

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	10.219 ha	21.726 ha	19.984 ha	61.565 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**	**25.176 ha**	**270.364 ha**	**20.650 ha**	**328.035 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	3.065 ha	4.559 ha	3.529 ha	12.655 ha	3.0%
Local Road	3.465 ha	4.511 ha	9.551 ha	8.671 ha	26.198 ha	6.3%
Linear Connections	0.071 ha	0.412 ha	0.355 ha	0.429 ha	1.267 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**	**8.051 ha**	**14.465 ha**	**12.629 ha**	**40.183 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	—	—	—	0.366 ha	0.366 ha	0.1%
Stormwater Detention	—	—	—	—	—	0.0%
Total Open Space	**—**	**12.177 ha**	**16.590 ha**	**18.893 ha**	**47.660 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	10	2	20	61	4%
Courtyard Allotment	14 x 25m	350m²	41	16	22	26	105	7%
Premium Courtyard Allotment	16 x 25m	400m²	17	6	9	11	43	3%
Premium Traditional Allotment	20 x 25m	500m²	—	4	—	1	5	0%
Possible Multiple Residential Allotment	—	—	2	3	3	2	10	1%
Subtotal			**89**	**39**	**36**	**64**	**228**	**16%**
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	33	46	3%
Terrace 9.5m Allotment	9.5 x 28m	265m²	4	—	2	12	18	1%
Subtotal			**12**	**—**	**7**	**45**	**64**	**5%**
30m Deep Product								
Villa Allotment	10 x 30m	300m²	32	35	58	72	197	14%
Premium Villa Allotment	12.5 x 30m	375m²	33	66	115	123	337	24%
Courtyard Allotment	14 x 30m	420m²	51	53	124	124	352	25%
Traditional Allotment	20 x 30m	600m²	19	27	68	43	157	11%
Premium Traditional Allotment	25 x 30m	720m²	—	7	27	2	36	3%
Possible Multiple Residential Allotment	—	—	1	2	12	—	15	1%
Subtotal			**136**	**190**	**404**	**364**	**1094**	**77%**
Total Residential Allotments			**237**	**233**	**451**	**499**	**1420**	**100%**
Residential Net Density			**18.0 dw/ha**	**12.9 dw/ha**	**13.5 dw/ha**	**16.5 dw/ha**	**15.0 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**	**238**	**457**	**500**	**1434**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**240**	**242**	**475**	**501**	**1458**	
Maximum Potential Net Residential Density			**18.2 dw/ha**	**13.4 dw/ha**	**14.2 dw/ha**	**16.6 dw/ha**	**15.4 dw/ha**	

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
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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stages 2-5
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT **PEET**

Plan of Subdivision
Stages 2 – 5
Overall Allotment Layout

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023

Queensland Government

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Scale	Sheet	Plan Ref	Rev
1 : 3000	A1	**110056 – 374**	**AG**

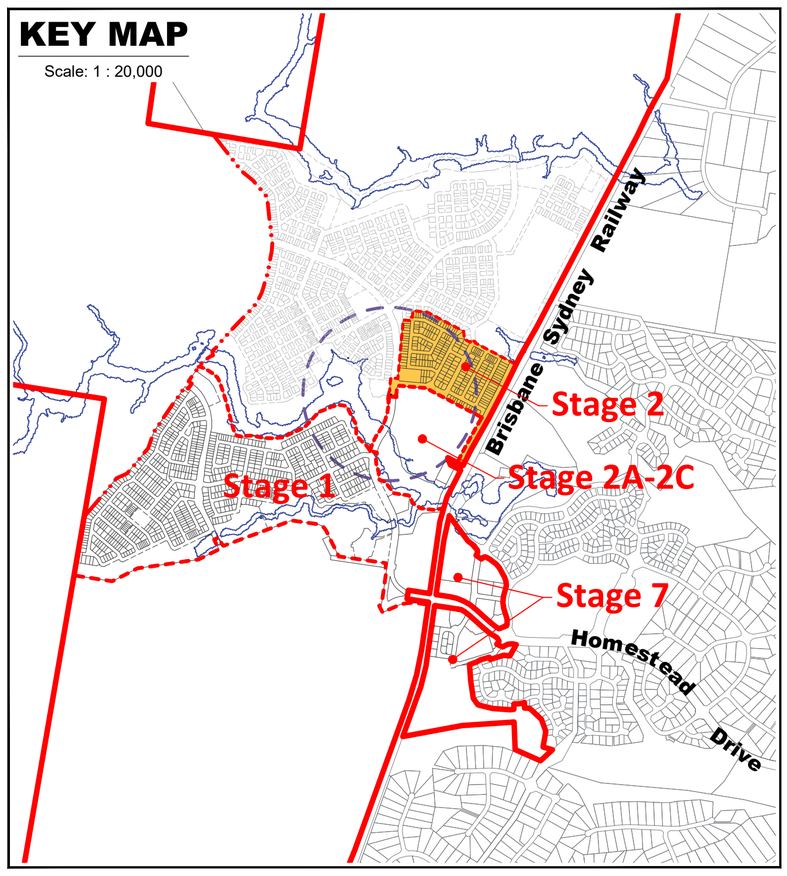


Land Budget Stages 2 – 5

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	10.219 ha	21.726 ha	19.984 ha	61.565 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**	**25.176 ha**	**270.364 ha**	**20.650 ha**	**328.035 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	3.065 ha	4.559 ha	3.529 ha	12.655 ha	3.0%
Local Road	3.465 ha	4.511 ha	9.551 ha	8.671 ha	26.198 ha	6.3%
Linear Connections	0.071 ha	0.412 ha	0.355 ha	0.429 ha	1.267 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**	**8.051 ha**	**14.465 ha**	**12.629 ha**	**40.183 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	—	—	—	0.366 ha	0.366 ha	0.1%
Stormwater Detention	—	—	—	—	—	0.0%
Total Open Space	**—**	**12.177 ha**	**16.590 ha**	**18.893 ha**	**47.660 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	10	2	20	61	4%
Courtyard Allotment	14 x 25m	350m²	41	16	22	26	105	7%
Premium Courtyard Allotment	16 x 25m	400m²	17	6	9	11	43	3%
Premium Traditional Allotment	20 x 25m	500m²	—	4	—	1	5	0%
Possible Multiple Residential Allotment	—	—	2	3	3	2	10	1%
Subtotal			**89**	**39**	**36**	**64**	**228**	**16%**
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	33	46	3%
Terrace 9.5m Allotment	9.5 x 28m	265m²	4	—	2	12	18	1%
Subtotal			**12**	**—**	**7**	**45**	**64**	**5%**
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Villa Allotment	10 x 30m	300m²	32	35	58	72	197	14%
Premium Villa Allotment	12.5 x 30m	375m²	33	66	115	123	337	24%
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Traditional Allotment	20 x 30m	600m²	19	27	68	43	157	11%
Premium Traditional Allotment	25 x 30m



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)

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Adjoining information: DCDB.
Contours: Bradlees.

Stage 2A-2C (Approved)

50013
1.581 ha

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**	

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

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PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 2
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT PEET

Plan of Subdivision
Stage 2 Overall
Allotment Layout

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Approval no: DEV2012/403/85
Date: 28 April 2023
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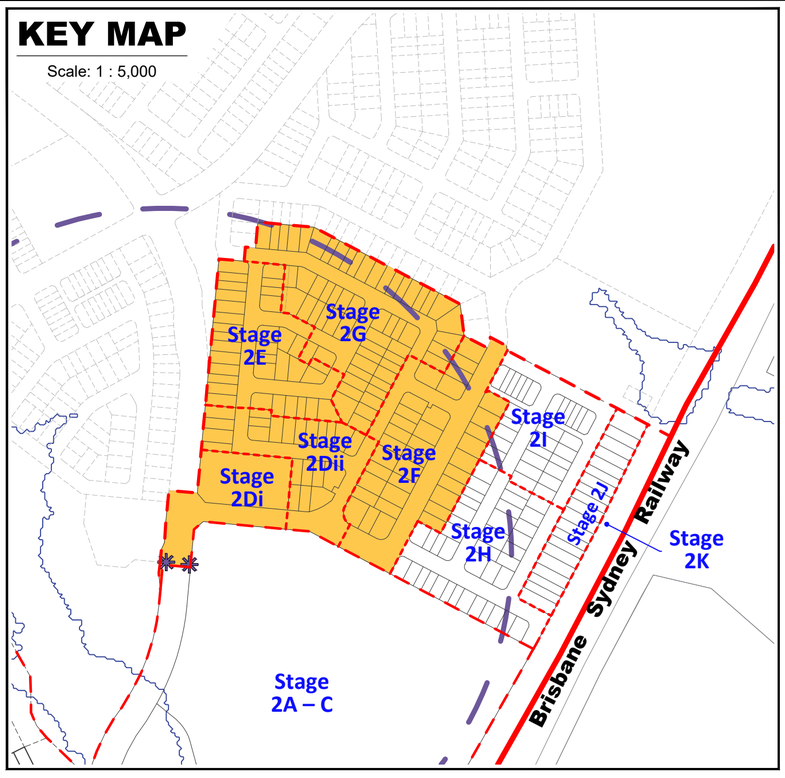
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Scale	Sheet	Plan Ref	Rev
1 : 1500	A1	**110056 – 375**	**AG**

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.

Stage 2G

Stage 2E

Stage 2F

Stage 2Di

Stage 2Dii

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
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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 2
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT **PEET**

Plan of Subdivision
Stage 2D – 2G
Allotment Layout

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023

Queensland Government

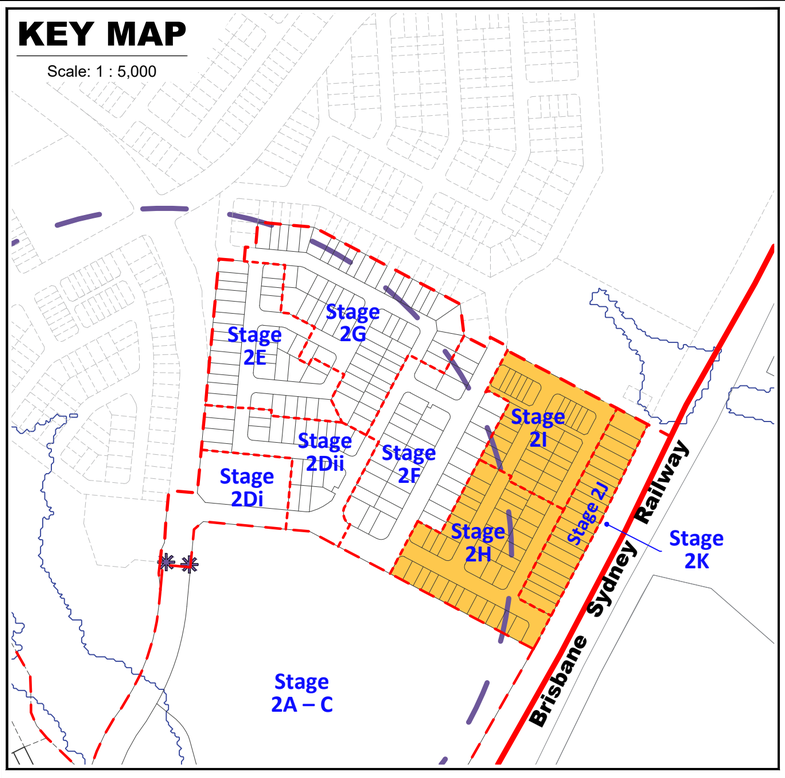
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Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 376**	**AG**

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		

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Legend

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- 10m Wide Existing Sewer Easement
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CLIENT PEET

Plan of Subdivision
Stage 2H – 2J
Allotment Layout

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Approval no: DEV2012/403/85
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Queensland Government

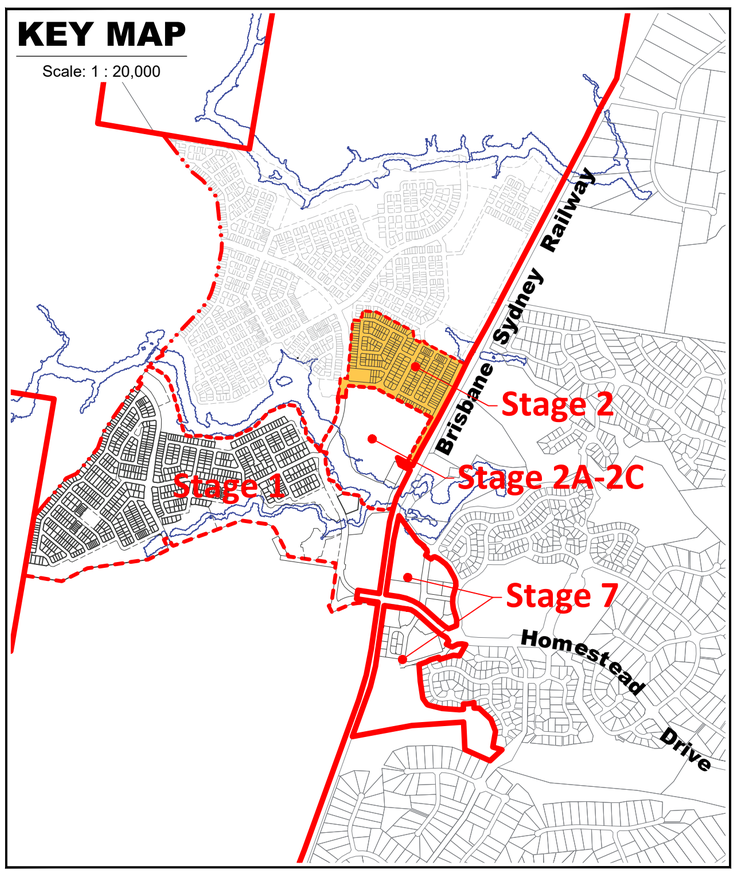
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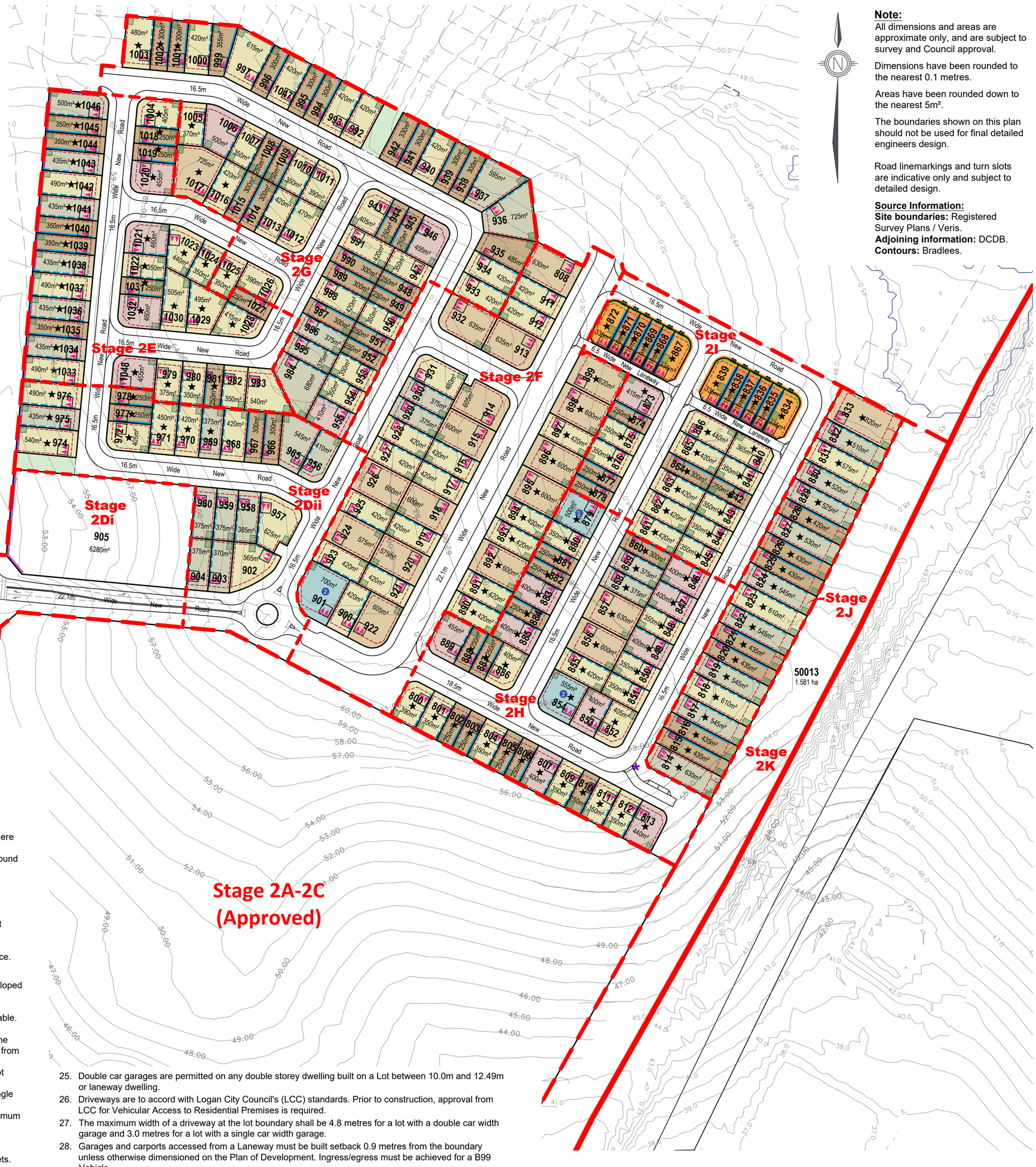
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 377**	**AG**

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 * 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:

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Areas have been rounded down to the nearest 5m².

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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.

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.

Scale 1 : 1500 @ A1

0 10 20 40 60 80 100

REVISION
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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 2
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT PEET

Plan of Development
Stage 2 Overall
Residential Allotments

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no. DEV2012/403/85
Date: 28 April 2023

Queensland Government

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Scale	Sheet	Plan Ref	Rev
1 : 1500	A1	**110056 – 378**	**AG**



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
- 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:

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.

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

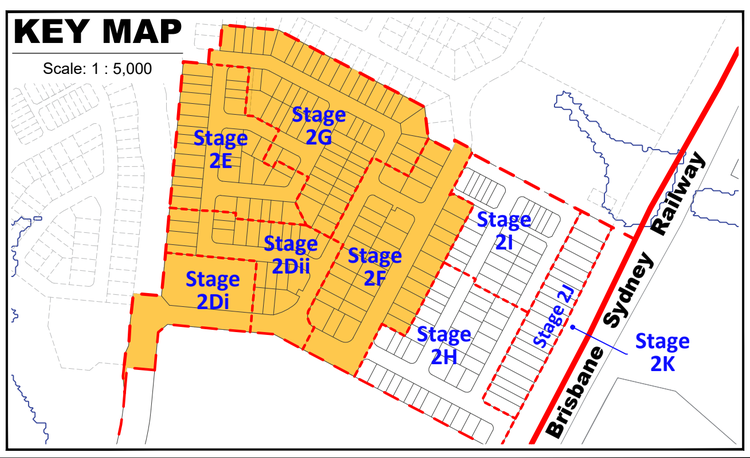
57. Floor area must be between a minimum of 30m² and 75m².
58. Materials, detailing, colours and roof form are consistent with those of the primary house.
59. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
60. Outdoor living space must be directly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

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%	



REVISION
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
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AD: 10/01/2023 Stage 3 & 4 Layout Changes
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref. 110056 | Date. 13 April 2023
Comp By. NF | DWG Name. Precinct 1 Stage 2
Chk'd By. MD | Locality. Flagstone
Local Authority. Economic Development Queensland

CLIENT PEET

Plan of Development
Stage 2D – 2G
Residential Allotments

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023

Queensland Government

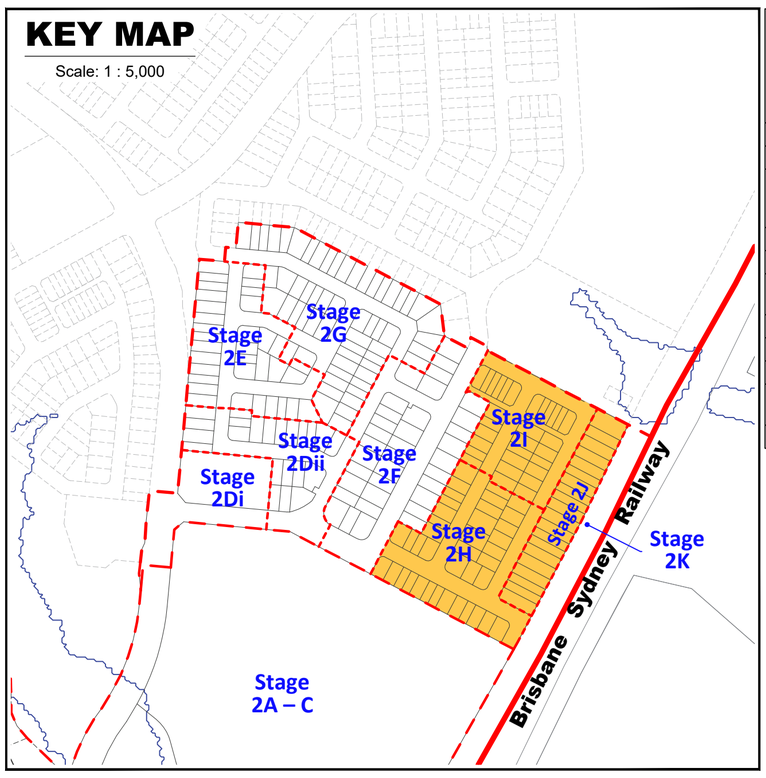
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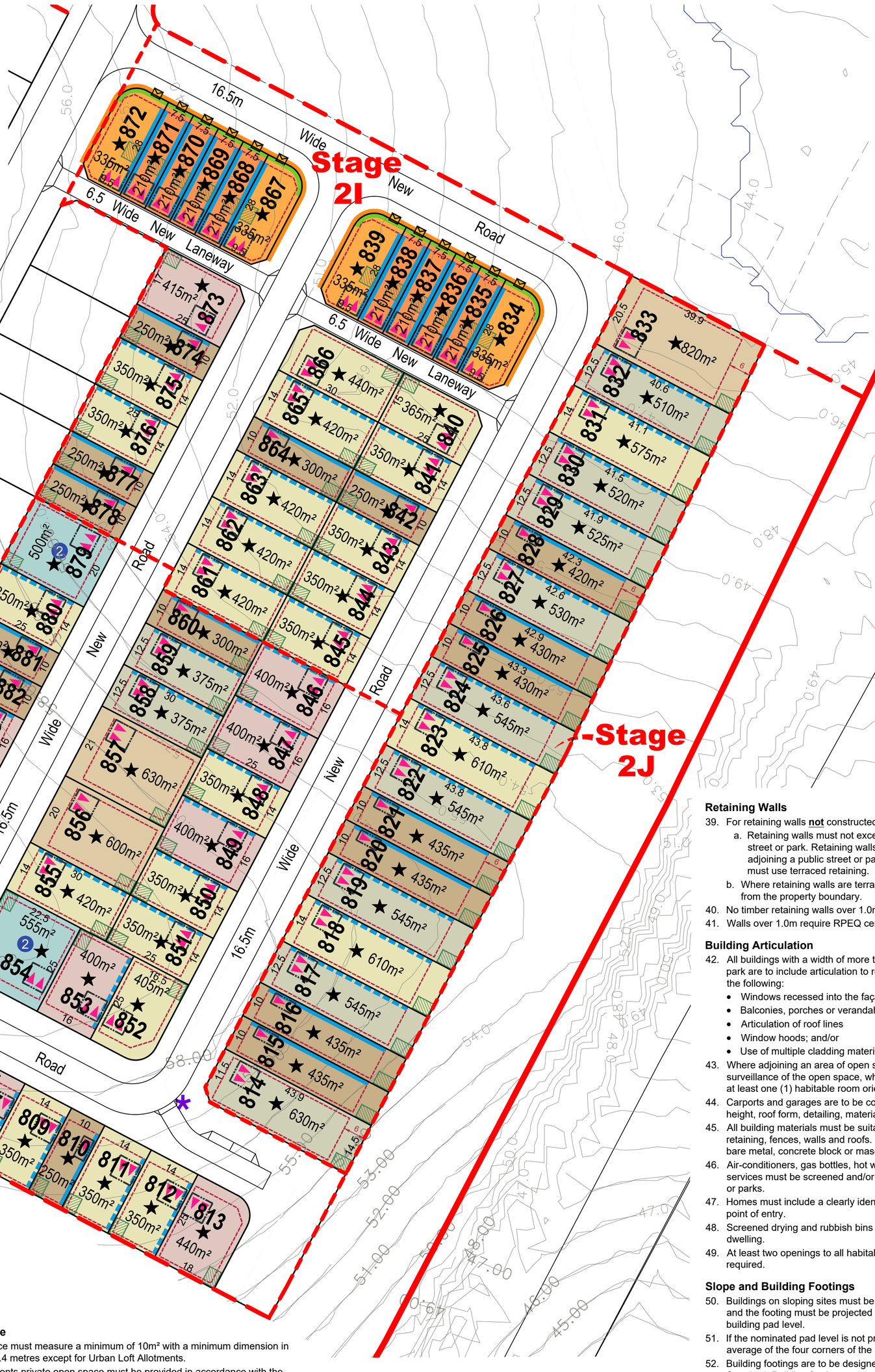
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 379**	**AG**

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 * 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

Open Space

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

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- 1.8m High Solid Timber Fence
- 1.5m High Solid Timber Fence
- Preferred Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- ★ 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.

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 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
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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 2
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT PEET

Plan of Development
Stage 2H – 2J
Residential Allotments

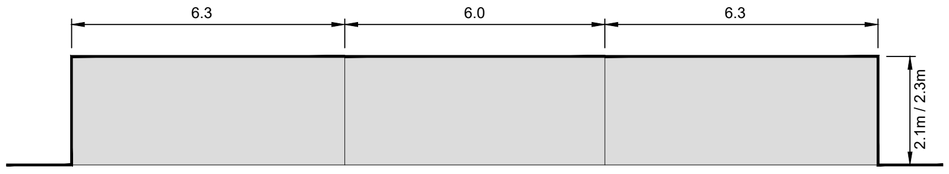
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023

Queensland Government

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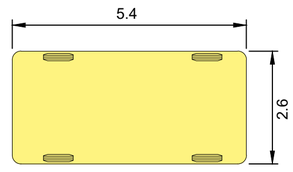
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 380**	**AG**



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

Stage 2A-2C (Approved)

Stage 2Di

Stage 2Dii

Stage 2E

Stage 2G

Stage 2F

Stage 2H

Stage 2I

Stage 2J

Stage 2K

50013
1.581 ha

Note:

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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 : 1000 @ A1

0 5 10 20 30 40 50 60

REVISION

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PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 2
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT **PEET**

Plan of Development
Stage 2 Overall
Parking Management Plan

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/85

Date: 28 April 2023

Queensland Government

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Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 381**	**AG**

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 3Ki	Stage 3Kii	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	%
Area of Subject Site	**3.310 ha**	**2.393 ha**	**3.346 ha**	**2.820 ha**	**12.038 ha**	**2.506 ha**	**1.365 ha**	**0.403 ha**	**2.740 ha**	**2.908 ha**	**0.966 ha**	**2.694 ha**	**0.463 ha**	**2.174 ha**	**0.413 ha**	**2.346 ha**	**0.045 ha**	**2.982 ha**	**45.912 ha**	**100.0%**
Saleable Area																				
Residential Allotments	1.973 ha	1.372 ha	2.465 ha	1.757 ha	—	1.300 ha	0.949 ha	0.403 ha	—	—	—	—	—	—	—	—	—	—	**10.219 ha**	**22.3%**
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	**1.973 ha**	**1.372 ha**	**2.465 ha**	**1.757 ha**	**12.038 ha**	**1.300 ha**	**0.949 ha**	**0.403 ha**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**2.919 ha**	**25.176 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	—	—	—	—	—	—	—	—	—	2.039 ha	—	—	—	—	**3.065 ha**	**6.7%**
Local Road	0.718 ha	0.857 ha	0.791 ha	0.553 ha	—	1.176 ha	0.416 ha	—	—	—	—	—	—	—	—	—	—	—	**4.511 ha**	**9.8%**
Linear Connections	0.067 ha	0.054 ha	0.090 ha	0.036 ha	—	0.030 ha	—	—	—	—	—	—	—	0.135 ha	—	—	—	—	**0.412 ha**	**0.9%**
Existing Road	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.063 ha	**0.063 ha**	**0.1%**
Total Area of New Road	**1.337 ha**	**0.911 ha**	**0.881 ha**	**1.063 ha**	**—**	**1.206 ha**	**0.416 ha**	**—**	**—**	**—**	**—**	**—**	**—**	**2.174 ha**	**—**	**—**	**—**	**0.063 ha**	**8.051 ha**	**17.5%**
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:

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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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Source Information:
Site boundaries: Registered Survey Plans / Veris.
Adjoining information: DCDB.
Contours: 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
- SPS Access EMT
- 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)

Scale 1 : 2000 @ A1

0 20 40 60 80 100 120

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**	**1.7%**
Subtotal			**—**	**—**	**—**	**4**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**4**	**1.7%**
25m Deep Product																	
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Villa Allotment	10 x 25m	250m²	—	4	1	5	—	—	—	—	—	—	—	—	—	**10**	**4.3%**
Courtyard Allotment	14 x 25m	350m²	8	4	2	2	—	—	—	—	—	—	—	—	—	**16**	**6.9%**
Premium Courtyard Allotment	16 x 25m	400m²	3	1	1	—	—	1	—	—	—	—	—	—	—	**6**	**2.6%**
Premium Traditional Allotment	20 x 25m	500m²	2	1	—	—	—	1	—	—	—	—	—	—	—	**4**	**1.7%**
Possible Multiple Residential Allotment	—	—	1	—	1	—	—	1	—	—	—	—	—	—	—	**3**	**1.3%**
Subtotal			**14**	**10**	**5**	**7**	**—**	**3**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**39**	**16.7%**
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	16	7	—	2	3	3	—	—	—	—	—	**35**	**15.0%**
Premium Villa Allotment	12.5 x 30m	375m²	7	9	9	16	—	14	6	5	—	—	—	—	—	**66**	**28.3%**
Courtyard Allotment	14 x 30m	420m²	9	6	14	8	—	8	6	2	—	—	—	—	—	**53**	**22.7%**
Traditional Allotment	20 x 30m	600m²	8	2	5	4	—	3	5	—	—	—	—	—	—	**27**	**11.6%**
Premium Traditional Allotment	25 x 30m	720m²	1	2	3	—	—	—	1	—	—	—	—	—	—	**7**	**3.0%**
Possible Multiple Residential Allotment	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	**2**	**0.9%**
Subtotal			**26**	**22**	**49**	**35**	**—**	**27**	**21**	**10**	**—**	**—**	**—**	**—**	**—**	**190**	**81.5%**
Total Residential Allotments			**40**	**32**	**54**	**46**	**—**	**30**	**21**	**10**	**—**	**—**	**—**	**—**	**—**	**233**	**100%**
Residential Net Density			**14.5 dw/ha**	**13.4 dw/ha**	**16.1 dw/ha**	**19.6 dw/ha**	**—**	**12.0 dw/ha**	**15.4 dw/ha**	**24.8 dw/ha**	**—**	**—**	**—**	**—**	**—**	**12.9 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**	**54**	**46**	**1**	**30**	**21**	**10**	**—**	**—**	**—**	**1**	**2**	**238**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**41**	**32**	**61**	**46**	**—**	**31**	**21**	**10**	**—**	**—**	**—**	**—**	**—**	**242**	
Maximum Potential Net Residential Density			**14.9 dw/ha**	**13.4 dw/ha**	**18.2 dw/ha**	**19.6 dw/ha**	**—**	**12.4 dw/ha**	**15.4 dw/ha**	**24.8 dw/ha**	**—**	**—**	**—**	**—**	**—**	**13.4 dw/ha**	

KEY MAP

Scale: 1 : 20,000

REVISION

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
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AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 3
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT **PEET**

Plan of Subdivision
Stage 3 Overall
Allotment Layout

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023

Queensland Government

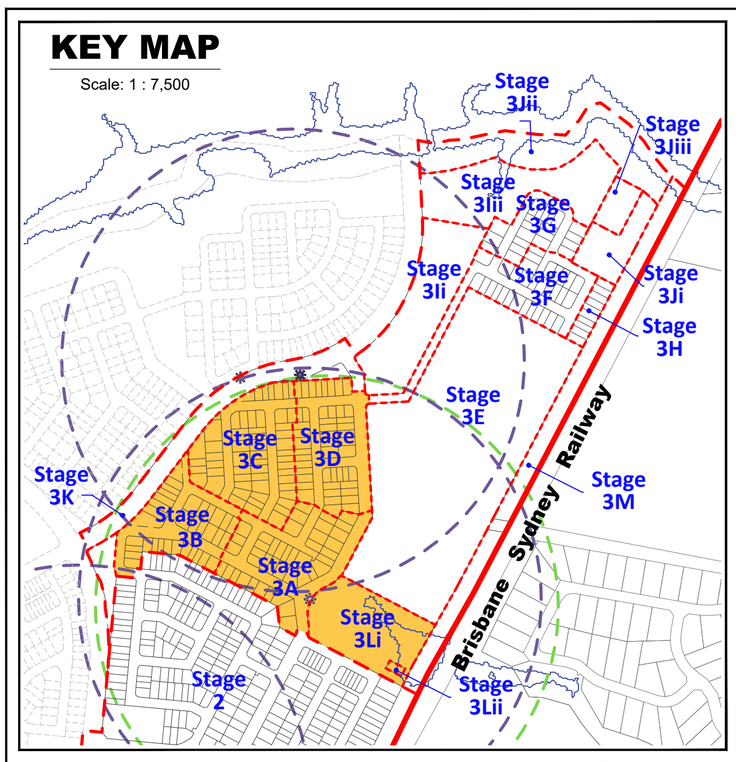
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Scale	Sheet	Plan Ref	Rev
1 : 2000	A1	**110056 – 382**	**AG**

KEY MAP

Scale: 1 : 7,500



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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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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.

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	2.3%
Subtotal			—	—	—	4	—	4	2.3%
25m Deep Product									
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	—	—	0.0%
Villa Allotment	10 x 25m	250m²	—	4	1	5	—	10	5.8%
Courtyard Allotment	14 x 25m	350m²	8	4	2	2	—	16	9.3%
Premium Courtyard Allotment	16 x 25m	400m²	3	1	1	—	—	5	2.9%
Premium Traditional Allotment	20 x 25m	500m²	2	1	—	—	—	3	1.7%
Possible Multiple Residential Allotment	—	—	1	—	1	—	—	2	1.2%
Subtotal			14	10	5	7	—	36	20.9%
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	1	3	16	7	—	27	15.7%
Premium Villa Allotment	12.5 x 30m	375m²	7	9	9	16	—	41	23.8%
Courtyard Allotment	14 x 30m	420m²	9	6	14	8	—	37	21.5%
Traditional Allotment	20 x 30m	600m²	8	2	5	4	—	19	11.0%
Premium Traditional Allotment	25 x 30m	720m²	1	2	3	—	—	6	3.5%
Possible Multiple Residential Allotment	—	—	—	—	2	—	—	2	1.2%
Subtotal			26	22	49	35	—	132	76.7%
Total Residential Allotments			40	32	54	46	—	172	100%
Residential Net Density			14.5 dw/ha	13.4 dw/ha	16.1 dw/ha	19.6 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	54	46	1	173	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			41	32	61	46	—	180	
Maximum Potential Net Residential Density			14.9 dw/ha	13.4 dw/ha	18.2 dw/ha	19.6 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	**3.310 ha**	**2.393 ha**	**3.346 ha**	**2.820 ha**	**2.346 ha**	**0.045 ha**	**14.215 ha**	**100.0%**
Saleable Area								
Residential Allotments	1.973 ha	1.372 ha	2.465 ha	1.757 ha	—	—	**7.567 ha**	**53.2%**
Balance Super Allotments	—	—	—	—	—	—	—	0.0%
MHE Allotment	—	—	—	—	—	—	—	0.0%
Total Area of Allotments	**1.973 ha**	**1.372 ha**	**2.465 ha**	**1.757 ha**	—	—	**7.567 ha**	**53.2%**
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	0.718 ha	0.857 ha	0.791 ha	0.553 ha	—	—	**2.919 ha**	**20.5%**
Linear Connections	0.067 ha	0.054 ha	0.090 ha	0.036 ha	—	—	**0.247 ha**	**1.7%**
Existing Road	—	—	—	—	—	—	—	0.0%
Total Area of New Road	**1.337 ha**	**0.911 ha**	**0.881 ha**	**1.063 ha**	—	—	**4.192 ha**	**29.5%**
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
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
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AD: 10/01/2023 Stage 3 & 4 Layout Changes
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 3
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT **PEET**

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023

Queensland Government

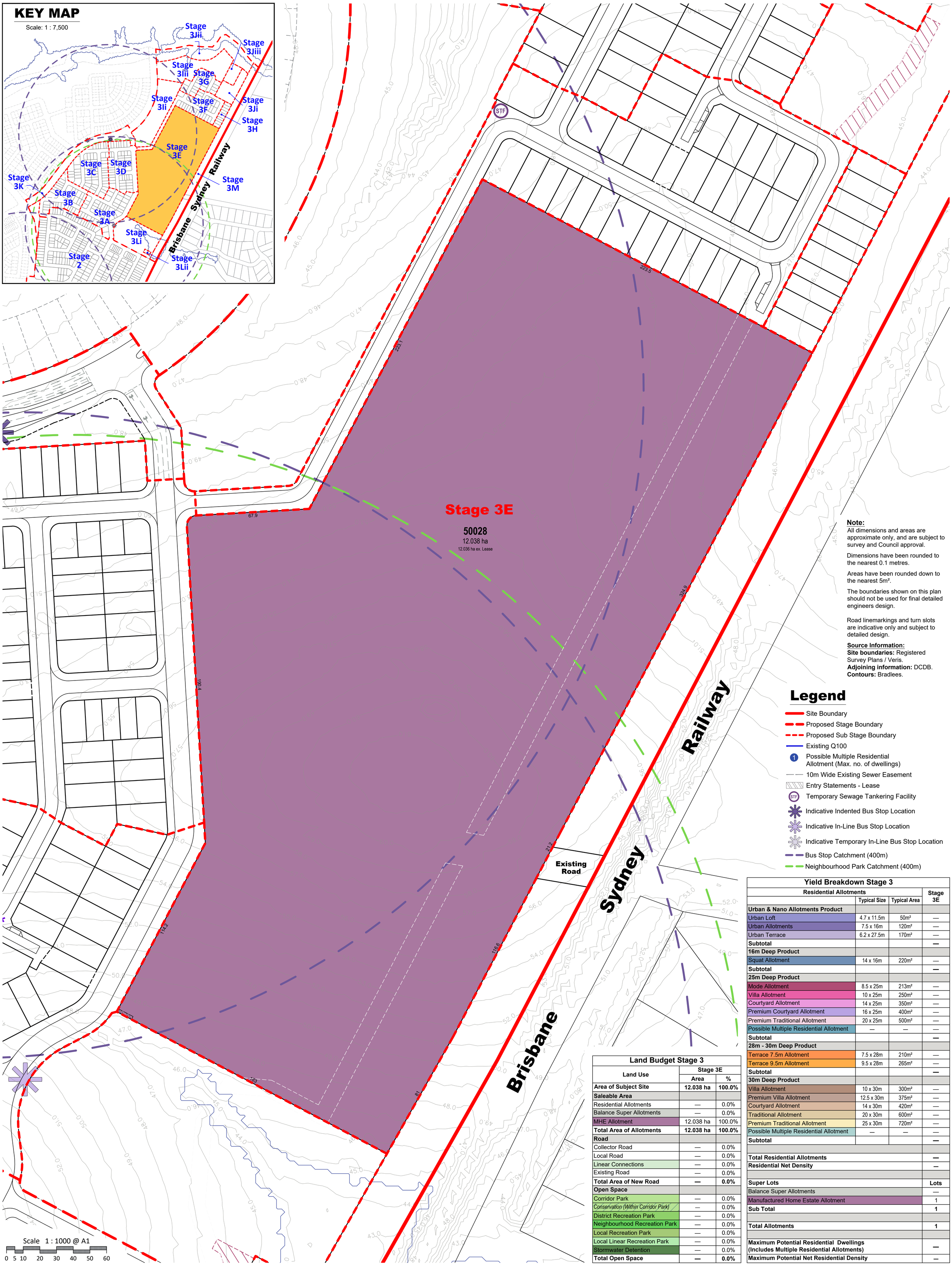
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Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 383**	**AG**

KEY MAP

Scale: 1 : 7,500



Note:
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

REVISION
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
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AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 3
Chk'd By.	MD	Locality.	Flagstone
Local Authority.			

CLIENT **PEET**

Plan of Subdivision
Stage 3E
Allotment Layout

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no. DEV2012/403/85
Date: 28 April 2023

Queensland Government

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Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 384**	**AG**

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)

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Areas have been rounded down to the nearest 5m².

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Source Information:
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Adjoining information: DCDB.
Contours: Bradlees.

Stage 3Jii
(Pt) 90303
2.694 ha

Stage 3Iii
(Pt) 90302
2.908 ha

Stage 3Jiii
50030
0.463 ha

Stage 3Ji
(Pt) 90303
0.966 ha

Stage 3Ii
(Pt) 90302
2.740 ha

Stage 3F

Stage 3H

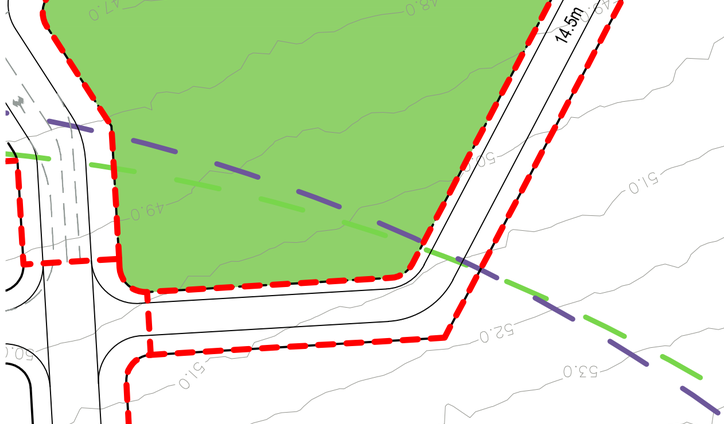
Stg 3G

Sydney Railway

Brisbane

KEY MAP

Scale: 1 : 7,500



Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

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 ha**	**1.365 ha**	**0.403 ha**	**2.740 ha**	**2.908 ha**	**0.966 ha**	**2.694 ha**	**0.463 ha**	**14.045 ha**	**100.0%**
Saleable Area										
Residential Allotments	1.300 ha	0.949 ha	0.403 ha	—	—	—	—	—	**2.652 ha**	**18.9%**
Balance Super Allotments	—	—	—	—	—	—	—	—	—	**0.0%**
MHE Allotment	—	—	—	—	—	—	—	—	—	**0.0%**
Total Area of Allotments	**1.300 ha**	**0.949 ha**	**0.403 ha**	**—**	**—**	**—**	**—**	**—**	**2.652 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	0.416 ha	—	—	—	—	—	—	**1.592 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**	**0.416 ha**	**—**	**—**	**—**	**—**	**—**	**—**	**1.622 ha**	**11.5%**
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	14	6	5	**25**	**41.0%**
Courtyard Allotment	14 x 30m	420m²	8	6	2	**16**	**26.2%**
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
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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 3
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT PEET

Plan of Subdivision
Stage 3F – 3J
Allotment Layout

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023
Queensland Government

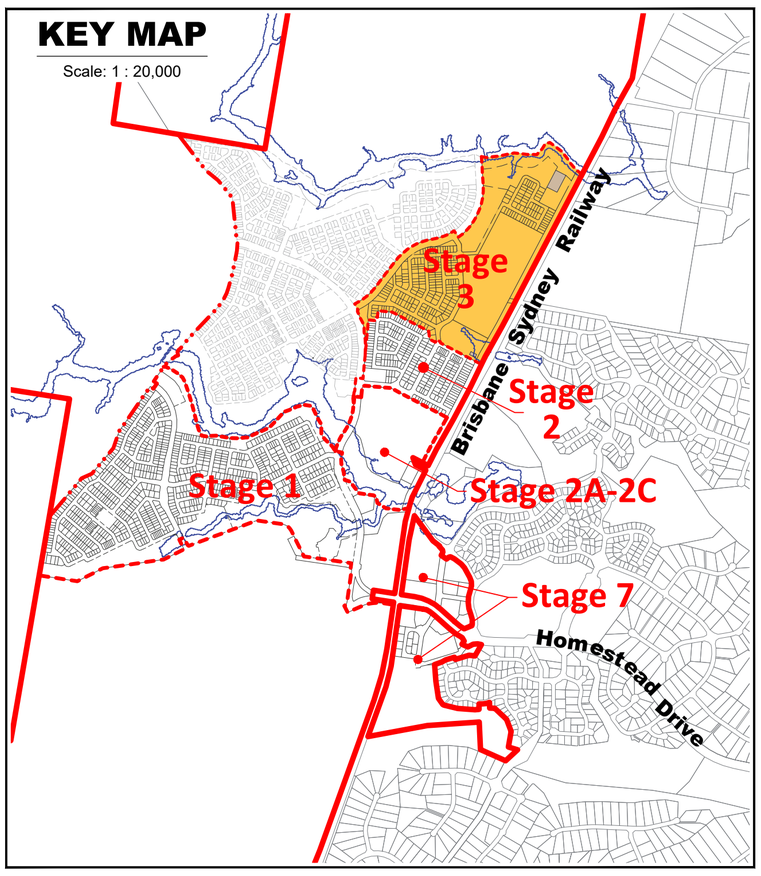
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Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 385**	**AG**

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 * 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

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
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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 3
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT PEET

Plan of Development
Stage 3 Overall
Residential Allotments

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023
Queensland Government

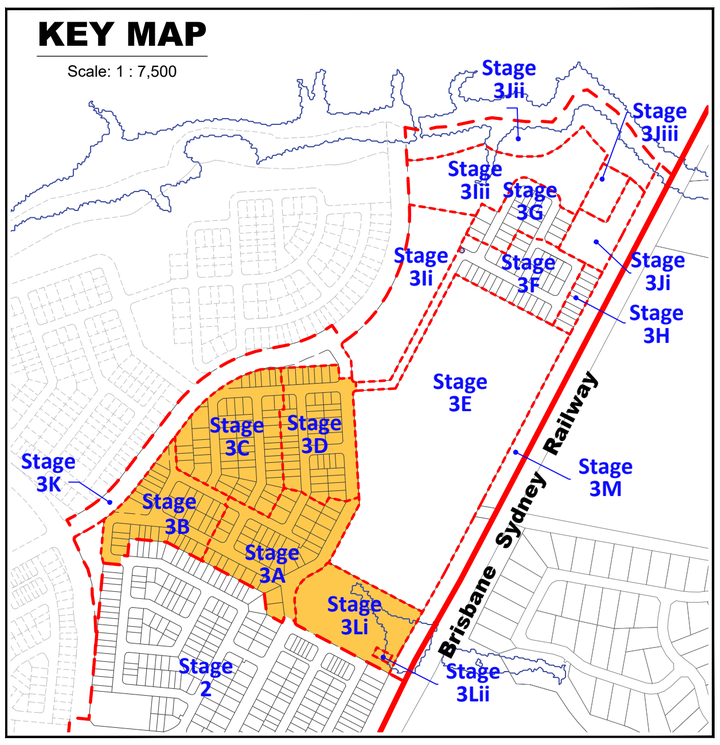
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Scale	Sheet	Plan Ref	Rev
1 : 2000	A1	**110056 – 386**	**AG**

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 * 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

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: Bradlees.

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.

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
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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 3
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT PEET

Plan of Development
Stage 3A – 3D
Residential Allotments

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023

Queensland Government

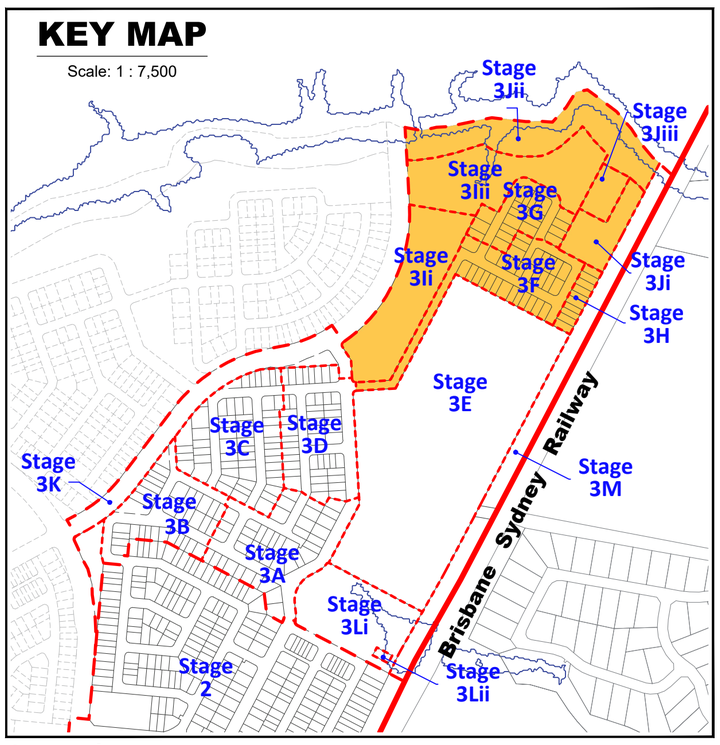
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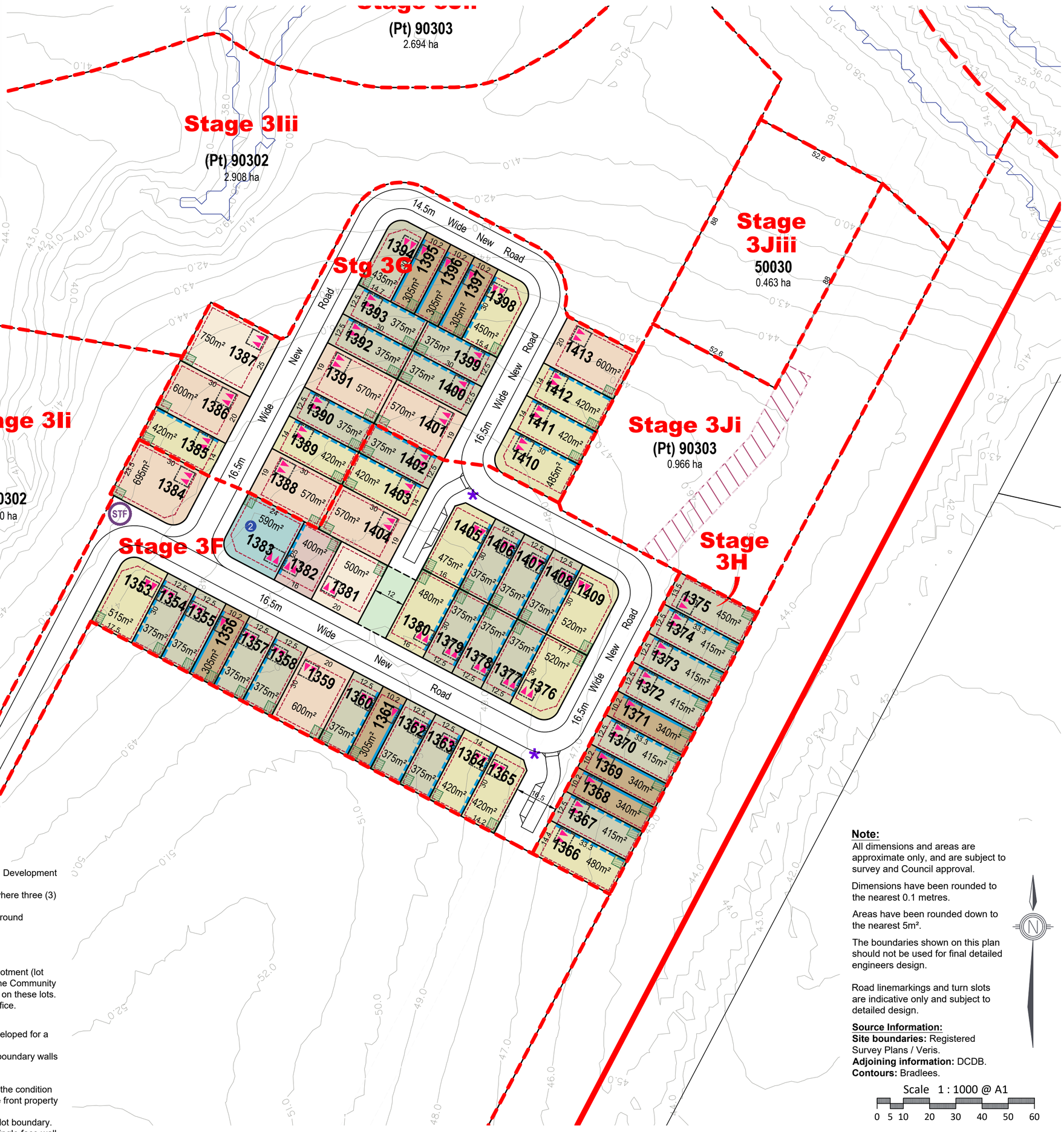
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 387**	**AG**

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 * 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.

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
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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	MD	DWG Name.	Precinct 1 Stage 3
Chk'd By.	NF	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT PEET

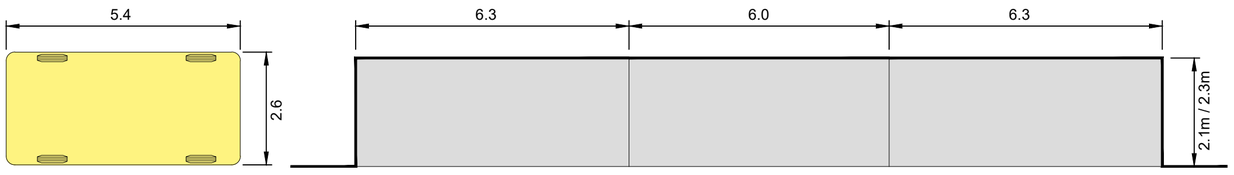
Plan of Development
Stage 3F – 3H
Residential Allotments

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023
Queensland Government

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Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 389**	**AG**



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	182
Total Residential Dwellings	233
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	175

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

REVISION
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PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 3
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT PEET

Plan of Development
Stage 3 Overall
Parking Management Plan

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Scale	Sheet	Plan Ref	Rev
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REVISION

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Note:

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Areas have been rounded down to the nearest 5m².

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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.

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)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023

Queensland Government

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

CLIENT
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PROJECT
Flagstone Precinct 1

Plan of Subdivision
Stage 4 Overall
Allotment Layout

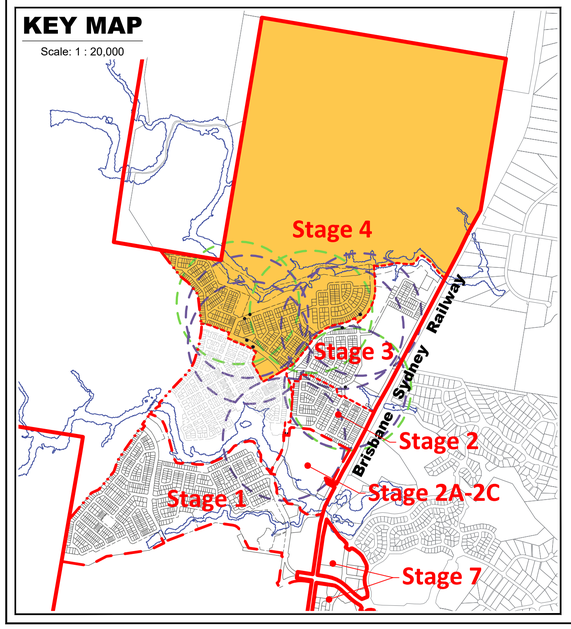
Date.	13 April 2023
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 2000
Sheet	A1
Plan Ref	**110056 – 391**
Rev	**AG**

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KEY MAP

Scale: 1 : 20,000



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
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Note:
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Contours: Bradlees.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023
Queensland Government

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PROJECT
Flagstone Precinct 1

Plan of Subdivision
Stage 4 Overall Statistics

Date.	13 April 2023
Comp By.	NF
Checked By.	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	AG

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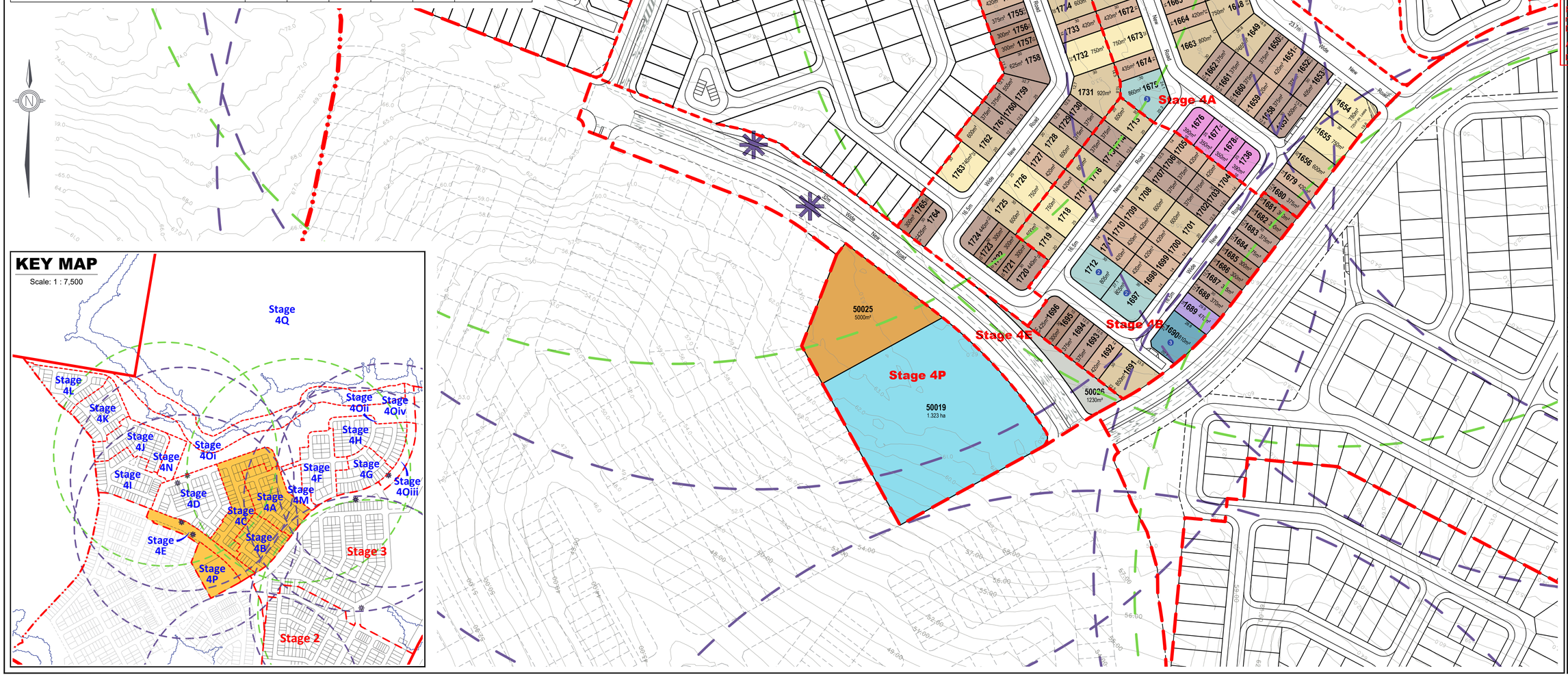
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Yield Breakdown Stage 4

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%**



REVISION

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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)
- Entry Statements - Lease
- 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: DEV2012/403/85
Date: 28 April 2023

Queensland Government

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.	13 April 2023
Comp By.	NF
Checked By.	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	**AG**

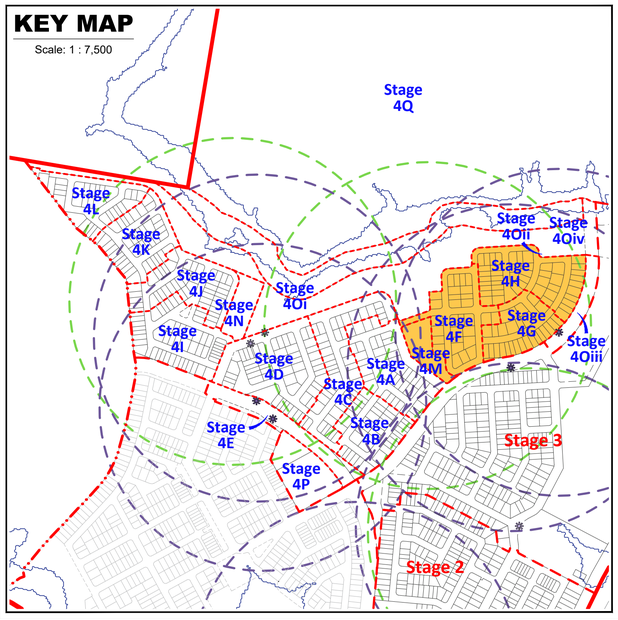
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Stage 4F
Stage 4G
Stage 4H
Stage 4Oiii
Stage 4M
90401
3895m²
Road
14.5m Wide New Road
16.5m Wide New Road

KEY MAP

Scale: 1 : 7,500



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

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Adjoining information: DCDB.
Contours: Bradlees.

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

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Approval no: DEV2012/403/85
Date: 28 April 2023

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.	13 April 2023
Comp By.	NF
Checked By.	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
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Stage 4I

Stage 4D

Stage 3

Stage 2

50024
2010m²

Road Reserve

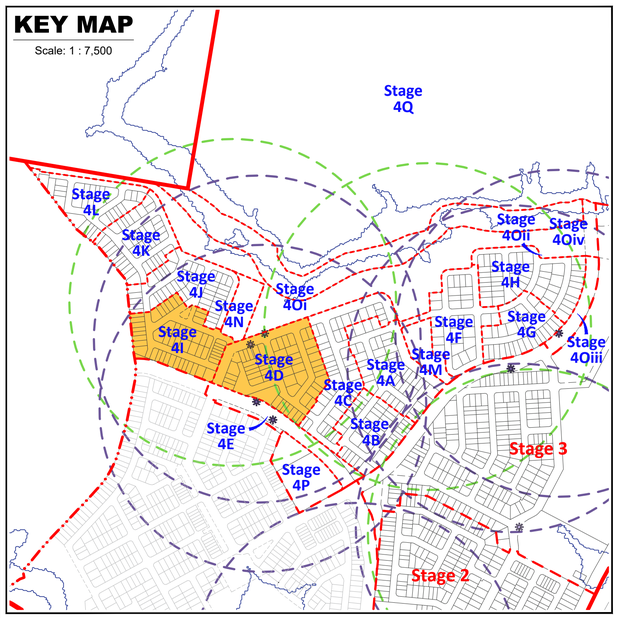
Lane

Laneway

Wide

New

Road



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**		

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- 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: DEV2012/403/85
Date: 28 April 2023

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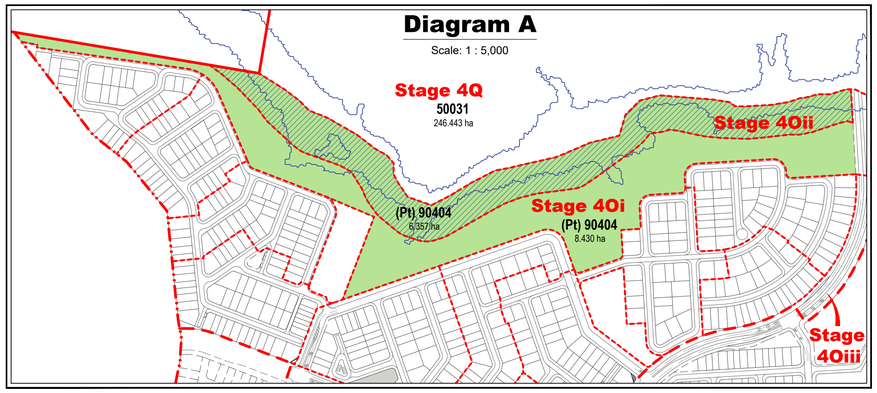
PROJECT
Flagstone Precinct 1

Plan of Subdivision
Stage 4D & I
Allotment Layout

Date.	13 April 2023
Comp By.	NF
Checked By.	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	**AG**

URBAN DESIGN
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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
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary STF Notation
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Areas have been rounded down to the nearest 5m².

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

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

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

Legend

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

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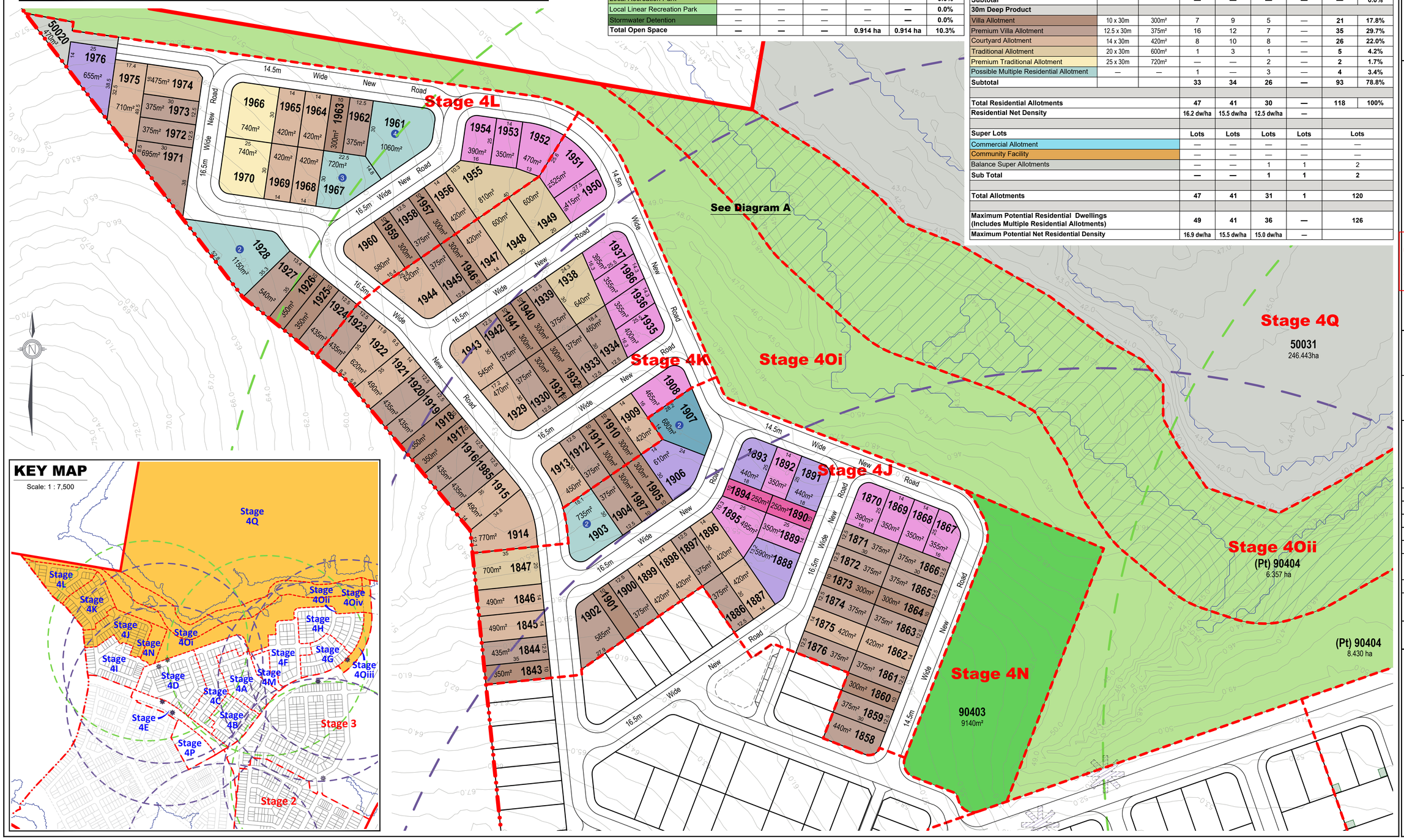
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Flagstone Precinct 1

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Stage 4J, K, L, N, O & Q
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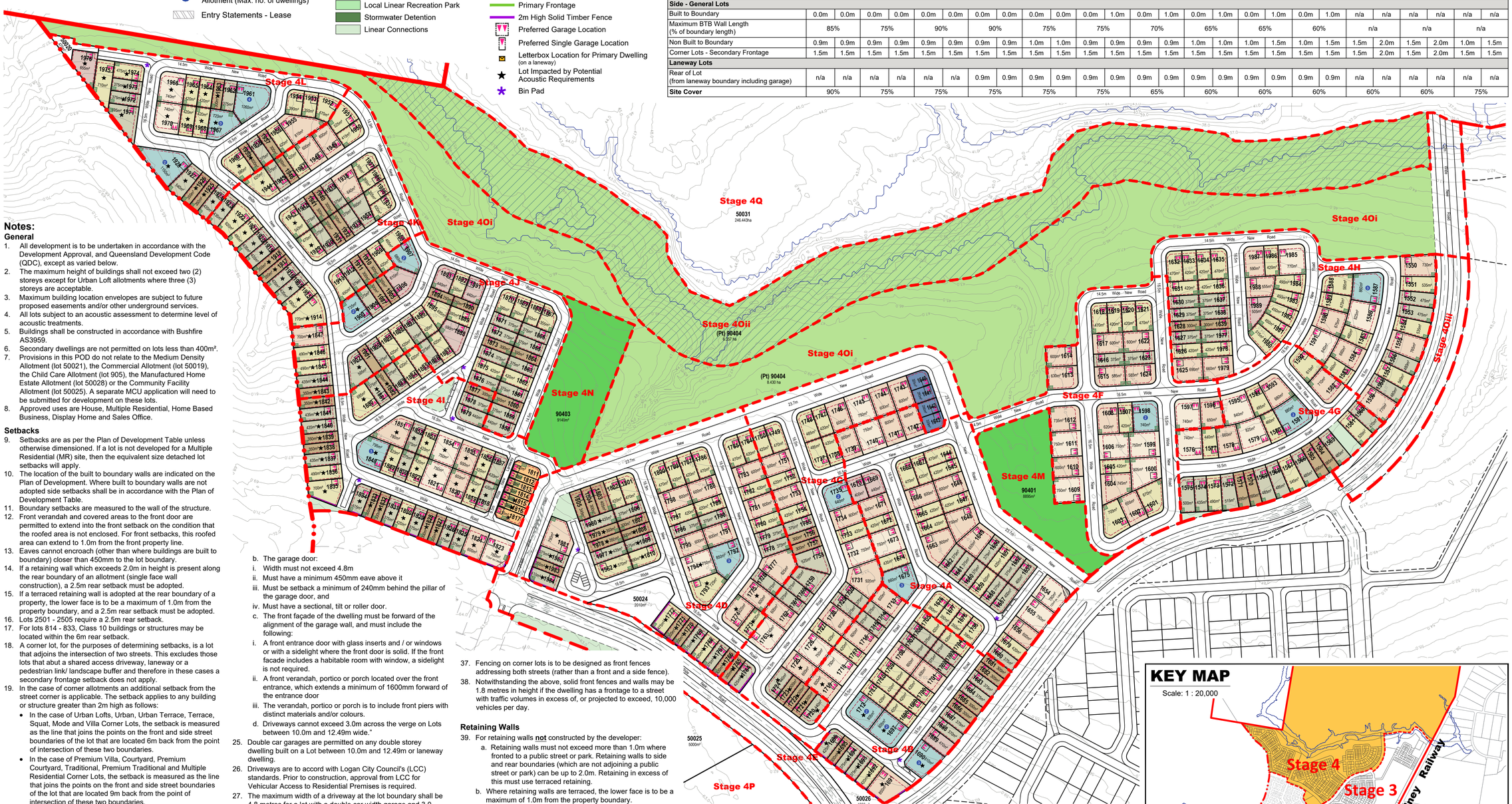
General
- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease

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%	



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.

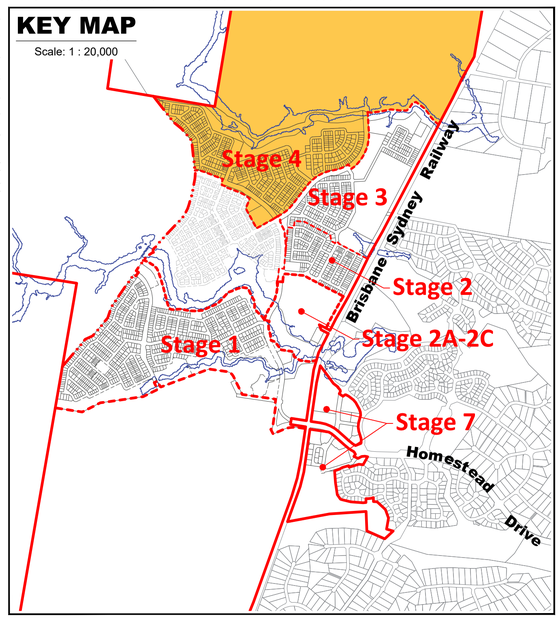
Building Articulation
42. All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
    - Windows recessed into the façade or bay windows;
    - Balconies, porches or verandahs;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



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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: DEV2012/403/85
Date: 28 April 2023

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.	13 April 2023
Comp By.	NF
Checked By.	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	AG

URBAN DESIGN
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Notes:

General

1. All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
2. The maximum height of buildings shall not exceed two (2) storeys except for Urban Loft allotments where three (3) storeys are acceptable.
3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.
4. All lots subject to an acoustic assessment to determine level of acoustic treatments.
5. Buildings shall be constructed in accordance with Bushfire AS3959.
6. Secondary dwellings are not permitted on lots less than 400m².
7. Provisions in this POD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 905), the Manufactured Home Estate Allotment (lot 50028) or the Community Facility Allotment (lot 50025). A separate 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)

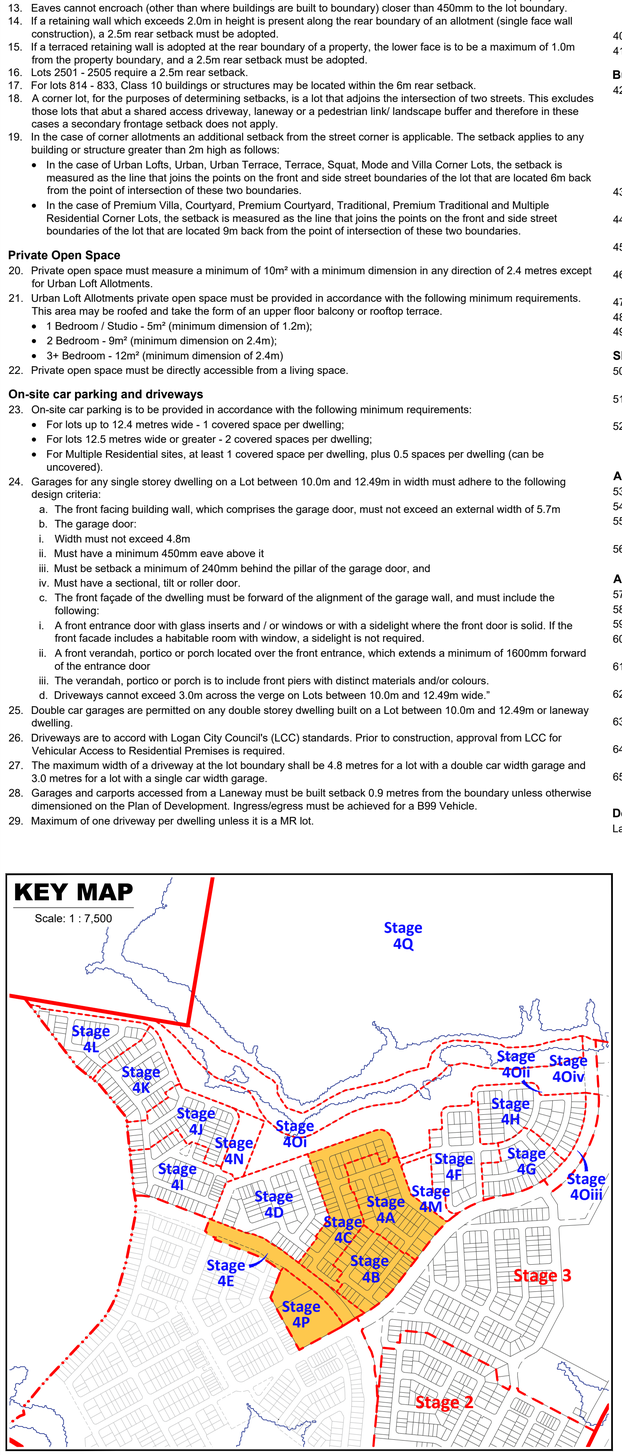
53. Buildings must address all street frontages with driveways, pedestrian entries or both.
54. All dwellings must have a clearly identifiable front door, which is undercover.
55. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets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

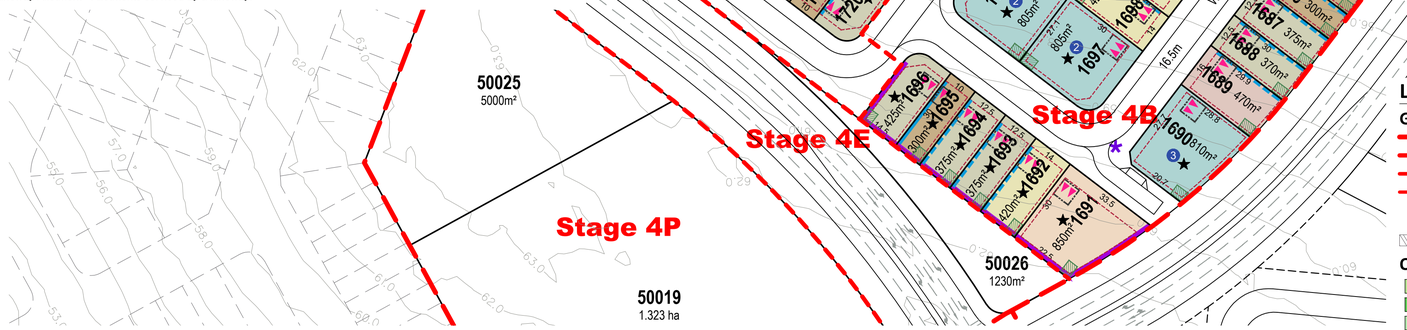
Additional Criteria for Secondary Dwellings

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.

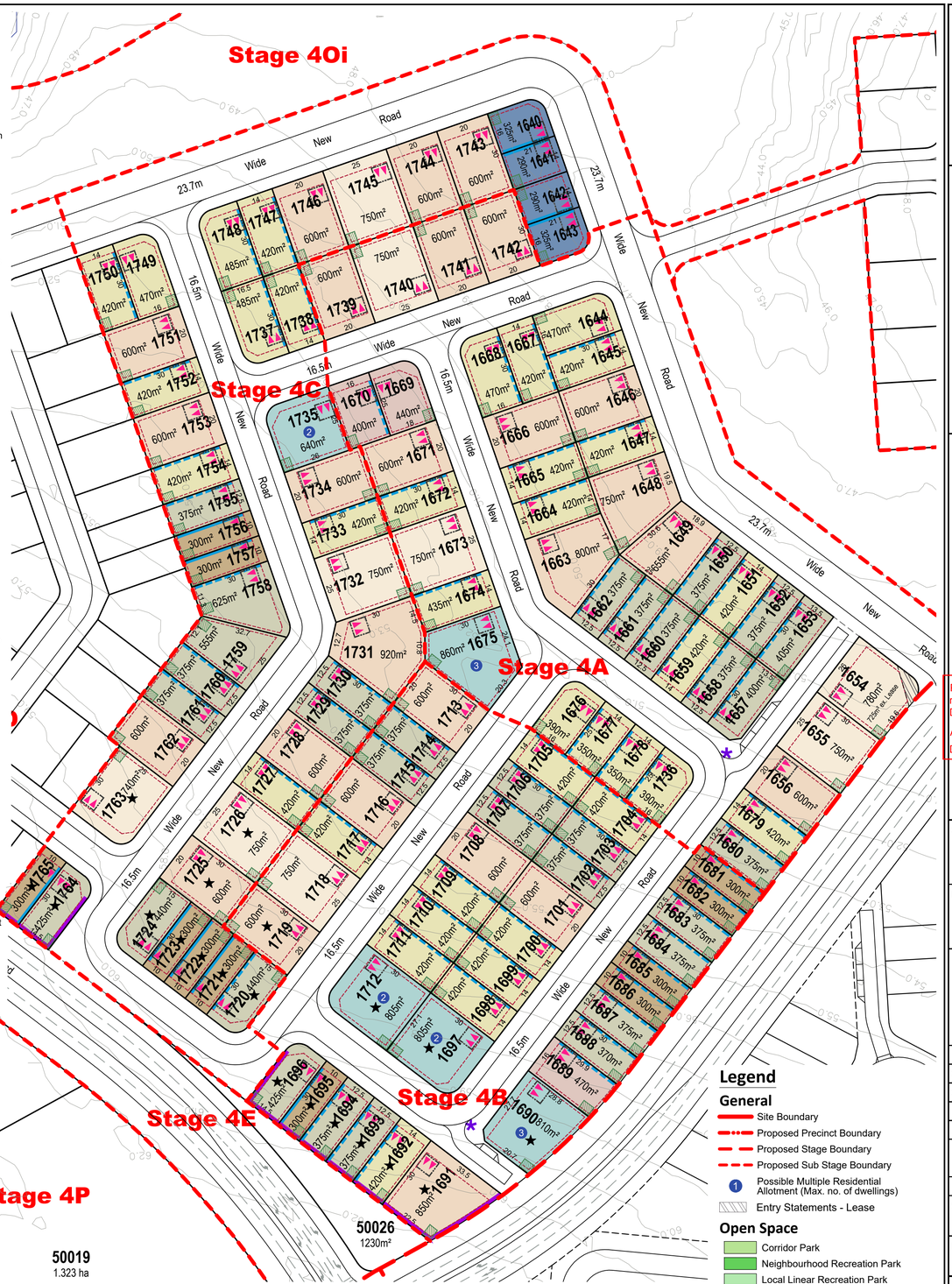
Definitions

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 * 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
- Corridor Park
- Neighbourhood Recreation Park
- Local Linear Recreation Park
- Linear Connections

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

REVISION

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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 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: DEV2012/403/85
Date: 28 April 2023

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

CLIENT
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PROJECT
Flagstone Precinct 1

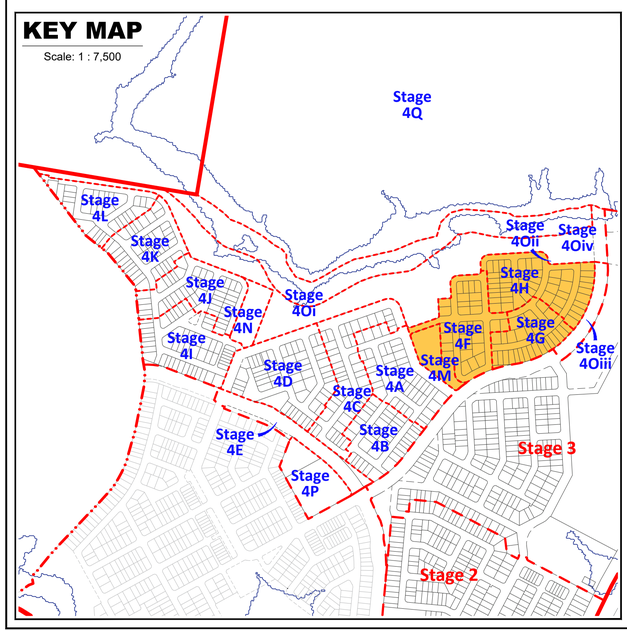
Plan of Development
Stage 4A, B & C
Residential Allotments

Date.	13 April 2023
Comp By.	NF
Checked By.	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	AG

URBAN DESIGN
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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

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4. All lots subject to an acoustic assessment to determine level of acoustic treatments.
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8. Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.

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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.

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23. On-site car parking is to be provided in accordance with the following minimum requirements:
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    - 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.
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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.
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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

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%	

REVISION
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
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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: DEV2012/403/85
Date: 28 April 2023
Queensland Government

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

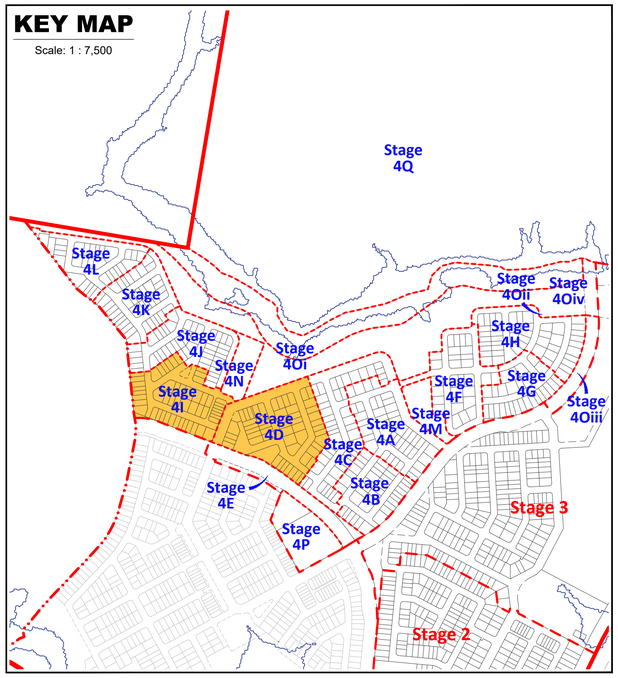
Date.	13 April 2023
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 1000
Sheet	A1
Plan Ref	110056 – 399
Rev	AG

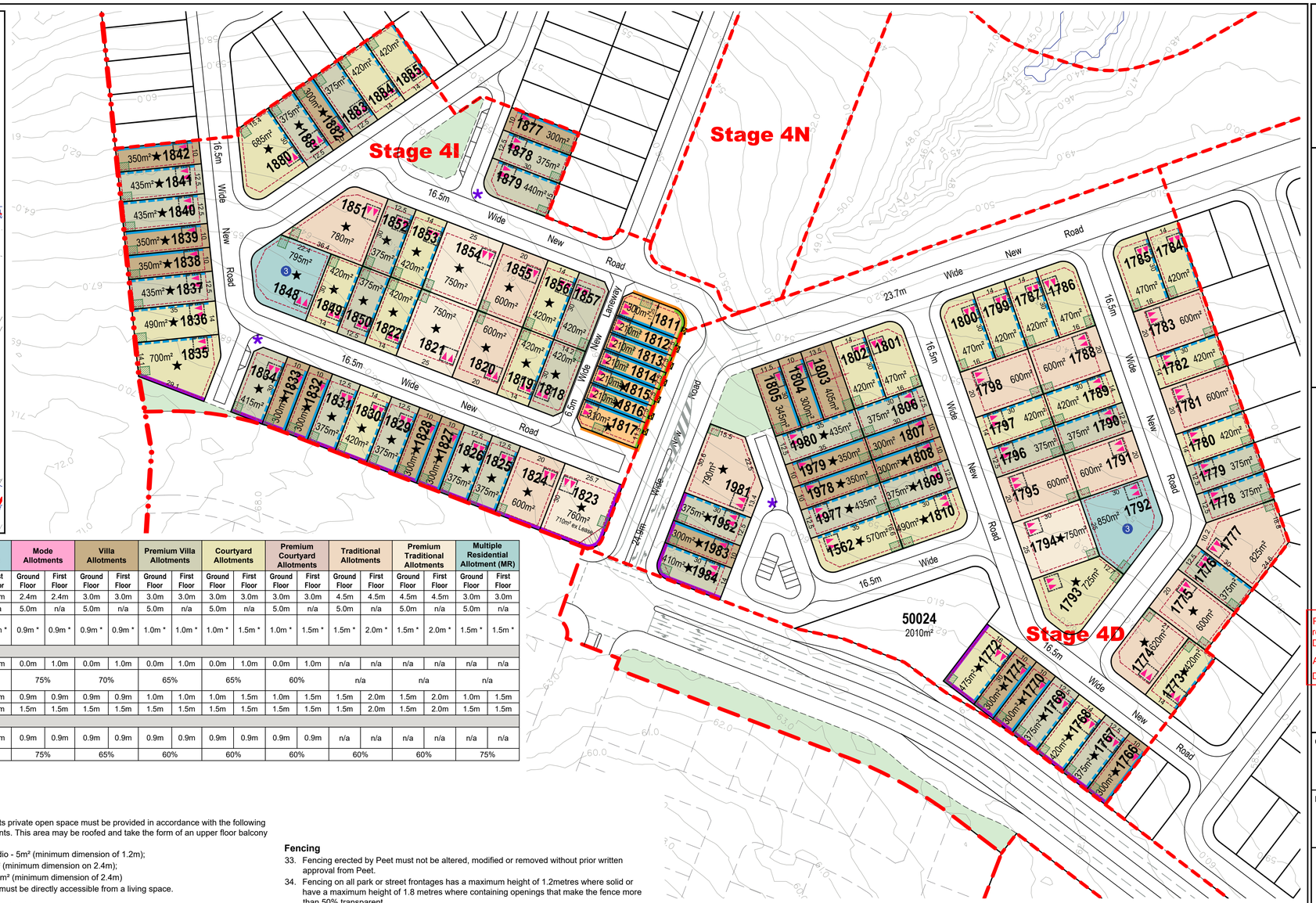
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KEY MAP

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 * 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%	

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;
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    - Window hoods; and/or
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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.
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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.
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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.
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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.
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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

Y: 12/05/2022 Stage 5 Layout Change
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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

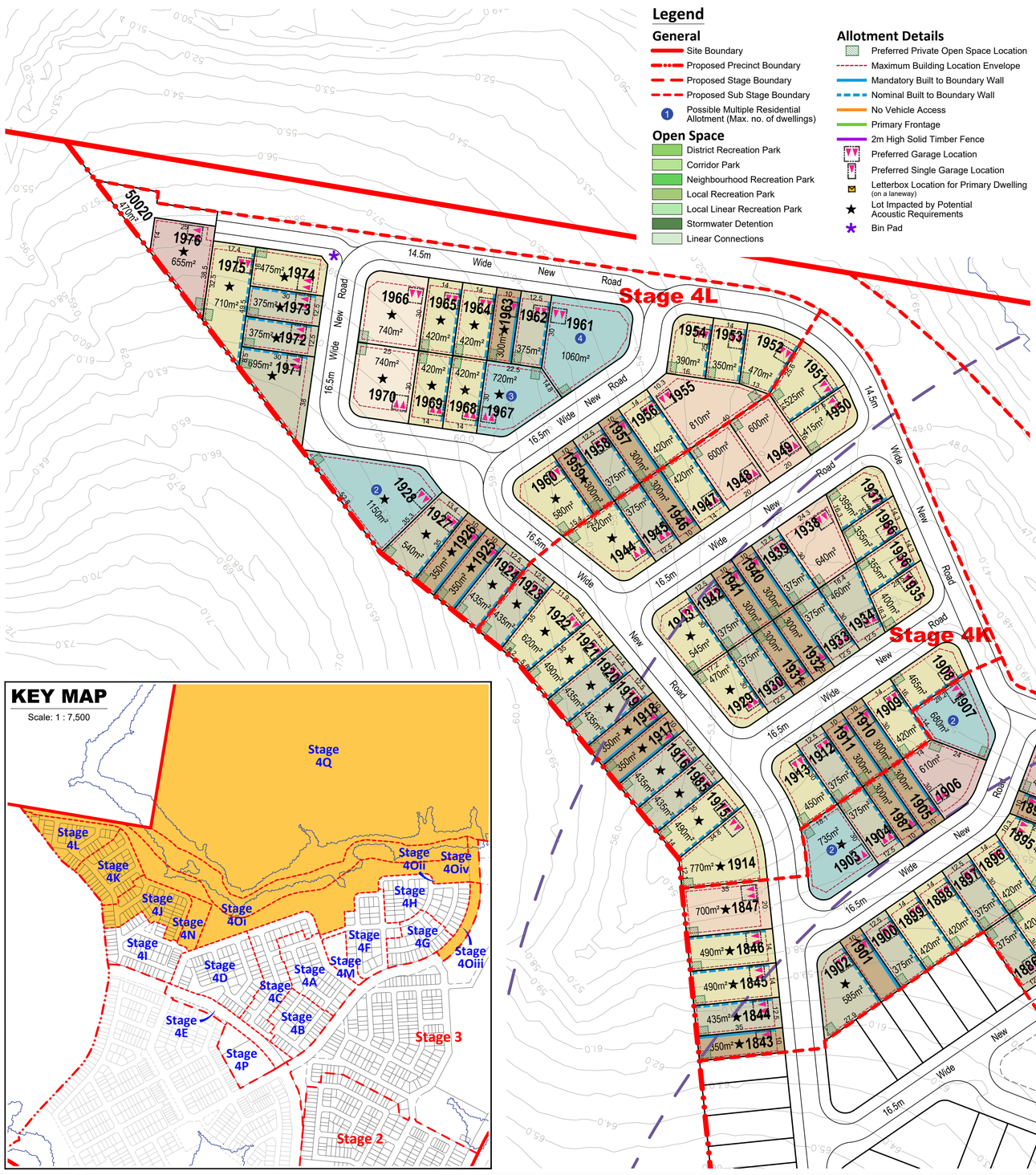
Date.	13 April 2023
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 1000
Sheet	A1
Plan Ref	110056 – 400
Rev	AG

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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 * 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.

REVISION

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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 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: DEV2012/403/85
Date: 28 April 2023
Queensland Government

Scale 1 : 1000 @ A1
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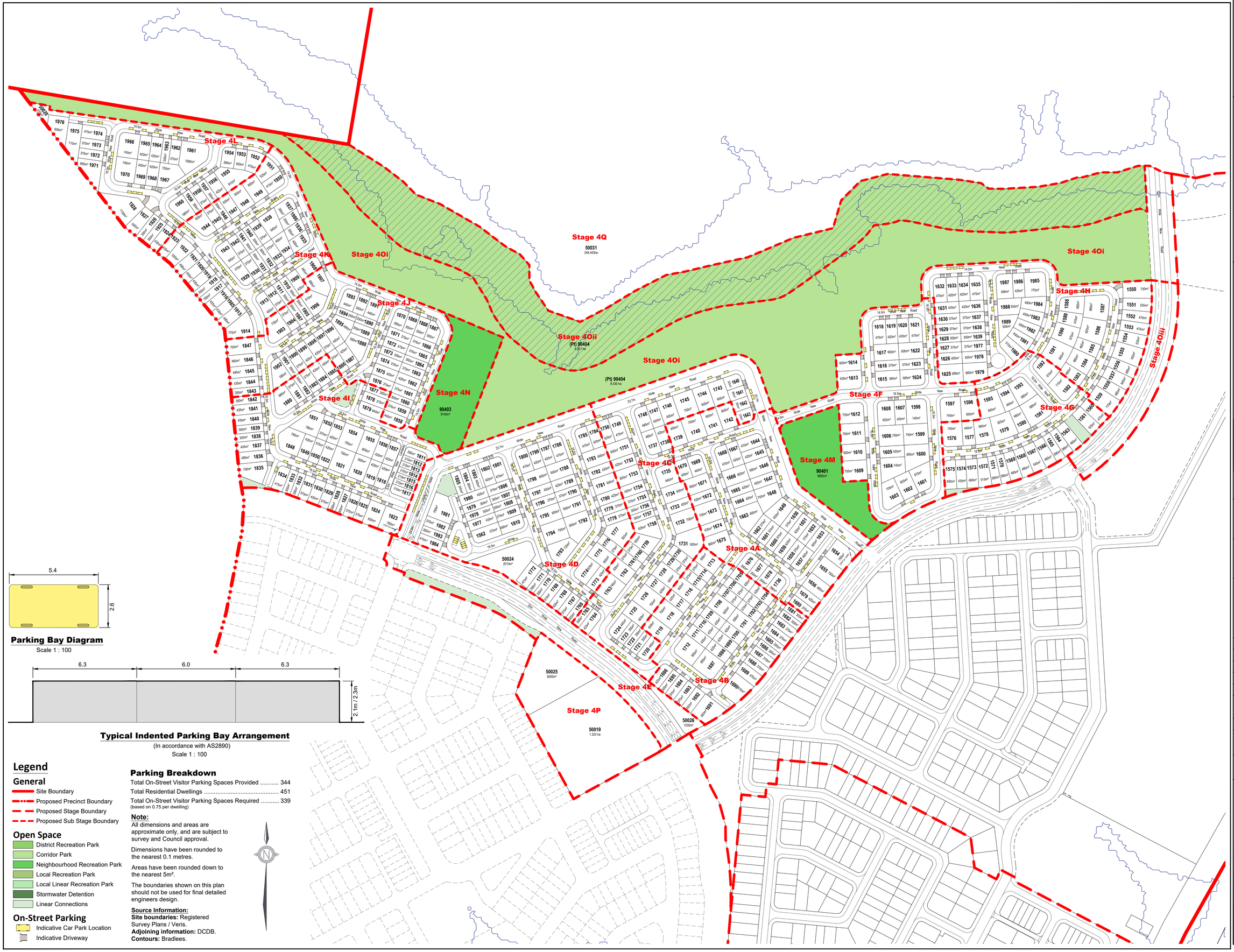
PROJECT
Flagstone Precinct 1

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

Date.	13 April 2023
Comp By.	NF
Checked By.	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	**AG**

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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)

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Approval no: DEV2012/403/85

Date: 28 April 2023

Queensland Government

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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.	13 April 2023
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone

Scale	Sheet
1 : 2000	A1

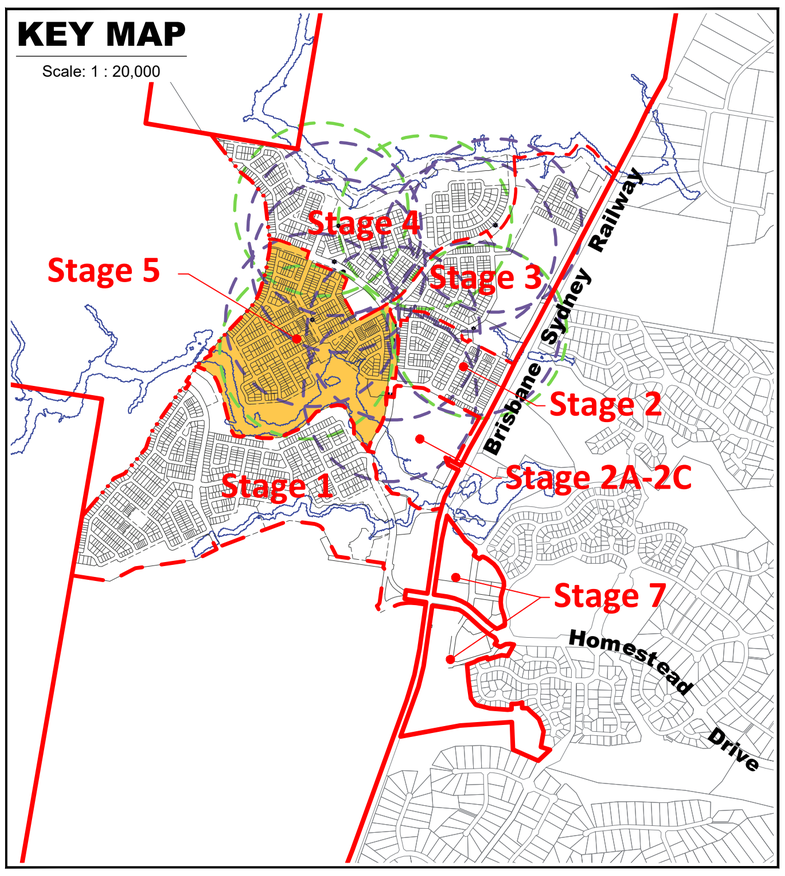
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110056 – 402	**AG**

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

Land Budget Stage 5

Land Use	Overall Area	Overall Area
Area of Subject Site	**52.172 ha**	**100.0%**
Saleable Area		
Residential Allotments	19.984 ha	38.3%
Medium Density Allotment	0.666 ha	1.3%
Balance Super Allotments	—	0.0%
Total Area of Allotments	**20.650 ha**	**39.6%**
Road		
Collector Road	3.529 ha	6.8%
Local Road	8.671 ha	16.6%
Linear Connections	0.429 ha	0.8%
Entry Statements	—	0.0%
Total Area of New Road	**12.629 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	0.366 ha	0.7%
Stormwater Detention	—	0.0%
Total Open Space	**18.893 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	20	4.0%
Courtyard Allotment	14 x 25m	350m²	26	5.2%
Premium Courtyard Allotment	16 x 25m	400m²	11	2.2%
Premium Traditional Allotment	20 x 25m	500m²	1	0.2%
Possible Multiple Residential Allotment	—	—	2	0.4%
Subtotal			**64**	**12.8%**
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	33	6.6%
Terrace 9.5m Allotment	9.5 x 28m	265m²	12	2.4%
Subtotal			**45**	**9.0%**
30m Deep Product				
Villa Allotment	10 x 30m	300m²	72	14.4%
Premium Villa Allotment	12.5 x 30m	375m²	123	24.6%
Courtyard Allotment	14 x 30m	420m²	124	24.8%
Traditional Allotment	20 x 30m	600m²	43	8.6%
Premium Traditional Allotment	25 x 30m	720m²	2	0.4%
Possible Multiple Residential Allotment	—	—	—	0.0%
Subtotal			**364**	**72.9%**
Total Residential Allotments			**499**	**100%**
Residential Net Density			**16.5 dw/ha**	

Super Lots	**Lots**
Medium Density Allotment	1
Balance Super Allotments	—
Sub Total	**1**
Total Allotments	**500**
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**501**
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

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PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	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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1 : 2000	A1	**110056 – 403**	**AG**

Yield Breakdown Stage 5

Residential Allotments	Typical Size	Typical Area	Stage 5Ai	Stage 5Aii	Stage 5Bi	Stage 5Bii	Stage 5C	Stage 5D	Stage 5Ei	Stage 5Eii	Stage 5Eiii	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 5Qi	Stage 5Qii	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	—	2	5	—	20	4.0%
Courtyard Allotment	14 x 25m	350m²	—	—	2	—	1	4	—	—	—	—	1	—	6	2	—	—	—	—	—	—	—	—	—	—	—	—	4	—	2	4	—	26	5.2%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	2	—	—	—	—	—	—	—	1	—	1	5	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	—	—	11	2.2%
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	—	9	10	—	64	12.8%
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	—	—	—	—	—	—	—	18	—	—	—	—	—	—	—	—	—	—	5	—	—	—	33	6.6%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	—	—	2	2	—	—	—	—	—	—	—	6	—	—	—	—	—	—	—	—	—	—	2	—	—	—	12	2.4%
Subtotal			—	—	—	—	—	—	—	7	7	—	—	—	—	—	—	—	24	—	—	—	—	—	—	—	—	—	—	7	—	—	—	45	9.0%
30m Deep Product																																			
Villa Allotment	10 x 30m	300m²	9	—	7	—	6	—	2	—	—	7	4	3	—	3	—	1	—	2	2	5	6	—	—	—	—	—	5	—	7	3	—	72	14.4%
Premium Villa Allotment	12.5 x 30m	375m²	15	—	9	—	12	3	5	—	—	9	11	4	5	7	—	1	—	3	4	14	3	—	—	—	—	—	5	—	7	6	—	123	24.6%
Courtyard Allotment	14 x 30m	420m²	4	—	1	—	11	11	9	—	—	7	12	6	1	14	—	2	—	1	1	15	10	—	—	—	—	—	7	—	7	5	—	124	24.8%
Traditional Allotment	20 x 30m	600m²	1	—	2	—	3	4	2	—	—	4	4	7	—	—	—	1	—	1	1	8	3	—	—	—	—	—	1	—	—	1	—	43	8.6%
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	22	—	—	—	—	—	18	—	21	15	—	364	72.9%
Total Residential Allotments			29	7	27	9	35	26	18	7	7	29	33	21	18	35	—	5	24	7	8	42	22	—	—	—	—	—	26	7	32	25	—	499	100%
Residential Net Density			18.4 dw/ha	42.2 dw/ha	16.7 dw/ha	44.3 dw/ha	19.3 dw/ha	13.3 dw/ha	15.4 dw/ha	35.2 dw/ha	21.0 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	37.9 dw/ha	24.1 dw/ha	14.0 dw/ha	15.3 dw/ha	13.3 dw/ha	—	—	—	—	—	14.0 dw/ha	36.1 dw/ha	20.5 dw/ha	18.1 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	Lots	Lots	Lots	
Medium Density Allotment			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	1	
Balance Super Allotments			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Sub Total			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	1	
Total Allotments			29	7	27	9	35	26	18	7	7	29	33	21	18	35	—	5	24	7	8	42	22	1	—	—	—	—	26	7	32	25	—	500	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			29	7	27	9	35	26	18	7	7	29	33	21	18	35	—	5	24	7	8	42	22	—	—	—	—	—	27	7	32	26	—	501	
Maximum Potential Net Residential Density			18.4 dw/ha	42.2 dw/ha	16.7 dw/ha	44.3 dw/ha	19.3 dw/ha	13.3 dw/ha	15.4 dw/ha	35.2 dw/ha	21.0 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	37.9 dw/ha	24.1 dw/ha	14.0 dw/ha	15.3 dw/ha	13.3 dw/ha	—	—	—	—	—	14.5 dw/ha	36.1 dw/ha	20.5 dw/ha	18.8 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 5Ei	Stage 5Eii	Stage 5Eiii	Stage 5Eiv	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 5Qi	Stage 5Qii	Stage 5Qiii	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	Area	Area	Area	Area	%
Area of Subject Site	**1.853 ha**	**0.166 ha**	**1.821 ha**	**0.203 ha**	**2.354 ha**	**1.949 ha**	**1.171 ha**	**0.199 ha**	**0.334 ha**	**0.220 ha**	**1.800 ha**	**2.042 ha**	**1.366 ha**	**1.725 ha**	**2.270 ha**	**1.205 ha**	**0.317 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**	**1.863 ha**	**0.194 ha**	**0.146 ha**	**1.559 ha**	**1.385 ha**	**0.786 ha**	**52.172 ha**	**100.0%**
Saleable Area																																			
Residential Allotments	1.136 ha	0.166 ha	1.088 ha	0.203 ha	1.484 ha	1.208 ha	0.762 ha	0.167 ha	0.167 ha	—	1.198 ha	1.500 ha	0.990 ha	0.652 ha	1.481 ha	—	0.230 ha	0.547 ha	0.291 ha	0.327 ha	1.892 ha	0.999 ha	—	—	—	—	—	1.137 ha	0.167 ha	—	1.201 ha	0.991 ha	—	**19.984 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**	**0.166 ha**	**1.088 ha**	**0.203 ha**	**1.484 ha**	**1.208 ha**	**0.762 ha**	**0.167 ha**	**0.167 ha**	**—**	**1.198 ha**	**1.500 ha**	**0.990 ha**	**0.652 ha**	**1.481 ha**	**—**	**0.230 ha**	**0.547 ha**	**0.291 ha**	**0.327 ha**	**1.892 ha**	**0.999 ha**	**0.666 ha**	**—**	**—**	**—**	**—**	**1.137 ha**	**0.167 ha**	**—**	**1.201 ha**	**0.991 ha**	**—**	**20.650 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	0.394 ha	—	0.532 ha	—	0.326 ha	0.741 ha	0.409 ha	0.032 ha	0.167 ha	—	0.528 ha	0.542 ha	0.376 ha	0.622 ha	0.732 ha	—	0.087 ha	0.086 ha	—	0.155 ha	0.788 ha	0.649 ha	—	—	—	—	—	0.726 ha	0.027 ha	—	0.358 ha	0.394 ha	—	**8.671 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	**0.717 ha**	**—**	**0.733 ha**	**—**	**0.870 ha**	**0.741 ha**	**0.409 ha**	**0.032 ha**	**0.167 ha**	**—**	**0.602 ha**	**0.542 ha**	**0.376 ha**	**1.073 ha**	**0.789 ha**	**1.205 ha**	**0.087 ha**	**0.086 ha**	**—**	**0.412 ha**	**0.848 ha**	**0.649 ha**	**—**	**—**	**—**	**—**	**—**	**0.726 ha**	**0.027 ha**	**—**	**0.358 ha**	**0.394 ha**	**0.786 ha**	**12.629 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.146 ha	—	—	—	**0.366 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**	**—**	**—**	**0.146 ha**	**—**	**—**	**—**	**18.893 ha**	**36.2%**

REVISION

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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 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: DEV2012/403/85
Date: 28 April 2023
Queensland Government

CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Subdivision
Stage 5
Overall Statistics

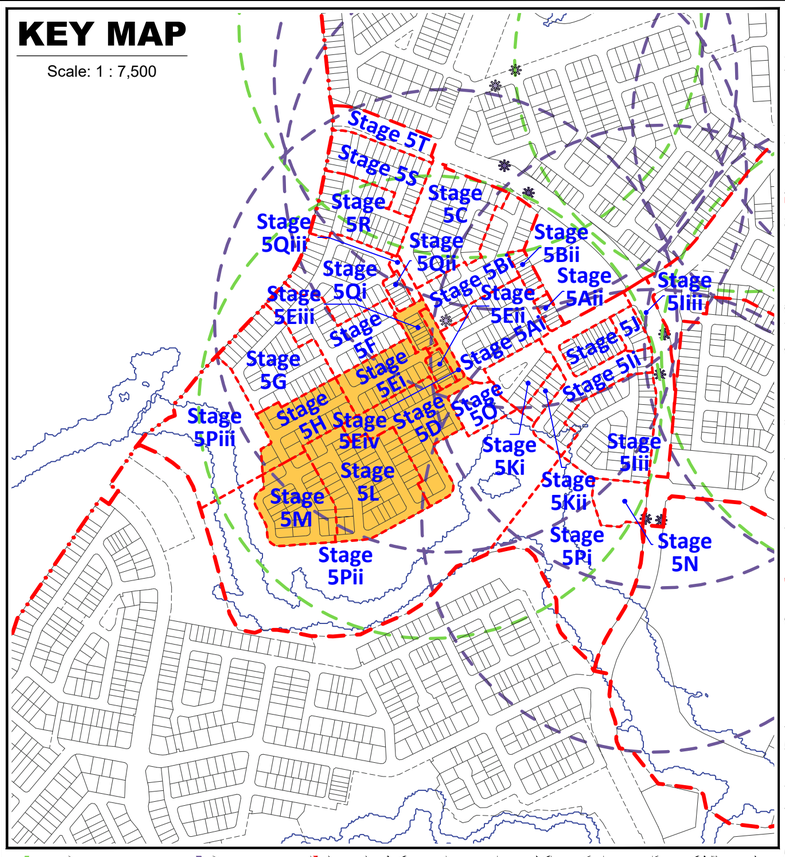
Date.	13 April 2023
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 5
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	NTS
Sheet	A1
Plan Ref	110056 – 404
Rev	AG

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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KEY MAP

Scale: 1 : 7,500



Yield Breakdown

Residential Allotments	Typical Size	Typical Area	Stage 5D	Stage 5Ei	Stage 5Eii	Stage 5Eiii	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	4	—	—	—	—	—	—	4	2.8%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	—	—	—	—	—	0.0%
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	—	—	5	5	—	—	—	10	7.0%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	2	2	—	—	—	4	2.8%
Subtotal			—	—	7	7	—	—	—	14	9.8%
30m Deep Product											
Villa Allotment	10 x 30m	300m²	—	2	—	—	3	5	6	16	11.2%
Premium Villa Allotment	12.5 x 30m	375m²	3	5	—	—	4	14	3	29	20.3%
Courtyard Allotment	14 x 30m	420m²	11	9	—	—	6	15	10	51	35.7%
Traditional Allotment	20 x 30m	600m²	4	2	—	—	7	8	3	24	16.8%
Premium Traditional Allotment	25 x 30m	720m²	2	—	—	—	—	—	—	2	1.4%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal			20	18	—	—	20	42	22	122	85.3%
Total Residential Allotments			26	18	7	7	21	42	22	143	100.0%
Residential Net Density			13.3 dw/ha	15.4 dw/ha	35.2 dw/ha	21.0 dw/ha	15.4 dw/ha	15.3 dw/ha	13.3 dw/ha		
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	
Medium Density Allotment			—	—	—	—	—	—	—	—	
Balance Super Allotments			—	—	—	—	—	—	—	—	
Sub Total			—	—	—	—	—	—	—	—	
Total Allotments			26	18	7	7	21	42	22	143	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			26	18	7	7	21	42	22	143	
Maximum Potential Net Residential Density			13.3 dw/ha	15.4 dw/ha	35.2 dw/ha	21.0 dw/ha	15.4 dw/ha	15.3 dw/ha	13.3 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)

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

Land Budget

Land Use	Stage 5D Area	Stage 5Ei Area	Stage 5Eii Area	Stage 5Eiii Area	Stage 5Eiv Area	Stage 5H Area	Stage 5L Area	Stage 5M Area	Overall Area	Overall %
Area of Subject Site	**1.949 ha**	**1.171 ha**	**0.199 ha**	**0.334 ha**	**0.220 ha**	**1.366 ha**	**2.740 ha**	**1.648 ha**	**9.627 ha**	**100.0%**
Saleable Area										
Residential Allotments	1.208 ha	0.762 ha	0.167 ha	0.167 ha	—	0.990 ha	1.892 ha	0.999 ha	**6.185 ha**	**64.2%**
Medium Density Allotment	—	—	—	—	—	—	—	—	—	0.0%
Balance Super Allotments	—	—	—	—	—	—	—	—	—	0.0%
Total Area of Allotments	**1.208 ha**	**0.762 ha**	**0.167 ha**	**0.167 ha**	**—**	**0.990 ha**	**1.892 ha**	**0.999 ha**	**6.185 ha**	**64.2%**
Road										
Collector Road	—	—	—	—	—	—	—	—	—	0.0%
Local Road	0.741 ha	0.409 ha	0.032 ha	0.167 ha	—	0.376 ha	0.788 ha	0.649 ha	**3.162 ha**	**32.8%**
Linear Connections	—	—	—	—	—	—	0.060 ha	—	**0.060 ha**	**0.6%**
Entry Statements	—	—	—	—	—	—	—	—	—	0.0%
Total Area of New Road	**0.741 ha**	**0.409 ha**	**0.032 ha**	**0.167 ha**	**—**	**0.376 ha**	**0.848 ha**	**0.649 ha**	**3.222 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
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
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AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref. 110056 | Date. 13 April 2023
Comp By. NF | DWG Name. Precinct 1 Stage 5
Chk'd By. MD | Locality. Flagstone
Local Authority. Economic Development Queensland

CLIENT PEET

Plan of Subdivision
Stage 5D, Ei, Eii, Eiii, Eiv, H, L & M
Allotment Layout

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023

Queensland Government

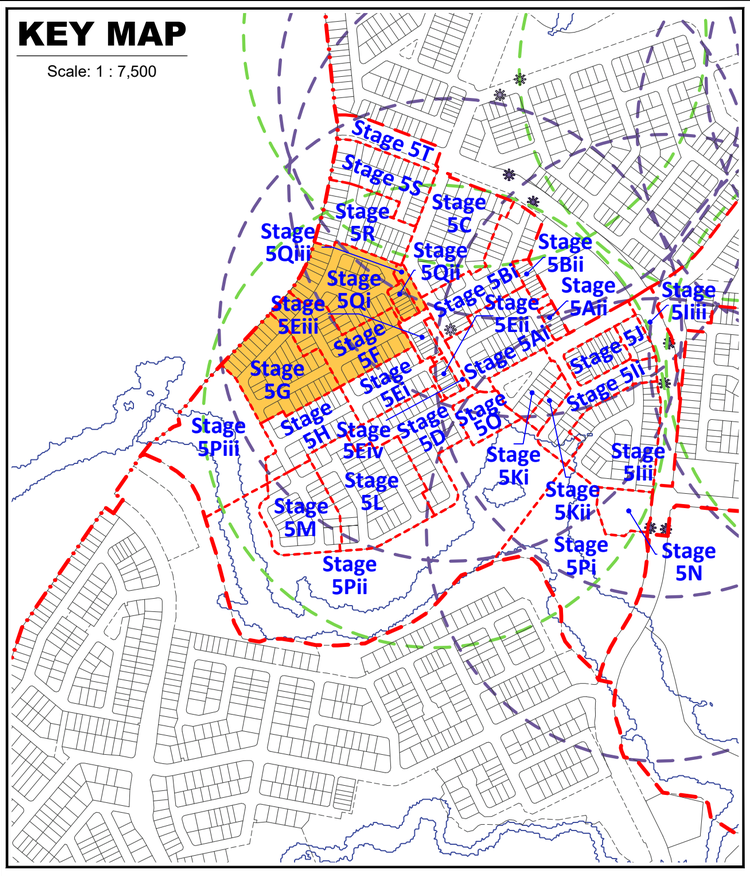
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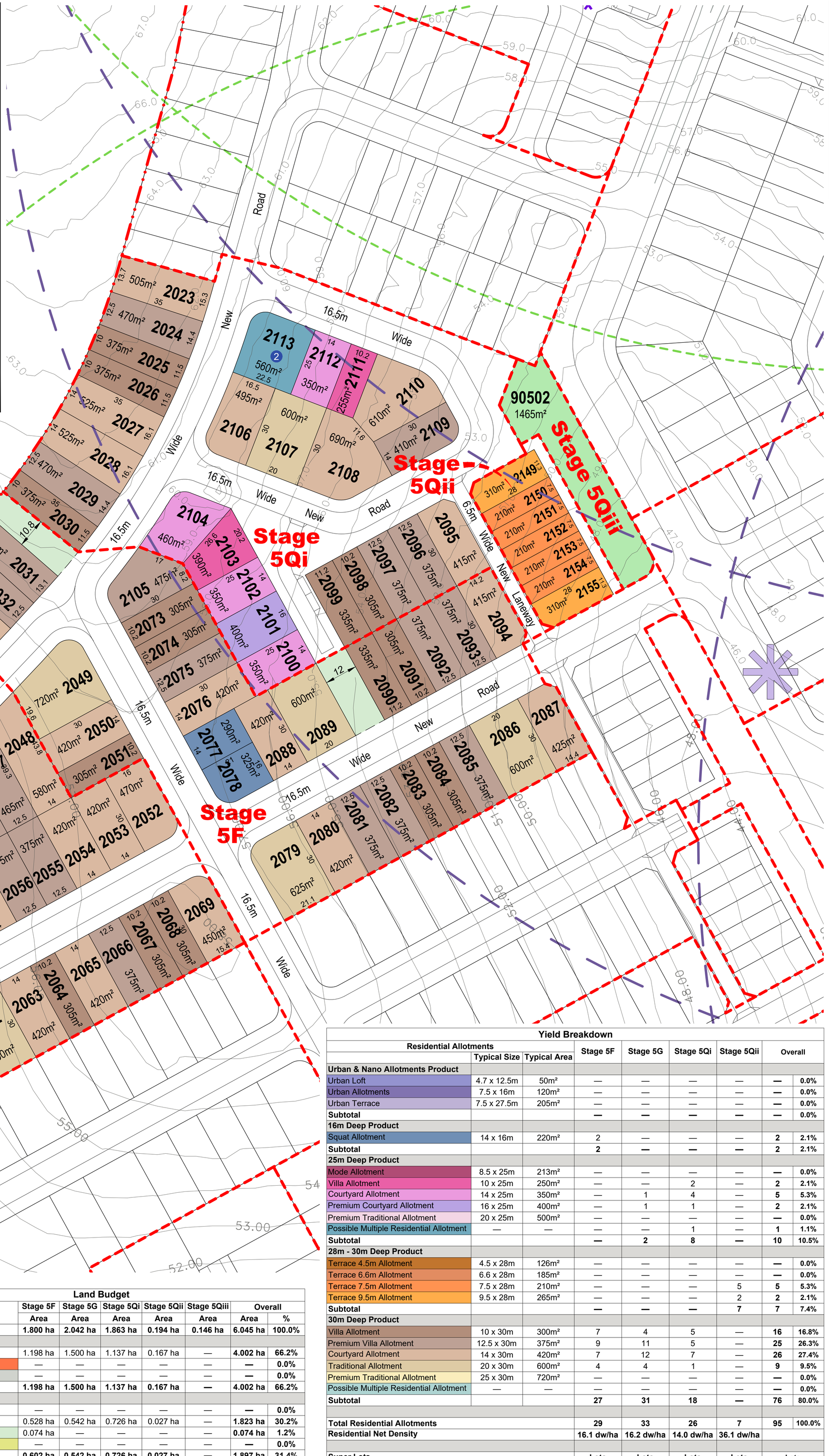
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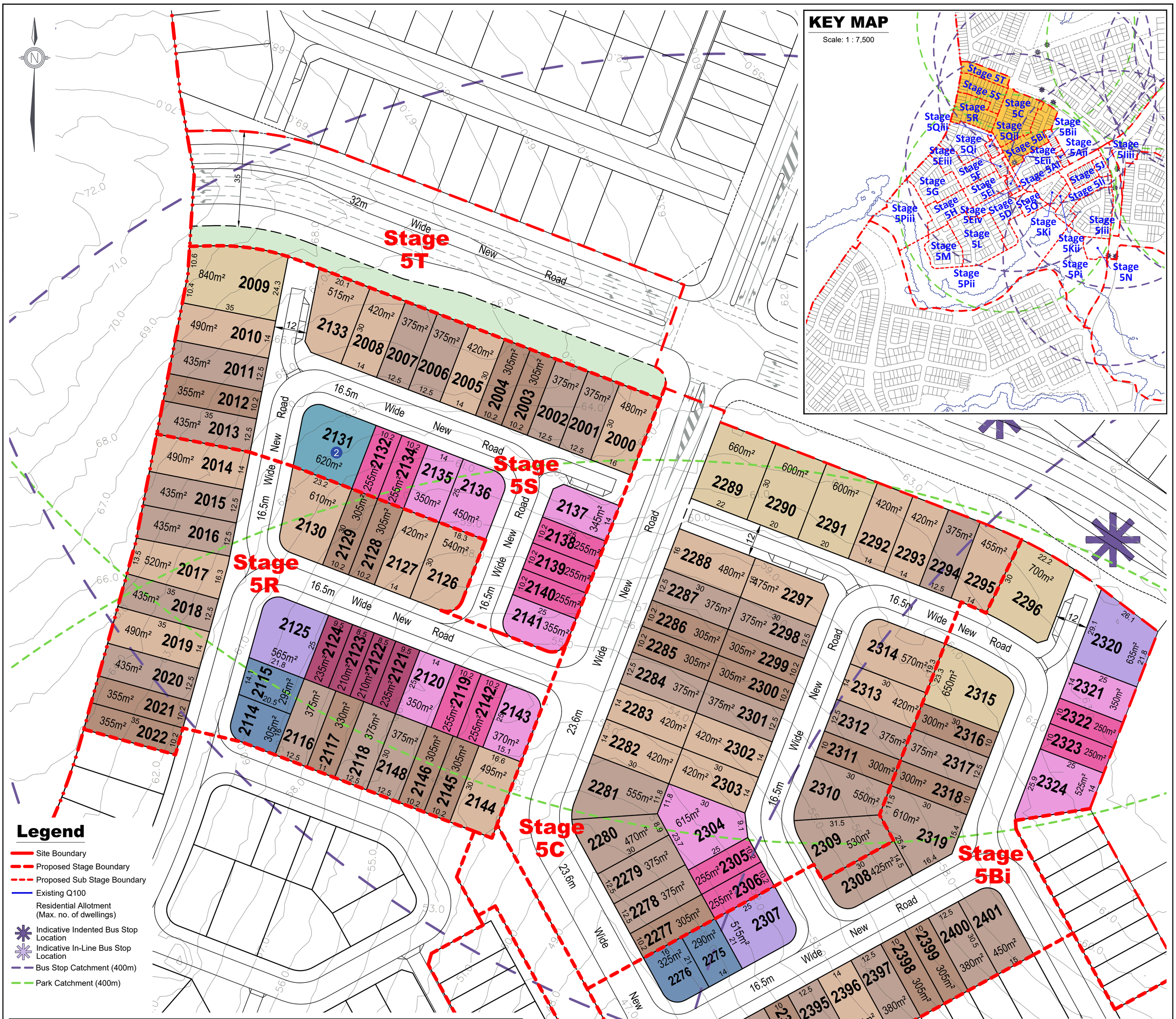
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 405**	**AG**

KEY MAP

Scale: 1 : 7,500




Road
New
16.5m
Wide
2113
560m²
2112
350m²
2111
255m²
2110
610m²
2109
410m²
2108
690m²
2107
600m²
2106
495m²
90502
1465m²
Stage 5Qiii
Stage 5Qii
2149
310m²
2150
210m²
2151
210m²
2152
210m²
2153
210m²
2154
210m²
2155
310m²
6.5m
Wide
New
Laneway
2095
415m²
2096
375m²
2097
375m²
2098
305m²
2099
335m²
2094
415m²
2093
375m²
2092
375m²
2091
305m²
2090
335m²
12
Road
New
2023
505m²
2024
470m²
2025
375m²
2026
375m²
2027
525m²
2028
470m²
2029
375m²
2030
10.8
2031
445m²
2032
435m²
2033
500m²
2034
700m²
2035
435m²
2036
435m²
2037
435m²
2038
490m²
2039
435m²
2040
435m²
2041
495m²
2042
Stage 5Qi
2104
460m²
2103
390m²
2102
350m²
2101
400m²
2100
350m²
2105
475m²
2073
305m²
2074
305m²
2075
375m²
2076
420m²
2077
290m²
2078
325m²
2088
420m²
2089
600m²
Stage 5F
2079
625m²
2080
420m²
2081
375m²
2082
375m²
2083
305m²
2084
305m²
2085
375m²
2086
600m²
2087
425m²
Stage 5G
2043
530m²
2044
535m²
2045
405m²
2046
415m²
2047
465m²
2048
580m²
2049
720m²
2050
420m²
2051
305m²
2052
470m²
2053
420m²
2054
420m²
2055
375m²
2056
375m²
2057
420m²
2058
705m²
2059
305m²
2060
470m²
2061
590m²
2062
600m²
2063
420m²
2064
305m²
2065
420m²
2066
375m²
2067
305m²
2068
305m²
2069
450m²
16.5m
Wide
New Road
14.5m
Wide
New
Road
16.5m
Wide
16.5m
Wide
16.5m
Wide



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: Meinhardt.

Scale 1 : 750 @ A1

0 5 10 20 30 40 50

Yield Breakdown

Residential Allotments	Typical Size	Typical Area	Stage 5Bi	Stage 5C	Stage 5R	Stage 5S	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	3.4%
Subtotal			2	—	2	—	4	3.4%
25m Deep Product								
Mode Allotment	8.5 x 25m	213m²	—	—	4	—	4	3.4%
Villa Allotment	10 x 25m	250m²	2	2	2	5	11	9.2%
Courtyard Allotment	14 x 25m	350m²	2	1	2	4	9	7.6%
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	9	10	28	23.5%
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	—	—	—	—	—	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	6	7	3	23	19.3%
Premium Villa Allotment	12.5 x 30m	375m²	9	12	7	6	34	28.6%
Courtyard Allotment	14 x 30m	420m²	1	11	7	5	24	20.2%
Traditional Allotment	20 x 30m	600m²	2	3	—	1	6	5.0%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	0.0%
Subtotal			19	32	21	15	87	73.1%
Total Residential Allotments			27	35	32	25	119	100.0%
Residential Net Density			16.7 dw/ha	19.3 dw/ha	20.5 dw/ha	18.1 dw/ha		
Super Lots			Lots	Lots	Lots	Lots	Lots	
Medium Density Allotment			—	—	—	—	—	
Balance Super Allotments			—	—	—	—	—	
Sub Total			—	—	—	—	—	
Total Allotments			27	35	32	25	119	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			27	35	32	26	120	
Maximum Potential Net Residential Density			16.7 dw/ha	19.3 dw/ha	20.5 dw/ha	18.8 dw/ha		

Land Budget

Land Use	Stage 5Bi	Stage 5C	Stage 5R	Stage 5S	Stage 5T	Overall	
	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	**1.821 ha**	**2.354 ha**	**1.559 ha**	**1.385 ha**	**0.786 ha**	**7.905 ha**	**100.0%**
Saleable Area							
Residential Allotments	1.088 ha	1.484 ha	1.201 ha	0.991 ha	—	**4.764 ha**	**60.3%**
Medium Density Allotment	—	—	—	—	—	—	0.0%
Balance Super Allotments	—	—	—	—	—	—	0.0%
Total Area of Allotments	**1.088 ha**	**1.484 ha**	**1.201 ha**	**0.991 ha**	—	**4.764 ha**	**60.3%**
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	0.358 ha	0.394 ha	—	**1.610 ha**	**20.4%**
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**	**0.358 ha**	**0.394 ha**	**0.786 ha**	**3.141 ha**	**39.7%**
Open Space							
Corridor Park	—	—	—	—	—	—	0.0%
Conservation (Within Corridor Park)	—	—	—	—	—	—	*0.0%*
District Recreation Park	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	—	0.0%

REVISION
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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no. DEV2012/403/85
Date: 28 April 2023

Queensland Government

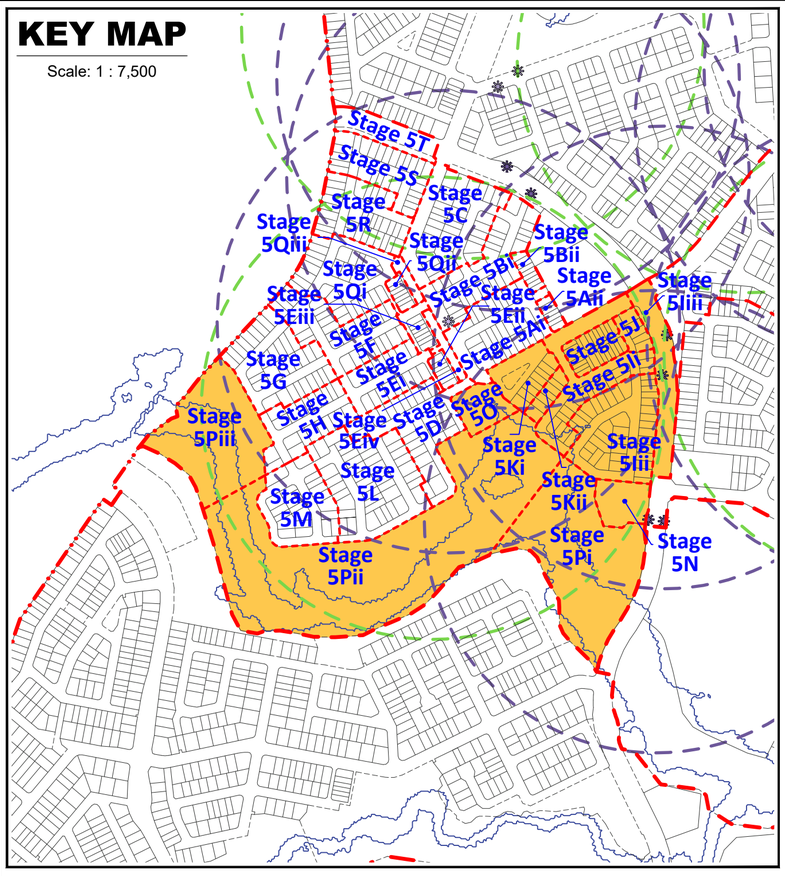
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Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 407**	**AG**

KEY MAP

Scale: 1 : 7,500



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:

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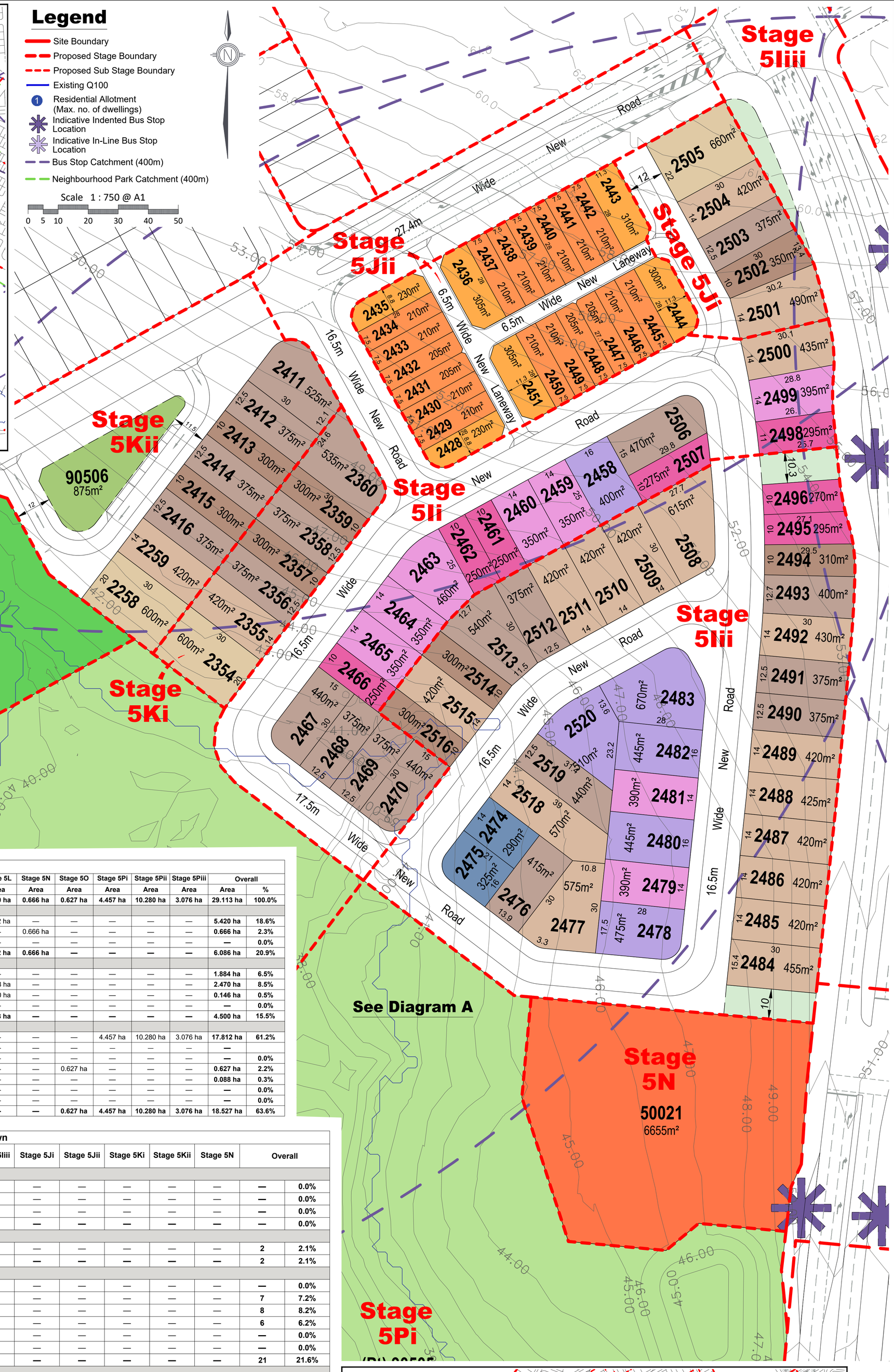
Dimensions have been rounded to the nearest 0.1 metres.

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.



Land Budget

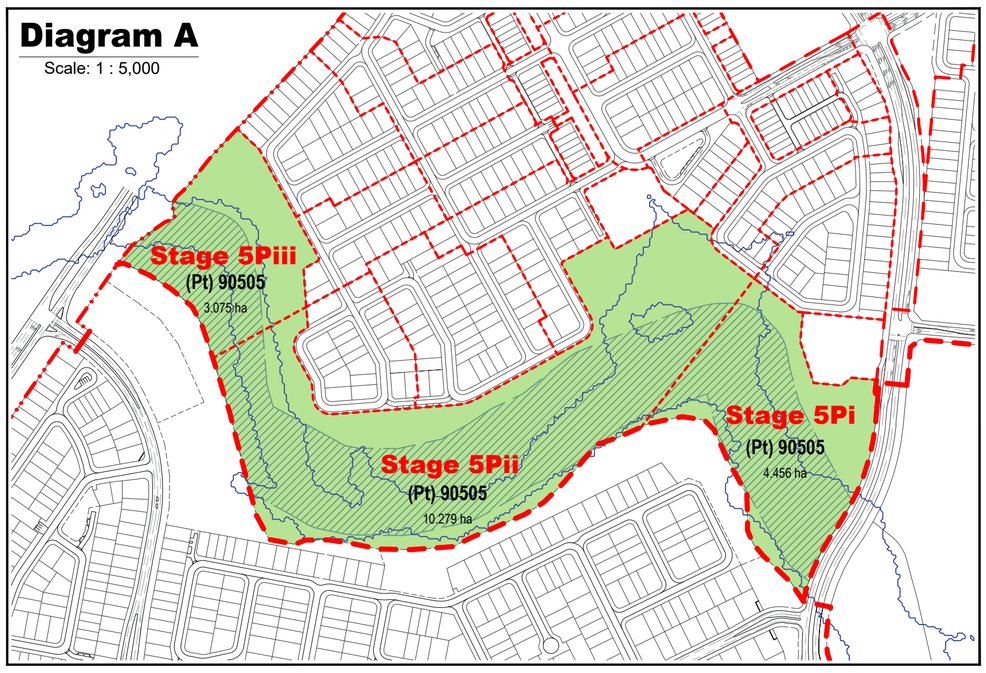
Land Use	Stage 5Ii	Stage 5Iii	Stage 5Iiii	Stage 5Ji	Stage 5Jii	Stage 5Ki	Stage 5Kii	Stage 5L	Stage 5N	Stage 5O	Stage 5Pi	Stage 5Pii	Stage 5Piii	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	**1.725 ha**	**2.270 ha**	**1.205 ha**	**0.317 ha**	**0.633 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**	**29.113 ha**	**100.0%**
Saleable Area															
Residential Allotments	0.652 ha	1.481 ha	—	0.230 ha	0.547 ha	0.291 ha	0.327 ha	1.892 ha	—	—	—	—	—	**5.420 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**	**0.547 ha**	**0.291 ha**	**0.327 ha**	**1.892 ha**	**0.666 ha**	**—**	**—**	**—**	**—**	**6.086 ha**	**20.9%**
Road															
Collector Road	0.451 ha	—	1.176 ha	—	—	—	0.257 ha	—	—	—	—	—	—	**1.884 ha**	**6.5%**
Local Road	0.622 ha	0.732 ha	—	0.087 ha	0.086 ha	—	0.155 ha	0.788 ha	—	—	—	—	—	**2.470 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	**1.073 ha**	**0.789 ha**	**1.205 ha**	**0.087 ha**	**0.086 ha**	**—**	**0.412 ha**	**0.848 ha**	**—**	**—**	**—**	**—**	**—**	**4.500 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 5Ii	Stage 5Iii	Stage 5Iiii	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**	**37.9 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**	**37.9 dw/ha**	**24.1 dw/ha**	**14.0 dw/ha**	**—**		

Diagram A

Scale: 1 : 5,000



REVISION
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
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AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	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

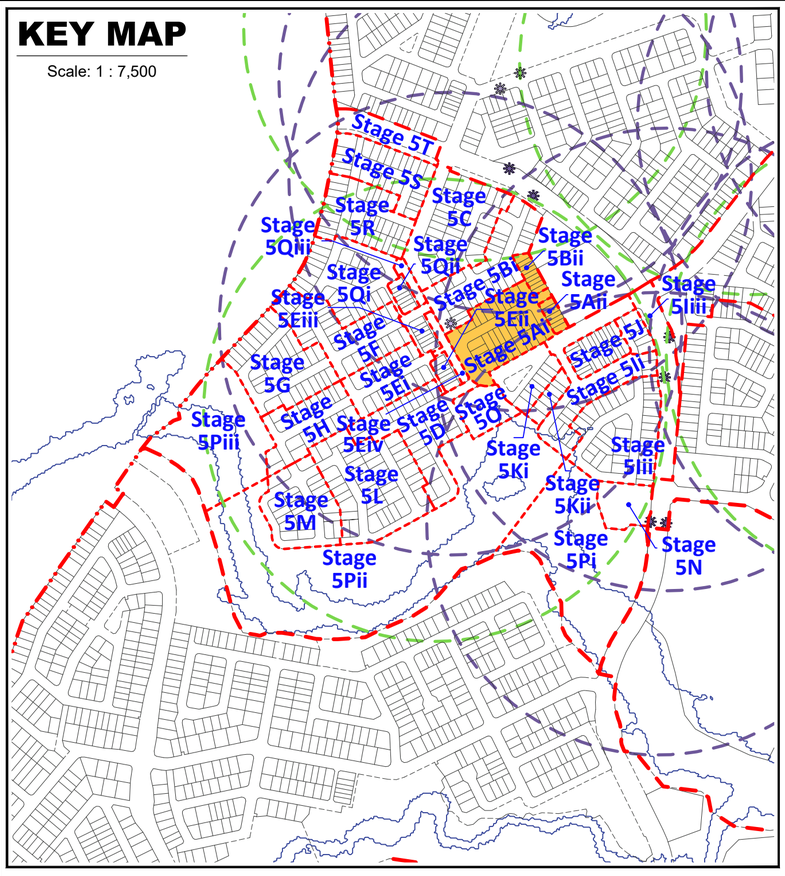
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023

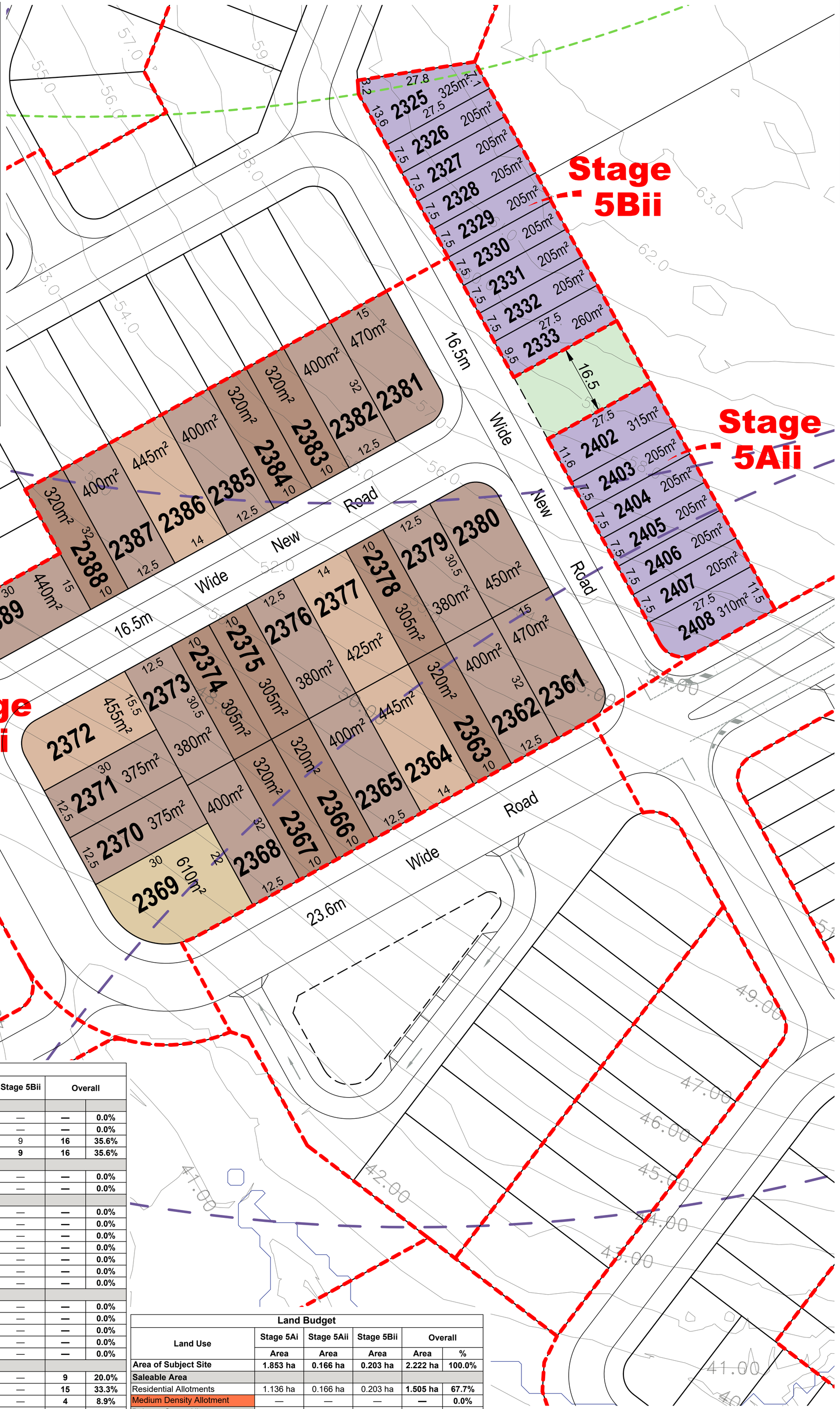
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Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 408**	**AG**





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**	**42.2 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**	**42.2 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	**1.853 ha**	**0.166 ha**	**0.203 ha**	**2.222 ha**	**100.0%**
Saleable Area					
Residential Allotments	1.136 ha	0.166 ha	0.203 ha	**1.505 ha**	**67.7%**
Medium Density Allotment	—	—	—	—	0.0%
Balance Super Allotments	—	—	—	—	0.0%
Total Area of Allotments	**1.136 ha**	**0.166 ha**	**0.203 ha**	**1.505 ha**	**67.7%**
Road					
Collector Road	0.278 ha	—	—	**0.278 ha**	**12.5%**
Local Road	0.394 ha	—	—	**0.394 ha**	**17.7%**
Linear Connections	0.045 ha	—	—	**0.045 ha**	**2.0%**
Entry Statements	—	—	—	—	0.0%
Total Area of New Road	**0.717 ha**	**—**	**—**	**0.717 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%**

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.

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PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval No. DEV2012/403/85
Date: 28 April 2023

Queensland Government

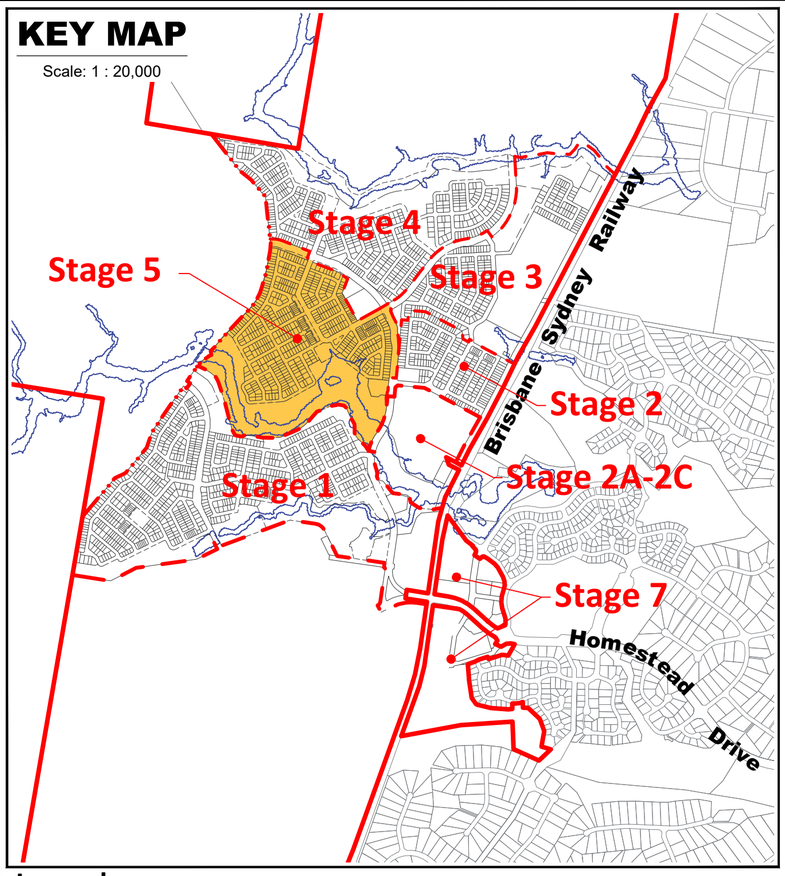
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Scale	Sheet	Plan Ref	Rev
1 : 500	A1	**110056 – 409**	**AG**

KEY MAP

Scale: 1 : 20,000



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

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%	



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.

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) 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 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
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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no. DEV2012/403/85
Date: 28 April 2023

Queensland Government

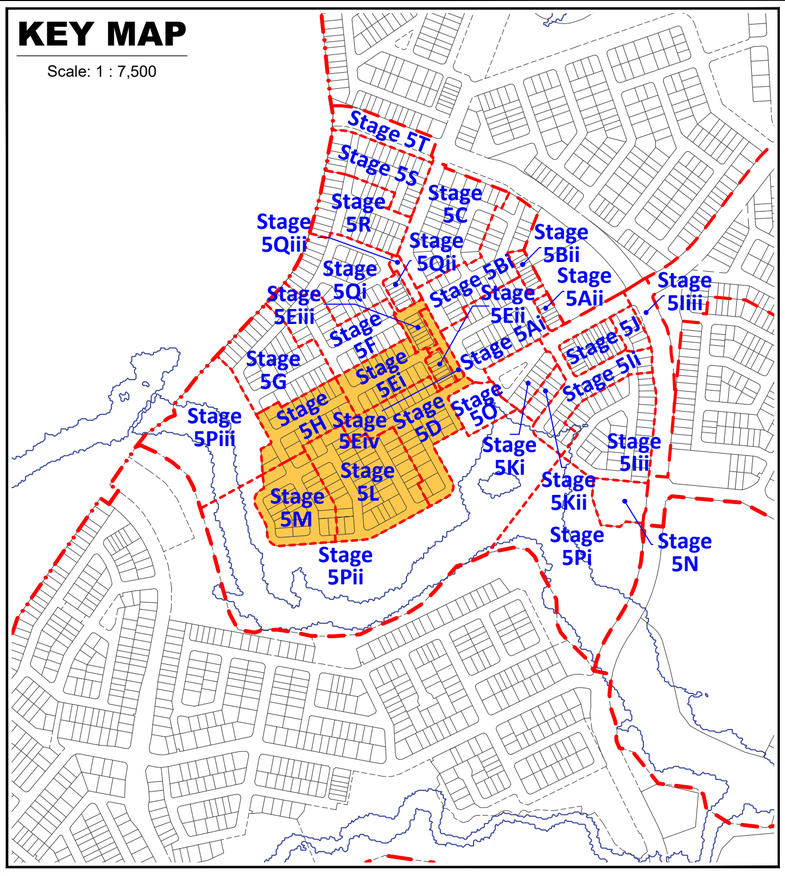
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Scale	Sheet	Plan Ref	Rev
1 : 2000	A1	**110056 – 410**	**AG**

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 * 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

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 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 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 (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 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.

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PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 5
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT PEET

Plan of Development
Stage 5D, Ei, Eii, Eiii, H, L & M
Residential Allotments

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
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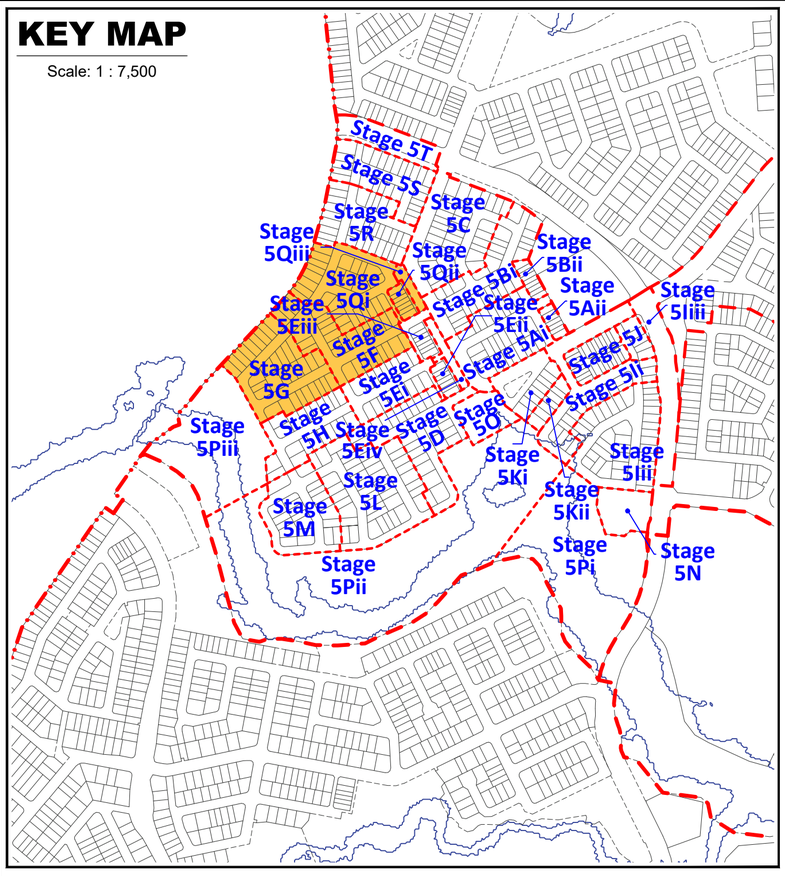
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Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	110056 – 411	AG

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

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

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Dimensions have been rounded to the nearest 0.1 metres.

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Adjoining information: DCDB.
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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 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 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
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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	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, Qi & Qii
Residential Allotments

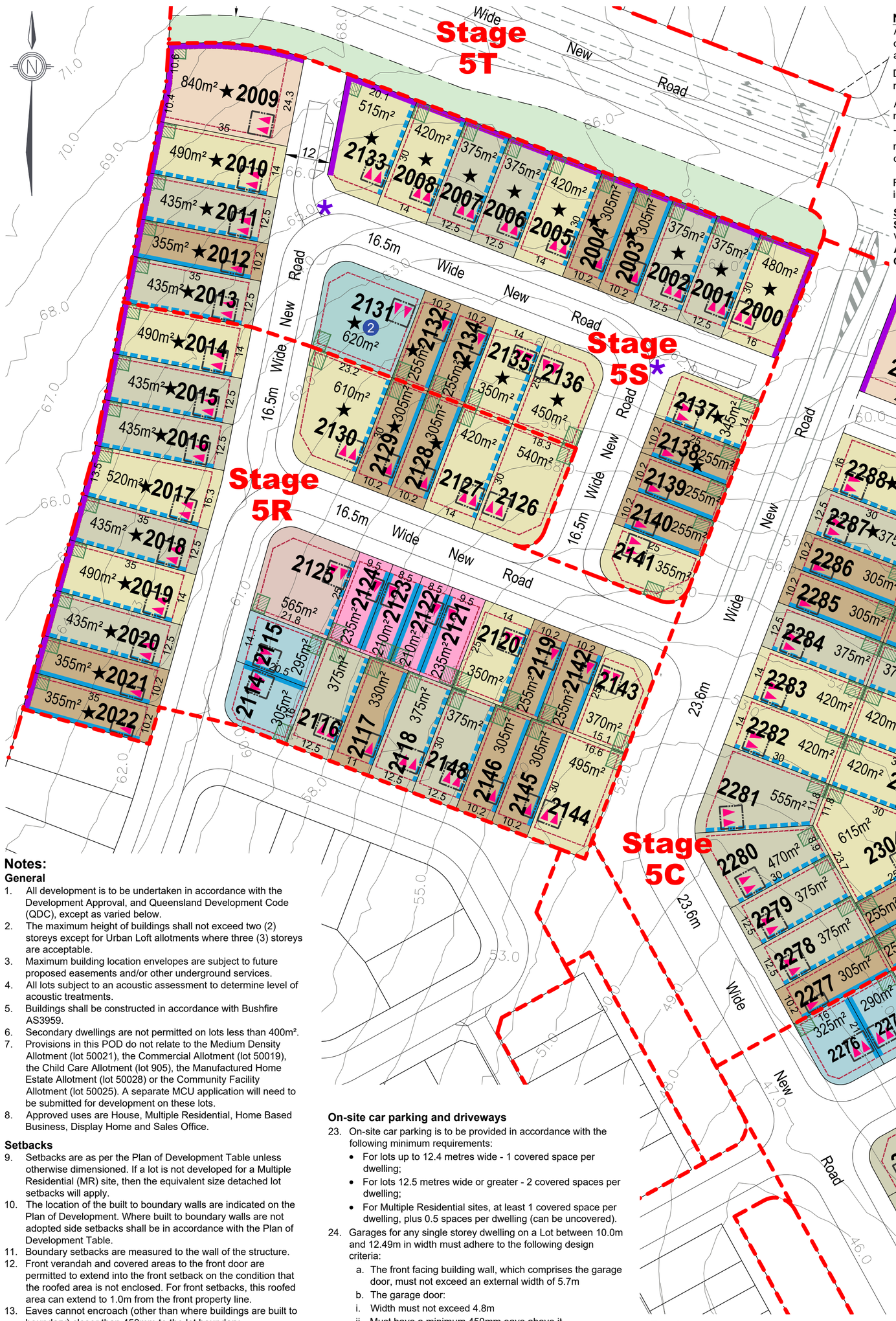
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023
Queensland Government

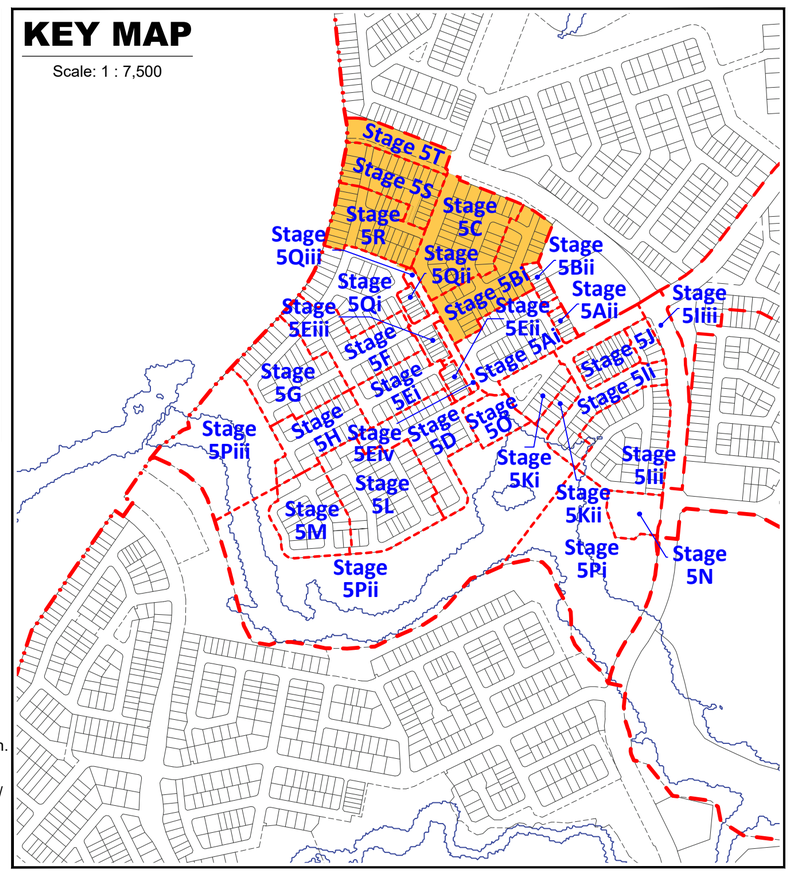
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Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 412**	**AG**

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 * 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.

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)

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
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
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AD: 10/01/2023 Stage 3 & 4 Layout Changes
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	DWG Name.	Precinct 1 Stage 5
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT PEET

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023
Queensland Government

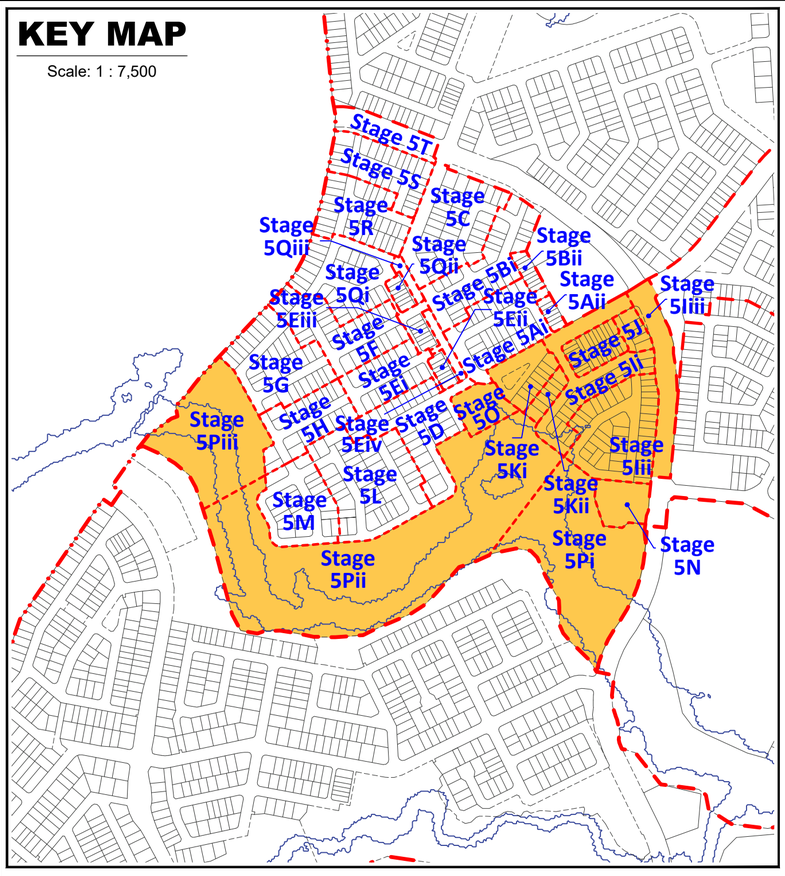
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Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 413**	**AG**

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 * 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.

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 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)

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
- ✱ Bin Pad

REVISION
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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/85
Date: 28 April 2023

Queensland Government

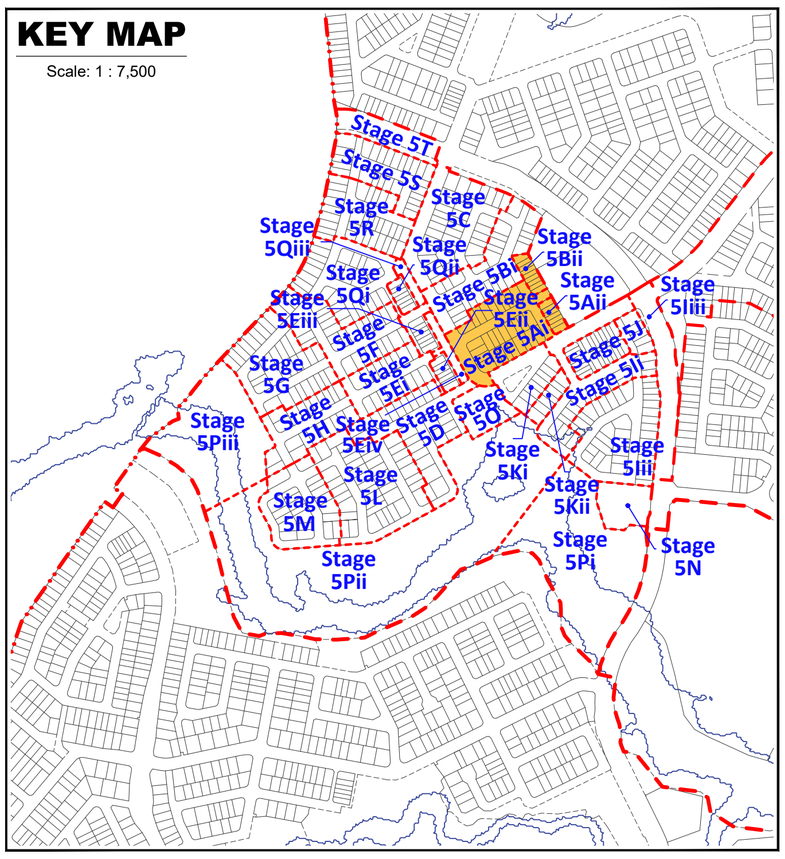
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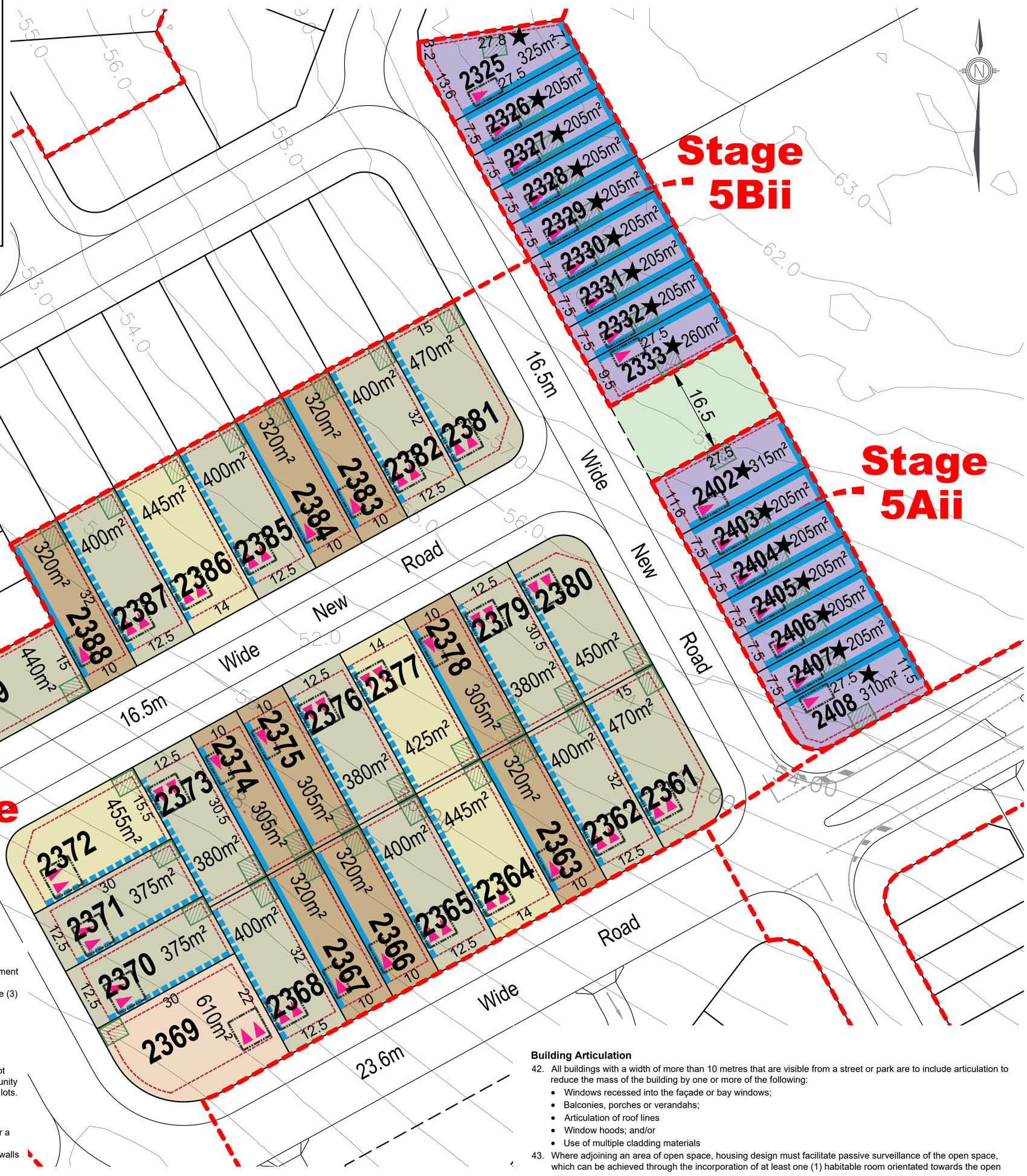
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 414**	**AG**

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 * 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
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- Proposed Precinct Boundary
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- ★ Lot Impacted by Potential Acoustic Requirements

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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.
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
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
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	13 April 2023
Comp By.	NF	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

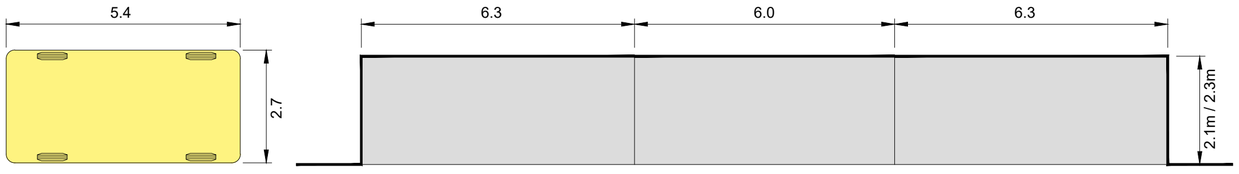
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no. DEV2012/403/85
Date: 28 April 2023

Queensland Government

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Scale	Sheet	Plan Ref	Rev
1 : 500	A1	**110056 – 415**	**AG**



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

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	394
Total Residential Dwellings	499
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	375

Stage 5T
Stage 5S
Stage 5R
Stage 5C
Stage 5Qii
Stage 5Qi
Stage 5Qiii
Stage 5Eiii
Stage 5F
Stage 5G
Stage 5Ei
Stage 5Eiv
Stage 5Eii
Stage 5H
Stage 5D
Stage 5L
Stage 5M
Stage 5Bi
Stage 5Bii
Stage 5Ai
Stage 5Aii
Stage 5Iiii
Stage 5Jii
Stage 5Ji
Stage 5Ii
Stage 5Iii
Stage 5Kii
Stage 5Ki
Stage 5O
90504 6270m²
90502 1465m²
90501 2200m²
90506 875m²
Stage 5Piii (Pt) 90505 3.076 ha
Stage 5Pii (Pt) 90505 10.280 ha
Stage 5Pi (Pt) 90505 4.457 ha
Stage 5N 50021 6655m²

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

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Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

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Plan of Development
Stage 5 Overall
Parking Management Plan

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Scale	Sheet	Plan Ref	Rev
1 : 1500	A1	**110056 – 416**	**AG**