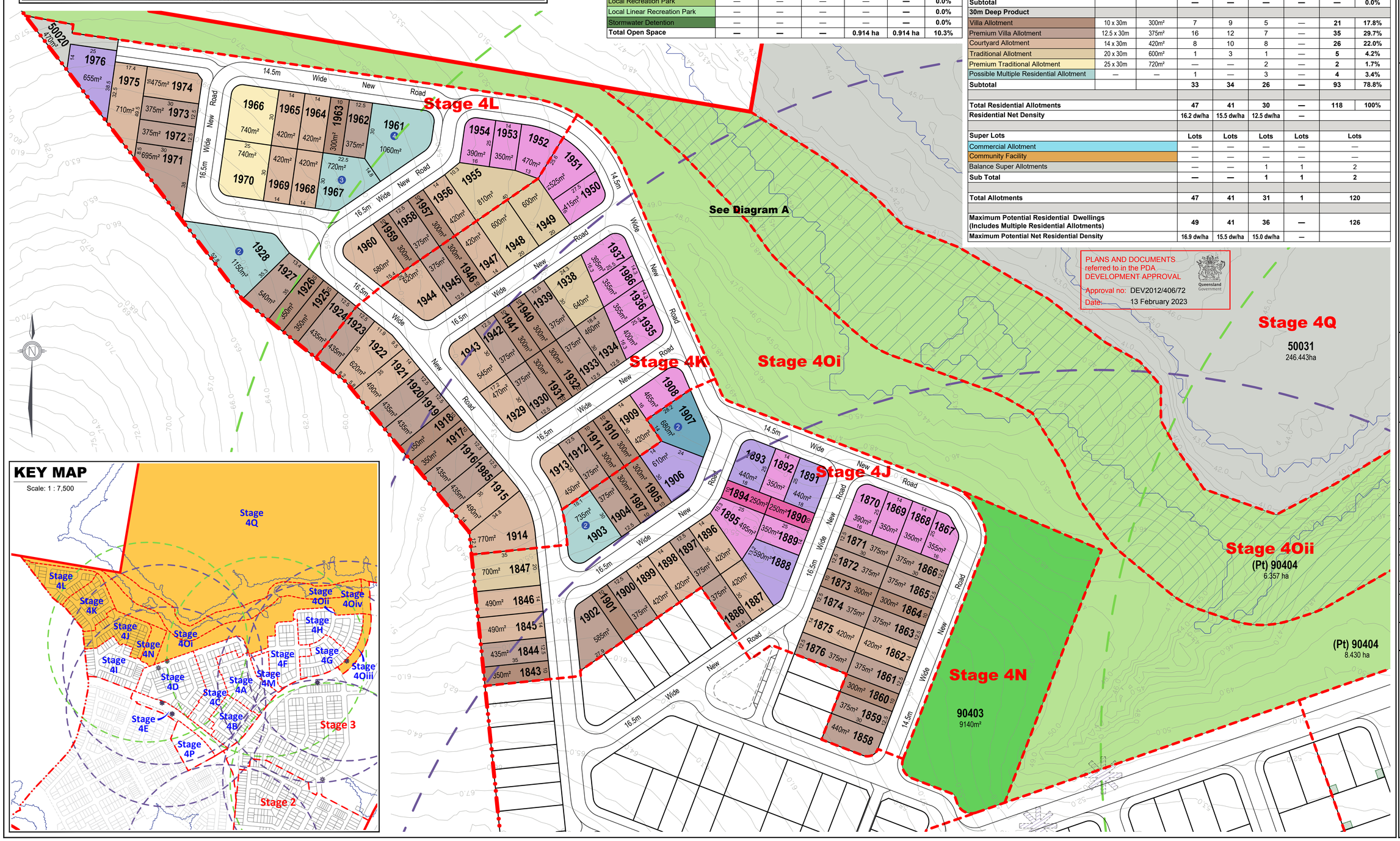
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**Site boundaries:** Registered Survey Plans / Veris.
**Adjoining information:** DCDB.
**Contours:** Bradlees.

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- (1) 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)




PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government




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. | 10 January 2023 |
| Comp By. | WNW / JC / MD / TR |
| 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 | **AD** |


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W rpsgroup.com



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## Legend

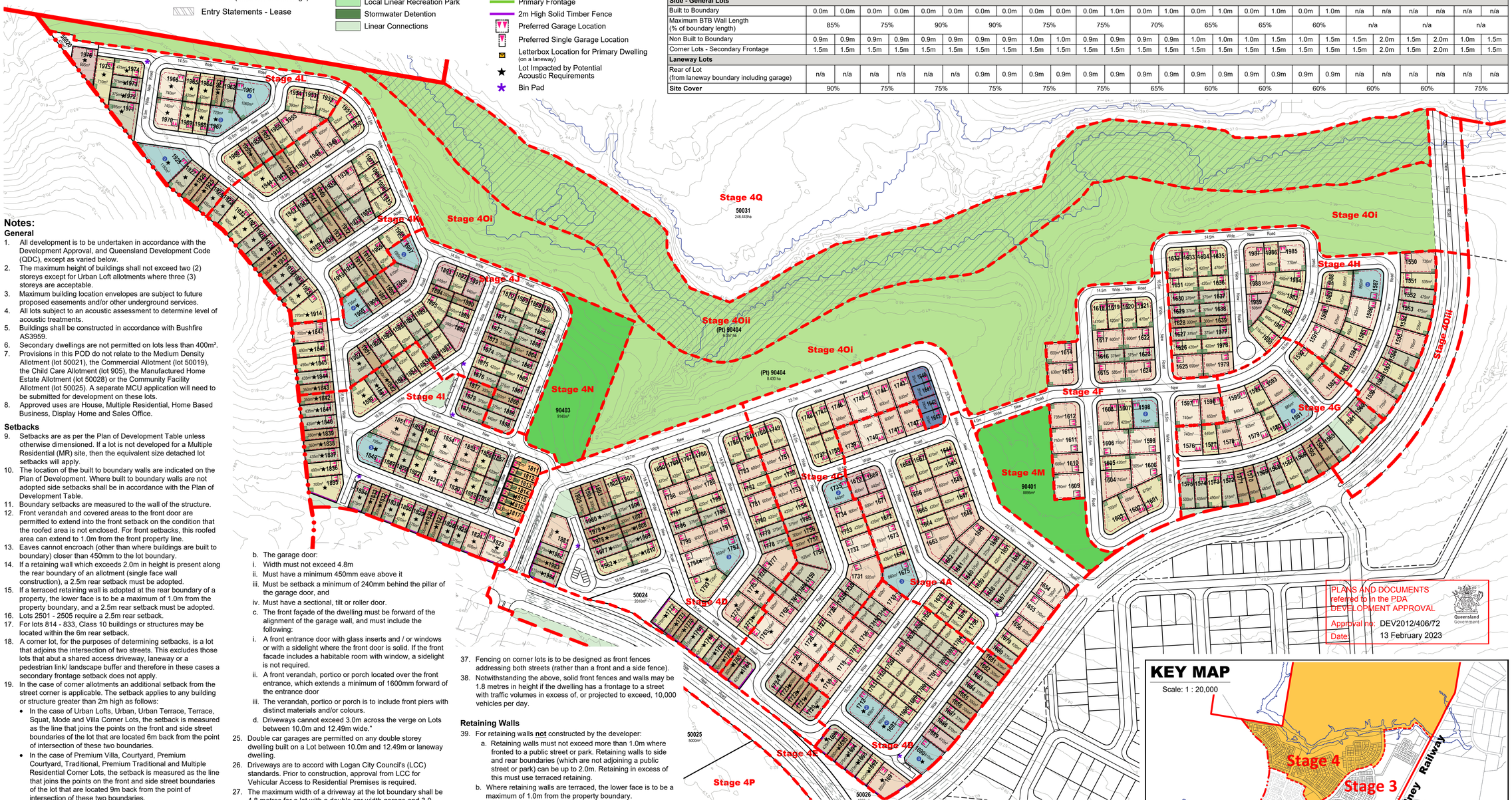
### General
- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease

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

### Allotment Details
- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- 2m High Solid Timber Fence
- Preferred Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad

## 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 | 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% | |




PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

## 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.

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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.
13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
18. 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.
19. 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
20. 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.
21. 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)
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 façade 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 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.
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 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.
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 solid 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 RPEQ 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 façade 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.

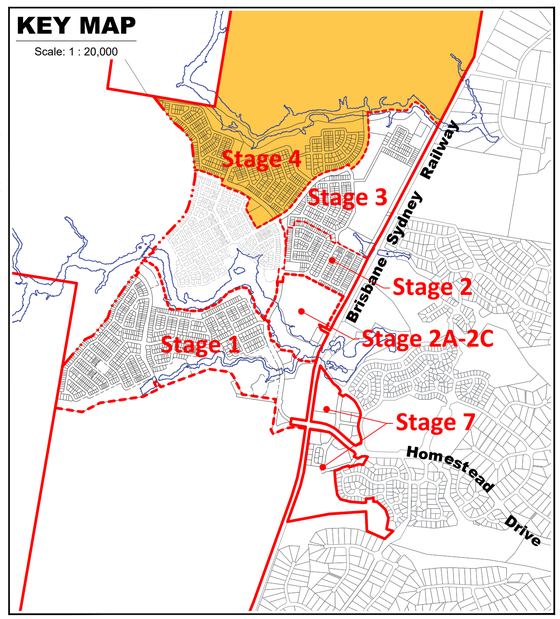
### Slope and Building Footings
50. Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
51. If the nominated pad level is not provided, the pad level is to be assumed as 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.

## KEY MAP
Scale: 1 : 20,000




## REVISION
- 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: 21/02/2022 Stage 5 Layout Change
- X: 07/04/2022 Stage 5 Change
- Y: 12/05/2022 Stage 5 Layout Change
- Z: 08/06/2022 Entry Statement Lease Areas
- AA: 16/06/2022 Temporary STF Notation
- AB: 20/09/2022 Stage 3 & 5 Layout Changes
- AC: 14/11/2022 Stage 5 Boundary Changes
- AD: 10/01/2023 Stage 3 & 4 Layout Changes

**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:** Bradlees.

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

CLIENT
PEET

PROJECT
**Flagstone Precinct 1**

Plan of Development
Stage 4 Overall
Residential Allotments

| | |
|---|---|
| Date. | 10 January 2023 |
| Comp By. | WNW / JC / MD / TR |
| 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 | AD |


**URBAN DESIGN**
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520 Wickham Street
PO Box 1559
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Please contact the author.

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### Additional Criteria for Multiple Residential Allotments (excluding Lot 50021)

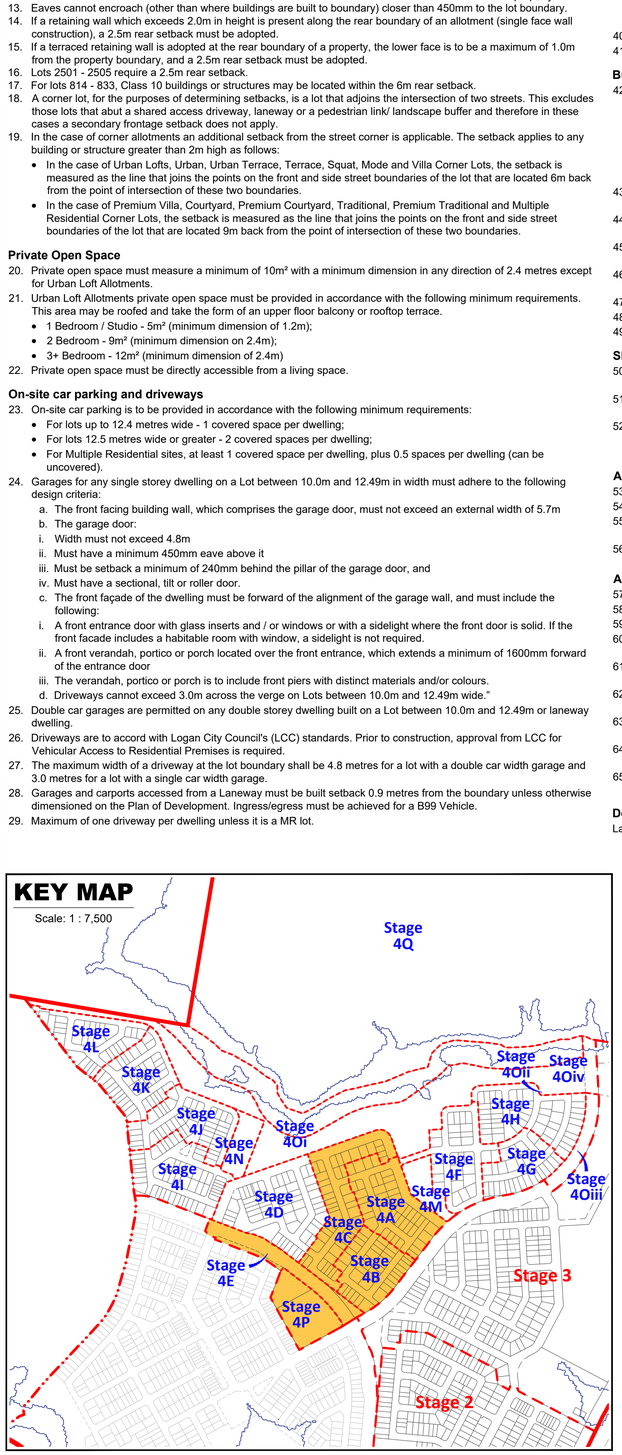
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56. Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

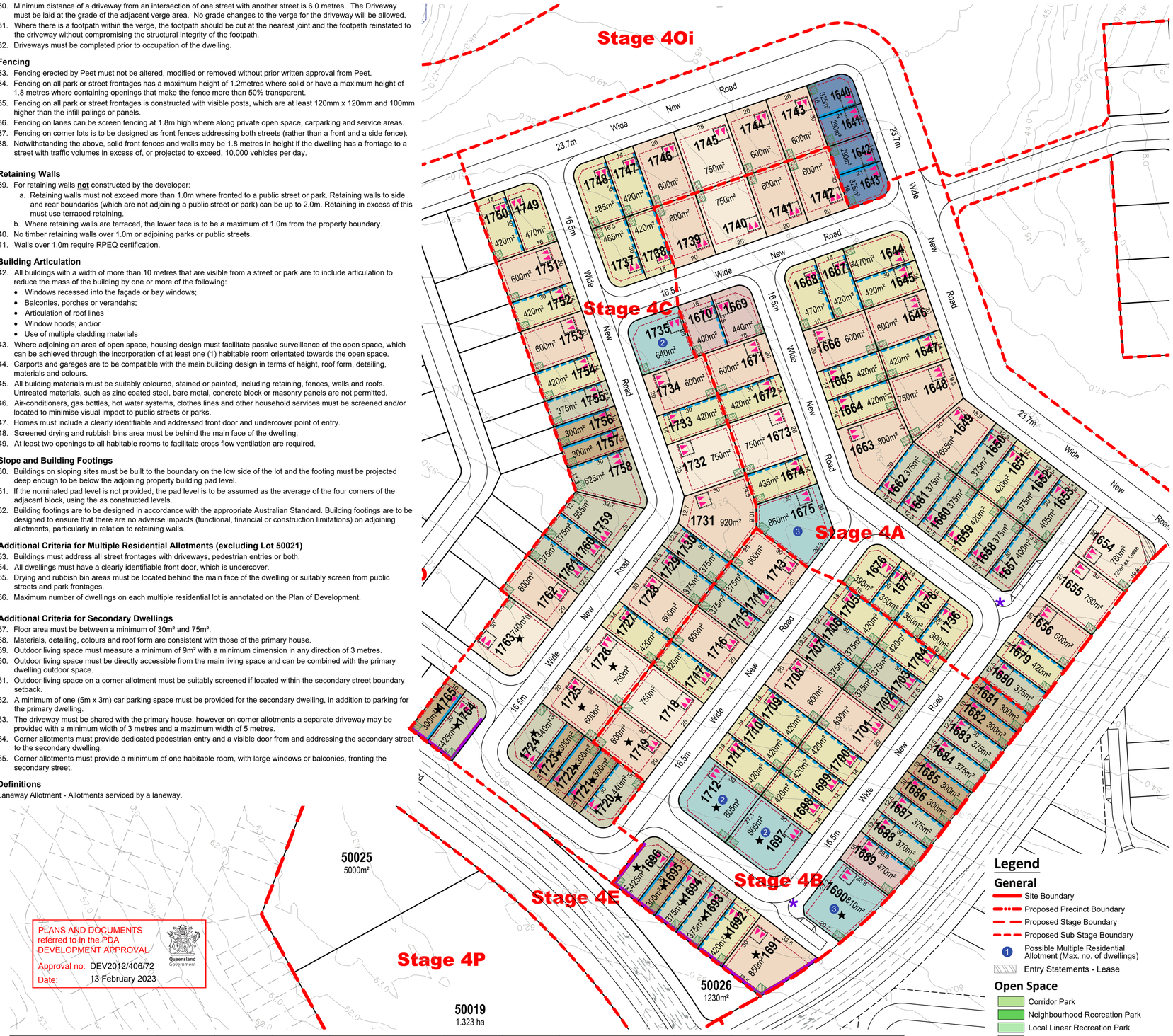
### Additional Criteria for Secondary Dwellings

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 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<br>* 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 | 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% | |

### REVISION

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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

**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:** Bradlees.

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

CLIENT
PEET

PROJECT
**Flagstone Precinct 1**

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

| | |
|---|---|
| Date. | 10 January 2023 |
| Comp By. | WNW / JC / MD / TR |
| 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 | AD |

## Legend

### General
- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease

### Open Space
- Corridor Park
- Neighbourhood Recreation Park
- Local Linear Recreation Park
- Linear Connections

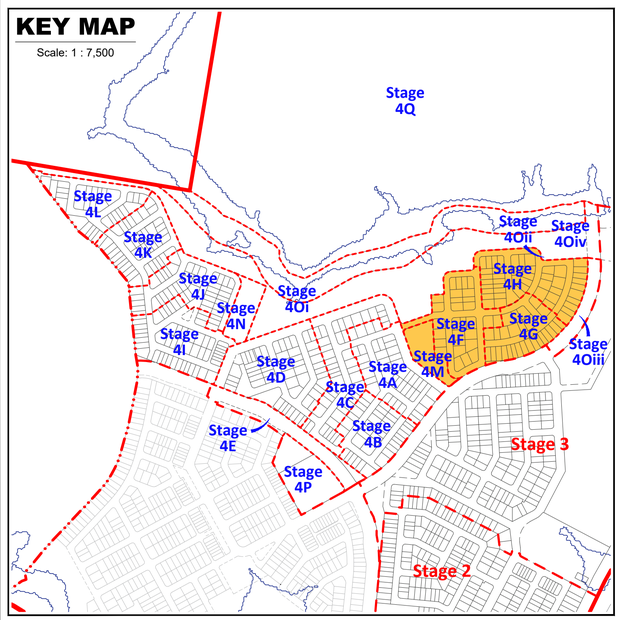
### Allotment Details
- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- 2m High Solid Timber Fence
- Preferred Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad


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## Legend

### General
- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- (1) 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 Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Bin Pad

## 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
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.
13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
18. 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.
19. 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
20. 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.
21. 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)
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 façade 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 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.
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 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.
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 solid 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 RPEQ 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 façade 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 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<br>* 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 | 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% | |

## REVISION
- 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
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**Source Information:**
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**Adjoining information:** DCDB.
**Contours:** Bradlees.

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

CLIENT
PEET

PROJECT
**Flagstone Precinct 1**

Plan of Development
Stage 4F - H
Residential Allotments

| | |
|---|---|
| Date. | 10 January 2023 |
| Comp By. | WNW / JC / MD / TR |
| 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 – 399** |
| Rev | **AD** |

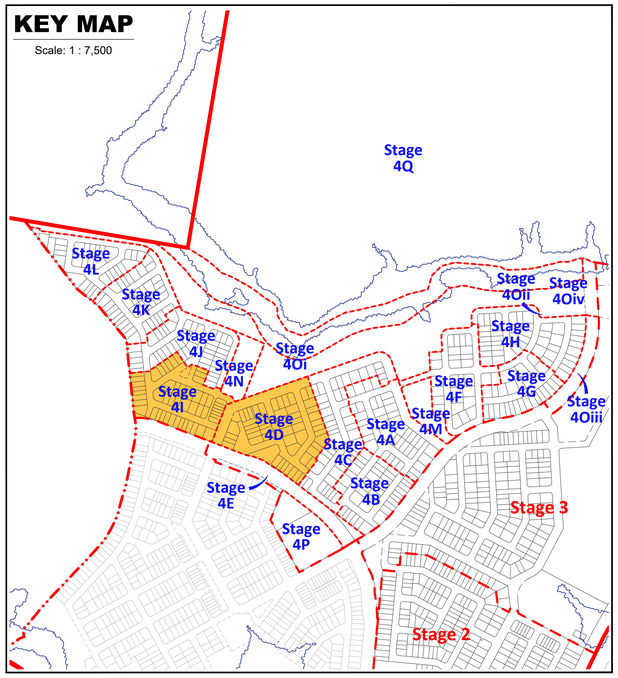

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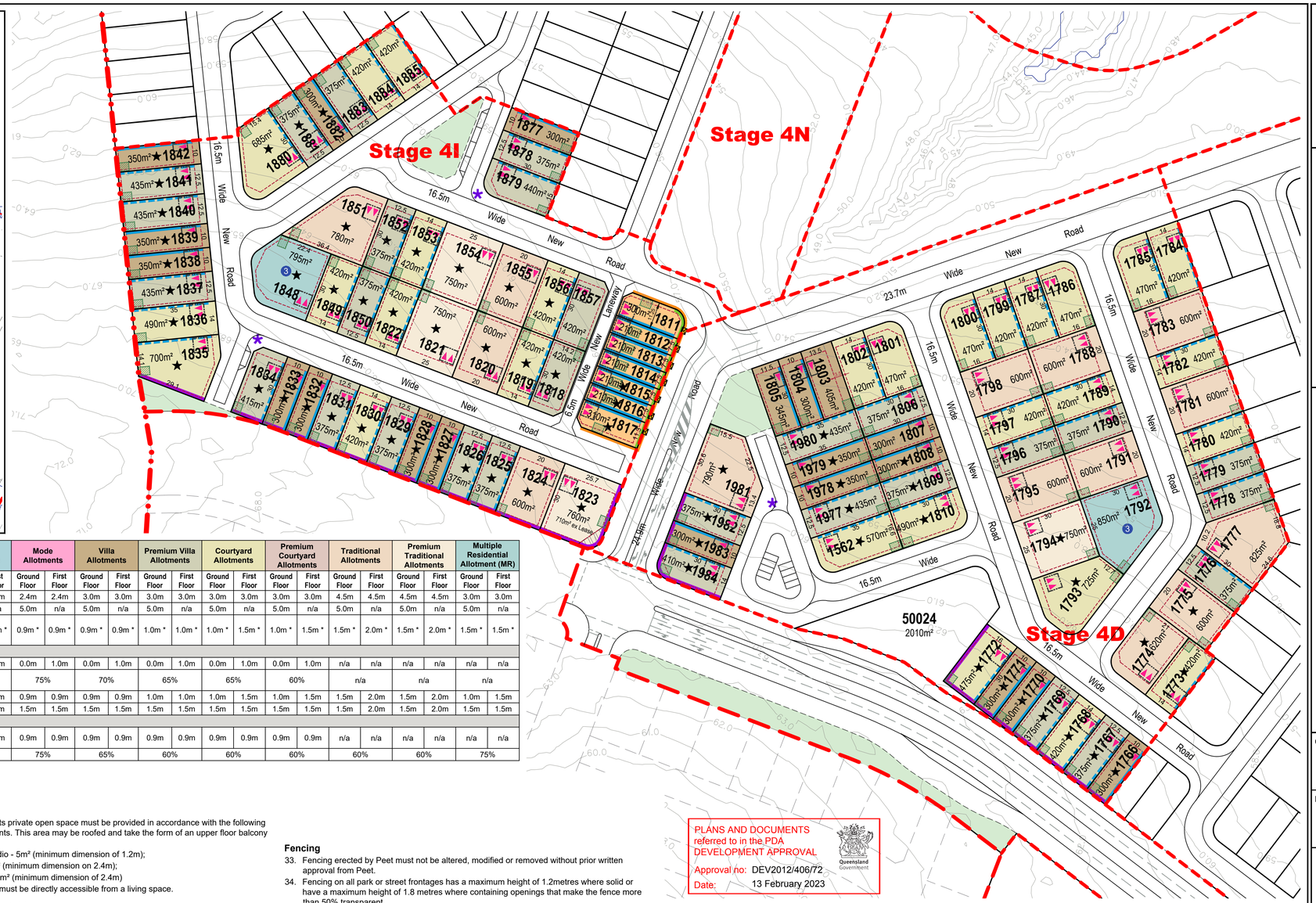


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## KEY MAP

Scale: 1 : 7,500




| Plan of Development Table | Urban Loft Allotments | | Urban Allotments | | Urban Terrace Allotments | | Rear Loaded Terrace Allotments | | Squat Allotments | | 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<br>* 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 | 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

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

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.
13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
18. 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.
19. 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

20. 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.
21. 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)
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 façade 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 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.
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 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.
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 solid 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 RPEQ 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 façade 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.

## Legend

### General

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

### 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

### REVISION

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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

**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:** Bradlees.

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

CLIENT
PEET

PROJECT
**Flagstone Precinct 1**

Plan of Development Stage 4D & I Residential Allotments

| | |
|---|---|
| Date. | 10 January 2023 |
| Comp By. | WNW / JC / MD / TR |
| 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 | AD |

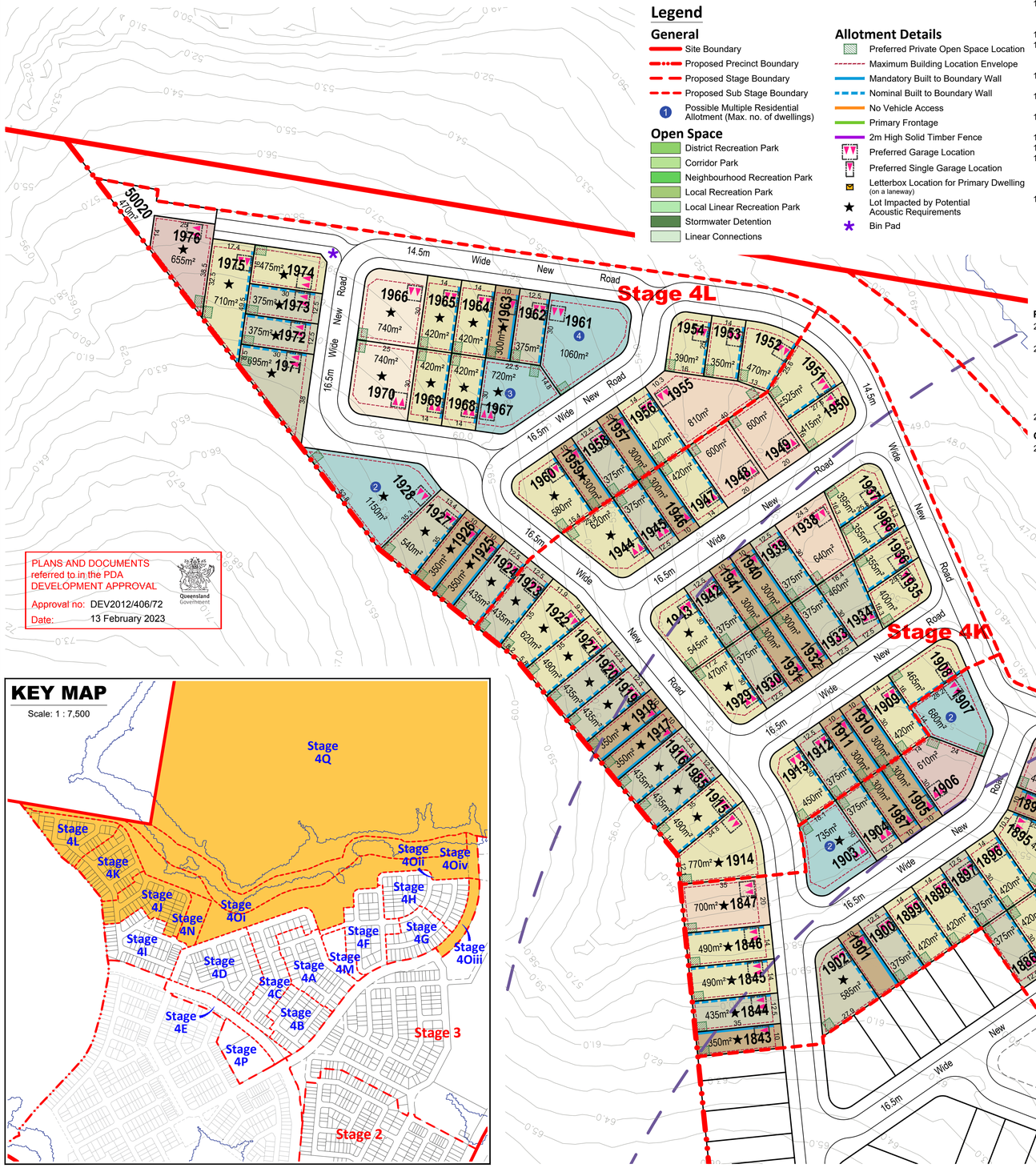

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## Plan of Development Table

| | 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<br>* 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<br>(% 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<br>(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% | |




PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/406/72

Date: 13 February 2023

Queensland Government




## 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

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.
13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
18. 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.
19. 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

20. 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.
21. 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)
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 façade 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 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.
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 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.
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 solid 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 RPEQ 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 façade 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.

REVISION

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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

**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:** Bradlees.

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

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PROJECT
**Flagstone Precinct 1**

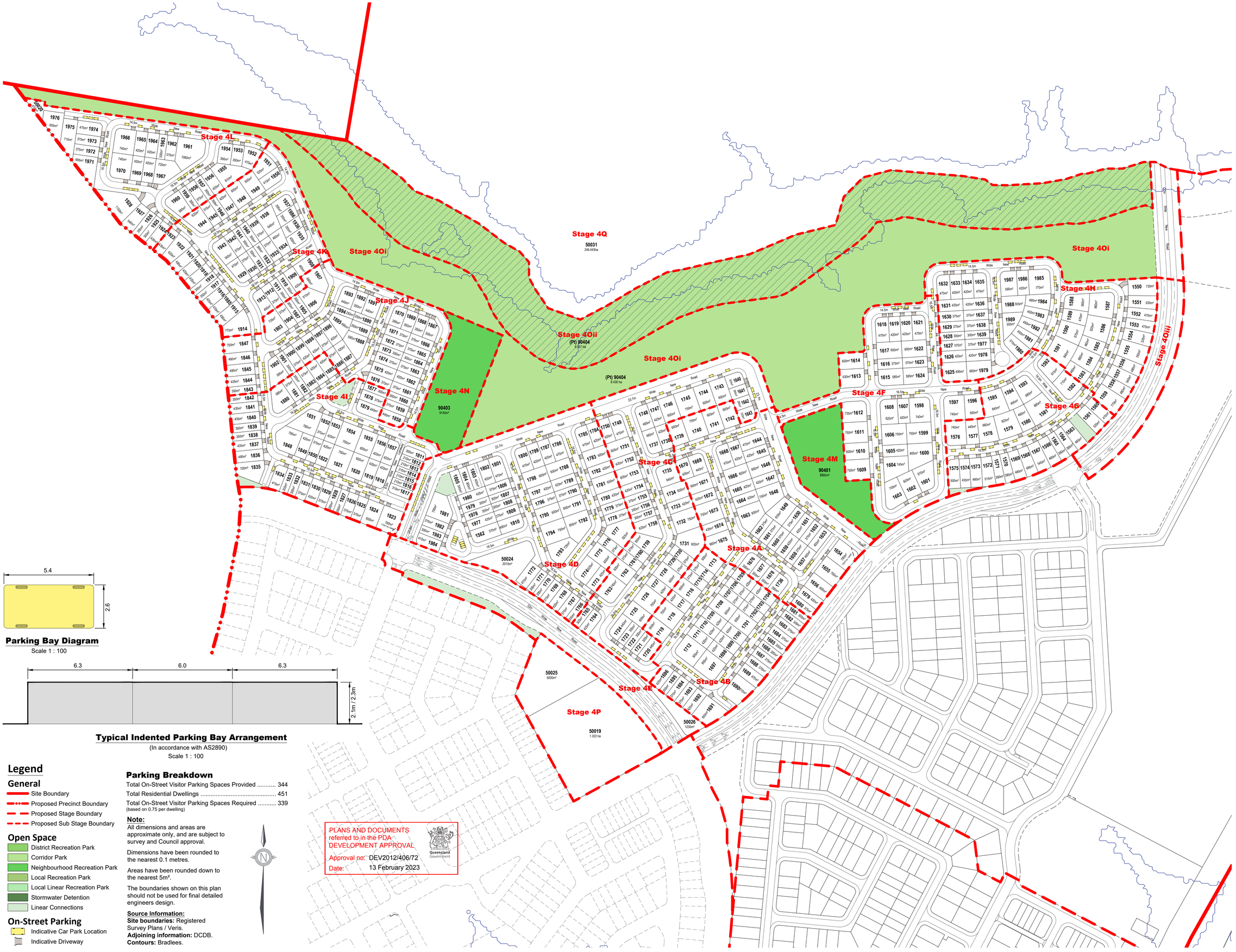
Plan of Development
Stage 4J, K & L
Residential Allotments

| | |
|---|---|
| Date. | 10 January 2023 |
| Comp By. | WNW / JC / MD / TR |
| 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 – 401** |
| Rev | **AD** |


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5.4

2.6

**Parking Bay Diagram**

Scale 1 : 100

6.3 | 6.0 | 6.3

2.1m / 2.3m

**Typical Indented Parking Bay Arrangement**

(In accordance with AS2890)

Scale 1 : 100

## 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 ..... 344

Total Residential Dwellings ..... 451

Total On-Street Visitor Parking Spaces Required ..... 339
(based on 0.75 per dwelling)

**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:** Bradlees.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/406/72

Date: 13 February 2023

Queensland Government

REVISION

- S: 27/10/2021 Stage 4 Change
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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:** Bradlees

Scale 1 : 2000 @ A1

0 20 40 60 80 100 120

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PROJECT

**Flagstone Precinct 1**

# Plan of Subdivision Stage 4 Overall Parking Management Plan

| | |
|---|---|
| Date. | 10 January 2023 |
| Comp By. | WNW / JC / MD / TR |
| Checked By. | DG / MD |
| DWG Name. | Precinct 1 Stage 4 |
| Job Ref. | 110056 |
| Local Authority. | Economic Development Queensland |
| Locality. | Flagstone |

| Scale | Sheet |
|---|---|
| 1 : 2000 | A1 |

| Plan Ref | Rev |
|---|---|
| **110056 – 402** | **AD** |

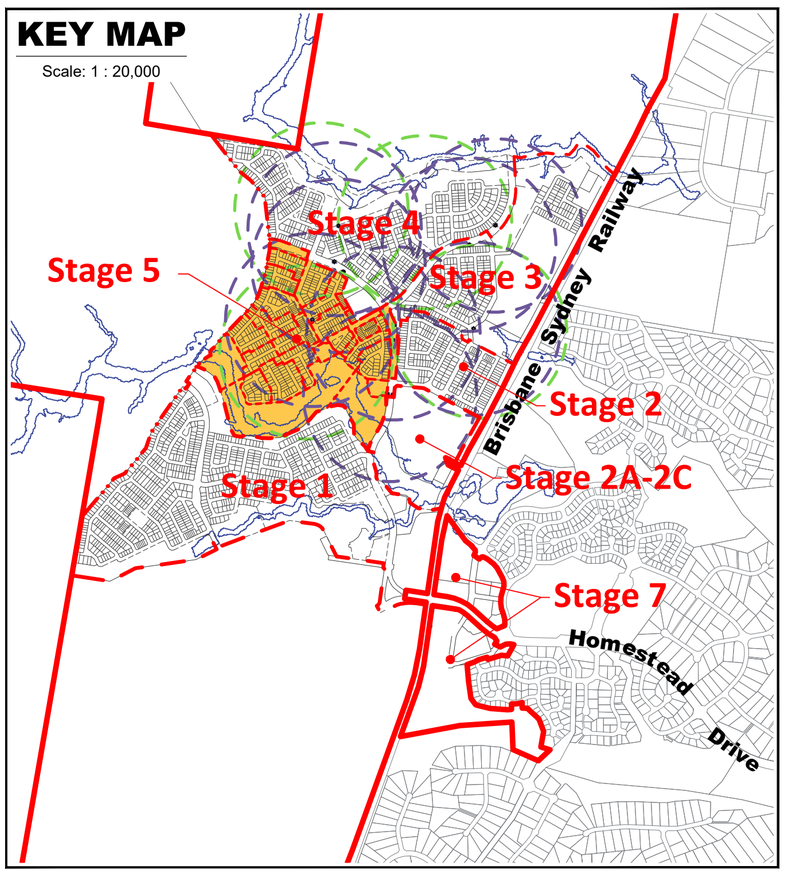

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# KEY MAP

Scale: 1 : 20,000




## Legend

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

**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.

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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

## Land Budget Stage 5

| Land Use | Overall Area | Overall Area |
|---|---|---|
| **Area of Subject Site** | **52.172 ha** | **100.0%** |
| **Saleable Area** | | |
| Residential Allotments | 19.995 ha | 38.3% |
| Medium Density Allotment | 0.666 ha | 1.3% |
| Balance Super Allotments | — | 0.0% |
| **Total Area of Allotments** | **20.661 ha** | **39.6%** |
| **Road** | | |
| Collector Road | 3.529 ha | 6.8% |
| Local Road | 8.656 ha | 16.6% |
| Linear Connections | 0.429 ha | 0.8% |
| Entry Statements | — | 0.0% |
| **Total Area of New Road** | **12.614 ha** | **24.2%** |
| **Open Space** | | |
| Corridor Park | 17.812 ha | 34.1% |
| *Conservation (Within Corridor Park)* | — | |
| District Recreation Park | — | 0.0% |
| Neighbourhood Recreation Park | 0.627 ha | 1.2% |
| Local Recreation Park | 0.088 ha | 0.2% |
| Local Linear Recreation Park | 0.370 ha | 0.7% |
| Stormwater Detention | — | 0.0% |
| **Total Open Space** | **18.897 ha** | **36.2%** |

## Yield Breakdown Stage 5

| Residential Allotments | Typical Size | Typical Area | Overall | |
|---|---|---|---|---|
| **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 | 7.5 x 27.5m | 205m² | 16 | 3.2% |
| **Subtotal** | | | **16** | **3.2%** |
| **16m Deep Product** | | | | |
| Squat Allotment | 14 x 16m | 220m² | 10 | 2.0% |
| **Subtotal** | | | **10** | **2.0%** |
| **25m Deep Product** | | | | |
| Mode Allotment | 8.5 x 25m | 213m² | 4 | 0.8% |
| Villa Allotment | 10 x 25m | 250m² | 16 | 3.2% |
| Courtyard Allotment | 14 x 25m | 350m² | 21 | 4.2% |
| Premium Courtyard Allotment | 16 x 25m | 400m² | 13 | 2.6% |
| Premium Traditional Allotment | 20 x 25m | 500m² | 1 | 0.2% |
| Possible Multiple Residential Allotment | — | — | 2 | 0.4% |
| **Subtotal** | | | **57** | **11.4%** |
| **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 | 41 | 8.2% |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | 16 | 3.2% |
| **Subtotal** | | | **57** | **11.4%** |
| **30m Deep Product** | | | | |
| Villa Allotment | 10 x 30m | 300m² | 63 | 12.7% |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 121 | 24.3% |
| Courtyard Allotment | 14 x 30m | 420m² | 125 | 25.1% |
| Traditional Allotment | 20 x 30m | 600m² | 47 | 9.4% |
| Premium Traditional Allotment | 25 x 30m | 720m² | 2 | 0.4% |
| Possible Multiple Residential Allotment | — | — | — | 0.0% |
| **Subtotal** | | | **358** | **71.9%** |
| | | | | |
| **Total Residential Allotments** | | | **498** | **100%** |
| **Residential Net Density** | | | **16.5 dw/ha** | |
| | | | | |
| **Super Lots** | | | **Lots** | |
| Medium Density Allotment | | | **1** | |
| Balance Super Allotments | | | **—** | |
| **Sub Total** | | | **1** | |
| | | | | |
| **Total Allotments** | | | **499** | |
| | | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | **500** | |
| **Maximum Potential Net Residential Density** | | | **16.6 dw/ha** | |

Scale 1 : 2000 @ A1

0 20 40 60 80 100 120

**TO BE READ IN CONJUNCTION WITH 110056 - 404**

REVISION
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: 21/02/2022 Stage 5 Layout Change
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AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | MD/NF/TR | DWG Name. | Precinct 1 Stage 5 |
| Chk'd By. | MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

Plan of Subdivision
Stage 5 Overall
Allotment Layout


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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 2000 | A1 | **110056 – 403** | **AD** |

# Yield Breakdown Stage 5

| Residential Allotments | Typical Size | Typical Area | Stage 5Ai | Stage 5Aii | Stage 5Bi | Stage 5Bii | Stage 5C | Stage 5D | Stage 5E | Stage 5F | Stage 5G | Stage 5H | Stage 5Ii | Stage 5Iii | Stage 5Iiii | Stage 5Ji | Stage 5Jii | Stage 5Ki | Stage 5Kii | Stage 5L | Stage 5M | Stage 5N | Stage 5O | Stage 5Pi | Stage 5Pii | Stage 5Piii | Stage 5Q | Stage 5R | Stage 5S | Stage 5T | Overall | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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 | 7.5 x 27.5m | 205m² | — | 7 | — | 9 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | **16** | **3.2%** |
| **Subtotal** | | | **—** | **7** | **—** | **9** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **16** | **3.2%** |
| **16m Deep Product** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Squat Allotment | 14 x 16m | 220m² | — | — | 2 | — | — | 2 | — | 2 | — | — | — | 2 | — | — | — | — | — | — | — | — | — | — | — | — | — | 2 | — | — | **10** | **2.0%** |
| **Subtotal** | | | **—** | **—** | **2** | **—** | **—** | **2** | **—** | **2** | **—** | **—** | **—** | **2** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **2** | **—** | **—** | **10** | **2.0%** |
| **25m Deep Product** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mode Allotment | 8.5 x 25m | 213m² | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4 | — | — | — | **4** | **0.8%** |
| Villa Allotment | 10 x 25m | 250m² | — | — | 2 | — | 2 | — | — | — | — | — | 5 | 2 | — | — | — | — | — | — | — | — | — | — | — | — | 2 | — | 3 | — | **16** | **3.2%** |
| Courtyard Allotment | 14 x 25m | 350m² | — | — | 2 | — | 1 | 2 | — | — | 1 | — | 6 | 2 | — | — | — | — | — | — | — | — | — | — | — | — | 4 | 1 | 2 | — | **21** | **4.2%** |
| Premium Courtyard Allotment | 16 x 25m | 400m² | — | — | 2 | — | — | 2 | — | — | 1 | — | 1 | 5 | — | — | — | — | — | — | — | — | — | — | — | — | 1 | 1 | — | — | **13** | **2.6%** |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | — | — | — | — | — | — | — | — | 1 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | **1** | **0.2%** |
| Possible Multiple Residential Allotment | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 1 | — | 1 | — | **2** | **0.4%** |
| **Subtotal** | | | **—** | **—** | **6** | **—** | **3** | **4** | **—** | **—** | **2** | **1** | **12** | **9** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **8** | **6** | **6** | **—** | **57** | **11.4%** |
| **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 | — | — | — | — | — | — | 10 | — | — | — | — | — | — | — | 18 | — | — | — | — | — | — | — | — | — | 5 | 4 | 4 | — | **41** | **8.2%** |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | — | — | — | — | — | — | 4 | — | — | — | — | — | — | — | 6 | — | — | — | — | — | — | — | — | — | 2 | 2 | 2 | — | **16** | **3.2%** |
| **Subtotal** | | | **—** | **—** | **—** | **—** | **—** | **—** | **14** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **24** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **7** | **6** | **6** | **—** | **57** | **11.4%** |
| **30m Deep Product** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Villa Allotment | 10 x 30m | 300m² | 9 | — | 7 | — | 6 | — | 2 | 7 | 4 | 3 | — | 3 | — | 1 | — | 2 | 2 | 5 | 2 | — | — | — | — | — | 5 | 4 | 1 | — | **63** | **12.7%** |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 15 | — | 9 | — | 12 | 3 | 5 | 8 | 11 | 4 | 5 | 7 | — | 1 | — | 3 | 4 | 14 | 3 | — | — | — | — | — | 5 | 6 | 6 | — | **121** | **24.3%** |
| Courtyard Allotment | 14 x 30m | 420m² | 4 | — | 1 | — | 11 | 11 | 9 | 8 | 12 | 6 | 1 | 14 | — | 2 | — | 1 | 1 | 15 | 10 | — | — | — | — | — | 7 | 7 | 5 | — | **125** | **25.1%** |
| Traditional Allotment | 20 x 30m | 600m² | 1 | — | 2 | — | 3 | 4 | 2 | 4 | 4 | 7 | — | — | — | 1 | — | 1 | 1 | 8 | 5 | — | — | — | — | — | 1 | 1 | 2 | — | **47** | **9.4%** |
| Premium Traditional Allotment | 25 x 30m | 720m² | — | — | — | — | — | 2 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | **2** | **0.4%** |
| Possible Multiple Residential Allotment | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Subtotal** | | | **29** | **—** | **19** | **—** | **32** | **20** | **18** | **27** | **31** | **20** | **6** | **24** | **—** | **5** | **—** | **7** | **8** | **42** | **20** | **—** | **—** | **—** | **—** | **—** | **18** | **18** | **14** | **—** | **358** | **71.9%** |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Total Residential Allotments** | | | **29** | **7** | **27** | **9** | **35** | **26** | **32** | **29** | **33** | **21** | **18** | **35** | **—** | **5** | **24** | **7** | **8** | **42** | **20** | **—** | **—** | **—** | **—** | **—** | **33** | **32** | **26** | **—** | **498** | **100%** |
| **Residential Net Density** | | | **18.4 dw/ha** | **42.4 dw/ha** | **16.7 dw/ha** | **44.3 dw/ha** | **19.3 dw/ha** | **13.3 dw/ha** | **16.6 dw/ha** | **16.1 dw/ha** | **16.2 dw/ha** | **15.4 dw/ha** | **14.1 dw/ha** | **15.4 dw/ha** | **—** | **15.8 dw/ha** | **82.6 dw/ha** | **24.1 dw/ha** | **14.0 dw/ha** | **15.3 dw/ha** | **12.1 dw/ha** | **—** | **—** | **—** | **—** | **—** | **15.0 dw/ha** | **20.2 dw/ha** | **19.1 dw/ha** | **—** | **16.5 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** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | **Lots** | |
| Medium Density Allotment | | | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 1 | **—** | — | — | — | — | — | — | **—** | **—** | **1** | |
| Balance Super Allotments | | | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | — | — | — | — | — | — | **—** | **—** | **—** | |
| **Sub Total** | | | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **1** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **1** | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Total Allotments** | | | **29** | **7** | **27** | **9** | **35** | **26** | **32** | **29** | **33** | **21** | **18** | **35** | **—** | **5** | **24** | **7** | **8** | **42** | **20** | **1** | **—** | **—** | **—** | **—** | **33** | **32** | **26** | **—** | **499** | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | **29** | **7** | **27** | **9** | **35** | **26** | **32** | **29** | **33** | **21** | **18** | **35** | **—** | **5** | **24** | **7** | **8** | **42** | **20** | **—** | **—** | **—** | **—** | **—** | **34** | **32** | **27** | **—** | **500** | |
| **Maximum Potential Net Residential Density** | | | **18.4 dw/ha** | **42.4 dw/ha** | **16.7 dw/ha** | **44.3 dw/ha** | **19.3 dw/ha** | **13.3 dw/ha** | **16.6 dw/ha** | **16.1 dw/ha** | **16.2 dw/ha** | **15.4 dw/ha** | **14.1 dw/ha** | **15.4 dw/ha** | **—** | **15.8 dw/ha** | **82.6 dw/ha** | **24.1 dw/ha** | **14.0 dw/ha** | **15.3 dw/ha** | **12.1 dw/ha** | **—** | **—** | **—** | **—** | **—** | **15.4 dw/ha** | **20.2 dw/ha** | **19.8 dw/ha** | **—** | **16.6 dw/ha** | |

# Land Budget Stage 5

| Land Use | Stage 5Ai | Stage 5Aii | Stage 5Bi | Stage 5Bii | Stage 5C | Stage 5D | Stage 5E | Stage 5F | Stage 5G | Stage 5H | Stage 5Ii | Stage 5Iii | Stage 5Iiii | Stage 5Ji | Stage 5Jii | Stage 5Ki | Stage 5Kii | Stage 5L | Stage 5M | Stage 5N | Stage 5O | Stage 5Pi | Stage 5Pii | Stage 5Piii | Stage 5Q | Stage 5R | Stage 5S | Stage 5T | Overall | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Area | Area | Area | Area | Area | Area | Area | Area | 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** | **1.854 ha** | **0.165 ha** | **1.821 ha** | **0.203 ha** | **2.354 ha** | **1.949 ha** | **1.925 ha** | **1.798 ha** | **2.042 ha** | **1.366 ha** | **1.724 ha** | **2.271 ha** | **1.205 ha** | **0.316 ha** | **0.633 ha** | **0.291 ha** | **0.827 ha** | **2.740 ha** | **1.648 ha** | **0.666 ha** | **0.627 ha** | **4.457 ha** | **10.280 ha** | **3.076 ha** | **2.204 ha** | **1.581 ha** | **1.364 ha** | **0.786 ha** | **52.172 ha** | **100.0%** |
| **Saleable Area** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential Allotments | 1.136 ha | 0.165 ha | 1.088 ha | 0.203 ha | 1.484 ha | 1.209 ha | 1.096 ha | 1.198 ha | 1.500 ha | 0.990 ha | 0.652 ha | 1.481 ha | — | 0.230 ha | 0.548 ha | 0.291 ha | 0.327 ha | 1.892 ha | 1.000 ha | — | — | — | — | — | 1.305 ha | 1.185 ha | 1.015 ha | — | **19.995 ha** | **38.3%** |
| Medium Density Allotment | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.666 ha | — | — | — | — | — | — | — | — | **0.666 ha** | **1.3%** |
| Balance Super Allotments | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Total Area of Allotments** | **1.136 ha** | **0.165 ha** | **1.088 ha** | **0.203 ha** | **1.484 ha** | **1.209 ha** | **1.096 ha** | **1.198 ha** | **1.500 ha** | **0.990 ha** | **0.652 ha** | **1.481 ha** | **—** | **0.230 ha** | **0.548 ha** | **0.291 ha** | **0.327 ha** | **1.892 ha** | **1.000 ha** | **0.666 ha** | **—** | **—** | **—** | **—** | **1.305 ha** | **1.185 ha** | **1.015 ha** | **—** | **20.661 ha** | **39.6%** |
| **Road** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Collector Road | 0.278 ha | — | 0.201 ha | — | 0.544 ha | — | — | — | — | — | 0.451 ha | — | 1.176 ha | — | — | — | 0.257 ha | — | — | — | — | — | — | — | — | — | — | 0.622 ha | **3.529 ha** | **6.8%** |
| Local Road | 0.395 ha | — | 0.532 ha | — | 0.326 ha | 0.740 ha | 0.609 ha | 0.526 ha | 0.542 ha | 0.376 ha | 0.621 ha | 0.733 ha | — | 0.086 ha | 0.085 ha | — | 0.155 ha | 0.788 ha | 0.648 ha | — | — | — | — | — | 0.749 ha | 0.396 ha | 0.349 ha | — | **8.656 ha** | **16.6%** |
| Linear Connections | 0.045 ha | — | — | — | — | — | — | 0.074 ha | — | — | — | 0.057 ha | 0.029 ha | — | — | — | — | 0.060 ha | — | — | — | — | — | — | — | — | — | 0.164 ha | **0.429 ha** | **0.8%** |
| Entry Statements | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Total Area of New Road** | **0.718 ha** | **—** | **0.733 ha** | **—** | **0.870 ha** | **0.740 ha** | **0.609 ha** | **0.600 ha** | **0.542 ha** | **0.376 ha** | **1.072 ha** | **0.790 ha** | **1.205 ha** | **0.086 ha** | **0.085 ha** | **—** | **0.412 ha** | **0.848 ha** | **0.648 ha** | **—** | **—** | **—** | **—** | **—** | **0.749 ha** | **0.396 ha** | **0.349 ha** | **0.786 ha** | **12.614 ha** | **24.2%** |
| **Open Space** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Corridor Park | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.457 ha | 10.280 ha | 3.076 ha | — | — | — | — | **17.812 ha** | **34.1%** |
| *Conservation (Within Corridor Park)* | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| District Recreation Park | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| Neighbourhood Recreation Park | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.627 ha | — | — | — | — | — | — | — | **0.627 ha** | **1.2%** |
| Local Recreation Park | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.088 ha | — | — | — | — | — | — | — | — | — | — | — | **0.088 ha** | **0.2%** |
| 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** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **0.088 ha** | **—** | **—** | **—** | **0.627 ha** | **4.457 ha** | **10.280 ha** | **3.076 ha** | **0.150 ha** | **—** | **—** | **—** | **18.897 ha** | **36.2%** |

REVISION
- 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: 21/02/2022 Stage 5 Layout Change
- X: 07/04/2022 Stage 5 Change
- Y: 12/05/2022 Stage 5 Layout Change
- Z: 08/06/2022 Entry Statement Lease Areas
- AA: 16/06/2022 Temporary STF Notation
- AB: 20/09/2022 Stage 3 & 5 Layout Changes
- AC: 14/11/2022 Stage 5 Boundary Changes
- AD: 10/01/2023 Stage 3 & 4 Layout Changes

**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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

CLIENT
PEET

PROJECT
**Flagstone Precinct 1**

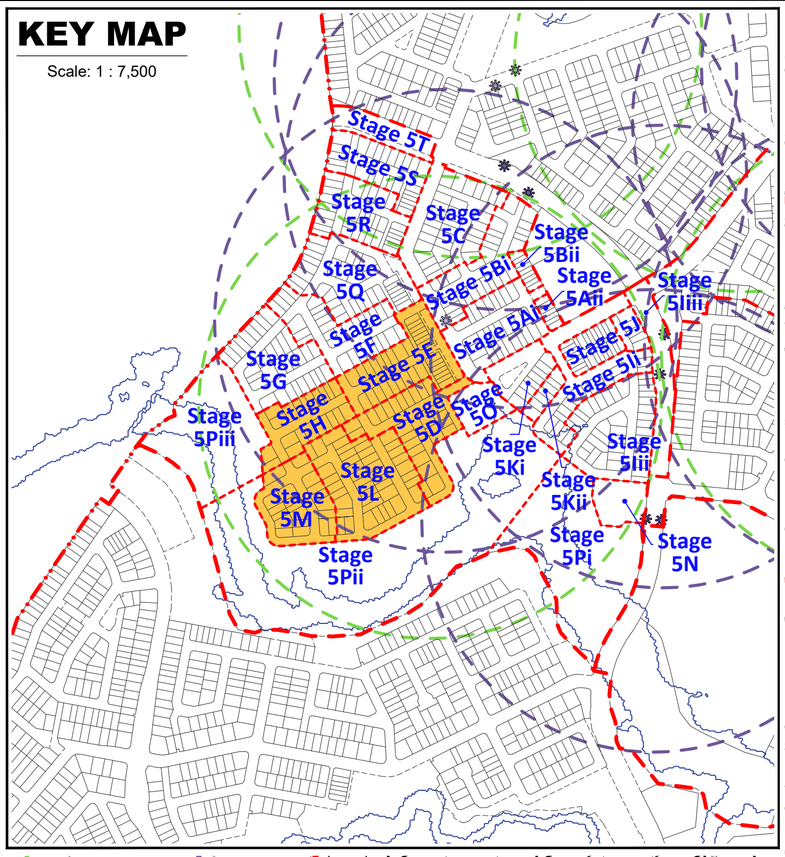
Plan of Subdivision
Stage 5
Overall Statistics

| | |
|---|---|
| Date. | 10 January 2023 |
| Comp By. | MD / NF / TR |
| Checked By. | MD |
| DWG Name. | Precinct 1 Stage 5 |
| Job Ref. | 110056 |
| Local Authority. | Economic Development Queensland |
| Locality. | Flagstone |
| Scale | NTS |
| Sheet | A1 |
| Plan Ref | **110056 – 404** |
| Rev | **AD** |


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



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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

## Yield Breakdown

| Residential Allotments | Typical Size | Typical Area | Stage 5D | Stage 5E | Stage 5H | Stage 5L | Stage 5M | Overall | |
|---|---|---|---|---|---|---|---|---|---|
| **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 | 7.5 x 27.5m | 205m² | — | — | — | — | — | — | 0.0% |
| **Subtotal** | | | — | — | — | — | — | — | 0.0% |
| **16m Deep Product** | | | | | | | | | |
| Squat Allotment | 14 x 16m | 220m² | 2 | — | — | — | — | 2 | 1.4% |
| **Subtotal** | | | 2 | — | — | — | — | 2 | 1.4% |
| **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 | 2 | — | — | — | — | 2 | 1.4% |
| Premium Courtyard Allotment | 16 x 25m | 400m² | 2 | — | — | — | — | 2 | 1.4% |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | — | 1 | — | — | 1 | 0.7% |
| Possible Multiple Residential Allotment | — | — | — | — | — | — | — | — | 0.0% |
| **Subtotal** | | | 4 | — | 1 | — | — | 5 | 3.5% |
| **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 | — | 10 | — | — | — | 10 | 7.1% |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | — | 4 | — | — | — | 4 | 2.8% |
| **Subtotal** | | | — | 14 | — | — | — | 14 | 9.9% |
| **30m Deep Product** | | | | | | | | | |
| Villa Allotment | 10 x 30m | 300m² | — | 2 | 3 | 5 | 2 | 12 | 8.5% |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 3 | 5 | 4 | 14 | 3 | 29 | 20.6% |
| Courtyard Allotment | 14 x 30m | 420m² | 11 | 9 | 6 | 15 | 10 | 51 | 36.2% |
| Traditional Allotment | 20 x 30m | 600m² | 4 | 2 | 7 | 8 | 5 | 26 | 18.4% |
| Premium Traditional Allotment | 25 x 30m | 720m² | 2 | — | — | — | — | 2 | 1.4% |
| Possible Multiple Residential Allotment | — | — | — | — | — | — | — | — | 0.0% |
| **Subtotal** | | | 20 | 18 | 20 | 42 | 20 | 120 | 85.1% |
| | | | | | | | | | |
| **Total Residential Allotments** | | | 26 | 32 | 21 | 42 | 20 | 141 | 100.0% |
| **Residential Net Density** | | | 13.3 dw/ha | 16.6 dw/ha | 15.4 dw/ha | 15.3 dw/ha | 12.1 dw/ha | | |
| | | | | | | | | | |
| **Super Lots** | | | Lots | Lots | Lots | Lots | Lots | Lots | |
| Medium Density Allotment | | | — | — | — | — | — | — | |
| Balance Super Allotments | | | — | — | — | — | — | — | |
| **Sub Total** | | | — | — | — | — | — | — | |
| | | | | | | | | | |
| **Total Allotments** | | | 26 | 32 | 21 | 42 | 20 | 141 | |
| | | | | | | | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | 26 | 32 | 21 | 42 | 20 | 141 | |
| **Maximum Potential Net Residential Density** | | | 13.3 dw/ha | 16.6 dw/ha | 15.4 dw/ha | 15.3 dw/ha | 12.1 dw/ha | | |

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- (1) Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease
- 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:**

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

| Land Use | Stage 5D Area | Stage 5E Area | Stage 5H Area | Stage 5L Area | Stage 5M Area | Overall Area | Overall % |
|---|---|---|---|---|---|---|---|
| **Area of Subject Site** | **1.949 ha** | **1.925 ha** | **1.366 ha** | **2.740 ha** | **1.648 ha** | **9.628 ha** | **100.0%** |
| **Saleable Area** | | | | | | | |
| Residential Allotments | 1.209 ha | 1.096 ha | 0.990 ha | 1.892 ha | 1.000 ha | **6.187 ha** | **64.3%** |
| Medium Density Allotment | — | — | — | — | — | — | 0.0% |
| Balance Super Allotments | — | — | — | — | — | — | 0.0% |
| **Total Area of Allotments** | **1.209 ha** | **1.096 ha** | **0.990 ha** | **1.892 ha** | **1.000 ha** | **6.187 ha** | **64.3%** |
| **Road** | | | | | | | |
| Collector Road | — | — | — | — | — | — | 0.0% |
| Local Road | 0.740 ha | 0.609 ha | 0.376 ha | 0.788 ha | 0.648 ha | **3.161 ha** | **32.8%** |
| Linear Connections | — | — | — | 0.060 ha | — | **0.060 ha** | **0.6%** |
| Entry Statements | — | — | — | — | — | — | 0.0% |
| **Total Area of New Road** | **0.740 ha** | **0.609 ha** | **0.376 ha** | **0.848 ha** | **0.648 ha** | **3.221 ha** | **33.5%** |
| **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** | **2.3%** |
| Stormwater Detention | — | — | — | — | — | — | 0.0% |
| **Total Open Space** | — | **0.220 ha** | — | — | — | **0.220 ha** | **2.3%** |

REVISION
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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref. 110056 | Date. 10 January 2023
Comp By. MD / NF / TR | DWG Name. Precinct 1 Stage 5
Chk'd By. MD | Locality. Flagstone
Local Authority. Economic Development Queensland

CLIENT PEET

Plan of Subdivision
Stage 5D, E, H, L & M
Allotment Layout

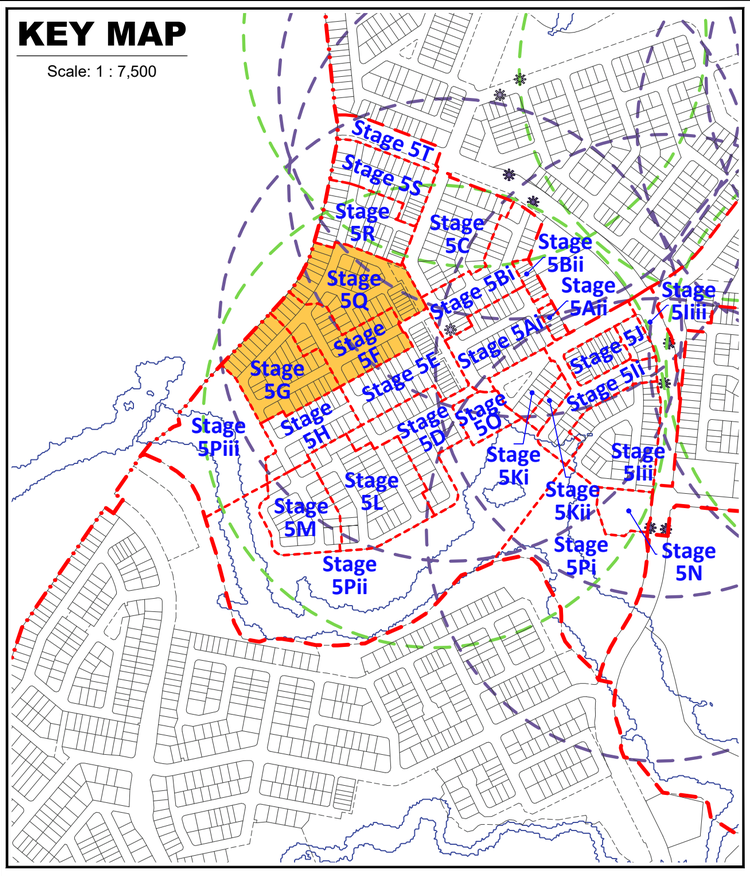
URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
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T +61 7 3539 9500
W rpsgroup.com

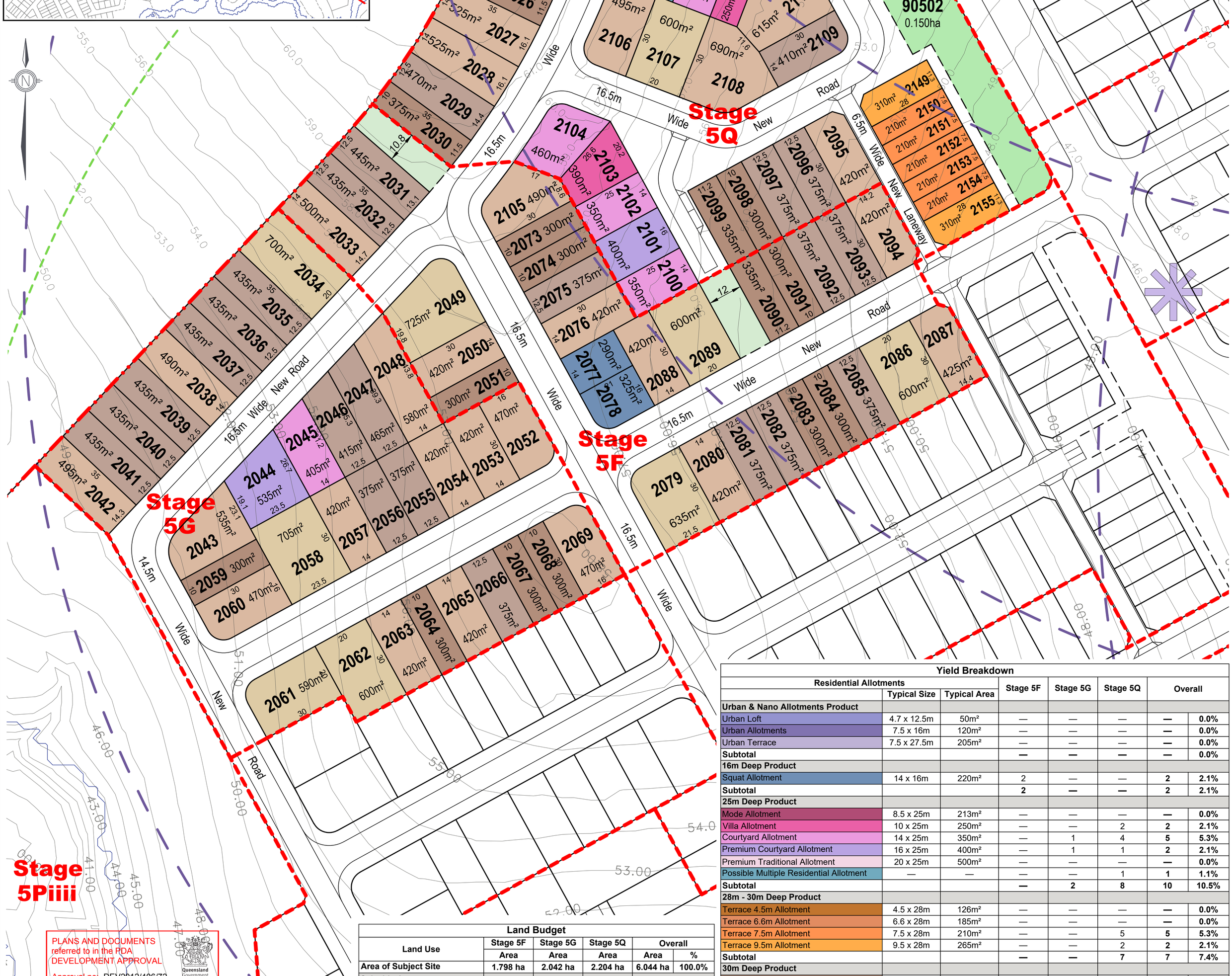
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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 1000 | A1 | **110056 – 405** | **AD** |

## KEY MAP

Scale: 1 : 7,500






PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/406/72

Date: 13 February 2023

Queensland Government

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- (1) 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

0 5 10 20 30 40 50

**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**

| Land Use | Stage 5F Area | Stage 5G Area | Stage 5Q Area | Overall Area | Overall % |
|---|---|---|---|---|---|
| **Area of Subject Site** | **1.798 ha** | **2.042 ha** | **2.204 ha** | **6.044 ha** | **100.0%** |
| **Saleable Area** | | | | | |
| Residential Allotments | 1.198 ha | 1.500 ha | 1.305 ha | **4.003 ha** | **66.2%** |
| Medium Density Allotment | — | — | — | — | **0.0%** |
| Balance Super Allotments | — | — | — | — | **0.0%** |
| **Total Area of Allotments** | **1.198 ha** | **1.500 ha** | **1.305 ha** | **4.003 ha** | **66.2%** |
| **Road** | | | | | |
| Collector Road | — | — | — | — | **0.0%** |
| Local Road | 0.526 ha | 0.542 ha | 0.749 ha | **1.817 ha** | **30.1%** |
| Linear Connections | 0.074 ha | — | — | **0.074 ha** | **1.2%** |
| Entry Statements | — | — | — | — | **0.0%** |
| **Total Area of New Road** | **0.600 ha** | **0.542 ha** | **0.749 ha** | **1.891 ha** | **31.3%** |
| **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** | **2.5%** |
| Stormwater Detention | — | — | — | — | **0.0%** |
| **Total Open Space** | — | — | **0.150 ha** | **0.150 ha** | **2.5%** |

**Yield Breakdown**

| Residential Allotments | Typical Size | Typical Area | Stage 5F | Stage 5G | Stage 5Q | Overall | |
|---|---|---|---|---|---|---|---|
| **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 | 7.5 x 27.5m | 205m² | — | — | — | — | **0.0%** |
| **Subtotal** | | | — | — | — | — | **0.0%** |
| **16m Deep Product** | | | | | | | |
| Squat Allotment | 14 x 16m | 220m² | 2 | — | — | **2** | **2.1%** |
| **Subtotal** | | | **2** | — | — | **2** | **2.1%** |
| **25m Deep Product** | | | | | | | |
| Mode Allotment | 8.5 x 25m | 213m² | — | — | — | — | **0.0%** |
| Villa Allotment | 10 x 25m | 250m² | — | — | 2 | **2** | **2.1%** |
| Courtyard Allotment | 14 x 25m | 350m² | — | 1 | 4 | **5** | **5.3%** |
| Premium Courtyard Allotment | 16 x 25m | 400m² | — | 1 | 1 | **2** | **2.1%** |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | — | — | — | **0.0%** |
| Possible Multiple Residential Allotment | — | — | — | — | 1 | **1** | **1.1%** |
| **Subtotal** | | | — | **2** | **8** | **10** | **10.5%** |
| **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 | — | — | 5 | **5** | **5.3%** |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | — | — | 2 | **2** | **2.1%** |
| **Subtotal** | | | — | — | **7** | **7** | **7.4%** |
| **30m Deep Product** | | | | | | | |
| Villa Allotment | 10 x 30m | 300m² | 7 | 4 | 5 | **16** | **16.8%** |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 8 | 11 | 5 | **24** | **25.3%** |
| Courtyard Allotment | 14 x 30m | 420m² | 8 | 12 | 7 | **27** | **28.4%** |
| Traditional Allotment | 20 x 30m | 600m² | 4 | 4 | 1 | **9** | **9.5%** |
| Premium Traditional Allotment | 25 x 30m | 720m² | — | — | — | — | **0.0%** |
| Possible Multiple Residential Allotment | — | — | — | — | — | — | **0.0%** |
| **Subtotal** | | | **27** | **31** | **18** | **76** | **80.0%** |
| | | | | | | | |
| **Total Residential Allotments** | | | **29** | **33** | **33** | **95** | **100.0%** |
| **Residential Net Density** | | | **16.1 dw/ha** | **16.2 dw/ha** | **15.0 dw/ha** | | |
| | | | | | | | |
| **Super Lots** | | | **Lots** | **Lots** | **Lots** | **Lots** | |
| Medium Density Allotment | | | — | — | — | — | |
| Balance Super Allotments | | | — | — | — | — | |
| **Sub Total** | | | — | — | — | — | |
| | | | | | | | |
| **Total Allotments** | | | **29** | **33** | **33** | **95** | |
| | | | | | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | **29** | **33** | **34** | **96** | |
| **Maximum Potential Net Residential Density** | | | **16.1 dw/ha** | **16.2 dw/ha** | **15.4 dw/ha** | | |

REVISION

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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | MD / NF / TR | DWG Name. | Precinct 1 Stage 5 |
| Chk'd By. | MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT **PEET**

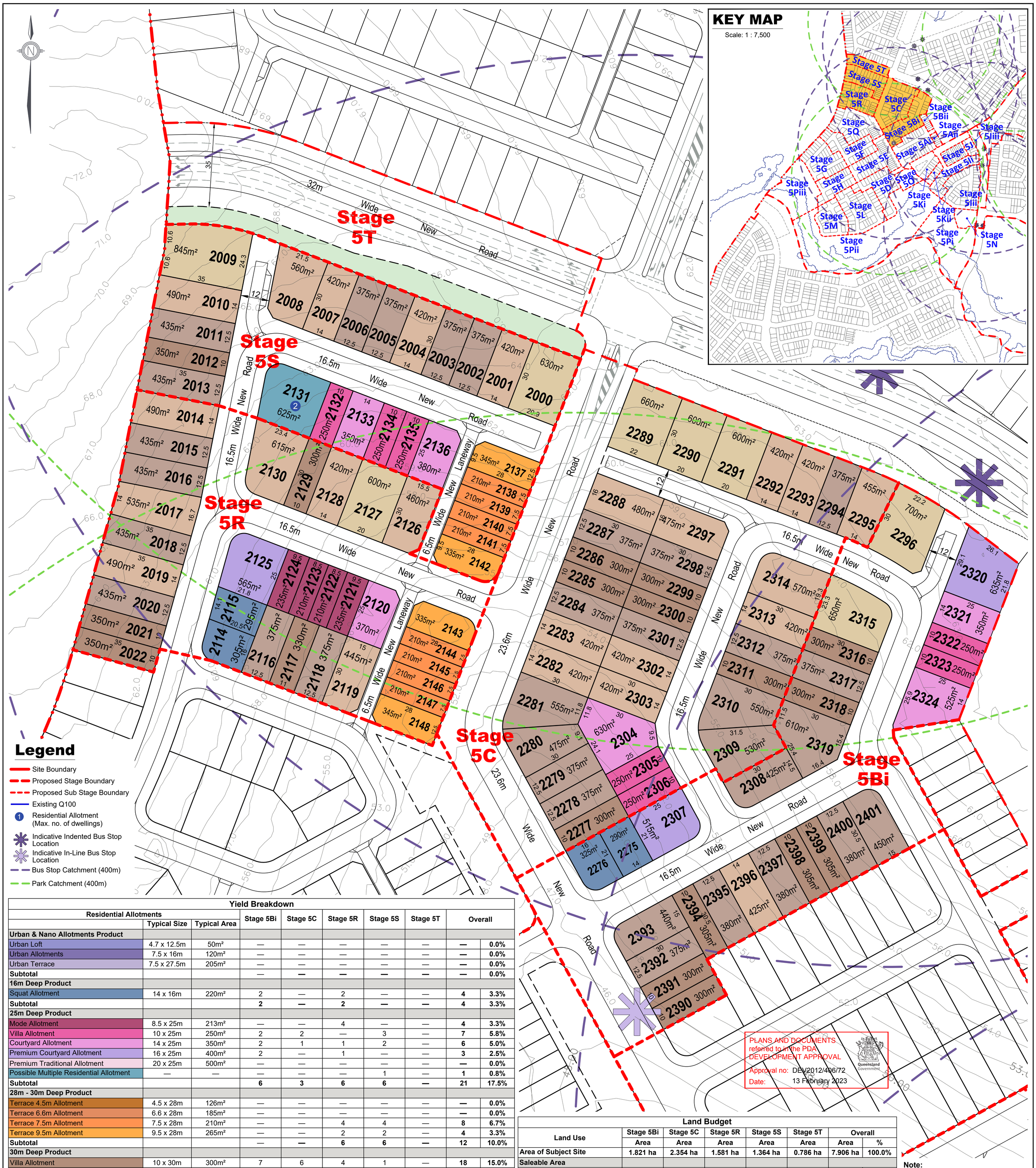
Plan of Subdivision
Stage 5F, G & Q
Allotment Layout


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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 750 | A1 | **110056 – 406** | **AD** |




**Yield Breakdown**

| Residential Allotments | Typical Size | Typical Area | Stage 5Bi | Stage 5C | Stage 5R | Stage 5S | Stage 5T | Overall | |
|---|---|---|---|---|---|---|---|---|---|
| **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 | 7.5 x 27.5m | 205m² | — | — | — | — | — | — | 0.0% |
| **Subtotal** | | | — | — | — | — | — | — | 0.0% |
| **16m Deep Product** | | | | | | | | | |
| Squat Allotment | 14 x 16m | 220m² | 2 | — | 2 | — | — | 4 | 3.3% |
| **Subtotal** | | | 2 | — | 2 | — | — | 4 | 3.3% |
| **25m Deep Product** | | | | | | | | | |
| Mode Allotment | 8.5 x 25m | 213m² | — | — | 4 | — | — | 4 | 3.3% |
| Villa Allotment | 10 x 25m | 250m² | 2 | 2 | — | 3 | — | 7 | 5.8% |
| Courtyard Allotment | 14 x 25m | 350m² | 2 | 1 | 1 | 2 | — | 6 | 5.0% |
| Premium Courtyard Allotment | 16 x 25m | 400m² | 2 | — | 1 | — | — | 3 | 2.5% |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | — | — | — | — | — | 0.0% |
| Possible Multiple Residential Allotment | — | — | — | — | — | 1 | — | 1 | 0.8% |
| **Subtotal** | | | 6 | 3 | 6 | 6 | — | 21 | 17.5% |
| **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 | — | — | 4 | 4 | — | 8 | 6.7% |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | — | — | 2 | 2 | — | 4 | 3.3% |
| **Subtotal** | | | — | — | 6 | 6 | — | 12 | 10.0% |
| **30m Deep Product** | | | | | | | | | |
| Villa Allotment | 10 x 30m | 300m² | 7 | 6 | 4 | 1 | — | 18 | 15.0% |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 9 | 12 | 6 | 6 | — | 33 | 27.5% |
| Courtyard Allotment | 14 x 30m | 420m² | 1 | 11 | 7 | 5 | — | 24 | 20.0% |
| Traditional Allotment | 20 x 30m | 600m² | 2 | 3 | 1 | 2 | — | 8 | 6.7% |
| Premium Traditional Allotment | 25 x 30m | 720m² | — | — | — | — | — | — | 0.0% |
| Possible Multiple Residential Allotment | — | — | — | — | — | — | — | — | 0.0% |
| **Subtotal** | | | 19 | 32 | 18 | 14 | — | 83 | 69.2% |
| | | | | | | | | | |
| **Total Residential Allotments** | | | 27 | 35 | 32 | 26 | — | 120 | 100.0% |
| **Residential Net Density** | | | 16.7 dw/ha | 19.3 dw/ha | 20.2 dw/ha | 19.1 dw/ha | — | | |
| | | | | | | | | | |
| **Super Lots** | | | Lots | Lots | Lots | Lots | Lots | Lots | |
| Medium Density Allotment | | | — | — | — | — | — | — | |
| Balance Super Allotments | | | — | — | — | — | — | — | |
| **Sub Total** | | | — | — | — | — | — | — | |
| | | | | | | | | | |
| **Total Allotments** | | | 27 | 35 | 32 | 26 | — | 120 | |
| | | | | | | | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | 27 | 35 | 32 | 27 | — | 121 | |
| **Maximum Potential Net Residential Density** | | | 16.7 dw/ha | 19.3 dw/ha | 20.2 dw/ha | 19.8 dw/ha | — | | |

**Land Budget**

| Land Use | Stage 5Bi Area | Stage 5C Area | Stage 5R Area | Stage 5S Area | Stage 5T Area | Overall Area | Overall % |
|---|---|---|---|---|---|---|---|
| **Area of Subject Site** | **1.821 ha** | **2.354 ha** | **1.581 ha** | **1.364 ha** | **0.786 ha** | **7.906 ha** | **100.0%** |
| **Saleable Area** | | | | | | | |
| Residential Allotments | 1.088 ha | 1.484 ha | 1.185 ha | 1.015 ha | — | **4.772 ha** | **60.4%** |
| Medium Density Allotment | — | — | — | — | — | — | 0.0% |
| Balance Super Allotments | — | — | — | — | — | — | 0.0% |
| **Total Area of Allotments** | **1.088 ha** | **1.484 ha** | **1.185 ha** | **1.015 ha** | — | **4.772 ha** | **60.4%** |
| **Road** | | | | | | | |
| Collector Road | 0.201 ha | 0.544 ha | — | — | 0.622 ha | **1.367 ha** | **17.3%** |
| Local Road | 0.532 ha | 0.326 ha | 0.396 ha | 0.349 ha | — | **1.603 ha** | **20.3%** |
| Linear Connections | — | — | — | — | 0.164 ha | **0.164 ha** | **2.1%** |
| Entry Statements | — | — | — | — | — | — | 0.0% |
| **Total Area of New Road** | **0.733 ha** | **0.870 ha** | **0.396 ha** | **0.349 ha** | **0.786 ha** | **3.134 ha** | **39.6%** |
| **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 | — | — | — | — | — | — | 0.0% |
| Stormwater Detention | — | — | — | — | — | — | 0.0% |
| **Total Open Space** | — | — | — | — | — | — | 0.0% |

**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.

Scale 1 : 750 @ A1
0 5 10 20 30 40 50

REVISION
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: 21/02/2022 Stage 5 Layout Change
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PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | MD / NF / TR | DWG Name. | Precinct 1 Stage 5 |
| Chk'd By. | MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

Plan of Subdivision
Stage 5Bi, C, R, S & T
Allotment Layout

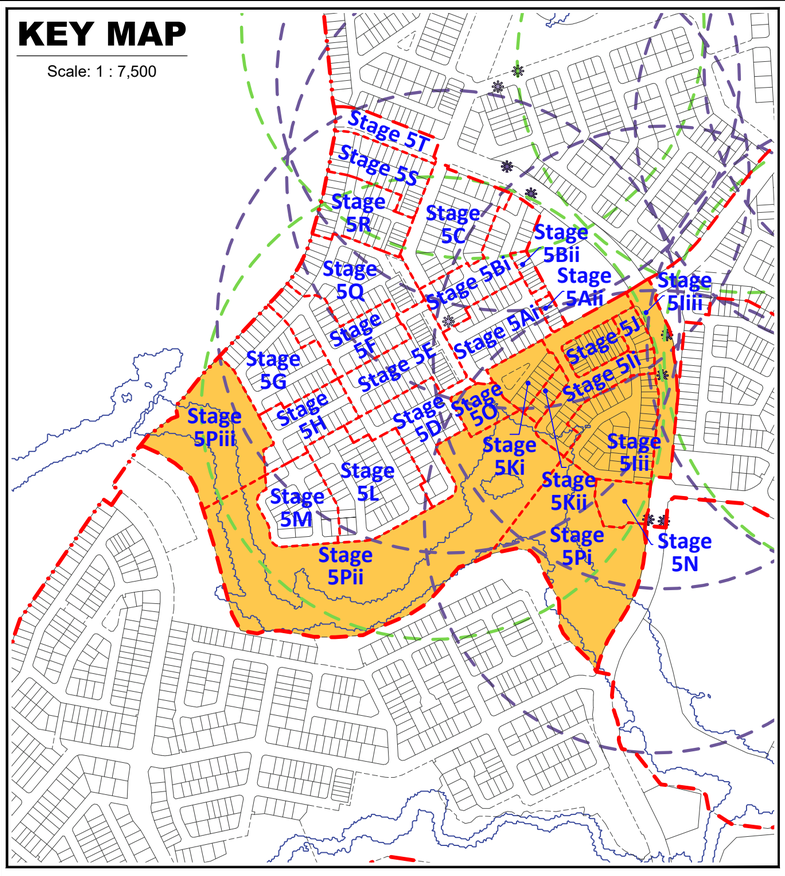
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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 750 | A1 | **110056 – 407** | **AD** |

# 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 : 750 @ A1

0 5 10 20 30 40 50

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

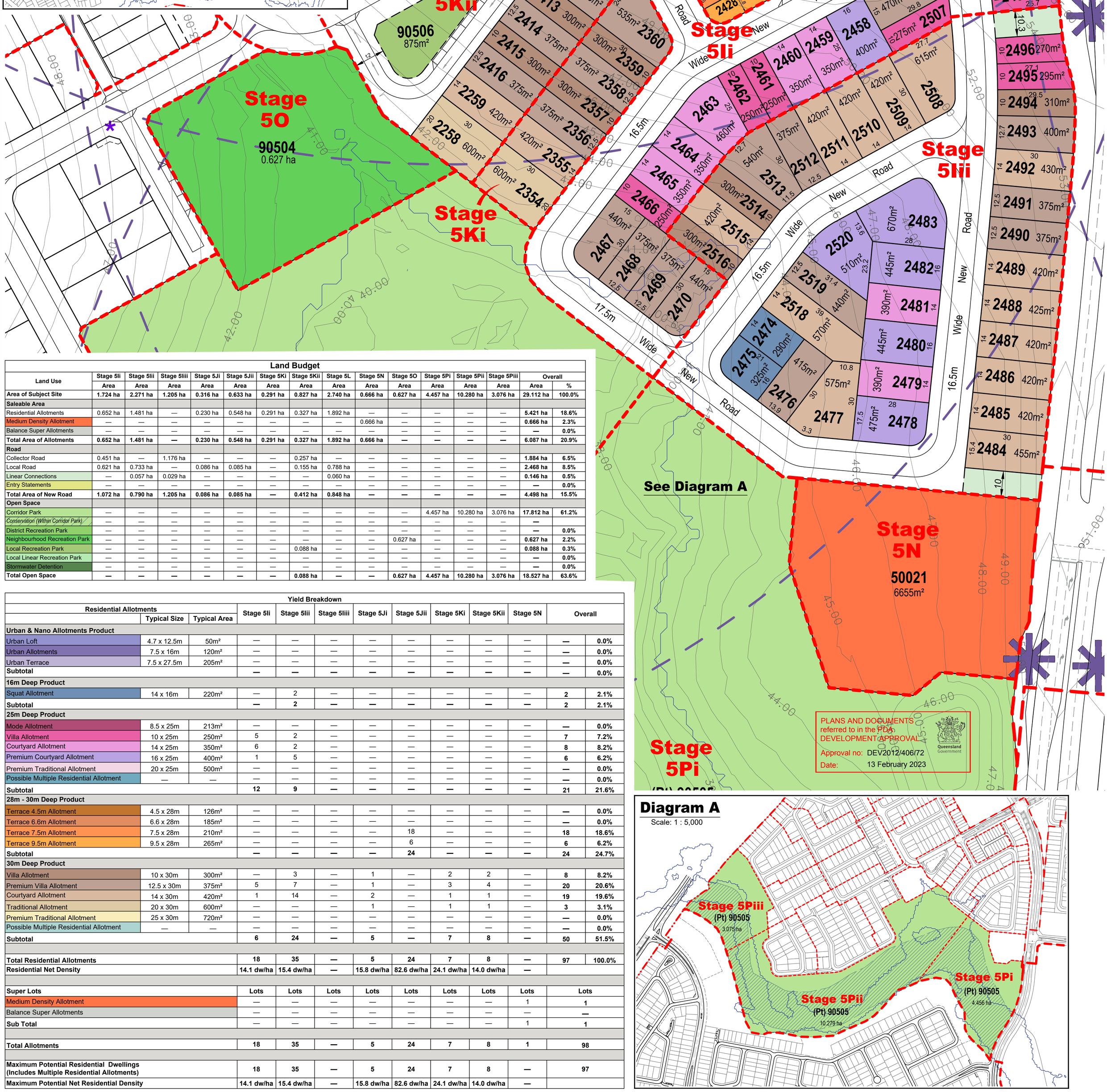
Dimensions have been rounded to the nearest 0.1 metres.

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

| Land Use | Stage 5li | Stage 5lii | Stage 5liii | Stage 5Ji | Stage 5Jii | Stage 5Ki | Stage 5Kii | Stage 5L | Stage 5N | Stage 5O | Stage 5Pi | Stage 5Pii | Stage 5Piii | Overall | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | % |
| **Area of Subject Site** | **1.724 ha** | **2.271 ha** | **1.205 ha** | **0.316 ha** | **0.633 ha** | **0.291 ha** | **0.827 ha** | **2.740 ha** | **0.666 ha** | **0.627 ha** | **4.457 ha** | **10.280 ha** | **3.076 ha** | **29.112 ha** | **100.0%** |
| **Saleable Area** | | | | | | | | | | | | | | | |
| Residential Allotments | 0.652 ha | 1.481 ha | — | 0.230 ha | 0.548 ha | 0.291 ha | 0.327 ha | 1.892 ha | — | — | — | — | — | **5.421 ha** | **18.6%** |
| Medium Density Allotment | — | — | — | — | — | — | — | — | 0.666 ha | — | — | — | — | **0.666 ha** | **2.3%** |
| Balance Super Allotments | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Total Area of Allotments** | **0.652 ha** | **1.481 ha** | **—** | **0.230 ha** | **0.548 ha** | **0.291 ha** | **0.327 ha** | **1.892 ha** | **0.666 ha** | **—** | **—** | **—** | **—** | **6.087 ha** | **20.9%** |
| **Road** | | | | | | | | | | | | | | | |
| Collector Road | 0.451 ha | — | 1.176 ha | — | — | — | 0.257 ha | — | — | — | — | — | — | **1.884 ha** | **6.5%** |
| Local Road | 0.621 ha | 0.733 ha | — | 0.086 ha | 0.085 ha | — | 0.155 ha | 0.788 ha | — | — | — | — | — | **2.468 ha** | **8.5%** |
| Linear Connections | — | 0.057 ha | 0.029 ha | — | — | — | — | 0.060 ha | — | — | — | — | — | **0.146 ha** | **0.5%** |
| Entry Statements | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Total Area of New Road** | **1.072 ha** | **0.790 ha** | **1.205 ha** | **0.086 ha** | **0.085 ha** | **—** | **0.412 ha** | **0.848 ha** | **—** | **—** | **—** | **—** | **—** | **4.498 ha** | **15.5%** |
| **Open Space** | | | | | | | | | | | | | | | |
| Corridor Park | — | — | — | — | — | — | — | — | — | — | 4.457 ha | 10.280 ha | 3.076 ha | **17.812 ha** | **61.2%** |
| *Conservation (Within Corridor Park)* | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | |
| District Recreation Park | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| Neighbourhood Recreation Park | — | — | — | — | — | — | — | — | — | 0.627 ha | — | — | — | **0.627 ha** | **2.2%** |
| Local Recreation Park | — | — | — | — | — | — | 0.088 ha | — | — | — | — | — | — | **0.088 ha** | **0.3%** |
| Local Linear Recreation Park | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| Stormwater Detention | — | — | — | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Total Open Space** | **—** | **—** | **—** | **—** | **—** | **—** | **0.088 ha** | **—** | **—** | **0.627 ha** | **4.457 ha** | **10.280 ha** | **3.076 ha** | **18.527 ha** | **63.6%** |

## Yield Breakdown

| Residential Allotments | Typical Size | Typical Area | Stage 5li | Stage 5lii | Stage 5liii | Stage 5Ji | Stage 5Jii | Stage 5Ki | Stage 5Kii | Stage 5N | Overall | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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 | 7.5 x 27.5m | 205m² | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Subtotal** | | | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **—** | **0.0%** |
| **16m Deep Product** | | | | | | | | | | | | |
| Squat Allotment | 14 x 16m | 220m² | — | 2 | — | — | — | — | — | — | **2** | **2.1%** |
| **Subtotal** | | | **—** | **2** | **—** | **—** | **—** | **—** | **—** | **—** | **2** | **2.1%** |
| **25m Deep Product** | | | | | | | | | | | | |
| Mode Allotment | 8.5 x 25m | 213m² | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| Villa Allotment | 10 x 25m | 250m² | 5 | 2 | — | — | — | — | — | — | **7** | **7.2%** |
| Courtyard Allotment | 14 x 25m | 350m² | 6 | 2 | — | — | — | — | — | — | **8** | **8.2%** |
| Premium Courtyard Allotment | 16 x 25m | 400m² | 1 | 5 | — | — | — | — | — | — | **6** | **6.2%** |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| Possible Multiple Residential Allotment | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Subtotal** | | | **12** | **9** | **—** | **—** | **—** | **—** | **—** | **—** | **21** | **21.6%** |
| **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 | — | — | — | — | 18 | — | — | — | **18** | **18.6%** |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | — | — | — | — | 6 | — | — | — | **6** | **6.2%** |
| **Subtotal** | | | **—** | **—** | **—** | **—** | **24** | **—** | **—** | **—** | **24** | **24.7%** |
| **30m Deep Product** | | | | | | | | | | | | |
| Villa Allotment | 10 x 30m | 300m² | — | 3 | — | 1 | — | 2 | 2 | — | **8** | **8.2%** |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 5 | 7 | — | 1 | — | 3 | 4 | — | **20** | **20.6%** |
| Courtyard Allotment | 14 x 30m | 420m² | 1 | 14 | — | 2 | — | 1 | 1 | — | **19** | **19.6%** |
| Traditional Allotment | 20 x 30m | 600m² | — | — | — | 1 | — | 1 | 1 | — | **3** | **3.1%** |
| Premium Traditional Allotment | 25 x 30m | 720m² | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| Possible Multiple Residential Allotment | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| **Subtotal** | | | **6** | **24** | **—** | **5** | **—** | **7** | **8** | **—** | **50** | **51.5%** |
| | | | | | | | | | | | | |
| **Total Residential Allotments** | | | **18** | **35** | **—** | **5** | **24** | **7** | **8** | **—** | **97** | **100.0%** |
| **Residential Net Density** | | | **14.1 dw/ha** | **15.4 dw/ha** | **—** | **15.8 dw/ha** | **82.6 dw/ha** | **24.1 dw/ha** | **14.0 dw/ha** | **—** | | |

| Super Lots | Lots | Lots | Lots | Lots | Lots | Lots | Lots | Lots | Lots |
|---|---|---|---|---|---|---|---|---|---|
| Medium Density Allotment | — | — | — | — | — | — | — | 1 | **1** |
| Balance Super Allotments | — | — | — | — | — | — | — | — | **—** |
| **Sub Total** | — | — | — | — | — | — | — | 1 | **1** |
| | | | | | | | | | |
| **Total Allotments** | **18** | **35** | **—** | **5** | **24** | **7** | **8** | **1** | **98** |
| | | | | | | | | | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | **18** | **35** | **—** | **5** | **24** | **7** | **8** | **—** | **97** |
| **Maximum Potential Net Residential Density** | **14.1 dw/ha** | **15.4 dw/ha** | **—** | **15.8 dw/ha** | **82.6 dw/ha** | **24.1 dw/ha** | **14.0 dw/ha** | **—** | |

## Diagram A

Scale: 1 : 5,000




REVISION
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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref. 110056 | Date. 10 January 2023
Comp By. MD / NF / TR | DWG Name. Precinct 1 Stage 5
Chk'd By. MD | Locality. Flagstone
Local Authority. Economic Development Queensland

CLIENT PEET

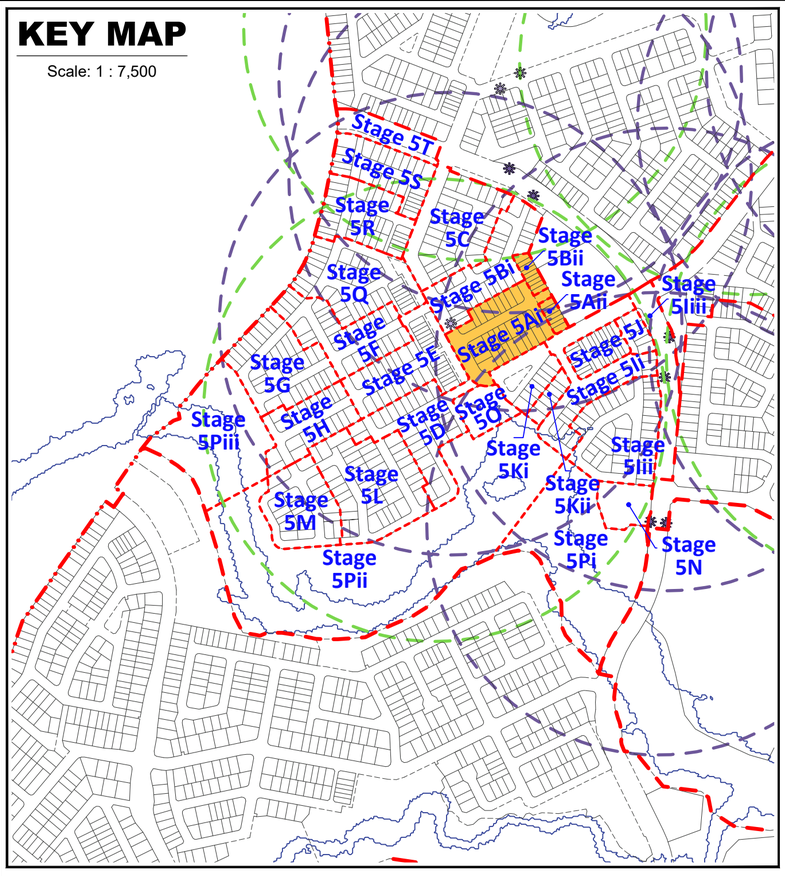
Plan of Subdivision
Stage 5Ii, Iii, Iiii, Ji, Jii, K, N, O & P
Allotment Layout

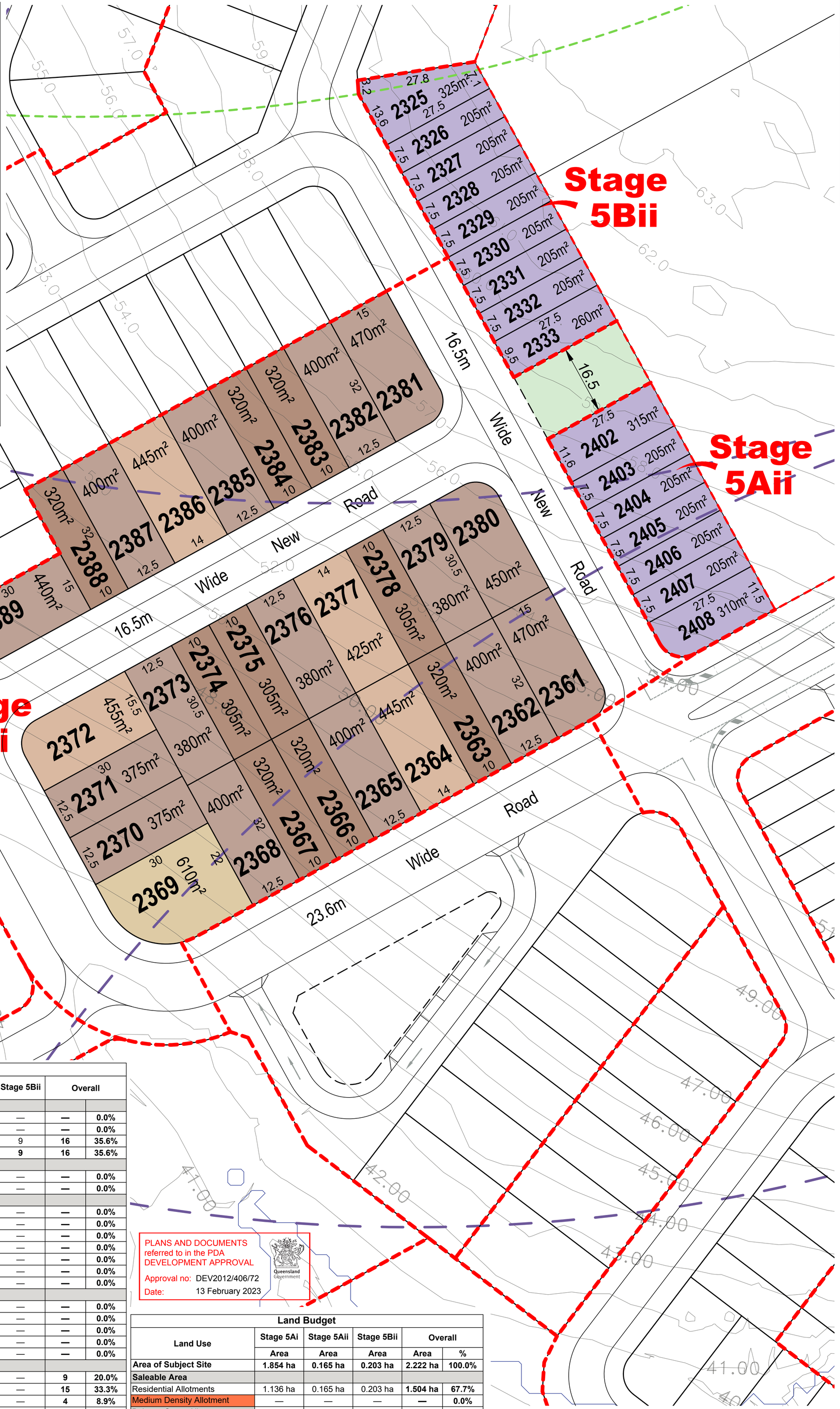

**URBAN DESIGN**
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520 Wickham Street
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Fortitude Valley QLD 4006
**T** +61 7 3539 9500
**W** rpsgroup.com



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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 750 | A1 | **110056 – 408** | **AD** |




## Yield Breakdown

| Residential Allotments | Typical Size | Typical Area | Stage 5Ai | Stage 5Aii | Stage 5Bii | Overall | |
|---|---|---|---|---|---|---|---|
| **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 | 7.5 x 27.5m | 205m² | — | 7 | 9 | 16 | 35.6% |
| **Subtotal** | | | — | **7** | **9** | **16** | **35.6%** |
| **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 | — | — | — | — | 0.0% |
| Terrace 6.6m Allotment | 6.6 x 28m | 185m² | — | — | — | — | 0.0% |
| 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 | 9 | — | — | 9 | 20.0% |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 15 | — | — | 15 | 33.3% |
| Courtyard Allotment | 14 x 30m | 420m² | 4 | — | — | 4 | 8.9% |
| Traditional Allotment | 20 x 30m | 600m² | 1 | — | — | 1 | 2.2% |
| Premium Traditional Allotment | 25 x 30m | 720m² | — | — | — | — | 0.0% |
| Possible Multiple Residential Allotment | — | — | — | — | — | — | 0.0% |
| **Subtotal** | | | 29 | — | — | 29 | 64.4% |
| **Total Residential Allotments** | | | **29** | **7** | **9** | **45** | **100.0%** |
| **Residential Net Density** | | | **18.4 dw/ha** | **42.4 dw/ha** | **44.3 dw/ha** | | |
| **Super Lots** | | | **Lots** | **Lots** | **Lots** | **Lots** | |
| Medium Density Allotment | | | — | — | — | — | |
| Balance Super Allotments | | | — | — | — | — | |
| **Sub Total** | | | — | — | — | — | |
| **Total Allotments** | | | **29** | **7** | **9** | **45** | |
| **Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)** | | | **29** | **7** | **9** | **45** | |
| **Maximum Potential Net Residential Density** | | | **18.4 dw/ha** | **42.4 dw/ha** | **44.3 dw/ha** | | |

## Land Budget

| Land Use | Stage 5Ai | Stage 5Aii | Stage 5Bii | Overall | |
|---|---|---|---|---|---|
| | Area | Area | Area | Area | % |
| **Area of Subject Site** | **1.854 ha** | **0.165 ha** | **0.203 ha** | **2.222 ha** | **100.0%** |
| **Saleable Area** | | | | | |
| Residential Allotments | 1.136 ha | 0.165 ha | 0.203 ha | **1.504 ha** | **67.7%** |
| Medium Density Allotment | — | — | — | — | 0.0% |
| Balance Super Allotments | — | — | — | — | 0.0% |
| **Total Area of Allotments** | **1.136 ha** | **0.165 ha** | **0.203 ha** | **1.504 ha** | **67.7%** |
| **Road** | | | | | |
| Collector Road | 0.278 ha | — | — | **0.278 ha** | **12.5%** |
| Local Road | 0.395 ha | — | — | **0.395 ha** | **17.8%** |
| Linear Connections | 0.045 ha | — | — | **0.045 ha** | **2.0%** |
| Entry Statements | — | — | — | — | 0.0% |
| **Total Area of New Road** | **0.718 ha** | **—** | **—** | **0.718 ha** | **32.3%** |
| **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 | — | — | — | — | 0.0% |
| Stormwater Detention | — | — | — | — | 0.0% |
| **Total Open Space** | **—** | **—** | **—** | **—** | **0.0%** |

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- 1 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 : 500 @ A1
0 5 10 15 20 25 30

**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.

REVISION
S: 27/10/2021 Stage 4 Change
T: 20/12/2021 Stage 5 Layout Change
U: 17/01/2022 POD Amendments
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AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | MD / NF / TR | DWG Name. | Precinct 1 Stage 5 |
| Chk'd By. | MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

Plan of Subdivision
Stage 5Ai, Aii & Bii
Allotment Layout


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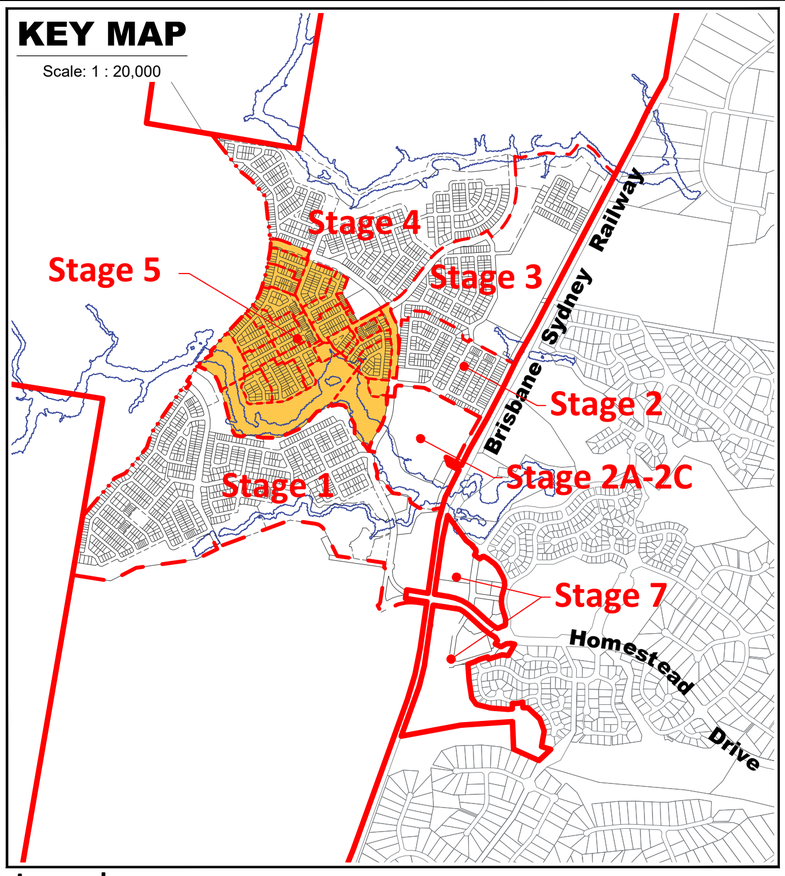


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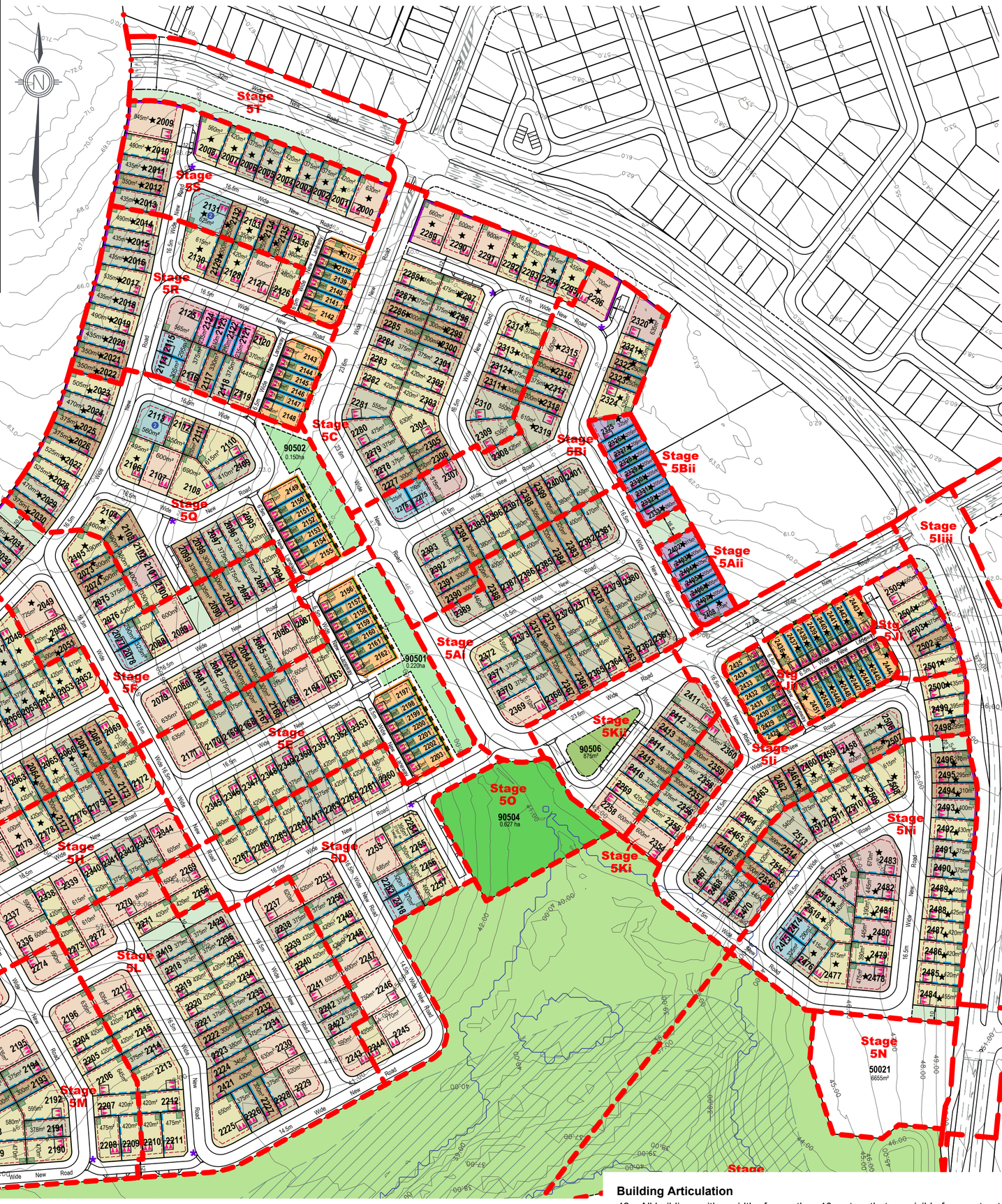

| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 500 | A1 | **110056 – 409** | **AD** |

## KEY MAP

Scale: 1 : 20,000




| 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<br>* 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 | 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% | |




**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
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease

### Open Space

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

### Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- 2m High Solid Timber Fence
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- ★ Lot Impacted by Potential Acoustic Requirements
- ✱ Bin Pad

Scale 1 : 2000 @ A1

0 20 40 60 80 100 120

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/406/72

Date: 13 February 2023

Queensland Government

## 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 acceptACle.
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

9. Setbacks are as per the Plan of Development TACle 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 TACle.
11. Boundary setbacks are measured to the wall of the structure.
12. Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
18. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that ACut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
19. In the case of corner allotments an additional setback from the street corner is applicACle. 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

20. 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.
21. 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)
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 ACove 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:
    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 hACitACle 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 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.
29. Maximum of one driveway per dwelling unless it is a MR lot.
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32. Driveways must be completed prior to occupation of the dwelling.

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33. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
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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 ACove, 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.

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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.
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40. No timber retaining walls over 1.0m or adjoining parks or public streets.
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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 façade 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) hACitACle 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.
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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 identifiACle front door, which is undercover.
55. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitACly 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 suitACly 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 hACitACle room, with large windows or balconies, fronting the secondary street.

### Definitions

Laneway Allotment - Allotments serviced by a laneway.

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S: 27/10/2021 Stage 4 Change
T: 20/12/2021 Stage 5 Layout Change
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PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | MD / NF / TR | DWG Name. | Precinct 1 Stage 5 |
| Chk'd By. | MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

Plan of Development
Stage 5 Overall
Residential Allotments


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520 Wickham Street
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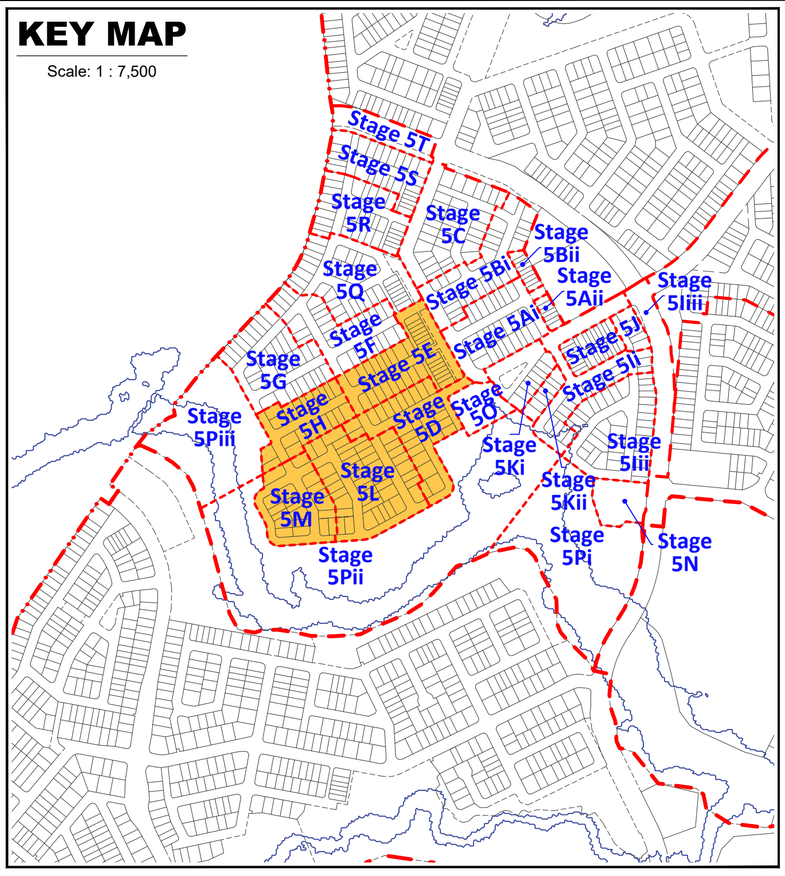


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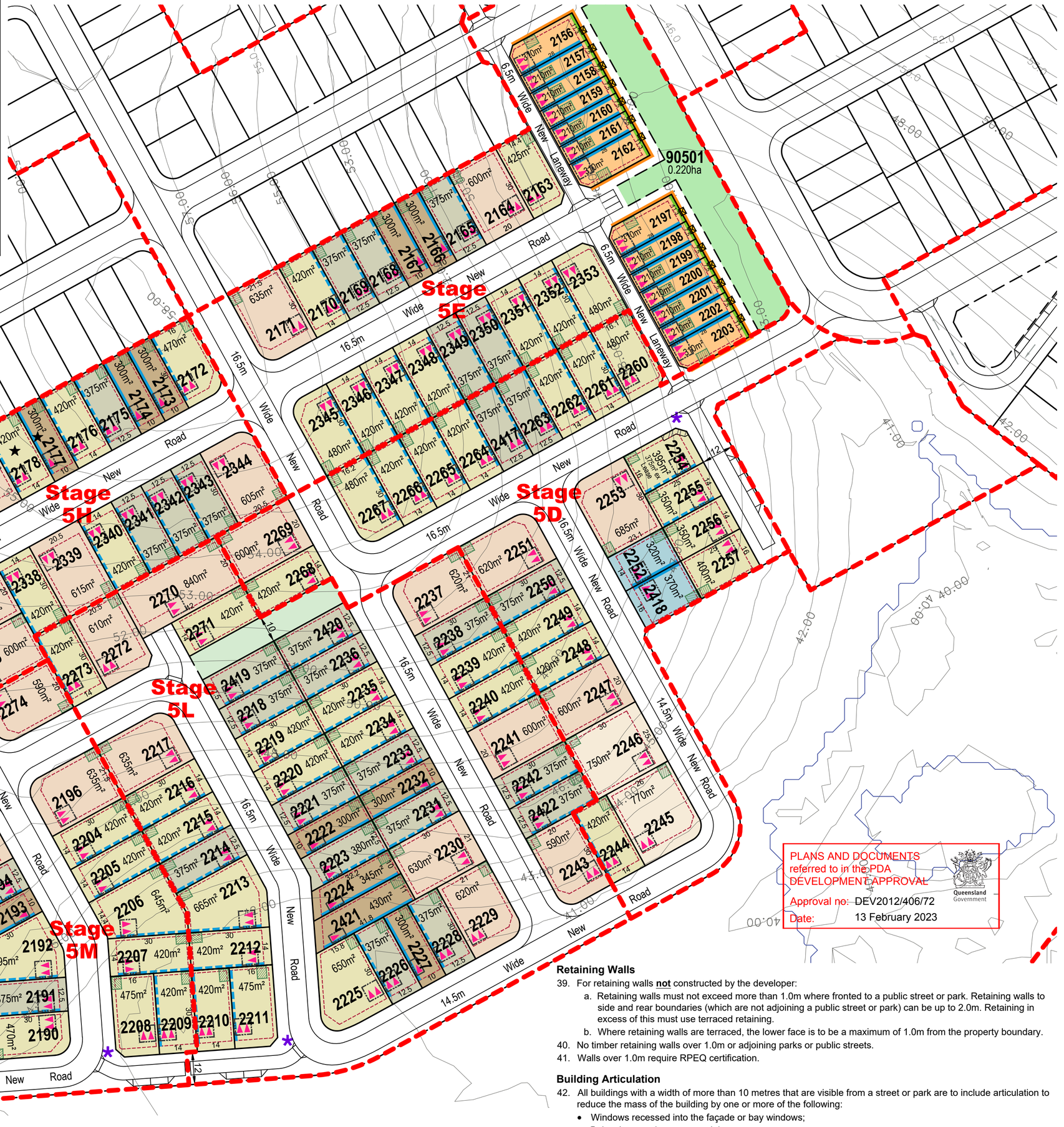

| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 2000 | A1 | **110056 – 410** | **AD** |

# KEY MAP

Scale: 1 : 7,500




| 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<br>* 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 | 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% | |




## Legend

### General

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

### 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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

## 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 acceptACle.
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

9. Setbacks are as per the Plan of Development TACle 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 TACle.
11. Boundary setbacks are measured to the wall of the structure.
12. Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
18. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that ACut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
19. In the case of corner allotments an additional setback from the street corner is applicACle. 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

20. 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.
21. 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)
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 ACove it
    iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
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| | | | |
|---|---|---|---|
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| Comp By. | MD / NF / TR | DWG Name. | Precinct 1 Stage 5 |
| Chk'd By. | MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

Plan of Development
Stage 5D, E, H, L & M
Residential Allotments


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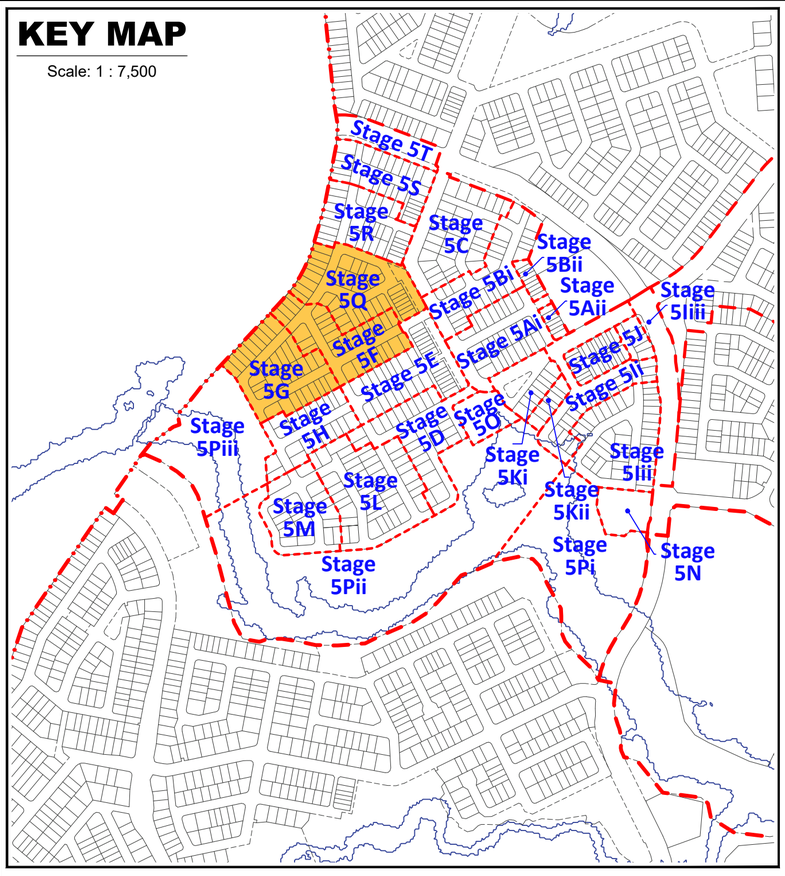


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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 1000 | A1 | **110056 – 411** | **AD** |

# KEY MAP

Scale: 1 : 7,500




| 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<br>* 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 | 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% | |




## Legend

### General

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

### Open Space

- Local Linear Recreation Park
- Linear Connections

### Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- 2m High Solid Timber Fence
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- ★ Lot Impacted by Potential Acoustic Requirements
- ✱ Bin Pad

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/406/72

Date: 13 February 2023

Queensland Government

**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.

## 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 acceptACle.
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

9. Setbacks are as per the Plan of Development TACle 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 TACle.
11. Boundary setbacks are measured to the wall of the structure.
12. Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
18. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that ACut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
19. In the case of corner allotments an additional setback from the street corner is applicACle. 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

20. 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.
21. 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)
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 ACove 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:
    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 hACitACle 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 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.
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 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.
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 solid 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 ACove, 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 RPEQ 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 façade 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) hACitACle 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 suitACly 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 identifiACle 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 hACitACle 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 identifiACle front door, which is undercover.
55. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitACly 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 suitACly 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 hACitACle room, with large windows or balconies, fronting the secondary street.

### Definitions

Laneway Allotment - Allotments serviced by a laneway.

REVISION

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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | MD / NF / TR | DWG Name. | Precinct 1 Stage 5 |
| Chk'd By. | MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

Plan of Development
Stage 5F, G & Q
Residential Allotments

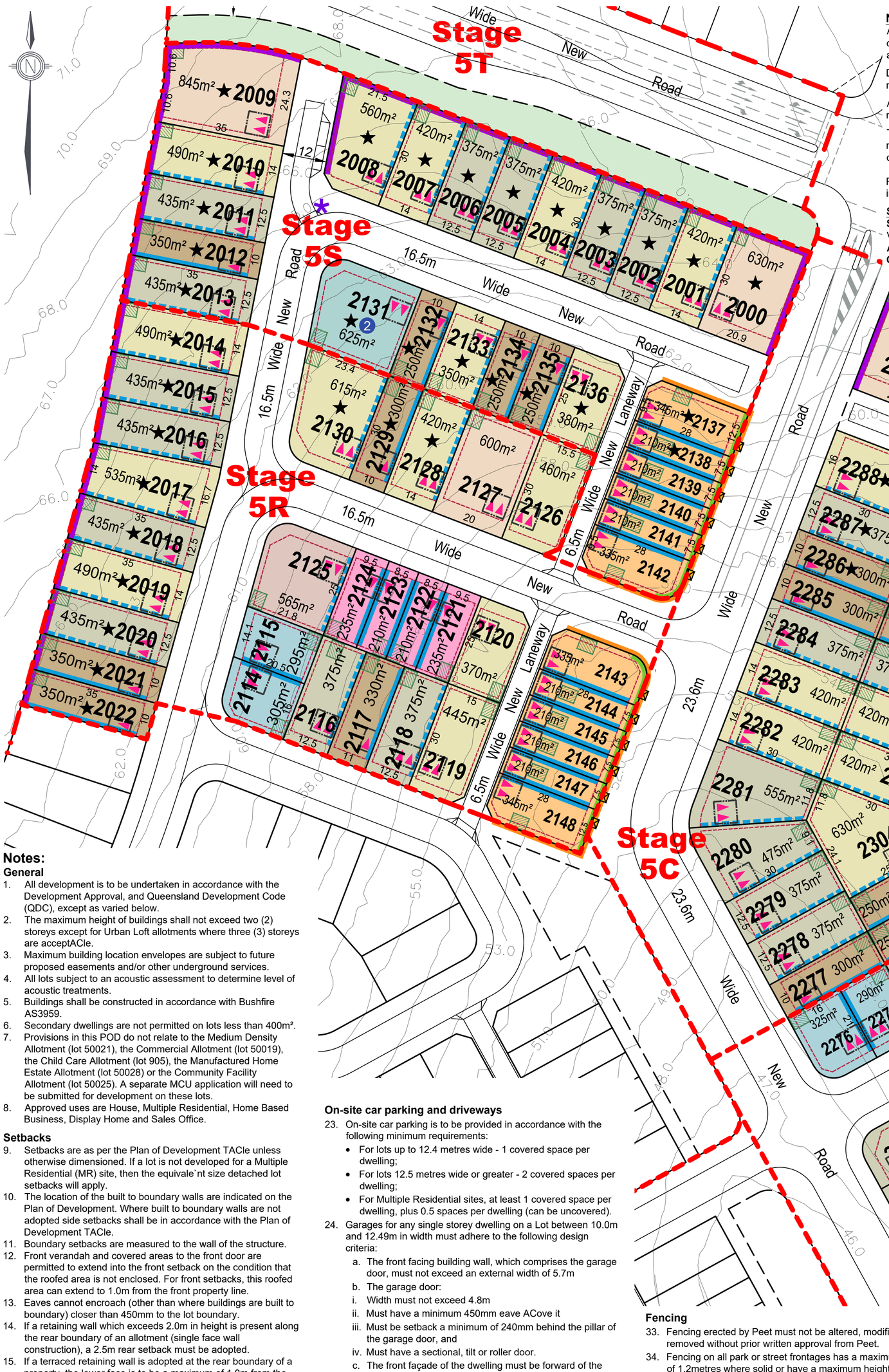

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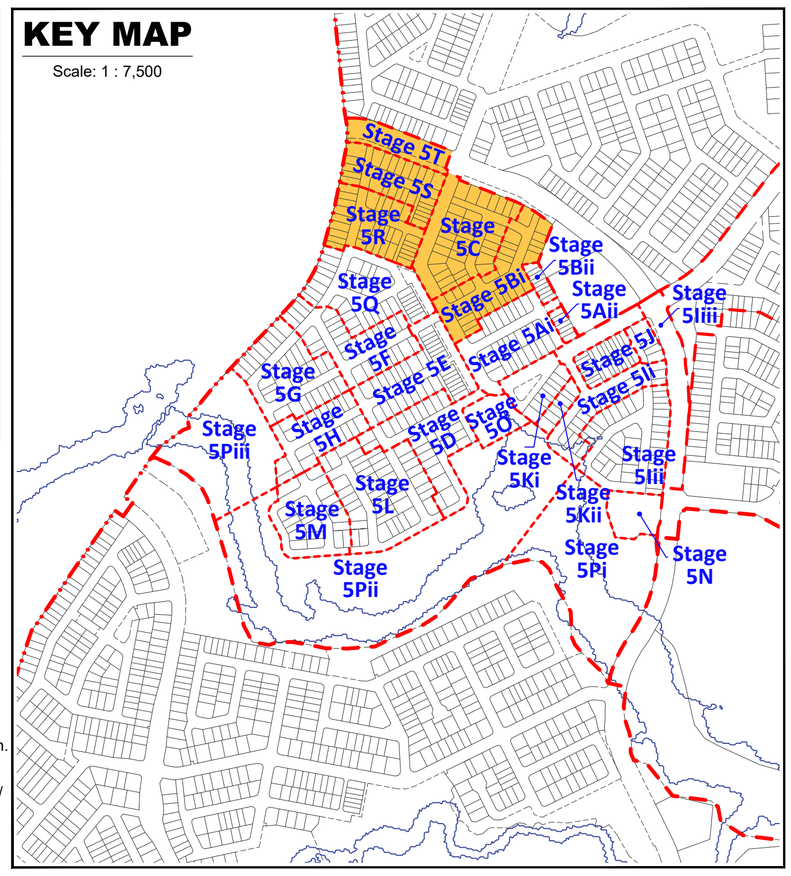


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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 1000 | A1 | **110056 – 412** | **AD** |

| 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 | 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<br>* 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 | |
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| 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% | |




**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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023

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### General

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4. All lots subject to an acoustic assessment to determine level of acoustic treatments.
5. Buildings shall be constructed in accordance with Bushfire AS3959.
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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.
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15. 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.
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17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
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    - 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.

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21. 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)
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 ACove 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:
    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 hACitACle 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 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.
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 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.
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 solid 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 ACove, 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 RPEQ 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 façade 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) hACitACle 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 suitACly 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 identifiACle 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 hACitACle 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 identifiACle front door, which is undercover.
55. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitACly 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 suitACly 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 hACitACle room, with large windows or balconies, fronting the secondary street.

### Definitions

Laneway Allotment - Allotments serviced by a laneway.

## Legend

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

**Open Space**
- Local Linear Recreation Park

**Allotment Details**
- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- 2m High Solid Timber Fence
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- ★ Lot Impacted by Potential Acoustic Requirements
- ✱ Bin Pad

Scale 1 : 750 @ A1
0 5 10 20 30 40 50

| REVISION |
|---|
| 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 |
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| Y: 12/05/2022 Stage 5 Layout Change |
| Z: 08/06/2022 Entry Statement Lease Areas |
| AA: 16/06/2022 Temporary STF Notation |
| AB: 20/09/2022 Stage 3 & 5 Layout Changes |
| AC: 14/11/2022 Stage 5 Boundary Changes |
| AD: 10/01/2023 Stage 3 & 4 Layout Changes |

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | MD / NF / TR | DWG Name. | Precinct 1 Stage 5 |
| Chk'd By. | MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

Plan of Development
Stage 5Bi, R, S & T
Residential Allotments


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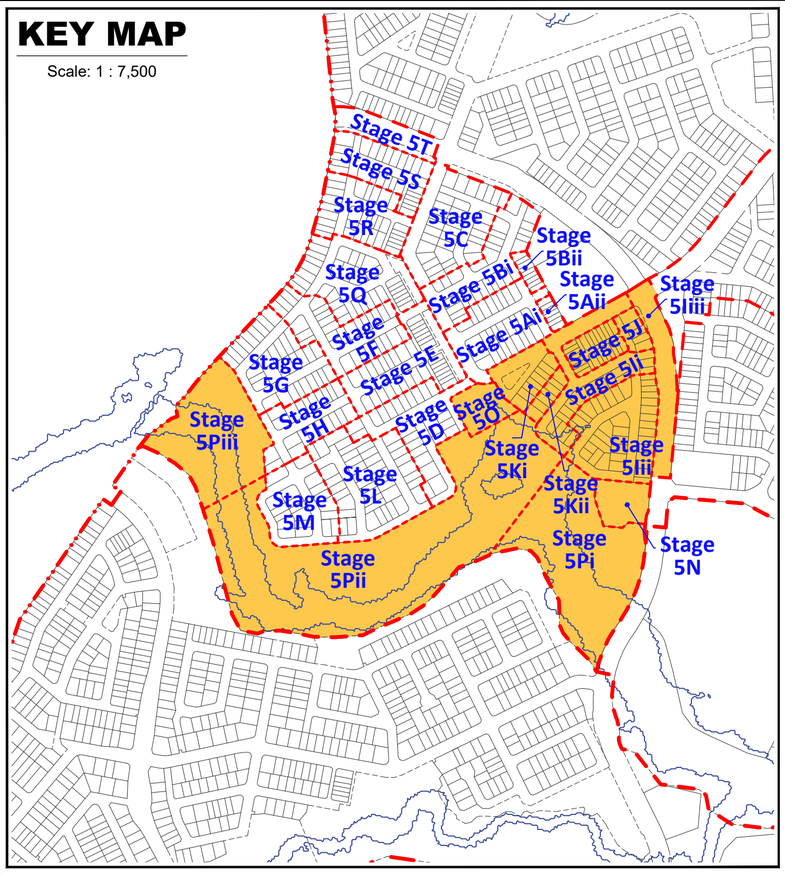


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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 750 | A1 | **110056 – 413** | **AD** |

# KEY MAP

Scale: 1 : 7,500




| 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<br>* 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 | 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% | |

**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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

Scale 1 : 750 @ A1
0 5 10 20 30 40 50

## 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 acceptACle.
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

9. Setbacks are as per the Plan of Development TACle 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 TACle.
11. Boundary setbacks are measured to the wall of the structure.
12. Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
18. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that ACut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
19. In the case of corner allotments an additional setback from the street corner is applicACle. 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

20. 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.
21. 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)
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;
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    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.
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### Definitions

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## Legend

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

### Open Space
- Conservation Park
- Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Linear Connections

### Allotment Details
- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- 2m High Solid Timber Fence
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- ★ Lot Impacted by Potential Acoustic Requirements
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| REVISION |
|---|
| S: 27/10/2021 Stage 4 Change |
| T: 20/12/2021 Stage 5 Layout Change |
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| | | | |
|---|---|---|---|
| PROJECT | **Flagstone Precinct 1** | | |
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | MD / NF / TR | DWG Name. | Precinct 1 Stage 5 |
| Chk'd By. | MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT: PEET

Plan of Development
Stage 5Ii, Iii, Ji, Jii, K, N, O & P
Residential Allotments


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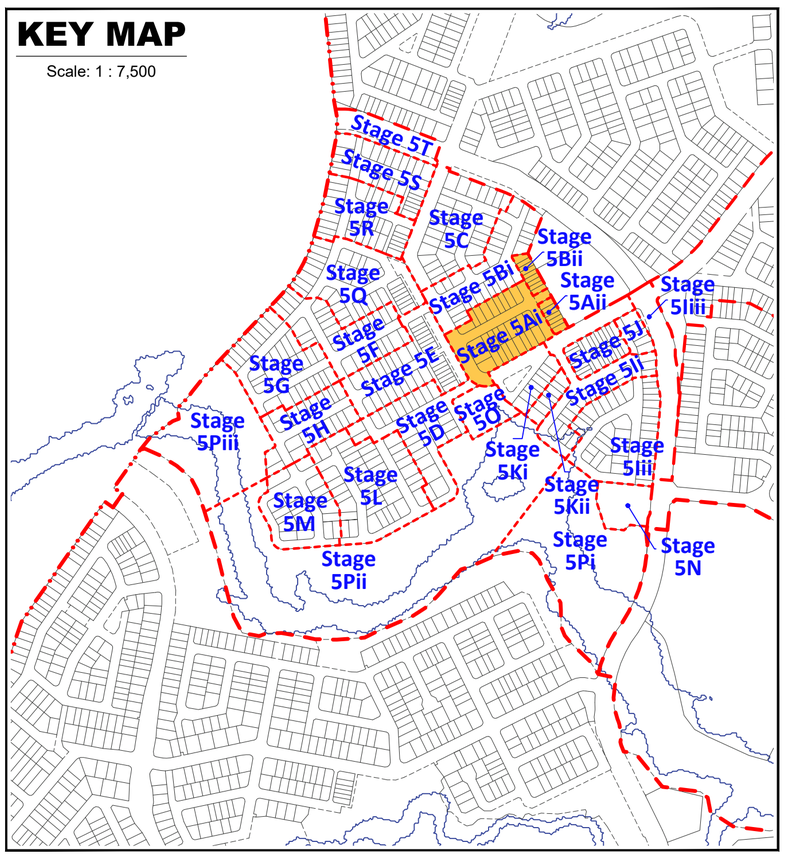


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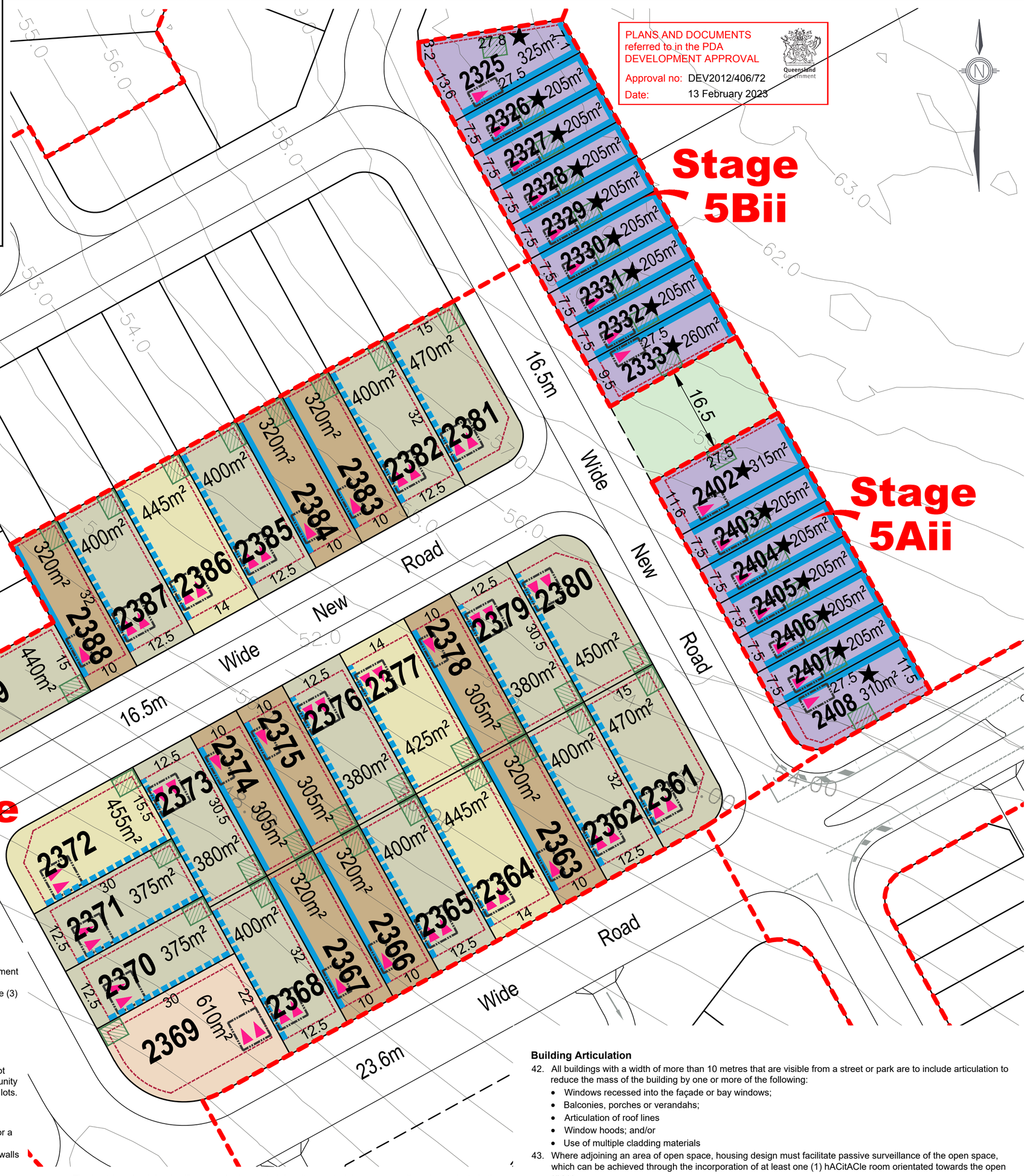

| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 750 | A1 | **110056 – 414** | **AD** |

# KEY MAP

Scale: 1 : 7,500




| 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<br>* 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 | 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% | |




Scale 1 : 500 @ A1

0 5 10 15 20 25 30

**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
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)

### Open Space

- Linear Connections

### Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- 2m High Solid Timber Fence
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- ★ Lot Impacted by Potential Acoustic Requirements

## Notes:

### General

1. All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
2. The maximum height of buildings shall not exceed two (2) storeys except for Urban Loft allotments where three (3) storeys are acceptACle.
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

9. Setbacks are as per the Plan of Development TACle 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 TACle.
11. Boundary setbacks are measured to the wall of the structure.
12. Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
14. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
15. If a 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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
18. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that ACut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
19. In the case of corner allotments an additional setback from the street corner is applicACle. 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

20. 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.
21. 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)
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 ACove 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:
    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 hACitACle 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 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.
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 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.
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 solid 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 ACove, 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 RPEQ 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 façade 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) hACitACle 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 suitACly 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 identifiACle 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 hACitACle 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 identifiACle front door, which is undercover.
55. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitACly 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 suitACly 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 hACitACle room, with large windows or balconies, fronting the secondary street.

### Definitions

Laneway Allotment - Allotments serviced by a laneway.

REVISION
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: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes

PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | MD / NF / TR | DWG Name. | Precinct 1 Stage 5 |
| Chk'd By. | MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

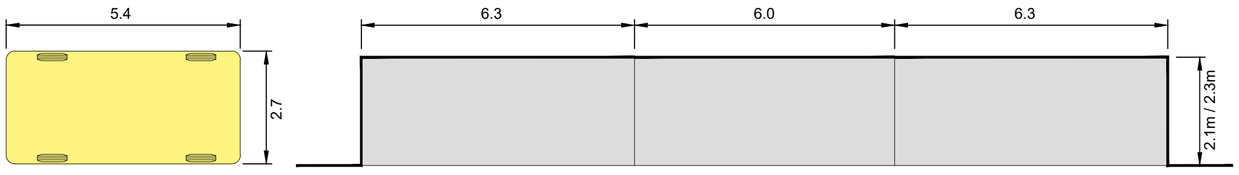
Plan of Development
Stage 5Ai, Aii & Bii
Residential Allotments


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| Scale | Sheet | Plan Ref | Rev |
|---|---|---|---|
| 1 : 500 | A1 | **110056 – 415** | **AD** |




**Parking Bay Diagram**
Scale 1 : 100

**Typical Indented Parking Bay Arrangement**
(In accordance with AS2890)
Scale 1 : 100

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/406/72
Date: 13 February 2023
Queensland Government

## Legend

### General
- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary

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

### On-Street Parking
- Indicative Car Park Location
- Indicative Driveway

**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.

## Parking Breakdown

| | |
|---|---|
| Total On-Street Visitor Parking Spaces Provided | 390 |
| Total Residential Dwellings | 498 |
| Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling) | 374 |

Stage 5T
Stage 5S
Stage 5R
Stage 5C
Stage 5Q
Stage 5F
Stage 5G
Stage 5E
Stage 5H
Stage 5D
Stage 5L
Stage 5M
Stage 5Bi
Stage 5Bii
Stage 5Iiii
Stage 5Ai
Stage 5Aii
Stage 5Ji
Stage 5Jii
Stage 5Kii
Stage 5Ii
Stage 5Ki
Stage 5Iii
Stage 5O
90504 0.627 ha
Stage 5N
50021 6655m²
Stage 5Piiii
(Pt) 90505 3.075 ha
Stage 5Pii
(Pt) 90505 10.279 ha
Stage 5Pi
(Pt) 90505 4.456 ha
90502 0.150ha
90501 0.220ha
90506 875m²

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

REVISION
S: 27/10/2021 Stage 4 Change
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PROJECT **Flagstone Precinct 1**

| | | | |
|---|---|---|---|
| Job Ref. | 110056 | Date. | 10 January 2023 |
| Comp By. | MD / NF / TR | DWG Name. | Precinct 1 Stage 5 |
| Chk'd By. | MD | Locality. | Flagstone |
| Local Authority. | Economic Development Queensland | | |

CLIENT PEET

# Plan of Development
# Stage 5 Overall
# Parking Management Plan


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| 1 : 1500 | A1 | **110056 – 416** | **AD** |