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**	**301.981 ha**	**52.188 ha**	**416.964 ha**	**100.0%**
Saleable Area						
Residential Allotments	9.636 ha	10.219 ha	22.089 ha	19.984 ha	61.928 ha	14.9%
Medium Density Allotment	—	—	—	0.666 ha	0.666 ha	0.2%
Commercial Allotment	—	—	1.321 ha	—	1.321 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%
Cultural Heritage Allotment	—	—	0.353 ha	—	0.353 ha	0.1%
Balance Super Allotments	1.581 ha	2.919 ha	246.443 ha	—	250.943 ha	60.2%
Total Area of Allotments	**11.845 ha**	**25.176 ha**	**270.706 ha**	**20.650 ha**	**328.377 ha**	**78.8%**
Utilities						
Sewer Pump Station	—	0.162 ha	—	—	0.162 ha	0.0%
Total Area of Utilities	**—**	**0.162 ha**	**—**	**—**	**0.162 ha**	**0.0%**
Road						
Collector Road	1.502 ha	3.065 ha	4.804 ha	3.532 ha	12.903 ha	3.1%
Local Road	3.465 ha	4.511 ha	9.340 ha	8.671 ha	25.987 ha	6.2%
Linear Connections	0.071 ha	0.412 ha	0.501 ha	0.442 ha	1.426 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**	**14.645 ha**	**12.645 ha**	**40.379 ha**	**9.7%**
Open Space						
Corridor Park	—	4.006 ha	14.711 ha	17.812 ha	36.529 ha	8.8%
Conservation Park (Within Corridor Park)	—	*2.650 ha*	*6.357 ha*	*10.710 ha*	*19.717 ha*	
District Recreation Park	—	5.648 ha	—	—	5.648 ha	1.4%
Neighbourhood Recreation Park	—	2.346 ha	1.801 ha	0.627 ha	4.774 ha	1.1%
Local Recreation Park	—	0.523 ha	0.118 ha	0.088 ha	0.729 ha	0.2%
Local Linear Recreation Park	—	—	—	0.366 ha	0.366 ha	0.1%
Stormwater Detention	—	—	—	—	—	0.0%
Total Open Space	**—**	**12.523 ha**	**16.630 ha**	**18.893 ha**	**48.046 ha**	**11.5%**

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								
Villa Allotment	10 x 25m	250m²	29	10	5	21	65	4%
Premium Villa Allotment	12.5 x 25m	313m²	—	—	3	3	6	0%
Courtyard Allotment	14 x 25m	350m²	41	16	28	25	110	7%
Premium Courtyard Allotment	16 x 25m	400m²	17	6	5	10	38	3%
Premium Traditional Allotment	20 x 25m	500m²	—	4	—	1	5	0%
Possible Multiple Residential Allotment	—	—	2	3	—	3	8	1%
Subtotal			**89**	**39**	**41**	**63**	**232**	**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**	**4%**
30m Deep Product								
Villa Allotment	10 x 30m	300m²	32	35	111	72	250	17%
Premium Villa Allotment	12.5 x 30m	375m²	33	66	174	123	396	26%
Courtyard Allotment	14 x 30m	420m²	51	53	160	124	388	26%
Traditional Allotment	20 x 30m	600m²	19	27	26	43	115	8%
Premium Traditional Allotment	25 x 30m	720m²	—	7	—	2	9	1%
Possible Multiple Residential Allotment	—	—	1	2	5	—	8	1%
Subtotal			**136**	**190**	**476**	**364**	**1166**	**78%**
Total Residential Allotments			**237**	**233**	**528**	**498**	**1496**	**100%**
Residential Net Density			**18.0 dw/ha**	**12.9 dw/ha**	**15.6 dw/ha**	**16.5 dw/ha**	**15.7 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	
Cultural Heritage Allotment			—	—	1	—	1	
Balance Super Allotments			1	2	1	—	4	
Sub Total			**2**	**3**	**4**	**1**	**10**	
Utilities								
Sewer Pump Station			—	2	—	—	**2**	
Sub Total			**—**	**2**	**—**	**—**	**2**	
Total Allotments			**239**	**238**	**532**	**499**	**1508**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**240**	**242**	**535**	**501**	**1518**	
Maximum Potential Net Residential Density			**18.2 dw/ha**	**13.4 dw/ha**	**15.8 dw/ha**	**16.6 dw/ha**	**15.9 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
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
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AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
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

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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Scale	Sheet	Plan Ref	Rev
1 : 3000	A1	**110056 – 374**	**AR**

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**	**301.981 ha**	**52.188 ha**	**416.964 ha**	**100.0%**
Saleable Area						
Residential Allotments	9.636 ha	10.219 ha	22.089 ha	19.984 ha	61.928 ha	14.9%
Medium Density Allotment	—	—	—	0.666 ha	0.666 ha	0.2%
Commercial Allotment	—	—	1.321 ha	—	1.321 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%
Cultural Heritage Allotment	—	—	0.353 ha	—	0.353 ha	0.1%
Balance Super Allotments	1.581 ha	2.919 ha	246.443 ha	—	250.943 ha	60.2%
Total Area of Allotments	**11.845 ha**	**25.176 ha**	**270.706 ha**	**20.650 ha**	**328.377 ha**	**78.8%**
Utilities						
Sewer Pump Station	—	0.162 ha	—	—	0.162 ha	0.0%
Total Area of Utilities	**—**	**0.162 ha**	**—**	**—**	**0.162 ha**	**0.0%**
Road						
Collector Road	1.502 ha	3.065 ha	4.804 ha	3.532 ha	12.903 ha	3.1%
Local Road	3.465 ha	4.511 ha	9.340 ha	8.671 ha	25.987 ha	6.2%
Linear Connections	0.071 ha	0.412 ha	0.501 ha	0.442 ha	1.426 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**	**14.645 ha**	**12.645 ha**	**40.379 ha**	**9.7%**
Open Space						
Corridor Park	—	4.006 ha	14.711 ha	17.812 ha	36.529 ha	8.8%
Conservation Park (Within Corridor Park)	—	*2.650 ha*	*6.357 ha*	*10.710 ha*	*19.717 ha*	
District Recreation Park	—	5.648 ha	—	—	5.648 ha	1.4%
Neighbourhood Recreation Park	—	2.346 ha	1.801 ha	0.627 ha	4.774 ha	1.1%
Local Recreation Park	—	0.523 ha	0.118 ha	0.088 ha	0.729 ha	0.2%
Local Linear Recreation Park	—	—	—	0.366 ha	0.366 ha	0.1%
Stormwater Detention	—	—	—	—	—	0.0%
Total Open Space	**—**	**12.523 ha**	**16.630 ha**	**18.893 ha**	**48.046 ha**	**11.5%**

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								
Villa Allotment	10 x 25m	250m²	29	10	5	21	65	4%
Premium Villa Allotment	12.5 x 25m	313m²	—	—	3	3	6	0%
Courtyard Allotment	14 x 25m	350m²	41	16	28	25	110	7%
Premium Courtyard Allotment	16 x 25m	400m²	17	6	5	10	38	3%
Premium Traditional Allotment	20 x 25m	500m²	—	4	—	1	5	0%
Possible Multiple Residential Allotment	—	—	2	3	—	3	8	1%
Subtotal			**89**	**39**	**41**	**63**	**232**	**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**	**4%**
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Villa Allotment	10 x 30m	300m²	32	35	111	72	250	17%
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Subtotal			**136**	**190**	**476**	**364**	**1166**	**78%**
Total Residential Allotments			**237**	**233**	**528**	**498**	**1496**	**100%**
Residential Net Density			**18.0 dw/ha**	**12.9 dw/ha**	**15.6 dw/ha**	**16.5 dw/ha**	**15.7 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	
Cultural Heritage Allotment			—	—	1	—	1	
Balance Super Allotments			1	2	1	—	4	
Sub Total			**2**	**3**	**4**	**1**	**10**	
Utilities								
Sewer Pump Station			—	2	—	—	**2**	
Sub Total			**—**	**2**	**—**	**—**	**2**	
Total Allotments			**239**	**238**	**532**	**499**	**1508**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**240**	**242**	**535**	**501**	**1518**	
Maximum Potential Net Residential Density			**18.2 dw/ha**	**13.4 dw/ha**	**15.8 dw/ha**	**16.6 dw/ha**	**15.9 dw/ha**	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

Legend

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

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.
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AG: 13/04/2023 Stage 3 & 5 Layout Changes
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PROJECT	**Flagstone Precinct 1**		
Job Ref.	110056	Date.	25 July 2025
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 - Sub - Staging

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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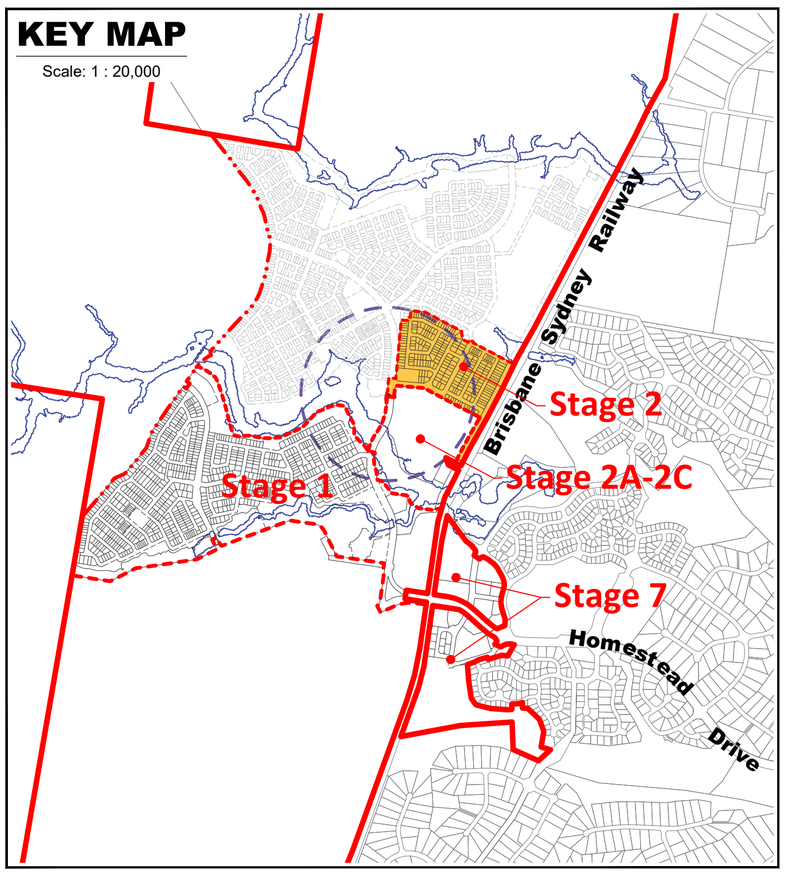
Scale	Sheet	Plan Ref	Rev
1 : 3000	A1	**110056 – 481**	**AR**

KEY MAP

Scale: 1 : 20,000



Legend

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

Note:
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.

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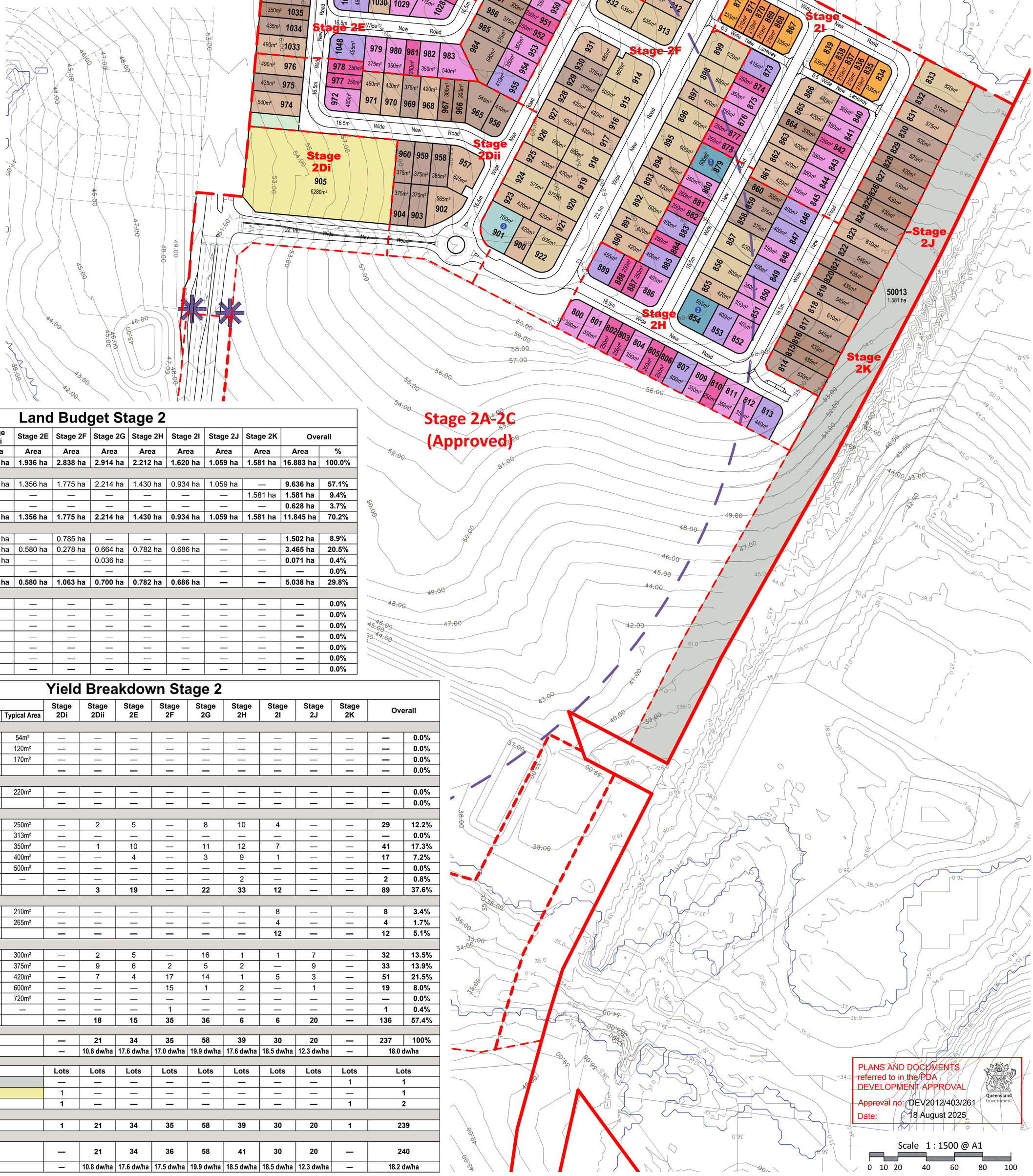

Land Budget Stage 2

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													
Villa Allotment	10 x 25m	250m²	—	2	5	—	8	10	4	—	—	**29**	**12.2%**
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Courtyard Allotment	14 x 25m	350m²	—	1	10	—	11	12	7	—	—	**41**	**17.3%**
Premium Courtyard Allotment	16 x 25m	400m²	—	—	4	—	3	9	1	—	—	**17**	**7.2%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	2	—	—	—	**2**	**0.8%**
Subtotal			**—**	**3**	**19**	**—**	**22**	**33**	**12**	**—**	**—**	**89**	**37.6%**
28m Deep Product													
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	—	8	—	—	**8**	**3.4%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	—	4	—	—	**4**	**1.7%**
Subtotal			**—**	**—**	**—**	**—**	**—**	**—**	**12**	**—**	**—**	**12**	**5.1%**
30m Deep Product													
Villa Allotment	10 x 30m	300m²	—	2	5	—	16	1	1	7	—	**32**	**13.5%**
Premium Villa Allotment	12.5 x 30m	375m²	—	9	6	2	5	2	—	9	—	**33**	**13.9%**
Courtyard Allotment	14 x 30m	420m²	—	7	4	17	14	1	5	3	—	**51**	**21.5%**
Traditional Allotment	20 x 30m	600m²	—	—	—	15	1	2	—	1	—	**19**	**8.0%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	1	—	—	—	—	—	**1**	**0.4%**
Subtotal			**—**	**18**	**15**	**35**	**36**	**6**	**6**	**20**	**—**	**136**	**57.4%**
Total Residential Allotments			**—**	**21**	**34**	**35**	**58**	**39**	**30**	**20**	**—**	**237**	**100%**
Residential Net Density			**—**	**10.8 dw/ha**	**17.6 dw/ha**	**17.0 dw/ha**	**19.9 dw/ha**	**17.6 dw/ha**	**18.5 dw/ha**	**12.3 dw/ha**	**—**	**18.0 dw/ha**	
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	
Balance Super Allotments			—	—	—	—	—	—	—	—	1	**1**	
Potential Child Care Allotment			1	—	—	—	—	—	—	—	—	**1**	
Sub Total			**1**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1**	**2**	
Total Allotments			**1**	**21**	**34**	**35**	**58**	**39**	**30**	**20**	**1**	**239**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**—**	**21**	**34**	**36**	**58**	**41**	**30**	**20**	**—**	**240**	
Maximum Potential Net Residential Density			**—**	**10.8 dw/ha**	**17.6 dw/ha**	**17.5 dw/ha**	**19.9 dw/ha**	**18.5 dw/ha**	**18.5 dw/ha**	**12.3 dw/ha**	**—**	**18.2 dw/ha**	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

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

REVISION
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
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AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref. 110056 | Date. 25 July 2025
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

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

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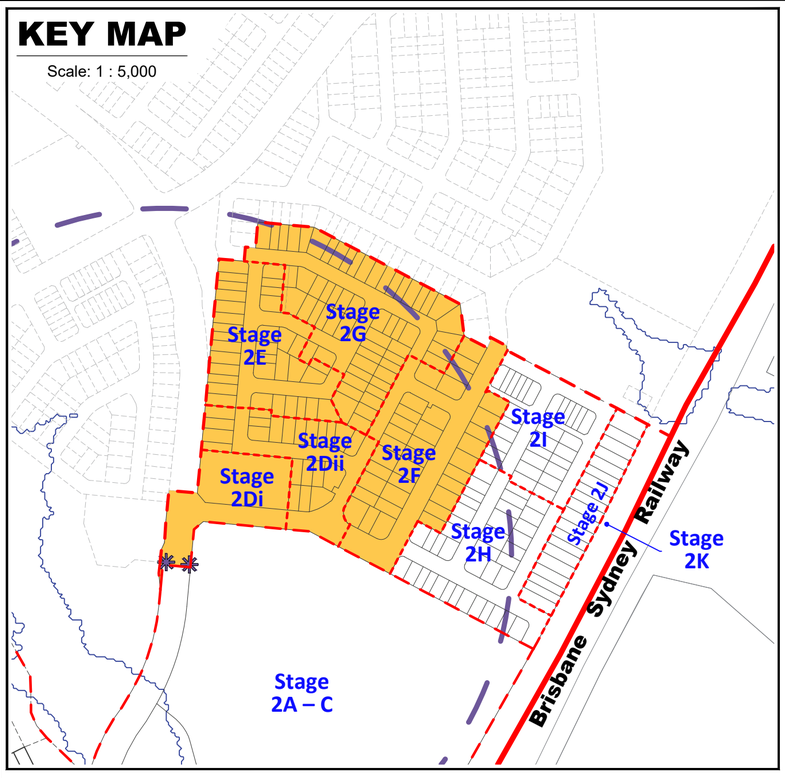
Scale 1 : 1500 | Sheet A1 | Plan Ref **110056 – 375** | Rev **AR**

KEY MAP

Scale: 1 : 5,000



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.

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%**

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

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									
Villa Allotment	10 x 25m	250m²	—	2	5	—	8	**15**	**10.1%**
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	—	**—**	**0.0%**
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**	

Stage 2G
Stage 2E
Stage 2Di
Stage 2Dii
Stage 2F

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
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
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AP: 14/05/2025 Stage 3 and 4 Layout Change
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AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
Comp By.	MM / CB	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

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

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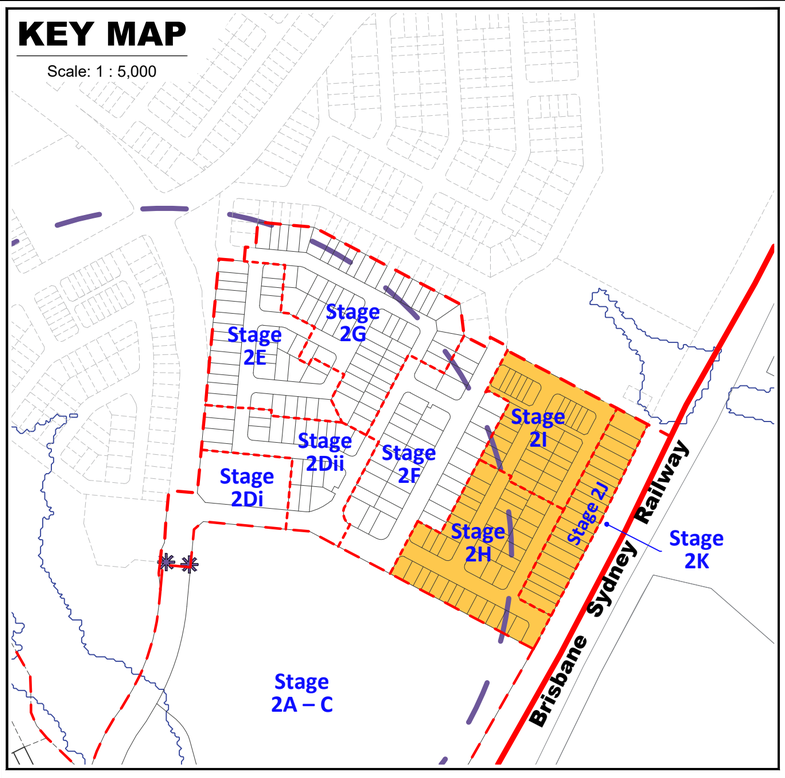
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 376**	**AR**

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%**

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government

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							
Villa Allotment	10 x 25m	250m²	10	4	—	**14**	**15.7%**
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	**—**	**0.0%**
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		

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Legend

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

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0 5 10 20 30 40 50

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AG: 13/04/2023 Stage 3 & 5 Layout Changes
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PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
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 2H – 2J
Allotment Layout

rps

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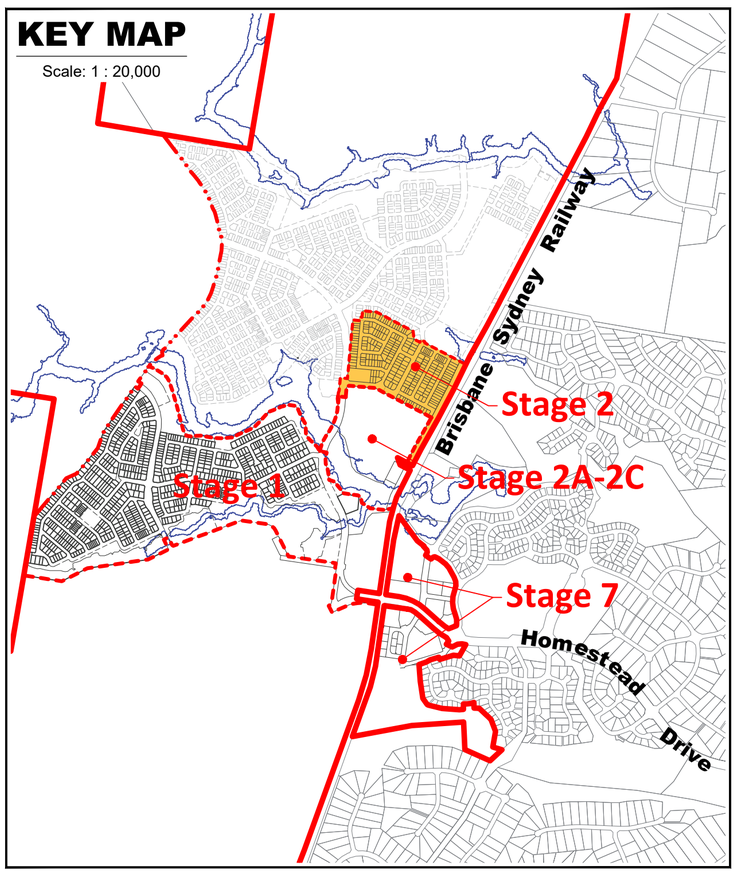
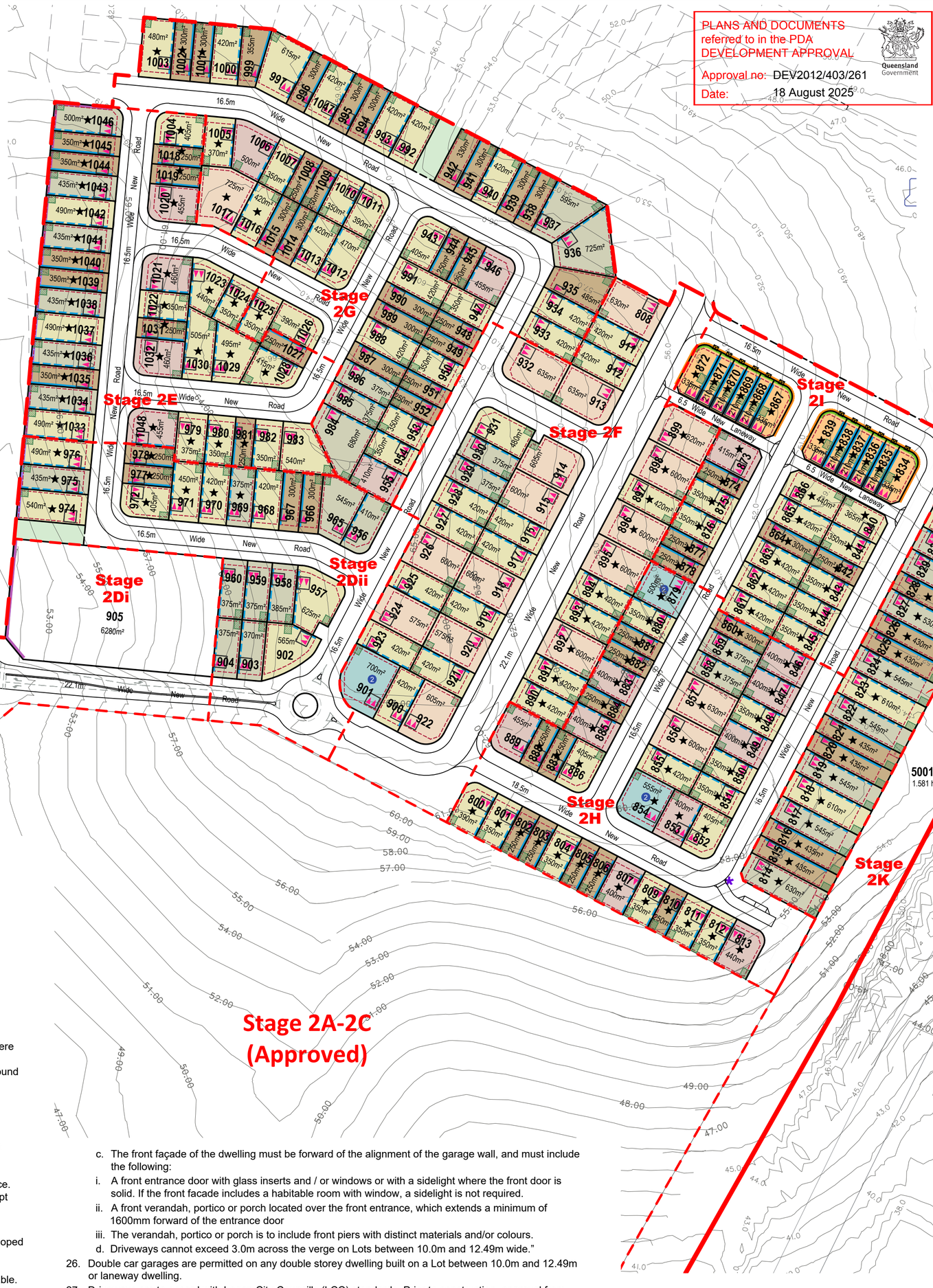
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 377**	**AR**

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%	



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Scale 1 : 1500 @ A1

0 10 20 40 60 80 100

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.
9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

10. 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.
11. 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.
12. Boundary setbacks are measured to the wall of the structure.
13. 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.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. 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.
20. 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. 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.
36. 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.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT	**Flagstone Precinct 1**	CLIENT	PEET
Job Ref. 110056	Date. 25 July 2025		
Comp By. NF	DWG Name. Precinct 1 Stage 2	Plan of Development Stage 2 Overall Residential Allotments	
Chk'd By. MD	Locality. Flagstone		
Local Authority. Economic Development Queensland			

URBAN DESIGN
Level 4 HQ South
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Scale	Sheet	Plan Ref	Rev
1 : 1500	A1	**110056 – 378**	**AR**

Scale 1 : 750 @ A1

0 5 10 20 30 40 50

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government

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.

Stage 2G

Stage 2E

Stage 2F

Stage 2Dii

Stage 2Di

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.
9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

10. 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.
11. 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.
12. Boundary setbacks are measured to the wall of the structure.
13. 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.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. 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.
20. 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. 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.
36. 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.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

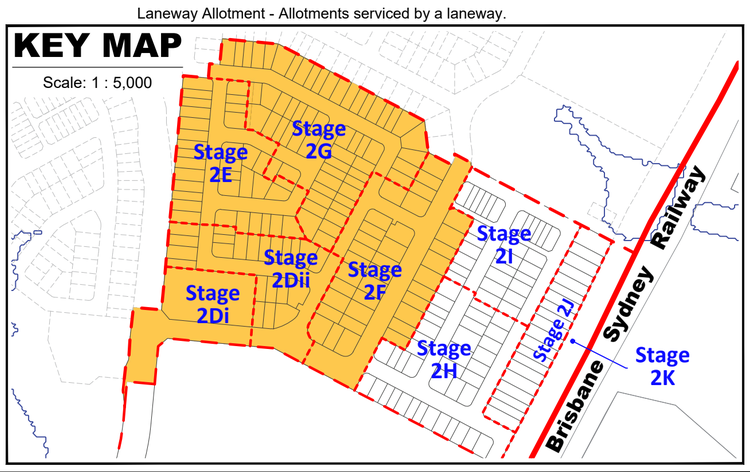
Laneway Allotment - Allotments serviced by a laneway.

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%	

KEY MAP

Scale: 1 : 5,000



REVISION
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
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AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

CLIENT PEET

Job Ref.	110056	Date.	25 July 2025
Comp By.	NF	DWG Name.	Precinct 1 Stage 2
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

Plan of Development
Stage 2D – 2G
Residential Allotments

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
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Fortitude Valley QLD 4006
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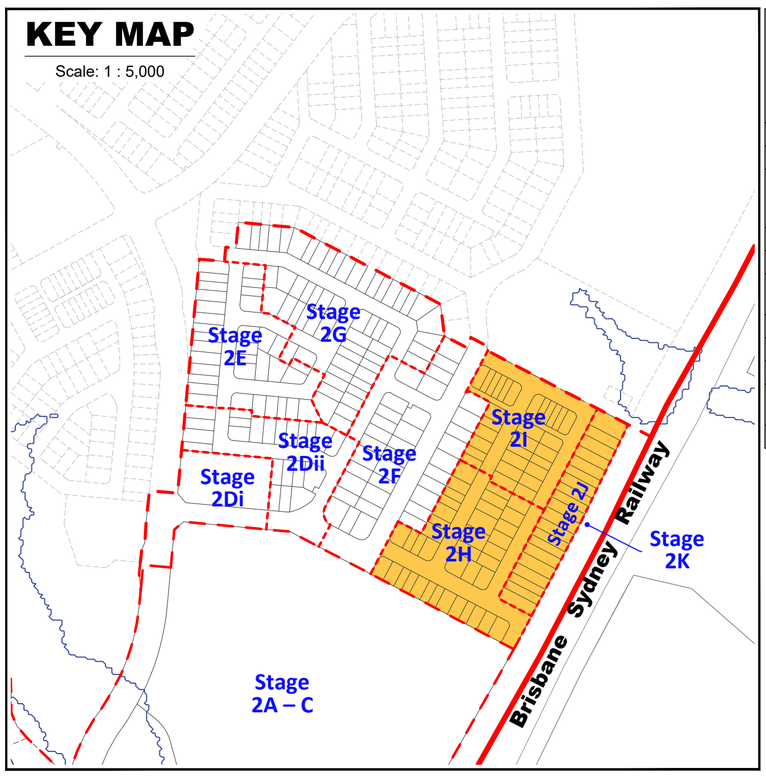
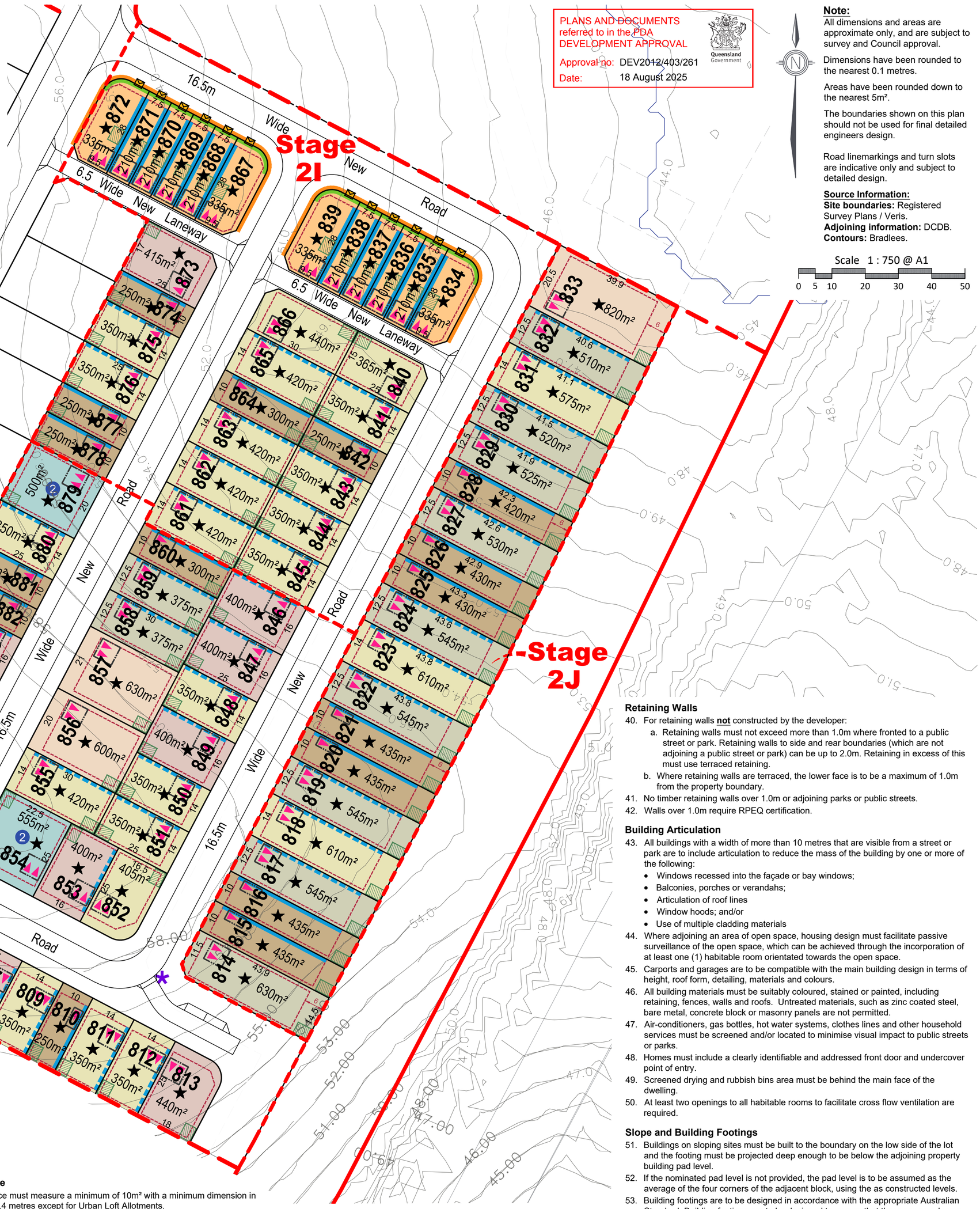
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	110056 – 379	AR

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%	



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government

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.
9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

10. 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.
11. 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.
12. Boundary setbacks are measured to the wall of the structure.
13. 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.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. 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.
20. 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. 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.
36. 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.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
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PROJECT	**Flagstone Precinct 1**		
Job Ref.	110056	Date.	25 July 2025
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

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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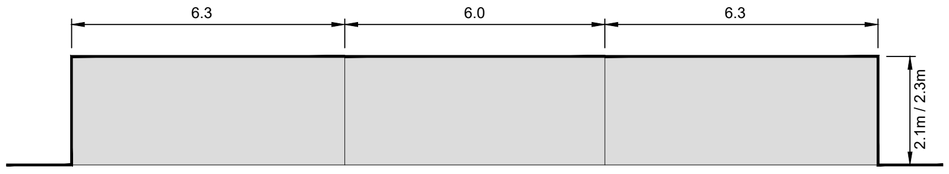
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 380**	**AR**

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Queensland Government

Approval no: DEV2012/403/261

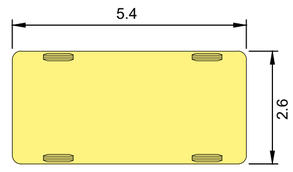
Date: 18 August 2025



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 2F

Stage 2G

Stage 2H

Stage 2I

Stage 2J

Stage 2K

50013
1.581 ha

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.

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0 5 10 20 30 40 50 60

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PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
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

URBAN DESIGN
Level 4 HQ South
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PO Box 1559
Fortitude Valley QLD 4006
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W rpsgroup.com

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

Yield Breakdown Stage 3

Residential Allotments	Typical Size	Typical Area	Stage 3A	Stage 3B	Stage 3C	Stage 3D	Stage 3E	Stage 3Fi	Stage 3Fii	Stage 3G	Stage 3H	Stage 3Ii	Stage 3Iii	Stage 3Ji	Stage 3Jii	Stage 3Jiii	Stage 3Ki	Stage 3Kii	Stage 3Kiii	Stage 3Li	Stage 3Lii	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																								
Villa Allotment	10 x 25m	250m²	—	4	1	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10	4.3%
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
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	—	—	14.3 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	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	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	—	—	14.8 dw/ha	15.4 dw/ha	24.8 dw/ha	—	—	—	—	—	13.4 dw/ha							

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Contours: Bradlees.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- SPS Access EMT
- Entry Statements - Lease
- 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

KEY MAP

Scale: 1 : 20,000

Land Budget Stage 3																								
Land Use	**Stage 3A**	**Stage 3B**	**Stage 3C**	**Stage 3D**	**Stage 3E**	**Stage 3Fi**	**Stage 3Fii**	**Stage 3G**	**Stage 3H**	**Stage 3Ii**	**Stage 3Iii**	**Stage 3Ji**	**Stage 3Jii**	**Stage 3Jiii**	**Stage 3Ki**	**Stage 3Kii**	**Stage 3Kiii**	**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**	**Area**	**%**
Area of Subject Site	**3.310 ha**	**2.393 ha**	**3.346 ha**	**2.820 ha**	**12.038 ha**	**0.410 ha**	**2.096 ha**	**1.365 ha**	**0.403 ha**	**2.740 ha**	**2.908 ha**	**1.312 ha**	**2.694 ha**	**0.117 ha**	**1.065 ha**	**0.413 ha**	**1.109 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	—	—	—	—	—	—	—	—	—	—	—	—	—	0.117 ha	—	—	—	—	0.045 ha	—	0.162 ha	0.4%
Total Area of Utilities	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.117 ha**	**—**	**—**	**—**	**—**	**0.045 ha**	**—**	**0.162 ha**	**0.4%**
Road																						
Collector Road	0.552 ha	—	—	0.474 ha	—	—	—	—	—	—	—	—	—	—	1.065 ha	—	0.974 ha	—	—	—	**3.065 ha**	**6.7%**
Local Road	0.718 ha	0.857 ha	0.791 ha	0.553 ha	—	0.410 ha	0.766 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**	**—**	**0.410 ha**	**0.796 ha**	**0.416 ha**	**—**	**—**	**—**	**—**	**—**	**—**	**1.065 ha**	**—**	**1.109 ha**	**—**	**—**	**0.063 ha**	**8.051 ha**	**17.5%**
Open Space																						
Corridor Park	—	—	—	—	—	—	—	—	—	—	—	1.312 ha	2.694 ha	—	—	—	—	—	—	—	**4.006 ha**	**8.7%**
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**	**1.312 ha**	**2.694 ha**	**—**	**—**	**0.413 ha**	**—**	**2.346 ha**	**—**	**—**	**12.523 ha**	**27.3%**

REVISION
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
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AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
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

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

KEY MAP

Scale: 1 : 7,500

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Areas have been rounded down to the nearest 5m².

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Source Information:
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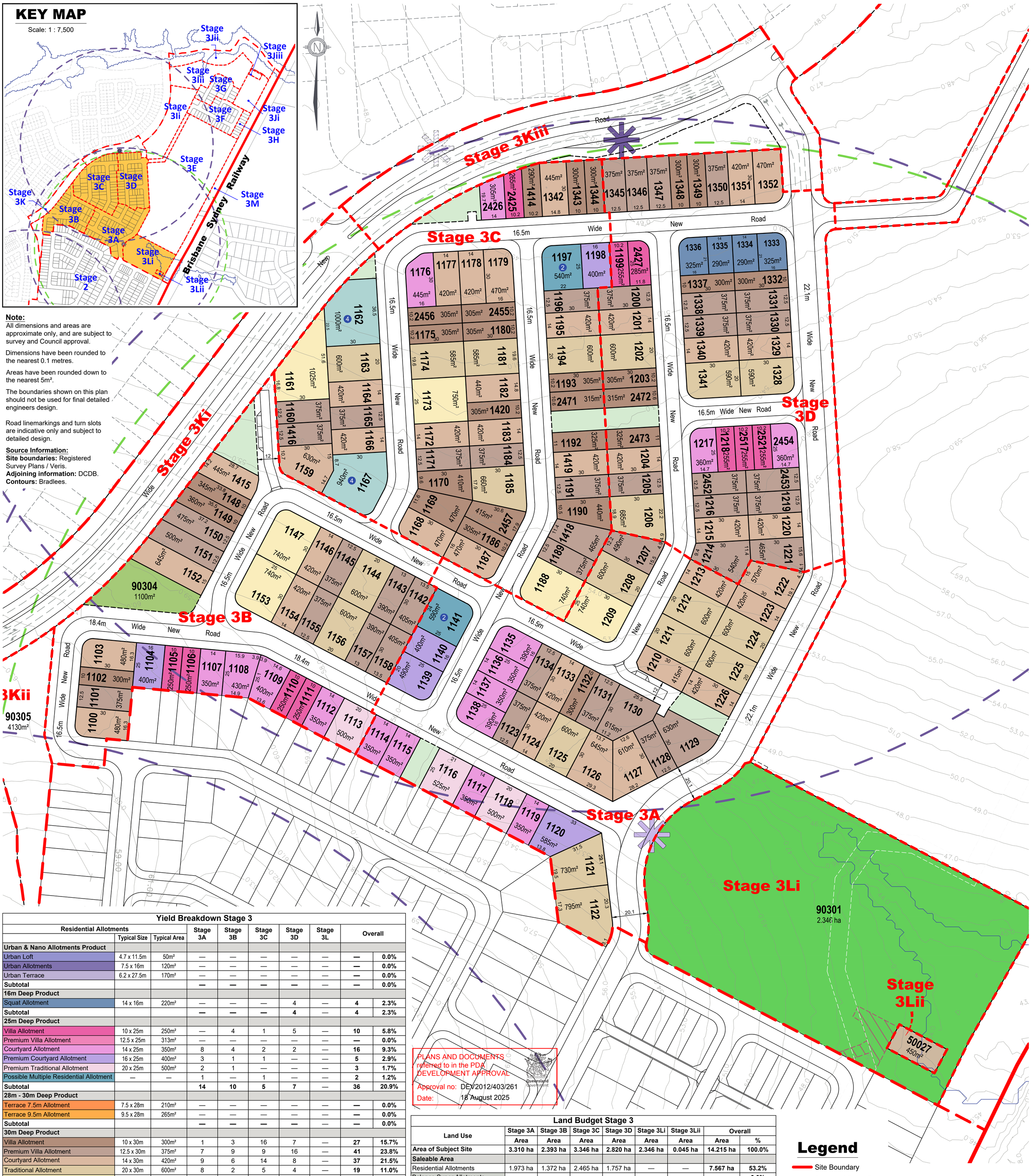
Contours: Bradlees.



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									
Villa Allotment	10 x 25m	250m²	—	4	1	5	—	10	5.8%
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	—	—	0.0%
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	—		

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025

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

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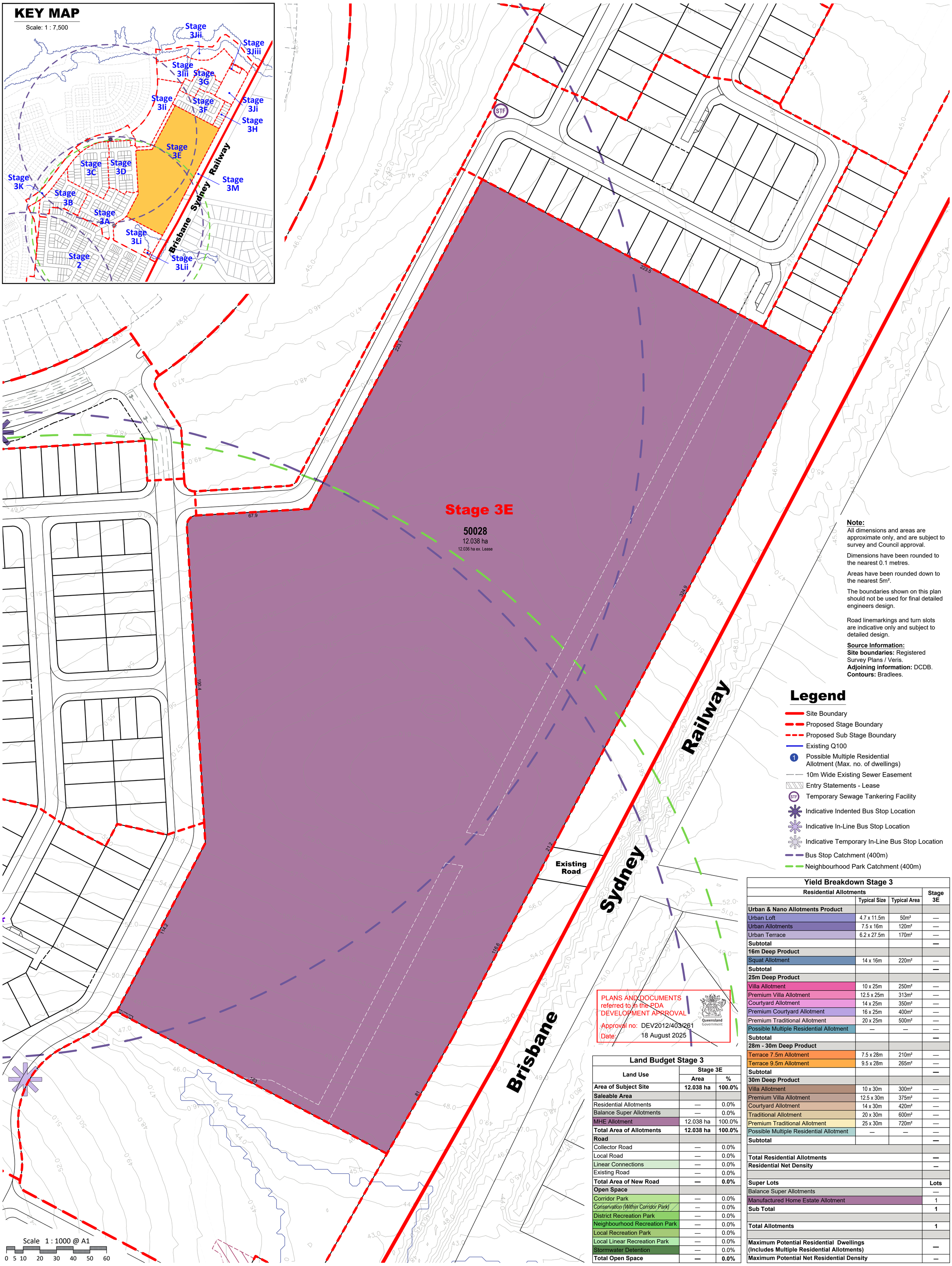
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 383**	**AR**

KEY MAP

Scale: 1 : 7,500



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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)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

Land Budget Stage 3

Land Use	Stage 3E Area	Stage 3E %
Area of Subject Site	**12.038 ha**	**100.0%**
Saleable Area		
Residential Allotments	—	0.0%
Balance Super Allotments	—	0.0%
MHE Allotment	12.038 ha	100.0%
Total Area of Allotments	**12.038 ha**	**100.0%**
Road		
Collector Road	—	0.0%
Local Road	—	0.0%
Linear Connections	—	0.0%
Existing Road	—	0.0%
Total Area of New Road	**—**	**0.0%**
Open Space		
Corridor Park	—	0.0%
Conservation (Within Corridor Park)	—	0.0%
District Recreation Park	—	0.0%
Neighbourhood Recreation Park	—	0.0%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	—	0.0%
Stormwater Detention	—	0.0%
Total Open Space	**—**	**0.0%**

Yield Breakdown Stage 3

Residential Allotments	Typical Size	Typical Area	Stage 3E
Urban & Nano Allotments Product			
Urban Loft	4.7 x 11.5m	50m²	—
Urban Allotments	7.5 x 16m	120m²	—
Urban Terrace	6.2 x 27.5m	170m²	—
Subtotal			**—**
16m Deep Product			
Squat Allotment	14 x 16m	220m²	—
Subtotal			**—**
25m Deep Product			
Villa Allotment	10 x 25m	250m²	—
Premium Villa Allotment	12.5 x 25m	313m²	—
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
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
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

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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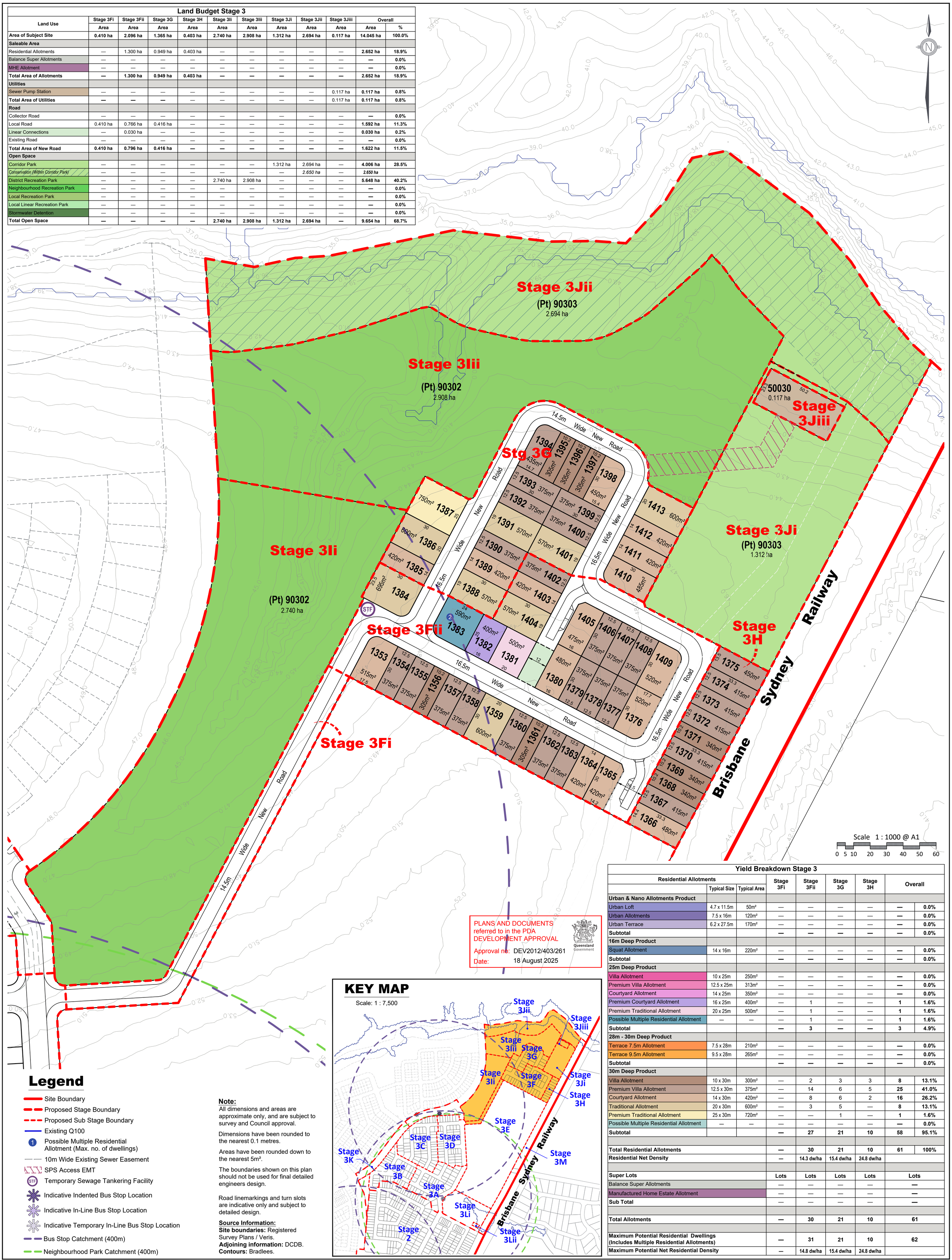
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 384**	**AR**

Land Budget Stage 3

Land Use	Stage 3Fi	Stage 3Fii	Stage 3G	Stage 3H	Stage 3Ii	Stage 3Iii	Stage 3Ji	Stage 3Jii	Stage 3Jiii	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	**0.410 ha**	**2.096 ha**	**1.365 ha**	**0.403 ha**	**2.740 ha**	**2.908 ha**	**1.312 ha**	**2.694 ha**	**0.117 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	—	—	—	—	—	—	—	—	0.117 ha	**0.117 ha**	**0.8%**
Total Area of Utilities	**—**	**—**	**—**	—	—	—	—	—	0.117 ha	**0.117 ha**	**0.8%**
Road											
Collector Road	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Local Road	0.410 ha	0.766 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	**0.410 ha**	**0.796 ha**	**0.416 ha**	**—**	**—**	**—**	**—**	**—**	**—**	**1.622 ha**	**11.5%**
Open Space											
Corridor Park	—	—	—	—	—	—	1.312 ha	2.694 ha	—	**4.006 ha**	**28.5%**
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**	**1.312 ha**	**2.694 ha**	**—**	**9.654 ha**	**68.7%**



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government

KEY MAP

Scale: 1 : 7,500

Legend

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

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Yield Breakdown Stage 3

Residential Allotments	Typical Size	Typical Area	Stage 3Fi	Stage 3Fii	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								
Villa Allotment	10 x 25m	250m²	—	—	—	—	**—**	**0.0%**
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	**—**	**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			**—**	**14.3 dw/ha**	**15.4 dw/ha**	**24.8 dw/ha**		
Super Lots			**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			**—**	**14.8 dw/ha**	**15.4 dw/ha**	**24.8 dw/ha**		

REVISION

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
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AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
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

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Level 4 HQ South
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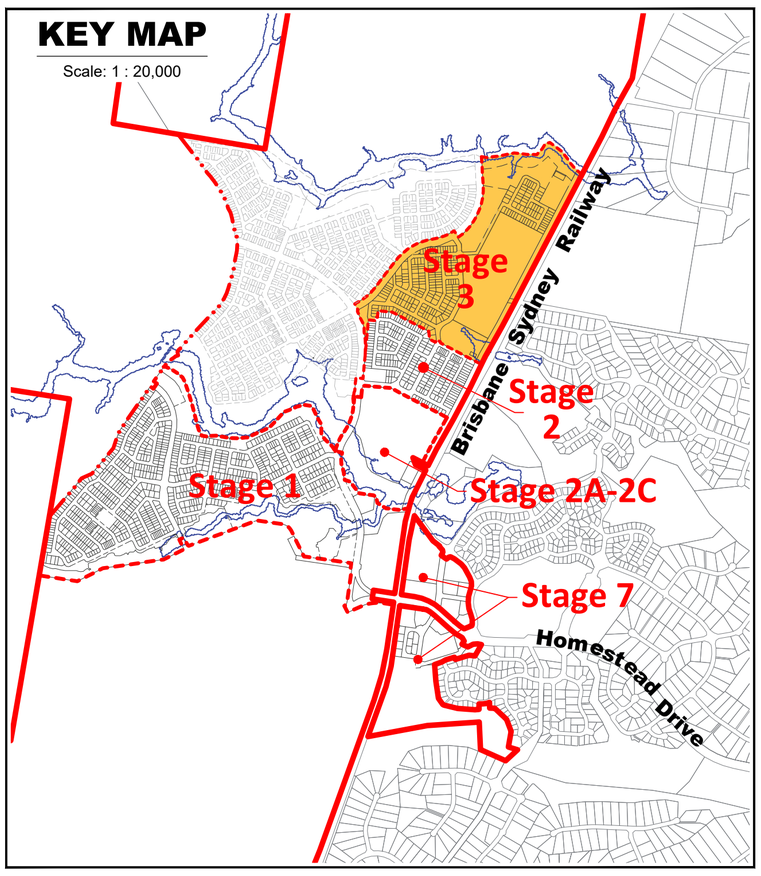
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 385**	**AR**

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%	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government

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.
9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

10. 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.
11. 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.
12. Boundary setbacks are measured to the wall of the structure.
13. 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.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. 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.
20. 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. 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.
36. 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.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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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AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
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AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref. 110056 | Date. 25 July 2025
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

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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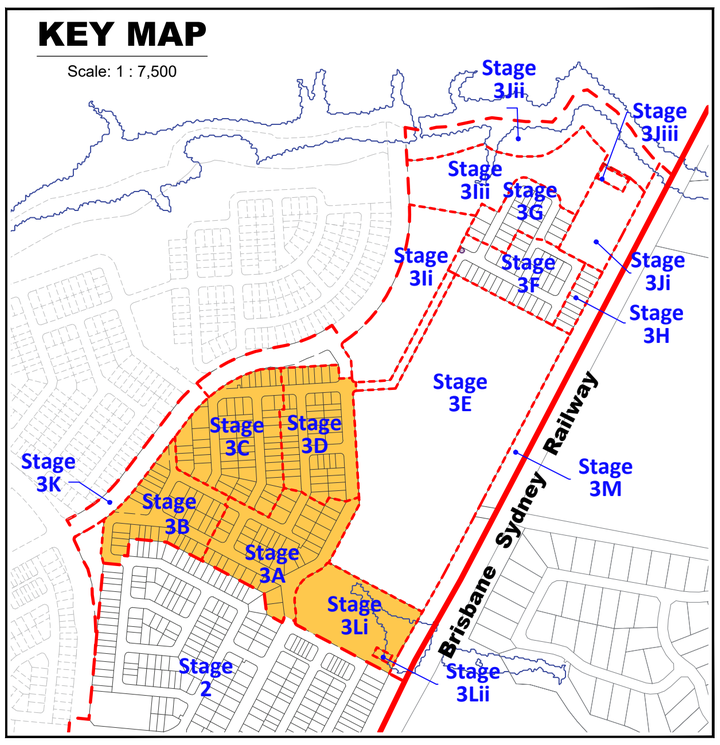
Scale	Sheet	Plan Ref	Rev
1 : 2000	A1	110056 – 386	AR

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

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government

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.

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.
9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

10. 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.
11. 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.
12. Boundary setbacks are measured to the wall of the structure.
13. 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.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. 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.
20. 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
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AO: 07/02/2025 Site Cover Definition Included
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AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
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

URBAN DESIGN
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Fortitude Valley QLD 4006
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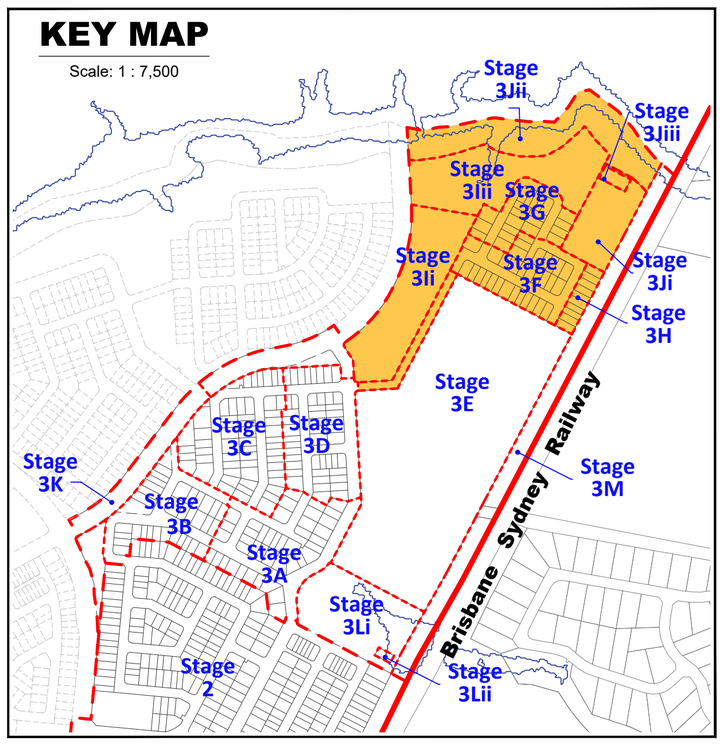
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 387**	**AR**

KEY MAP

Scale: 1 : 7,500



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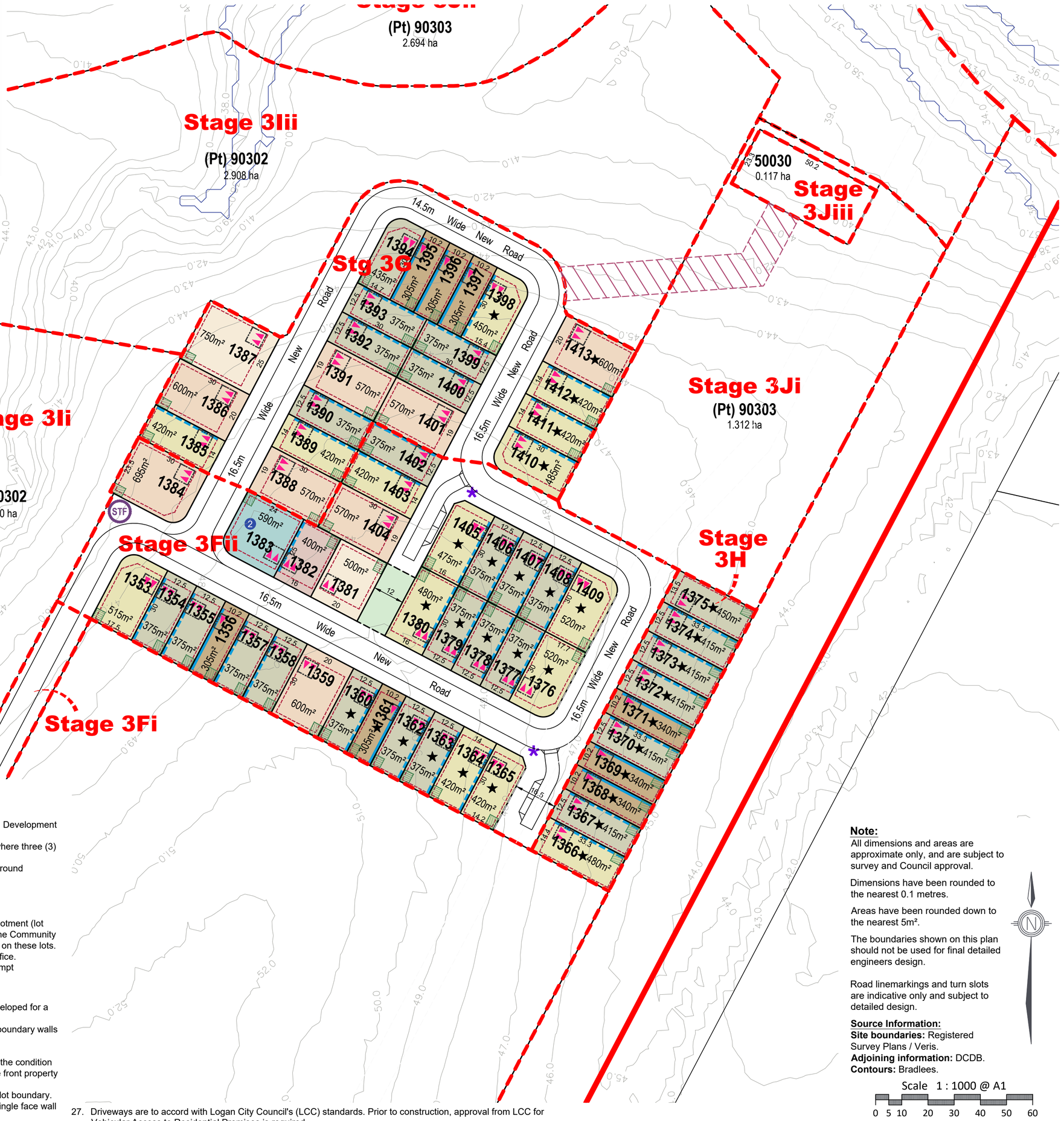
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground 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
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- 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.
9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks
10. 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.
11. 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.
12. Boundary setbacks are measured to the wall of the structure.
13. 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.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. 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.
20. 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
21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways
24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing
34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. 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.
36. 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.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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
40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation
43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings
51. 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.
52. 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.
53. 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)
54. Buildings must address all street frontages with driveways, pedestrian entries or both.
55. All dwellings must have a clearly identifiable front door, which is undercover.
56. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.
57. Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings
58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
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

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
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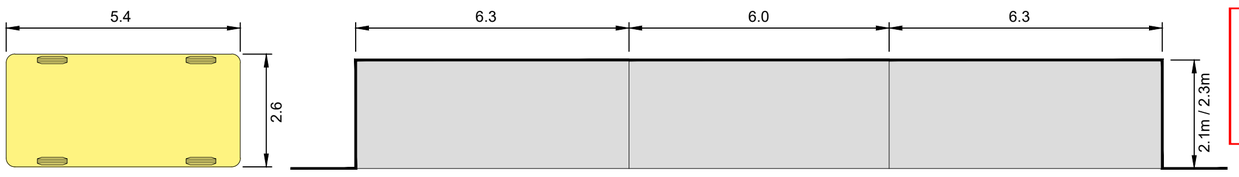
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 389**	**AR**

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government



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

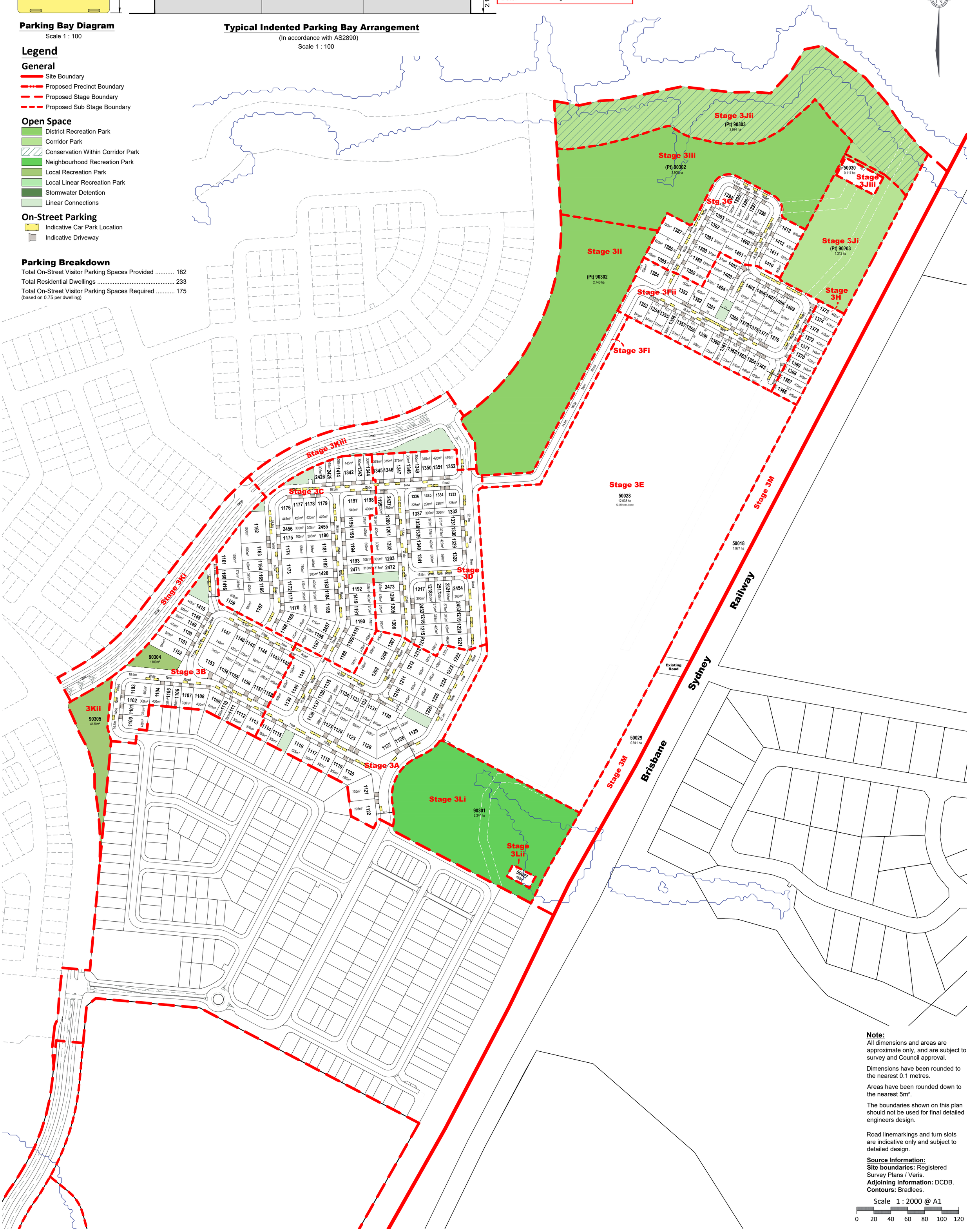
- Indicative Car Park Location
- Indicative Driveway

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 182

Total Residential Dwellings 233

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



Note:

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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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.	25 July 2025
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

rps

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Scale	Sheet	Plan Ref	Rev
1 : 2000	A1	**110056 – 390**	**AR**

REVISION

AG: 13/04/2023 Stage 3 & 5 Layout Changes
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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: Bradlees.

Legend

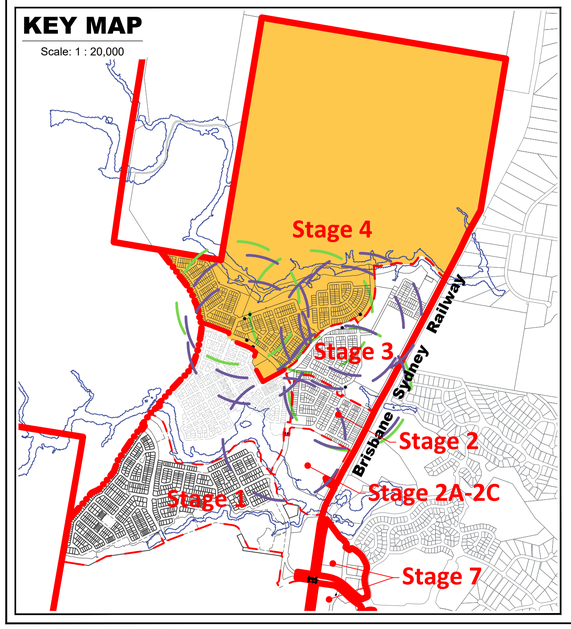
- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease
- Indicative Indented Bus Stop Location
- Indicative Temporary In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood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

Scale 1 : 2000 @ A1

0 20 40 60 80 100 120

KEY MAP

Scale: 1 : 20,000



TO BE READ IN CONJUNCTION WITH 110056 - 392

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025

Land Budget Stage 4

Land Use	Overall	
	Area	%
Area of Subject Site	**301.981 ha**	**100.0%**
Saleable Area		
Residential Allotments	22.089 ha	7.3%
Commercial Allotment	1.321 ha	0.4%
Balance Super Allotments	246.443 ha	81.6%
Community Facility	0.500 ha	0.2%
Cultural Heritage Allotment	0.353 ha	0.1%
Total Area of Allotments	**270.706 ha**	**89.6%**
Road		
Collector Road	4.804 ha	1.6%
Local Road	9.340 ha	3.1%
Linear Connections	0.501 ha	0.2%
Entry Statements	—	0.0%
Total Area of New Road	**14.645 ha**	**4.8%**
Open Space		
Corridor Park	14.711 ha	4.9%
Conservation (Within Corridor Park)	*6.357 ha*	
District Recreation Park	—	0.0%
Neighbourhood Recreation Park	1.801 ha	0.6%
Local Recreation Park	0.118 ha	0.0%
Local Linear Recreation Park	—	0.0%
Stormwater Detention	—	0.0%
Total Open Space	**16.630 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**	**0.8%**
Subtotal			**4**	**0.8%**
25m Deep Product				
Villa Allotment	10 x 25m	250m²	5	0.9%
Premium Villa Allotment	12.5 x 25m	313m²	3	0.6%
Courtyard Allotment	14 x 25m	350m²	28	5.3%
Premium Courtyard Allotment	16 x 25m	400m²	5	0.9%
Premium Traditional Allotment	20 x 25m	500m²	—	0.0%
Possible Multiple Residential Allotment	—	—	—	0.0%
Subtotal			**41**	**7.8%**
28m Deep Product				
Terrace 7.5m Allotment	7.5 x 28m	210m²	5	0.9%
Terrace 9.5m Allotment	9.5 x 28m	265m²	2	0.4%
Subtotal			**7**	**1.3%**
30m Deep Product				
Villa Allotment	10 x 30m	300m²	111	21.0%
Premium Villa Allotment	12.5 x 30m	375m²	174	33.0%
Courtyard Allotment	14 x 30m	420m²	160	30.3%
Traditional Allotment	20 x 30m	600m²	26	4.9%
Premium Traditional Allotment	25 x 30m	720m²	—	0.0%
Possible Multiple Residential Allotment	—	—	5	0.9%
Subtotal			**476**	**90.2%**
Total Residential Allotments			**528**	**100%**
Super Lots			**Lots**	
Commercial Allotment			1	
Community Facility			1	
Balance Super Allotments			1	
Cultural Heritage Allotment			1	
Sub Total			**4**	
Total Allotments			**532**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**535**	
Maximum Potential Net Residential Density			**15.8 dw/ha**	

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PROJECT

Flagstone Precinct 1

Plan of Subdivision
Stage 4 Overall
Allotment Layout

Date.	25 July 2025
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

Plan Ref	Rev
110056 – 391	**AR**

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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	0.8%
Subtotal			—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	0.8%
25m Deep Product																					
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—	2	—	3	—	—	—	—	—	—	—	5	0.9%
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	—	—	—	1	—	—	—	2	—	—	—	—	—	3	0.6%
Courtyard Allotment	14 x 25m	350m²	6	2	2	—	—	—	—	—	—	8	6	4	—	—	—	—	—	28	5.3%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	1	—	—	—	—	—	3	1	—	—	—	—	—	—	5	0.9%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal			6	2	2	1	—	—	—	3	—	14	7	6	—	—	—	—	—	41	7.8%
28m Deep Product																					
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	—	—	—	5	—	—	—	—	—	—	—	—	5	0.9%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	—	2	0.4%
Subtotal			—	—	—	—	—	—	—	—	7	—	—	—	—	—	—	—	—	7	1.3%
30m Deep Product																					
Villa Allotment	10 x 30m	300m²	1	6	9	14	—	8	7	11	15	13	14	13	—	—	—	—	—	111	21.0%
Premium Villa Allotment	12.5 x 30m	375m²	18	18	13	16	—	14	12	21	20	19	15	8	—	—	—	—	—	174	33.0%
Courtyard Allotment	14 x 30m	420m²	18	14	19	17	—	23	11	21	14	8	11	4	—	—	—	—	—	160	30.3%
Traditional Allotment	20 x 30m	600m²	5	4	6	6	—	—	—	1	1	—	2	1	—	—	—	—	—	26	4.9%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	—	1	—	—	4	—	—	—	—	—	5	0.9%
Subtotal			42	42	47	53	—	45	30	54	51	40	42	30	—	—	—	—	—	476	90.2%
Total Residential Allotments			48	44	53	54	—	45	30	57	58	54	49	36	—	—	—	—	—	528	100%
Residential Net Density			17.2 dw/ha	18.1 dw/ha	17.8 dw/ha	16.2 dw/ha	—	13.9 dw/ha	14.9 dw/ha	16.5 dw/ha	17.7 dw/ha	17.6 dw/ha	18.0 dw/ha	14.6 dw/ha	—	—	—	—	—	15.6 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	
Cultural Heritage Allotment			—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1	
Sub Total			—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	2	1	4	
Total Allotments			48	44	53	55	—	45	30	57	58	54	49	36	—	—	—	2	1	532	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			48	44	53	54	—	45	30	57	60	54	49	41	—	—	—	—	—	535	
Maximum Potential Net Residential Density			17.2 dw/ha	18.1 dw/ha	17.8 dw/ha	16.2 dw/ha	—	13.9 dw/ha	14.9 dw/ha	16.5 dw/ha	18.3 dw/ha	17.6 dw/ha	18.0 dw/ha	16.7 dw/ha	—	—	—	—	—	15.8 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 4Oiv	Stage 4Ov	Stage 4Ovi	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	Area	Area	%
Area of Subject Site	**3.301 ha**	**2.426 ha**	**3.583 ha**	**4.414 ha**	**1.719 ha**	**3.227 ha**	**2.013 ha**	**3.452 ha**	**3.280 ha**	**3.075 ha**	**2.957 ha**	**2.458 ha**	**0.887 ha**	**0.914 ha**	**6.171 ha**	**4.538 ha**	**0.864 ha**	**0.436 ha**	**2.183 ha**	**1.819 ha**	**1.821 ha**	**246.443 ha**	**301.981 ha**	**100.0%**
Saleable Area																								
Residential Allotments	2.097 ha	1.811 ha	2.222 ha	2.300 ha	—	1.862 ha	1.397 ha	2.470 ha	2.222 ha	2.072 ha	2.003 ha	1.633 ha	—	—	—	—	—	—	—	—	—	—	**22.089 ha**	**7.3%**
Commercial Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.321 ha	—	**1.321 ha**	**0.4%**
Balance Super Allotments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	246.443 ha	**246.443 ha**	**81.6%**
Community Facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.500 ha	—	**0.500 ha**	**0.2%**
Cultural Heritage Allotment	—	—	—	0.353 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.353 ha**	**0.1%**
Total Area of Allotments	**2.097 ha**	**1.811 ha**	**2.222 ha**	**2.653 ha**	**—**	**1.862 ha**	**1.397 ha**	**2.470 ha**	**2.222 ha**	**2.072 ha**	**2.003 ha**	**1.633 ha**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1.821 ha**	**246.443 ha**	**270.706 ha**	**89.6%**
Road																								
Collector Road	0.516 ha	—	0.600 ha	0.719 ha	1.436 ha	—	—	—	—	—	0.233 ha	—	—	—	—	—	0.864 ha	0.436 ha	—	—	—	—	**4.804 ha**	**1.6%**
Local Road	0.652 ha	0.615 ha	0.761 ha	0.929 ha	—	1.365 ha	0.549 ha	0.982 ha	0.974 ha	1.003 ha	0.685 ha	0.825 ha	—	—	—	—	—	—	—	—	—	—	**9.340 ha**	**3.1%**
Linear Connections	0.036 ha	—	—	0.113 ha	0.165 ha	—	0.067 ha	—	0.084 ha	—	0.036 ha	—	—	—	—	—	—	—	—	—	—	—	**0.501 ha**	**0.2%**
Entry Statements	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**1.204 ha**	**0.615 ha**	**1.361 ha**	**1.761 ha**	**1.601 ha**	**1.365 ha**	**0.616 ha**	**0.982 ha**	**1.058 ha**	**1.003 ha**	**0.954 ha**	**0.825 ha**	**—**	**—**	**—**	**—**	**0.864 ha**	**0.436 ha**	**—**	**—**	**—**	**—**	**14.645 ha**	**4.8%**
Open Space																								
Corridor Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.171 ha	4.538 ha	—	—	2.183 ha	1.819 ha	—	—	**14.711 ha**	**4.9%**
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	*4.538 ha*	—	—	—	*1.819 ha*	—	—	***6.357 ha***	
District Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	0.887 ha	0.914 ha	—	—	—	—	—	—	—	—	**1.801 ha**	**0.6%**
Local Recreation Park	—	—	—	—	0.118 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.118 ha**	**0.0%**
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Stormwater Detention	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**—**	**0.118 ha**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.887 ha**	**0.914 ha**	**6.171 ha**	**4.538 ha**	**—**	**—**	**2.183 ha**	**1.819 ha**	**—**	**—**	**16.630 ha**	**5.5%**

REVISION

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

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: DEV2012/403/261
Date: 18 August 2025
Queensland Government

CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Subdivision Stage 4 Overall Statistics

Date.	25 July 2025
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	AR

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
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Fortitude Valley QLD 4006
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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	2.8%
Subtotal			—	—	4	—	—	4	2.8%
25m Deep Product									
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	0.0%
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	—	—	0.0%
Courtyard Allotment	14 x 25m	350m²	6	2	2	—	—	10	6.9%
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			6	2	2	—	—	10	6.9%
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	1	6	9	—	—	16	11.0%
Premium Villa Allotment	12.5 x 30m	375m²	18	18	13	—	—	49	33.8%
Courtyard Allotment	14 x 30m	420m²	18	14	19	—	—	51	35.2%
Traditional Allotment	20 x 30m	600m²	5	4	6	—	—	15	10.3%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	0.0%
Subtotal			42	42	47	—	—	131	90.3%
Total Residential Allotments			48	44	53	—	—	145	100%
Residential Net Density			17.2 dw/ha	18.1 dw/ha	17.8 dw/ha	—	—		
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	
Commercial Allotment			—	—	—	—	1	1	
Community Facility			—	—	—	—	1	1	
Balance Super Allotments			—	—	—	—	—	—	
Sub Total			—	—	—	—	2	2	
Total Allotments			48	44	53	—	2	147	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			48	44	53	—	—	145	

Land Budget Stage 4

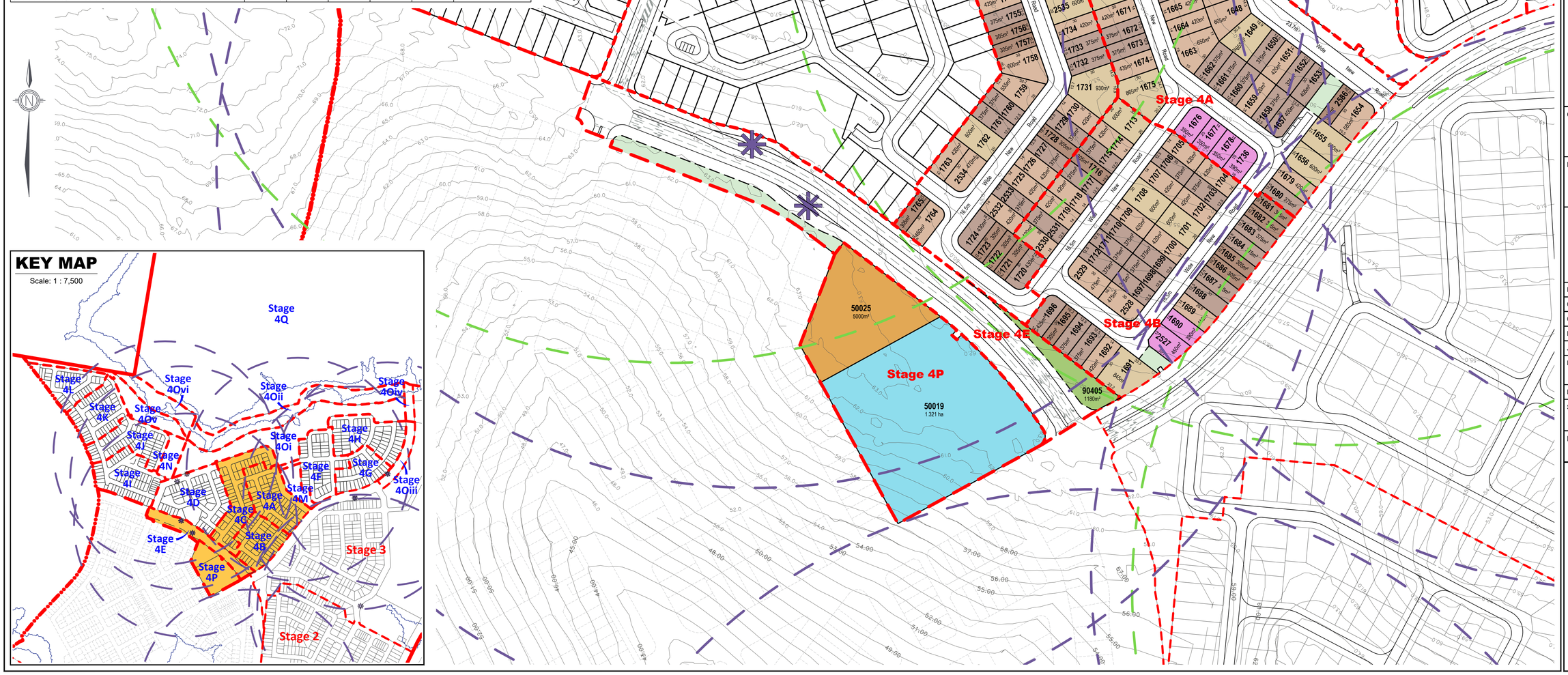
Land Use	Stage 4A	Stage 4B	Stage 4C	Stage 4E	Stage 4P	Overall	
	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	**3.301 ha**	**2.426 ha**	**3.583 ha**	**1.719 ha**	**1.821 ha**	**11.029 ha**	**112.0%**
Saleable Area							
Residential Allotments	2.097 ha	1.811 ha	2.222 ha	—	—	**6.130 ha**	**55.6%**
Commercial Allotment	—	—	—	—	1.321 ha	**1.321 ha**	**12.0%**
Balance Super Allotments	—	—	—	—	—	—	**0.0%**
Community Facility	—	—	—	—	0.500 ha	**0.500 ha**	**4.5%**
Total Area of Allotments	**2.097 ha**	**1.811 ha**	**2.222 ha**	**—**	**1.321 ha**	**7.451 ha**	**67.6%**
Road							
Collector Road	0.516 ha	—	0.600 ha	1.436 ha	—	**2.552 ha**	**23.1%**
Local Road	0.652 ha	0.615 ha	0.761 ha	—	—	**2.028 ha**	**18.4%**
Linear Connections	0.036 ha	—	—	0.165 ha	—	**0.201 ha**	**1.8%**
Entry Statements	—	—	—	—	—	—	**0.0%**
Total Area of New Road	**1.204 ha**	**0.615 ha**	**1.361 ha**	**1.601 ha**	**—**	**4.781 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	—	—	—	0.118 ha	—	**0.118 ha**	**1.1%**
Local Linear Recreation Park	—	—	—	—	—	—	**0.0%**
Stormwater Detention	—	—	—	—	—	—	**0.0%**
Total Open Space	**—**	**—**	**—**	**0.118 ha**	**—**	**0.118 ha**	**1.1%**

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government



KEY MAP

Scale: 1 : 7,500

REVISION

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
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AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

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: 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)

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.	25 July 2025
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	**AR**

URBAN DESIGN
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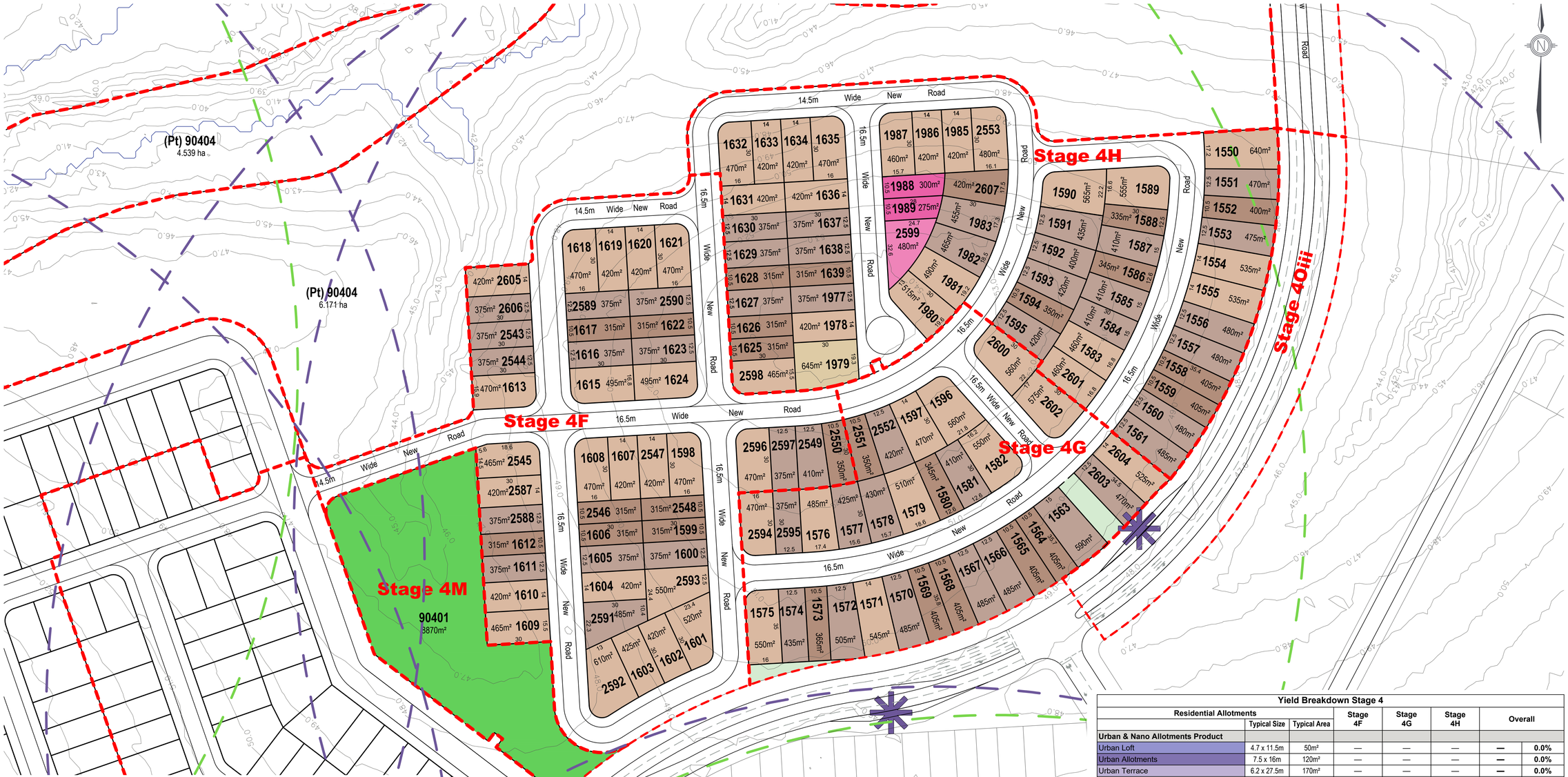
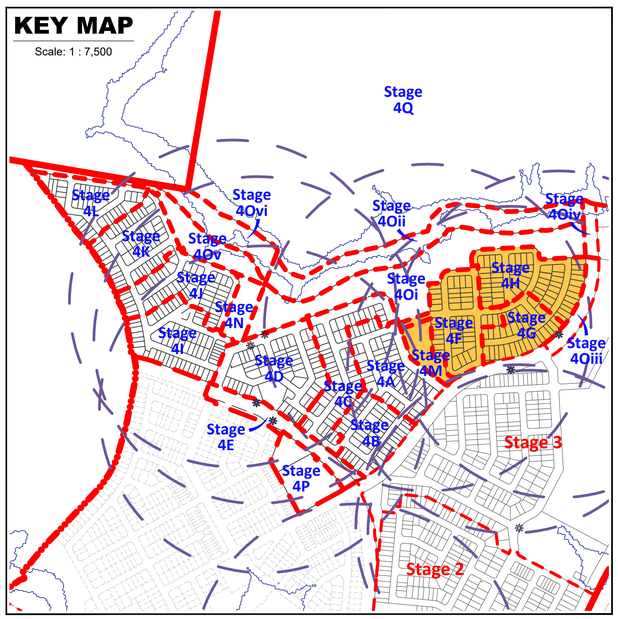


KEY MAP

Scale: 1 : 7,500



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

Land Budget Stage 4

Land Use	Stage 4F	Stage 4G	Stage 4H	Stage 4M	Overall	
	Area	Area	Area	Area	Area	%
Area of Subject Site	**3.227 ha**	**2.013 ha**	**3.452 ha**	**0.887 ha**	**9.579 ha**	**100.0%**
Saleable Area						
Residential Allotments	1.862 ha	1.397 ha	2.470 ha	—	**5.729 ha**	**59.8%**
Commercial Allotment	—	—	—	—	—	**0.0%**
Balance Super Allotments	—	—	—	—	—	**0.0%**
Community Facility	—	—	—	—	—	**0.0%**
Total Area of Allotments	**1.862 ha**	**1.397 ha**	**2.470 ha**	**—**	**5.729 ha**	**59.8%**
Road						
Collector Road	—	—	—	—	—	**0.0%**
Local Road	1.365 ha	0.549 ha	0.982 ha	—	**2.896 ha**	**30.2%**
Linear Connections	—	0.067 ha	—	—	**0.067 ha**	**0.7%**
Entry Statements	—	—	—	—	—	**0.0%**
Total Area of New Road	**1.365 ha**	**0.616 ha**	**0.982 ha**	**—**	**2.963 ha**	**30.9%**
Open Space						
Corridor Park	—	—	—	—	—	**0.0%**
Conservation (Within Corridor Park)	—	—	—	—	—	
District Recreation Park	—	—	—	—	—	**0.0%**
Neighbourhood Recreation Park	—	—	—	0.887 ha	**0.887 ha**	**9.3%**
Local Recreation Park	—	—	—	—	—	**0.0%**
Local Linear Recreation Park	—	—	—	—	—	**0.0%**
Stormwater Detention	—	—	—	—	—	**0.0%**
Total Open Space	**—**	**—**	**—**	**0.887 ha**	**0.887 ha**	**9.3%**

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							
Villa Allotment	10 x 25m	250m²	—	—	2	**2**	**1.5%**
Premium Villa Allotment	12.5 x 25m	313m²	—	—	1	**1**	**0.8%**
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			—	—	**3**	**3**	**0.8%**
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	8	7	11	**26**	**19.7%**
Premium Villa Allotment	12.5 x 30m	375m²	14	12	21	**47**	**35.6%**
Courtyard Allotment	14 x 30m	420m²	23	11	21	**55**	**41.7%**
Traditional Allotment	20 x 30m	600m²	—	—	1	**1**	**0.8%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	**0.0%**
Subtotal			**45**	**30**	**54**	**129**	**97.7%**
Total Residential Allotments			**45**	**30**	**57**	**132**	**98%**
Residential Net Density			**13.9 dw/ha**	**14.9 dw/ha**	**16.5 dw/ha**		
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	
Commercial Allotment			—	—	—	—	
Community Facility			—	—	—	—	
Balance Super Allotments			—	—	—	—	
Sub Total			—	—	—	—	
Total Allotments			**45**	**30**	**57**	**132**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**45**	**30**	**57**	**132**	

REVISION
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Legend

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

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

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PROJECT
Flagstone Precinct 1

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

Date.	25 July 2025
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**
Rev	**AR**

URBAN DESIGN
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Stage 4I

Stage 4D

50024
3525m²

Stage 3

Stage 2

REVISION

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
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Source Information:
Site boundaries: Registered Survey Plans / Veris.
Adjoining information: DCDB.
Contours: Bradlees.

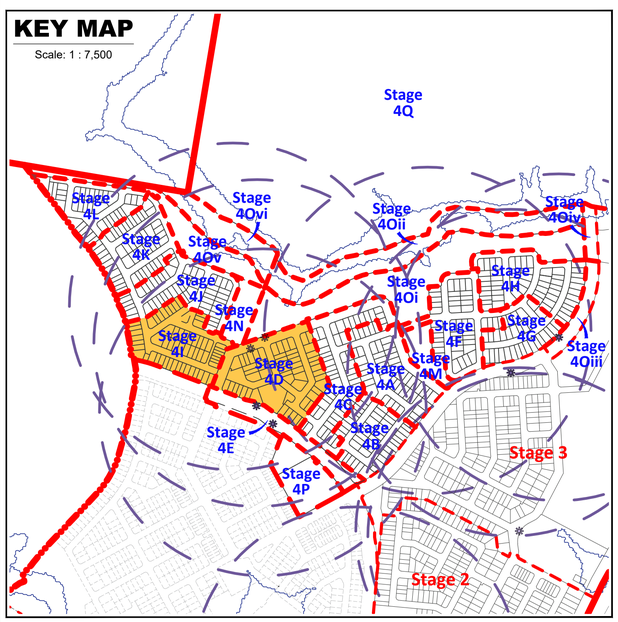
Legend

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

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

KEY MAP

Scale: 1 : 7,500



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

Land Budget Stage 4

Land Use	Stage 4D Area	Stage 4I Area	Overall Area	Overall %
Area of Subject Site	**4.414 ha**	**3.280 ha**	**7.694 ha**	**100.0%**
Saleable Area				
Residential Allotments	2.300 ha	2.222 ha	**4.522 ha**	**58.8%**
Commercial Allotment	—	—	**—**	**0.0%**
Balance Super Allotments	—	—	**—**	**0.0%**
Community Facility	—	—	**—**	**0.0%**
Cultural Heritage Allotment	0.353 ha	—	**0.353 ha**	**4.6%**
Total Area of Allotments	**2.653 ha**	**2.222 ha**	**4.875 ha**	**63.4%**
Road				
Collector Road	0.719 ha	—	**0.719 ha**	**9.3%**
Local Road	0.929 ha	0.974 ha	**1.903 ha**	**24.7%**
Linear Connections	0.113 ha	0.084 ha	**0.197 ha**	**2.6%**
Entry Statements	—	—	**—**	**0.0%**
Total Area of New Road	**1.761 ha**	**1.058 ha**	**2.819 ha**	**36.6%**
Open Space				
Corridor Park	—	—	**—**	**0.0%**
Conservation (Within Corridor Park)	—	—	**—**	**0.0%**
District Recreation Park	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	**—**	**0.0%**
Local Recreation Park	—	—	**—**	**0.0%**
Local Linear Recreation Park	—	—	**—**	**0.0%**
Stormwater Detention	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**0.0%**

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						
Villa Allotment	10 x 25m	250m²	—	—	**—**	**0.0%**
Premium Villa Allotment	12.5 x 25m	313m²	—	—	**—**	**0.0%**
Courtyard Allotment	14 x 25m	350m²	—	—	**—**	**0.0%**
Premium Courtyard Allotment	16 x 25m	400m²	1	—	**1**	**0.9%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	**—**	**0.0%**
Subtotal			**1**	**—**	**1**	**0.9%**
28m Deep Product						
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	5	**5**	**4.5%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	2	**2**	**1.8%**
Subtotal			**—**	**7**	**7**	**6.3%**
30m Deep Product						
Villa Allotment	10 x 30m	300m²	14	15	**29**	**25.9%**
Premium Villa Allotment	12.5 x 30m	375m²	16	20	**36**	**32.1%**
Courtyard Allotment	14 x 30m	420m²	17	14	**31**	**27.7%**
Traditional Allotment	20 x 30m	600m²	6	1	**7**	**6.3%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	1	**1**	**0.9%**
Subtotal			**53**	**51**	**104**	**92.9%**
Total Residential Allotments			**54**	**58**	**112**	**100%**
Residential Net Density			**16.2 dw/ha**	**17.7 dw/ha**		
Super Lots			**Lots**	**Lots**	**Lots**	
Commercial Allotment			—	—	—	
Community Facility			—	—	—	
Balance Super Allotments			—	—	—	
Cultural Heritage Allotment			1	—	1	
Sub Total			**1**	**—**	**1**	
Total Allotments			**55**	**58**	**113**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**54**	**60**	**114**	
Maximum Potential Net Residential Density			**16.2 dw/ha**	**18.3 dw/ha**		

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PROJECT
Flagstone Precinct 1

Plan of Subdivision
Stage 4D & I
Allotment Layout

Date.	25 July 2025
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	AR

URBAN DESIGN
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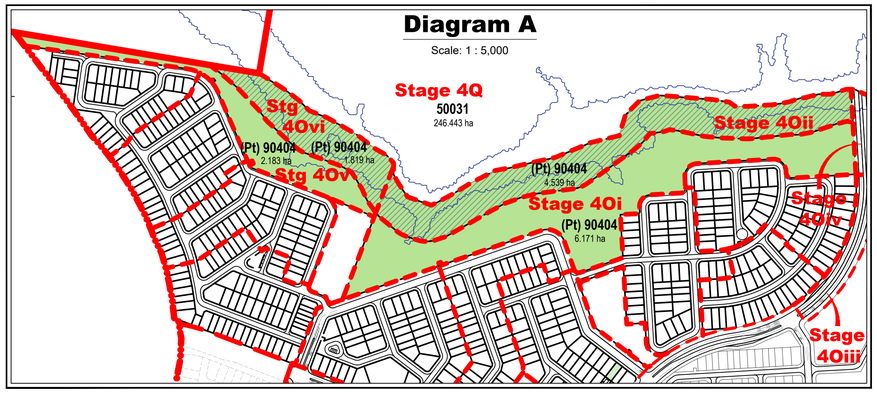


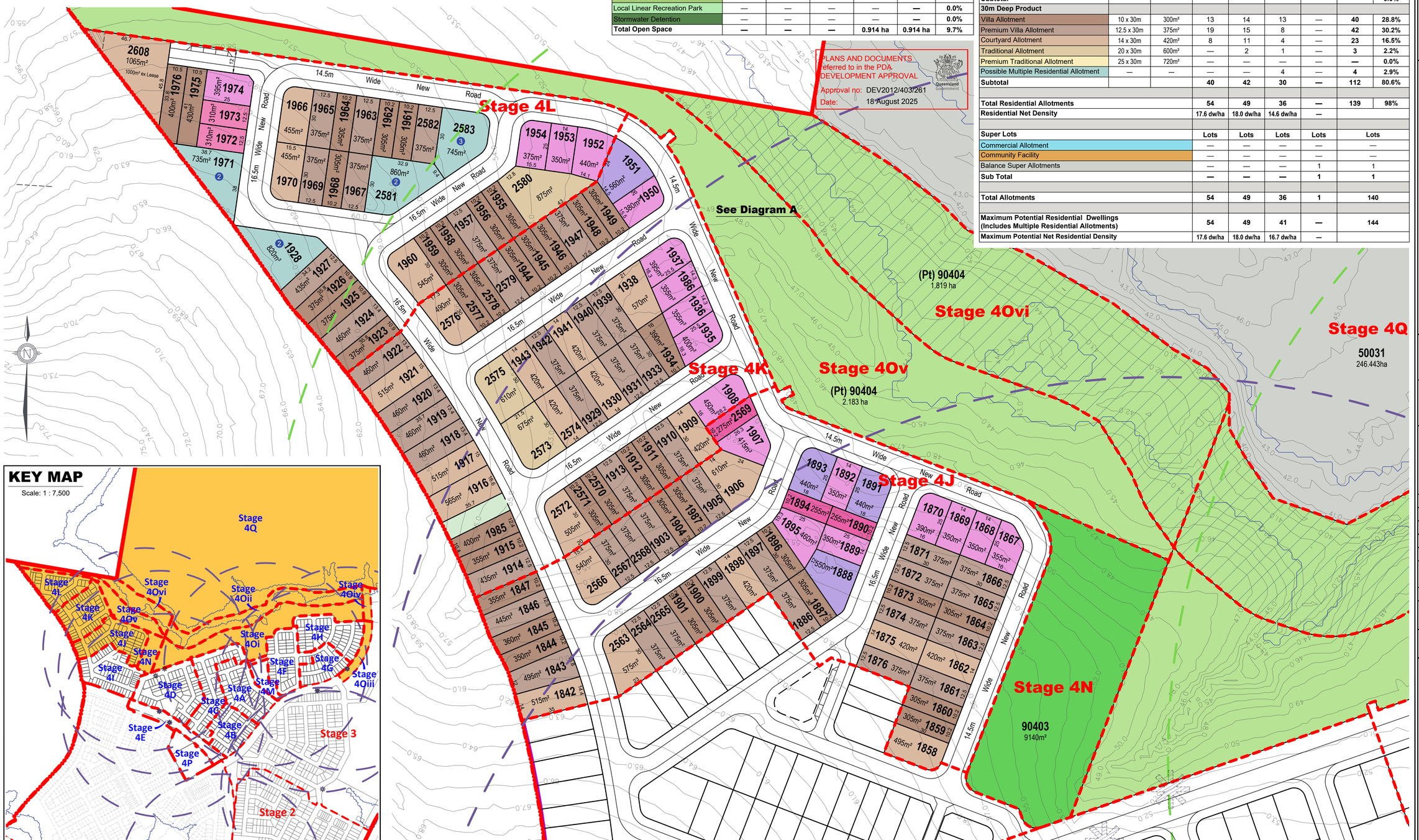
Land Budget Stage 4

Land Use	Stage 4J Area	Stage 4K Area	Stage 4L Area	Stage 4N Area	Overall Area	Overall %
Area of Subject Site	**3.075 ha**	**2.957 ha**	**2.458 ha**	**0.914 ha**	**9.404 ha**	**100.0%**
Saleable Area						
Residential Allotments	2.072 ha	2.003 ha	1.633 ha	—	**5.708 ha**	**60.7%**
Commercial Allotment	—	—	—	—	**—**	**0.0%**
Balance Super Allotments	—	—	—	—	**—**	**0.0%**
Community Facility	—	—	—	—	**—**	**0.0%**
Total Area of Allotments	**2.072 ha**	**2.003 ha**	**1.633 ha**	—	**5.708 ha**	**60.7%**
Road						
Collector Road	—	0.233 ha	—	—	**0.233 ha**	**2.5%**
Local Road	1.003 ha	0.685 ha	0.825 ha	—	**2.513 ha**	**26.7%**
Linear Connections	—	0.036 ha	—	—	**0.036 ha**	**0.4%**
Entry Statements	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**1.003 ha**	**0.954 ha**	**0.825 ha**	—	**2.782 ha**	**29.6%**
Open Space						
Corridor Park	—	—	—	—	**—**	**0.0%**
Conservation (Within Corridor Park)	—	—	—	—	—	
District Recreation Park	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	0.914 ha	**0.914 ha**	**9.7%**
Local Recreation Park	—	—	—	—	**—**	**0.0%**
Local Linear Recreation Park	—	—	—	—	**—**	**0.0%**
Stormwater Detention	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**0.914 ha**	**0.914 ha**	**9.7%**

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								
Villa Allotment	10 x 25m	250m²	3	—	—	—	**3**	**2.2%**
Premium Villa Allotment	12.5 x 25m	313m²	—	—	2	—	**2**	**1.4%**
Courtyard Allotment	14 x 25m	350m²	8	6	4	—	**18**	**12.9%**
Premium Courtyard Allotment	16 x 25m	400m²	3	1	—	—	**4**	**2.9%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	**—**	**0.0%**
Subtotal			**14**	**7**	**6**	**—**	**27**	**17.3%**
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	13	14	13	—	**40**	**28.8%**
Premium Villa Allotment	12.5 x 30m	375m²	19	15	8	—	**42**	**30.2%**
Courtyard Allotment	14 x 30m	420m²	8	11	4	—	**23**	**16.5%**
Traditional Allotment	20 x 30m	600m²	—	2	1	—	**3**	**2.2%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	4	—	**4**	**2.9%**
Subtotal			**40**	**42**	**30**	**—**	**112**	**80.6%**
Total Residential Allotments			**54**	**49**	**36**	**—**	**139**	**98%**
Residential Net Density			**17.6 dw/ha**	**18.0 dw/ha**	**14.6 dw/ha**	**—**		
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	
Commercial Allotment			—	—	—	—	—	
Community Facility			—	—	—	—	—	
Balance Super Allotments			—	—	—	1	1	
Sub Total			**—**	**—**	**—**	**1**	**1**	
Total Allotments			**54**	**49**	**36**	**1**	**140**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**54**	**49**	**41**	**—**	**144**	
Maximum Potential Net Residential Density			**17.6 dw/ha**	**18.0 dw/ha**	**16.7 dw/ha**	**—**		

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government



REVISION
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
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AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Legend

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

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

CLIENT
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PROJECT
Flagstone Precinct 1

Plan of Subdivision
Stage 4J, K, L, N, O & Q
Allotment Layout

Date.	25 July 2025
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 – 396**
Rev	**AR**

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Queensland Government

Approval no: DEV2012/403/261

Date: 18 August 2025

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

Legend

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%	

REVISION

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

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

CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Development
Stage 4 Overall
Residential Allotments

Date.	25 July 2025
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	AR

URBAN DESIGN
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Fortitude Valley QLD 4006
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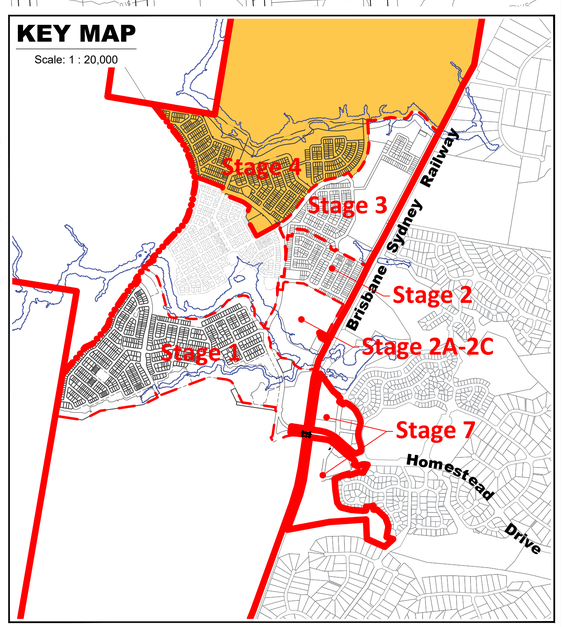
Please contact the author.

KEY MAP

Scale: 1 : 20,000



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.
9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

10. 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.
11. 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.
12. Boundary setbacks are measured to the wall of the structure.
13. 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.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. 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.
20. 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. 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.
36. 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.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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.

Notes:

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1. All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
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    - Windows recessed into the façade or bay windows;
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    - Articulation of roof lines
    - Window hoods; and/or
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50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

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53. 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)

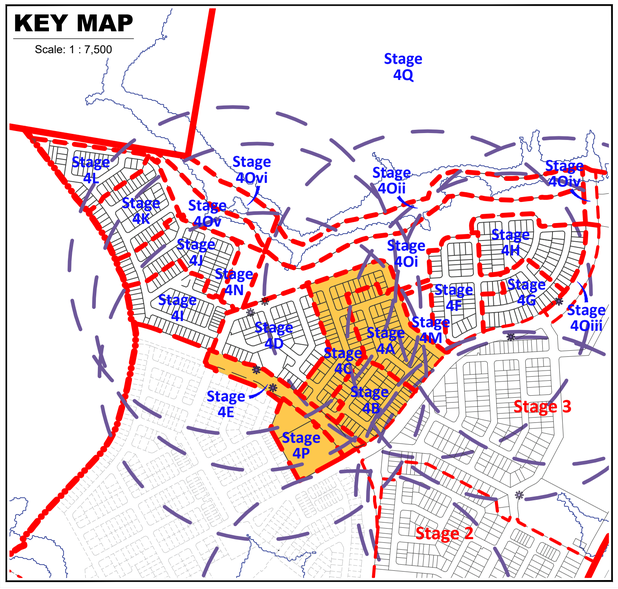
54. Buildings must address all street frontages with driveways, pedestrian entries or both.
55. All dwellings must have a clearly identifiable front door, which is undercover.
56. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

Laneway Allotment - Allotments serviced by a laneway.



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

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

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
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AR: 25/07/2025 Incorporation of Stage 4 PMTs

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

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

CLIENT
PEET

PROJECT
Flagstone Precinct 1

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

Date.	25 July 2025
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	AR

Legend

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

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

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

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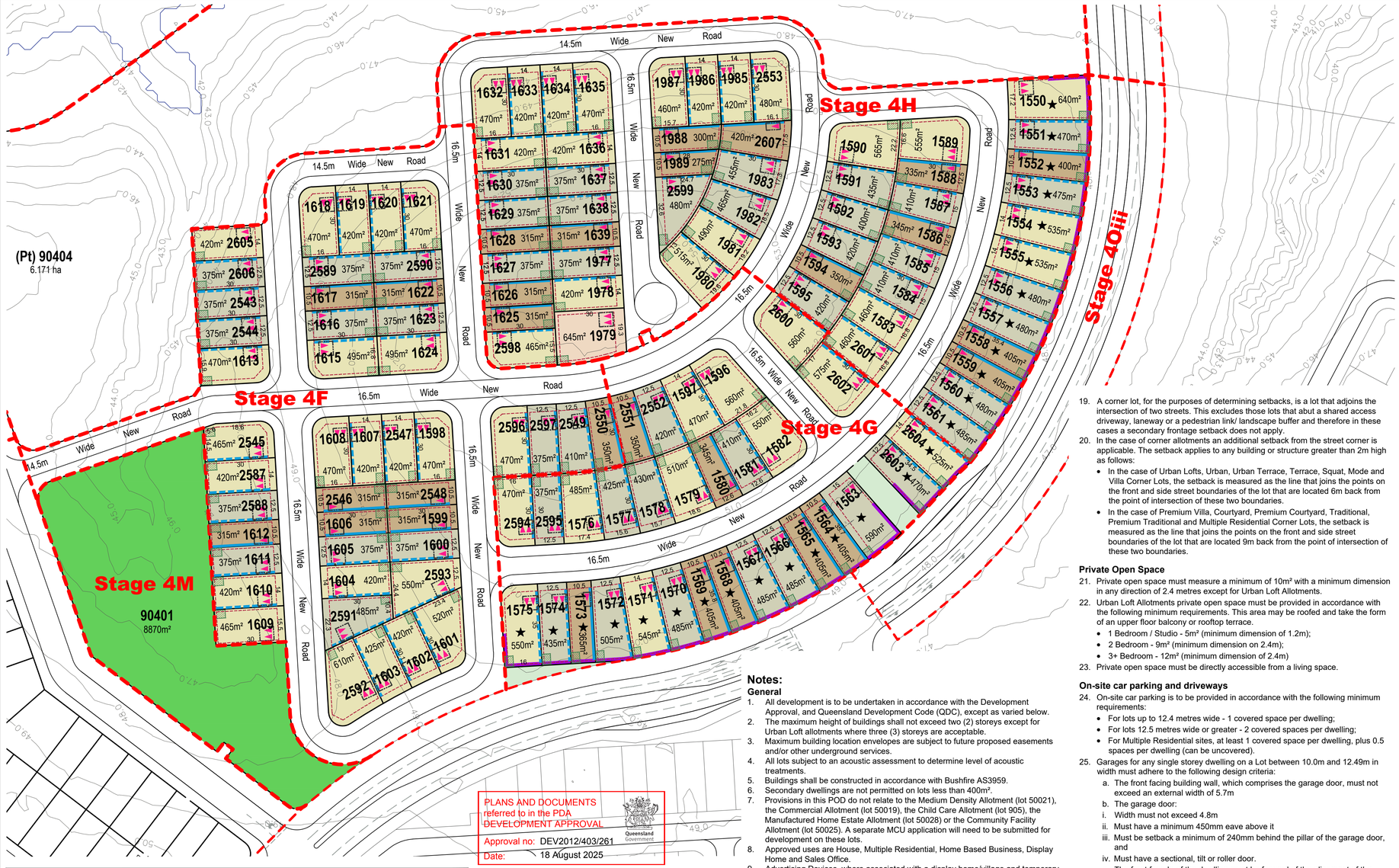
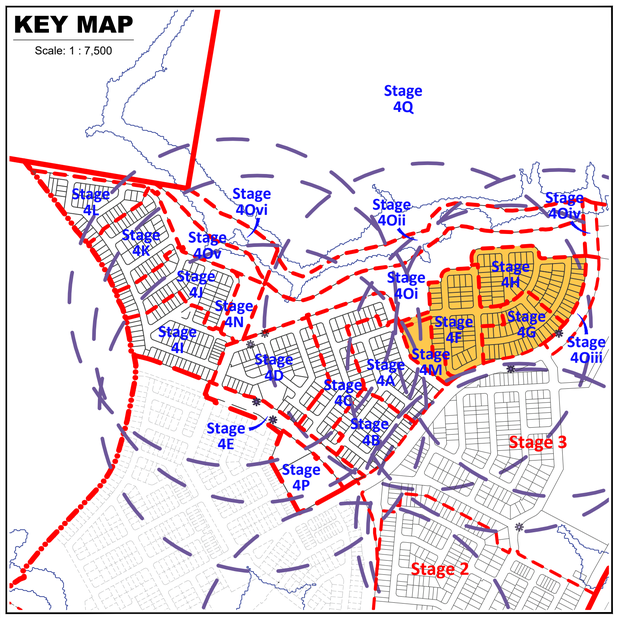


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

KEY MAP

Scale: 1 : 7,500



Legend

General

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

Open Space

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

Allotment Details

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

Notes:

General

1. All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
2. The maximum height of buildings shall not exceed two (2) storeys except for Urban Loft allotments where three (3) storeys are acceptable.
3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.
4. All lots subject to an acoustic assessment to determine level of acoustic treatments.
5. Buildings shall be constructed in accordance with Bushfire AS3959.
6. Secondary dwellings are not permitted on lots less than 400m².
7. Provisions in this POD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 905), the Manufactured Home Estate Allotment (lot 50028) or the Community Facility Allotment (lot 50025). A separate MCU application will need to be submitted for development on these lots.
8. Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.
9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

10. 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.
11. 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.
12. Boundary setbacks are measured to the wall of the structure.
13. 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.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. 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.
20. 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. 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.
36. 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.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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	n/a	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	
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Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																										
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	90%		75%		75%		75%		75%		75%		65%		60%		60%		60%		60%		60%		75%	

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Adjoining information: DCDB.
Contours: Bradlees.

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

CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Development
Stage 4F - H
Residential Allotments

Date.	25 July 2025
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	AR

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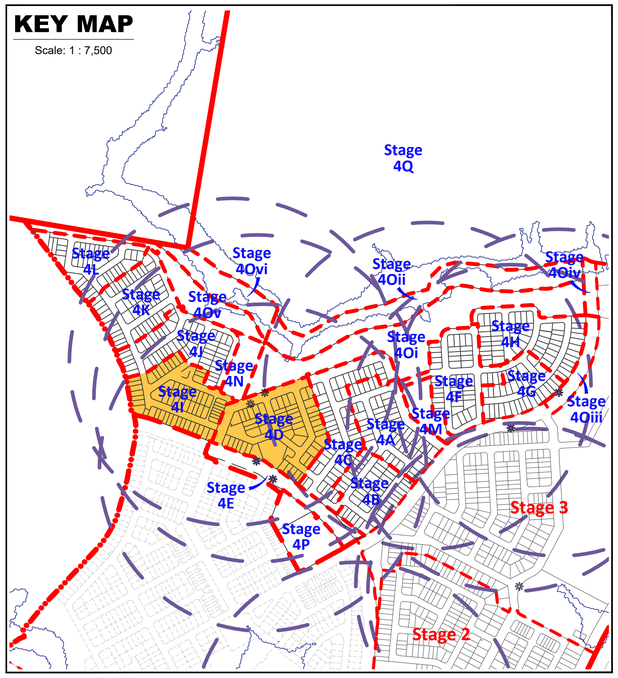
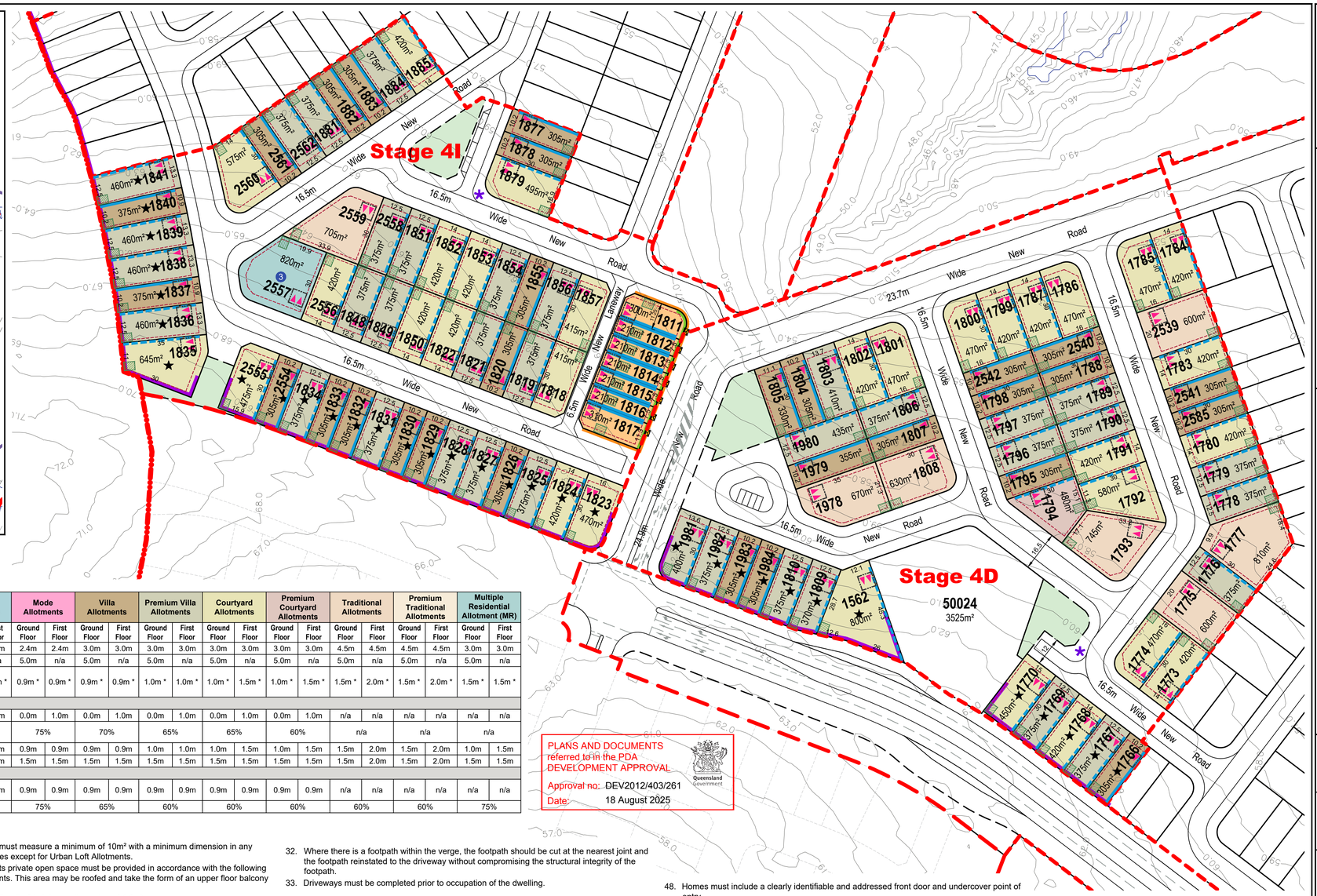
KEY MAP

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
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.
9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

10. 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.
11. 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.
12. Boundary setbacks are measured to the wall of the structure.
13. 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.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. 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.
20. 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. 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.
36. 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.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

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

CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Development
Stage 4D & I
Residential Allotments

Date.	25 July 2025
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	AR

URBAN DESIGN
Level 4 HQ South
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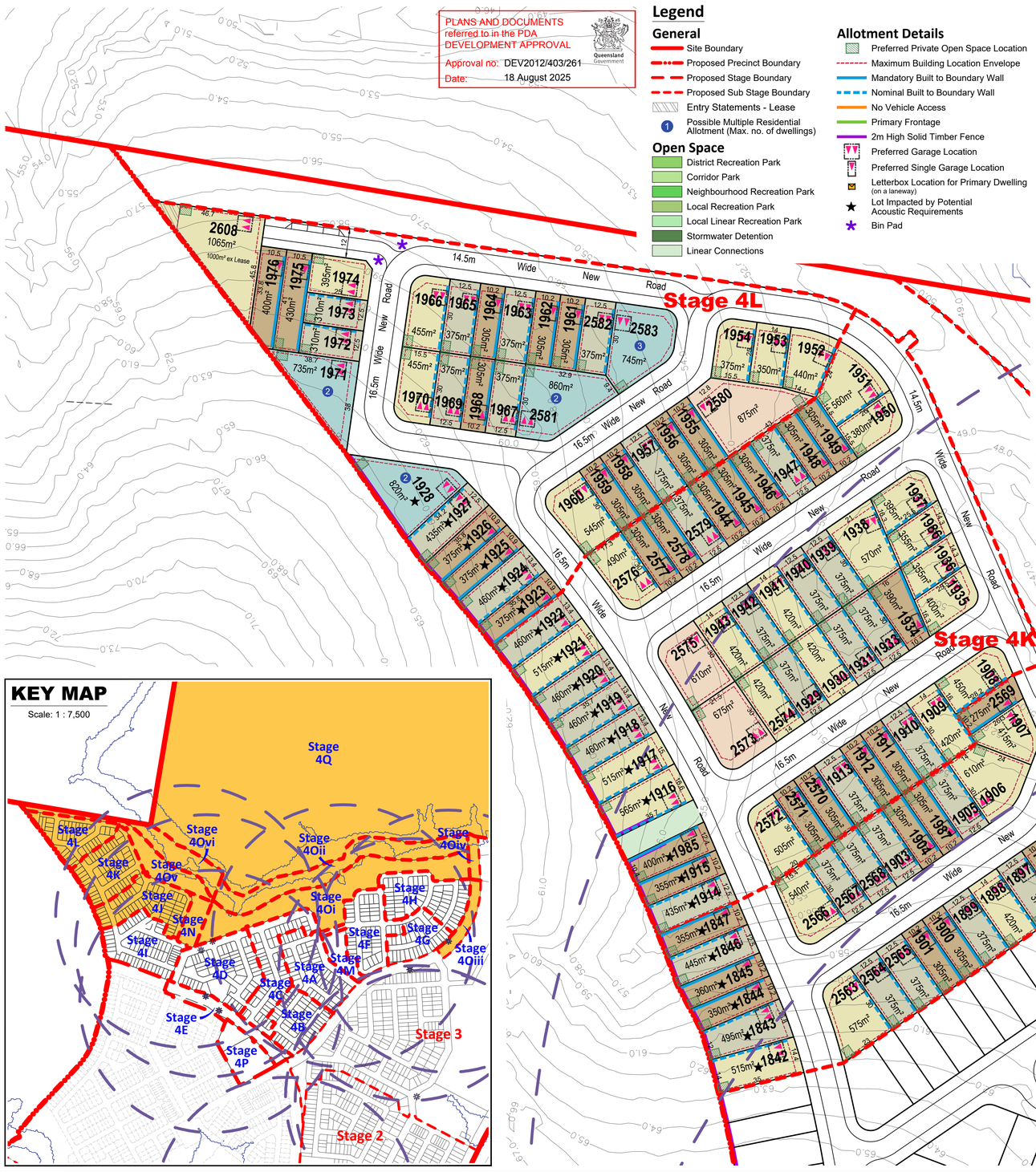
Plan of Development Table

	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

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4. All lots subject to an acoustic assessment to determine level of acoustic treatments.
5. Buildings shall be constructed in accordance with Bushfire AS3959.
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.
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14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. 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.
20. 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.

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21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

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    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
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    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.
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28. 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.
29. 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.
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    - Articulation of roof lines
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45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
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AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

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

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PROJECT
Flagstone Precinct 1

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

Date.	25 July 2025
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	**AR**

URBAN DESIGN
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Fortitude Valley QLD 4006
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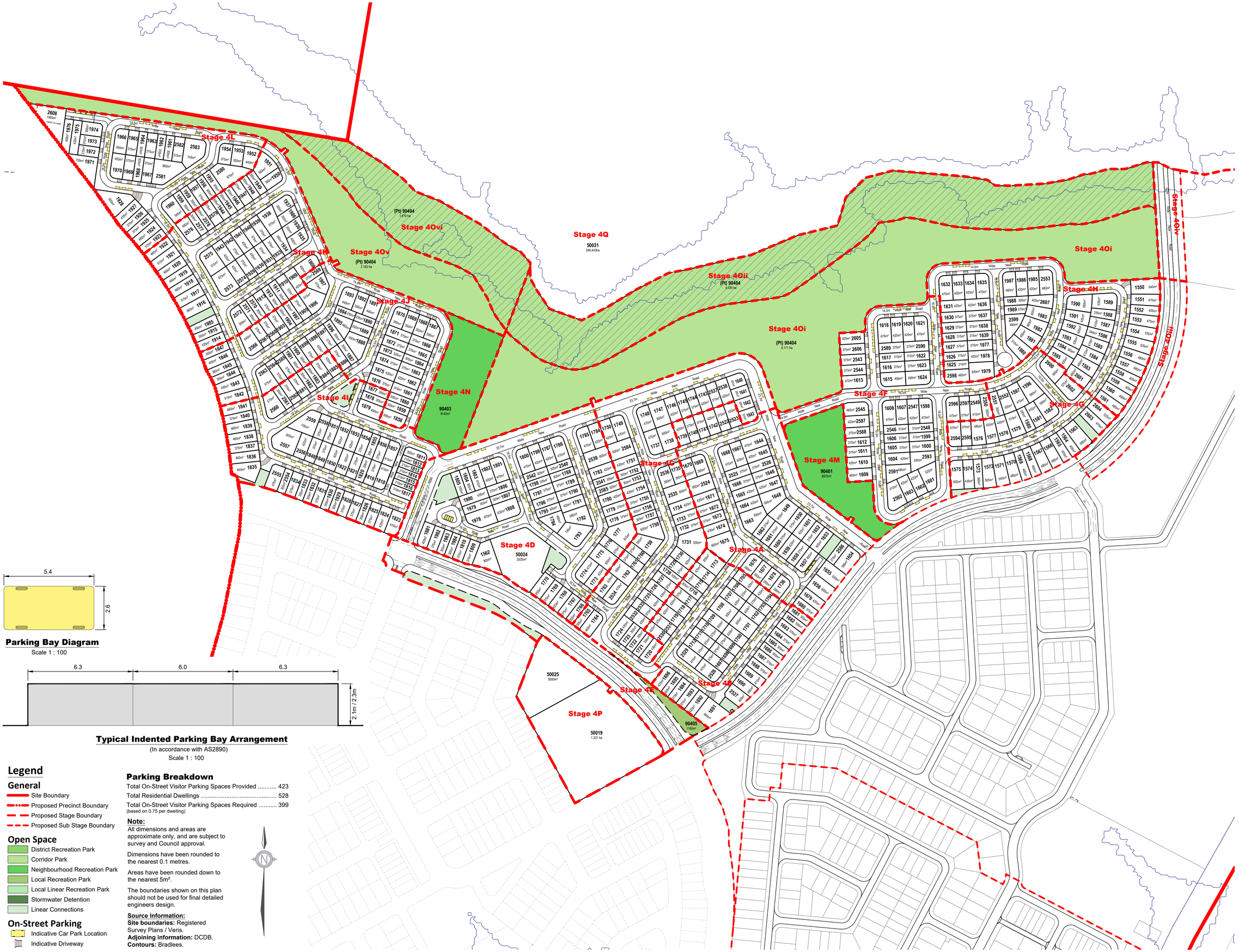

Parking Bay Diagram
Scale 1 : 100

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
- 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 423
Total Residential Dwellings 528
Total On-Street Visitor Parking Spaces Required 399
(based on 0.75 per dwelling)

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

Areas have been rounded down to the nearest 5m².

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

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

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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.

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

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PROJECT
Flagstone Precinct 1

Plan of Subdivision Stage 4 Overall Parking Management Plan

Date.	25 July 2025
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 – 402**
Rev	**AR**

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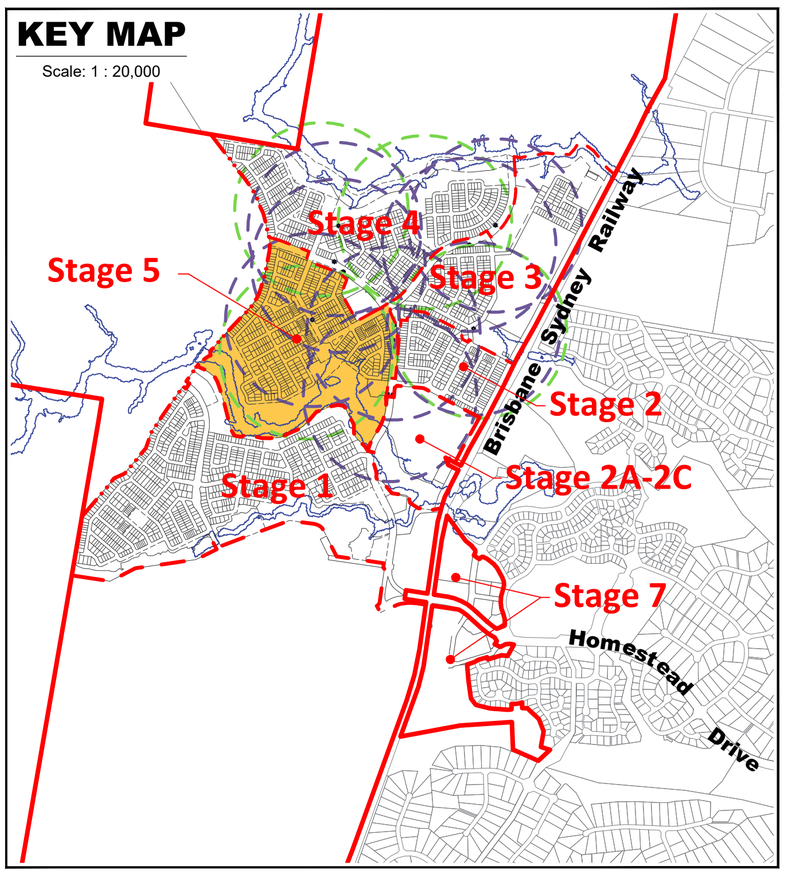
KEY MAP

Scale: 1 : 20,000



Legend

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

Note:

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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Land Budget Stage 5		
Land Use	**Overall**	
	Area	**Area**
Area of Subject Site	**52.188 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	3.532 ha	6.8%
Local Road	8.671 ha	16.6%
Linear Connections	0.442 ha	0.8%
Entry Statements	—	0.0%
Total Area of New Road	**12.645 ha**	**24.2%**
Open Space		
Corridor Park	17.812 ha	34.1%
Conservation (Within Corridor Park)	*10.710 ha*	
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%**

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

Yield Breakdown Stage 5				
Residential Allotments			**Overall**	
	Typical Size	**Typical Area**		
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				
Villa Allotment	10 x 25m	250m²	21	4.2%
Premium Villa Allotment	12.5 x 25m	313m²	3	0.6%
Courtyard Allotment	14 x 25m	350m²	25	5.0%
Premium Courtyard Allotment	16 x 25m	400m²	10	2.0%
Premium Traditional Allotment	20 x 25m	500m²	1	0.2%
Possible Multiple Residential Allotment	—	—	3	0.6%
Subtotal			**63**	**12.7%**
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	14.5%
Premium Villa Allotment	12.5 x 30m	375m²	123	24.7%
Courtyard Allotment	14 x 30m	420m²	124	24.9%
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**	**73.1%**
Total Residential Allotments			**498**	**100%**
Residential Net Density			**16.5 dw/ha**	

Super Lots	**Lots**
Medium Density Allotment	1
Balance Super Allotments	—
Sub Total	**1**
Total Allotments	**499**
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**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

REVISION
AG: 13/04/2023 Stage 3 & 5 Layout Changes
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AI: 08/08/2023 Stage 5 Basin Change
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AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
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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Scale	Sheet	Plan Ref	Rev
1 : 2000	A1	**110056 – 403**	**AR**

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 5Piv	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																																				
Villa Allotment	10 x 25m	250m²	—	—	2	—	2	—	—	—	—	—	—	—	5	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	3	5	—	**21**	**4.2%**
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	—	—	**3**	**0.6%**
Courtyard Allotment	14 x 25m	350m²	—	—	2	—	1	4	—	—	—	—	1	—	6	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	—	1	4	—	**25**	**5.0%**
Premium Courtyard Allotment	16 x 25m	400m²	—	—	2	—	—	—	—	—	—	—	1	—	1	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	**10**	**2.0%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**1**	**0.2%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	1	—	**3**	**0.6%**
Subtotal			**—**	**—**	**6**	**—**	**3**	**4**	**—**	**—**	**—**	**—**	**2**	**1**	**12**	**9**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**8**	**—**	**8**	**10**	**—**	**63**	**12.7%**
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**	**14.5%**
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**	**24.7%**
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**	**24.9%**
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**	**73.1%**
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**	**31**	**25**	**—**	**498**	**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**	**19.9 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**	**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**	**31**	**25**	**—**	**499**	
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 5Piv	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	%
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**	**9.101 ha**	**3.076 ha**	**1.179 ha**	**1.863 ha**	**0.194 ha**	**0.146 ha**	**1.559 ha**	**1.385 ha**	**0.802 ha**	**52.188 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.625 ha	**3.532 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	—	—	—	—	—	—	—	—	—	—	—	—	0.177 ha	**0.442 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**	**0.802 ha**	**12.645 ha**	**24.2%**
Open Space																																				
Corridor Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.457 ha	9.101 ha	3.076 ha	1.179 ha	—	—	—	—	—	—	**17.812 ha**	**34.1%**
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	*2.953 ha*	*6.186 ha*	*1.571 ha*	—	—	—	—	—	—	—	***10.710 ha***	**20.5%**
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**	**9.101 ha**	**3.076 ha**	**1.179 ha**	**—**	**—**	**0.146 ha**	**—**	**—**	**—**	**18.893 ha**	**36.2%**

REVISION

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

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: DEV2012/403/261
Date: 18 August 2025

Queensland Government

CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Subdivision
Stage 5
Overall Statistics

Date.	25 July 2025
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	**AR**

URBAN DESIGN
Level 4 HQ South
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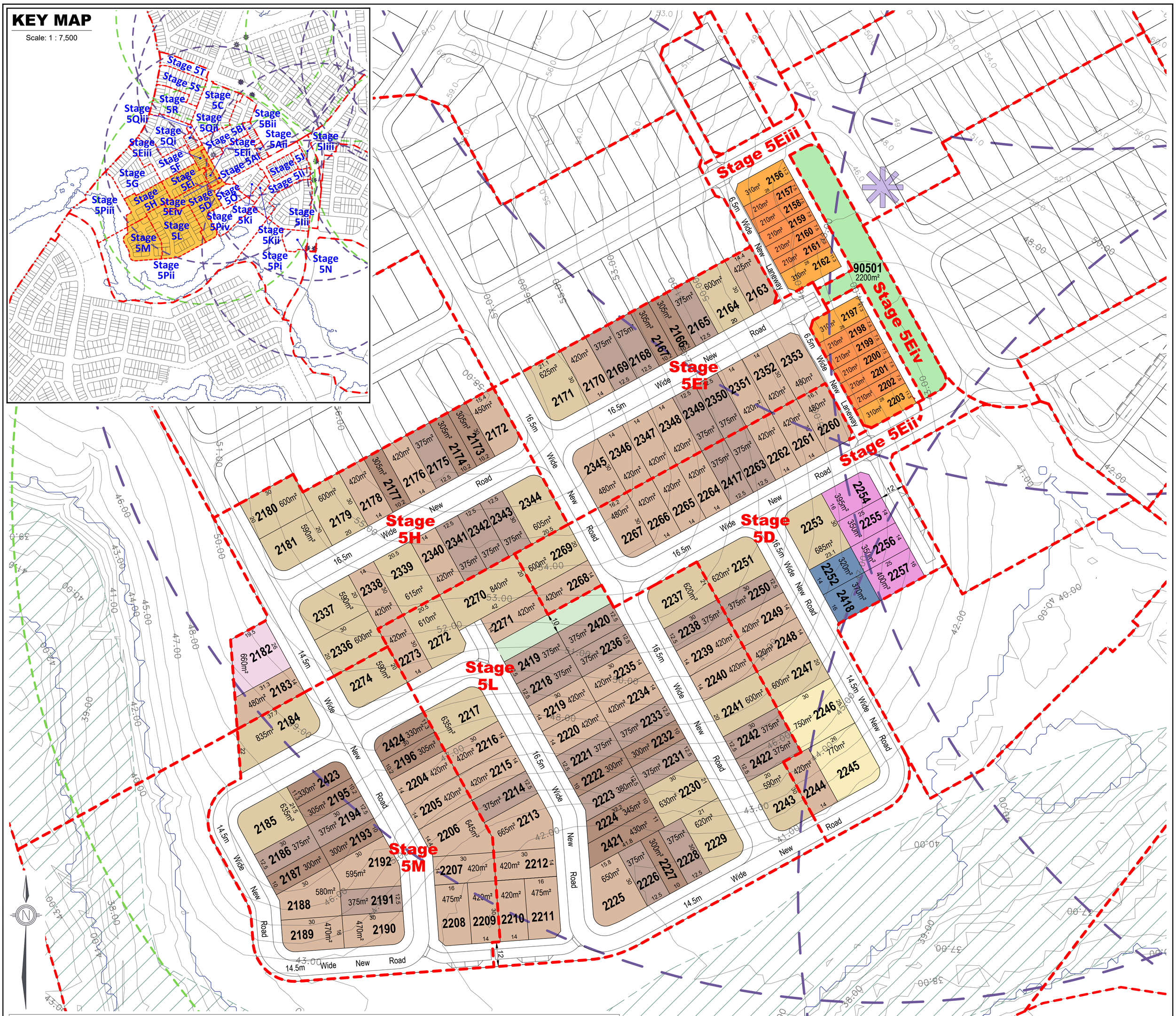

Yield Breakdown											
Residential Allotments			**Stage 5D**	**Stage 5Ei**	**Stage 5Eii**	**Stage 5Eiii**	**Stage 5H**	**Stage 5L**	**Stage 5M**	**Overall**	
	Typical Size	**Typical Area**									
Urban & Nano Allotments Product											
Urban Loft	4.7 x 12.5m	50m²	—	—	—	—	—	—	—	—	0.0%
Urban Allotments	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											
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—	—	0.0%
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	—	—	—	—	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)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Queensland Government
Approval no: DEV2012/403/261
Date: 18 August 2025

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: Meinhardt.

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

Land Budget										
Land Use	**Stage 5D**	**Stage 5Ei**	**Stage 5Eii**	**Stage 5Eiii**	**Stage 5Eiv**	**Stage 5H**	**Stage 5L**	**Stage 5M**	**Overall**	
	Area	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**Area**	**%**
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
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref. 110056 | Date. 25 July 2025
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

URBAN DESIGN
Level 4 HQ South
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Fortitude Valley QLD 4006
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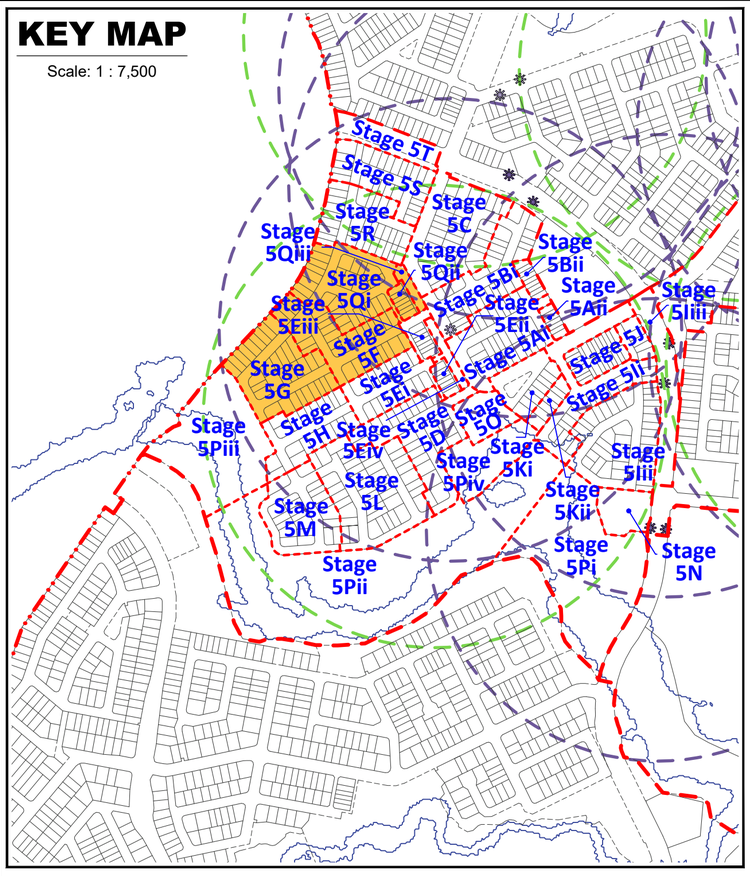
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 405**	**AR**

KEY MAP

Scale: 1 : 7,500



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government

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.

Legend

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

Scale 1 : 750 @ A1

0 5 10 20 30 40 50

Land Budget

Land Use	Stage 5F Area	Stage 5G Area	Stage 5Qi Area	Stage 5Qii Area	Stage 5Qiii Area	Overall Area	Overall %
Area of Subject Site	**1.800 ha**	**2.042 ha**	**1.863 ha**	**0.194 ha**	**0.146 ha**	**6.045 ha**	**100.0%**
Saleable Area							
Residential Allotments	1.198 ha	1.500 ha	1.137 ha	0.167 ha	—	**4.002 ha**	**66.2%**
Medium Density Allotment	—	—	—	—	—	**—**	**0.0%**
Balance Super Allotments	—	—	—	—	—	**—**	**0.0%**
Total Area of Allotments	**1.198 ha**	**1.500 ha**	**1.137 ha**	**0.167 ha**	**—**	**4.002 ha**	**66.2%**
Road							
Collector Road	—	—	—	—	—	**—**	**0.0%**
Local Road	0.528 ha	0.542 ha	0.726 ha	0.027 ha	—	**1.823 ha**	**30.2%**
Linear Connections	0.074 ha	—	—	—	—	**0.074 ha**	**1.2%**
Entry Statements	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**0.602 ha**	**0.542 ha**	**0.726 ha**	**0.027 ha**	**—**	**1.897 ha**	**31.4%**
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	—	—	—	—	0.146 ha	**0.146 ha**	**2.4%**
Stormwater Detention	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**—**	**0.146 ha**	**0.146 ha**	**2.4%**

Yield Breakdown

Residential Allotments	Typical Size	Typical Area	Stage 5F	Stage 5G	Stage 5Qi	Stage 5Qii	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								
Villa Allotment	10 x 25m	250m²	—	—	2	—	**2**	**2.1%**
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	**—**	**0.0%**
Courtyard Allotment	14 x 25m	350m²	—	1	4	—	**5**	**5.3%**
Premium Courtyard Allotment	16 x 25m	400m²	—	1	1	—	**2**	**2.1%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	1	—	**1**	**1.1%**
Subtotal			**—**	**2**	**8**	**—**	**10**	**10.5%**
28m - 30m Deep Product								
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	—	—	—	**—**	**0.0%**
Terrace 6.6m Allotment	6.6 x 28m	185m²	—	—	—	—	**—**	**0.0%**
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	5	**5**	**5.3%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	2	**2**	**2.1%**
Subtotal			**—**	**—**	**—**	**7**	**7**	**7.4%**
30m Deep Product								
Villa Allotment	10 x 30m	300m²	7	4	5	—	**16**	**16.8%**
Premium Villa Allotment	12.5 x 30m	375m²	9	11	5	—	**25**	**26.3%**
Courtyard Allotment	14 x 30m	420m²	7	12	7	—	**26**	**27.4%**
Traditional Allotment	20 x 30m	600m²	4	4	1	—	**9**	**9.5%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	**—**	**0.0%**
Subtotal			**27**	**31**	**18**	**—**	**76**	**80.0%**
Total Residential Allotments			**29**	**33**	**26**	**7**	**95**	**100.0%**
Residential Net Density			**16.1 dw/ha**	**16.2 dw/ha**	**14.0 dw/ha**	**36.1 dw/ha**		
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	
Medium Density Allotment			—	—	—	—	—	
Balance Super Allotments			—	—	—	—	—	
Sub Total			—	—	—	—	—	
Total Allotments			**29**	**33**	**26**	**7**	**95**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**29**	**33**	**27**	**7**	**96**	
Maximum Potential Net Residential Density			**16.1 dw/ha**	**16.2 dw/ha**	**14.5 dw/ha**	**36.1 dw/ha**		

REVISION

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
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AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref. 110056 | Date. 25 July 2025

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 5F, G, Qi, Qii & Qiii
Allotment Layout

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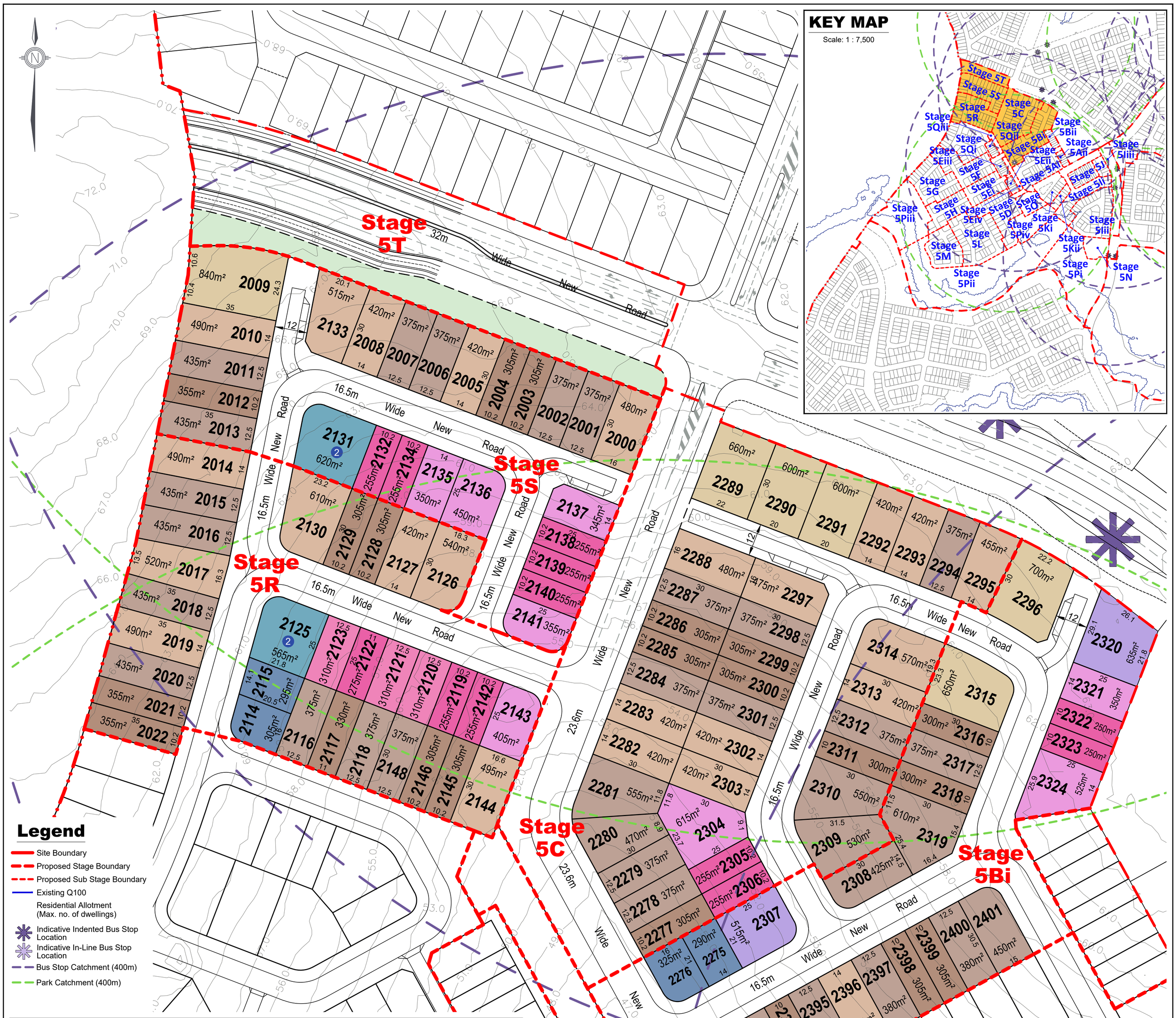
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 406**	**AR**



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								
Villa Allotment	10 x 25m	250m²	2	2	3	5	12	10.2%
Premium Villa Allotment	12.5 x 25m	313m²	—	—	3	—	3	2.5%
Courtyard Allotment	14 x 25m	350m²	2	1	1	4	8	6.8%
Premium Courtyard Allotment	16 x 25m	400m²	2	—	—	—	2	1.7%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	1	1	2	1.7%
Subtotal			6	3	8	10	27	22.9%
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	19.5%
Premium Villa Allotment	12.5 x 30m	375m²	9	12	7	6	34	28.8%
Courtyard Allotment	14 x 30m	420m²	1	11	7	5	24	20.3%
Traditional Allotment	20 x 30m	600m²	2	3	—	1	6	5.1%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	0.0%
Subtotal			19	32	21	15	87	73.7%
Total Residential Allotments			27	35	31	25	118	100.0%
Residential Net Density			16.7 dw/ha	19.3 dw/ha	19.9 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	31	25	118	
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**	**0.802 ha**	**7.921 ha**	**100.0%**
Saleable Area							
Residential Allotments	1.088 ha	1.484 ha	1.201 ha	0.991 ha	—	**4.764 ha**	**60.1%**
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**	**60.1%**
Road							
Collector Road	0.201 ha	0.544 ha	—	—	0.625 ha	**1.370 ha**	**17.3%**
Local Road	0.532 ha	0.326 ha	0.358 ha	0.394 ha	—	**1.610 ha**	**20.3%**
Linear Connections	—	—	—	—	0.177 ha	**0.177 ha**	**2.2%**
Entry Statements	—	—	—	—	—	—	0.0%
Total Area of New Road	**0.733 ha**	**0.870 ha**	**0.358 ha**	**0.394 ha**	**0.802 ha**	**3.157 ha**	**39.9%**
Open Space							
Corridor Park	—	—	—	—	—	—	0.0%
Conservation (Within Corridor Park)	—	—	—	—	—	—	*0.0%*
District Recreation Park	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	—	0.0%

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

REVISION
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
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AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref. 110056 | Date. 25 July 2025
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

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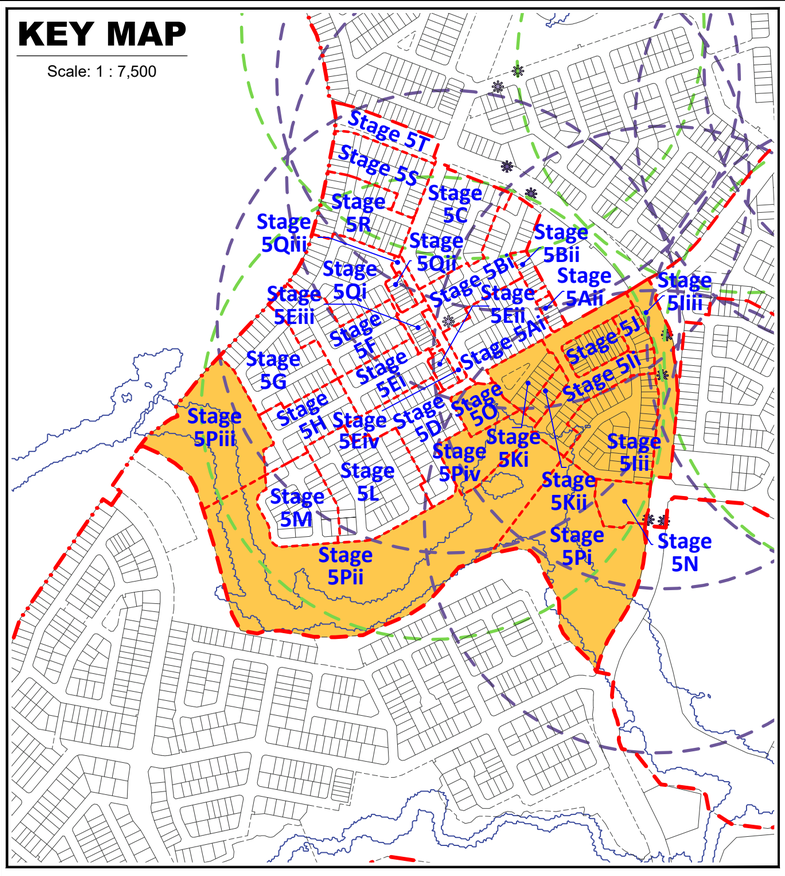
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 407**	**AR**

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:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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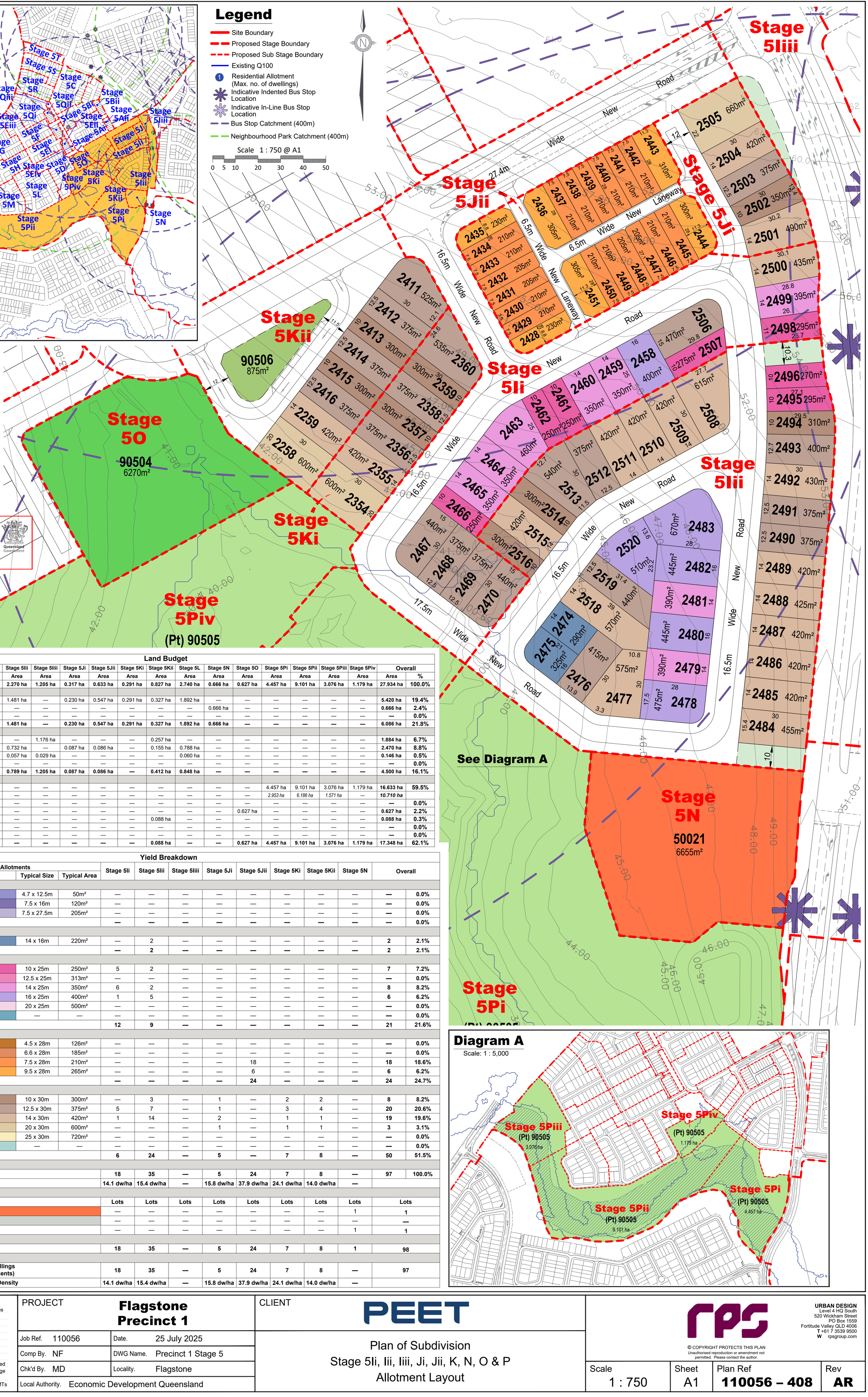

Land Budget

Land Use	Stage 5Ii Area	Stage 5Iii Area	Stage 5Iiii Area	Stage 5Ji Area	Stage 5Jii Area	Stage 5Ki Area	Stage 5Kii Area	Stage 5L Area	Stage 5N Area	Stage 5O Area	Stage 5Pi Area	Stage 5Pii Area	Stage 5Piii Area	Stage 5Piv Area	Overall Area	Overall %
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**	**9.101 ha**	**3.076 ha**	**1.179 ha**	**27.934 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**	**19.4%**
Medium Density Allotment	—	—	—	—	—	—	—	—	0.666 ha	—	—	—	—	—	**0.666 ha**	**2.4%**
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**	**21.8%**
Road																
Collector Road	0.451 ha	—	1.176 ha	—	—	—	0.257 ha	—	—	—	—	—	—	—	**1.884 ha**	**6.7%**
Local Road	0.622 ha	0.732 ha	—	0.087 ha	0.086 ha	—	0.155 ha	0.788 ha	—	—	—	—	—	—	**2.470 ha**	**8.8%**
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**	**16.1%**
Open Space																
Corridor Park	—	—	—	—	—	—	—	—	—	—	4.457 ha	9.101 ha	3.076 ha	1.179 ha	**16.633 ha**	**59.5%**
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	—	—	—	*2.953 ha*	*6.186 ha*	*1.571 ha*	—	***10.710 ha***	
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**	**9.101 ha**	**3.076 ha**	**1.179 ha**	**17.348 ha**	**62.1%**

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												
Villa Allotment	10 x 25m	250m²	5	2	—	—	—	—	—	—	**7**	**7.2%**
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	—	—	—	—	**—**	**0.0%**
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
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
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AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref. 110056 | Date. 25 July 2025
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

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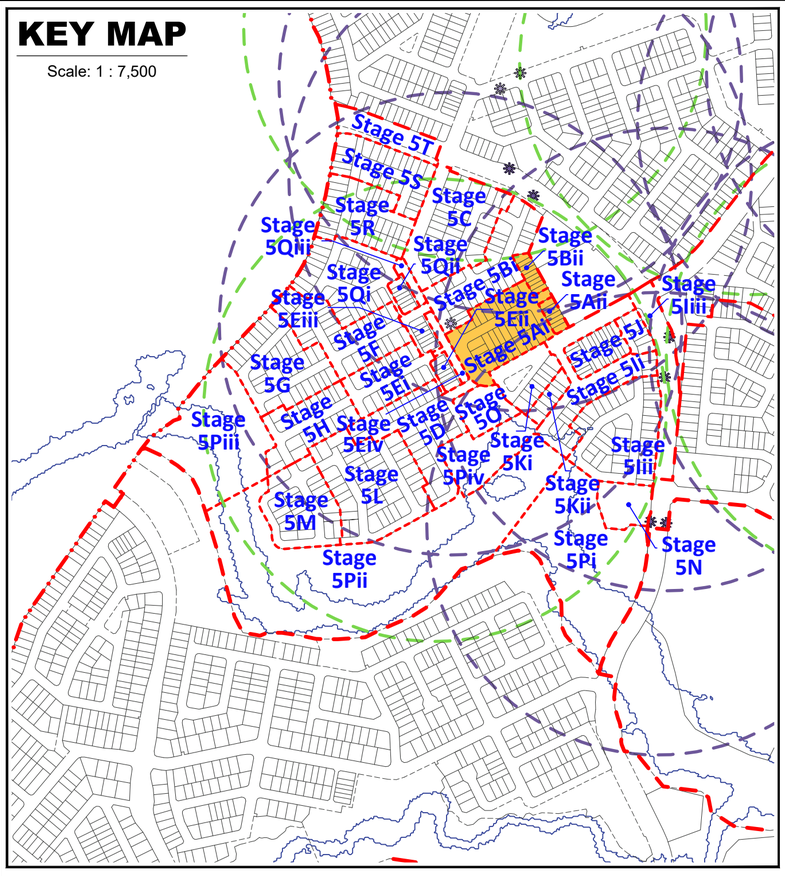
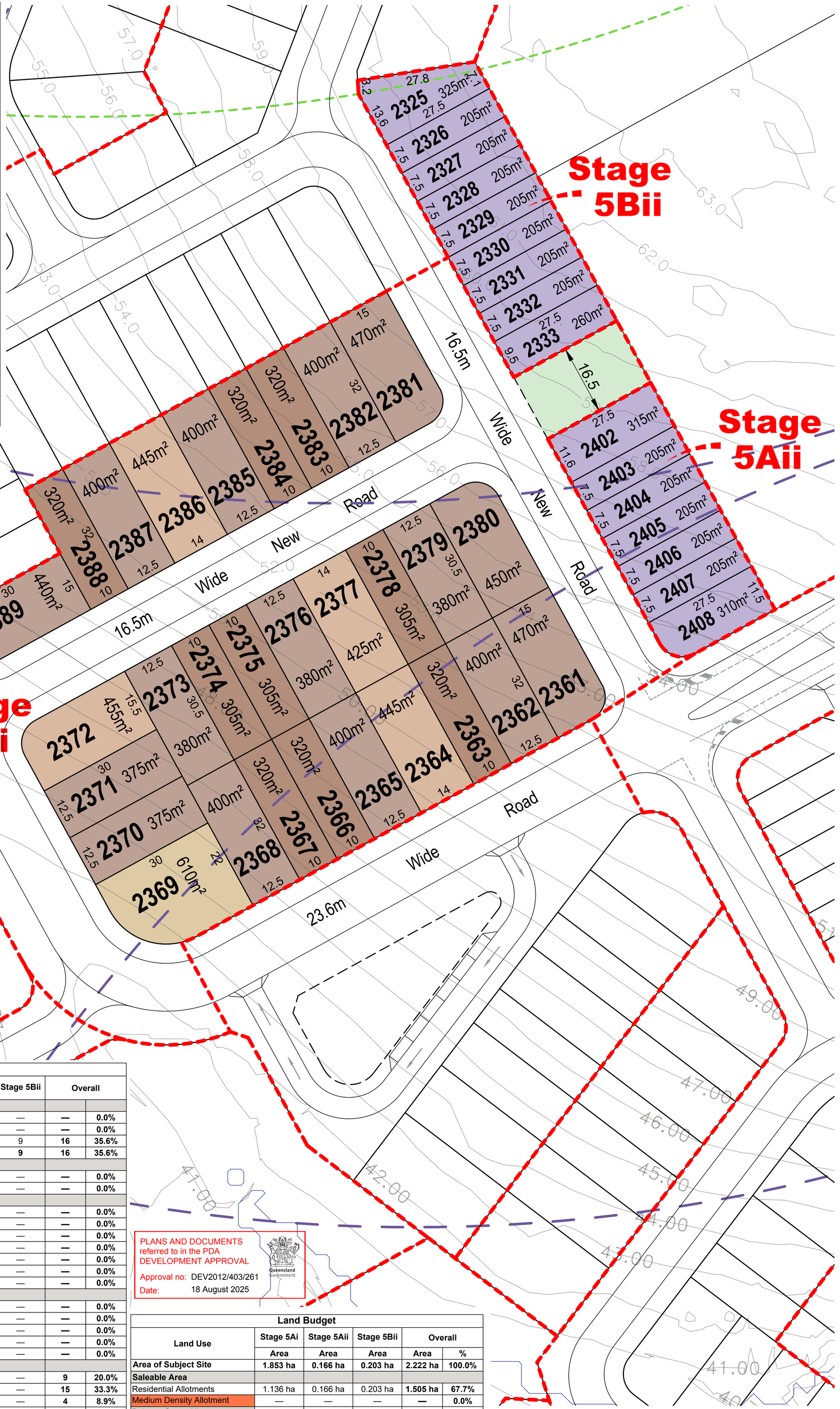
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 408**	**AR**





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							
Villa Allotment	10 x 25m	250m²	—	—	—	—	0.0%
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	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**		

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government

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.

REVISION

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
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AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
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

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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W rpsgroup.com

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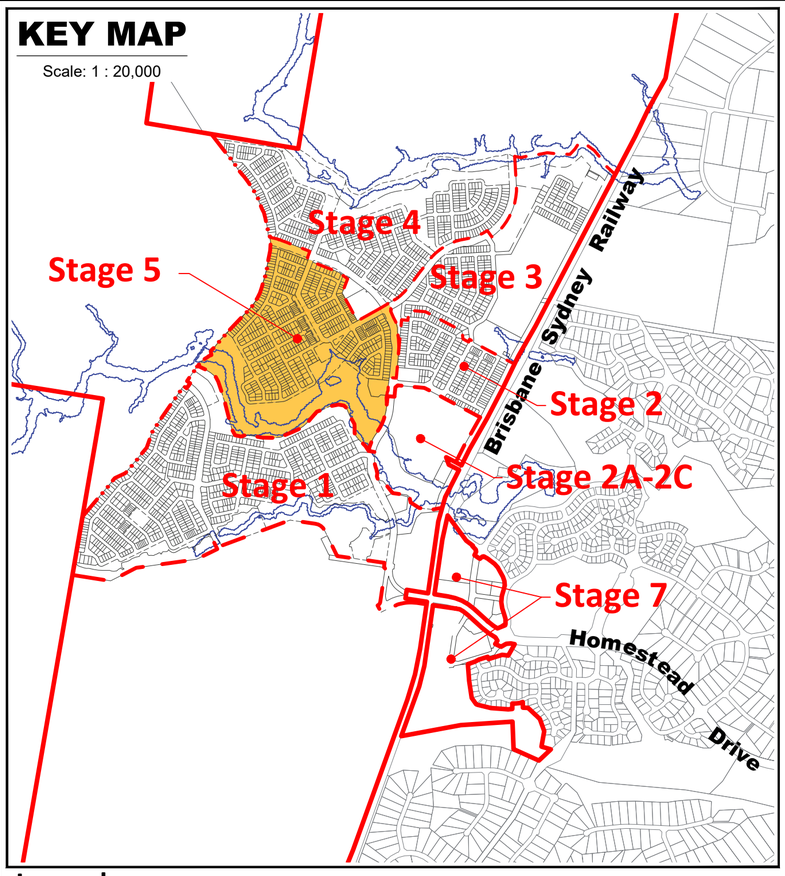
Scale	Sheet	Plan Ref	Rev
1 : 500	A1	**110056 – 409**	**AR**

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%	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government

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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: Meinhardt.

Legend

General

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

Open Space

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

Allotment Details

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

Scale 1 : 2000 @ A1

0 20 40 60 80 100 120

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.
9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

10. 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.
11. 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.
12. Boundary setbacks are measured to the wall of the structure.
13. 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.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. 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.
20. 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. 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.
36. 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.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
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AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref. 110056 | Date. 25 July 2025
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

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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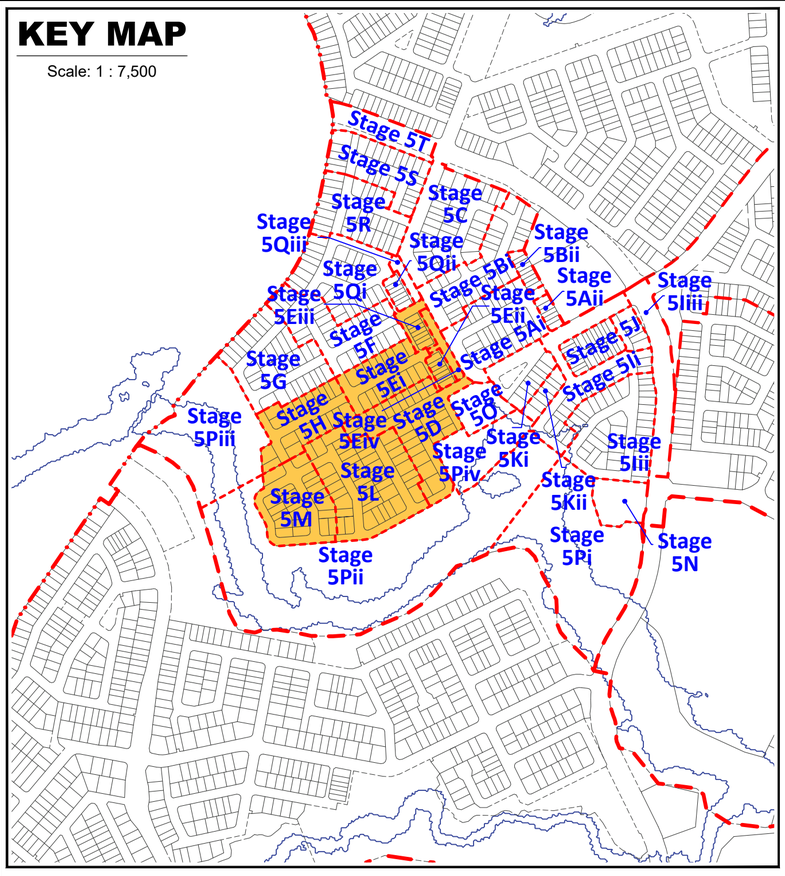
Scale	Sheet	Plan Ref	Rev
1 : 2000	A1	**110056 – 410**	**AR**

KEY MAP

Scale: 1 : 7,500



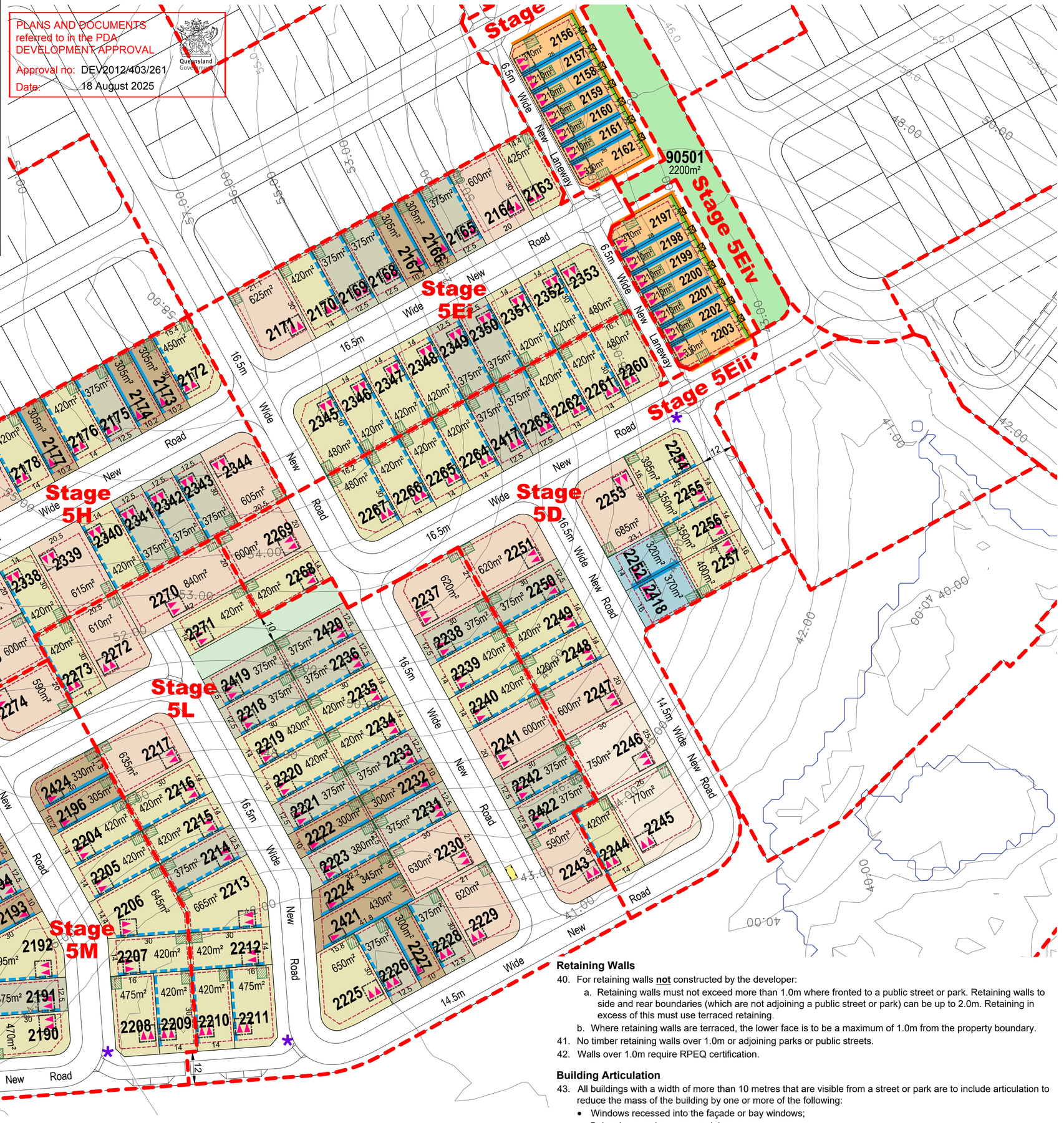
Plan of Development Table	Urban Loft Allotments		Urban Allotments		Urban Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Mode Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		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%	

PLANS AND DOCUMENTS refered to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government



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.
9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

10. 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.
11. 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.
12. Boundary setbacks are measured to the wall of the structure.
13. 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.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. 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.
20. 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. 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.
36. 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.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT	**Flagstone Precinct 1**	CLIENT	PEET
Job Ref.	110056	Date.	25 July 2025
Comp By.	NF	DWG Name.	Precinct 1 Stage 5
Chk'd By.	MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

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

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

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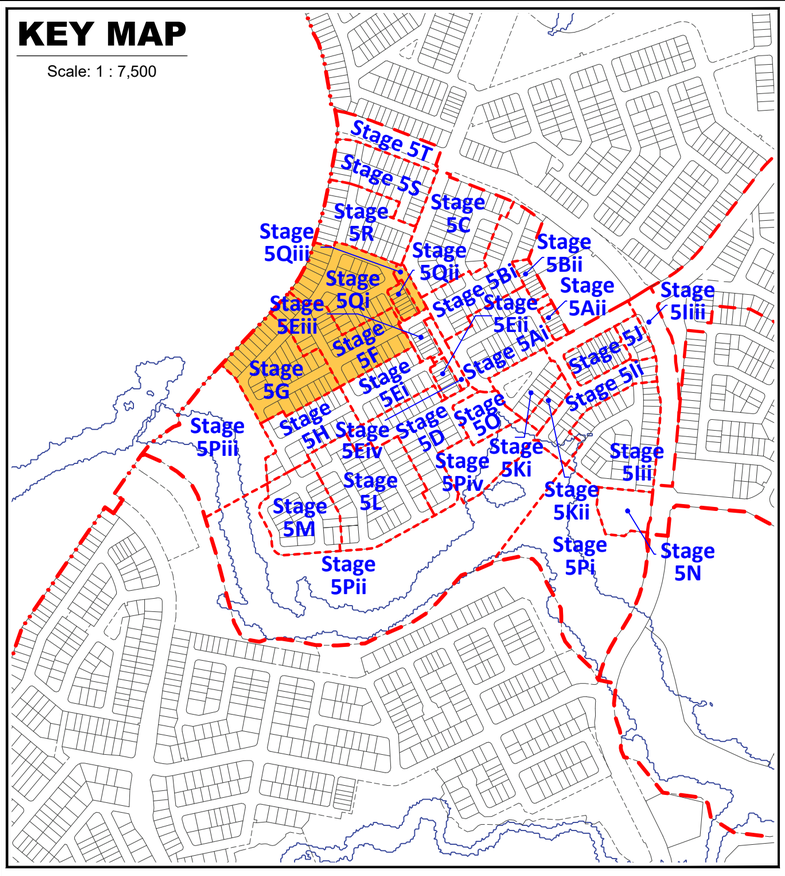
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 411**	**AR**

KEY MAP

Scale: 1 : 7,500



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- Proposed Sub Stage Boundary
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- Local Linear Recreation Park
- Linear Connections

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- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
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- 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

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)	
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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 *
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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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    - 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. 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.
36. 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.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
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

URBAN DESIGN
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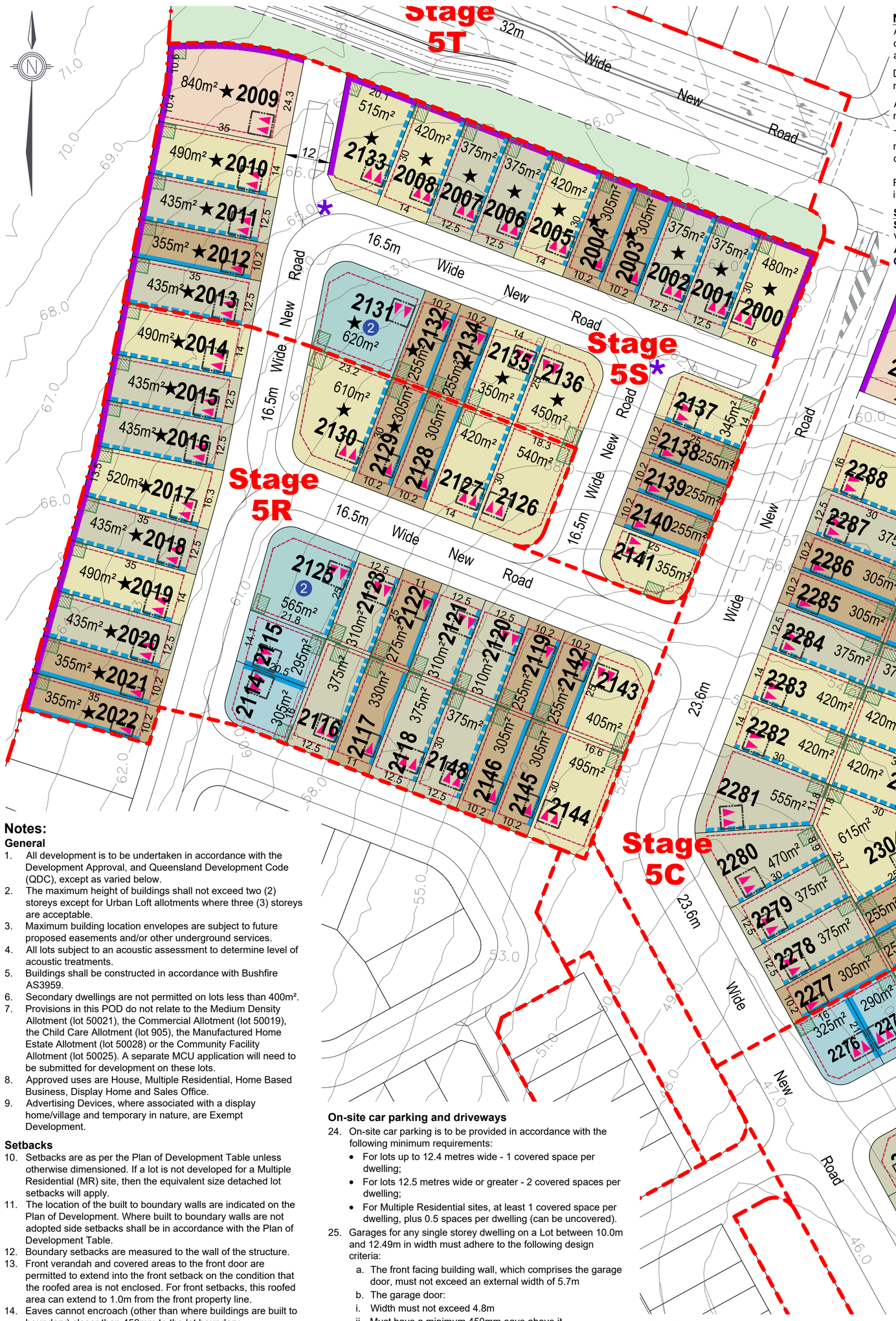
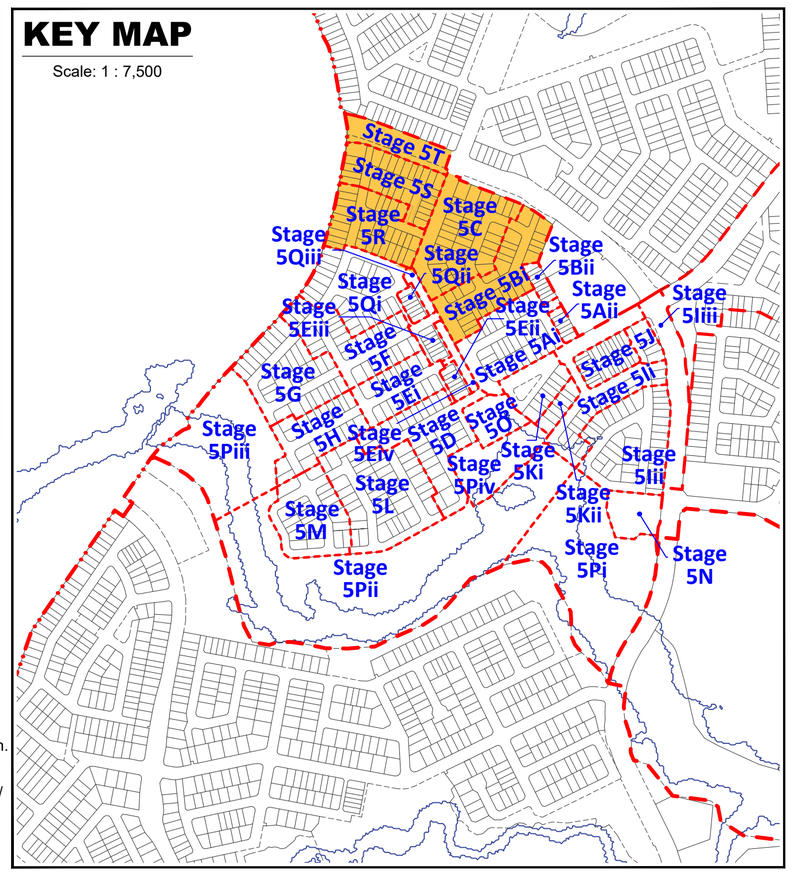
Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 412**	**AR**

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%	



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.

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.
9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

10. 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.
11. 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.
12. Boundary setbacks are measured to the wall of the structure.
13. 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.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. 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.
20. 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. Fencing on all park or street frontages has a maximum height of 1.2metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
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37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025

Queensland Government

REVISION
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
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AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT	**Flagstone Precinct 1**		
Job Ref.	110056	Date.	25 July 2025
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

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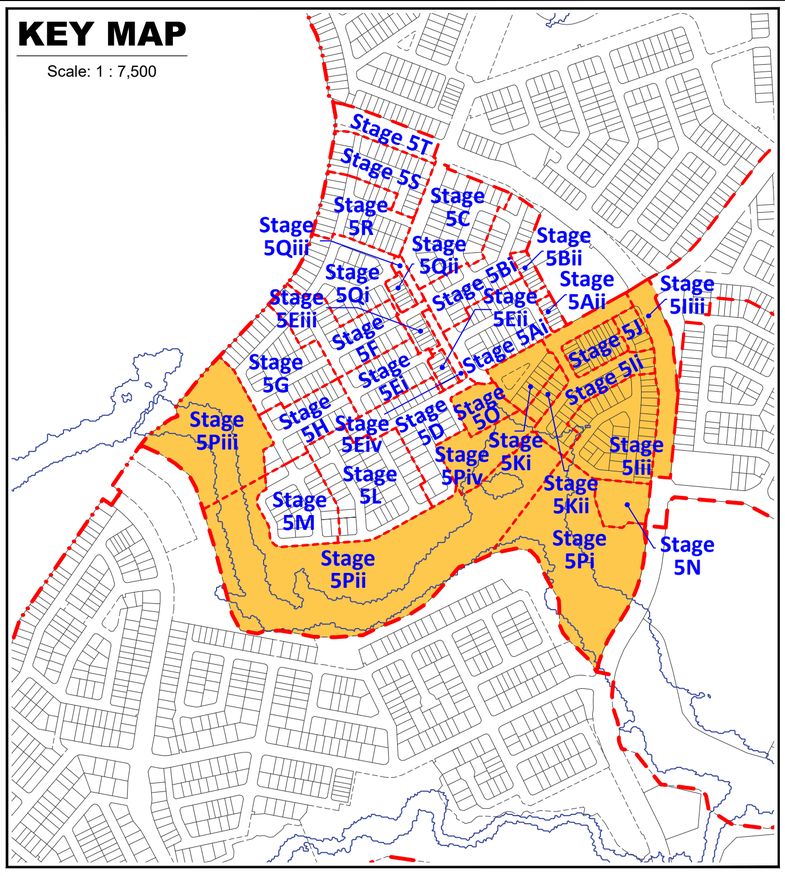
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 413**	**AR**

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

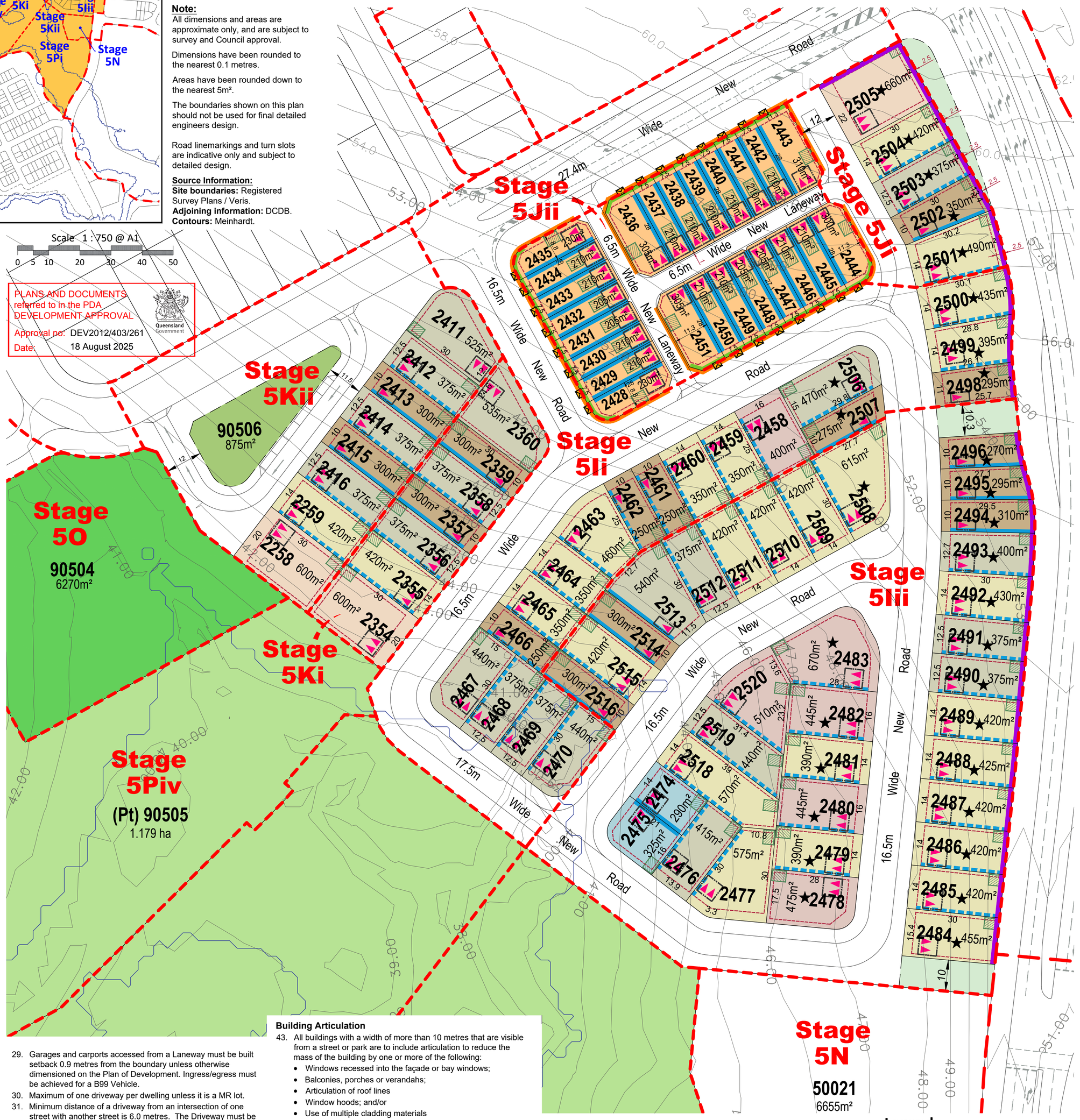
0 5 10 20 30 40 50

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261

Date: 18 August 2025

Queensland Government



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16. 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.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
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20. 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. 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.
36. 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.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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

AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
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

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

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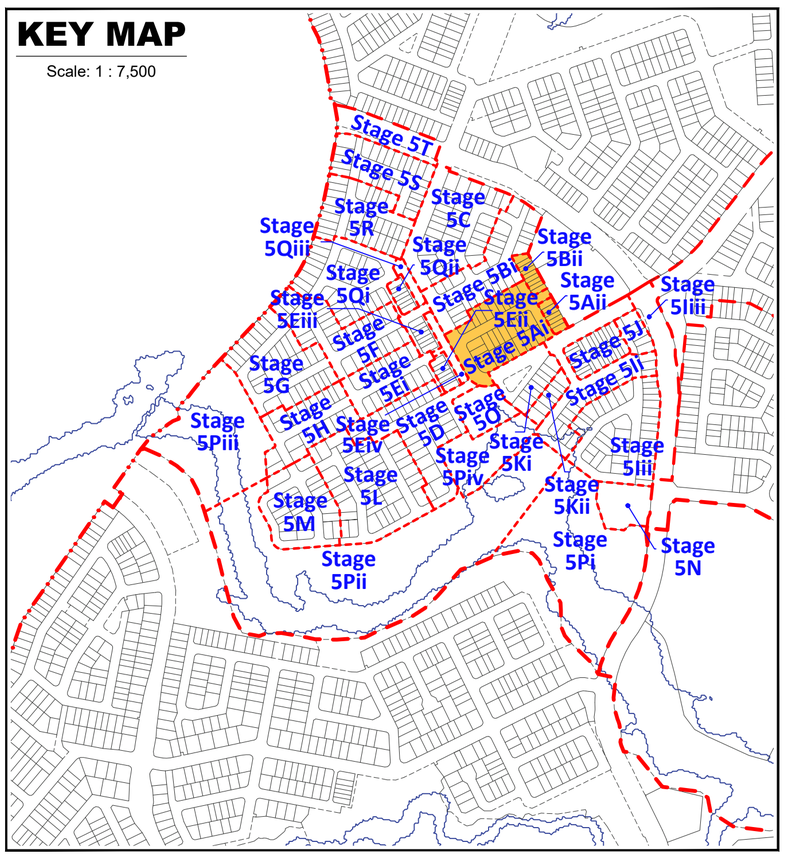
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	110056 – 414	AR

KEY MAP

Scale: 1 : 7,500



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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 *
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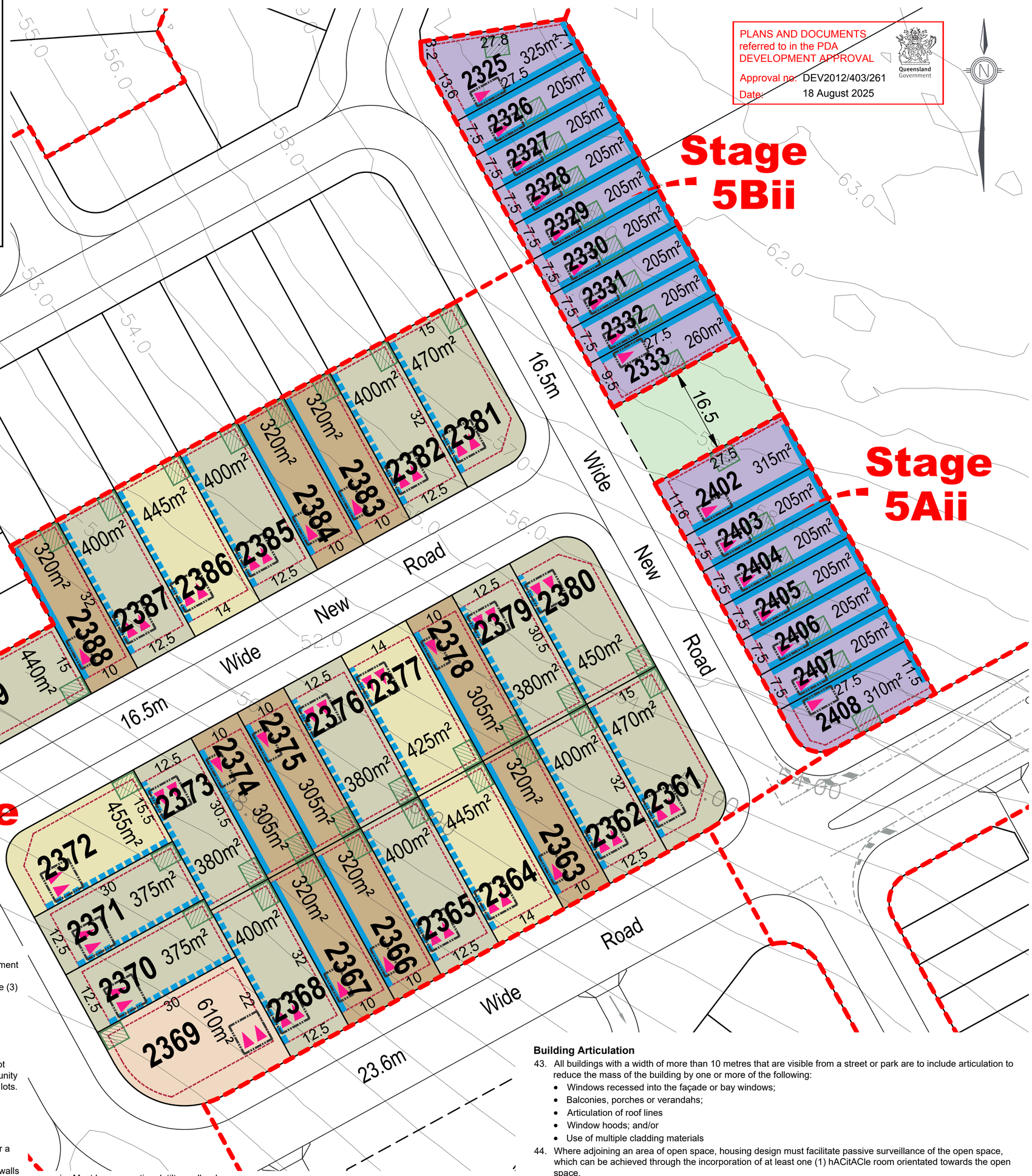

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20. In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
    - In the case of Urban Lofts, Urban, Urban Terrace, Terrace, Squat, 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

21. 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.
22. 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)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. 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).
25. 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."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. 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.
28. 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.
29. 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.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. 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.
32. 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.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. 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.
36. 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.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. 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
44. 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.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. 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.
47. 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.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. 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.
52. 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.
53. 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)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. 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.
64. 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.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. 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
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change
AN: 29/11/2024 Stage 4 Layout Change
AO: 07/02/2025 Site Cover Definition Included
AP: 14/05/2025 Stage 3 and 4 Layout Change
AQ: 04/07/2025 Stage 4 Layout Change
AR: 25/07/2025 Incorporation of Stage 4 PMTs

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	25 July 2025
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

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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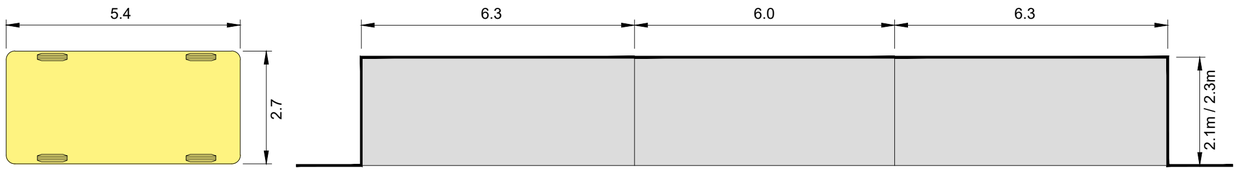
Scale	Sheet	Plan Ref	Rev
1 : 500	A1	**110056 – 415**	**AR**



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 393
Total Residential Dwellings 498
Total On-Street Visitor Parking Spaces Required 374
(based on 0.75 per dwelling)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2012/403/261
Date: 18 August 2025
Queensland Government

Stage 5T
Stage 5S
Stage 5R
Stage 5C
Stage 5Qii
Stage 5Qiii
Stage 5Qi
Stage 5Eiii
Stage 5Eiv
Stage 5Eii
Stage 5F
Stage 5G
Stage 5Ei
Stage 5D
Stage 5H
Stage 5L
Stage 5M
Stage 5Bi
Stage 5Bii
Stage 5Ai
Stage 5Aii
Stage 5Kii
Stage 5Ki
Stage 5Iiii
Stage 5Jii
Stage 5J
Stage 5Ii
Stage 5Iii
Stage 5O
90504 6270m²
Stage 5Piv (Pt) 90505 1.179 ha
Stage 5Piii (Pt) 90505 3.076 ha
Stage 5Pii (Pt) 90505 9.101 ha
Stage 5Pi (Pt) 90505 4.457 ha
Stage 5N 50021 6655m²
90502 1465m²
90501 2200m²
90506 875m²

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

REVISION
AG: 13/04/2023 Stage 3 & 5 Layout Changes
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PROJECT	**Flagstone Precinct 1**		
Job Ref.	110056	Date.	25 July 2025
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
Parking Management Plan

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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Scale	Sheet	Plan Ref	Rev
1 : 1500	A1	**110056 – 416**	**AR**

FLAGSTONE
CONTEXT AREA 1

LANDSCAPE CHANGE APPLICATION

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/403/261
Date: 18 August 2025

Queensland Government

Prepared for

PEET
Flagstone

JULY 2025
Change Applicaiton

rps MAKING COMPLEX EASY
A TETRA TECH COMPANY

CONTENTS

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Community Green Space Contribution summary p03

Stage 2-5 Local Park Masterplan update p04

Compliance Assessment p05

2.0

LOCAL PARK 03 LANDSCAPE PLAN P06

CULTURAL ALLOTMENT LANDSCAPE PLAN P07

REVISION	DATE	PREPARED BY	APPROVED BY	ISSUE
[O]	28/05/2025	AT/ JB	JB	CHANGE APPLICATION
[P]	10/07/2025	JB	JB	CHANGE APPLICATION

PEET rps Flagstone

Prepared for:
PEET Limited

Site Location:
Flagstone CA1

Prepared by:
RPS AAP

Level 8, 31 Duncan Street

Fortitude Valley QLD 4006, Australia

Telephone: +61 7 3539 9500

ABN: 44 140 292 762

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COMMUNITY GREEN SPACE CONTRIBUTION SUMMARY

COMMUNITY GREEN SPACE CONTRIBUTION SUMMARY TABLE					
	INFRASTRUCTURE MASTER PLAN (2018)	STAGE 1	STAGE 2 SCHOOL ROL	STAGE 2-5	TOTAL (to date)
Potential Residential Dwellings (Av. 15-16 dwellings/ha)	13,000	812		1518	2 330 dwellings
Estimated Population	31,200	1 786 ppl (2.2 pp/ dwell)		3 644 ppl (2.4pp/dwell)	5 430 ppl
Local Recreation Park	39 ha (based on context area)	1.948ha (1.090ha/1000ppl)		5.871 ha (1.61ha/1000 ppl)	7.819 ha
District Recreation Park	15.8 ha (3)	-		5.648 ha (1)	5.648 ha
Regional Recreation Park	10 ha (1)	12.06 ha (1)			12.06 ha
Corridor Park	342.53 ha	13.515 ha	4.672 ha	36.357 ha	54.544
Conservation Park	*84.20 ha*	-		*19.717 ha*	*19.717 ha*

GENERAL NOTES

This change application adjusts 1 balance lot to a Local Recreation Park, adding 1180sqm of additional functional green space for the community. This additional local park along Flagstonian Drive at the intersection with Sandy Creek Rd includes sheltered spaces for seating, turf area and shade trees. It compliments the existing opposite 3Kii Local Park.

The above table has been adjusted from the endorsed Flagstone Stages 2-5 Master Plan (approved 2022) to show the updated amount of Local Recreation Parks. Totals have been updated to reflect the latest densities and open space areas. The calculation to the right has used the estimate of 3,644 population in Stages 2-5.

The Cultural Heritage Allotment

STAGE 2-5 GREEN SPACE PROVISIONS							
LAND USE			STAGE 2	STAGE 3	STAGE 4	STAGE 5	TOTAL
Green Space		Min Area (IMP)	Area	Area	Area	Area	Area
	Corridor Park		-	4.006 ha	14.719 ha	17.812ha	36.537 ha
	Conservation (within Corridor Park)	*N/A*		*2.650 ha*	*6.178 ha*	*10.710 ha*	*19.717 ha*
	District Recreation Park	Sha	-	5.648 ha	-	-	5.648 ha
	Neighbourhood Recreation Park	5000m2	-	2.346 ha	1.803 ha	0.6270ha	4.776 ha
	Local Recreation Park	500m2	-	0.523 ha	0.0729 ha	0.088ha	0.729 ha
	Local Linear Recreation Park	10-15 min width	-	-	-	0.366 ha	0.366 ha
TOTAL			-	12.523 ha	16.640ha	18.893 ha	48.056 ha

LOCAL RECREATION PARK PROVISION COMPLIANCE SUMMARY					
LAND USE		COMMUNITY GREEN SPACE - IMP	STAGE 2-5 MASTER PLAN GREEN SPACE		
Green Space		Land (ha/1000 ppl)	No. of Parks	Total Area of Parks	Land (ha/ppl)
	Neighbourhood Recreation Park	0.5 – 1.1ha	4	4.776 ha	1.31 ha / 1000
	Local Recreation Park	0.0 - 0.2ha	4	0.729 ha	0.20 ha /1000
	Local Linear Recreation Park	0.0 - 0.8 ha	2	0.366 ha	0.10 ha / 1000
TOTAL		1.3 / 1000 (4.615 ha)	10	5.871ha	1.61 ha / 1000

NOTE: Table information updated from Endorsed Masterplan, pg 22, by previous Project Landscape Architect - Urbis, 14.12.2021

UPDATED OVERALL COMPLIANCE

ADDITIONAL COMMUNITY GREEN SPACE - LRP 3

NOTE: Masterplan from Endorsed Masterplan, pg 23, by previous Project Landscape Architect - Urbis

UPDATED MASTERPLAN

COMMUNITY GREEN SPACE COMPLIANCE ASSESSMENT - UPDATED

STAGE 2-5 GREEN SPACE COMPLIANCE ASSESSMENT					
LAND USE	EDQ GUIDELINE 12/ IMP				
Green Space	Min Area	Shape	Road Frontage	Location	Active Areas and embelishment
Corridor Park	N/A				
Conservation (within Corridor Park)	N/A				
District Recreation Park 1	COMPLIANT WITH EDQ GUIDELINES/ ALTERNATIVE SOLUTION WITH IMP	ALTERNATIVE SOLUTIONS	ALTERNATIVE SOLUTIONS	COMPLIANT	ALTERNATIVE SOLUTIONS
Neighbourhood Recreation Park 1	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
Neighbourhood Recreation Park 2	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
Neighbourhood Recreation Park 3	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
Neighbourhood Recreation Park 4	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
Local Recreation Park 1	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT	COMPLIANT
Local Recreation Park 2	COMPLIANT	COMPLIANT due to average width being min. 10m and easy access from surrounding road frontage	COMPLIANT	COMPLIANT	N/A
Local Recreation Park 3 Addition	COMPLIANT	ALTERNATIVE SOLUTION Average lot width over 10m. Park lot narrows to planted corner. Lot boundary adjacent road reserve gardens and can be maintained.	COMPLIANT	COMPLIANT	COMPLIANT As per EDQ Guideline 12. details LP 03 provides seating and a grassed area provided for passive recreation opportunitites. Location not suitable for play equipment.
Local Recreation Park 5	COMPLIANT	COMPLIANT due to average width being min. 10m and road frontage to all boundaries	COMPLIANT	COMPLIANT	COMPLIANT
Local Linear Recreation Park 1	N/A	COMPLIANT	N/A	COMPLIANT	COMPLIANT
Local Linear Recreation Park 2	NA	COMPLIANT	N/A	COMPLIANT	COMPLIANT

NOTE: Table information updated from Endorsed Masterplan, pg 24, by previous Project Landscape Architect - Urbis, 14.12.2021

ADDITIONAL COMMUNITY GREEN SPACE - LRP 3

LEGEND

General

- Sub Stage Boundary
- S1 — Seat - Type 1, Refer to Schedule
- Scope of works

Grading

- +SL 0.000 — Finished surface level
- 1:21 — Fall, Indicates gradient
- T IN 50 — Fall, Indicates max. gradient (no steeper than)

Softscape

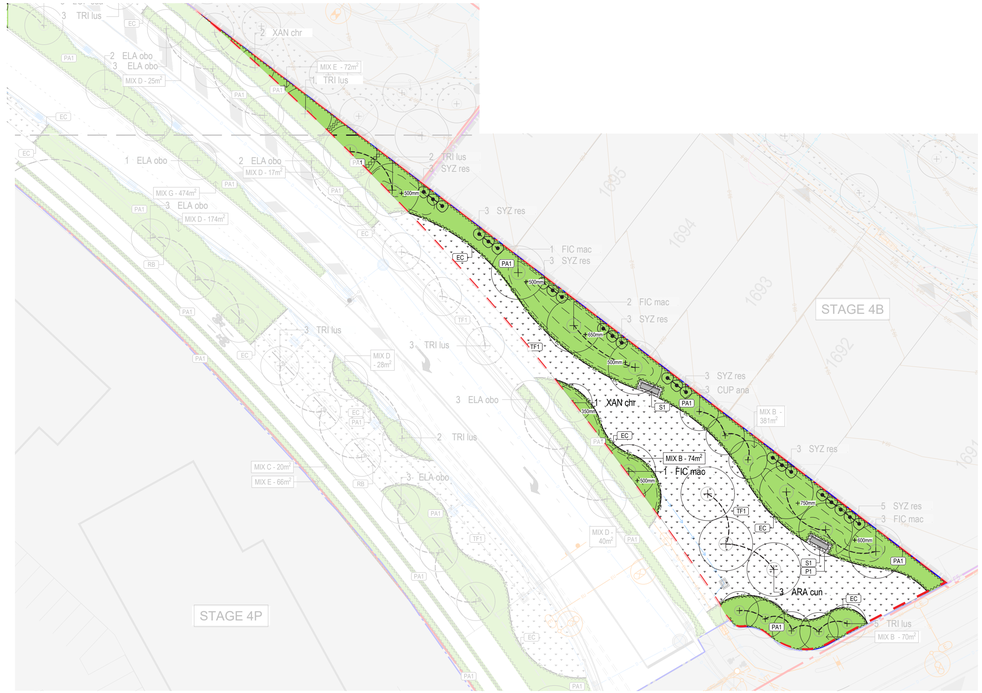
- Tree - Refer to Schedule, Mulch Square to base w/ Spade edge
- PA1 — Planting Area Type 1, Refer to Schedule, Refer to Details
- TF1 — Turf type 1, Refer to Schedule, Refer to Detail

Fences

- F1 — Fence Type 1, Boundary Fencing - Semi-permeab, Refer Detail & Schedule
- F2 — Fence Type 2, Boundary Fencing, Refer to Detail & Schedule
- F3 — Fence Type 3, Black coated chainmesh fence, Refer to Detail & Schedule
- F5 — Fence Type 5, Acoustic Fencing, Refer to Detail & Schedule

Edges

- EC — Edge - Concrete, Refer to Detail
- ES — Edge - Spade, Refer to Detail
- RB — Root Barrier, Refer to Detail



LANDSCAPE PLAN

ADDITIONAL COMMUNITY AMENITY

CULTURAL HERITAGE LOT & ADJACENT EMBELLISHED LINEAR CONNECTION

1:500 @A3

LEGEND

1. Culturally significant site
2. Native existing vegetation and reveg
3. Landscaped Garden
4. Reflection Circle
5. Connecting paths with textural native planting
6. Adjacent streetscape landscaping

- Fence Type 1 — Pool Fence on retaining wall
- Fence Type 5 — Acoustic Fence/ Private Solid Fence
- Retaining Wall by Civil, height varies

FENCE TYPE

Fence Type 1 - Pool Fence

Fence Type 5 - Acoustic Fencing

LANDSCAPE CONCEPT PLAN