

13th February 2024

Assessment Manager
Economic Development QLD
Level 14, 1 William Street,
Brisbane QLD 4000

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1532

Date: 25 March 2025



Dear Tiana,

RE: FLAGSTONE LLC ESG STRATEGY

Provided herein is the Lodge ESG Strategy for the proposed Land Lease Community development at College Dr, Flagstone – Lot 50028 on SP341589. The strategy is summarised into four sections providing context around the purpose, principles, outcomes and implementation.

1. Statement of Purpose

Lodge's Flagstone ESG Strategy provides a framework of assessable ESG performance outcomes for delivery of the Flagstone community. Each performance outcome is categorised under one of Lodge's ESG Principles of Carbon Conscious, Circularity and Community, while taking a balanced approach ensuring economic sustainability for future residents.

Each performance outcome has been formulated with practicality in mind, while intended to serve environmental and social benefits, the everyday lives of future residents and the liveability of the community have been core considerations.

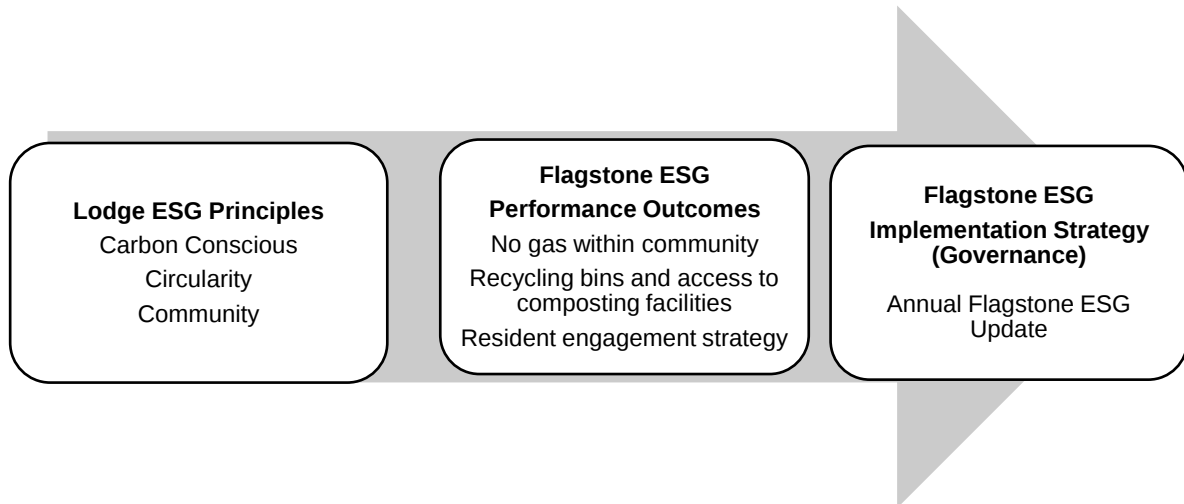
In terms of implementation, the strategy aims to provoke innovative thought in decision making through all levels of community development and operation, with the intent of leading to improved sustainable outcomes by reducing reliance on carbon consumptive energy sources, reducing and diverting waste and facilitating social connection.

2. ESG Principles

The ESG Principles of **Carbon Conscious**, **Circularity** and **Community** will guide decision making for the Flagstone project. The principles have been formulated to imbed flexibility and foster innovation, allowing the scope of the principles and project related performance outcomes to adapt and grow. Each of the principles and the performance outcomes specific to this application have been outlined in **Appendix A**.

3. Principle/Outcome Relationship

The relationship between Lodge's ESG Principles, Flagstone's Performance Outcomes and the Implementation Strategy (Governance) are detailed in the below flowchart. The Flagstone Performance Outcomes are informed by Lodge's ESG Principles and are governed by the Annual Flagstone ESG Update.



4. Implementation Strategy

Lodge's Flagstone ESG Strategy will be implemented progressively as the community develops. While there are outcomes that will be assessable at the time of approval, such as facilitating ease of access to external amenity through considered urban and landscape design. Many of the Performance Outcomes detailed won't be assessable or completely assessable until the community is built out.

To provide governance over the implementation of the Flagstone ESG strategy, Lodge will generate an annual statement from the construction commencement date providing commentary on progress made with each of the prescribed Performance Outcomes as they relate to each of the ESG Principles.

Please do not hesitate to contact us if you require any further information.

Sincerely,

Matt Fedrick
Lodge Management Platform

APPENDIX A: FLAGSTONE PERFORMANCE OUTCOMES

CARBON CONSCIOUS PERFORMANCE OUTCOMES

Principle	Principle Detail	Flagstone Performance Outcomes	Performance Outcome Commentary
Carbon Conscious	- Make considerations for adoption of lower carbon building materials. - Reduce reliance on carbon consumptive energy sources	Minimum 7-stars Nationwide House Energy Rating Scheme (NatHERS) on homes.	Adhering to NatHERS 7 increases thermal efficiency of homes, which reduces reliance on mechanical ventilation for heating and cooling.
		No gas appliances included in homes.	Committing to no gas appliances in homes reduces reliance on a carbon emitting energy source.
		Dedicated circuit for Electric Vehicle (EV) charging in each home.	Providing a single phase 20-amp dedicated circuit for EV charging in the garage of every home.
		One general use EV charger within the community.	Facilitating access to an EV charger within the community for use by residents, their family and friends, facilitating EV use within the wider community.

**CIRCULARITY
PERFORMANCE OUTCOMES**

Principle	Principle Detail	Flagstone Performance Outcomes	Performance Outcome Commentary
Circularity	- Consider the adoption of recycled and repurposed materials for construction - Facilitate waste reduction and diversion - Reduce reliance on town water for non-potable uses	Reduce construction waste through early supplier and contractor engagement in home and community facility design processes.	Early engagement with key suppliers and contractors aims to remove constructability inefficiencies that will in turn facilitate less waste during construction.
		Provide a general waste and recycling bin for each home.	Facilitating ease of access to recycling bins to divert recyclable waste away from landfill.
		Facilitate access to composting facilities within the community.	Providing the means to compost organics, to divert organic waste from landfill.
		Ensure recycling bins for home construction waste are available.	Facilitates increased waste diversion from landfill through access to recycling bins for the home construction contractor.
		Include onsite water retention and reuse in the Community Facility design for surrounding landscaping and refilling of the pool.	Offers a practical implementation of reducing reliance on town water for non-potable uses.

		Provide water efficient plumbing fixtures and fittings in each home.	Reducing town water consumption through use of efficient plumbing fixtures and fittings.
--	--	--	--

COMMUNITY PERFORMANCE OUTCOMES

Principle	Principle Detail	Flagstone Performance Outcomes	Performance Outcome Commentary
Community	- Support housing affordability through product diversity - Facilitate community interaction through considered urban design and resident engagement - Facilitate accessible housing.	Provide 10% of product with a GFA of 135m2 or less.	Committing to delivering 10% of product at a GFA of 135m2 or less, ensuring product diversity and facilitating ease of access to affordable housing.
		Create a resident engagement strategy to assist in facilitating social interaction within the community.	The community facilities delivered within the community aim to serve as an extension of each home. The engagement strategy aims to facilitate social interaction between residents in communal spaces.
		Include external access to key amenities such as parkland areas and the future town centre as a key urban design and estate landscape consideration.	Facilitating ease of access to external amenities areas aims to integrate the community into the wider flagstone community.

		Provide a minimum of 10% of all homes designed in accordance with the Liveable Housing Australia Gold Standard.	Committing to delivering 10% of product designed in accordance with LHA Gold Standard facilitating accessible housing within the community.
--	--	---	---