Lot 309

Proposed Block wall with stone cladding to Alfresco side only

STORMWATER LINE TO ACHIEVE A MINIMUM OF 1:100 FALL

EXISTING DEVELOPER RETAINING WALL 0.8m HIGH

34.50 m

100mm PIPE

1500 wall 1050 eave

1660 wall 1050 eave

4887 eave

5521 wall

5.45 m

HWS 1.00m²

AC ODU 0.66m²

A/C ODU

4000 POS

Alfresco 29.21m²

POS: 39m²

POS Gradient: 1 : 10 max

9900 POS

Tap

PATH

M/H

SEWER

WATER

GULLY

Flinders Lakes Drive

1500 wall 1050 eave

20.00 m

4737 wall

3906 eave

1.71 m

Porch 25.22m²

1000

6.81 m

3124 wall

2492 eave

M.Box

Tap

PATH 3.20m²

5000

DRIVEWAY 46.74m²

Driveway Gradient: 1 : 4.5 max

Ultra White Mix Concrete PROPOSED DRIVEWAY AS PER COUNCIL REQUIREMENTS

100mm PIPE

LICENSED AREA

2.81 m

PATH 28.35m²

3785 wall

3180 eave

2583 eave

3188 wall

5312 wall

4862 eave

5060 wall

4612 eave

7.23 m

6.24 m

2.81 m

HC

3.50 m

7.10 m

NBN

E

W

M/H

SEWER

PATH

EXISTING DEVELOPER RETAINING WALL 0.4m - 0.8m HIGH

Provide 2x large feature tree (100 litre pot minimum) – Teddy Bear Magnolias

EXISTING DEVELOPER STREET TREE

GULLY

RAMP

3000

4000

FOOTPATH TO BE REMOVED WITHIN DRIVEWAY LOCATION

Stone Boulevard

EMT D

STORMWATER LINE TO ACHIEVE A MINIMUM OF 1:100 FALL

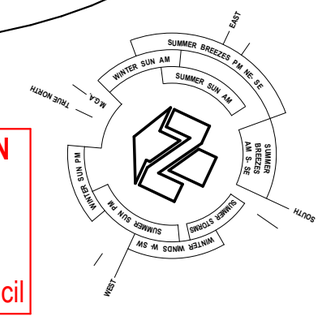
100mm PIPE

5312 wall

4862 eave

GL = 37.6
CUT / FILL = 200mm
FL = REFER TO ENGINEERS

PROPERTY DESCRIPTION
Lot - 308
Street Number - TBC
SP - SP345739
Authority - Logan City Council



BAL 29 BUSH FIRE REQUIREMENTS

- VENTS AND WEEPHOLES TO BE SCREENED WITH MESH AT A 2mm APERTURE
- FLYSCREENS TO BE METAL WITH A 2mm APERTURE
- WINDOW GLAZING LESS THAN 400mm FROM GROUND TO HAVE 6mm TOUGHENED GLASS
- EXTERNAL TIMBER DOORS TO BE SOLID CORE OF 35mm min. THICKNESS. GLAZING IN DOORS TO BE 6mm TOUGHENED GLASS. WEATHER STRIPS TO BE FITTED TO THE BOTTOM OF DOOR
- PANEL LIFT GARAGE DOORS TO BE FITTED WITH WEATHER STRIPS
- ALL ROOF TYPES TO BE SEALED TO PREVENT OPENING S OF 3mm. ALL ROOF OPENINGS TO HAVE EMBER GUARDS
- TILED AND COLORBOND ROOFS TO BE FULLY SARKED
- EAVE VENTS TO HAVE EMBER GUARDS WITH A 2mm APERTURE

BUSH FIRE ZONED LOT REFER TO RELEVANT NOTES AND STANDARDS

Bushfire BAL 29 to Lot

Acoustic CAT 2 to Lot

RELAXATION REQUIRED
FOR PRIMARY FRONTAGE SETBACKS

SITE COVERAGE = 56%
LOT AREA = 599m²
HOUSE FOOTPRINT = 336m²

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-FLA-5373
Date: 30 October 2026
Queensland Government

Site Plan

ISS	DATE	DESCRIPTION
C	12.08.26	AMENDMENT
B	21.07.26	WORKING DRAWINGS
A	25.03.26	PRELIMINARY SITING

Use figured dimensions at all times. Refer enquiries to **KARSTON BUILDING GROUP**.
All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA.
All drawings copyright to **KARSTON BUILDING GROUP**.

HOUSE TYPE: *Valentino 336 - Barn*
CLIENT: *Karston holdings*
SITE DETAILS: *Lot 308 Cnr of Stone Blvd & Flinders Lakes Dr Riverstone Springs Estate - Stage 1 Flagstone. QLD. 4280*

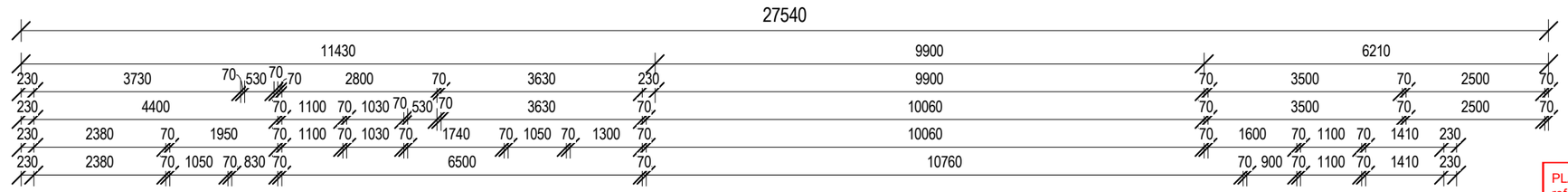
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PAGE #: *100b* BAL: *29*
WIND: *N3* ACOUSTIC: *CAT 2*
JOB No: *2026114*
SCALE: *1 : 125*
A3

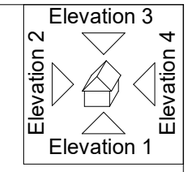
KARSTON BUILDING GROUP
QBSA LIC. 15199098
ABN: 74 640 557 008
PHONE: (07) 5502 6252
EMAIL: admin@karstonhomes.com.au

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Area Schedule	
Name	**Area**
Alfresco	29.21 m²
Garage	38.16 m²
Living	245.08 m²
Porch	23.67 m²
Grand total: 4	336.12 m²



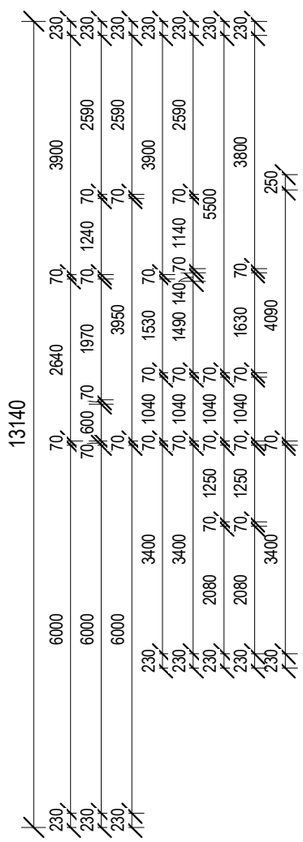


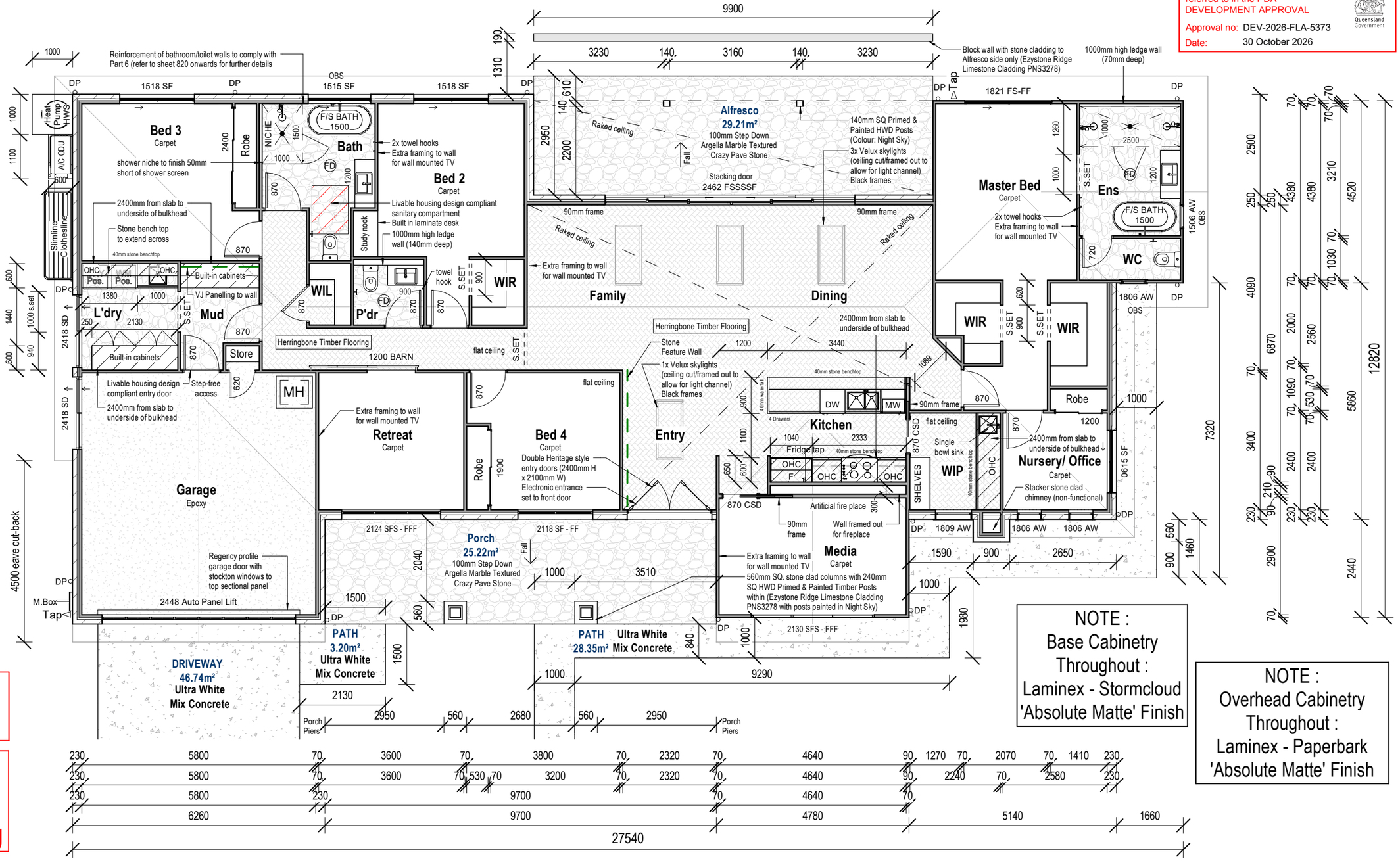
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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1:80 fall minimum fall to all drains

50mm slab recess for bathroom/ ensuite tile bedding

NOTE :
Base Cabinetry Throughout :
Laminex - Stormcloud 'Absolute Matte' Finish

NOTE :
Overhead Cabinetry Throughout :
Laminex - Paperbark 'Absolute Matte' Finish

Ground Floor Plan

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HOUSE TYPE: *Valentino 336 - Barn*
CLIENT: *Karston holdings*
SITE DETAILS: *Lot 308 Cnr of Stone Blvd & Flinders Lakes Dr Riverstone Springs Estate - Stage 1 Flagstone. QLD. 4280*

DRAWN: *RPW* | ISSUE: *C*
PAGE #: *200a* | BAL: *29*
WIND: *N3* | ACOUSTIC: *CAT 2*
JOB No: *2026114*
SCALE: *1 : 100*

A3

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Picture frames, stop ends, posts, crows foot / vent to be painted in Greyology 1

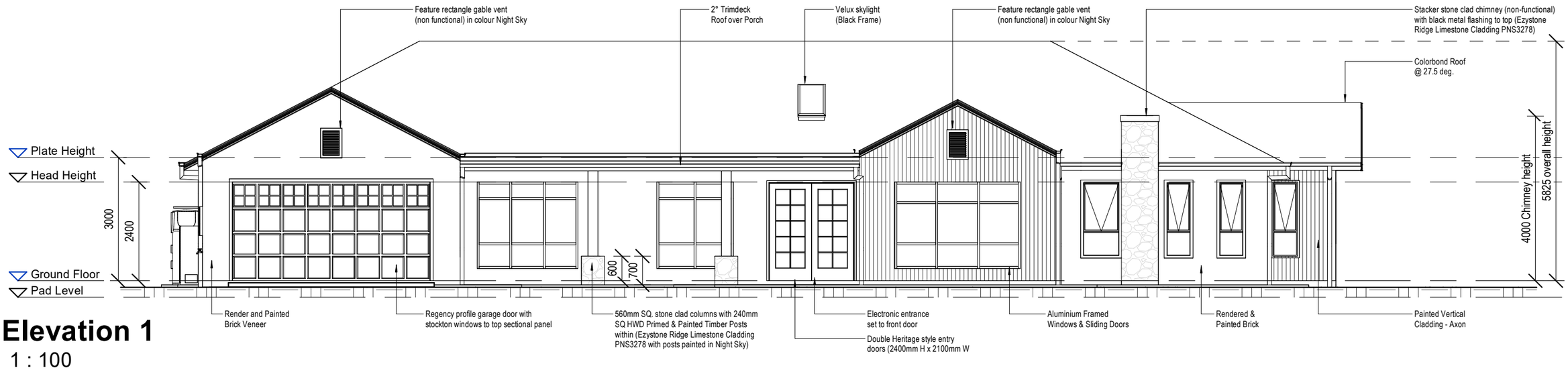
Steel lintels above all openings within brickwork

2400mm high head height

EAVES 450 UNO

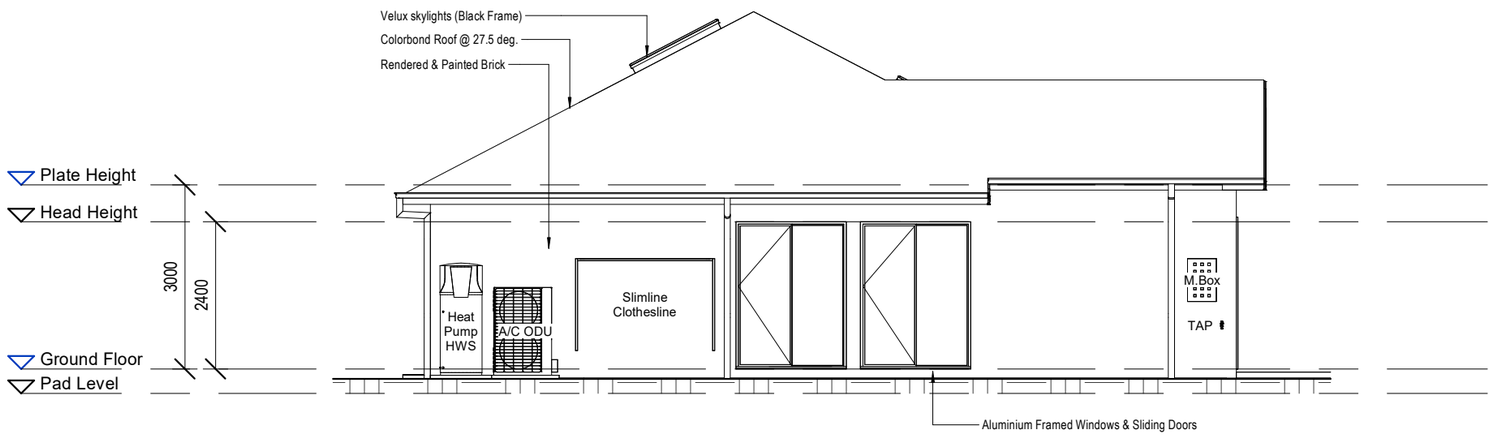
Bushfire BAL 29 to Lot

Acoustic CAT 2 to Lot



Elevation 1

1 : 100



Elevation 2

1 : 100

PLANS AND DOCUMENTS
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Elevations

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HOUSE TYPE: ***Valentino 336 - Barn***

CLIENT: ***Karston holdings***

SITE DETAILS: ***Lot 308 Cnr of Stone Blvd & Flinders Lakes Dr Riverstone Springs Estate - Stage 1 Flagstone. QLD. 4280***

DRAWN: ***RPW*** ISSUE: ***C***

PAGE #: ***400*** BAL: ***29***

WIND: ***N3*** ACOUSTIC: ***CAT 2***

JOB No: ***2026114***

SCALE: ***1 : 100***

A3

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Picture frames, stop ends, posts, crows foot / vent to be painted in Greyology 1

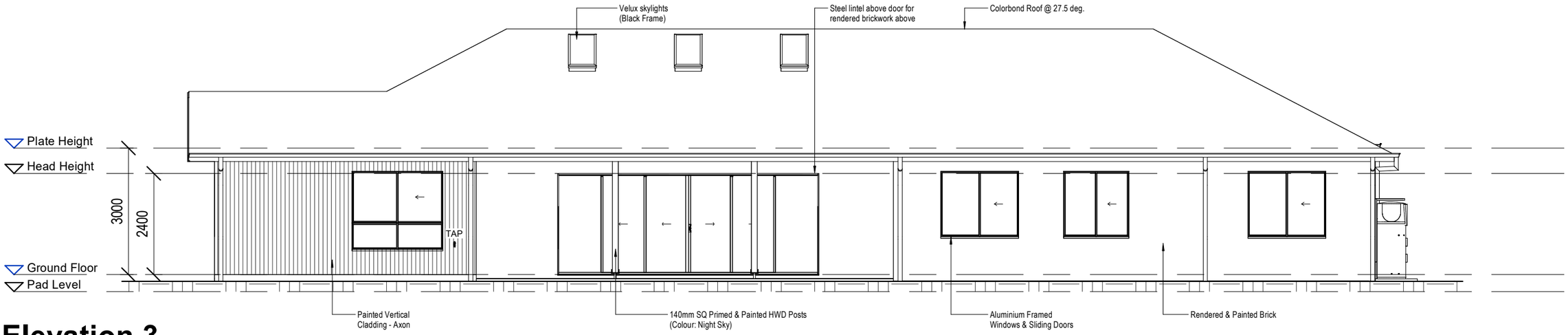
Steel lintels above all openings within brickwork

2400mm high head height

EAVES 450 UNO

Bushfire BAL 29 to Lot

Acoustic CAT 2 to Lot



Elevation 3

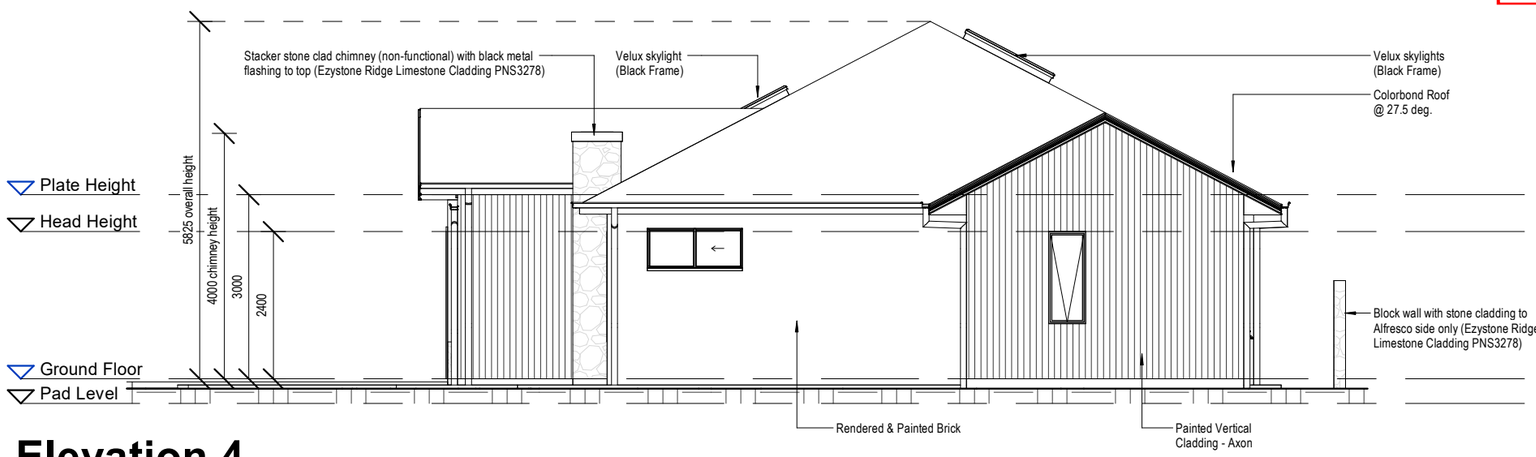
1 : 100

PLANS AND DOCUMENTS
referred to in the PDA
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Approval no: DEV-2026-FLA-5373

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Queensland Government



Elevation 4

1 : 100

Elevations

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HOUSE TYPE: ***Valentino 336 - Barn***

CLIENT: ***Karston holdings***

SITE DETAILS: ***Lot 308 Cnr of Stone Blvd & Flinders Lakes Dr
Riverstone Springs Estate - Stage 1
Flagstone. QLD. 4280***

DRAWN: ***RPW*** ISSUE: ***C***

PAGE #: ***401*** BAL: ***29***

WIND: ***N3*** ACOUSTIC: ***CAT 2***

JOB No: ***2026114***

SCALE: ***1 : 100***

A3

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34500 fencing

Lot 309

Proposed Block wall with stone cladding to Alfresco side only

STORMWATER LINE TO ACHIEVE A MINIMUM OF 1:100 FALL

EXISTING DEVELOPER RETAINING WALL 0.8m HIGH

34.50 m

100mm PIPE

HWS 1.00m²

AC ODU 0.66m²

Slimline

Clotheslline

Alfresco 29.21m²

Tap

GRASS: 118m²

GARDEN: 6.5m²

5341 existing fencing

PATH

M/H

5.45 m

1.71 m

SEWER

1700 existing fencing

WATER

GULLY

Flinders Lakes Drive

13140 fencing

EMT D

20.00 m

BINS

MH

3024 fencing

GATE

1532 fencing

1000 fencing

6.81 m

6799 existing fencing

1500 return,

GATE

Tap

1500 fencing

Porch 25.22m²

PATH 3.20m²

Ultra White Mix Concrete

PATH 28.35m²

GRASS: 5.0m²

100mm PIPE

LICENSED AREA

2.81 m

2829 existing fencing

STORMWATER LINE TO ACHIEVE A MINIMUM OF 1:100 FALL

100mm PIPE

DRIVEWAY 46.74m² Ultra White Mix Concrete

GARDEN: 33.5m²

GRASS: 25.0m²

LB

HC

7.23 m

2.81 m

2809

SEWER

2809 existing fencing

M/H

existing fencing

PATH

7.10 m

3.50 m

NBN

E

6.24 m

W

M/H

SEWER

PATH

EXISTING DEVELOPER RETAINING WALL 0.4m - 0.8m HIGH

EXISTING DEVELOPER STREET TREE

Provide 2x large feature tree (100 litre pot minimum) – Teddy Bear Magnolias

GULLY

RAMP

Stone Boulevard

FOOTPATH TO BE REMOVED WITHIN DRIVEWAY LOCATION

Plantings:

- stripey white
- rhapis palm
- Teddy Bear Magnolia

Riverstone Springs Estate Requirements

As a minimum, softscape garden bed areas are to contain one large feature tree (100 litre pot minimum) and is to contain ground covers, shrubs and other plants, enriching the gardens that gracefully extend beyond the front building line.

All garden beds must have a 50mm mulch layer.

ALL GARDEN BEDS TO HAVE BLACK MULCH

PROPERTY DESCRIPTION
Lot - 308
Street Number - TBC
SP - SP345739
Authority - Logan City Council

Turf	148.0 m2
Pebble	0.0 m2
Garden	40.0 m2
Total	188.0m2

LANDSCAPING SUBJECT TO CHANGE BASED ON SITE CONDITIONS.

TURF MAY BE SUBSTITUTED WITH LANDSCAPING GRAVEL TO AREAS OF LOW LIGHT AT THE DISCRETION OF THE BUILDER ONLY

PROPOSED RETAINING WALLS AND FENCING IS SUBJECT TO CHANGE.

PLANTS ARE INDICATIVE ONLY.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Landscape Plan

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DRAWN: *RPW* ISSUE: *C*
PAGE #: *805a* BAL: *29*
WIND: *N3* ACOUSTIC: *CAT 2*
JOB No: *2026114*
SCALE: *1 : 125*

A3

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