

Everyday

Engineers, Planners and Surveyors

A.B.N 81 468 476 519

PLANS AND DOCUMENTS

referred to in the ULDA

APPROVAL dated / /

**MTAA Superannuation Fund (Flagstone Creek and
Spring Mountain Park) Property Pty Limited**

Plan of Development

Flagstone City

'Canopy View – Stage 15B2'

January 2012

**Everyday Engineers, Planners and Surveyors
Trading for and on behalf of
RDG**

**Environmental Engineering Solutions Pty Ltd
Shop 14A The Colonial Shopping Village Jimboomba 4280
Ph: 5540 3685**

e-mail: rickygraham@everydayengineers.com.au

PEET



**MTAA
SUPERANNUATION
FUND**



FLAGSTONE

DOCUMENT CONTROL SHEET

Everyday Engineers, Planners and Surveyors

Po Box 805
Jimboomba QLD 4280

Telephone: 5540 3685
Mobile: 0432 124 461
e-mail: rickygraham@everydayengineers.com.au

DOCUMENT DETAILS

Client:	MTAA Superannuation Fund (Flagstone Creek and Spring Mountain Park) Property Pty Limited ACN 082 445 663 as Trustee for the MTAA Superannuation Fund (Flagstone Creek and Spring Mountain Park) Property Trust c/- PEET Development Management Pty Limited
Client Address:	Level 7 200 St George's Terrace PERTH WA 6000
Client Contact:	Mr Tyrone Taylor
Job No.:	01/12 (POD)
Original Date of Issue:	13 January 2012
Principal Author:	Mr Ricky Graham

REVISION

Document Title	Version No.	Date	Author
A. Plan of Development	1	13.01.2012	RDG

DISTRIBUTION RECORD

Destination	Document Format			Version					
	Bound	Unbound	Electronic	1	2	3	4	5	6
PEET Limited	1			x					
Everyday Engineers, Planners and Surveyors	1			x					
ULDA	3			x					
Hyder Consulting			1	x					
File Copy			1	x					

Contents Summary

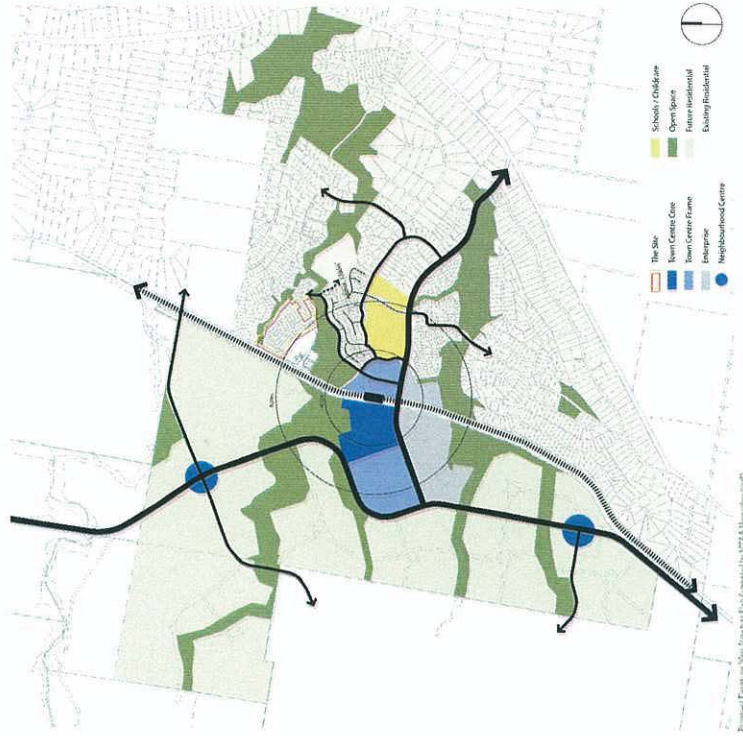
Regional and District Overview	Page 4
1.0 Introduction	Page 5
2.0 Building Design and Housing Choice Overview	Page 6
2.1 Orientation and Climate Overview	Page 7
2.2 Built Form Design	Page 9
2.3 Environmentally Sustainable Design	Page 14
2.4 Fencing	Page 15
2.5 Housing Typologies	Page 16
Attachment Attachment	Flagstone Development Features Plan House and Land Packages for Terrace Allotments

Regional Context

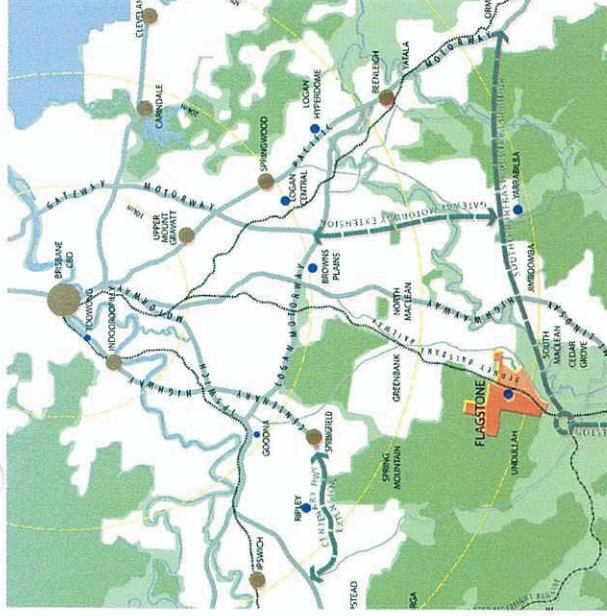
Located approximately 40 km from Brisbane's CBD, Flagstone will be the new city in South East Queensland's emerging south-west urban corridor.

The location will see the city complement and benefit from existing centres and communities, future road and passenger rail infrastructure, proximity to the Bromelton State Development Area and an outstanding natural setting.

Underpinned by a comprehensive and integrated planning and design approach to community development and infrastructure delivery, and a balanced response to sustainability, Flagstone is well positioned to accommodate continuing population growth within South East Queensland and contribute positively to improving housing affordability and choice.



Source: Flagstone City 'The Reserve' Approved Plan of Development



Source: Flagstone City 'The Reserve' Approved Plan of Development

District Context

The existing Flagstone Creek Estate, east of the rail corridor, comprises more than 1,200 rural residential and traditional sized lots and is home to approximately 3,300 residents whom enjoy access to schools, child care facilities, extensive open spaces and local convenience shopping.

Flagstone City will include a major activity centre that will potentially support a population within the Greater Flagstone UDA of 30,000 residents and provide 10,000 jobs.

Canopy View is approximately 1000m from the future passenger rail station and possesses high levels of both road and open space connectivity to the future Town Centre.

1.0 Introduction

This Plan of Development (POD) describes and illustrates the context, urban design principles and conceptual design detail for ongoing regulation of certain subsequent UDA self assessable and assessable development (permissible) in Flagstone Creek Estate Stage 15 ("Canopy View"), as a whole, with a focus upon Stage 15B2 in this instance.

Canopy View, as a whole, will comprise various housing types to suit a range of lifestyles and buyer affordability. The quality of the housing and public realm will play a key role in the creation of community pride and will set exceptional standards in neighbourhood development.

As Flagstone matures as the region's major activity centre and offers the full range of community infrastructure and amenities, an urban form will be required that not only supports functional and sustainable urban outcomes but meets a much more diverse market base. This new neighbourhood, as a whole, will afford a valuable opportunity to begin a transition from rural residential and traditional residential development towards more integrated urban living environments that will be increasingly sought by future residents as Flagstone evolves into one of SEQ's three new cities

This document has been constructed in accordance with the Residential 30 Guidelines.

Access and Movement

Homestead Drive is the main east-west arterial road connecting Teviot Road to the future Flagstone Major Activity Centre and provides access to the majority of the existing Flagstone community. Canopy View, as a whole, links to Homestead Drive via the collector roads: Parkside Drive, Wild Mint Drive and New Beith Drive.

An existing pedestrian/bicycle path is located along the edge of the Parkside Drive providing a link to the wider development, other local parks and community facilities such as schools. This exists as a shared pathway. The pavement is a 2.5 metre wide standard grey concrete broom finished. This pavement will be suitable for walking and cycling.

Within the existing neighbourhoods a number of pathway links at the head of culs-de-sac have been created to establish convenient connections to the schools.

Pedestrian pathways that connect the development (Canopy View, as a whole) with adjacent communities or stages are and or will be proposed. These connections are often minor linkages; however they are to be encouraged as a strategy for improving a broader network of connectivity of the public realm. Where pathways are seen to afford for greater connectivity throughout the proposed development and or link with the adjacent development, the pathway linkages will typically consist of a 1.5m wide standard grey concrete broom finished. Night lighting, planting and landscape treatment will be encouraged to permit safe passage of the pathways after dark and to improve visual aesthetics.

Surrounding Land Uses and Interfaces

Residential development, education uses and open space represent the predominant land uses in the immediate area. The surrounding neighbourhoods are typically characterised by existing rural residential and low density housing.

Open Space Connectivity

The Sandy Creek district open space corridor is the locally dominant green space. Sandy Creek is a key natural feature of the planned community west of the rail corridor and will provide direct pedestrian/cycle connections to the future Flagstone Town Centre, rail station and a full range of other sports, recreation, community and education facilities.

The corridor already comprises a number of recreation or activity nodes including existing pedestrian/cycle paths along Parkside Drive, the amphitheatre and an informal active open space.

Neighbourhood Structure and Design Overview

Canopy Views, as a whole, will seek to integrate new development concepts with the existing neighbourhoods and context ensuring the neighbourhood design responds to the local conditions and climate.

Every potential to maximise opportunities for community interaction through neighbourhood design has and or will be sought whilst simultaneously seeking to provide a wider range of housing opportunities – Stage 15B2 affords the opportunity for higher density housing sited immediately opposite the existing local area park constructed with Stage 15A.

Development works, namely operational works and infrastructure delivery, are to be carried out in accordance with the supporting engineering documents and technical report.

Street and Block Design Overview

Canopy View, as a whole, will built upon the premise of the earlier planning associated with Flagstone Creek Estate – Stage 14, The Reserve, to support the delivery of housing variety and range of lifestyle choice.

The proposed development will utilise the existing street network in the initial instance and thereafter an efficient street layout design in keeping with that of 'The Reserve'. The street network will include an integrated pedestrian and cycle movement network with connections to the broader network.

Canopy View will locate higher density housing to address open spaces and community focal points per UDLA Guidelines – this is highlighted with Stage 15B2 wherein the proposed allotments front the existing local area park constructed with Stage 15A. The sub-sequence stages of 'Canopy View' will similarly be designed to afford the siting of higher density housing about community focal points in the manner sought within the R30 Guidelines.

The information contained within the Plan of Development herein will maximise opportunities for climate responsive and energy efficient housing design that will capture prevailing breezes and benefit from optimum solar orientations. The information herein will also encourage built form to address streets and open spaces supporting passive surveillance over public space interfaces.

Park Design and Open Space Overview

Canopy View will be located within an already extensively linked and interconnected hierarchy of accessible parkland and open space that caters for the community's social and recreational needs. Flagstone Creek Estate already has a variety of park types and facilities that offer active and passive recreation opportunities for a wide range of users and age groups within a walkable distance from all residences.

Future development, namely the implementation of landscaping and the construction of the future dwelling houses, should seek to maximise the passive surveillance of parks from neighbouring houses and streets per the relevant UDLA Guidelines and provisions herein.

2.0 Building Design and Housing Choice Overview

The intent of the Building Design and Housing Choice within 'The Canopy' is / will be to:

- Deliver high quality built form outcomes which contribute positively to the character and function of the neighbourhood;
- Ensure building siting and design is responsive to and utilises energy efficiency strategies to support sustainable development practices while maximising affordability and comfort;
- Ensure the design of buildings, and associated fencing and structures, maximise opportunities for passive surveillance over parks and streets whilst presenting high quality facades to the public interface;
- Ensure visual and acoustic privacy is achieved on small lots;
- Incorporate ample parking for residents and visitors.

The remainder of this document details aspects of future development, namely housing construction for the ongoing regulation of certain subsequent permissible UDLA development with 'The Canopy'.

2.1 Orientation and Climate Overview

Typical of Southeast Queensland, the Flagstone area is characterised by warm to hot humid summers and mild winters. Mean maximum temperatures and highest rainfall occur in January and December respectively. Mean minimum temperatures occur in July. Cooling summer breezes are predominantly from the south-west and south-east. Cold winter winds are predominantly from the south-west.

Orientation of homes in south-east Queensland's climate should aim to exclude the hot summer sun and maximise exposure to cooling breezes. Reducing internal heat and cold, as well as dependency on energy-using appliances can be achieved by:

- Providing north-south facing lots where possible. This will ensure that the walls areas receiving hot morning and afternoon sun are minimised.
- Where possible aligning the house to receive direct sunlight in winter, allowing passive indoor heating through windows.
- Providing eaves or other shading devices such as vegetation over windows and walls to reduce the impact of the summer sun.
- Passive Design features.

Correct planning and orientation of a home is considered a passive design feature. Sites running north-south are ideal because they receive good access to the northern sun with minimum potential for overshadowing by neighbouring homes. Sites running east-west should be wide enough to accommodate north facing outdoor spaces. Overshadowing from neighbouring homes is more likely to occur with east-west oriented homes. Lots oriented on a south-east axis, while not optimal for passive solar design, have the greatest potential to capture cooling south-easterly breezes. Refer **Figure 1, 2 and 3**.

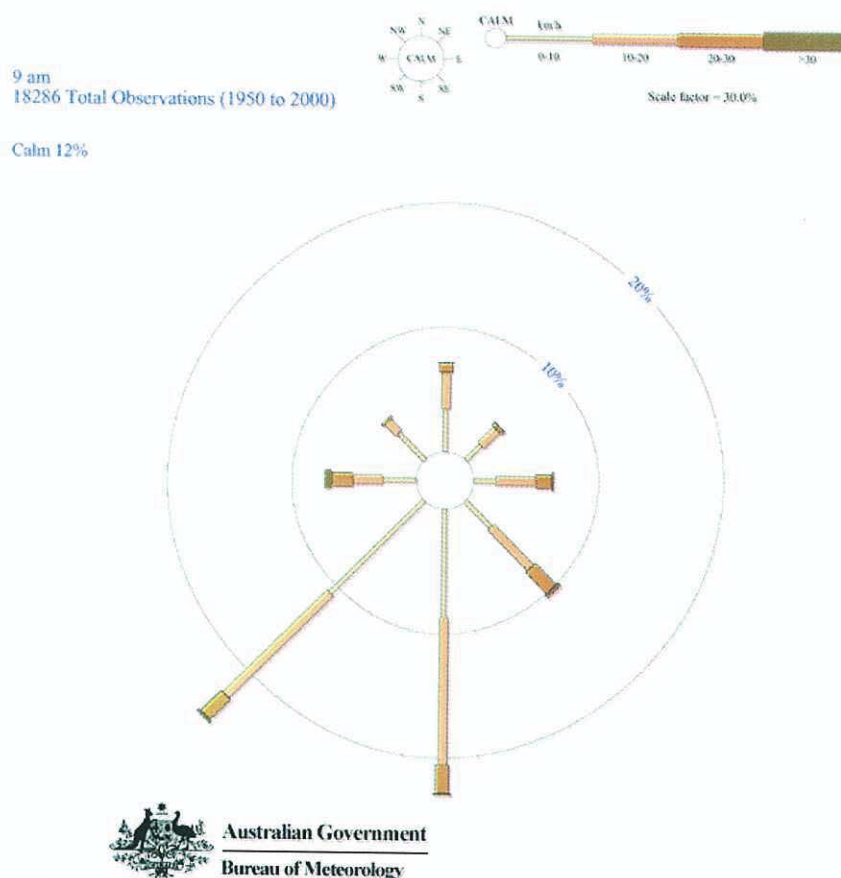


Figure 1 Brisbane Annual Wind Rose: Source: Bureau of Meteorology (website).

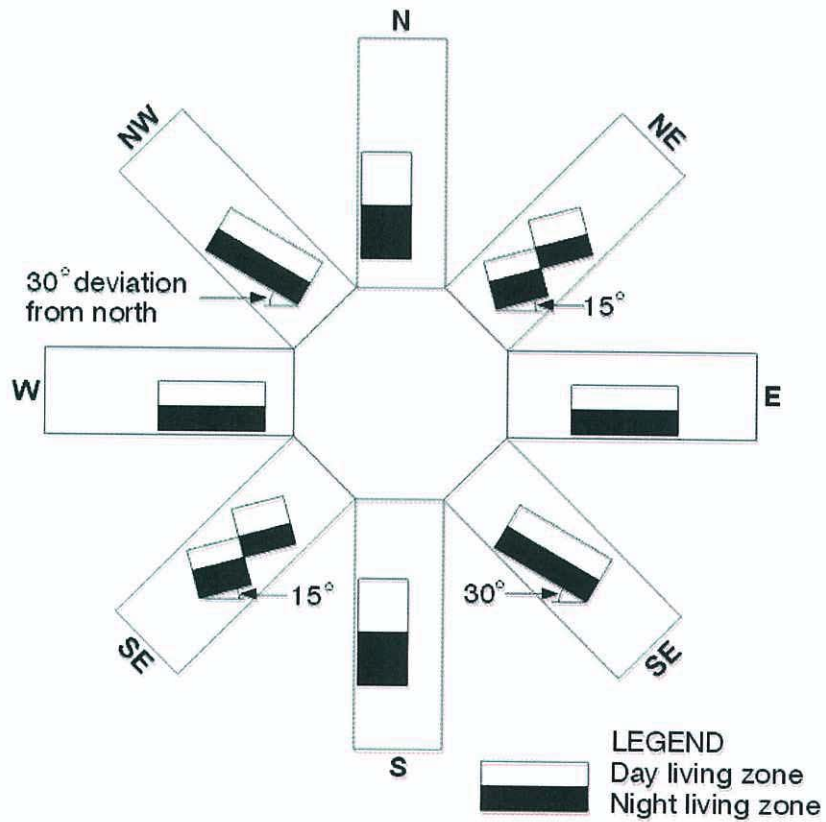


Figure 2 Suitable Outline House Plans for Different Site Orientations. Source: Bureau of Meteorology (website).

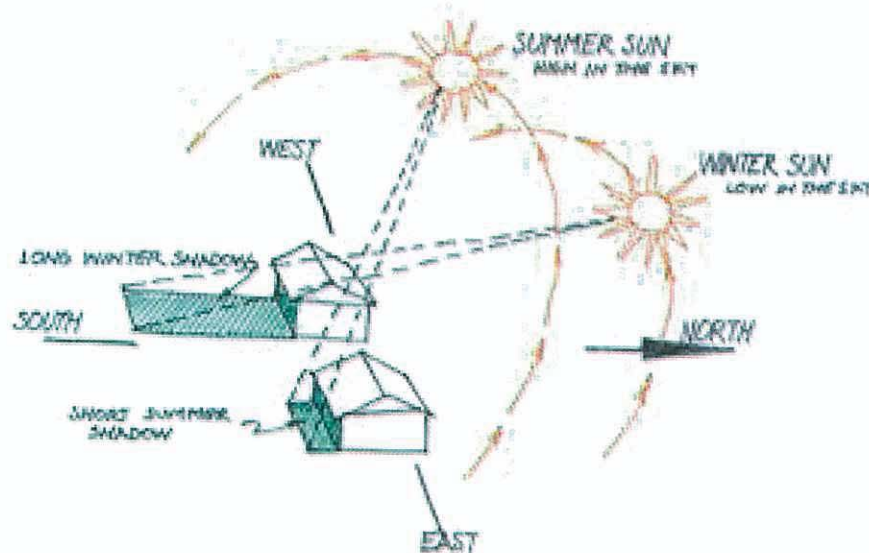


Figure 3 Typical Solar Access Diagram

2.2 Built Form Design

The quality of the built form at 'The Canopy' will be a key element in achieving an overall high quality of neighbourhood design, presentation and energy efficient performance. High standards in residential design and sustainability will be delivered through partnership with leading industry builders as well as detailed development control through Built Form Design Guidelines.

In support of affordable housing strategies and to provide greater market choice, a range of lot sizes to suit a variety of house types are / will be proposed. Lot types include:

- Premium Traditional Lots
- Traditional lots
- Courtyard lots
- Villa Lots
- Terraces

A range of housing types and design features are identified indicatively herein to suit each lot type with consideration given to their location, orientation and outlook.

The following section provides an outline of each lot type, their location, and building envelopes, and an example house design. These housing typologies are of a generic example of what builders may provide within each allotment type.

General

These design guidelines are part of your land sales contract and are to assist with the design of the dwelling

- All building and/or landscaping works must be designed and constructed in accordance with the development approval and design guidelines.
- It is a pre-requisite that you obtain written approval from the Developer prior to commencement of any building or landscaping work on your land (including alterations and additions to existing buildings or structures).
- Interpretation of the provisions of the design guidelines is at the absolute discretion of the Developer.
- Approval from the Developer does not necessarily mean that you have complied with relevant statutory requirements.
- The Developer encourages individuality and innovation in design and reserves the right to approve designs which may not meet the requirements of the design guidelines but which are considered by the Developer in its sole discretion to be of outstanding merit.
- Building and/or landscaping work must be constructed/carried out strictly in accordance with the written design approval (including approved plans).
- The lot is part of a master planned Estate and as such is subject to the covenants.
- The developer makes available a mixed range of lot sizes and encourages a high quality of design, environmentally sound, and sustainable buildings.

Building orientation and efficient design:

- Front doors of dwellings must be clearly visible from the street to support CPTED principals.
- Where multi-family allotments encompass more than one frontage the entries are to be designed to address each frontage.
- Letterboxes are to be located in close relationship to the front entry.
- Main living area to open directly onto the private open space via glazed adequately sized doors, to allow adequate sunlight and natural light into the house.
- The house is to be designed to have good natural cross ventilation with well considered placement of windows to draw breezes through the house.
- Sun shading is to be considered on external windows to improve the environmental performance of the building and enhance the subtropical character.
- On corner lots, the house should address both streets to support CPTED principals.

Articulation

- Buildings should be articulated with external:
 - Balconies & verandas
 - doors and doorways
 - windows
 - vented gable ends
 - entry porches
 - shade and screening devices
 - outdoor planting areas
 - alternative features
 - range of colours.
- The use of reflective glass in windows is generally not appropriate.

Roof, wall and other mounted Items

- Elements of modern living including aerials, satellite dishes, water tanks and air conditioning units should not be visible from the street. Solar panels and wind turbines are exempt.

External façade and roof form

- Eaves of at least 450mm (to the fascia) required on all pitched roofs except where roof portion is immediately above the built to boundary wall. However, where practical, 600mm eaves should be considered to achieve an increased degree of shading to windows and for enhanced aesthetic appeal.
- Where flat roofs are proposed, alternative shading devices are required.
- Feature elements such as entries, verandas and pergolas may extend beyond the front façade.
- Provide a covered entry to the home at least 1.5m deep and clearly visible from the street.
- The following roof pitches are recommended by the Developer:
 - pitched roofs at a minimum of 25° (hip or gable)
 - skillion roofs with a primary roof pitch of 15° and secondary roof pitch of not less than 8°.

Built to boundary walls:

Built to boundary (BTB) walls should be designed in accordance with the following requirements:

- A 'zero lot line' tolerance of 0.2m inside the boundary is permitted to facilitate a gutter overhang parallel to the wall. If this tolerance is used, no fencing to the boundary is permitted for that length of the wall
- No windows are permitted on the BTB wall.
- The BTB wall must be constructed of masonry or similar and be a consistent standard to the remainder of the dwelling.
- Eaves on non-built to boundary walls are not to encroach closer than 450mm on the side and rear boundaries.
- It is the buyers responsibility to ensure the home design complies with BCA requirements including fire separation requirements.

Retaining walls

- Retaining walls can be rendered, coloured block, stone clad wall or other materials or finishes as approved by the Developer.
- If retaining walls are not completed prior to occupation of the home an erosion control plan including reporting methods must be submitted and approved by the Developer.
- Unpainted masonry block walls are not permitted.

Privacy and surveillance

- Upper level openings or windows on side facades which are less than 3m from a neighbouring house opening or window must be:
 - at least 1.7m above floor level
 - screened
 - fixed with translucent glazing.
- Habitable rooms, windows or balconies within 3m that are overlooking the private open space of a neighbouring house are to have sill heights at least 1.7m above floor level, be screened or fixed with translucent glass. Opening windows are encouraged for cross ventilation and screens need to be included where this option is used.
- Dwellings should be designed to ensure passive street surveillance with habitable rooms overlooking the street to provide passive surveillance.
- Sunscreens and awnings comprised of timber battens or metal frames are encouraged. They shade and protect openings, particularly on the northern, eastern and western elevations.
- Locate windows, doors and balconies to minimise overlooking adjoining private open space, particularly at the upper level.
- Consider screening to allow for both privacy and natural ventilation.
- Landscaping near lot boundaries can achieve additional privacy and shading.
- Bedrooms (excluding master bedrooms) and designated "home theatre" rooms do not generally provide opportunities for passive surveillance.

Outdoor living areas

- Private open space accessible from the ground floor dwellings must be in accordance with the development approval, i.e. -15m² with a minimum dimension of 3.0m ~~or 9m~~
- Should ensure privacy of the occupants and overshadowing impacts on adjacent buildings and open space are minimised.
- Must have a clear relationship to the internal living area of the dwelling.
- Focus on the quality of the space in terms of orientation, size, and shape and landscape treatment.
- Planting to external balconies is encouraged by provision of external hose cock (at a rate of one per dwelling).

Car accommodation

- Garages are required to be built and sited in accordance with the development approval. The garage should be set back from the front facade and designed so that the entry and the house facade are the predominant features.

External materials, finishes and colours

- To create an interesting and high quality built form, the following material and finishes criteria shall apply:
 - A minimum of 2 external cladding materials are required on the façade. The Developer recommends the primary cladding be rendered, bagged and painted brick, or face brick of standard height, free of burns, or blends. And the secondary cladding be either timber, texture coated fibre cement, corrugated colorbond sheeting, stone or face brick (of significant proportions).
 - A minimum of 4 architectural features to be approved by the Developer. Examples of architectural features include; porticos, gables and end treatments, verandas, feature entries, sunshades, and recessing and projecting architectural elements.
 - All other materials will be assessed on their merits by the Developer.

Fibre to the home

- The development will be fibre ready and the developer will use best endeavours to supply fibre to homes, builders must ensure house designs and wiring accommodate the fibre service(s).

Landscaping

- All front yard landscaping is to be entirely completed, including any applicable finishes, within thirty (30) days from practical completion of the home.

Hard landscaping

- Clothes line and bin storage areas are to be screened from the street by fencing (as per design guidelines) or planting.
- Pedestrian access to the front door is to be clear and unambiguous from the street.
- An external hose cock, connected to the sites rainwater tank, should be provided for all dwellings.
- A compost bin position must be provided for all dwellings.

Soft landscaping

- Maximum batters of 1:3 for planted areas and 1:4 for turf.
- Hard placement areas to drain towards planted areas to maximise stormwater infiltration and passive water sensitive urban design.
- A minimum of 1 shade tree is required for all lots with a frontage greater than 12.5m. 2 shade tree per lot is recommended for all others.
- A minimum of 50% of front yard is to be soft landscaping, with a minimum of 40% planted.
- Plants with similar water consumption should be positioned together to minimise water use.
- All planting beds are to be mulched with (a) 100mm organic mulch or (b) 50mm inorganic mulch or (c) matting groundcovers.
- A minimum of 80% of plants to be native or endemic.
- Provision is to be made at ground level on laneways for appropriate landscaping, e.g. trellis's.
- An erosion control plan including reporting methods is required to be submitted to the Developer when landscaping works are not finished in entirety prior to occupation of the home.

Driveways

- Only one driveway is permitted for each dwelling and it is the intention to soften the visual impact of the driveway by designing it to:
 - not more than 3.0m wide at the lot boundary where servicing a single garage/carport or no more than 4.8m wide at the lot boundary where servicing a double garage/carport.
 - extend from the kerb edge to the garage/carport.
- Driveway surface materials and colours are to complement the dwelling and landscaping and may include:
 - concrete or clay pavers laid over reinforced concrete base
 - exposed aggregate / coloured concrete.
- Driveways incorporating permeable pavement sections will be encouraged.
- Driveway must be cut into existing kerb laybacks.
- The use of other products or materials must be approved. Under coated grey, broom-finished concrete and car track driveways are NOT acceptable.
- Driveways are to be completed prior to occupation of the home.

Letterboxes

- Letterboxes should be located in close relationship to the front entry.
- Numbering and letterbox to be constructed as per the developers approved design.
- Letterbox design to be brick or concrete

Ancillary structures and other

- Service connections and bin enclosures are to be screened from the street.
- Provision is made on each lot for compost bins which must not be visible from the street.
- Sheds are to be located near garden areas and are not to be visible from the street (either by appropriate siting, or with screen fencing or planting to hide).

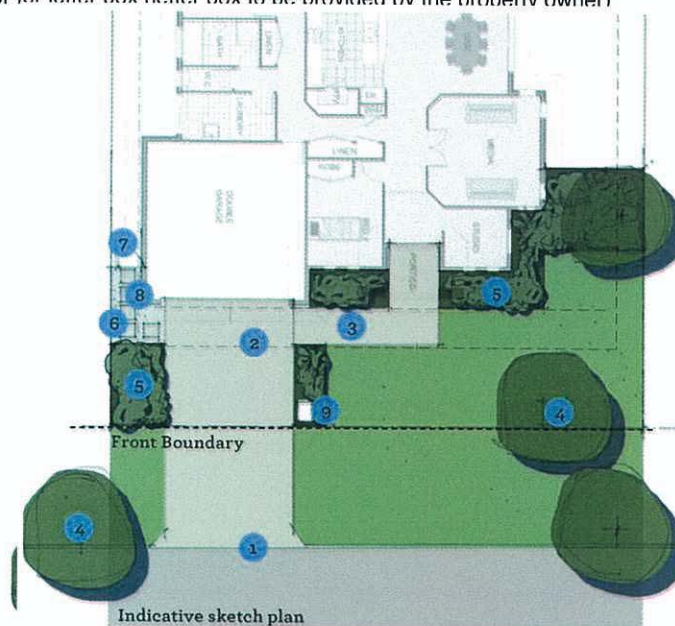
Private Front Yard Design

The following front yard design herein is provided as an indicative intent of the features desired by the developer and will be emphasized by way of the subsequent developer's covenants.

Works between the property boundary and the back of kerb will be provided by the developer as part of the civil works.

Each standard frontage width will have a varying design response, but will generally include the following items;

- 1 x Concrete Driveway cross over (max 4.5m wide for double garage and max 3.5m wide for single garage)
- 1 x Concrete Driveway between cross over and garage door (max 4.5m wide for double garage and max 3.5m wide for single garage)
- 1 x Pathway connection between the driveway and the front door 1.2m wide
- A minimum of 2 (100 litre size) trees exclusive of any street trees for frontages wider than 15m
- A minimum of 1 (100 litre size) tree exclusive of any street trees for frontages less than 15m
- Ground cover and screen planting with organic mulch for a maximum of 15m²
- 1.8m high boundary fencing between the front corners of the house to the side boundary
- 1 x swing gate with height and finish to match the above fence type for side access to the property
- Stepping slabs in gravel (5max) to provide access between the driveway and the side gate
- Extruded concrete (plain grey) to all planting areas
- 1 x brick pier for letter box (letter box to be provided by the property owner)



- | | |
|--|---|
| 1 Concrete Driveway cross over | 5 Ground cover and screen planting with organic mulch for a maximum of 15m ² with Extruded concrete edging to planting areas |
| 2 Concrete Driveway exposed aggregate to match Boral 'Summer Gold' in grey concrete or Boral 'Bushfire' in grey concrete | 6 Boundary fence between the front corner of the house to the side boundary |
| 3 Pathway connection between the driveway and the front door to match the driveway selection | 7 1 x swing gate |
| 4 100 litre size trees | 8 Stepping (natural grey) slabs in gravel |
| 5 100 litre size trees | 9 1 x brick pier for letter box in gravel |

Figure 4 Typical Front Yard Design (Source: Flagstone City The Reserve Plan of Development)

2.3 Environmentally Sustainable Design

The Developer is expecting best practice and development should aim to exceed the current building standards.

The following sustainable design features are to be incorporated into all dwellings.

Energy

- Where reticulated gas is available, 5 star hot water systems are considered to be mandatory.
- The Developer is also expecting a 45% reduction in energy use in accordance with UDIA (Urban Development Institute of Australia (Queensland)) EnviroDevelopment 2.0 2009, 19-22.
- All dwellings are to achieve a minimum energy rating of 6 stars under NatHERS, BERS 2nd Generation Software or other as approved by the Developer. Energy assessor to be ABSA accredited and copy of certificate provided. (Curtains, blinds or similar must not be used in the BERS calculation and inputs are required to be submitted)
- Installation of Solar PV electrical generating systems of 1.5kw (Desired)
- Installations of 5 star hot water systems. (Mandatory)
- 100% of internal lighting must be energy efficient fluorescent lighting.
- Installation of energy efficient appliances is required.
- Gas cooktops where gas is available
- Kitchen range-hoods MUST be flued to the outside of the building.
- Ceiling fans must be provided to a minimum of all bedrooms.

Materials

20% (by volume) of materials must be environmentally responsible materials. These can be made up from a combination of:

- reused resources
- recycled resources
- non-polluting sources
- low lifecycle energy materials
- non-toxic materials
- locally sourced and manufactured materials.
- Water based low-VOC or no-VOC paints is required on >90% of all internal surfaces.
- The use of non-toxic or low toxicity floor coverings used on all indoor covered floors is required.
- Low-toxicity sealants and adhesives used.

Water

- Recycled water where available from boundary connection must be connected to external uses, toilets and washing machine cold water taps
- In circumstances where rainwater tanks are being used (as approved by the Developer) rainwater tanks must meet the following capacity and connection standards:
 - minimum 5000 litre tanks for single detached houses
 - minimum 3000 litre tanks for non-detached houses
 - all tanks to receive rainfall from 100m2 or at least half the roof area of the dwelling
 - tanks must be connected to external uses, toilets and washing machine cold water taps
 - internal fixtures connected to rainwater tanks must have a continuous supply to fittings by an automatic switching device.
- Fittings to be 4 stars WELS fitted in kitchen sink, bathroom basins and laundry trough.
- Low flow dual flush toilet 4-star WELS.
- All shower heads to be 3-star WELS.
- Flow restrictions fitted.

Waste

- Individual compost bins must be installed in all lots.
- Construction waste is to be delivered to on-site recycling centre.

2.4 Fencing

Fencing has a strong influence of the look and feel of a neighbourhood. The view from the street should be generally free from barriers and fencing with precedence given to the architecture of the dwelling over the appearance of a fence. The Developer need not contribute to the cost of building any dividing fence between the property and any adjoining land owned by it. The buyer waives any right to claim compensation from the Developer. All fences are to be entirely completed, including any applicable finishes, within thirty (30) days from practical completion of the home.

Front fencing generally is not permitted except for approved special circumstances such as:

- Privacy around outdoor living spaces when located in the front yard (or side yard in the case of corner lots);
- Privacy and safety around swimming pools when located in side of the yard in the case of corner lots;
- Where fencing design and materials to be approved by the Developer;
- Where fencing is on street frontage, it is to be either 50% transparent or not to exceed 1.2 metres in height.

Side and rear fencing must:

- Side and rear fencing is permitted and is to be a minimum of 'good neighbour' treated hardwood offset paling fence type to a height of 1.8m. Any other type of fencing is to be approved by the developer prior to installation. **Figure 5 (Source: Flagstone City The Reserve Plan of Development).**
- Finish a minimum of 1.0m behind the front building wall.
- Materials and finish to be approved by the Developer.
- Side fencing for corner lots facing a street (secondary street frontage) is to be a 'good neighbour' treated hardwood offset paling fence type to a height of 1.8m. Side fencing on corner lots is to be provided by the developer and will include a landscape treatment to the road side frontage. **Figure 6 (Source: Flagstone City The Reserve Plan of Development)**

Fencing facing a public area must comply with the conditions outlined in the site development plan.

- Materials could include black powder-coated aluminium square top (or tubular steel alternative), 1.2m high fencing, or other material as approved by the Developer.
- Fencing may include 90 x 75mm treated hardwood top rails and 90 x 75mm timber posts and are to be provided by the developer. **Figure 7 (Source: Flagstone City The Reserve Plan of Development).**



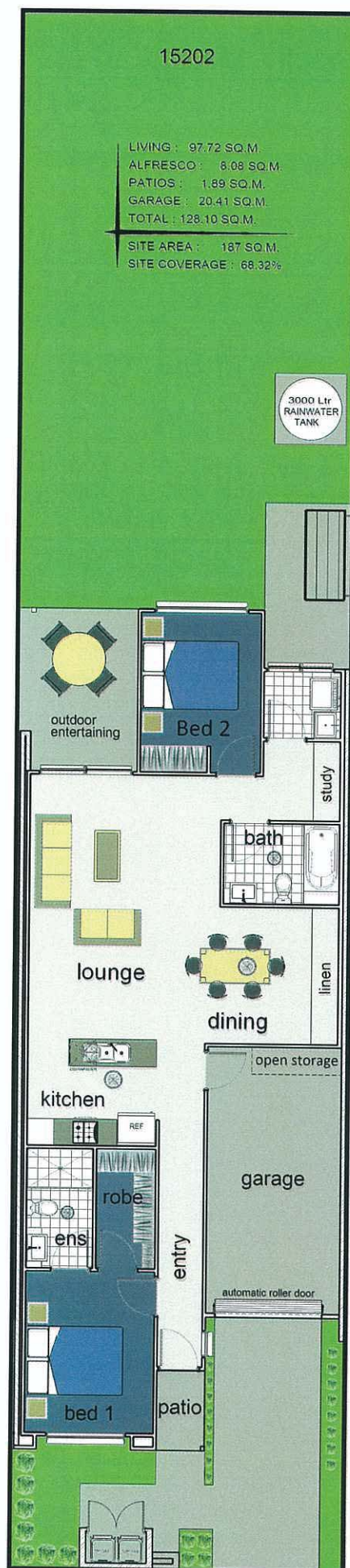
Figure 5



Figure 6



Figure 7



Preliminary Only - Subject to change

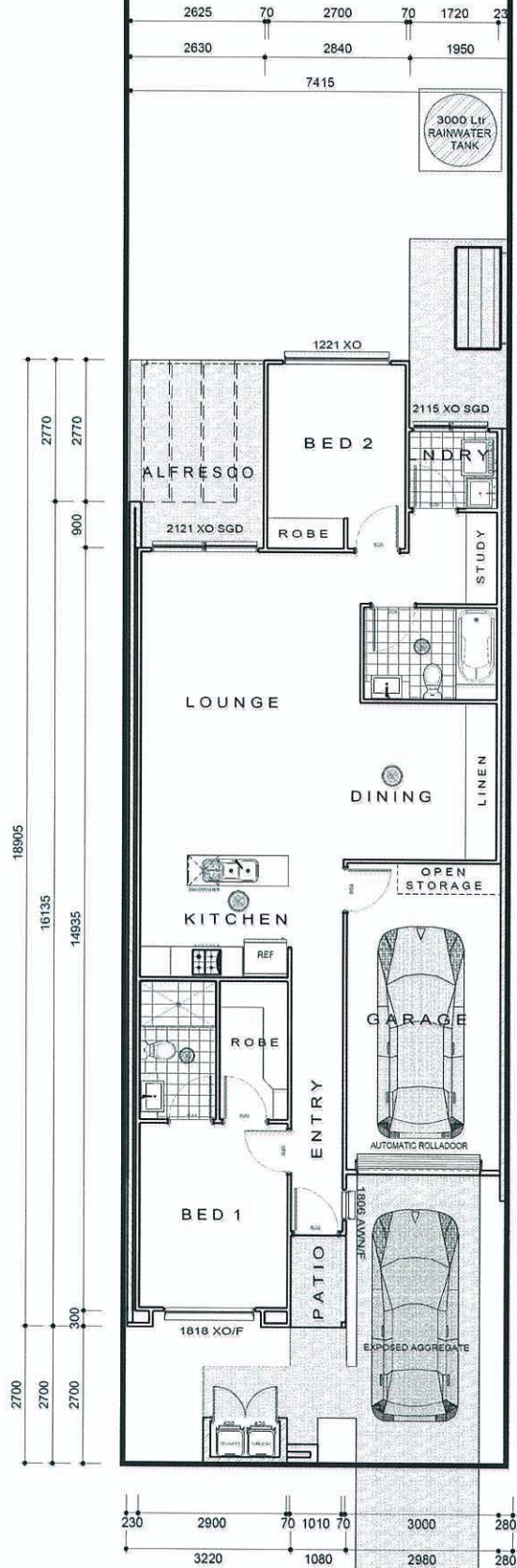


THOMPSON
SUSTAINABLE HOMES

15202

LIVING : 97.72 SQ.M.
ALFRESCO : 8.08 SQ.M.
PATIOS : 1.89 SQ.M.
GARAGE : 20.41 SQ.M.
TOTAL : 128.10 SQ.M.

SITE AREA : 187 SQ.M.
SITE COVERAGE : 68.32%



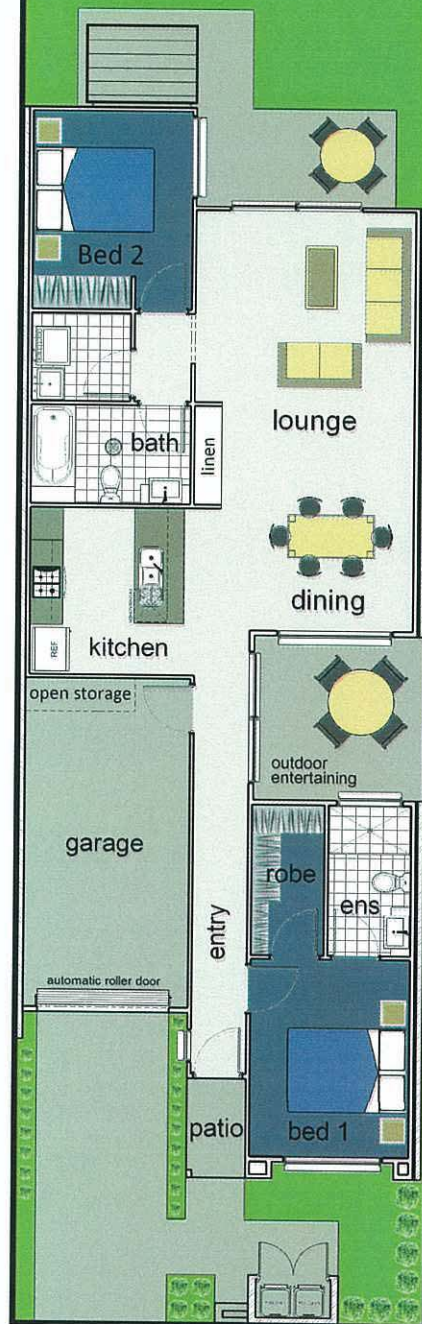
Preliminary Only - Subject to change

15201

LIVING : 96.53 SQ.M.
ALFRESCO : 9.27 SQ.M.
PATIOS : 1.98 SQ.M.
GARAGE : 19.10 SQ.M.
TOTAL : 126.88 SQ.M.

SITE AREA : 187 SQ.M.
SITE COVERAGE : 67.85%

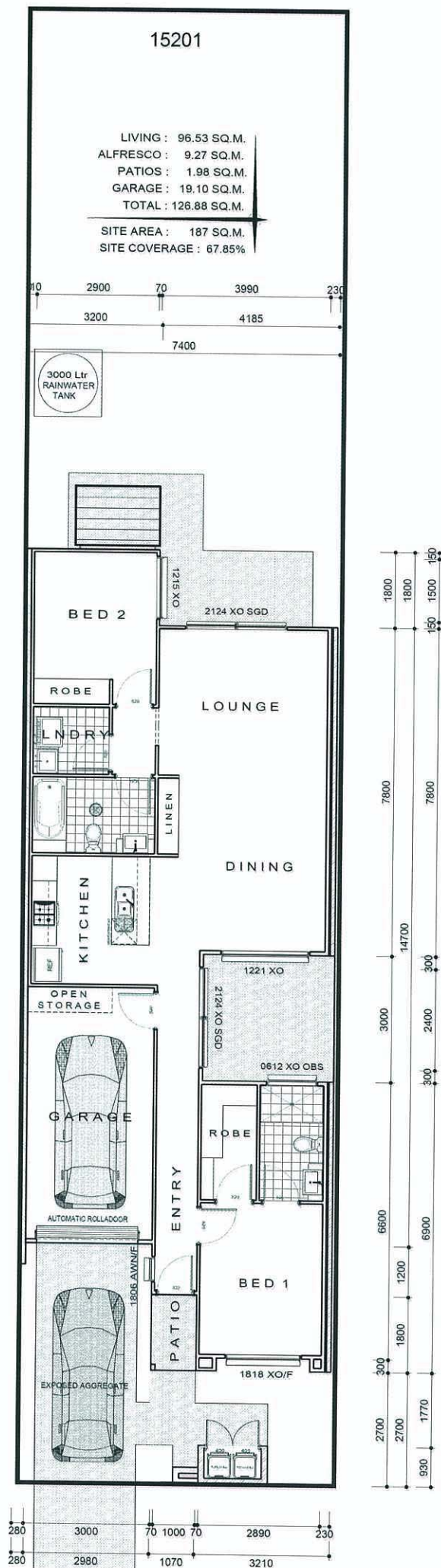
3000 Ltr
RAINWATER
TANK



Preliminary Only - Subject to change



THOMPSON
SUSTAINABLE HOMES

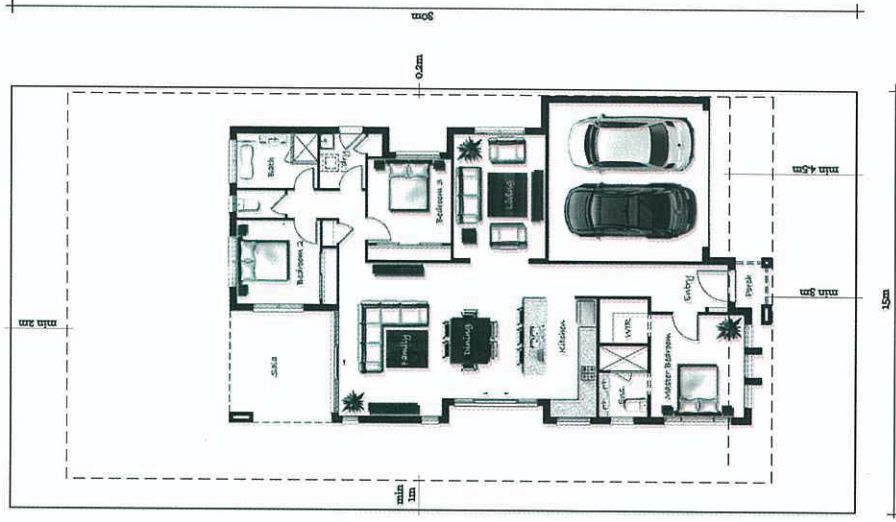


RESERVE

Preliminary Only - Subject to change

Courtyard Allotment (C)

Source: Flagstone City The Reserve Plan of Development



Lot Size	420 - 495 sqm
Lot Dimensions	14 - 16.5m x 30m
Site Cover	43%
Minimum Setbacks	+ front - 3m + garage - 4.5m + side - 0.2m to one side, 1m to other + rear - 2.0m
Dwelling Area	+ total area - 195.02 sqm
Accommodation	+ 3 bedrooms + 2 bathrooms + 2 car garage

