

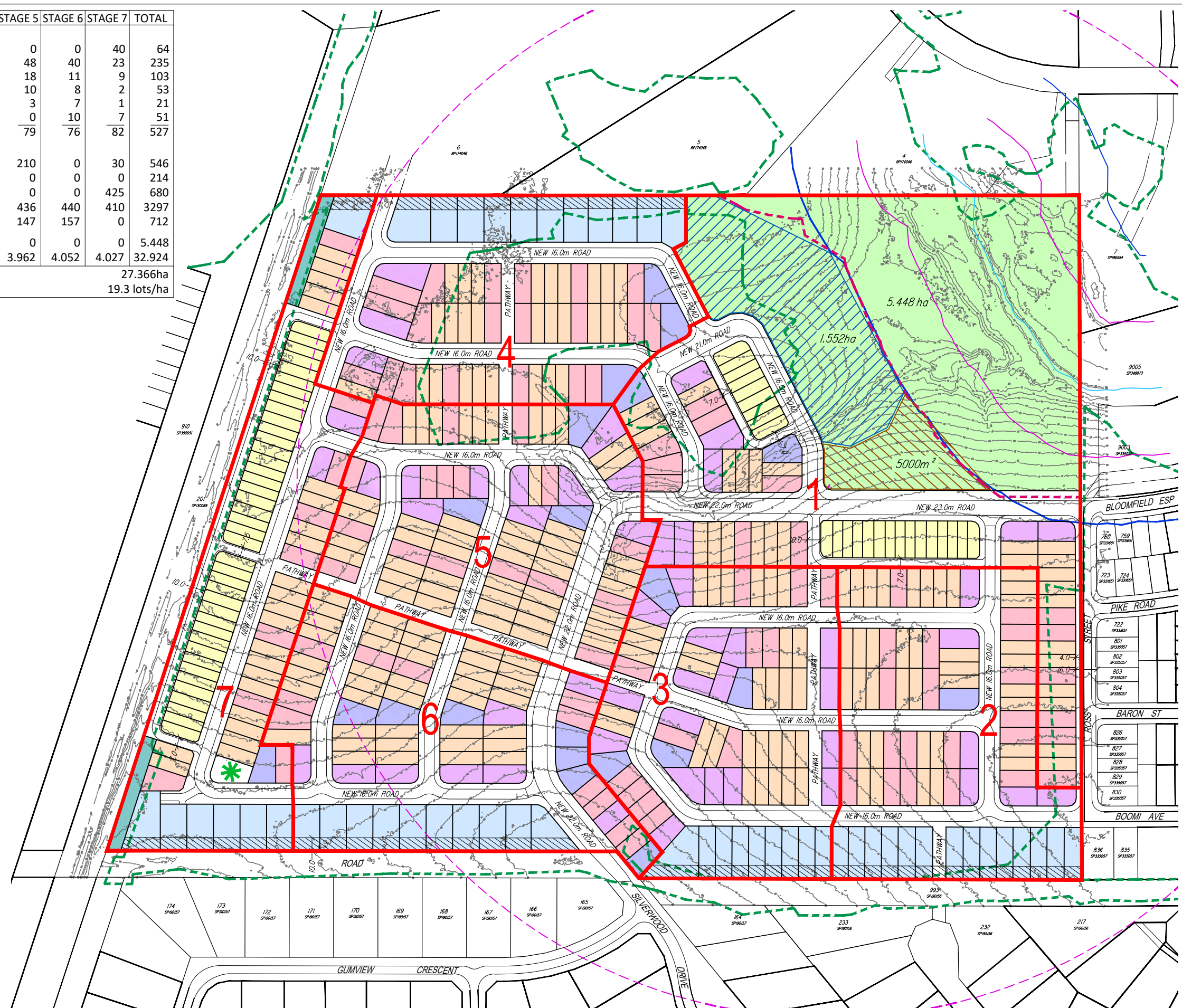
STATISTICS	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	STAGE 7	TOTAL
RESIDENTIAL LOTS								
LANEWAY TERRACE (7.5m-9.99m)	24	0	0	0	0	0	40	64
VILLA (10.0m-12.49m)	27	38	31	28	48	40	23	235
PREMIUM VILLA (12.5m-13.99m)	14	19	12	20	18	11	9	103
COURTYARD (14.0m-15.99m)	7	6	17	3	10	8	2	53
PREMIUM COURTYARD (16.0m min.)	2	1	4	3	3	7	1	21
INTERFACE LOT	0	14	9	11	0	10	7	51
TOTAL LOTS	74	78	73	65	79	76	82	527
LENGTH OF NEW								
10.0m PATHWAY (m)	0	39	177	90	210	0	30	546
4.0m ROAD WIDENING (m)	200	14	0	0	0	0	0	214
7.0m-10.0m LANEWAY (m)	255	0	0	0	0	0	425	680
16.0m ROAD (m)	268	570	526	647	436	440	410	3297
22.0m-23.0m ROAD (m)	408	0	0	0	147	157	0	712
OPEN SPACE AREA (ha)	5.448	0	0	0	0	0	0	5.448
TOTAL AREA (ha)	9.403	3.758	3.848	3.874	3.962	4.052	4.027	32.924
DEVELOPABLE AREA*								27.366ha
DENSITY*								19.3 lots/ha

* Excludes Open Space

LEGEND	
	SUBJECT SITE
	CORE KOALA HABITAT AREA
	VEGETATION RETENTION AREA
	FLAGSTONE CREEK CENTRELINE
	50m CREEK OFFSET LINE
	100m CREEK OFFSET LINE
	10m NEW ROAD (BUFFER)
	OPEN SPACE (5.448ha) (Major Linear Park)
	NEIGHBOURHOOD RECREATION PARK (0.5ha)
	STORMWATER BASIN (1.585ha)
	LOCAL RECREATION PARK (500m²)
	400m PARK RADIUS
	10m-11m LANDSCAPE BUFFER (INTERFACE LOTS)

PROPERTY DESCRIPTION
LOT 1 ON RP45241
TOTAL AREA 32.924 ha (Survey)
32.949 ha (Deed)
LOGAN CITY COUNCIL

- NOTES
- (1) This plan was prepared for the purpose and exclusive use of THE TRUSTEE FOR CHANG FAMILY TRUST T/A ORIS ACCESSORIES PTY LTD to accompany an application to LOGAN CITY COUNCIL for a Development Permit to Reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation. JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to the terms of this clause or clauses 2, 3, 4, 5, 6 or 7 hereof.
- (3) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
- (4) The base information shown on this plan is from JFP detail survey plan (B4942SA1 01A) dated 11/12/2025.
- (5) Safety in Design
The Urban Design for the layout proposal has been developed to meet the stated project brief, as expressed in JFP Urban Consultants Offer for the works, and the Design Standards stipulated by the Local Authority named on this plan.
Non-standard design solutions adopted in the preparation of the layout are listed as follows;
• None
- (6) The State Government proposes changes to the Queensland Development Code to reflect the provisions of the National Construction Code 2022. These changes once implemented will have an impact on the design of the future dwellings on the proposed allotments identified on this plan. The amendments to the QDC may also be subject to transitional provisions and we would strongly recommend that you discuss these matters further with your preferred Building Certifier.
- (7) This plan may not be reproduced unless these notes are included.



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PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

NORTH:

SCALE:
SCALE: @ A3 1:3000
THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)
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ISSUES:

C	STAGES 4 & 7 AMENDED	24-07-26	TJM
B	LAYOUT AMENDED	05-06-26	TJM
A	ORIGINAL	27-03-26	TJM

ISSUE: DETAILS: DATE: INIT:

TITLE:

RECONFIGURATION MASTER PLAN
THE TRUSTEE FOR CHANG FAMILY TRUST
T/A ORIS ACCESSORIES PTY LTD
673 SILVERWOOD DRIVE, FLAGSTONE

DETAILS:

JOB NUMBER: B4942PA1_DA1 D1 C
SHEET: 1 OF 9
DATE: 24th July 2026
PLAN: ISSUE:

STATISTICS - STAGE 1		
RESIDENTIAL LOTS		
LANEWAY TERRACE	24	
VILLA	27	
PREMIUM VILLA	14	
COURTYARD	7	
PREMIUM COURTYARD	2	
INTERFACE LOT	0	
TOTAL LOTS	74	
LENGTH OF NEW		
10.0m PATHWAY (m)	0	
4.0m ROAD WIDENING (m)	200	
7.0m-10.0m LANEWAY (m)	255	
16.0m ROAD (m)	268	
22.0m-23.0m ROAD (m)	408	
OPEN SPACE AREA (ha)	5.448	
TOTAL AREA (ha)	9.403	

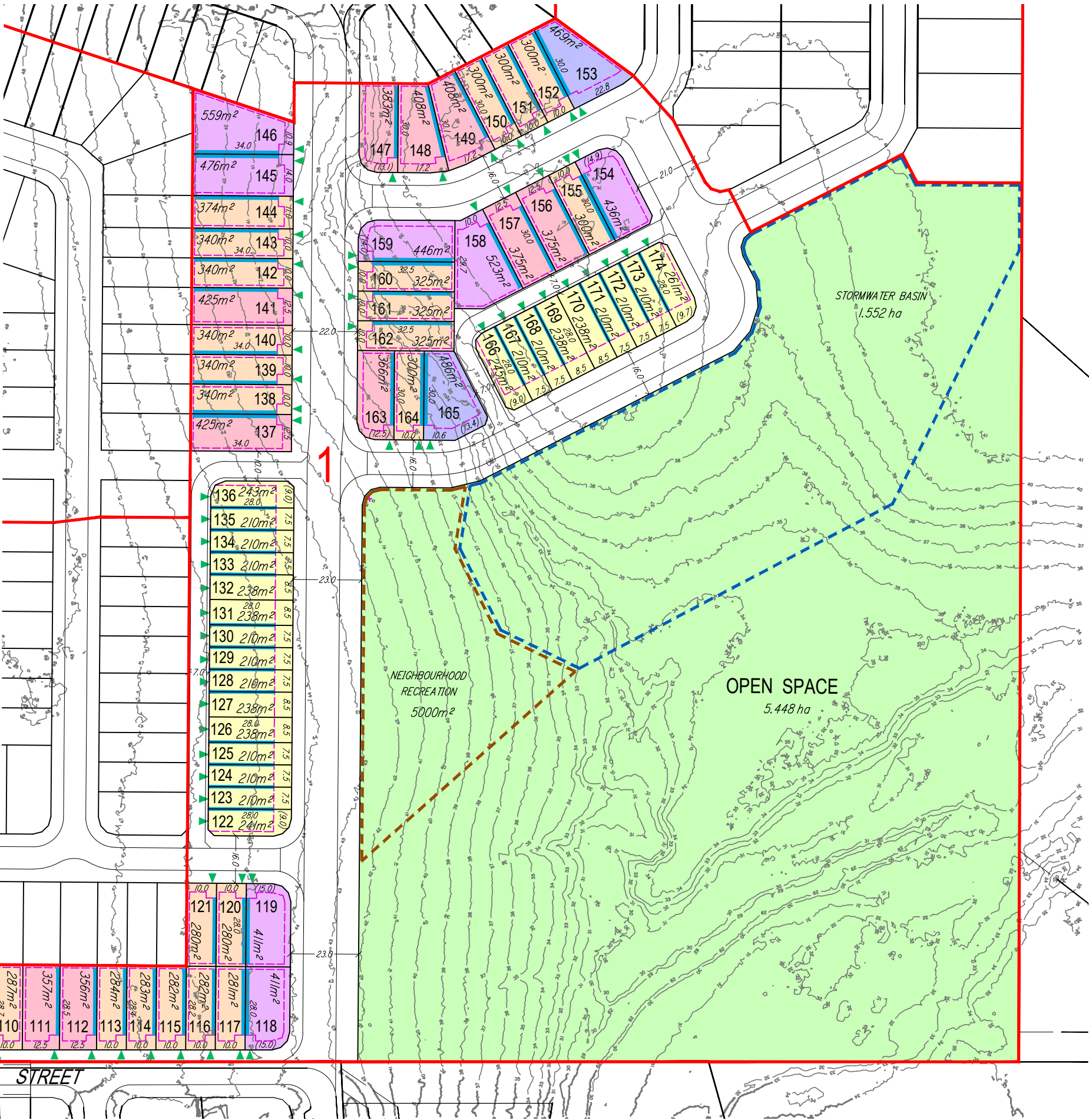
SITE DEVELOPMENT TABLE - STAGE 1

	Laneway Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback						
To Wall (Ground Floor)	0m	3m	3m	3m	4m	5m
To Wall (First Floor)	0m	3m	3m	3m	4m	5m
Garage	0m	5m	5m	5m	5m	5m
Secondary Frontage						
To Wall (Ground Floor)	1.5m	1.5m	2m	2m	2m	3m
To Wall (First Floor)	1.8m	2m	2m	2m	2m	3m
Garage	n/a	5m	5m	5m	5m	5m
Rear Setback						
Ground Floor	6m	0.9m*	0.9m*	0.9m*	0.9m*	n/a
First Floor	6m	1m	1m	1m	1m	n/a
Side Setback (BTB)						
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)						
Ground Floor	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
Fisrt Floor	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown					
Site Coverage (Maximum)	75%	70%	70%	60%	60%	50%

* Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.

LEGEND

- STAGE BOUNDARY
- INDICATIVE BUILDING ENVELOPE
- BUILT TO BOUNDARY WALL
- INDICATIVE DRIVEWAY LOCATION



NORTH:

SCALE:

SCALE: @ A3 1:1500

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DESIGNED	TJM	CHECKED	IJ	COUNCIL REF
DRAWN	TJM	APPROVED	ST	L.A. LOGAN CITY COUNCIL

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TITLE:

PLAN OF DEVELOPMENT: STAGE 1
THE TRUSTEE FOR CHANG FAMILY TRUST
T/A ORIS ACCESSORIES PTY LTD
673 SILVERWOOD DRIVE, FLAGSTONE

DETAILS:

JOB NUMBER:
B4942PA1_DA1 D1 C
SHEET:
2 OF 9
DATE:
24th July 2026

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PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

STATISTICS - STAGE 2		
RESIDENTIAL LOTS		
LANEWAY TERRACE	0	
VILLA	38	
PREMIUM VILLA	19	
COURTYARD	6	
PREMIUM COURTYARD	1	
INTERFACE LOT	14	
TOTAL LOTS	78	
LENGTH OF NEW		
10.0m PATHWAY (m)	39	
4.0m ROAD WIDENING (m)	14	
7.0m-10.0m LANEWAY (m)	0	
16.0m ROAD (m)	570	
17.4m-21.0m ROAD (m)	0	
OPEN SPACE AREA (ha)	0	
TOTAL AREA (ha)	3.758	

LEGEND

STAGE BOUNDARY

INDICATIVE BUILDING ENVELOPE

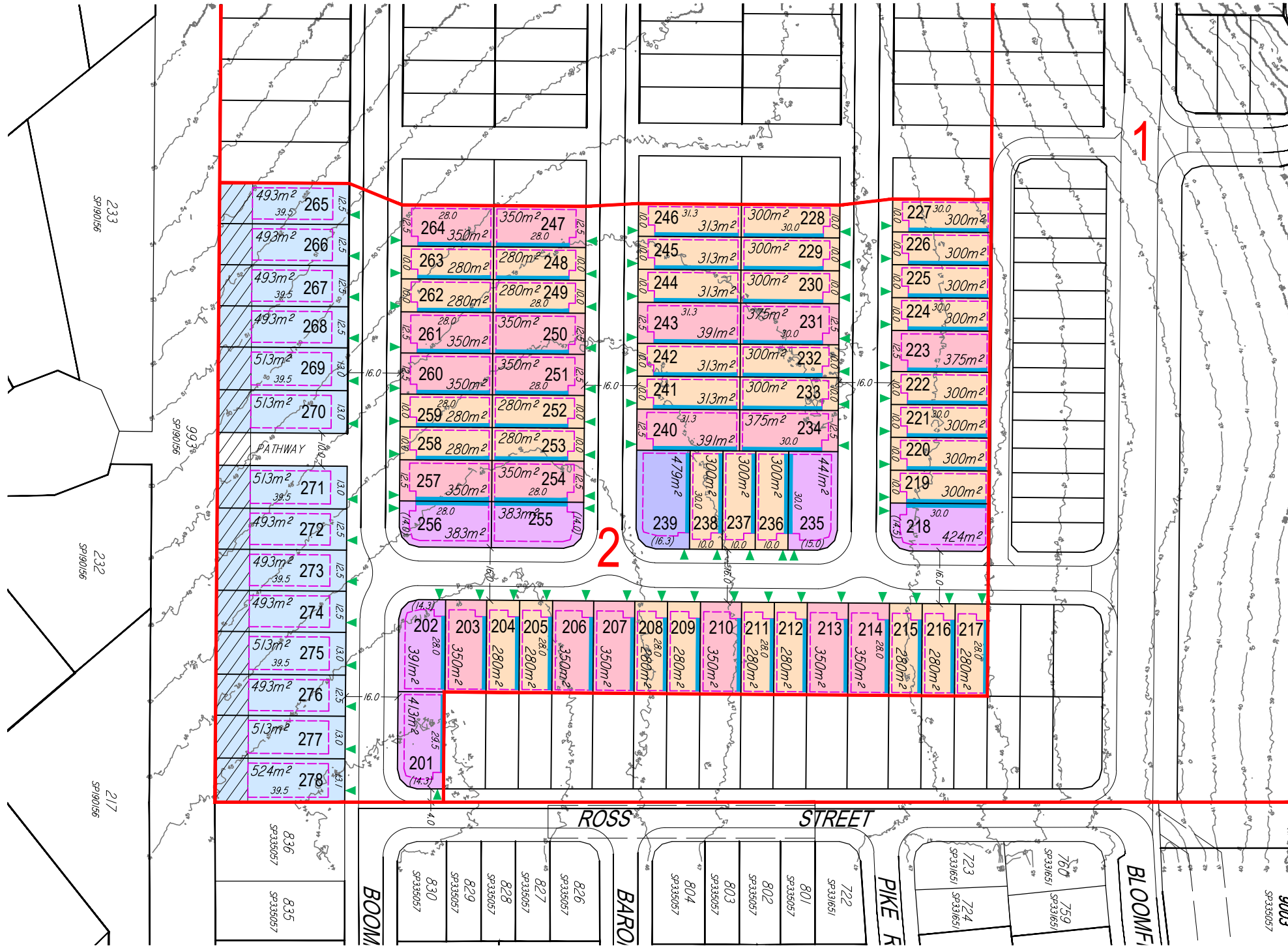
BUILT TO BOUNDARY WALL

INDICATIVE DRIVEWAY LOCATION

10m LANDSCAPE BUFFER (INTERFACE LOTS)

SITE DEVELOPMENT TABLE - STAGE 2						
	Laneway Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback						
To Wall (Ground Floor)	0m	3m	3m	3m	4m	5m
To Wall (First Floor)	0m	3m	3m	3m	4m	5m
Garage	0m	5m	5m	5m	5m	5m
Secondary Frontage						
To Wall (Ground Floor)	1.5m	1.5m	2m	2m	2m	3m
To Wall (First Floor)	1.8m	2m	2m	2m	2m	3m
Garage	n/a	5m	5m	5m	5m	5m
Rear Setback						
Ground Floor	6m	0.9m*	0.9m*	0.9m*	0.9m*	10m
First Floor	6m	1m	1m	1m	1m	10m
Side Setback (BTB)						
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)						
Ground Floor	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown					
Site Coverage (Maximum)	75%	70%	70%	60%	60%	50%

* Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.



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PLANNERS

URBAN DESIGNERS

SURVEYORS

ENGINEERS

LANDSCAPE ARCHITECTS

NORTH:

SCALE:

SCALE: @ A3 1:1500

0 15 30 45 60 75 90 105

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DESIGNED TJM

CHECKED IJ

COUNCIL REF

DRAWN TJM

APPROVED ST

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ISSUES:		
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B	LAYOUT AMENDED	05-06-26 TJM
A	ORIGINAL	27-03-26 TJM
ISSUE:	DETAILS:	DATE: INIT:

TITLE:

PLAN OF DEVELOPMENT: STAGE 2

THE TRUSTEE FOR CHANG FAMILY TRUST

T/A ORIS ACCESSORIES PTY LTD

673 SILVERWOOD DRIVE, FLAGSTONE

DETAILS:

JOB NUMBER:

B4942PA1_DA1 D1 C

SHEET:

3 OF 9

DATE:

24th July 2026

STATISTICS - STAGE 3		
RESIDENTIAL LOTS		
LANEWAY TERRACE	0	
VILLA	31	
PREMIUM VILLA	12	
COURTYARD	17	
PREMIUM COURTYARD	4	
INTERFACE LOT	9	
TOTAL LOTS	73	
LENGTH OF NEW		
10.0m PATHWAY (m)	177	
4.0m ROAD WIDENING (m)	0	
7.0m-10.0m LANEWAY (m)	0	
16.0m ROAD (m)	526	
17.4m-21.0m ROAD (m)	0	
OPEN SPACE AREA (ha)		
0		
TOTAL AREA (ha)		
3.848		

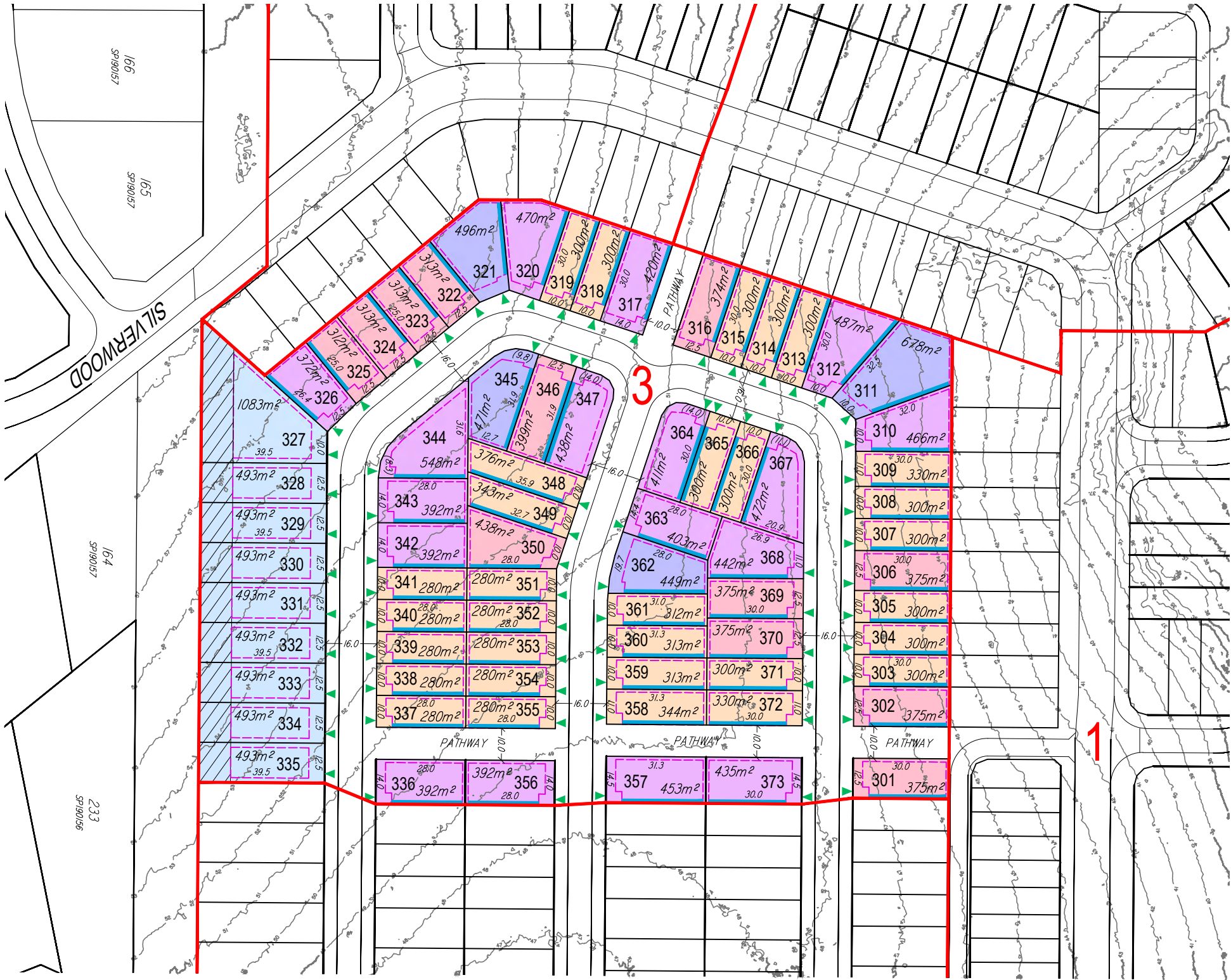
LEGEND

STAGE BOUNDARY

INDICATIVE BUILDING ENVELOPE

SITE DEVELOPMENT TABLE - STAGE 3						
	Laneway Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback						
To Wall (Ground Floor)	0m	3m	3m	3m	4m	5m
To Wall (First Floor)	0m	3m	3m	3m	4m	5m
Garage	0m	5m	5m	5m	5m	5m
Secondary Frontage						
To Wall (Ground Floor)	1.5m	1.5m	2m	2m	2m	3m
To Wall (First Floor)	1.8m	2m	2m	2m	2m	3m
Garage	n/a	5m	5m	5m	5m	5m
Rear Setback						
Ground Floor	6m	0.9m*	0.9m*	0.9m*	0.9m*	10m
First Floor	6m	1m	1m	1m	1m	10m
Side Setback (BTB)						
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)						
Ground Floor	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown					
Site Coverage (Maximum)	75%	70%	70%	60%	60%	50%

* Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.



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PLANNERS

URBAN DESIGNERS

SURVEYORS

ENGINEERS

LANDSCAPE ARCHITECTS

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SCALE: @ A3 1:1500

0 15 30 45 60 75 90 105

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DESIGNED TJM

CHECKED IJ

COUNCIL REF

DRAWN TJM

APPROVED ST

L.A. LOGAN CITY COUNCIL

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A	ORIGINAL	27-03-26 TJM
ISSUE:	DETAILS:	DATE: INIT:

TITLE:

PLAN OF DEVELOPMENT: STAGE 3

THE TRUSTEE FOR CHANG FAMILY TRUST

T/A ORIS ACCESSORIES PTY LTD

673 SILVERWOOD DRIVE, FLAGSTONE

DETAILS:

JOB NUMBER:

B4942PA1_DA1 D1 C

SHEET:

4 OF 9

DATE:

24th July 2026

STATISTICS - STAGE 4		
RESIDENTIAL LOTS		
LANEWAY TERRACE		0
VILLA		28
PREMIUM VILLA		20
COURTYARD		3
PREMIUM COURTYARD		3
INTERFACE LOT		11
TOTAL LOTS		65
LENGTH OF NEW		
10.0m PATHWAY (m)		90
4.0m ROAD WIDENING (m)		0
7.0m-10.0m LANEWAY (m)		0
16.0m ROAD (m)		647
17.4m-21.0m ROAD (m)		0
OPEN SPACE AREA (ha)		0
TOTAL AREA (ha)		3.874

LEGEND

STAGE BOUNDARY

INDICATIVE BUILDING ENVELOPE

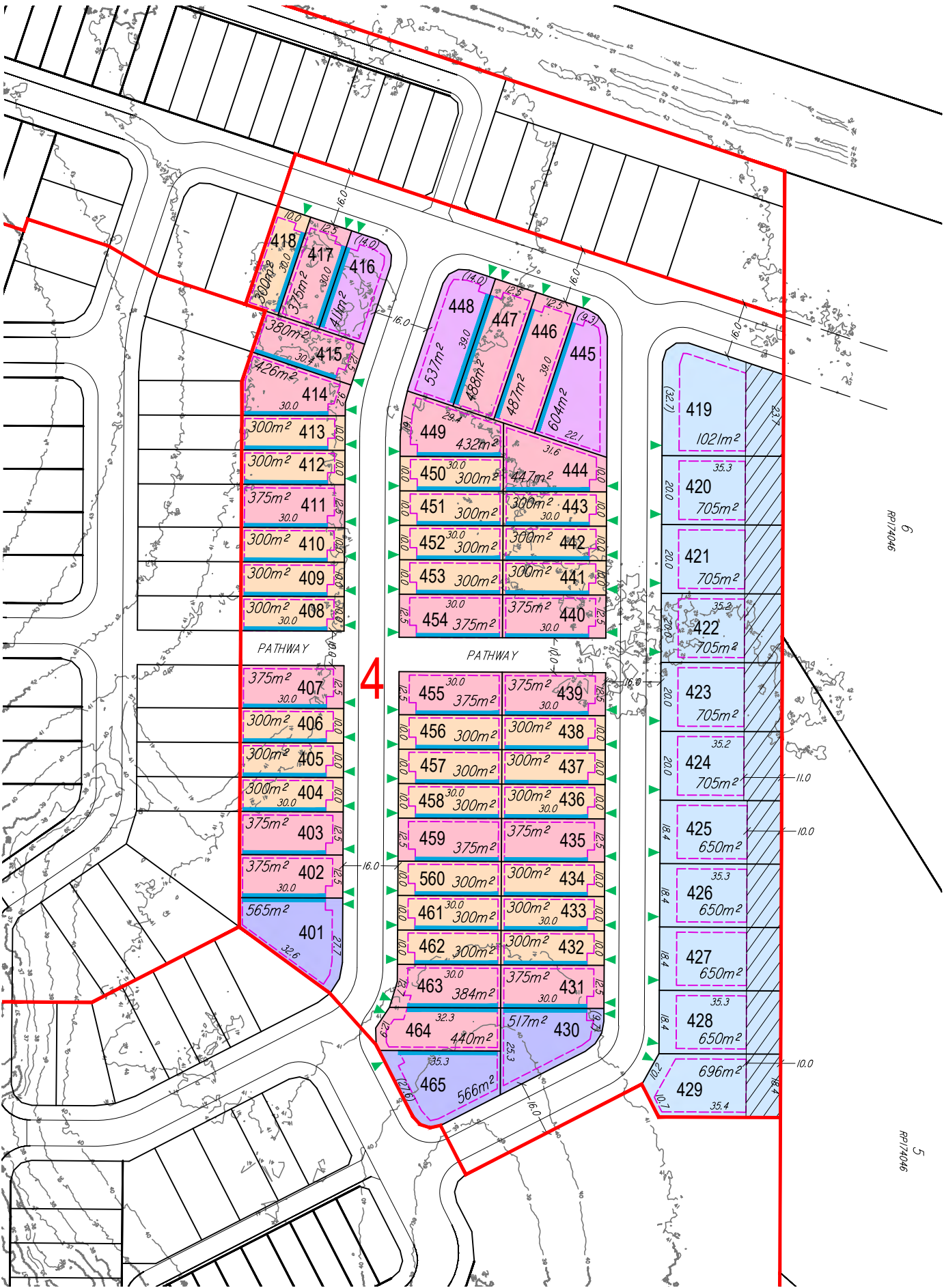
BUILT TO BOUNDARY WALL

INDICATIVE DRIVEWAY LOCATION

10m-11m LANDSCAPE BUFFER (INTERFACE LOTS)

SITE DEVELOPMENT TABLE - STAGE 4						
	Laneway Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback						
To Wall (Ground Floor)	0m	3m	3m	3m	4m	5m
To Wall (First Floor)	0m	3m	3m	3m	4m	5m
Garage	0m	5m	5m	5m	5m	5m
Secondary Frontage						
To Wall (Ground Floor)	1.5m	1.5m	2m	2m	2m	3m
To Wall (First Floor)	1.8m	2m	2m	2m	2m	3m
Garage	n/a	5m	5m	5m	5m	5m
Rear Setback						
Ground Floor	6m	0.9m*	0.9m*	0.9m*	0.9m*	10m-11m
First Floor	6m	1m	1m	1m	1m	10m-11m
Side Setback (BTB)						
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)						
Ground Floor	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
Fisrt Floor	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown					
Site Coverage (Maximum)	75%	70%	70%	60%	60%	50%

* Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.



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PLANNERS

URBAN DESIGNERS

SURVEYORS

ENGINEERS

LANDSCAPE ARCHITECTS

NORTH:

SCALE:

SCALE: @ A3 1:1500

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DESIGNED TJM

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DRAWN TJM

APPROVED ST

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ISSUES:			
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A	ORIGINAL	27-03-26	TJM
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TITLE:

PLAN OF DEVELOPMENT: STAGE 4

THE TRUSTEE FOR CHANG FAMILY TRUST

T/A ORIS ACCESSORIES PTY LTD

673 SILVERWOOD DRIVE, FLAGSTONE

DETAILS:

JOB NUMBER:

B4942PA1_DA1 D1 C

SHEET:

5 OF 9

DATE:

24th July 2026

STATISTICS - STAGE 5		
RESIDENTIAL LOTS		
LANEWAY TERRACE		0
VILLA		48
PREMIUM VILLA		18
COURTYARD		10
PREMIUM COURTYARD		3
INTERFACE LOT		0
TOTAL LOTS		79
LENGTH OF NEW		
10.0m PATHWAY (m)		210
4.0m ROAD WIDENING (m)		0
7.0m-10.0m LANEWAY (m)		0
16.0m ROAD (m)		436
17.4m-21.0m ROAD (m)		147
OPEN SPACE AREA (ha)		0
TOTAL AREA (ha)		3.962

LEGEND

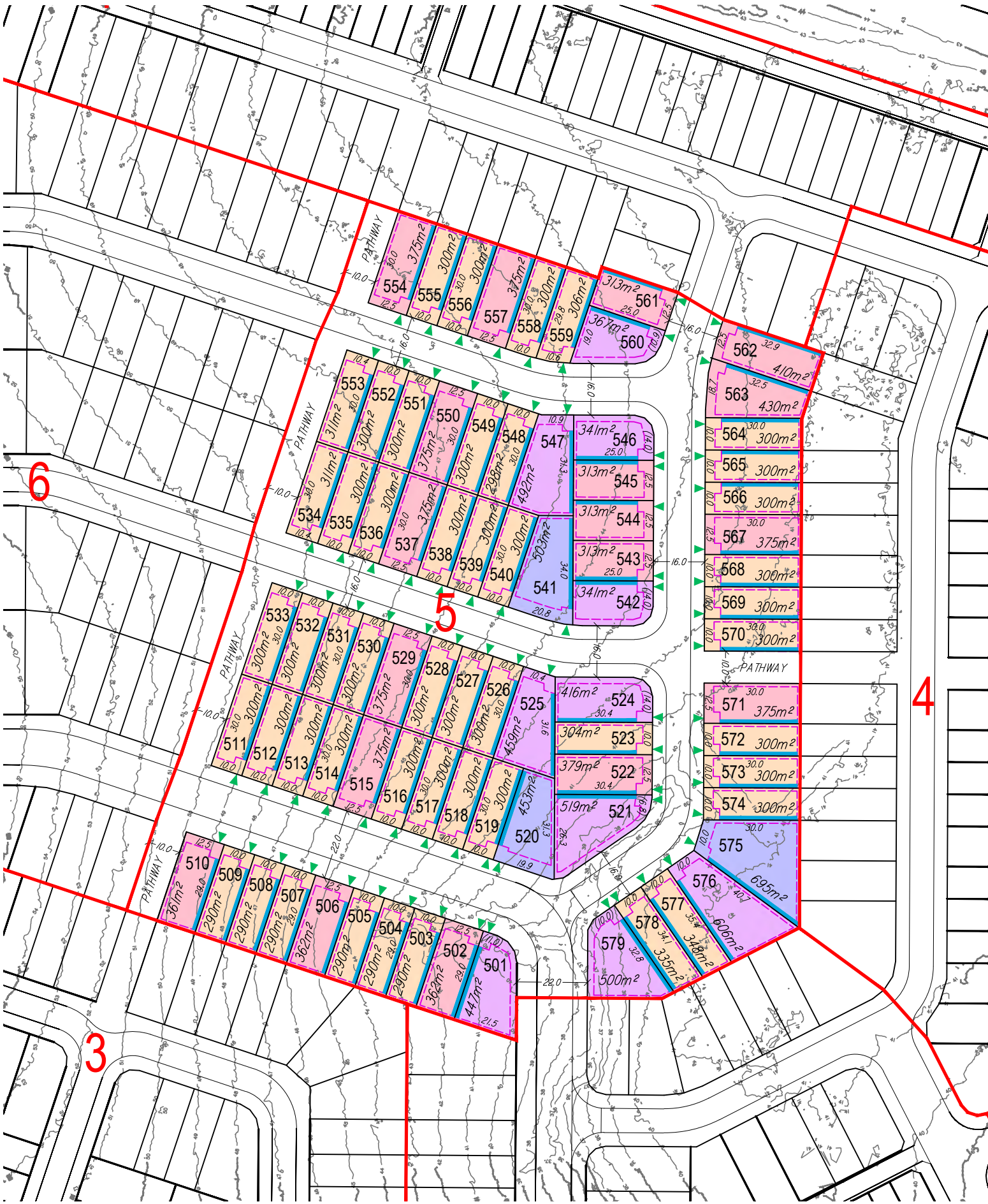
STAGE BOUNDARY

INDICATIVE BUILDING ENVELOPE

SITE DEVELOPMENT TABLE - STAGE 5

	Laneway Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback						
To Wall (Ground Floor)	0m	3m	3m	3m	4m	5m
To Wall (First Floor)	0m	3m	3m	3m	4m	5m
Garage	0m	5m	5m	5m	5m	5m
Secondary Frontage						
To Wall (Ground Floor)	1.5m	1.5m	2m	2m	2m	3m
To Wall (First Floor)	1.8m	2m	2m	2m	2m	3m
Garage	n/a	5m	5m	5m	5m	5m
Rear Setback						
Ground Floor	6m	0.9m*	0.9m*	0.9m*	0.9m*	n/a
First Floor	6m	1m	1m	1m	1m	n/a
Side Setback (BTB)						
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)						
Ground Floor	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown					
Site Coverage (Maximum)	75%	70%	70%	60%	60%	50%

* Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.



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PLANNERS

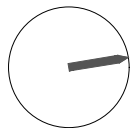
URBAN DESIGNERS

SURVEYORS

ENGINEERS

LANDSCAPE ARCHITECTS

NORTH:



SCALE:

SCALE: @ A3 1:1500



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ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

PLAN OF DEVELOPMENT: STAGE 5
THE TRUSTEE FOR CHANG FAMILY TRUST
T/A ORIS ACCESSORIES PTY LTD
673 SILVERWOOD DRIVE, FLAGSTONE

DETAILS:

JOB NUMBER:
B4942PA1_DA1 D1 C
SHEET:
6 OF 9
DATE:
24th July 2026

STATISTICS - STAGE 6	
RESIDENTIAL LOTS	
LANEWAY TERRACE	0
VILLA	40
PREMIUM VILLA	11
COURTYARD	8
PREMIUM COURTYARD	7
INTERFACE LOT	10
TOTAL LOTS	76
LENGTH OF NEW	
10.0m PATHWAY (m)	0
4.0m ROAD WIDENING (m)	0
7.0m-10.0m LANEWAY (m)	0
16.0m ROAD (m)	440
17.4m-21.0m ROAD (m)	157
OPEN SPACE AREA (ha)	
	0
TOTAL AREA (ha)	
	4.052

LEGEND

STAGE BOUNDARY

INDICATIVE BUILDING ENVELOPE

BUILT TO BOUNDARY WALL

INDICATIVE DRIVEWAY LOCATION

10m LANDSCAPE BUFFER (INTERFACE LOTS)

SITE DEVELOPMENT TABLE - STAGE 6						
	Laneway Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback						
To Wall (Ground Floor)	0m	3m	3m	3m	4m	5m
To Wall (First Floor)	0m	3m	3m	3m	4m	5m
Garage	0m	5m	5m	5m	5m	5m
Secondary Frontage						
To Wall (Ground Floor)	1.5m	1.5m	2m	2m	2m	3m
To Wall (First Floor)	1.8m	2m	2m	2m	2m	3m
Garage	n/a	5m	5m	5m	5m	5m
Rear Setback						
Ground Floor	6m	0.9m*	0.9m*	0.9m*	0.9m*	10m
First Floor	6m	1m	1m	1m	1m	10m
Side Setback (BTB)						
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)						
Ground Floor	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown					
Site Coverage (Maximum)	75%	70%	70%	60%	60%	50%

* Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.



JFOP

URBAN CONSULTANTS

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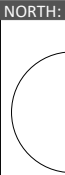
PLANNERS

URBAN DESIGNERS

SURVEYORS

ENGINEERS

LANDSCAPE ARCHITECTS



SCALE: @ A3 1:1500

0 15 30 45 60 75 90 105

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)

DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

DESIGNED	TJM	CHECKED	IJ	COUNCIL REF
DRAWN	TJM	APPROVED	ST	L.A. LOGAN CITY COUNCIL

ISSUES:		
C	STAGES 4 & 7 AMENDED	24-07-26 TJM
B	LAYOUT AMENDED	05-06-26 TJM
A	ORIGINAL	27-03-26 TJM
ISSUE:	DETAILS:	DATE: INIT:

TITLE:

PLAN OF DEVELOPMENT: STAGE 6

THE TRUSTEE FOR CHANG FAMILY TRUST

T/A ORIS ACCESSORIES PTY LTD

673 SILVERWOOD DRIVE, FLAGSTONE

DETAILS:

JOB NUMBER: B4942PA1_DA1 D1 C

PLAN: ISSUE:

SHEET: 7 OF 9

DATE: 24th July 2026



SITE DEVELOPMENT TABLE - STAGE 7

	Laneway Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Interface Lots
Front Setback						
To Wall (Ground Floor)	0m	3m	3m	3m	4m	5m
To Wall (First Floor)	0m	3m	3m	3m	4m	5m
Garage	0m	5m	5m	5m	5m	5m
Secondary Frontage						
To Wall (Ground Floor)	1.5m	1.5m	2m	2m	2m	3m
To Wall (First Floor)	1.8m	2m	2m	2m	2m	3m
Garage	n/a	5m	5m	5m	5m	5m
Rear Setback						
Ground Floor	6m	0.9m*	0.9m*	0.9m*	0.9m*	10m
First Floor	6m	1m	1m	1m	1m	10m
Side Setback (BTB)						
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	n/a
First Floor	0 - 0.2m	0.9m	1.0m	1.0m	1.0m	n/a
Side Setback (non-BTB)						
Ground Floor	n/a	0.9m	1.0m	1.0m	1.0m	1.5m
First Floor	n/a	0.9m	1.0m	1.0m	1.5m	2.0m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown					
Site Coverage (Maximum)	75%	70%	70%	60%	60%	50%

* Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.

STATISTICS - STAGE 7	
RESIDENTIAL LOTS	
LANEWAY TERRACE	40
VILLA	23
PREMIUM VILLA	9
COURTYARD	2
PREMIUM COURTYARD	1
INTERFACE LOT	7
TOTAL LOTS	82
LENGTH OF NEW	
10.0m PATHWAY (m)	30
4.0m ROAD WIDENING (m)	0
7.0m-10.0m LANEWAY (m)	425
16.0m ROAD (m)	410
17.4m-21.0m ROAD (m)	0
OPEN SPACE AREA (ha)	0
TOTAL AREA (ha)	4.027

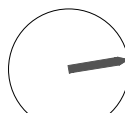
LEGEND	
	STAGE BOUNDARY
	INDICATIVE BUILDING ENVELOPE
	BUILT TO BOUNDARY WALL
	INDICATIVE DRIVEWAY LOCATION
	10m LANDSCAPE BUFFER (INTERFACE LOTS)



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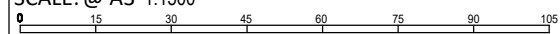
PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS

NORTH:



SCALE:

SCALE: @ A3 1:1500



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DESIGNED	TJM	CHECKED	IJ	COUNCIL REF
DRAWN	TJM	APPROVED	ST	L.A. LOGAN CITY COUNCIL

ISSUES:			
C	STAGES 4 & 7 AMENDED	24-07-26	TJM
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PLAN OF DEVELOPMENT: STAGE 7
THE TRUSTEE FOR CHANG FAMILY TRUST
T/A ORIS ACCESSORIES PTY LTD
673 SILVERWOOD DRIVE, FLAGSTONE

DETAILS:

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B4942PA1_DA1 D1 C

SHEET:
8 OF 9

DATE:
24th July 2026

PLAN: ISSUE:

GENERAL

SETBACKS AND SITE COVER

BUILT-TO-BOUNDARY WALLS

FRONTAGES

LANDSCAPE BUFFER

PRIVATE OPEN SPACE

PARKING

FENCING

LOTS ADJOINING OPEN SPACE

BUSHFIRE

ACOUSTIC

 BRISBANE - SUNSHINE COAST - CENTRAL QLD BRISBANE - JFP House 76 Ernest Street, South Brisbane Qld 4101 P 07 3012 0100 W www.jfp.com.au JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045	PLANNERS URBAN DESIGNERS SURVEYORS ENGINEERS LANDSCAPE ARCHITECTS	NORTH:	SCALE:	ISSUES:	TITLE:	DETAILS:
			NTS		PLAN OF DEVELOPMENT: NOTATIONS THE TRUSTEE FOR CHANG FAMILY TRUST T/A ORIS ACCESSORIES PTY LTD 673 SILVERWOOD DRIVE, FLAGSTONE	JOB NUMBER: B4942PA1_DA1 D1 C
			THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)			SHEET: 9 OF 9
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				C STAGES 4 & 7 AMENDED 24-07-26 TJM		
				A LAYOUT AMENDED 05-06-26 TJM		
				A ORIGINAL 27-03-26 TJM		
	DESIGNED TJM CHECKED I J COUNCIL REF	B ISSUE: DETAILS: DATE: INIT:				
	DRAWN TJM APPROVED ST L.A. LOGAN CITY COUNCIL					

SINGLE STOREY DWELLING WITH DOUBLE GARAGE

TWO STOREY DWELLING WITH DOUBLE GARAGE

ACOUSTIC

NOTES – LANEWAY TERRACES

GENERAL

ORIENTATION

SETBACKS AND SITE COVER

PARKING

FENCING

ACOUSTIC

18. Lots along the western site boundary have been identified as being impacted by Traffic Noise (Rail). Refer to the Acoustic Assessment, prepared by Decibell Consulting. This has resulted in the lot as being classified into Noise Category 1 at upper storey level only from the Queensland Development Code (QDC) MP 4.4. Further assessment to determine the required acoustic treatments to any upper storey level of future dwelling constructed on the lot should be undertaken in accordance with Queensland Development Code (QDC) MP 4.4, such that these buildings contain sufficient acoustic treatments to meet the requirements of this Code. The applicant must submit to the MEDQ Delegate certification from an appropriately qualified acoustic professional demonstrating that the design of the dwelling constructed on these lots complies with the relevant standards identified in the approved Environmental Noise Impact Assessment (ENIA).