

PERMITTED DEVELOPMENT PARAMETERS		
A	Development Yield (inclusive of all typologies)	Min. 280 Max. 310
B	Development Yield - Compact Range Only (<135m² GFA)	Min. 10% of total yield
C	Dwelling Site Area - Standard Range Detached Attached	Min: 175m² per dwelling site Min: 120m² per dwelling site
D	Site Cover per Dwelling - Standard Range	Max: 80%
E	Dwelling Site Area - Compact Range Detached Attached	Max: 235m² per dwelling site Max: 235m² per dwelling site
F	Site Cover per Dwelling - Compact Range	Max: 85%
G	Dwelling Accessibility	Min. 10% of total yield to be designed to Gold standard under the <i>Livable Housing Australia</i> Guidelines

BUILDING CONTROL NOTES:

Building Type and Articulation

1. Both Attached and Detached Dwellings Sites are permitted.
2. Attached Dwelling Sites are limited to up to 9 in a row.
3. Façade designs must not exceed more than two Dwellings Sites with the same façade design side by side.
4. All dwellings are to include articulation on the primary frontage to reduce the mass of the building by one or more of the following:

◦ Windows recessed into the facade;

◦ Balconies, porches or verandahs;

◦ Roof line articulation;

◦ Window hoods; and/or

◦ Use of multiple cladding materials.
5. Roof colour must adopt one of the following Colorbond colours to ensure compliance with 'cool roof' requirements: Surfmist, Shale Grey, Windspray, Dune, Paperbark, Classic Cream, Sandbank, Pale Eucalypt, Jasper, Bushland or Evening Haze.

For Secondary Frontages (as nominated on the approved indicative site plan) all dwellings must include a minimum of two (2) primary frontage articulations.

Built to Boundary Walls

6. Built to boundary walls are permitted on all dwelling sites. Where a built to boundary is not adopted, side setbacks shall be in accordance with the Site Setbacks table.
7. Only one side boundary per dwelling site is permitted to adopt a built to boundary wall.
8. A built to boundary wall must not exceed the maximum side boundary length less the front and rear setbacks nominated in the Site Setbacks table.
9. Except where located on a boundary that is not adjacent to another dwelling site, a built to boundary wall must not have any openings or windows.

Building Setbacks

10. Setbacks are to be adopted as per the Site Setbacks table.
11. The setbacks nominated in the Site Setbacks table are to be measured horizontally from the Dwelling Site boundary to the wall or columns which support structures.
12. The following are permitted within the setbacks nominated in the Site Setbacks table:

◦ Non-structural elements fixed to the wall/roof.

◦ Unroofed terraces, landing, steps, ramps not more than 1m in height.

◦ Eaves with non-combustible roof cladding and non-combustible lining.

◦ Flues, pipes, domestic fuel tanks, cooling or heating appliances or other services.

◦ Light fittings, electricity or gas meters, aerials, or antennas.

◦ External blinds, or water tanks.
13. Built to boundary walls may be setback between 0.2m - 0.9m.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the dwelling site boundary.

Building Height

15. The maximum height of dwellings shall not exceed 2 storeys and 8.5m above finished ground level.

Parking

16. One covered space per dwelling must be provided on-site.
17. Maximum of one driveway per dwelling is permitted.
18. Attached Dwelling Sites must only adopt single garages.
19. Garages must comply with the following minimum dimensions:

◦ 5.75m deep and 3m wide for single garages.

◦ 5.75m deep and 5.75m wide for double garages.

Fencing

20. Fencing to be provided in accordance with the 'Flagstone Land Lease Community Landscape Masterplan - Section 1.3 - Fencing Strategy Plan' prepared by Place Design Group.
21. Permeable fencing between 1.2m to 1.5m in height must be provided along the rear dwelling site boundary of sites noted in the Interface Fencing Key Map as Park and/or Boundary Interface Fencing. This is to allow passive surveillance and overlooking.
22. Solid fencing up to 1.8m in height to be provided between dwelling sites, except where the dwelling or part of the dwelling is built to boundary.
23. Solid fencing between dwelling sites shall not extend forward more than 0.5m from the front building line.

Private Open Space

24. Private open space must measure a minimum of 15m² with a minimum dimension in any direction of 3.0m.
25. Private open space must be directly accessible from living area, and can include undercover patios and/or porches.

Acoustic Requirements

26. Dwellings to be designed in accordance with acoustic noise modelling findings and requirements - refer to 'Flagstone MHE, Land Lease Community - Transport Noise Intrusion Assessment' prepared by SLR Consulting Australia.

Electric Vehicle Readiness

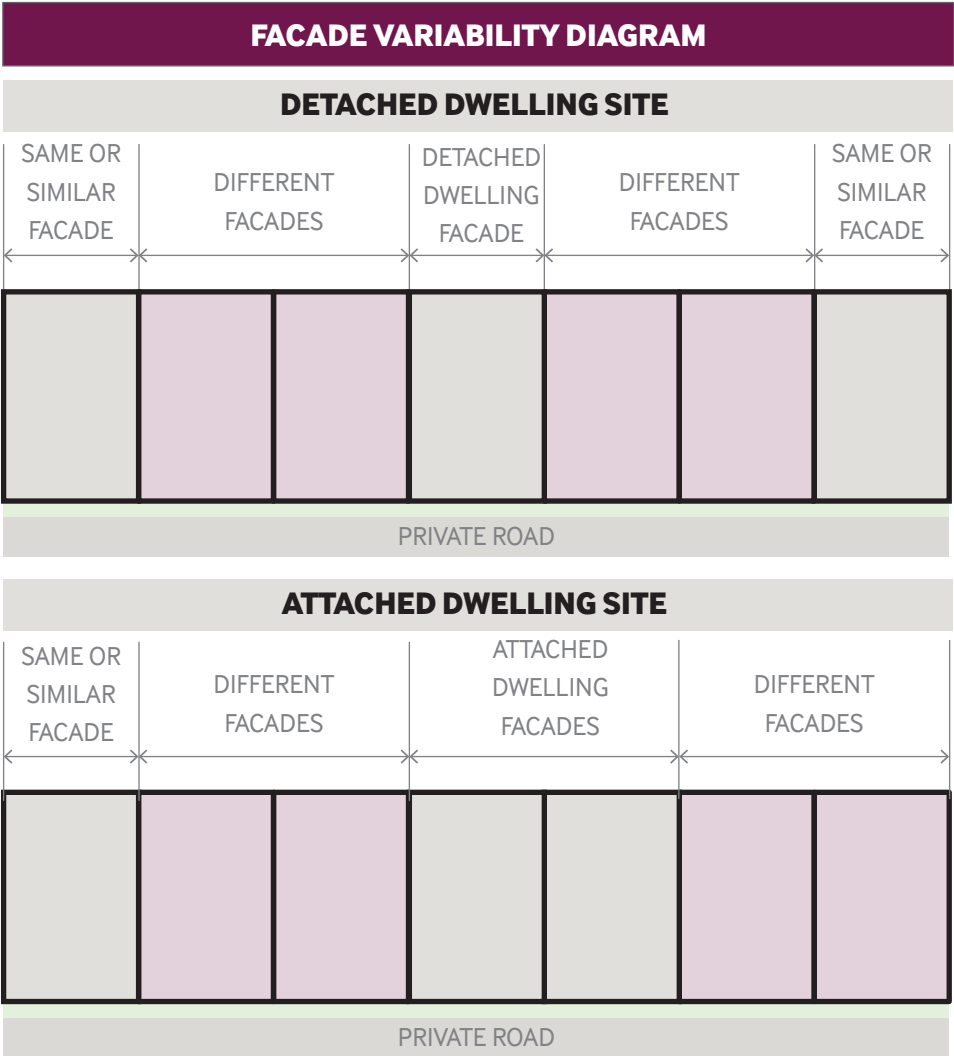
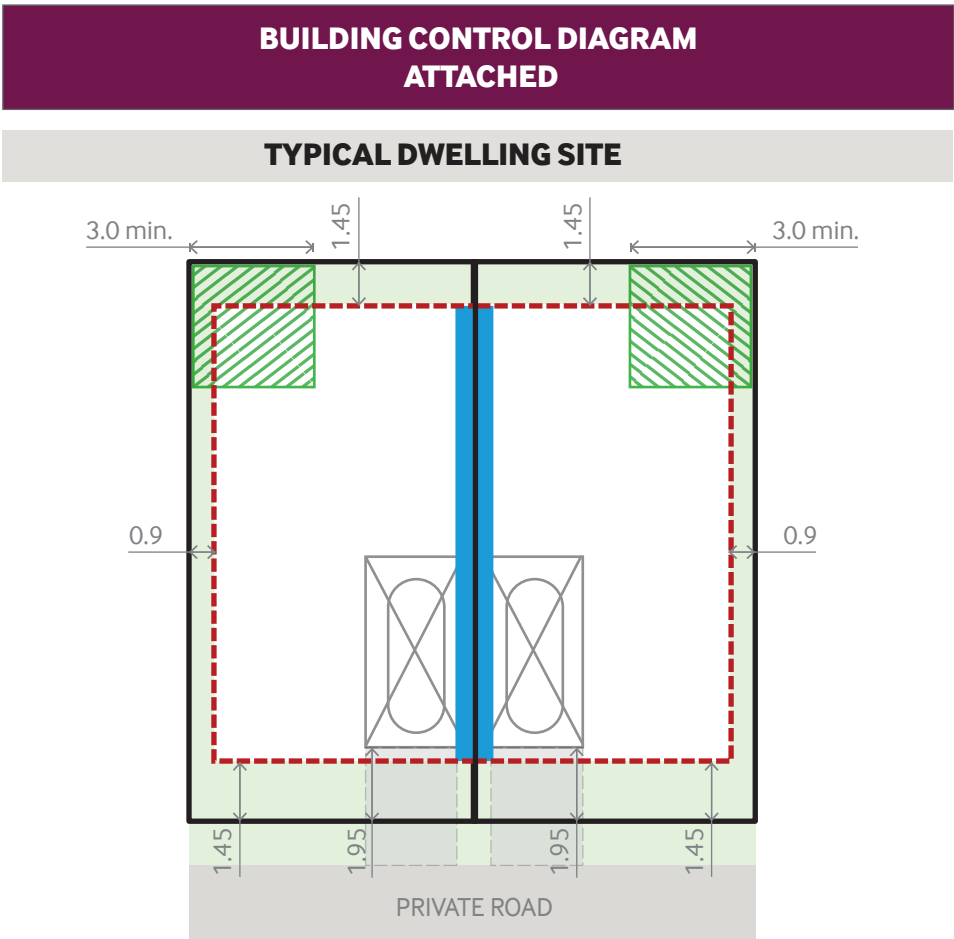
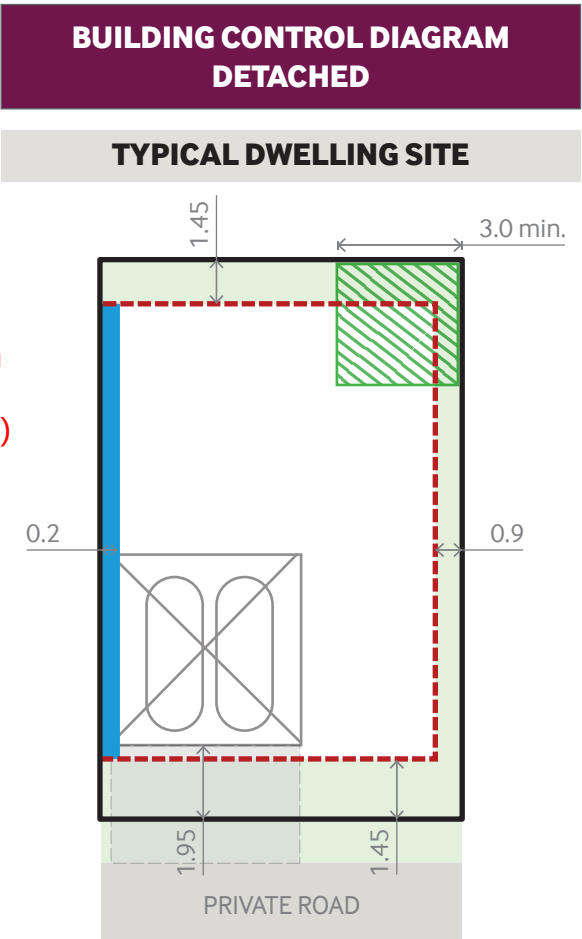
27. All dwellings are to have a dedicated electrical circuit from the circuit board to the garage for at least one Basic (slow) EVSE charger per home, in accordance with the Australian Wiring Rules AS/NZS 3000:2018. The circuit is to be fitted with a minimum 20 Amp GPO outlet which can be replaced by 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.

DWELLING SITE SETBACKS		
Building Element	Setbacks (minimum)	
	Ground Floor	First Floor
Front		
Front / Primary Frontage	1.45m	1.45m
Garage	1.95m	N/A
Side		
Built to Boundary	0.2m	0.9m
Non-Built to Boundary	0.9m	0.9m
Corner Lots - Corner Truncation	0.9m	0.9m
Corner Lots - Secondary Frontage	0.9m	0.9m
Rear		
Rear	1.45m	3.0m

LEGEND

- Dwelling Site Boundary
- Building Envelope (Wall)
- Optional Built to Boundary Wall
- Indicative Garage
- Indicative Driveway
- Preferred Private Open Space Location
- ↔ 0.9

Indicative Setback Dimensions
- Private Verge and Landscape
- Private Road Pavement



AMENDED IN RED

By: Matthew Buchanan

Date: 27 February 2025

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1532

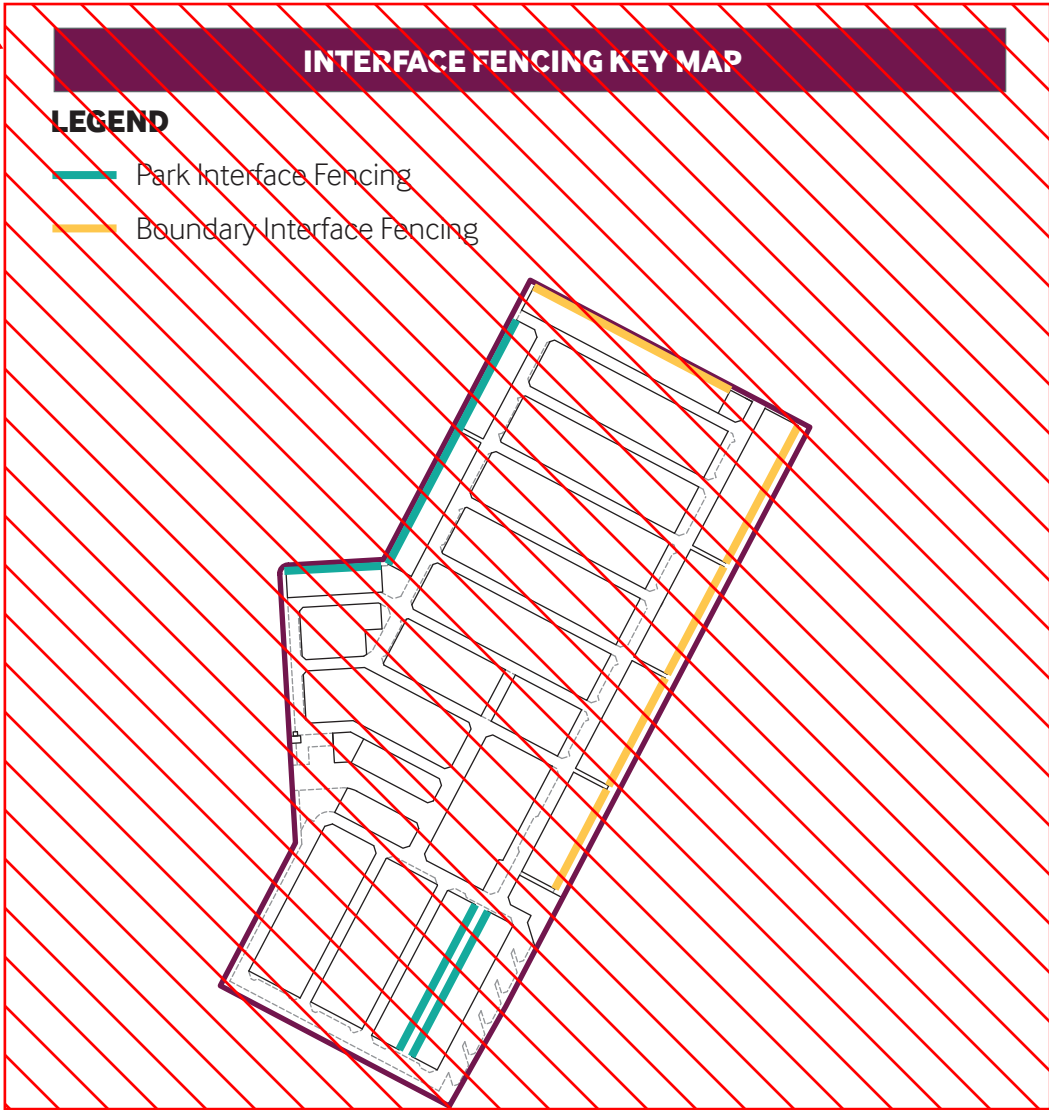
Date: 25 March 2025

Services

28. All hot water systems, air conditioner condensers, tanks and the like are not located on the Secondary Frontage unless screened to tie into the built form of the dwelling and does not obscure any articulation measures.

Not approved.

Fencing to be provided in accordance with the requirements of the Landscape Works condition and the fencing items included in this document.



Definitions

- Dwelling Site* – the area of land subject to a site agreement
- Attached Dwelling Site* – a dwelling constructed in a pack of two, with built to boundary walls coupled together on the common boundary
- Detached Dwelling Site* – a dwelling site constructed as standalone dwelling
- Standard Range* – any product with a GFA greater than 135m²
- Compact Range* – any product with a GFA of 135m² or lower
- Site Cover* – the proportion of the site covered by buildings, including roof overhangs
- Gross Floor Area* – the total floor area of all storeys of a building, including mezzanines, measured from the outside of external walls or the centre of a common wall, excluding area used for: building services; the parking / loading and manoeuvring of motor vehicles (including garage); and private balconies whether roofed or not.