

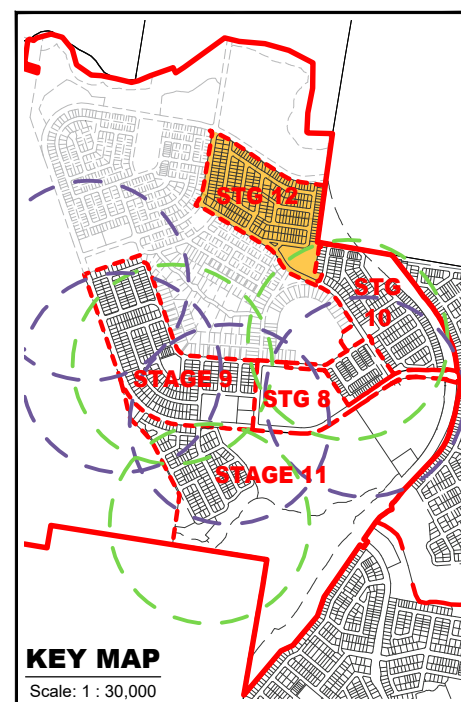
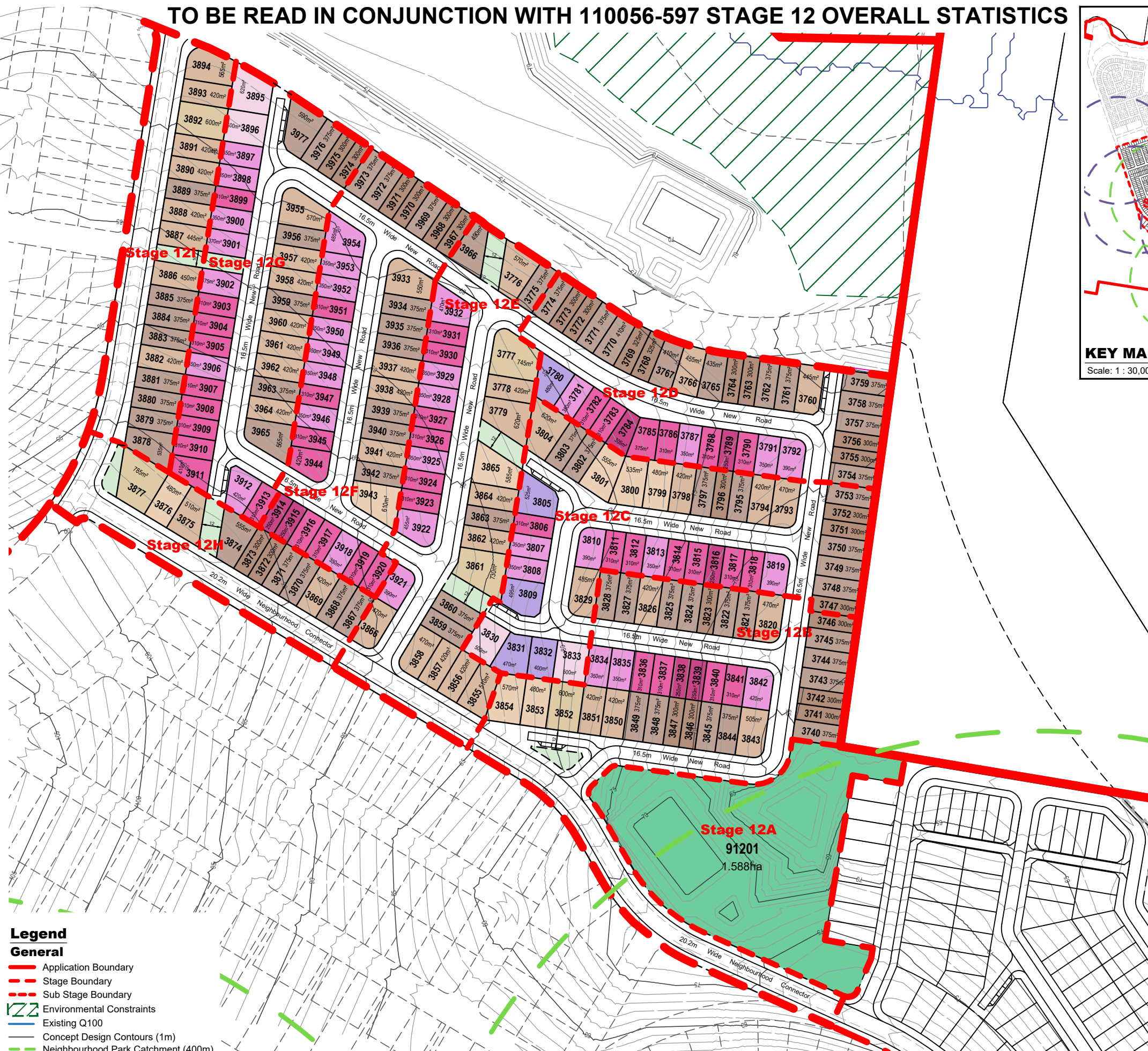
TO BE READ IN CONJUNCTION WITH 110056-597 STAGE 12 OVERALL STATISTICS

Land Budget

Land Use	Overall	
	Area	%
Area of Application Boundary	16.131 ha	100.0%
Saleable Area		
Residential Allotments	9.271 ha	57.5%
Total Area of Allotments	9.271 ha	57.5%
Road		
North South Arterial Dedication (incl. batters)	—	0.0%
Trunk Connector 2 Lanes (23.7m)	0.028 ha	0.2%
Neighbourhood Connector (20.2m)	1.746 ha	10.8%
Neighbourhood Access Street (16.5m)	3.243 ha	20.1%
Laneway (6.5m)	—	0.0%
Pedestrian Linkages	0.256 ha	1.6%
Total Area of New Road	5.273 ha	32.7%
Open Space		
Conservation Buffer	—	0.0%
Corridor Park / Conservation	—	0.0%
Stormwater Management	1.588 ha	9.8%
Regional Sports	—	0.0%
District Sports	—	0.0%
Neighbourhood Recreation Park	—	0.0%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	—	0.0%
Total Open Space	1.588 ha	9.8%

Yield Breakdown

Lot Type	Overall	
25m Deep Product		
Villa 10m Allotment	7	3%
Premium Villa 12.5m Allotment	41	17%
Courtyard 14m Allotment	33	14%
Premium Courtyard 16m Allotment	5	2%
Premium Traditional 20m Allotment	4	2%
Subtotal	90	38%
30m Deep Product		
Villa 10m Allotment	26	11%
Premium Villa 12.5m Allotment	66	28%
Courtyard 14m Allotment	43	18%
Premium Courtyard 16m Allotment	8	3%
Traditional 18m Allotment	—	0%
Premium Traditional 20m Allotment	5	2%
Possible Multiple Residential Allotment	—	0%
Subtotal	148	62%
Total Residential Allotments	238	100%
Residential Net Density	14.8 dw/ha	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	238	
Maximum Potential Net Residential Density	14.8 dw/ha	



- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Environmental Constraints
 - Existing Q100
 - Concept Design Contours (1m)
 - Neighbourhood Park Catchment (400m)

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Qspatial.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

FLAGSTONE CA3 SOUTH
STAGE 12 OVERALL
PLAN OF SUBDIVISION

PEET

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PLAN REF: 110056 – 596

Rev No: —
DATE: 13 MARCH 2024
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0 20 40 60 80 100 120 140 1 : 2,500 @ A3

Yield Breakdown											
Lot Type	Stage 12A	Stage 12B	Stage 12C	Stage 12D	Stage 12E	Stage 12F	Stage 12G	Stage 12H	Stage 12I	Overall	
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product											
Villa 10m Allotment	—	2	1	2	—	2	—	—	—	7	2.9%
Premium Villa 12.5m Allotment	—	4	7	6	6	8	10	—	—	41	17.2%
Courtyard 14m Allotment	—	3	5	4	6	8	7	—	—	33	13.9%
Premium Courtyard 16m Allotment	—	—	4	1	—	—	—	—	—	5	2.1%
Premium Traditional 20m Allotment	—	—	2	—	—	—	2	—	—	4	1.7%
Subtotal	—	9	19	13	12	18	19	—	—	90	37.8%
30m Deep Product											
Villa 10m Allotment	—	6	4	8	—	4	2	2	—	26	10.9%
Premium Villa 12.5m Allotment	—	14	8	11	5	9	6	5	8	66	27.7%
Courtyard 14m Allotment	—	5	5	2	10	4	7	2	8	43	18.1%
Premium Courtyard 16m Allotment	—	2	3	—	1	1	—	1	—	8	3.4%
Traditional 18m Allotment	—	—	—	—	—	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	1	—	—	2	—	—	1	1	5	2.1%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal	—	28	20	21	18	18	15	11	17	148	62.2%
Total Residential Allotments	—	37	39	34	30	36	34	11	17	238	100.0%
Residential Net Density	—	14.1 dw/ha	18.2 dw/ha	20.7 dw/ha	14.0 dw/ha	19.7 dw/ha	18.3 dw/ha	10.8 dw/ha	13.3 dw/ha	14.8 dw/ha	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	37	39	34	30	36	34	11	17	238	
Maximum Potential Net Residential Density	—	14.1 dw/ha	18.2 dw/ha	20.7 dw/ha	14.0 dw/ha	19.7 dw/ha	18.3 dw/ha	10.8 dw/ha	13.3 dw/ha	14.8 dw/ha	

Land Budget											
Land Use	Stage 12A	Stage 12B	Stage 12C	Stage 12D	Stage 12E	Stage 12F	Stage 12G	Stage 12H	Stage 12I	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Application Boundary	1.588 ha	2.631 ha	2.143 ha	1.639 ha	2.139 ha	1.825 ha	1.861 ha	1.022 ha	1.283 ha	16.131 ha	100.0%
Saleable Area											
Residential Allotments	—	1.380 ha	1.535 ha	1.204 ha	1.305 ha	1.304 ha	1.326 ha	0.485 ha	0.732 ha	9.271 ha	57.5%
Total Area of Allotments	—	1.380 ha	1.535 ha	1.204 ha	1.305 ha	1.304 ha	1.326 ha	0.485 ha	0.732 ha	9.271 ha	57.5%
Road											
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	—	—	—	0.028 ha	0.028 ha	0.2%
Neighbourhood Connector (20.2m)	—	0.582 ha	—	—	0.196 ha	—	—	0.476 ha	0.492 ha	1.746 ha	10.8%
Neighbourhood Access Street (16.5m)	—	0.647 ha	0.608 ha	0.435 ha	0.523 ha	0.521 ha	0.509 ha	—	—	3.243 ha	20.1%
Laneway (6.5m)	—	—	—	—	—	—	—	—	—	—	0.0%
Pedestrian Linkages	—	0.022 ha	—	—	0.115 ha	—	0.026 ha	0.062 ha	0.031 ha	0.256 ha	1.6%
Total Area of New Road	—	1.251 ha	0.608 ha	0.435 ha	0.834 ha	0.521 ha	0.535 ha	0.538 ha	0.551 ha	5.273 ha	32.7%
Open Space											
Conservation Buffer	—	—	—	—	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	—	—	—	—	—	0.0%
Stormwater Management	1.588 ha	—	—	—	—	—	—	—	—	1.588 ha	9.8%
Regional Sports	—	—	—	—	—	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	1.588 ha	—	—	—	—	—	—	—	—	1.588 ha	9.8%

PLAN REF: 110056 – 597

Rev No: —

DATE: 13 MARCH 2024

CLIENT: PEET

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FLAGSTONE CA3 SOUTH
STAGE 12 OVERALL
STATISTICS

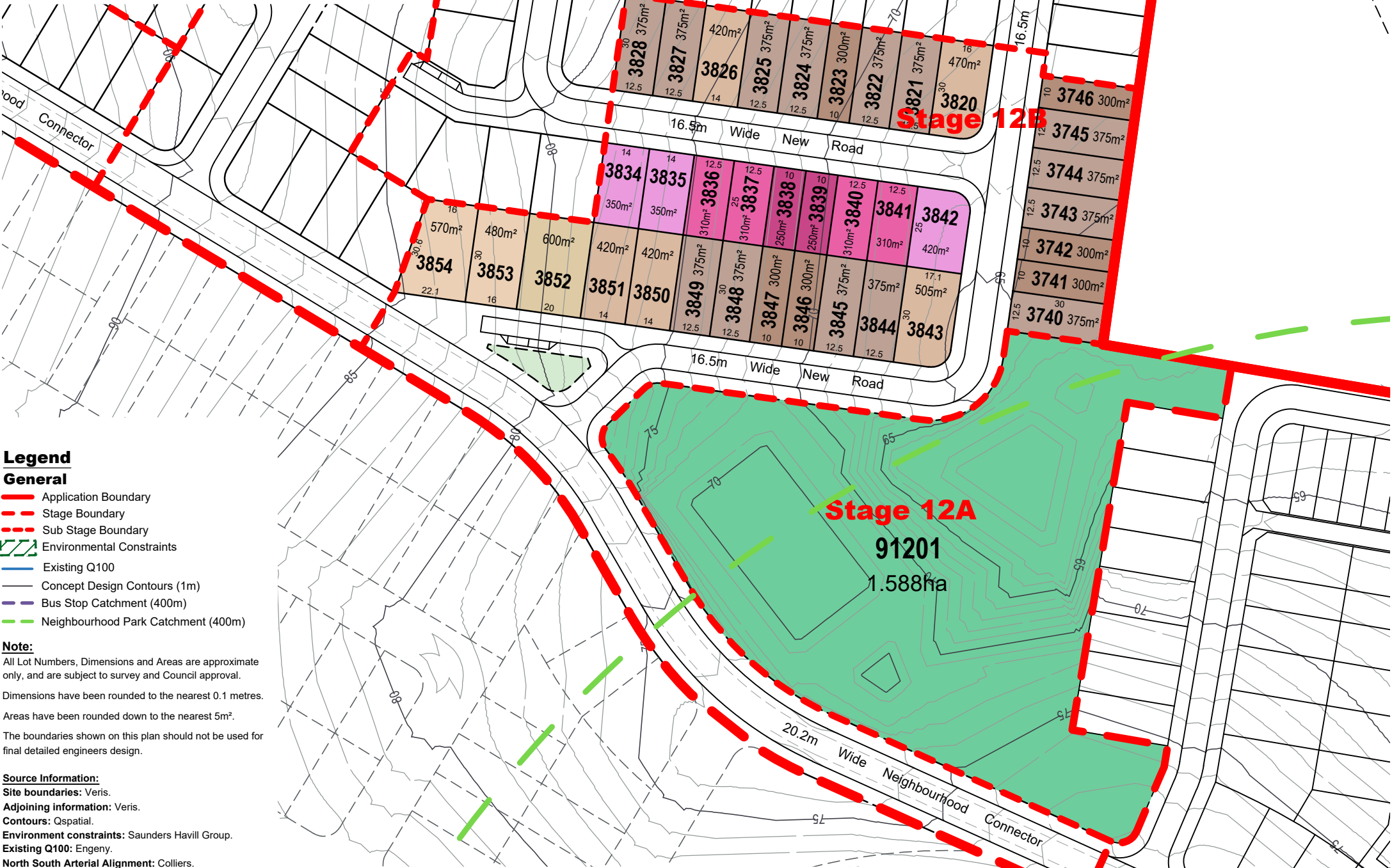
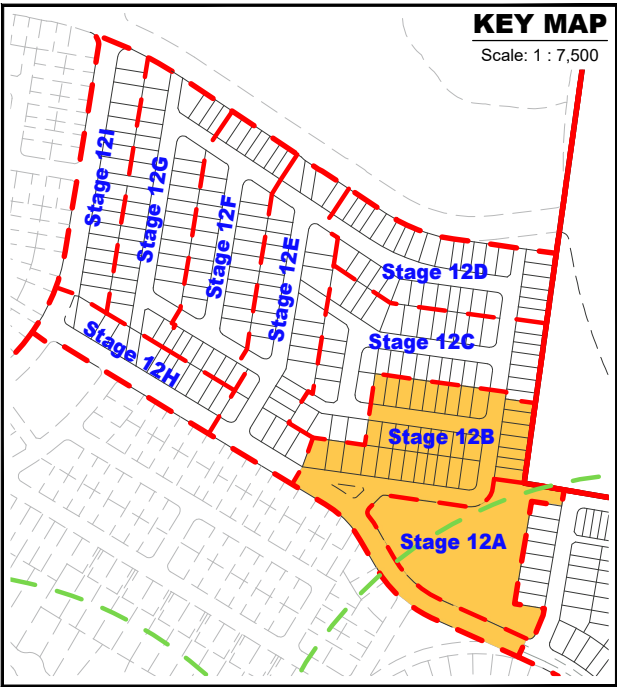
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- Legend**
General
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Environmental Constraints
 - Existing Q100
 - Concept Design Contours (1m)
 - Bus Stop Catchment (400m)
 - Neighbourhood Park Catchment (400m)

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Qspatial.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

Land Budget				
Land Use	Stage 12A	Stage 12B	Overall	
	Area	Area	Area	%
Area of Application Boundary	1.588 ha	2.631 ha	4.219 ha	100.0%
Saleable Area				
Residential Allotments	—	1.380 ha	1.380 ha	32.7%
Total Area of Allotments	—	1.380 ha	1.380 ha	32.7%
Road				
North South Arterial Dedication (incl. batters)	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	0.582 ha	0.582 ha	13.8%
Neighbourhood Access Street (16.5m)	—	0.647 ha	0.647 ha	15.3%
Laneway (6.5m)	—	—	—	0.0%
Pedestrian Linkages	—	0.022 ha	0.022 ha	0.5%
Total Area of New Road	—	1.251 ha	1.251 ha	29.7%
Open Space				
Conservation Buffer	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	0.0%
Stormwater Management	1.588 ha	—	1.588 ha	37.6%
Regional Sports	—	—	—	0.0%
District Sports	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	0.0%
Local Recreation Park	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	0.0%
Total Open Space	1.588 ha	—	1.588 ha	37.6%

Yield Breakdown			
Lot Type	Stage 12B	Overall	
	Yield	Yield	%
25m Deep Product			
Villa 10m Allotment	2	7	18.9%
Premium Villa 12.5m Allotment	4	4	10.8%
Courtyard 14m Allotment	3	3	8.1%
Premium Courtyard 16m Allotment	—	—	0.0%
Premium Traditional 20m Allotment	—	—	0.0%
Subtotal	9	9	24.3%
30m Deep Product			
Villa 10m Allotment	6	6	16.2%
Premium Villa 12.5m Allotment	14	14	37.8%
Courtyard 14m Allotment	5	5	13.5%
Premium Courtyard 16m Allotment	2	2	5.4%
Traditional 18m Allotment	—	—	0.0%
Premium Traditional 20m Allotment	1	1	2.7%
Possible Multiple Residential Allotment	—	—	0.0%
Subtotal	28	28	75.7%
Total Residential Allotments	37	37	100.0%
Residential Net Density	14.1 dw/ha		
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	37	37	
Maximum Potential Net Residential Density	14.1 dw/ha		

PLAN REF: 110056 – 598
Rev No: —
DATE: 13 MARCH 2024
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FLAGSTONE CA3 SOUTH
STAGE 12A - 12B
PLAN OF SUBDIVISION

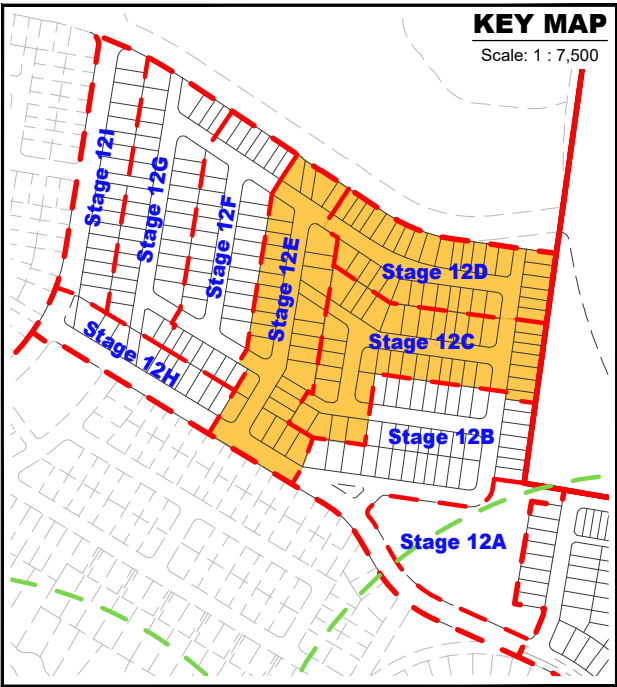
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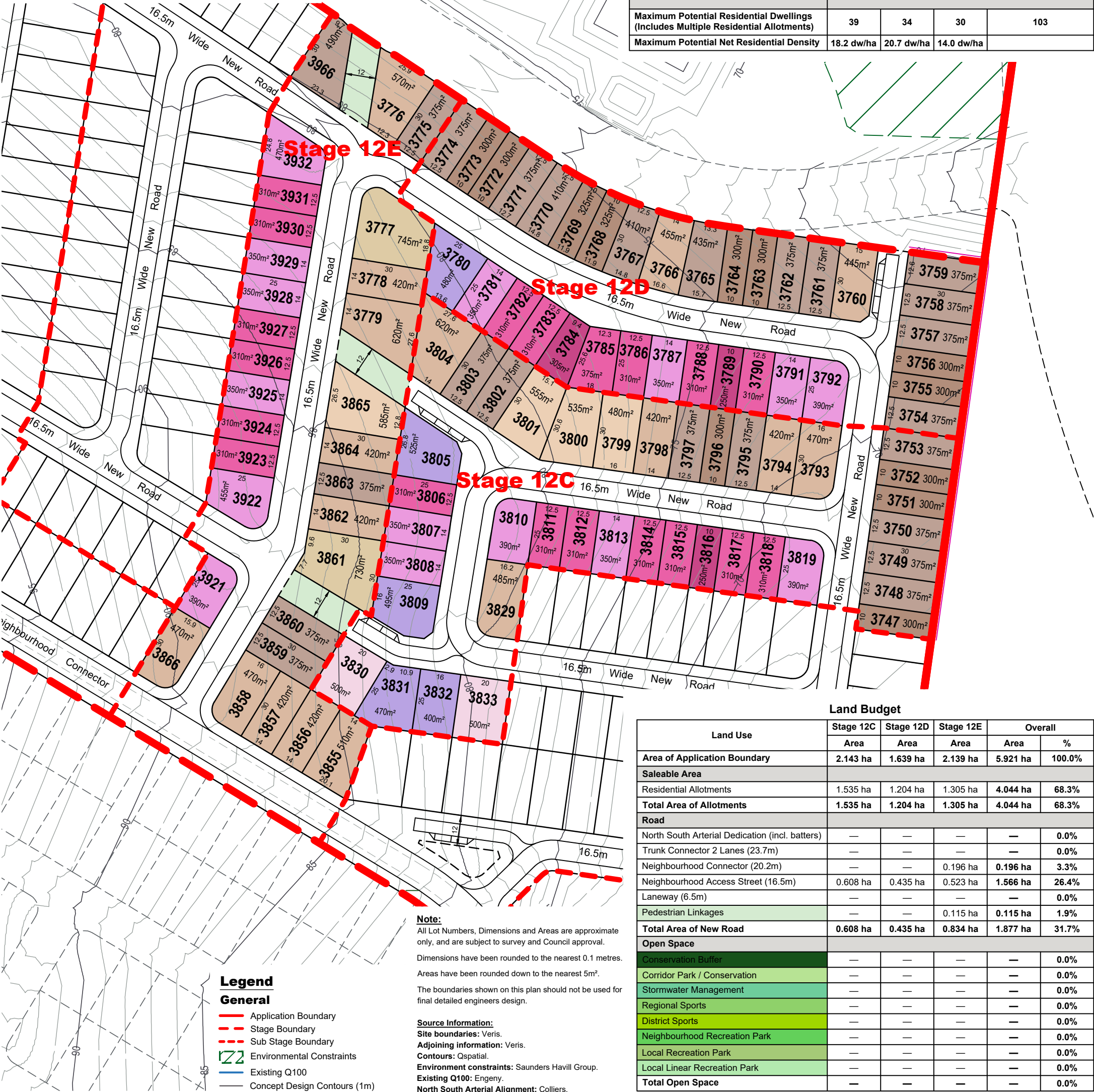
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Lot Type	Stage 12C	Stage 12D	Stage 12E	Overall	
	Yield	Yield	Yield	Yield	%
25m Deep Product					
Villa 10m Allotment	1	2	—	3	2.9%
Premium Villa 12.5m Allotment	7	6	6	19	18.4%
Courtyard 14m Allotment	5	4	6	15	14.6%
Premium Courtyard 16m Allotment	4	1	—	5	4.9%
Premium Traditional 20m Allotment	2	—	—	2	1.9%
Subtotal	19	13	12	44	42.7%
30m Deep Product					
Villa 10m Allotment	4	8	—	12	11.7%
Premium Villa 12.5m Allotment	8	11	5	24	23.3%
Courtyard 14m Allotment	5	2	10	17	16.5%
Premium Courtyard 16m Allotment	3	—	1	4	3.9%
Traditional 18m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	2	2	1.9%
Possible Multiple Residential Allotment	—	—	—	—	0.0%
Subtotal	20	21	18	59	57.3%
Total Residential Allotments					
	39	34	30	103	100.0%
Residential Net Density					
	18.2 dw/ha	20.7 dw/ha	14.0 dw/ha		
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)					
	39	34	30	103	
Maximum Potential Net Residential Density					
	18.2 dw/ha	20.7 dw/ha	14.0 dw/ha		



Land Use	Stage 12C	Stage 12D	Stage 12E	Overall	
	Area	Area	Area	Area	%
Area of Application Boundary					
	2.143 ha	1.639 ha	2.139 ha	5.921 ha	100.0%
Saleable Area					
Residential Allotments	1.535 ha	1.204 ha	1.305 ha	4.044 ha	68.3%
Total Area of Allotments	1.535 ha	1.204 ha	1.305 ha	4.044 ha	68.3%
Road					
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	—	0.196 ha	0.196 ha	3.3%
Neighbourhood Access Street (16.5m)	0.608 ha	0.435 ha	0.523 ha	1.566 ha	26.4%
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	—	—	0.115 ha	0.115 ha	1.9%
Total Area of New Road	0.608 ha	0.435 ha	0.834 ha	1.877 ha	31.7%
Open Space					
Conservation Buffer	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	0.0%
Stormwater Management	—	—	—	—	0.0%
Regional Sports	—	—	—	—	0.0%
District Sports	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Total Open Space	—	—	—	—	0.0%

PLAN REF: 110056 – 599
Rev No: —
DATE: 13 MARCH 2024
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FLAGSTONE CA3 SOUTH
STAGE 12C - 12E
PLAN OF SUBDIVISION

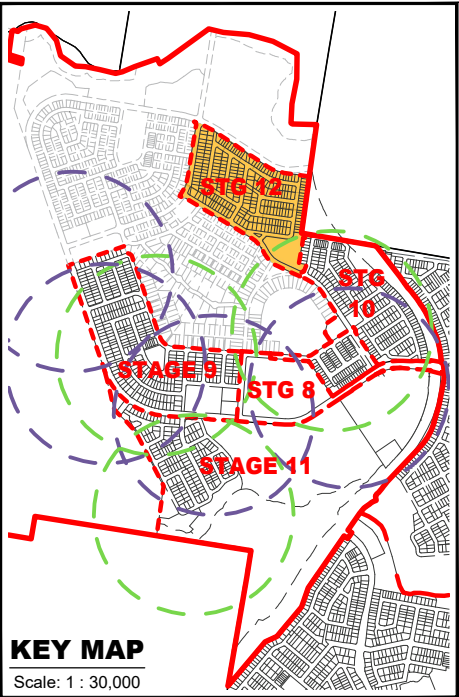
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- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Environmental Constraints
 - Existing Q100
 - Concept Design Contours (1m)
 - 2m High Noise Barrier
- Open Space**
- Stormwater Detention
 - Linear Connections

- Allotment Details**
- Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Double Garage Location
 - Preferred Single Garage Location
 - Lot Impacted by Potential Acoustic Requirements
 - Bin Pad

Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Ridgetop 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
Front/Primary Frontage	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	3.0m	3.0m
Garage	n/a	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear	0.9m	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	2.0m	1.5m	1.5m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		n/a		n/a		n/a		n/a	
Non Built to Boundary	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	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	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		60%		75%	

TO BE READ IN CONJUNCTION WITH 110056-602 STAGE 12 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 601

Rev No: —

DATE: 13 MARCH 2024

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD

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FLAGSTONE CA3 SOUTH
STAGE 12 OVERALL
PLAN OF DEVELOPMENT



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Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Qspatial.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

Notes:

General

- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.
- All lots subject to an acoustic assessment to determine level of acoustic treatments.
- Buildings shall be constructed in accordance with Bushfire AS3959.
- Secondary dwellings are not permitted on lots less than 400m².
- Provisions in this POD do not relate to the following allotments: the District Centre allotment (lot 50032); the Ambulance allotment (lot 50033); the Child Care Allotments (lot 50034, 50036, 50037); the State Primary School allotment (lot 30015); the Local Centre Allotments (lots 50038 and 50040); the Community Facility Allotment (lot 50039); or the Medium Density Allotment (lot 50041). A separate MCU application will need to be submitted for development on these lots.
- Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.
- Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

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

Private Open Space

- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres.
- Private open space must be directly accessible from a living space.

On-site car parking and driveways

- On-site car parking is to be provided in accordance with the following minimum requirements:
 - For lots <12.5 metres wide - 1 covered space per dwelling;
 - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;
 - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, tilt or roller door.
 - The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.”
- Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or a laneway dwelling.
- Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary unless otherwise dimensioned on the Plan of Development. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
- Driveways must be completed prior to occupation of the dwelling.

Fencing

- Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- Fencing on all park or street frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
- Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill palings or panels.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the

dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.

Retaining Walls

- For retaining walls **not** constructed by the developer:
 - Retaining walls must not exceed more than 1.0m where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0m. Retaining in excess of this must use terraced retaining.
 - Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
- No timber retaining walls over 1.0m or adjoining parks or public streets.
- Walls over 1.0m require RPEQ certification.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
 - Windows recessed into the façade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materials
- Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- Screened drying and rubbish bins area must be behind the main face of the dwelling.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

- Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
- If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
- Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Electric Vehicle Readiness

- All dwellings are to have a dedicated electrical circuit from the circuit board to the garage for at least one Basic (slow) EVSE charger per home, in accordance with the Australian Wiring Rules AS/NZS 3000: 2018. The circuit is to be fitted with a minimum 20 Amp GPO outlet which can be replaced by a dedicated 7kW EVSE of the occupant's choice. Where not used for Electric Vehicle Supply Equipment, the circuit is to be terminated at an isolator.

Additional Criteria for Steep Residential Allotments

- Steep Residential Allotments controls relate to all allotments within Stages 13A, 13B,13C, 13G and 13H.

- Building design, cut and/or fill on site must not negatively impact the conveyance of stormwater or adversely affect neighbouring properties.
- Building design should consider the retention of existing vegetation and natural topography where viable.
- Any views into the undercroft of the home from the street or park must be screened through architectural elements, such as vertical or horizontal battens that complement the aesthetic of the home.
- Class 10 buildings or structures are permitted within the prescribed building envelope and contribute towards site cover percentage.

Additional Criteria for Multiple Residential Allotments (excluding Lot 50041)

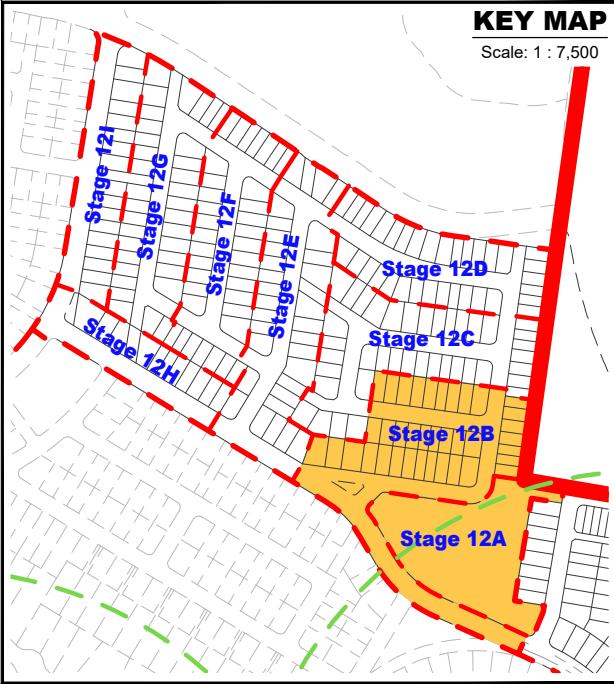
- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park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

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
- The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
- Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

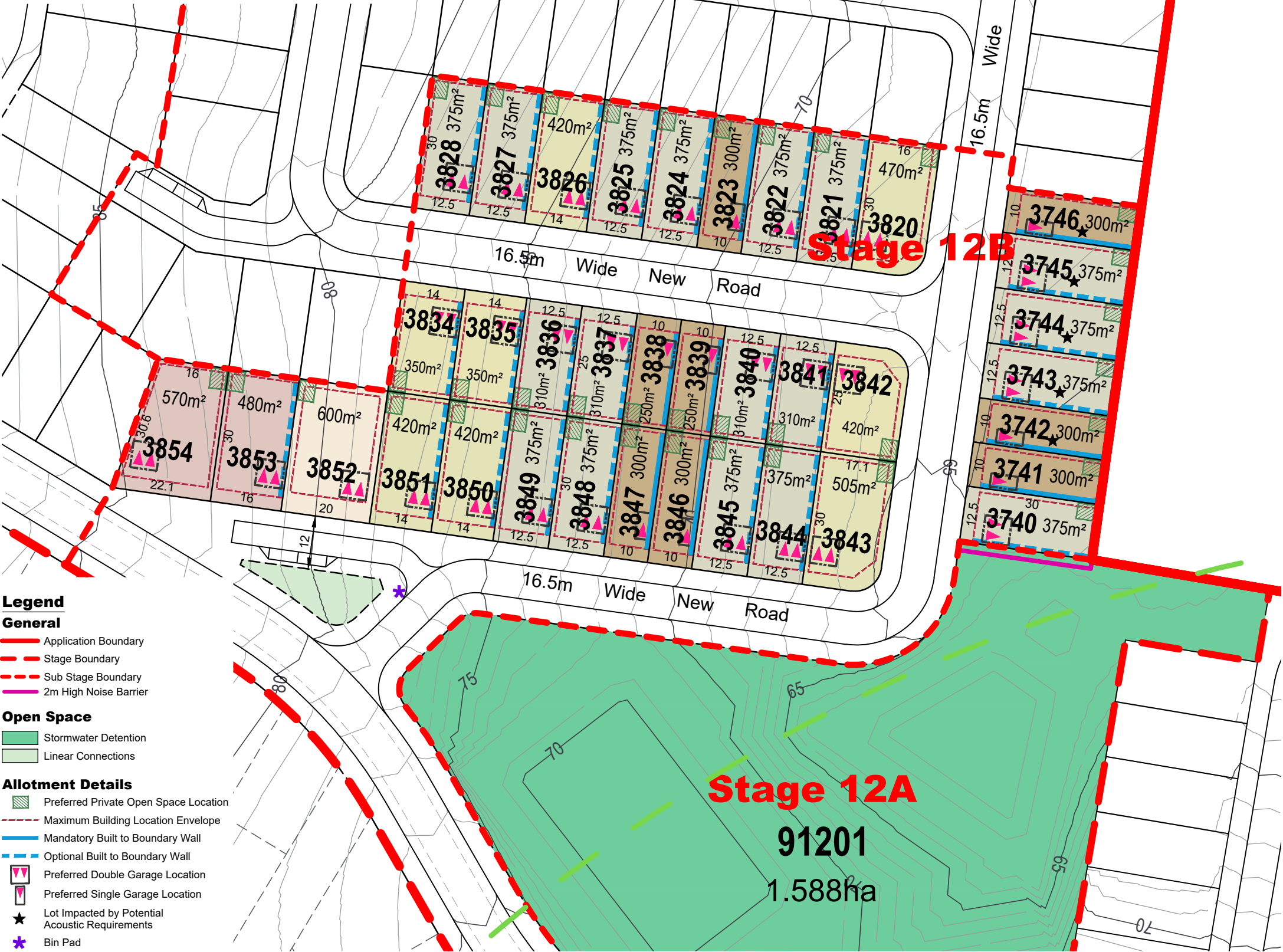
Definitions

Laneway Allotment - Allotments serviced by a laneway.



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

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Qspatial.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.



- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - 2m High Noise Barrier
- Open Space**
- Stormwater Detention
 - Linear Connections
- Allotment Details**
- Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Double Garage Location
 - Preferred Single Garage Location
 - Lot Impacted by Potential Acoustic Requirements
 - Bin Pad

Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Ridgetop 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
Front/Primary Frontage	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	3.0m	3.0m
Garage	n/a	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear	0.9m	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	2.0m	1.5m	1.5m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		n/a		n/a		n/a		n/a	
Non Built to Boundary	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	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	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		60%		75%	

TO BE READ IN CONJUNCTION WITH 110056-602 STAGE 12 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 603

Rev No: –

DATE: 13 MARCH 2024

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD

FLAGSTONE CA3 SOUTH

STAGE 12A - 12B

PLAN OF DEVELOPMENT

PEET

URBAN DESIGN

Level 8

31 Duncan Street

PO Box 1559

Fortitude Valley QLD 4006

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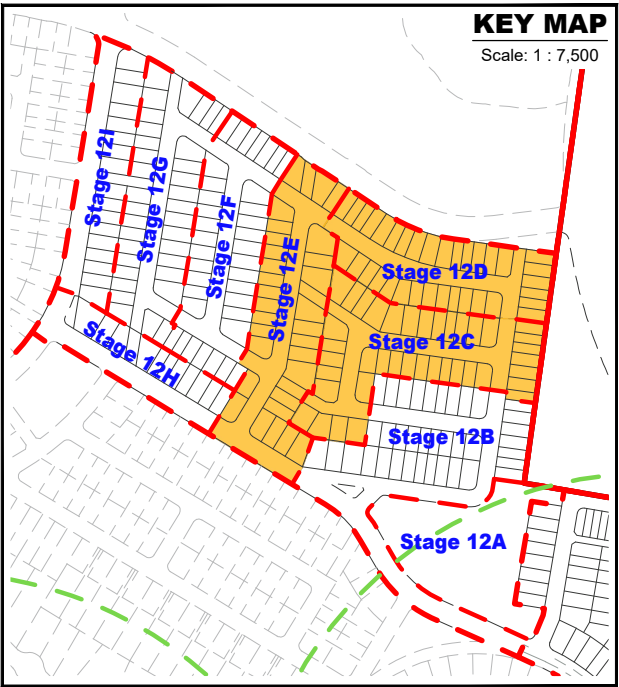
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Legend

General

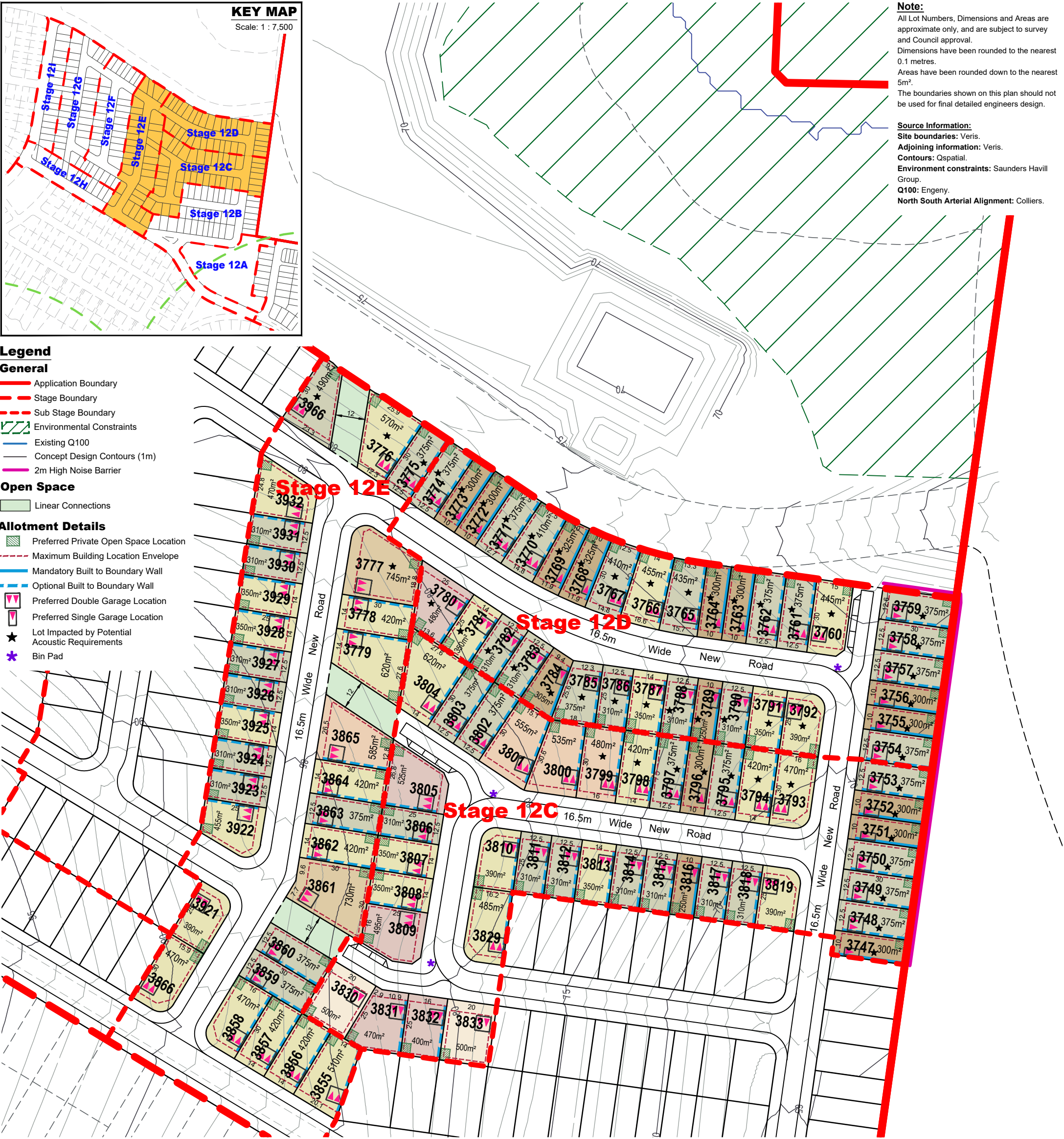
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Concept Design Contours (1m)
- 2m High Noise Barrier

Open Space

- Linear Connections

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Double Garage Location
- Preferred Single Garage Location
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad



Note:
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Areas have been rounded down to the nearest 5m².
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Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Qspatial.
Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Ridgetop Allotments		Multiple Residential Allotment (MR)	
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Front/Primary Frontage	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	3.0m	3.0m
Garage	n/a	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear	0.9m	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	2.0m	1.5m	1.5m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		n/a		n/a		n/a		n/a	
Non Built to Boundary	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	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	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		60%		75%	

TO BE READ IN CONJUNCTION WITH 110056-602 STAGE 12 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: **110056 – 604**

Rev No: —

DATE: 13 MARCH 2024

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD

FLAGSTONE CA3 SOUTH

STAGE 12C - 12E

PLAN OF DEVELOPMENT

PEET

URBAN DESIGN

Level 8

31 Duncan Street

PO Box 1559

Fortitude Valley QLD 4006

T +61 7 3539 9500

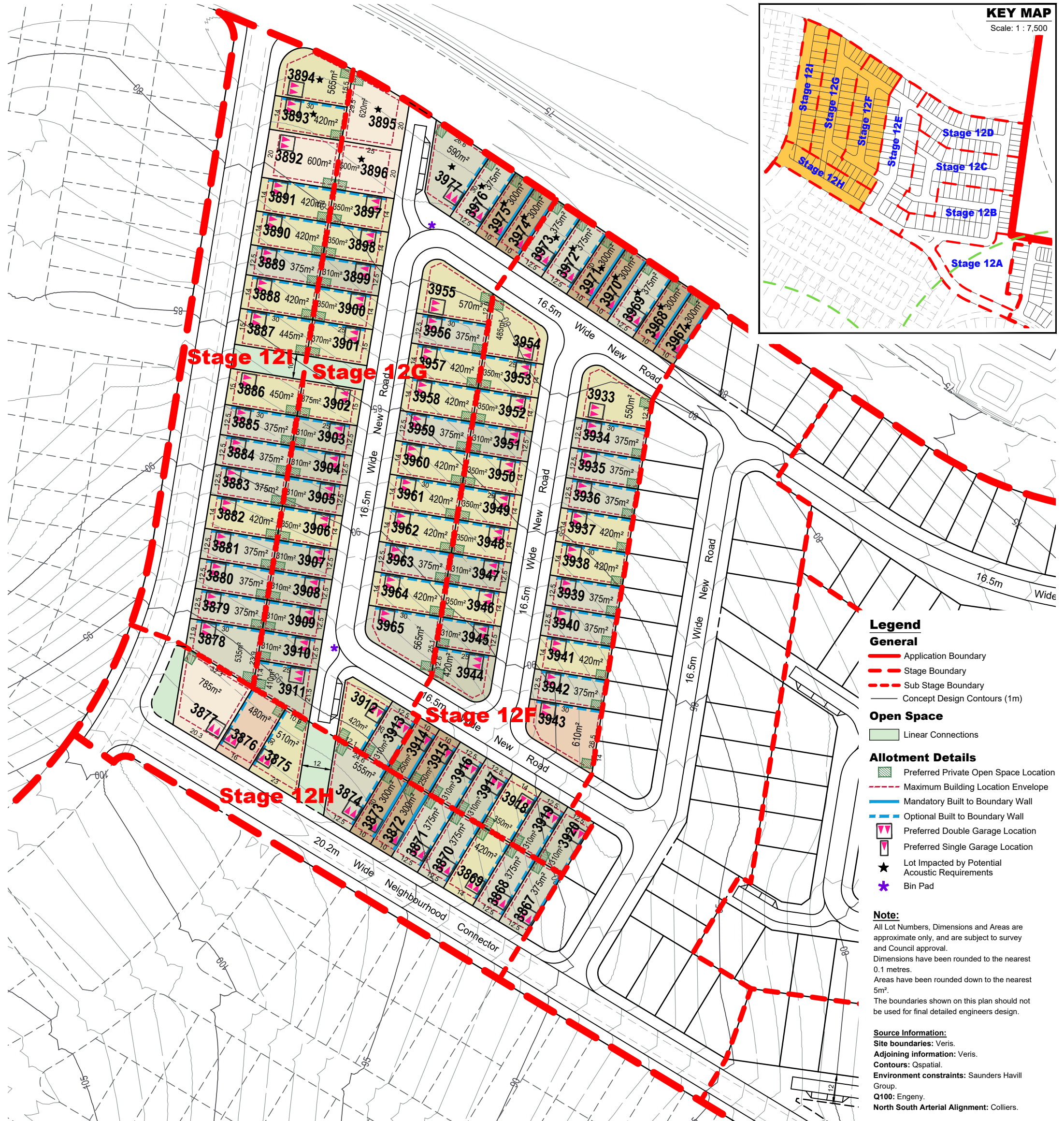
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- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Concept Design Contours (1m)
- Open Space**
- Linear Connections
- Allotment Details**
- Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Double Garage Location
 - Preferred Single Garage Location
 - Lot Impacted by Potential Acoustic Requirements
 - Bin Pad
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- Site boundaries:** Veris.
- Adjoining information:** Veris.
- Contours:** Qspatial.
- Environment constraints:** Saunders Havill Group.
- Q100:** Engeny.
- North South Arterial Alignment:** Colliers.

Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Ridgetop Allotments		Multiple Residential Allotment (MR)	
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Garage	n/a	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear	0.9m	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	2.0m	1.5m	1.5m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		n/a		n/a		n/a		n/a	
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Site Cover	75%		65%		60%		60%		60%		60%		60%		60%		75%	

TO BE READ IN CONJUNCTION WITH 110056-602 STAGE 12 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 605

Rev No: —

DATE: 13 MARCH 2024

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD

FLAGSTONE CA3 SOUTH

STAGE 12F - 12I

PLAN OF DEVELOPMENT

PEET

URBAN DESIGN

Level 8

31 Duncan Street

PO Box 1559

Fortitude Valley QLD 4006

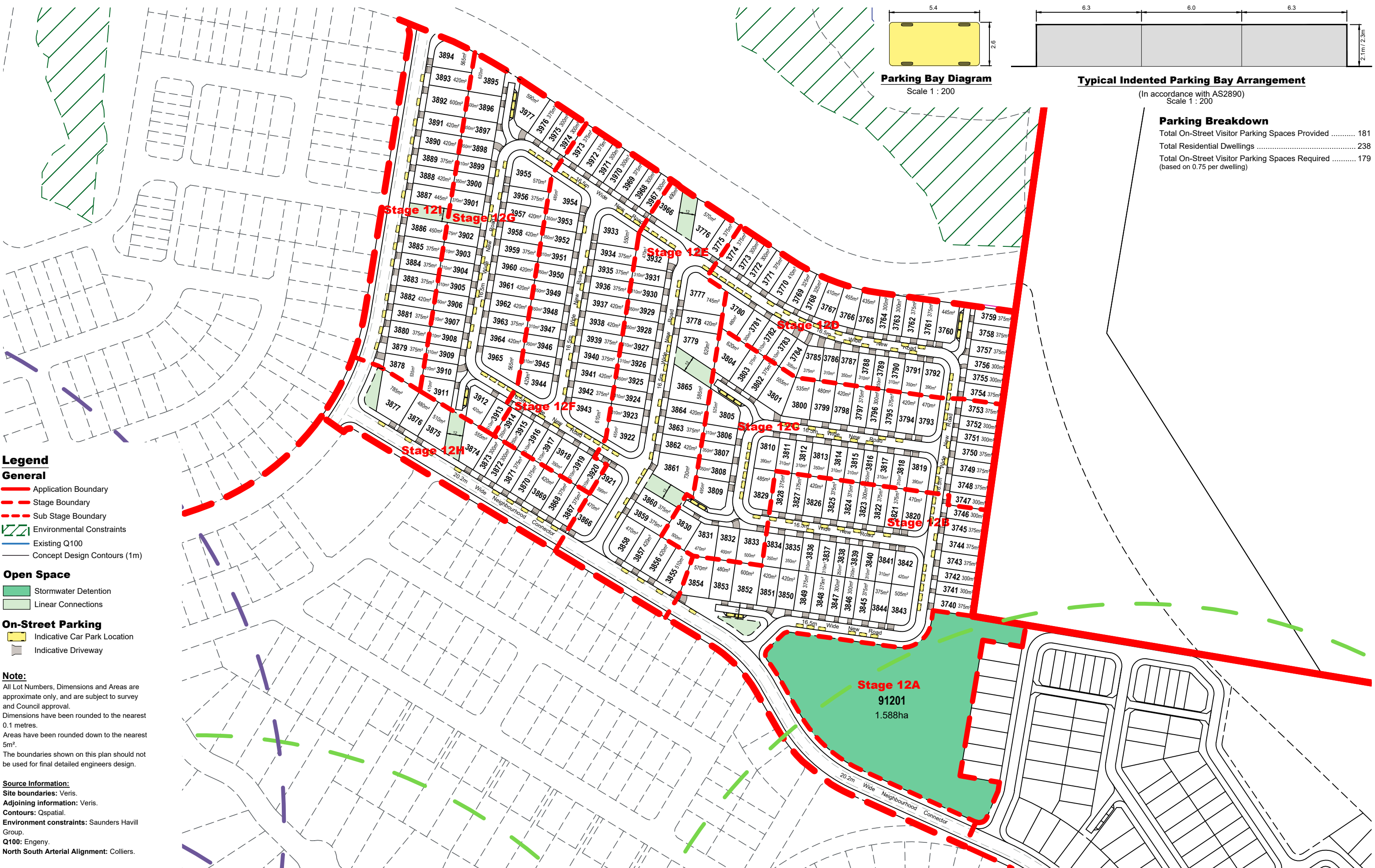
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- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Environmental Constraints
 - Existing Q100
 - Concept Design Contours (1m)
- Open Space**
- Stormwater Detention
 - Linear Connections
- On-Street Parking**
- Indicative Car Park Location
 - Indicative Driveway

Note:

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Site boundaries: Veris.

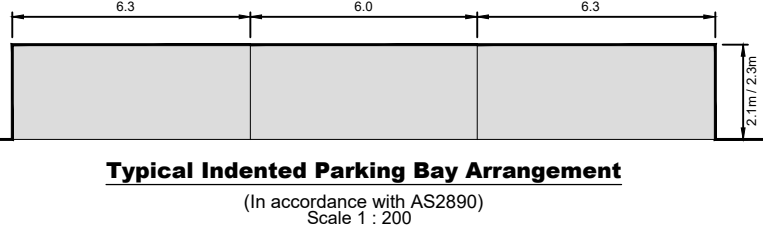
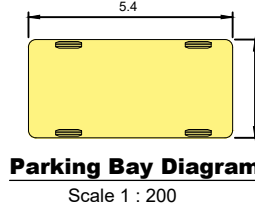
Adjoining information: Veris.

Contours: Qspatial.

Environment constraints: Saunders Havill Group.

Q100: Engeny.

North South Arterial Alignment: Colliers.



Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	181
Total Residential Dwellings	238
Total On-Street Visitor Parking Spaces Required	179
(based on 0.75 per dwelling)	

PLAN REF: 110056 – 606

Rev No: —

DATE: 13 MARCH 2024

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD



FLAGSTONE CA3 SOUTH

STAGE 12 OVERALL

PARKING MANAGEMENT PLAN

PEET

URBAN DESIGN

Level 8

31 Duncan Street

PO Box 1559

Fortitude Valley QLD 4006

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