LAND USE BUDGET

Land Use	Overall	
Total Stage Area	**214.337 ha**	**100.0%**
Saleable Area		
Residential Allotments	69.077 ha	32.23%
School	7.052 ha	3.29%
Community Facility	0.409 ha	0.19%
Neighbournood Centre	2.596 ha	1.21%
Local Centre	0.203 ha	0.09%
Management Allotment	39.468 ha	18.41%
Total Area of Allotments	**118.805 ha**	**55.43%**
Open Space		
Major Sports Park	10.161 ha	4.74%
District Recreation Park	1.899 ha	0.89%
Neighbourhood Recreation Park	1.769 ha	0.83%
Drainage Open Space	19.644 ha	9.17%
Linear Park	16.539 ha	7.72%
Total Open Space	**50.012 ha**	**23.33%**
Roads		
Collector Road	16.215 ha	7.57%
Existing Road to be Constructed	1.767 ha	0.82%
Existing Road to be Unconstructed	0.689 ha	0.32%
Local Roads	25.959 ha	12.11%
Pedestrian Linkage	0.890 ha	0.42%
Total Road Area	**45.520 ha**	**21.24%**

Yield Breakdown

Allotment Type	Typical Area	Overall	
Front Loaded Terrace Allotment (7.5m & 9.5m Wide)			
7.5m Middle Terrace	188m²	6	0.3%
9.0m End Terrace	225m²	4	0.2%
Subtotal		**10**	**0.5%**
Terrace Allotment (7.5m & 9.5m Wide)			
7.5m Middle Terrace	188m²	38	2.0%
9.0m End Terrace	225m²	16	0.9%
Subtotal		**54**	**2.9%**
Villa Allotments (10m Wide)			
25m Deep Allotments	250m²	92	4.9%
28m Deep Allotments	280m²	125	6.7%
30m Deep Allotments	300m²	23	1.2%
Subtotal		**240**	**12.8%**
Premium Villa Allotments (12.5m Wide)			
25m Deep Allotments	313m²	242	12.9%
28m Deep Allotments	350m²	423	22.5%
30m Deep Allotments	375m²	195	10.4%
Subtotal		**860**	**45.8%**
Courtyard Allotments (14m Wide)			
25m Deep Allotments	350m²	139	7.4%
28m Deep Allotments	392m²	292	15.5%
30m Deep Allotments	420m²	149	7.9%
Subtotal		**580**	**30.9%**
Traditional Allotments (16m Wide)			
25m Deep Allotments	400m²	17	0.9%
28m Deep Allotments	448m²	55	2.9%
30m Deep Allotments	480m²	59	3.1%
Subtotal		**131**	**7.0%**
Premium Traditional Allotments (18m Wide)			
25m Deep Allotments	450m²	1	0.1%
28m Deep Allotments	504m²	1	0.1%
30m Deep Allotments	540m²	2	0.1%
Subtotal		**4**	**0.2%**
Total Residential Allotments		**1879**	**100.0%**
Other Allotments			
School		1	
Community Facility		1	
Neighbournood Centre		1	
Local Centre		1	
Management Allotment		3	
Major Sports Park		1	
District Recreation Park		1	
Neighbourhood Recreation Park		3	
Drainage Open Space		9	
Linear Park		7	
Total Other Allotments		**28**	
Total Allotments		**1907**	

Note:
All Lot Numbers, 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.

Source Information:
Site boundaries: RPS Survey.
Adjoining i**nformation:** DCDB.
Contours: KN Group

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

PLAN REF: 134102 – 115
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

0 30 60 90 120 150 1 : 3,000 @ A1

Stockland

BOTANICA
Precinct B
Plan of Subdivision – Overall

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

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LAND USE BUDGET

Land Use	STG 10	STG 11	STG 12A	STG 12B	STG 13	STG 14A	STG 14B	STG 14C	STG 23A	STG 23B	STG 23C	STG 23D	STG 23E	Overall	
Total Stage Area	1.557 ha	0.630 ha	0.985 ha	0.980 ha	2.711 ha	0.131 ha	0.138 ha	0.131 ha	0.938 ha	0.139 ha	0.163 ha	0.163 ha	0.133 ha	**8.799 ha**	**100.0%**
Saleable Area															
Residential Allotments	1.059 ha	—	0.596 ha	0.595 ha	1.011 ha	0.131 ha	0.138 ha	0.131 ha	0.207 ha	0.139 ha	0.163 ha	0.163 ha	0.133 ha	4.466 ha	50.8%
Management Allotment	—	0.630 ha	—	—	—	—	—	—	—	—	—	—	—	0.630 ha	7.2%
Total Area of Allotments	**1.059 ha**	**0.630 ha**	**0.596 ha**	**0.595 ha**	**1.011 ha**	**0.131 ha**	**0.138 ha**	**0.131 ha**	**0.207 ha**	**0.139 ha**	**0.163 ha**	**0.163 ha**	**0.133 ha**	**5.096 ha**	**57.9%**
Open Space															
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Drainage Open Space	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Linear Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Roads															
Collector Road	—	—	—	—	0.978 ha	—	—	—	0.599 ha	—	—	—	—	1.577 ha	17.9%
Existing Road to be Constructed	0.181 ha	—	0.137 ha	0.137 ha	0.301 ha	—	—	—	—	—	—	—	—	0.756 ha	8.6%
Existing Road to be Unconstructed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Local Roads	0.317 ha	—	0.252 ha	0.223 ha	0.388 ha	—	—	—	0.132 ha	—	—	—	—	1.312 ha	14.9%
Pedestrian Linkage	—	—	—	0.025 ha	0.033 ha	—	—	—	—	—	—	—	—	0.058 ha	0.7%
Total Road Area	**0.498 ha**	**—**	**0.389 ha**	**0.385 ha**	**1.700 ha**	**—**	**—**	**—**	**0.731 ha**	**—**	**—**	**—**	**—**	**3.703 ha**	**42.1%**

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

Stage 11

701
6295m²

Stage 10

Stage 12A

Stage 12B

Stage 13

Stage 14A

Stage 14B

Stage 14C

Stage 23A

Stage 23B

Stage 23C

Stage 23D

Stage 23E

Existing Road

New Road

Wide

Laneway

Yield Breakdown

Allotment Type	Typical Area	STG 10	STG 11	STG 12A	STG 12B	STG 13	STG 14A	STG 14B	STG 14C	STG 23A	STG 23B	STG 23C	STG 23D	STG 23E	Overall	
Front Loaded Terrace Allotment (7.5m & 9.5m Wide)																
7.5m Middle Terrace	188m²	—	—	—	—	—	—	—	—	6	—	—	—	—	6	4.0%
9.0m End Terrace	225m²	—	—	—	—	—	—	—	—	4	—	—	—	—	4	2.6%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**10**	**—**	**—**	**—**	**—**	**10**	**6.6%**
Terrace Allotment (7.5m & 9.5m Wide)																
7.5m Middle Terrace	188m²	—	—	—	—	—	4	5	4	—	5	6	6	4	34	22.5%
9.0m End Terrace	225m²	—	—	—	—	—	2	2	2	—	2	2	2	2	14	9.3%
Subtotal		**—**	**—**	**—**	**—**	**—**	**6**	**7**	**6**	**—**	**7**	**8**	**8**	**6**	**48**	**31.8%**
Villa Allotments (10m Wide)																
25m Deep Allotments	250m²	2	—	2	—	—	—	—	—	—	—	—	—	—	4	2.6%
28m Deep Allotments	280m²	—	—	2	2	1	—	—	—	—	—	—	—	—	5	3.3%
30m Deep Allotments	300m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		**2**	**—**	**4**	**2**	**1**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**9**	**6.0%**
Premium Villa Allotments (12.5m Wide)																
25m Deep Allotments	313m²	19	—	5	4	—	—	—	—	—	—	—	—	—	28	18.5%
28m Deep Allotments	350m²	—	—	5	5	11	—	—	—	—	—	—	—	—	21	13.9%
30m Deep Allotments	375m²	—	—	—	—	2	—	—	—	—	—	—	—	—	2	1.3%
Subtotal		**19**	**—**	**10**	**9**	**13**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**51**	**33.8%**
Courtyard Allotments (14m Wide)																
25m Deep Allotments	350m²	11	—	2	2	—	—	—	—	—	—	—	—	—	15	9.9%
28m Deep Allotments	392m²	—	—	2	2	6	—	—	—	—	—	—	—	—	10	6.6%
30m Deep Allotments	420m²	—	—	—	—	2	—	—	—	—	—	—	—	—	2	1.3%
Subtotal		**11**	**—**	**4**	**4**	**8**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**27**	**17.9%**
Traditional Allotments (16m Wide)																
25m Deep Allotments	400m²	—	—	—	2	—	—	—	—	—	—	—	—	—	2	1.3%
28m Deep Allotments	448m²	—	—	—	—	4	—	—	—	—	—	—	—	—	4	2.6%
30m Deep Allotments	480m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**2**	**4**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**6**	**4.0%**
Premium Traditional Allotments (18m Wide)																
25m Deep Allotments	450m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	504m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	540m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Total Residential Allotments		**32**	**—**	**18**	**17**	**26**	**6**	**7**	**6**	**10**	**7**	**8**	**8**	**6**	**151**	**100.0%**
Other Allotments																
Management Allotment		—	1	—	—	—	—	—	—	—	—	—	—	—	1	
Total Other Allotments		**—**	**1**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1**	
Total Allotments		**32**	**1**	**18**	**17**	**26**	**6**	**7**	**6**	**10**	**7**	**8**	**8**	**6**	**152**	

Note:

All Lot Numbers, 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.

Source Information:

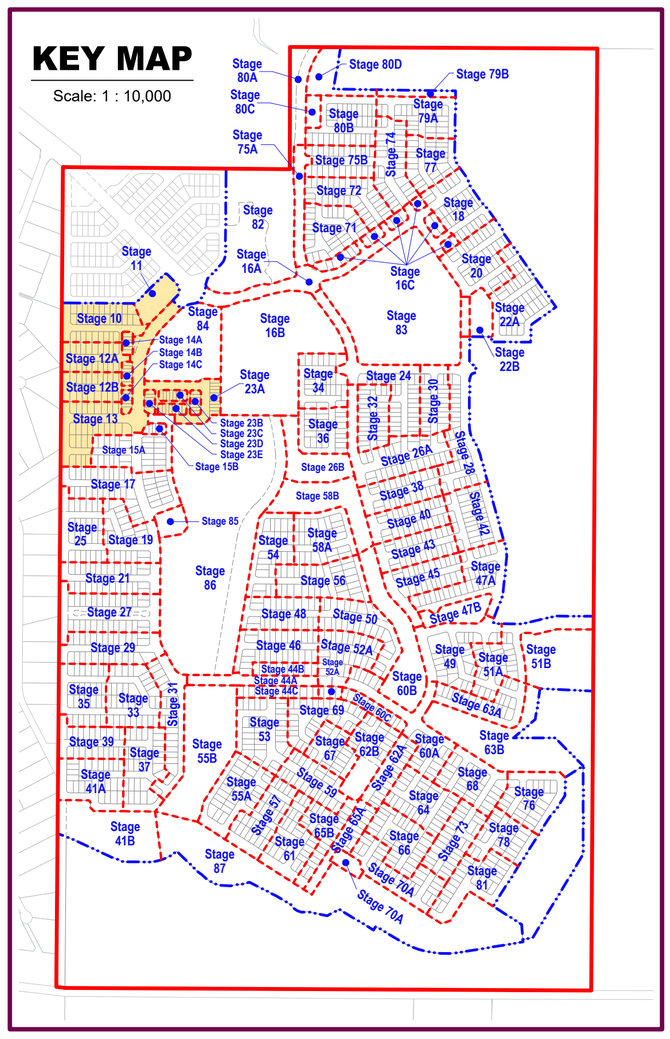
Site boundaries: RPS Survey.
Adjoining **information:** DCDB.
Contours: KN Group

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

KEY MAP

Scale: 1 : 10,000



PLAN REF: 134102 – 116
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

0 10 20 30 40 50 1 : 750 @ A1

Stockland

BOTANICA
Precinct B
Plan of Subdivision – Sheet 1

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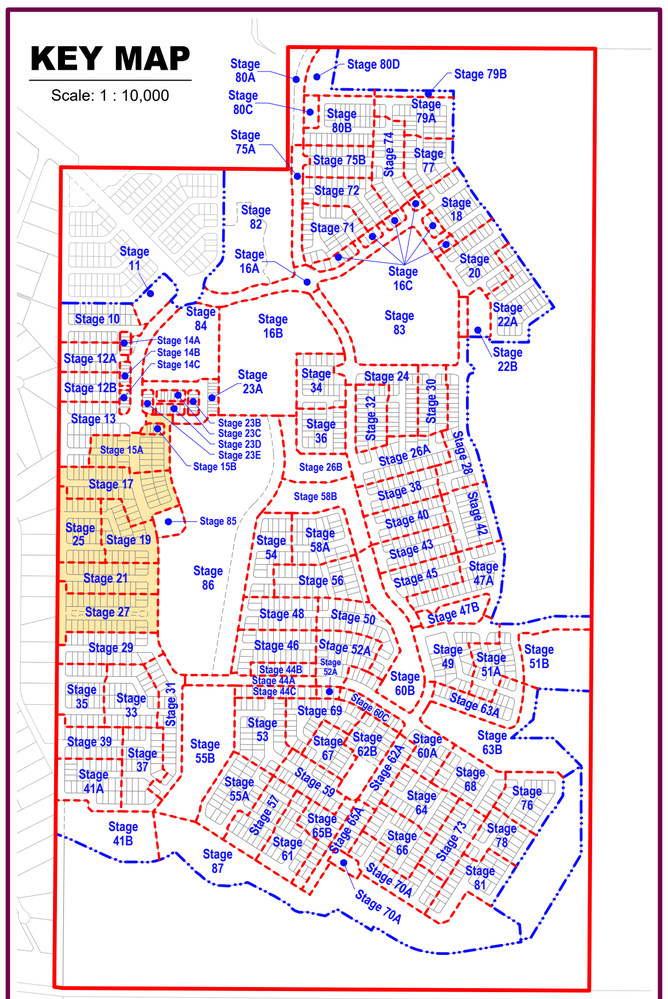
LAND USE BUDGET

Land Use	STG 15A	STG 15B	STG 17	STG 19	STG 21	STG 25	STG 27	Overall	
Total Stage Area	1.647 ha	0.125 ha	2.288 ha	1.461 ha	1.603 ha	1.555 ha	2.181 ha	**10.860 ha**	**100.0%**
Saleable Area									
Residential Allotments	0.972 ha	0.125 ha	1.489 ha	0.919 ha	1.053 ha	0.947 ha	1.091 ha	6.596 ha	60.7%
Total Area of Allotments	**0.972 ha**	**0.125 ha**	**1.489 ha**	**0.919 ha**	**1.053 ha**	**0.947 ha**	**1.091 ha**	**6.596 ha**	**60.7%**
Open Space									
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	0.0%
Drainage Open Space	—	—	—	—	—	—	—	—	0.0%
Linear Park	—	—	—	—	—	—	—	—	0.0%
Total Open Space	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Roads									
Collector Road	0.346 ha	—	0.270 ha	0.231 ha	0.168 ha	—	0.209 ha	1.224 ha	11.3%
Existing Road to be Constructed	—	—	0.091 ha	—	0.087 ha	0.234 ha	—	0.412 ha	3.8%
Existing Road to be Unconstructed	—	—	—	—	—	0.116 ha	0.295 ha	0.411 ha	3.8%
Local Roads	0.329 ha	—	0.438 ha	0.311 ha	0.295 ha	0.258 ha	0.413 ha	2.044 ha	18.8%
Pedestrian Linkage	—	—	—	—	—	—	0.173 ha	0.173 ha	1.6%
Total Road Area	**0.675 ha**	**—**	**0.799 ha**	**0.542 ha**	**0.550 ha**	**0.608 ha**	**1.090 ha**	**4.264 ha**	**39.3%**



KEY MAP

Scale: 1 : 10,000



Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

Note:
All Lot Numbers, 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.

Source Information:
Site boundaries: RPS Survey.
Adjoining i**nformation:** DCDB.
Contours: KN Group

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

Yield Breakdown

Allotment Type	Typical Area	STG 15A	STG 15B	STG 17	STG 19	STG 21	STG 25	STG 27	Overall	
Terrace Allotment (7.5m & 9.5m Wide)										
7.5m Middle Terrace	188m²	—	4	—	—	—	—	—	4	2.3%
9.0m End Terrace	225m²	—	2	—	—	—	—	—	2	1.2%
Subtotal		**—**	**6**	**—**	**—**	**—**	**—**	**—**	**6**	**3.5%**
Villa Allotments (10m Wide)										
25m Deep Allotments	250m²	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	280m²	1	—	3	—	1	1	—	6	3.5%
30m Deep Allotments	300m²	1	—	2	1	—	—	—	4	2.3%
Subtotal		**2**	**—**	**5**	**1**	**1**	**1**	**—**	**10**	**5.8%**
Premium Villa Allotments (12.5m Wide)										
25m Deep Allotments	313m²	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	350m²	13	—	13	3	14	7	8	58	33.7%
30m Deep Allotments	375m²	3	—	6	3	1	7	7	27	15.7%
Subtotal		**16**	**—**	**19**	**6**	**15**	**14**	**15**	**85**	**49.4%**
Courtyard Allotments (14m Wide)										
25m Deep Allotments	350m²	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	392m²	5	—	6	8	9	5	7	40	23.3%
30m Deep Allotments	420m²	1	—	5	3	1	5	4	19	11.0%
Subtotal		**6**	**—**	**11**	**11**	**10**	**10**	**11**	**59**	**34.3%**
Traditional Allotments (16m Wide)										
25m Deep Allotments	400m²	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	448m²	2	—	1	2	2	—	1	8	4.7%
30m Deep Allotments	480m²	—	—	2	1	—	—	1	4	2.3%
Subtotal		**2**	**—**	**3**	**3**	**2**	**—**	**2**	**12**	**7.0%**
Premium Traditional Allotments (18m Wide)										
25m Deep Allotments	450m²	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	504m²	—	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	540m²	—	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Total Residential Allotments		**26**	**6**	**38**	**21**	**28**	**25**	**28**	**172**	**100.0%**

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DATE: 13 May 2026
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DRAWN BY: NF / WNW
CHECKED BY: DG

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0 10 20 30 40 50 1 : 750 @ A1

BOTANICA
Precinct B
Plan of Subdivision – Sheet 2

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LAND USE BUDGET

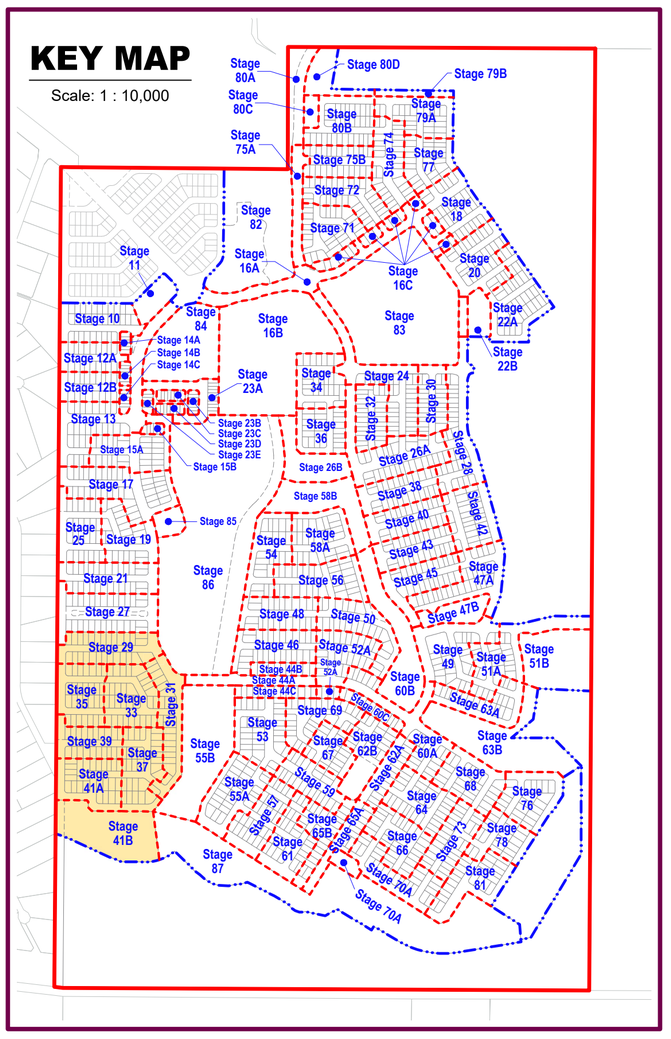
Land Use	STG 29	STG 31	STG 33	STG 35	STG 37	STG 39	STG 41A	STG 41B	Overall	
Total Stage Area	1.642 ha	1.649 ha	1.677 ha	1.556 ha	1.712 ha	1.180 ha	1.636 ha	2.401 ha	**13.453 ha**	**100.0%**
Saleable Area										
Residential Allotments	1.116 ha	0.916 ha	1.235 ha	1.036 ha	1.200 ha	0.769 ha	0.987 ha	—	7.259 ha	54.0%
Total Area of Allotments	**1.116 ha**	**0.916 ha**	**1.235 ha**	**1.036 ha**	**1.200 ha**	**0.769 ha**	**0.987 ha**	**—**	**7.259 ha**	**54.0%**
Open Space										
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	0.0%
Drainage Open Space	—	—	—	—	—	—	—	—	—	0.0%
Linear Park	—	—	—	—	—	—	—	2.239 ha	2.239 ha	16.6%
Total Open Space	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**2.239 ha**	**2.239 ha**	**16.6%**
Roads										
Collector Road	0.136 ha	0.221 ha	—	—	—	—	—	—	0.357 ha	2.7%
Existing Road to be Constructed	0.087 ha	—	—	0.234 ha	—	0.086 ha	0.192 ha	—	0.599 ha	4.5%
Existing Road to be Unconstructed	—	—	—	—	—	0.116 ha	—	0.162 ha	0.278 ha	2.1%
Local Roads	0.303 ha	0.512 ha	0.409 ha	0.286 ha	0.512 ha	0.209 ha	0.457 ha	—	2.688 ha	20.0%
Pedestrian Linkage	—	—	0.033 ha	—	—	—	—	—	0.033 ha	0.2%
Total Road Area	**0.526 ha**	**0.733 ha**	**0.442 ha**	**0.520 ha**	**0.512 ha**	**0.411 ha**	**0.649 ha**	**0.162 ha**	**3.955 ha**	**29.4%**

Yield Breakdown

Allotment Type	Typical Area	STG 29	STG 31	STG 33	STG 35	STG 37	STG 39	STG 41A	STG 41B	Overall	
Terrace Allotment (7.5m & 9.5m Wide)											
7.5m Middle Terrace	188m²	—	—	—	—	—	—	—	—	—	0.0%
9.0m End Terrace	225m²	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Villa Allotments (10m Wide)											
25m Deep Allotments	250m²	—	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	280m²	—	—	—	1	2	1	1	—	5	2.8%
30m Deep Allotments	300m²	—	—	—	1	—	—	1	—	2	1.1%
Subtotal		**—**	**—**	**—**	**2**	**2**	**1**	**2**	**—**	**7**	**3.9%**
Premium Villa Allotments (12.5m Wide)											
25m Deep Allotments	313m²	—	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	350m²	5	2	12	13	7	5	9	—	53	29.4%
30m Deep Allotments	375m²	7	5	3	4	7	6	2	—	34	18.9%
Subtotal		**12**	**7**	**15**	**17**	**14**	**11**	**11**	**—**	**87**	**48.3%**
Courtyard Allotments (14m Wide)											
25m Deep Allotments	350m²	—	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	392m²	7	4	9	6	7	3	5	—	41	22.8%
30m Deep Allotments	420m²	4	7	2	2	3	3	4	—	25	13.9%
Subtotal		**11**	**11**	**11**	**8**	**10**	**6**	**9**	**—**	**66**	**36.7%**
Traditional Allotments (16m Wide)											
25m Deep Allotments	400m²	—	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	448m²	2	—	2	1	1	1	1	—	8	4.4%
30m Deep Allotments	480m²	2	3	1	—	2	1	2	—	11	6.1%
Subtotal		**4**	**3**	**3**	**1**	**3**	**2**	**3**	**—**	**19**	**10.6%**
Premium Traditional Allotments (18m Wide)											
25m Deep Allotments	450m²	—	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	504m²	—	—	1	—	—	—	—	—	1	0.6%
30m Deep Allotments	540m²	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**1**	**—**	**—**	**—**	**—**	**—**	**1**	**0.6%**
Total Residential Allotments		**27**	**21**	**30**	**28**	**29**	**20**	**25**	**—**	**180**	**100.0%**
Other Allotments											
Linear Park		—	—	—	—	—	—	—	1	1	
Total Other Allotments		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1**	**1**	
Total Allotments		**27**	**21**	**30**	**28**	**29**	**20**	**25**	**1**	**181**	

KEY MAP

Scale: 1 : 10,000



Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

Note:

All Lot Numbers, 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.

Source Information:

Site boundaries: RPS Survey.
Adjoining **information:** DCDB.
Contours: KN Group

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

PLAN REF: 134102 – 118
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

0 10 20 30 40 50 1 : 750 @ A1

Stockland

BOTANICA
Precinct B
Plan of Subdivision – Sheet 3

URBAN DESIGN
Level 4 HQ South
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Stage 44B

Stage 44A

Stage 44C

Stage 53

Stage 55B

Stage 55A

Stage 57

905
3.309 ha

New Road

23.5m Wide New Road

15.5m Wide New Road

13.5m Wide New Road

20.5m Wide New Road

15.5m Wide New Road

24.5m Wide New Road

15.5m Wide New Road

Yield Breakdown

Allotment Type	Typical Area	STG 44B	STG 44C	STG 53	STG 55A	STG 55B	STG 57	Overall	
Terrace Allotment (7.5m & 9.5m Wide)									
7.5m Middle Terrace	188m²	—	—	—	—	—	—	—	0.0%
9.0m End Terrace	225m²	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Villa Allotments (10m Wide)									
25m Deep Allotments	250m²	—	—	—	3	—	1	4	3.6%
28m Deep Allotments	280m²	—	—	1	1	—	—	2	1.8%
30m Deep Allotments	300m²	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**1**	**4**	**—**	**1**	**6**	**5.4%**
Premium Villa Allotments (12.5m Wide)									
25m Deep Allotments	313m²	—	—	4	5	—	9	18	16.1%
28m Deep Allotments	350m²	—	5	12	3	—	6	26	23.2%
30m Deep Allotments	375m²	5	—	—	—	—	—	5	4.5%
Subtotal		**5**	**5**	**16**	**8**	**—**	**15**	**49**	**43.8%**
Courtyard Allotments (14m Wide)									
25m Deep Allotments	350m²	—	—	4	7	—	6	17	15.2%
28m Deep Allotments	392m²	—	6	10	7	—	6	29	25.9%
30m Deep Allotments	420m²	5	—	—	—	—	—	5	4.5%
Subtotal		**5**	**6**	**14**	**14**	**—**	**12**	**51**	**45.5%**
Traditional Allotments (16m Wide)									
25m Deep Allotments	400m²	—	—	—	2	—	1	3	2.7%
28m Deep Allotments	448m²	—	1	—	1	—	—	2	1.8%
30m Deep Allotments	480m²	1	—	—	—	—	—	1	0.9%
Subtotal		**1**	**1**	**—**	**3**	**—**	**1**	**6**	**5.4%**
Premium Traditional Allotments (18m Wide)									
25m Deep Allotments	450m²	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	504m²	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	540m²	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Total Residential Allotments		**11**	**12**	**31**	**29**	**—**	**29**	**112**	**100.0%**
Other Allotments									
Drainage Open Space		—	—	—	—	1	—	1	
Linear Park		—	—	—	—	—	—	0	
Total Other Allotments		**—**	**—**	**—**	**—**	**1**	**—**	**1**	
Total Allotments		**11**	**12**	**31**	**29**	**1**	**29**	**113**	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

LAND USE BUDGET

Land Use	STG 44A	STG 44B	STG 44C	STG 53	STG 55A	STG 55B	STG 57	Overall	
Total Stage Area	0.720 ha	0.450 ha	0.526 ha	1.830 ha	1.778 ha	3.309 ha	1.436 ha	**10.049 ha**	**100.0%**
Saleable Area									
Residential Allotments	—	0.450 ha	0.467 ha	1.188 ha	1.037 ha	—	1.012 ha	4.154 ha	41.3%
Total Area of Allotments	**—**	**0.450 ha**	**0.467 ha**	**1.188 ha**	**1.037 ha**	**—**	**1.012 ha**	**4.154 ha**	**41.3%**
Open Space									
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	0.00%
Drainage Open Space	—	—	—	—	—	3.309 ha	—	3.309 ha	32.9%
Linear Park	—	—	—	—	—	—	—	—	0.0%
Total Open Space	**—**	**—**	**—**	**—**	**—**	**3.309 ha**	**—**	**3.309 ha**	**32.9%**
Roads									
Collector Road	0.720 ha	—	0.059 ha	0.342 ha	—	—	—	1.121 ha	11.2%
Local Roads	—	—	—	0.267 ha	0.741 ha	—	0.424 ha	1.432 ha	14.3%
Pedestrian Linkage	—	—	—	0.033 ha	—	—	—	0.033 ha	0.3%
Total Road Area	**0.720 ha**	**—**	**0.059 ha**	**0.642 ha**	**0.741 ha**	**—**	**0.424 ha**	**2.586 ha**	**25.7%**

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

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

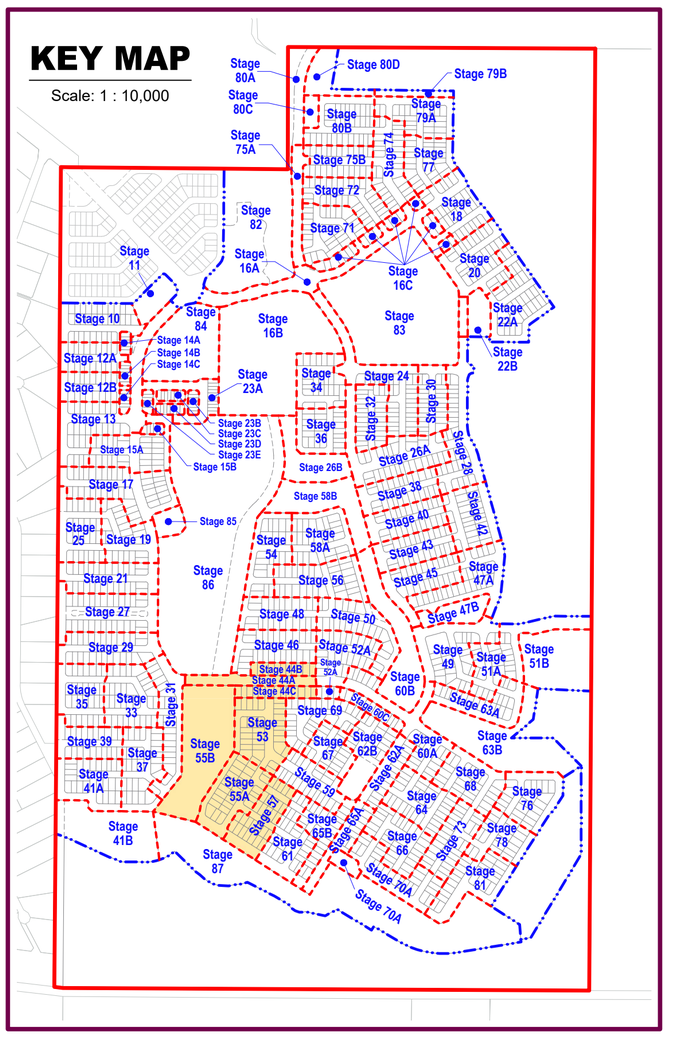
Areas have been rounded down to the nearest 5m².

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

Source Information:
Site boundaries: RPS Survey.
Adjoining i**nformation:** DCDB.
Contours: KN Group

KEY MAP

Scale: 1 : 10,000



PLAN REF: 134102 – 119
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

0 10 20 30 40 50 1 : 750 @ A1

Stockland

BOTANICA
Precinct B
Plan of Subdivision – Sheet 4

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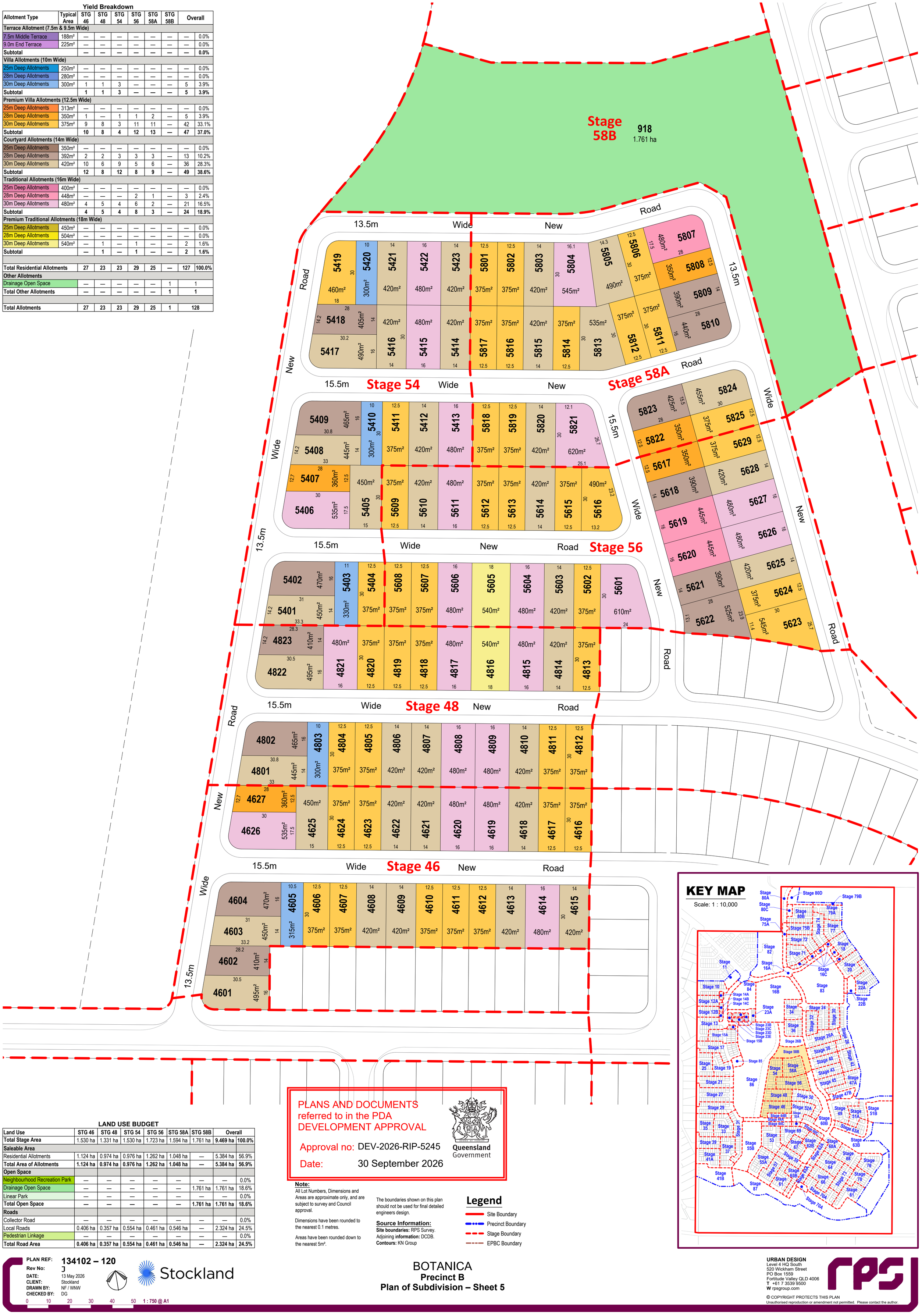
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Yield Breakdown

Allotment Type	Typical Area	STG 46	STG 48	STG 54	STG 56	STG 58A	STG 58B	Overall	
Terrace Allotment (7.5m & 9.5m Wide)									
7.5m Middle Terrace	188m²	—	—	—	—	—	—	—	0.0%
9.0m End Terrace	225m²	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Villa Allotments (10m Wide)									
25m Deep Allotments	250m²	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	280m²	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	300m²	1	1	3	—	—	—	5	3.9%
Subtotal		**1**	**1**	**3**	**—**	**—**	**—**	**5**	**3.9%**
Premium Villa Allotments (12.5m Wide)									
25m Deep Allotments	313m²	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	350m²	1	—	1	1	2	—	5	3.9%
30m Deep Allotments	375m²	9	8	3	11	11	—	42	33.1%
Subtotal		**10**	**8**	**4**	**12**	**13**	**—**	**47**	**37.0%**
Courtyard Allotments (14m Wide)									
25m Deep Allotments	350m²	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	392m²	2	2	3	3	3	—	13	10.2%
30m Deep Allotments	420m²	10	6	9	5	6	—	36	28.3%
Subtotal		**12**	**8**	**12**	**8**	**9**	**—**	**49**	**38.6%**
Traditional Allotments (16m Wide)									
25m Deep Allotments	400m²	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	448m²	—	—	—	2	1	—	3	2.4%
30m Deep Allotments	480m²	4	5	4	6	2	—	21	16.5%
Subtotal		**4**	**5**	**4**	**8**	**3**	**—**	**24**	**18.9%**
Premium Traditional Allotments (18m Wide)									
25m Deep Allotments	450m²	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	504m²	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	540m²	—	1	—	1	—	—	2	1.6%
Subtotal		**—**	**1**	**—**	**1**	**—**	**—**	**2**	**1.6%**
Total Residential Allotments		**27**	**23**	**23**	**29**	**25**	**—**	**127**	**100.0%**
Other Allotments									
Drainage Open Space		—	—	—	—	—	1	1	
Total Other Allotments		**—**	**—**	**—**	**—**	**—**	**1**	**1**	
Total Allotments		**27**	**23**	**23**	**29**	**25**	**1**	**128**	

LAND USE BUDGET

Land Use	STG 46	STG 48	STG 54	STG 56	STG 58A	STG 58B	Overall	
Total Stage Area	1.530 ha	1.331 ha	1.530 ha	1.723 ha	1.594 ha	1.761 ha	**9.469 ha**	**100.0%**
Saleable Area								
Residential Allotments	1.124 ha	0.974 ha	0.976 ha	1.262 ha	1.048 ha	—	5.384 ha	56.9%
Total Area of Allotments	**1.124 ha**	**0.974 ha**	**0.976 ha**	**1.262 ha**	**1.048 ha**	**—**	**5.384 ha**	**56.9%**
Open Space								
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.0%
Drainage Open Space	—	—	—	—	—	1.761 ha	1.761 ha	18.6%
Linear Park	—	—	—	—	—	—	—	0.0%
Total Open Space	**—**	**—**	**—**	**—**	**—**	**1.761 ha**	**1.761 ha**	**18.6%**
Roads								
Collector Road	—	—	—	—	—	—	—	0.0%
Local Roads	0.406 ha	0.357 ha	0.554 ha	0.461 ha	0.546 ha	—	2.324 ha	24.5%
Pedestrian Linkage	—	—	—	—	—	—	—	0.0%
Total Road Area	**0.406 ha**	**0.357 ha**	**0.554 ha**	**0.461 ha**	**0.546 ha**	**—**	**2.324 ha**	**24.5%**



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Date: 30 September 2026

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.

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

Source Information:

Site boundaries: RPS Survey.
Adjoining i**nformation:** DCDB.
Contours: KN Group

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

PLAN REF: 134102 – 120
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DATE: 13 May 2026
CLIENT: Stockland
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CHECKED BY: DG

Stockland

0 10 20 30 40 50 1 : 750 @ A1

BOTANICA
Precinct B
Plan of Subdivision – Sheet 5

URBAN DESIGN
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PO Box 1559
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Queensland Government

12m Wide New Road

15.5m Wide New Road

20.5m Wide New Road

13.5m Wide New Road

24.5m Wide New Road

Stage 69

Stage 67

Stage 59

Stage 65B

Stage 61

Stage 62B

912
5070m²

Stage 62A

Stage 65A

Yield Breakdown

Allotment Type	Typical Area	STG 59	STG 61	STG 62A	STG 62B	STG 65A	STG 65B	STG 67	STG 69	Overall	
Terrace Allotment (7.5m & 9.5m Wide)											
7.5m Middle Terrace	188m²	—	—	—	—	—	—	—	—	—	0.0%
9.0m End Terrace	225m²	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		—	—	—	—	—	—	—	—	—	**0.0%**
Villa Allotments (10m Wide)											
25m Deep Allotments	250m²	—	1	—	1	—	2	2	2	8	5.2%
28m Deep Allotments	280m²	2	2	1	—	—	1	2	1	9	5.8%
30m Deep Allotments	300m²	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		**2**	**3**	**1**	**1**	**—**	**3**	**4**	**3**	**17**	**11.0%**
Premium Villa Allotments (12.5m Wide)											
25m Deep Allotments	313m²	1	9	—	6	—	2	6	12	36	23.4%
28m Deep Allotments	350m²	11	3	5	3	1	7	5	1	36	23.4%
30m Deep Allotments	375m²	—	—	—	—	2	—	—	—	2	1.3%
Subtotal		**12**	**12**	**5**	**9**	**3**	**9**	**11**	**13**	**74**	**48.1%**
Courtyard Allotments (14m Wide)											
25m Deep Allotments	350m²	1	6	—	5	—	4	2	8	26	16.9%
28m Deep Allotments	392m²	4	3	5	3	2	5	3	1	26	16.9%
30m Deep Allotments	420m²	—	—	—	—	2	—	—	—	2	1.3%
Subtotal		**5**	**9**	**5**	**8**	**4**	**9**	**5**	**9**	**54**	**35.1%**
Traditional Allotments (16m Wide)											
25m Deep Allotments	400m²	—	1	—	—	—	1	—	1	3	1.9%
28m Deep Allotments	448m²	2	1	1	—	1	—	—	1	6	3.9%
30m Deep Allotments	480m²	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		**2**	**2**	**1**	**—**	**1**	**1**	**—**	**2**	**9**	**5.8%**
Premium Traditional Allotments (18m Wide)											
25m Deep Allotments	450m²	—	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	504m²	—	—	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	540m²	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Total Residential Allotments		**21**	**26**	**12**	**18**	**8**	**22**	**20**	**27**	**154**	**100.0%**
Other Allotments											
Neighbourhood Recreation Park		—	—	—	1	—	—	—	—	1	
Linear Park		—	—	—	—	—	—	—	—	0	
Total Other Allotments		**—**	**—**	**—**	**1**	**—**	**—**	**—**		**1**	
Total Allotments		**21**	**26**	**12**	**19**	**8**	**22**	**20**	**27**	**155**	

LAND USE BUDGET

Land Use	STG 59	STG 61	STG 62A	STG 62B	STG 65A	STG 65B	STG 67	STG 69	Overall	
Total Stage Area	1.196 ha	1.433 ha	0.862 ha	1.395 ha	0.814 ha	1.102 ha	0.954 ha	1.396 ha	**9.152 ha**	**100.0%**
Saleable Area										
Residential Allotments	0.765 ha	0.893 ha	0.451 ha	0.627 ha	0.324 ha	0.783 ha	0.662 ha	0.984 ha	5.489 ha	60.0%
Total Area of Allotments	**0.765 ha**	**0.893 ha**	**0.451 ha**	**0.627 ha**	**0.324 ha**	**0.783 ha**	**0.662 ha**	**0.984 ha**	**5.489 ha**	**60.0%**
Open Space										
Neighbourhood Recreation Park	—	—	—	0.507 ha	—	—	—	—	0.507 ha	5.5%
Drainage Open Space	—	—	—	—	—	—	—	—	—	0.0%
Linear Park	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	**—**	**—**	**—**	**0.507 ha**	**—**	**—**	**—**	**—**	**0.507 ha**	**5.5%**
Roads										
Collector Road	0.341 ha	—	0.386 ha	—	0.056 ha	0.060 ha	—	—	0.843 ha	9.2%
Local Roads	0.090 ha	0.540 ha	0.025 ha	0.261 ha	0.434 ha	0.259 ha	0.292 ha	0.412 ha	2.313 ha	25.3%
Pedestrian Linkage	—	—	—	—	—	—	—	—	—	0.0%
Total Road Area	**0.431 ha**	**0.540 ha**	**0.411 ha**	**0.261 ha**	**0.490 ha**	**0.319 ha**	**0.292 ha**	**0.412 ha**	**3.156 ha**	**34.5%**

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

Note:
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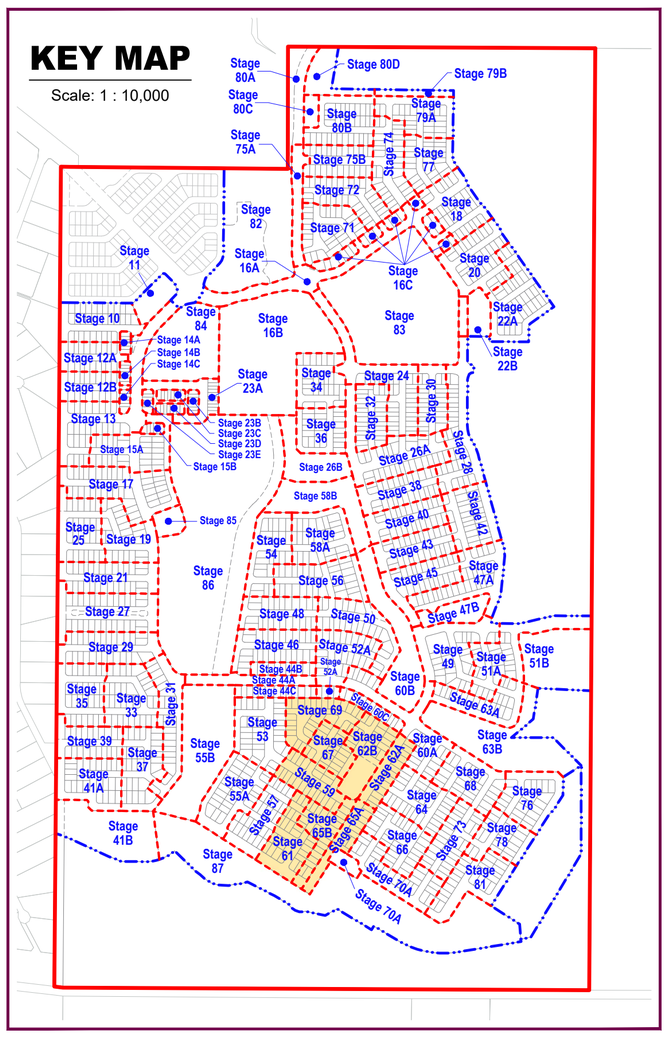
Areas have been rounded down to the nearest 5m².

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Source Information:
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Adjoining **information:** DCDB.
Contours: KN Group

KEY MAP

Scale: 1 : 10,000



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DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

0 10 20 30 40 50 1 : 750 @ A1

Stockland

BOTANICA
Precinct B
Plan of Subdivision – Sheet 6

URBAN DESIGN
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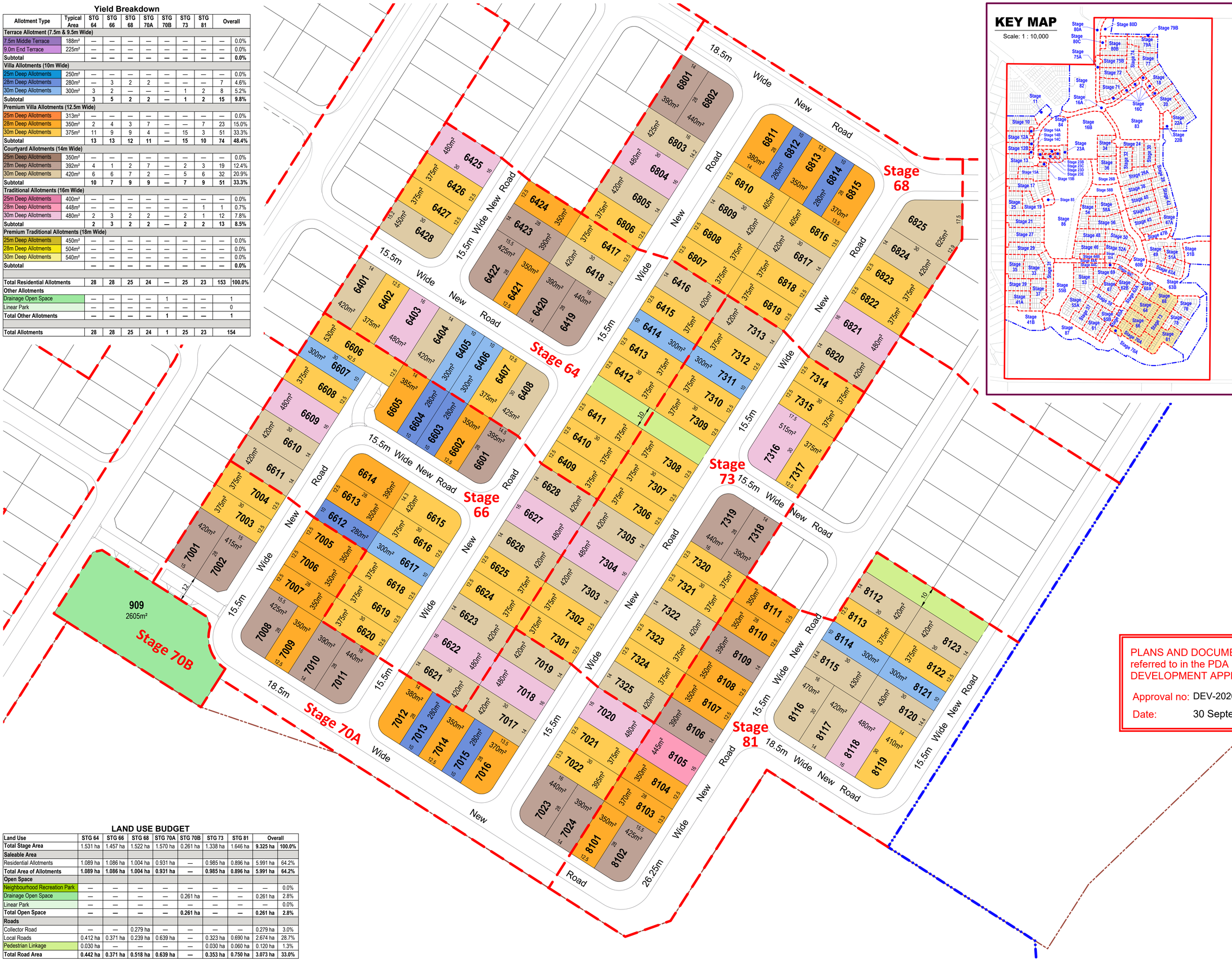
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Yield Breakdown

Allotment Type	Typical Area	STG 64	STG 66	STG 68	STG 70A	STG 70B	STG 73	STG 81	Overall	
Terrace Allotment (7.5m & 9.5m Wide)										
7.5m Middle Terrace	188m²	—	—	—	—	—	—	—	—	0.0%
9.0m End Terrace	225m²	—	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Villa Allotments (10m Wide)										
25m Deep Allotments	250m²	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	280m²	—	3	2	2	—	—	—	7	4.6%
30m Deep Allotments	300m²	3	2	—	—	—	1	2	8	5.2%
Subtotal		**3**	**5**	**2**	**2**	**—**	**1**	**2**	**15**	**9.8%**
Premium Villa Allotments (12.5m Wide)										
25m Deep Allotments	313m²	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	350m²	2	4	3	7	—	—	7	23	15.0%
30m Deep Allotments	375m²	11	9	9	4	—	15	3	51	33.3%
Subtotal		**13**	**13**	**12**	**11**	**—**	**15**	**10**	**74**	**48.4%**
Courtyard Allotments (14m Wide)										
25m Deep Allotments	350m²	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	392m²	4	1	2	7	—	2	3	19	12.4%
30m Deep Allotments	420m²	6	6	7	2	—	5	6	32	20.9%
Subtotal		**10**	**7**	**9**	**9**	**—**	**7**	**9**	**51**	**33.3%**
Traditional Allotments (16m Wide)										
25m Deep Allotments	400m²	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	448m²	—	—	—	—	—	—	1	1	0.7%
30m Deep Allotments	480m²	2	3	2	2	—	2	1	12	7.8%
Subtotal		**2**	**3**	**2**	**2**	**—**	**2**	**2**	**13**	**8.5%**
Premium Traditional Allotments (18m Wide)										
25m Deep Allotments	450m²	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	504m²	—	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	540m²	—	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Total Residential Allotments		**28**	**28**	**25**	**24**	**—**	**25**	**23**	**153**	**100.0%**
Other Allotments										
Drainage Open Space		—	—	—	—	1	—	—	1	
Linear Park		—	—	—	—	—	—	—	0	
Total Other Allotments		**—**	**—**	**—**	**—**	**1**	**—**	**—**	**1**	
Total Allotments		**28**	**28**	**25**	**24**	**1**	**25**	**23**	**154**	

LAND USE BUDGET

Land Use	STG 64	STG 66	STG 68	STG 70A	STG 70B	STG 73	STG 81	Overall	
Total Stage Area	1.531 ha	1.457 ha	1.522 ha	1.570 ha	0.261 ha	1.338 ha	1.646 ha	**9.325 ha**	**100.0%**
Saleable Area									
Residential Allotments	1.089 ha	1.086 ha	1.004 ha	0.931 ha	—	0.985 ha	0.896 ha	5.991 ha	64.2%
Total Area of Allotments	**1.089 ha**	**1.086 ha**	**1.004 ha**	**0.931 ha**	**—**	**0.985 ha**	**0.896 ha**	**5.991 ha**	**64.2%**
Open Space									
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	0.0%
Drainage Open Space	—	—	—	—	0.261 ha	—	—	0.261 ha	2.8%
Linear Park	—	—	—	—	—	—	—	—	0.0%
Total Open Space	**—**	**—**	**—**	**—**	**0.261 ha**	**—**	**—**	**0.261 ha**	**2.8%**
Roads									
Collector Road	—	—	0.279 ha	—	—	—	—	0.279 ha	3.0%
Local Roads	0.412 ha	0.371 ha	0.239 ha	0.639 ha	—	0.323 ha	0.690 ha	2.674 ha	28.7%
Pedestrian Linkage	0.030 ha	—	—	—	—	0.030 ha	0.060 ha	0.120 ha	1.3%
Total Road Area	**0.442 ha**	**0.371 ha**	**0.518 ha**	**0.639 ha**	**—**	**0.353 ha**	**0.750 ha**	**3.073 ha**	**33.0%**



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BOTANICA

Precinct B
Plan of Subdivision
Sheet 7

PLAN REF: 134102 – 122
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

Note:
All Lot Numbers, 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.

Source Information:
Site boundaries: RPS Survey.
Adjoining **information:** DCDB.
Contours: KN Group

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

Stockland

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LAND USE BUDGET

Land Use	STG 49	STG 50	STG 52A	STG 52B	STG 60A	STG 60B	Overall	
Total Stage Area	2.080 ha	1.605 ha	1.433 ha	0.151 ha	1.859 ha	2.084 ha	**9.212 ha**	**100.0%**
Saleable Area								
Residential Allotments	0.905 ha	0.931 ha	0.939 ha	0.151 ha	0.767 ha	—	3.693 ha	40.1%
Local Centre	0.203 ha	—	—	—	—	—	0.203 ha	2.2%
Total Area of Allotments	**1.108 ha**	**0.931 ha**	**0.939 ha**	**0.151 ha**	**0.767 ha**	**—**	**3.896 ha**	**42.3%**
Open Space								
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.0%
Drainage Open Space	—	—	—	—	—	2.084 ha	2.084 ha	22.6%
Linear Park	—	—	—	—	—	—	—	0.0%
Total Open Space	**—**	**—**	**—**	**—**	**—**	**2.084 ha**	**2.084 ha**	**22.6%**
Roads								
Collector Road	0.747 ha	—	0.149 ha	—	0.924 ha	—	1.820 ha	19.8%
Local Roads	0.225 ha	0.581 ha	0.315 ha	—	0.132 ha	—	1.253 ha	13.6%
Pedestrian Linkage	—	0.093 ha	0.030 ha	—	0.036 ha	—	0.159 ha	1.7%
Total Road Area	**0.972 ha**	**0.674 ha**	**0.494 ha**	**—**	**1.092 ha**	**—**	**3.232 ha**	**35.1%**

Yield Breakdown

Allotment Type	Typical Area	STG 49	STG 50	STG 52A	STG 52B	STG 60A	STG 60B	Overall	
Terrace Allotment (7.5m & 9.5m Wide)									
7.5m Middle Terrace	188m²	—	—	—	—	—	—	—	0.0%
9.0m End Terrace	225m²	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Villa Allotments (10m Wide)									
25m Deep Allotments	250m²	4	—	—	—	—	—	4	4.4%
28m Deep Allotments	280m²	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	300m²	—	1	1	—	2	—	4	4.4%
Subtotal		**4**	**1**	**1**	**—**	**2**	**—**	**8**	**8.9%**
Premium Villa Allotments (12.5m Wide)									
25m Deep Allotments	313m²	11	—	—	—	—	—	11	12.2%
28m Deep Allotments	350m²	3	2	1	3	2	—	11	12.2%
30m Deep Allotments	375m²	—	6	10	—	6	—	22	24.4%
Subtotal		**14**	**8**	**11**	**3**	**8**	**—**	**44**	**48.9%**
Courtyard Allotments (14m Wide)									
25m Deep Allotments	350m²	6	—	—	—	—	—	6	6.7%
28m Deep Allotments	392m²	—	6	2	1	3	—	12	13.3%
30m Deep Allotments	420m²	—	4	6	—	4	—	14	15.6%
Subtotal		**6**	**10**	**8**	**1**	**7**	**—**	**32**	**35.6%**
Traditional Allotments (16m Wide)									
25m Deep Allotments	400m²	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	448m²	—	1	1	—	1	—	3	3.3%
30m Deep Allotments	480m²	—	1	1	—	1	—	3	3.3%
Subtotal		**—**	**2**	**2**	**—**	**2**	**—**	**6**	**6.7%**
Premium Traditional Allotments (18m Wide)									
25m Deep Allotments	450m²	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	504m²	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	540m²	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Total Residential Allotments		**24**	**21**	**22**	**4**	**19**	**—**	**90**	**100.0%**
Other Allotments									
Local Centre		1	—	—	—	—	—	1	
Drainage Open Space		—	—	—	—	—	1	1	
Total Other Allotments		**1**	**—**	**—**	**—**	**—**	**1**	**2**	
Total Allotments		**25**	**21**	**22**	**4**	**19**	**1**	**92**	

Stage 50

Stage 52A

Stage 52B

Stage 60B

Stage 60C

Stage 60A

Stage 49

916
2.084 ha

804
2030m²

15.5m Wide Road

13.5m Wide New Road

20.5m Wide New Road

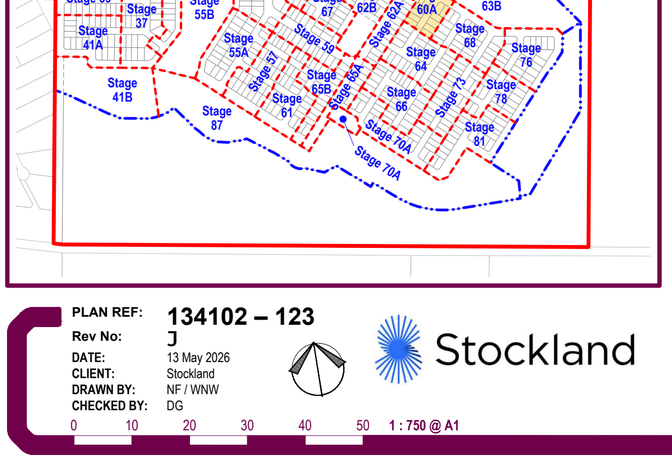
23.5m Wide New Road

18.5m Wide New Road

15.5m Wide New Road

KEY MAP

Scale: 1 : 10,000



Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

Note:

All Lot Numbers, 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.

Source Information:

Site boundaries: RPS Survey.
Adjoining **information:** DCDB.
Contours: KN Group

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

PLAN REF: 134102 – 123
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

Stockland

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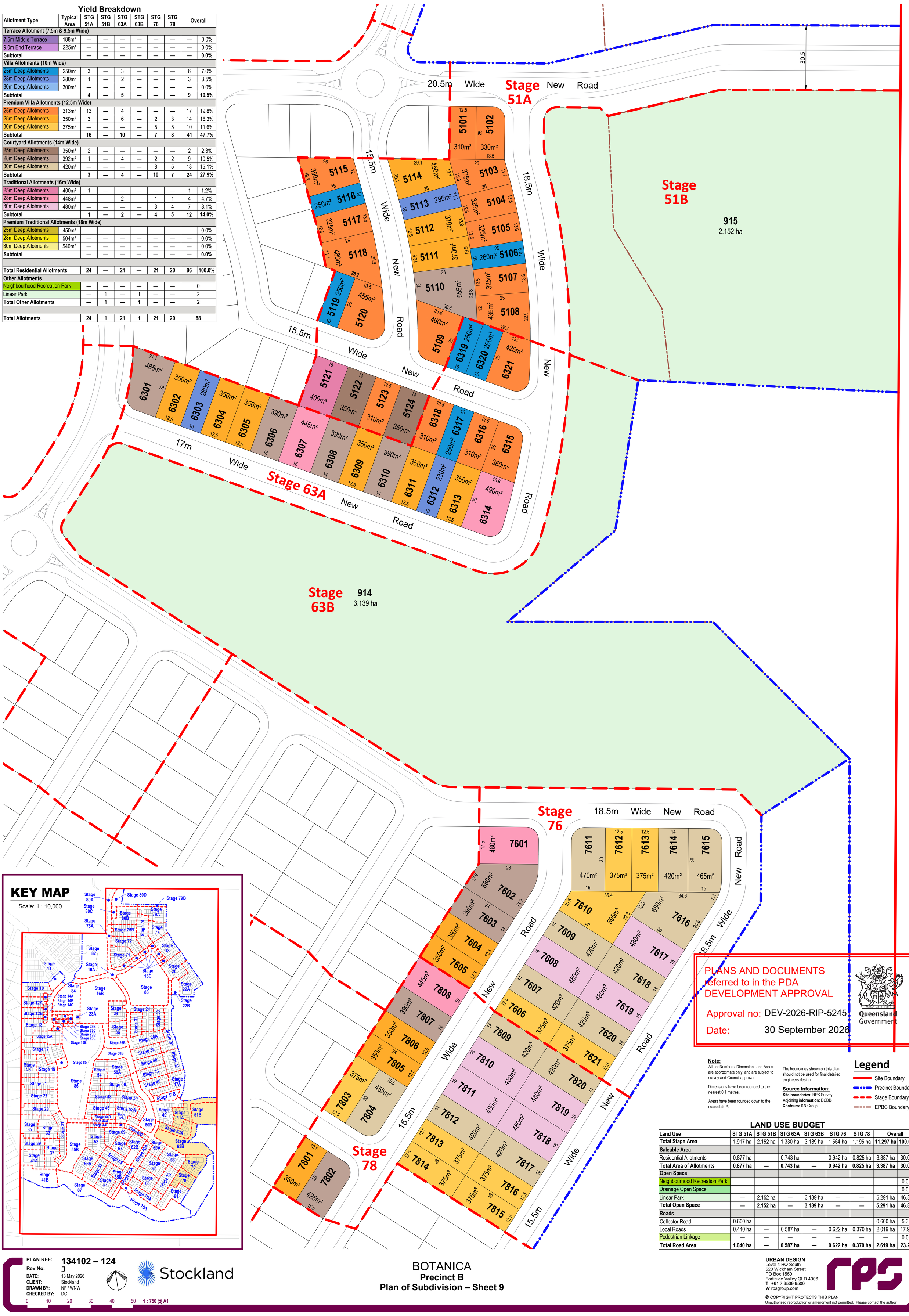
BOTANICA
Precinct B
Plan of Subdivision – Sheet 8

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Yield Breakdown

Allotment Type	Typical Area	STG 51A	STG 51B	STG 63A	STG 63B	STG 76	STG 78	Overall	
Terrace Allotment (7.5m & 9.5m Wide)									
7.5m Middle Terrace	188m²	—	—	—	—	—	—	—	0.0%
9.0m End Terrace	225m²	—	—	—	—	—	—	—	0.0%
Subtotal		—	—	—	—	—	—	—	**0.0%**
Villa Allotments (10m Wide)									
25m Deep Allotments	250m²	3	—	3	—	—	—	6	7.0%
28m Deep Allotments	280m²	1	—	2	—	—	—	3	3.5%
30m Deep Allotments	300m²	—	—	—	—	—	—	—	0.0%
Subtotal		**4**	**—**	**5**	**—**	**—**	**—**	**9**	**10.5%**
Premium Villa Allotments (12.5m Wide)									
25m Deep Allotments	313m²	13	—	4	—	—	—	17	19.8%
28m Deep Allotments	350m²	3	—	6	—	2	3	14	16.3%
30m Deep Allotments	375m²	—	—	—	—	5	5	10	11.6%
Subtotal		**16**	**—**	**10**	**—**	**7**	**8**	**41**	**47.7%**
Courtyard Allotments (14m Wide)									
25m Deep Allotments	350m²	2	—	—	—	—	—	2	2.3%
28m Deep Allotments	392m²	1	—	4	—	2	2	9	10.5%
30m Deep Allotments	420m²	—	—	—	—	8	5	13	15.1%
Subtotal		**3**	**—**	**4**	**—**	**10**	**7**	**24**	**27.9%**
Traditional Allotments (16m Wide)									
25m Deep Allotments	400m²	1	—	—	—	—	—	1	1.2%
28m Deep Allotments	448m²	—	—	2	—	1	1	4	4.7%
30m Deep Allotments	480m²	—	—	—	—	3	4	7	8.1%
Subtotal		**1**	**—**	**2**	**—**	**4**	**5**	**12**	**14.0%**
Premium Traditional Allotments (18m Wide)									
25m Deep Allotments	450m²	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	504m²	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	540m²	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Total Residential Allotments		**24**	**—**	**21**	**—**	**21**	**20**	**86**	**100.0%**
Other Allotments									
Neighbourhood Recreation Park		—	—	—	—	—	—	0	
Linear Park		—	1	—	1	—	—	2	
Total Other Allotments		**—**	**1**	**—**	**1**	**—**	**—**	**2**	
Total Allotments		**24**	**1**	**21**	**1**	**21**	**20**	**88**	



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

Note:
All Lot Numbers, 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.

Source Information:
Site boundaries: RPS Survey.
Adjoining **information:** DCDB.
Contours: KN Group

Legend
- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

LAND USE BUDGET

Land Use	STG 51A	STG 51B	STG 63A	STG 63B	STG 76	STG 78	Overall	
Total Stage Area	1.917 ha	2.152 ha	1.330 ha	3.139 ha	1.564 ha	1.195 ha	**11.297 ha**	**100.0%**
Saleable Area								
Residential Allotments	0.877 ha	—	0.743 ha	—	0.942 ha	0.825 ha	3.387 ha	30.0%
Total Area of Allotments	**0.877 ha**	**—**	**0.743 ha**	**—**	**0.942 ha**	**0.825 ha**	**3.387 ha**	**30.0%**
Open Space								
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.0%
Drainage Open Space	—	—	—	—	—	—	—	0.0%
Linear Park	—	2.152 ha	—	3.139 ha	—	—	5.291 ha	46.8%
Total Open Space	**—**	**2.152 ha**	**—**	**3.139 ha**	**—**	**—**	**5.291 ha**	**46.8%**
Roads								
Collector Road	0.600 ha	—	—	—	—	—	0.600 ha	5.3%
Local Roads	0.440 ha	—	0.587 ha	—	0.622 ha	0.370 ha	2.019 ha	17.9%
Pedestrian Linkage	—	—	—	—	—	—	—	0.0%
Total Road Area	**1.040 ha**	**—**	**0.587 ha**	**—**	**0.622 ha**	**0.370 ha**	**2.619 ha**	**23.2%**

PLAN REF: 134102 – 124
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

Stockland

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BOTANICA
Precinct B
Plan of Subdivision – Sheet 9

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Yield Breakdown

Allotment Type	Typical Area	STG 40	STG 42	STG 43	STG 45	STG 47A	STG 47B	Overall	
Terrace Allotment (7.5m & 9.5m Wide)									
7.5m Middle Terrace	188m²	—	—	—	—	—	—	—	0.0%
9.0m End Terrace	225m²	—	—	—	—	—	—	—	0.0%
Subtotal		—	—	—	—	—	—	—	**0.0%**
Villa Allotments (10m Wide)									
25m Deep Allotments	250m²	3	—	3	3	—	—	9	7.1%
28m Deep Allotments	280m²	2	4	2	2	4	—	14	11.1%
30m Deep Allotments	300m²	—	—	—	—	—	—	—	0.0%
Subtotal		**5**	**4**	**5**	**5**	**4**	**—**	**23**	**18.3%**
Premium Villa Allotments (12.5m Wide)									
25m Deep Allotments	313m²	9	—	9	8	2	—	28	22.2%
28m Deep Allotments	350m²	7	8	7	4	10	—	36	28.6%
30m Deep Allotments	375m²	—	—	—	—	—	—	—	0.0%
Subtotal		**16**	**8**	**16**	**12**	**12**	**—**	**64**	**50.8%**
Courtyard Allotments (14m Wide)									
25m Deep Allotments	350m²	3	2	3	3	3	—	14	11.1%
28m Deep Allotments	392m²	2	8	2	2	6	—	20	15.9%
30m Deep Allotments	420m²	—	—	—	—	—	—	—	0.0%
Subtotal		**5**	**10**	**5**	**5**	**9**	**—**	**34**	**27.0%**
Traditional Allotments (16m Wide)									
25m Deep Allotments	400m²	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	448m²	—	2	—	2	1	—	5	4.0%
30m Deep Allotments	480m²	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**2**	**—**	**2**	**1**	**—**	**5**	**4.0%**
Premium Traditional Allotments (18m Wide)									
25m Deep Allotments	450m²	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	504m²	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	540m²	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Total Residential Allotments		**26**	**24**	**26**	**24**	**26**	**—**	**126**	**100.0%**
Other Allotments									
Neighbourhood Recreation Park		—	—	—	—	—	1	1	
Linear Park		—	—	—	—	—	—	—	
Total Other Allotments		**—**	**—**	**—**	**—**	**—**	**1**	1	
Total Allotments		**26**	**24**	**26**	**24**	**26**	**1**	**127**	

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

Note:
All Lot Numbers, 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.

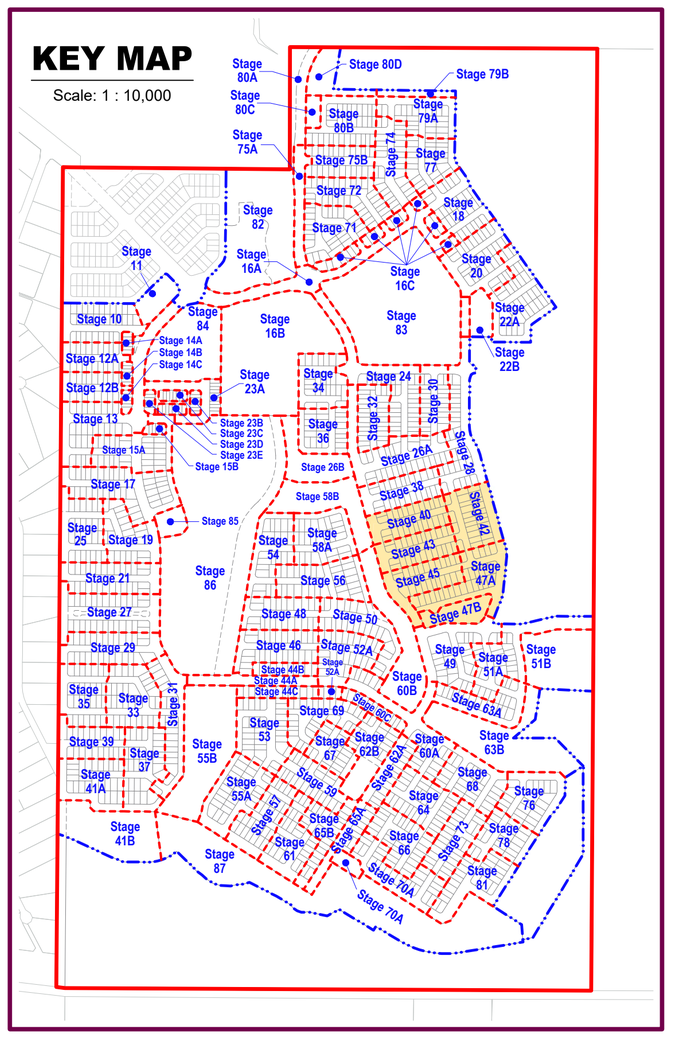
Source Information:
Site boundaries: RPS Survey.
Adjoining **information:** DCDB.
Contours: KN Group

LAND USE BUDGET

Land Use	STG 40	STG 42	STG 43	STG 45	STG 47A	STG 47B	Overall	
Total Stage Area	1.267 ha	1.491 ha	1.267 ha	1.425 ha	1.779 ha	0.727 ha	**7.956 ha**	**100.0%**
Saleable Area								
Residential Allotments	0.854 ha	0.884 ha	0.854 ha	0.821 ha	0.962 ha	—	4.375 ha	55.0%
Total Area of Allotments	**0.854 ha**	**0.884 ha**	**0.854 ha**	**0.821 ha**	**0.962 ha**	**—**	**4.375 ha**	**55.0%**
Open Space								
Neighbourhood Recreation Park	—	—	—	—	—	0.727 ha	0.727 ha	9.1%
Drainage Open Space	—	—	—	—	—	—	—	0.0%
Linear Park	—	—	—	—	—	—	—	0.0%
Total Open Space	**—**	**—**	**—**	**—**	**—**	**0.727 ha**	**0.727 ha**	**9.1%**
Roads								
Collector Road	0.161 ha	0.287 ha	0.161 ha	0.353 ha	0.366 ha	—	1.328 ha	16.7%
Local Roads	0.252 ha	0.264 ha	0.252 ha	0.251 ha	0.451 ha	—	1.470 ha	18.5%
Pedestrian Linkage	—	0.056 ha	—	—	—	—	0.056 ha	0.7%
Total Road Area	**0.413 ha**	**0.607 ha**	**0.413 ha**	**0.604 ha**	**0.817 ha**	**—**	**2.854 ha**	**35.9%**

KEY MAP

Scale: 1 : 10,000

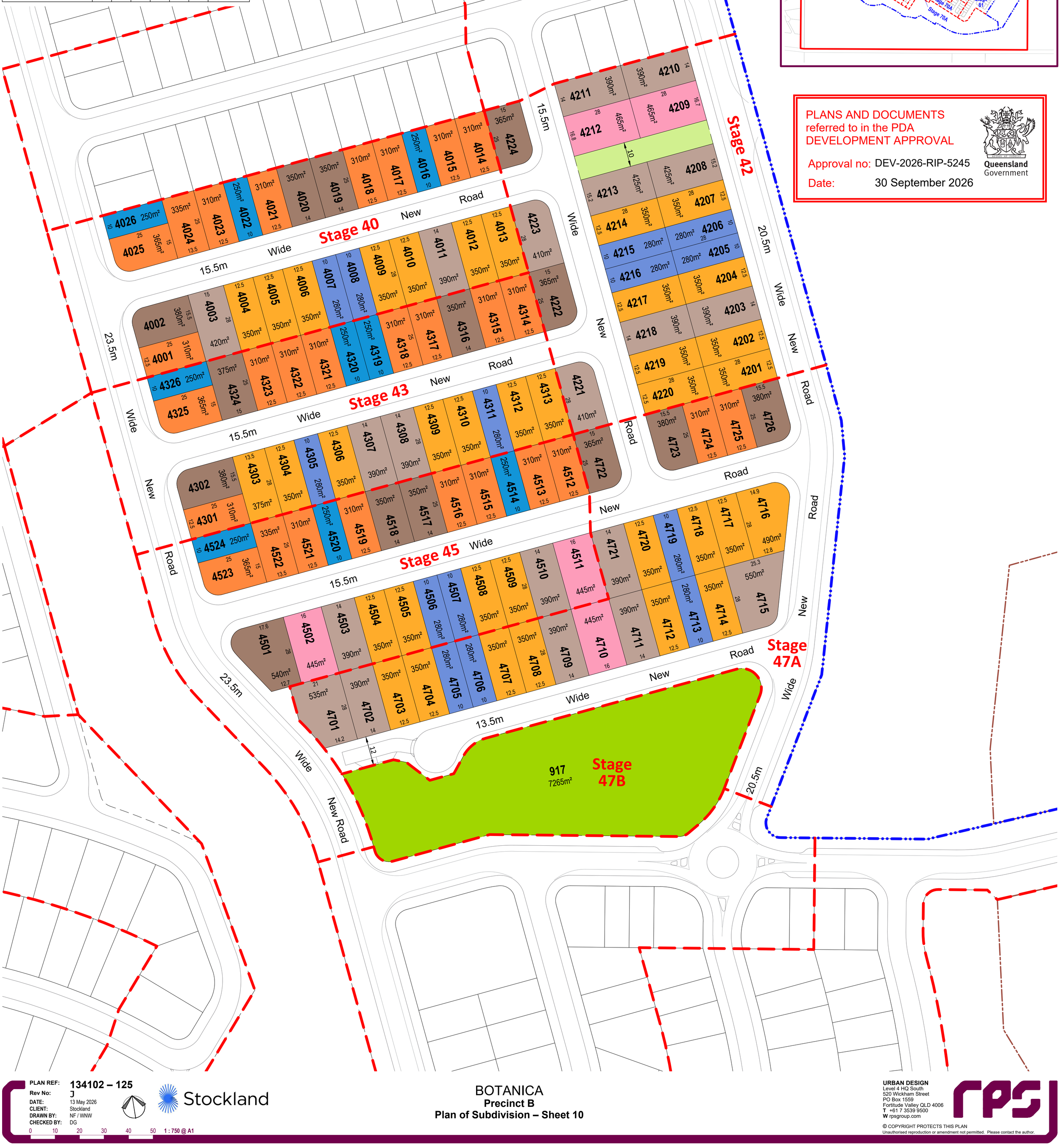


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government



PLAN REF:	**134102 – 125**
Rev No:	**J**
DATE:	13 May 2026
CLIENT:	Stockland
DRAWN BY:	NF / WNW
CHECKED BY:	DG

0 10 20 30 40 50 **1 : 750 @ A1**

Stockland

BOTANICA
Precinct B
Plan of Subdivision – Sheet 10

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

Source Information:
Site boundaries: RPS Survey.
Adjoining i**nformation:** DCDB.
Contours: KN Group

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

Yield Breakdown

Allotment Type	Typical Area	STG 24	STG 26A	STG 26B	STG 32	STG 34	STG 36	STG 38	Overall	
Terrace Allotment (7.5m & 9.5m Wide)										
7.5m Middle Terrace	188m²	—	—	—	—	—	—	—	—	0.0%
9.0m End Terrace	225m²	—	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Villa Allotments (10m Wide)										
25m Deep Allotments	250m²	5	1	—	1	2	—	3	12	7.6%
28m Deep Allotments	280m²	12	4	—	16	1	3	2	38	24.1%
30m Deep Allotments	300m²	—	—	—	—	—	—	—	—	0.0%
Subtotal		**17**	**5**	**—**	**17**	**3**	**3**	**5**	**50**	**31.6%**
Premium Villa Allotments (12.5m Wide)										
25m Deep Allotments	313m²	5	3	—	2	5	2	7	24	15.2%
28m Deep Allotments	350m²	6	11	—	7	5	11	7	47	29.7%
30m Deep Allotments	375m²	—	—	—	—	—	—	—	—	0.0%
Subtotal		**11**	**14**	**—**	**9**	**10**	**13**	**14**	**71**	**44.9%**
Courtyard Allotments (14m Wide)										
25m Deep Allotments	350m²	1	1	—	—	3	2	4	11	7.0%
28m Deep Allotments	392m²	—	7	—	—	5	5	2	19	12.0%
30m Deep Allotments	420m²	—	—	—	—	—	—	—	—	0.0%
Subtotal		**1**	**8**	**—**	**—**	**8**	**7**	**6**	**30**	**19.0%**
Traditional Allotments (16m Wide)										
25m Deep Allotments	400m²	1	—	—	—	2	—	1	4	2.5%
28m Deep Allotments	448m²	—	1	—	—	2	—	—	3	1.9%
30m Deep Allotments	480m²	—	—	—	—	—	—	—	—	0.0%
Subtotal		**1**	**1**	**—**	**—**	**4**	**—**	**1**	**7**	**4.4%**
Premium Traditional Allotments (18m Wide)										
25m Deep Allotments	450m²	—	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	504m²	—	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	540m²	—	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Total Residential Allotments		**30**	**28**	**—**	**26**	**25**	**23**	**26**	**158**	**100.0%**
Other Allotments										
Drainage Open Space		—	—	1	—	—	—	—	1	
Total Other Allotments		**—**	**—**	**1**	**—**	**—**	**—**	**—**	**1**	
Total Allotments		**30**	**28**	**1**	**26**	**25**	**23**	**26**	**159**	

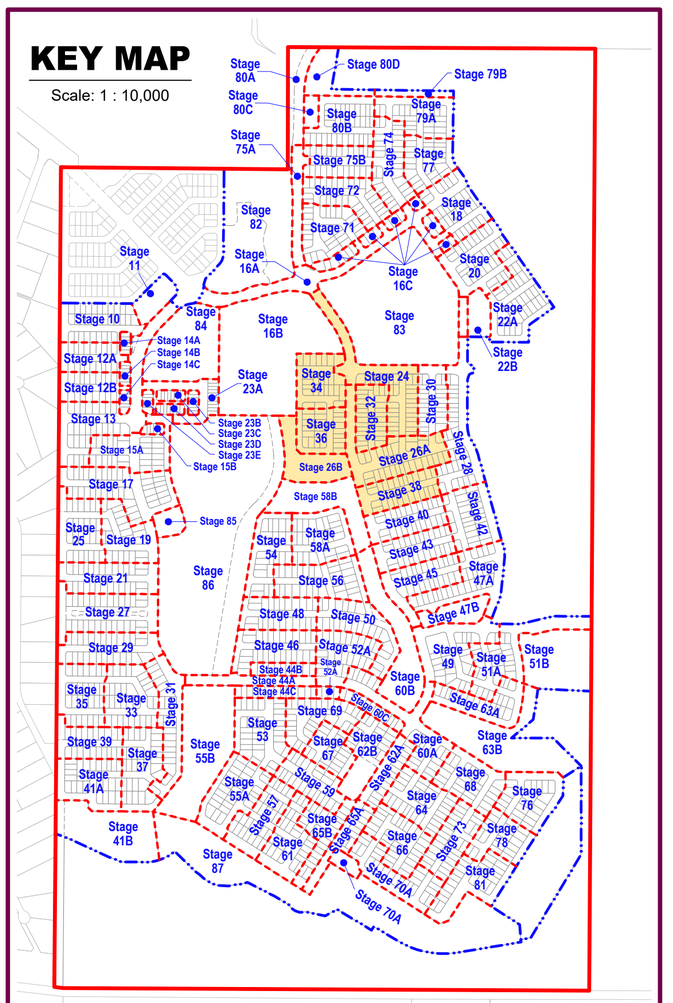
PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245
Date: 30 September 2026

Queensland Government

KEY MAP

Scale: 1 : 10,000



23.5m Wide New Road
15.5m Wide New Road
Stage 34
Stage 24
20.5m Wide New Road
Stage 36
Stage 32
Stage 26A
Stage 38
Stage 26B
919
1.253 ha
Stage 26B
13.5m Wide New Road
15.5m Wide New Road
20.5m Wide New Road
23.5m Wide New Road
15.5m Wide New Road
15.5m Wide New Road
15

Yield Breakdown

Allotment Type	Typical Area	STG 22A	STG 22B	STG 28	STG 30	Overall	
Terrace Allotment (7.5m & 9.5m Wide)							
7.5m Middle Terrace	188m²	—	—	—	—	—	0.0%
9.0m End Terrace	225m²	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**0.0%**
Villa Allotments (10m Wide)							
25m Deep Allotments	250m²	2	—	9	10	21	25.6%
28m Deep Allotments	280m²	2	—	—	5	7	8.5%
30m Deep Allotments	300m²	—	—	—	—	—	0.0%
Subtotal		**4**	**—**	**9**	**15**	**28**	**34.1%**
Premium Villa Allotments (12.5m Wide)							
25m Deep Allotments	313m²	5	—	8	4	17	20.7%
28m Deep Allotments	350m²	11	—	2	2	15	18.3%
30m Deep Allotments	375m²	—	—	—	—	—	0.0%
Subtotal		**16**	**—**	**10**	**6**	**32**	**39.0%**
Courtyard Allotments (14m Wide)							
25m Deep Allotments	350m²	3	—	6	1	10	12.2%
28m Deep Allotments	392m²	6	—	2	2	10	12.2%
30m Deep Allotments	420m²	—	—	—	—	—	0.0%
Subtotal		**9**	**—**	**8**	**3**	**20**	**24.4%**
Traditional Allotments (16m Wide)							
25m Deep Allotments	400m²	—	—	1	—	1	1.2%
28m Deep Allotments	448m²	1	—	—	—	1	1.2%
30m Deep Allotments	480m²	—	—	—	—	—	0.0%
Subtotal		**1**	**—**	**1**	**—**	**2**	**2.4%**
Premium Traditional Allotments (18m Wide)							
25m Deep Allotments	450m²	—	—	—	—	—	0.0%
28m Deep Allotments	504m²	—	—	—	—	—	0.0%
30m Deep Allotments	540m²	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**0.0%**
Total Residential Allotments		**30**	**—**	**28**	**24**	**82**	**100.0%**
Other Allotments							
Neighbourhood Recreation Park		—	1	—	—	1	
Total Other Allotments		**—**	**1**	**—**	**—**	**1**	
Total Allotments		**30**	**1**	**28**	**24**	**83**	

LAND USE BUDGET

Land Use	STG 22A	STG 22B	STG 28	STG 30	Overall	
Total Stage Area	2.094 ha	0.535 ha	1.971 ha	1.063 ha	**5.663 ha**	**100.0%**
Saleable Area						
Residential Allotments	1.092 ha	—	0.915 ha	0.713 ha	2.720 ha	48.0%
Total Area of Allotments	**1.092 ha**	**—**	**0.915 ha**	**0.713 ha**	**2.720 ha**	**48.0%**
Open Space						
Neighbourhood Recreation Park	—	0.535 ha	—	—	0.535 ha	9.4%
Drainage Open Space	—	—	—	—	—	0.0%
Linear Park	—	—	—	—	—	0.0%
Total Open Space	**—**	**0.535 ha**	**—**	**—**	**0.535 ha**	**9.4%**
Roads						
Collector Road	0.188 ha	—	0.881 ha	0.132 ha	1.201 ha	21.2%
Local Roads	0.680 ha	—	0.175 ha	0.218 ha	1.073 ha	18.9%
Pedestrian Linkage	0.134 ha	—	—	—	0.134 ha	2.4%
Total Road Area	**1.002 ha**	**—**	**1.056 ha**	**0.350 ha**	**2.408 ha**	**42.5%**



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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: RPS Survey.
Adjoining **information:** DCDB.
Contours: KN Group

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

KEY MAP

Scale: 1 : 10,000

PLAN REF: 134102 – 127
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

0 10 20 30 40 50 1 : 750 @ A1

Stockland

BOTANICA
Precinct B
Plan of Subdivision – Sheet 12

URBAN DESIGN
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PO Box 1559
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LAND USE BUDGET

Land Use	STG 18	STG 20	STG 74	STG 77	STG 79A	STG 79B	Overall	
Total Stage Area	1.493 ha	1.788 ha	1.520 ha	1.213 ha	1.400 ha	0.273 ha	**7.687 ha**	**100.0%**
Saleable Area								
Residential Allotments	0.932 ha	1.072 ha	1.035 ha	0.907 ha	0.777 ha	—	4.723 ha	61.4%
Total Area of Allotments	**0.932 ha**	**1.072 ha**	**1.035 ha**	**0.907 ha**	**0.777 ha**	**—**	**4.723 ha**	**61.4%**
Open Space								
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.0%
Drainage Open Space	—	—	—	—	—	—	—	0.0%
Linear Park	—	—	—	—	—	0.273 ha	0.273 ha	3.6%
Total Open Space	**—**	**—**	**—**	**—**	**—**	**0.273 ha**	**0.273 ha**	**3.6%**
Roads								
Collector Road	0.242 ha	0.231 ha	0.303 ha	—	—	—	0.776 ha	10.1%
Local Roads	0.266 ha	0.460 ha	0.182 ha	0.306 ha	0.623 ha	—	1.837 ha	23.9%
Pedestrian Linkage	0.053 ha	0.025 ha	—	—	—	—	0.078 ha	1.0%
Total Road Area	**0.561 ha**	**0.716 ha**	**0.485 ha**	**0.306 ha**	**0.623 ha**	**—**	**2.691 ha**	**35.0%**

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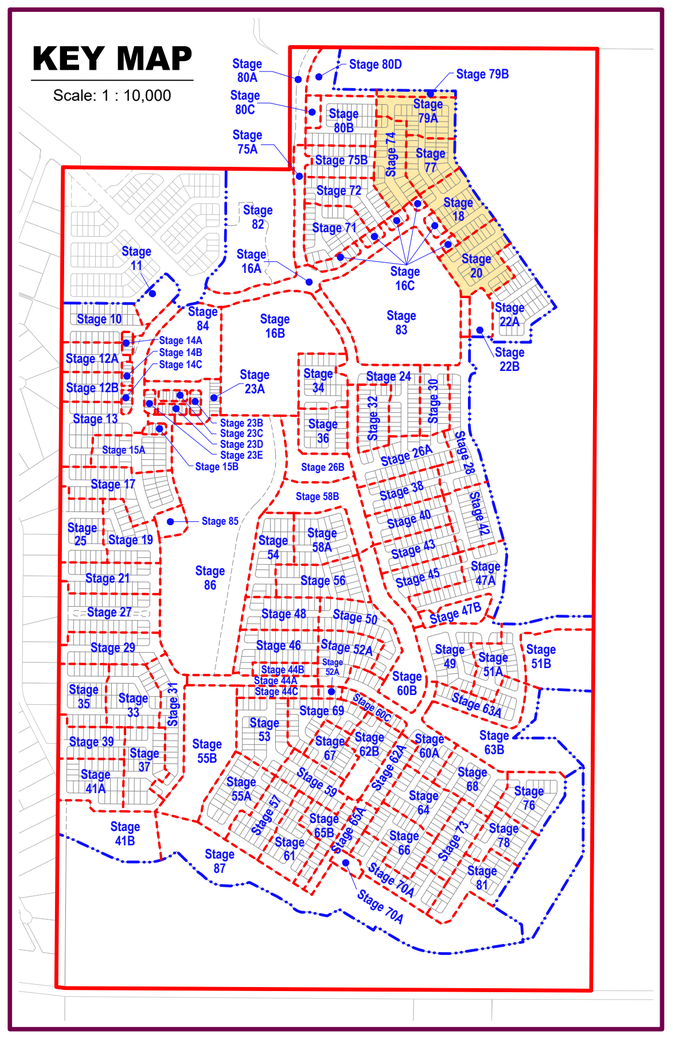
Source Information:
Site boundaries: RPS Survey.
Adjoining i**nformation:** DCDB.
Contours: KN Group

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

KEY MAP

Scale: 1 : 10,000



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Queensland Government

Yield Breakdown

Allotment Type	Typical Area	STG 18	STG 20	STG 74	STG 77	STG 79A	STG 79B	Overall	
Terrace Allotment (7.5m & 9.5m Wide)									
7.5m Middle Terrace	188m²	—	—	—	—	—	—	—	0.0%
9.0m End Terrace	225m²	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Villa Allotments (10m Wide)									
25m Deep Allotments	250m²	3	2	2	2	1	—	10	7.4%
28m Deep Allotments	280m²	2	4	4	3	2	—	15	11.1%
30m Deep Allotments	300m²	—	—	—	—	—	—	—	0.0%
Subtotal		**5**	**6**	**6**	**5**	**3**	**—**	**25**	**18.5%**
Premium Villa Allotments (12.5m Wide)									
25m Deep Allotments	313m²	7	5	7	3	7	—	29	21.5%
28m Deep Allotments	350m²	3	11	8	10	8	—	40	29.6%
30m Deep Allotments	375m²	—	—	—	—	—	—	—	0.0%
Subtotal		**10**	**16**	**15**	**13**	**15**	**—**	**69**	**51.1%**
Courtyard Allotments (14m Wide)									
25m Deep Allotments	350m²	3	4	—	3	4	—	14	10.4%
28m Deep Allotments	392m²	6	3	8	4	1	—	22	16.3%
30m Deep Allotments	420m²	—	—	—	—	—	—	—	0.0%
Subtotal		**9**	**7**	**8**	**7**	**5**	**—**	**36**	**26.7%**
Traditional Allotments (16m Wide)									
25m Deep Allotments	400m²	1	1	—	—	—	—	2	1.5%
28m Deep Allotments	448m²	2	1	—	—	—	—	3	2.2%
30m Deep Allotments	480m²	—	—	—	—	—	—	—	0.0%
Subtotal		**3**	**2**	**—**	**—**	**—**	**—**	**5**	**3.7%**
Premium Traditional Allotments (18m Wide)									
25m Deep Allotments	450m²	—	—	—	—	—	—	—	0.0%
28m Deep Allotments	504m²	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	540m²	—	—	—	—	—	—	—	0.0%
Subtotal		**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
Total Residential Allotments		**27**	**31**	**29**	**25**	**23**	**—**	**135**	**100.0%**
Other Allotments									
Linear Park		—	—	—	—	—	1	1	
Total Other Allotments		**—**	**—**	**—**	**—**	**—**	**1**	**1**	
Total Allotments		**27**	**31**	**29**	**25**	**23**	**1**	**136**	

PLAN REF: 134102 – 128
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
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0 10 20 30 40 50 1 : 750 @ A1

Stockland

BOTANICA
Precinct B
Plan of Subdivision – Sheet 13

URBAN DESIGN
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PO Box 1559
Fortitude Valley QLD 4006
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Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

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Areas have been rounded down to the nearest 5m².

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Source Information:
Site boundaries: RPS Survey.
Adjoining **information:** DCDB.
Contours: KN Group

Yield Breakdown

Allotment Type	Typical Area	STG 16B	STG 16C	STG 71	STG 72	STG 75B	STG 80A	STG 80B	STG 80C	STG 80D	Overall	
Terrace Allotment (7.5m & 9.5m Wide)												
7.5m Middle Terrace	188m²	—	—	—	—	—	—	—	—	—	—	0.0%
9.0m End Terrace	225m²	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		—	—	—	—	—	—	—	—	—	—	**0.0%**
Villa Allotments (10m Wide)												
25m Deep Allotments	250m²	—	1	3	2	3	—	5	—	—	14	9.9%
28m Deep Allotments	280m²	—	2	2	1	—	—	7	—	—	12	8.5%
30m Deep Allotments	300m²	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		—	**3**	**5**	**3**	**3**	—	**12**	—	—	**26**	**18.3%**
Premium Villa Allotments (12.5m Wide)												
25m Deep Allotments	313m²	—	3	6	13	7	—	5	—	—	34	23.9%
28m Deep Allotments	350m²	—	6	6	5	7	—	11	—	—	35	24.6%
30m Deep Allotments	375m²	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		—	**9**	**12**	**18**	**14**	—	**16**	—	—	**69**	**48.6%**
Courtyard Allotments (14m Wide)												
25m Deep Allotments	350m²	—	2	7	10	3	—	2	—	—	24	16.9%
28m Deep Allotments	392m²	—	7	3	—	5	—	3	—	—	18	12.7%
30m Deep Allotments	420m²	—	—	1	—	—	—	—	—	—	1	0.7%
Subtotal		—	**9**	**11**	**10**	**8**	—	**5**	—	—	**43**	**30.3%**
Traditional Allotments (16m Wide)												
25m Deep Allotments	400m²	—	—	1	—	—	—	—	—	—	1	0.7%
28m Deep Allotments	448m²	—	2	—	—	—	—	—	—	—	2	1.4%
30m Deep Allotments	480m²	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		—	**2**	**1**	—	—	—	—	—	—	**3**	**2.1%**
Premium Traditional Allotments (18m Wide)												
25m Deep Allotments	450m²	—	1	—	—	—	—	—	—	—	1	0.7%
28m Deep Allotments	504m²	—	—	—	—	—	—	—	—	—	—	0.0%
30m Deep Allotments	540m²	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal		—	**1**	—	—	—	—	—	—	—	**1**	**0.7%**
Total Residential Allotments		—	**24**	**29**	**31**	**25**	—	**33**	—	—	**142**	**100.0%**
Other Allotments												
District Recreation Park		—	—	—	—	—	—	—	—	—	—	
Drainage Open Space		1	—	—	—	—	—	—	1	—	2	
Linear Park		—	—	—	—	—	1	—	—	1	2	
Total Other Allotments		**1**	—	—	—	—	**1**	—	**1**	**1**	**4**	
Total Allotments		**1**	**24**	**29**	**31**	**25**	**1**	**33**	**1**	**1**	**146**	

KEY MAP

Scale: 1 : 10,000

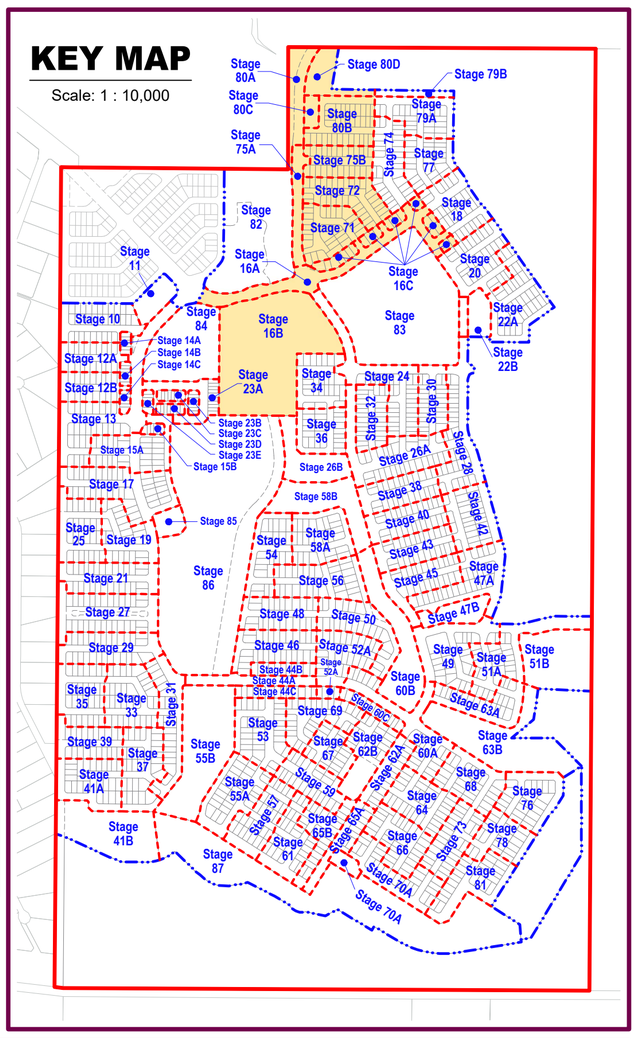
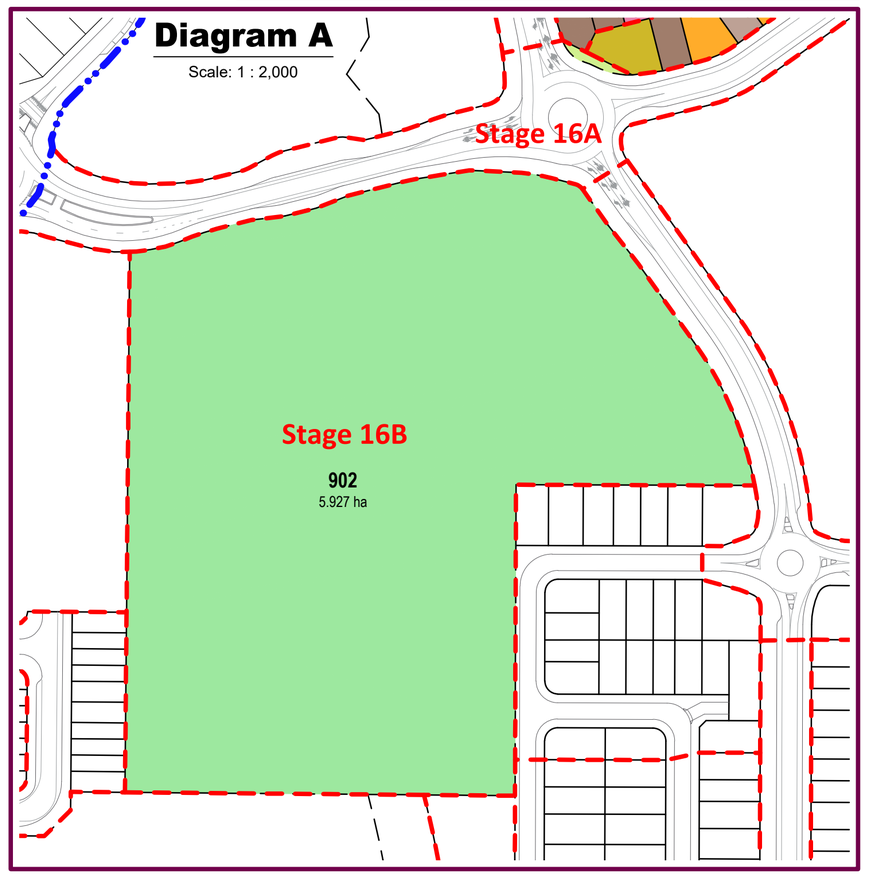


Diagram A

Scale: 1 : 2,000



PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

LAND USE BUDGET

Land Use	STG 16A	STG 16B	STG 16C	STG 71	STG 72	STG 75A	STG 75B	STG 80A	STG 80B	STG 80C	STG 80D	Overall	
Total Stage Area	1.976 ha	5.927 ha	0.923 ha	1.501 ha	1.428 ha	0.724 ha	1.142 ha	1.010 ha	1.609 ha	0.255 ha	0.802 ha	**17.297 ha**	**100.0%**
Saleable Area													
Residential Allotments	—	—	0.923 ha	1.100 ha	1.054 ha	—	0.846 ha	—	1.059 ha	—	—	4.982 ha	28.8%
Total Area of Allotments	—	—	**0.923 ha**	**1.100 ha**	**1.054 ha**	—	**0.846 ha**	—	**1.059 ha**	—	—	**4.982 ha**	**28.8%**
Open Space													
District Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Drainage Open Space	—	5.927 ha	—	—	—	—	—	—	—	0.255 ha	—	6.182 ha	35.7%
Linear Park	—	—	—	—	—	—	—	0.469 ha	—	—	0.802 ha	1.271 ha	7.3%
Total Open Space	—	**5.927 ha**	—	—	—	—	—	**0.469 ha**	—	**0.255 ha**	**0.802 ha**	**7.453 ha**	**43.1%**
Roads													
Collector Road	1.763 ha	—	—	—	—	0.724 ha	—	0.541 ha	—	—	—	3.028 ha	17.5%
Local Roads	0.201 ha	—	—	0.401 ha	0.374 ha	—	0.296 ha	—	0.550 ha	—	—	1.822 ha	10.5%
Pedestrian Linkage	0.012 ha	—	—	—	—	—	—	—	—	—	—	0.012 ha	0.1%
Total Road Area	**1.976 ha**	—	—	**0.401 ha**	**0.374 ha**	**0.724 ha**	**0.296 ha**	**0.541 ha**	**0.550 ha**	—	—	**4.862 ha**	**28.1%**

PLAN REF: 134102 – 129
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

Stockland

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BOTANICA
Precinct B
Plan of Subdivision – Sheet 14

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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LAND USE BUDGET

Land Use	STG 82	STG 83	STG 84	STG 85	STG 86	STG 87	Balance	Overall	
Total Stage Area	4.509 ha	7.052 ha	2.596 ha	0.409 ha	12.345 ha	7.465 ha	38.838 ha	**73.214 ha**	**100.0%**
Saleable Area									
Residential Allotments	—	—	—	—	—	—	—	—	0.00%
School	—	7.052 ha	—	—	—	—	—	7.052 ha	9.63%
Community Facility	—	—	—	0.409 ha	—	—	—	0.409 ha	0.56%
Neighbournood Centre	—	—	2.596 ha	—	—	—	—	2.596 ha	3.55%
Local Centre	—	—	—	—	—	—	—	—	0.00%
Management Allotment	—	—	—	—	—	—	38.838 ha	38.838 ha	53.05%
Total Area of Allotments	**—**	**7.052 ha**	**2.596 ha**	**0.409 ha**	**—**	**—**	**38.838 ha**	**48.895 ha**	**66.78%**
Open Space									
Major Sports Park	—	—	—	—	10.161 ha	—	—	10.161 ha	13.88%
District Recreation Park	1.899 ha	—	—	—	—	—	—	1.899 ha	2.59%
Drainage Open Space	2.610 ha	—	—	—	2.184 ha	—	—	4.794 ha	6.55%
Linear Park	—	—	—	—	—	7.465 ha	—	7.465 ha	10.20%
Total Open Space	**4.509 ha**	**—**	**—**	**—**	**12.345 ha**	**7.465 ha**	**—**	**24.319 ha**	**33.22%**
Roads									
Collector Road	—	—	—	—	—	—	—	—	0.00%
Local Roads	—	—	—	—	—	—	—	—	0.00%
Pedestrian Linkage	—	—	—	—	—	—	—	—	0.00%
Total Road Area	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.00%**

Yield Breakdown

Allotment Type	STG 82	STG 83	STG 84	STG 85	STG 86	STG 87	Balance	Overall
Other Allotments								
School	—	1	—	—	—	—	—	1
Community Facility	—	—	—	1	—	—	—	1
Neighbournood Centre	—	—	1	—	—	—	—	1
Management Allotment	—	—	—	—	—	—	2	2
Major Sports Park	—	—	—	—	1	—	—	1
District Recreation Park	1	—	—	—	—	—	—	1
Drainage Open Space	1	—	—	—	1	—	—	2
Linear Park	—	—	—	—	—	1	—	1
Total Other Allotments	**2**	**1**	**1**	**1**	**2**	**1**	**2**	**10**

Note:
All Lot Numbers, 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.

Source Information:
Site boundaries: RPS Survey.
Adjoining i**nformation:** DCDB.
Contours: KN Group

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary

700
35.337 ha

925
2.61 ha

Stage 82

926
1.899 ha

Stage 83

803
7.052 ha

Stage 84

801
2.596 ha

Stage 85

802
4090m²

903
10.161 ha

Stage 86

904
2.184 ha

913
6.702 ha

Stage 87

701
3.501 ha

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

PLAN REF: 134102 – 130
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

0 30 60 90 120 150 1 : 3,000 @ A1

Stockland

BOTANICA
Precinct B
Plan of Subdivision – Sheet 15

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
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Plan of Development Table

Allotment Topology	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Allotment Width	7.5m – 9.99m		10.0m – 12.49m		12.5m – 13.99m		14.0m – 15.99m		16.0m & Above	
Elevation	**Ground Floor**	**First Floor**	**Ground Floor**	**First Floor**	**Ground Floor**	**First Floor**	**Ground Floor**	**First Floor**	**Ground Floor**	**First Floor**
Standard Allotments										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Façade Treatment	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Garage	5.5m for Single or Tandem Garages & 4.5m for Double Garages									
Rear	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
Laneway Allotments										
Primary Frontage – Laneway Allotment	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Façade Treatment – Laneway Allotment	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m
Garage – from Laneway	Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the Laneway Frontage									
Rear – from Laneway	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m
Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional		Optional	
Built to Boundary Length	85% of the length of boundary		70% of the length of boundary		65% of the length of boundary		65% of the length of boundary		65% of the length of boundary	
Non Built to Boundary **	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
Corner Allotments - All Allotments										
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Secondary Laneway Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Garage Location	Garages are to be located along the built to boundary wall, if no BTB wall on the Western or Southern Boundary or Low Side of the Allotment.									
On site parking requirements (minimum)	Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single or tandem garage acceptable. Double garages are only permitted on laneway or two storey dwellings		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.	
Site Coverage (maximum)	85%		70%		70%		70%		70%	

Notes:

General

1. Plan of Development recognises the following aspects of Development:
   - Houses;
   - Display Homes;
   - Sales Office not exceeding 150m² GFA;
   - Advertising Devices.
2. All development is to be undertaken in accordance with the Development Approval.
3. The maximum height of residential buildings shall be in the order of 9 metres.
4. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
5. For any details not listed in the table or corresponding notes refer to PDA Guideline No.7 (Low Rise Buildings) - dated May 2015.

Setbacks

6. Setbacks are as per the Plan of Development Table unless otherwise specified.
7. All setback dimensions are to be taken from property boundary to outside of the wall of the building.
8. Building treatments that constitute part of the building may encroach into the frontage setback by no more than 1.0m. Examples of such treatments may include (but not limited to) - eaves, verandahs, window heads, etc.
9. Built to Boundary walls are optional. 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. The length of Built to Boundary are indicated on the Plan of Development Table.
10. Built to Boundary walls have a maximum height of 3.5 metres except for Terrace Allotments.
11. Built to Boundary walls for Terrace Allotments may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
12. Unless otherwise specified, boundary setbacks are measured to the wall of the building or edge of balcony.
13. Eaves (except on a wall that is built to the boundary) should not encroach within 450mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
14. First floor setbacks must not exceed the minimum ground floor setbacks.
15. 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, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
16. In the case of all corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. 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.

Parking and Driveways

Garages:

17. Garages must not project forward of the main facade (front wall) of the dwelling.
18. Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the laneway frontage
19. Unless otherwise stated, the garage door or parking structure shall occupy no more than 50% of the street frontage for all lots up to 450m² in area.

Driveways:

20. A maximum of one driveway per dwelling is permitted.
21. The maximum width of a driveway where crossing the verge:
    - shall be 3.5m for single garages; and
    - 4.8m for double garages.

Villa Allotments that are single storey dwellings with double garages

22. The following requirements apply to Villa Allotments that are single storey dwellings with double garages:
    - The front facing gaeage wall must not exceed and external width of 5.8m
    - The garage door must:
      a. Not Exceed 4.8m in width
      b. Not exceed 40% of the front facade elevation in area
      c. Have a minimum 450mm eave above it (for Gable and Skillion roof types)
      d. Be a minimum of 240mm behind the pillar of the garage door; and
      e. Have a sectional tilt or roller door.
    - Driveways cannot exceed 3.5m in width at the front boundary
    - A maximum 0.2m setback to the built-to-boundary wall (not OMP) is mandatory.
    - The Front Facade of the must include the following:
      a. A front door with glass inserts or a sidelight where the door is solid
      b. A front verandah, portico or porch located over the front entrance which extends a mmimum of 1.6m foward of the entrance door.
      c. The verandah, portico or porch is to include front pillars with distinct materials and/or colours
    - The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot.

Site Cover and Amenity

23. Site cover for each lot is not to exceed the maximum prescribed in the Plan of Development Table.
24. Dwellings with their main living areas located at ground level should have a minimum area of private open space consisting of at least 12m² with a minimum width of 2.4 metres, preferably accessible from a living room.
25. Dwellings with their main living area above ground floor level should have a minimum area of private open space consisting of a balcony or roof area open to the sky, with a minimum area of 5m², and a minimum dimension of 1.2 metres, directly accessible from a living room.
26. Site cover calculated as the total area of the roof of all building(s) on a lot expressed as a percentage of the total site area but excludes the area of any eave and/or window hood overhanging projections.
27. All clothes drying and rubbish storage areas are to be screened from street or lane or from other open space areas.

Buildings with more than one street Frontage

28. For buildings that have more than one street frontage or adjoin park, the building design must ensure an attractive appearance is presented to all street frontages and, where applicable, the park.

Fencing

29. Unless otherwise specified, fencing to all street frontages shall have a maximum height of 1.2m where solid, and a maximum height of 1.8m only where the fence contains openings that make it more than 50% transparent.
30. Unless otherwise specified, fences to open space boundaries may only be 1.2m high.
31. Unless otherwise specified, fencing along laneways can be 1.8m high screen fencing where needed to screen private open space, vehicle/trailer parking areas and service areas.

Acoustic Requirements

32. Noise attenuation measures (Category 2 construction under Australian Standard 3671:1989) must be incorporated into the building design and construction of buildings on nominated lots to meet the recommended noise levels for sleeping rooms under Australian Standard 2107:2000. Submit to DSDIP Principal Engineer written confirmation that this requirement will be met prior to survey plan endorsement

SEQ Service Provider's Asset(s)

33. A minimum 1.0m offset is required from all SEQ Service Provider's Asset(s) unless prior approval is gained from the applicable Service Provider.

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary
- Unconstructed Existing Road
- School
- Community Facility
- Neighbourhood Centre
- Local Centre
- Balance / Management Allotment
- Neighbourhood Recreation Park
- Drainage Open Space
- Pedestrian Link
- Linear Open Space

**** Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback must be increased to 1.2m**

Allotment Details

- Maximum Building Location Envelope
- Indicative No Built to Boundary
- Indicative Driveway Location
- Indicative Built to Boundary Wall
- Primary Frontage
- No Vehicle Access
- Nominated Allotments are subject to AS3959-2018 Construction of Buildings in Bushfire Prone Areas. BAL ratings and associated building setbacks will be confirmed following detailed stage by stage operational works and noted on Disclosure Plans.

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

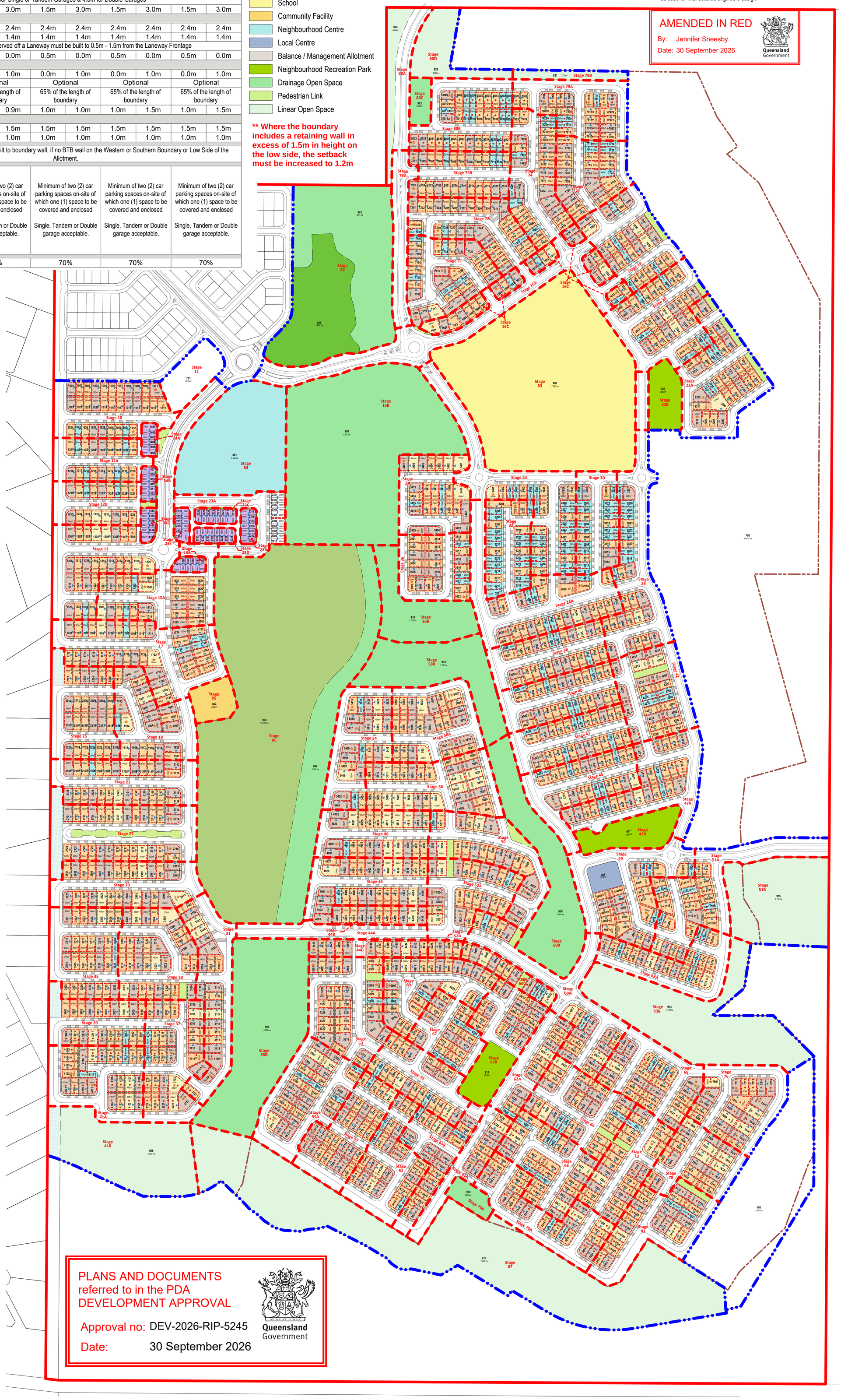
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

Site boundaries: RPS Survey.
Adjoining information: DCDB.
Contours: KN Group



PLAN REF: 134102 – 131
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG
0 30 60 90 120 150 1 : 3,000 @ A1

Stockland

BOTANICA
Precinct B
Plan of Development – Overall

URBAN DESIGN
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AMENDED IN RED
By: Jennifer Sneesby
Date: 30 September 2026
Queensland Government

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV-2026-RIP-5245
Date: 30 September 2026
Queensland Government

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary
- School
- Community Facility
- Neighbourhood Centre
- Local Centre
- Balance / Management Allotment
- Neighbourhood Recreation Park
- Drainage Open Space
- Pedestrian Link
- Linear Open Space

Allotment Details

- Maximum Building Location Envelope
- Indicative No Built to Boundary
- Indicative Driveway Location
- Indicative Built to Boundary Wall
- Primary Frontage
- No Vehicle Access
- Nominated Allotments are subject to AS3959-2018 Construction of Buildings in Bushfire Prone Areas. BAL ratings and associated building setbacks will be confirmed following detailed stage by stage operational works and noted on Disclosure Plans.

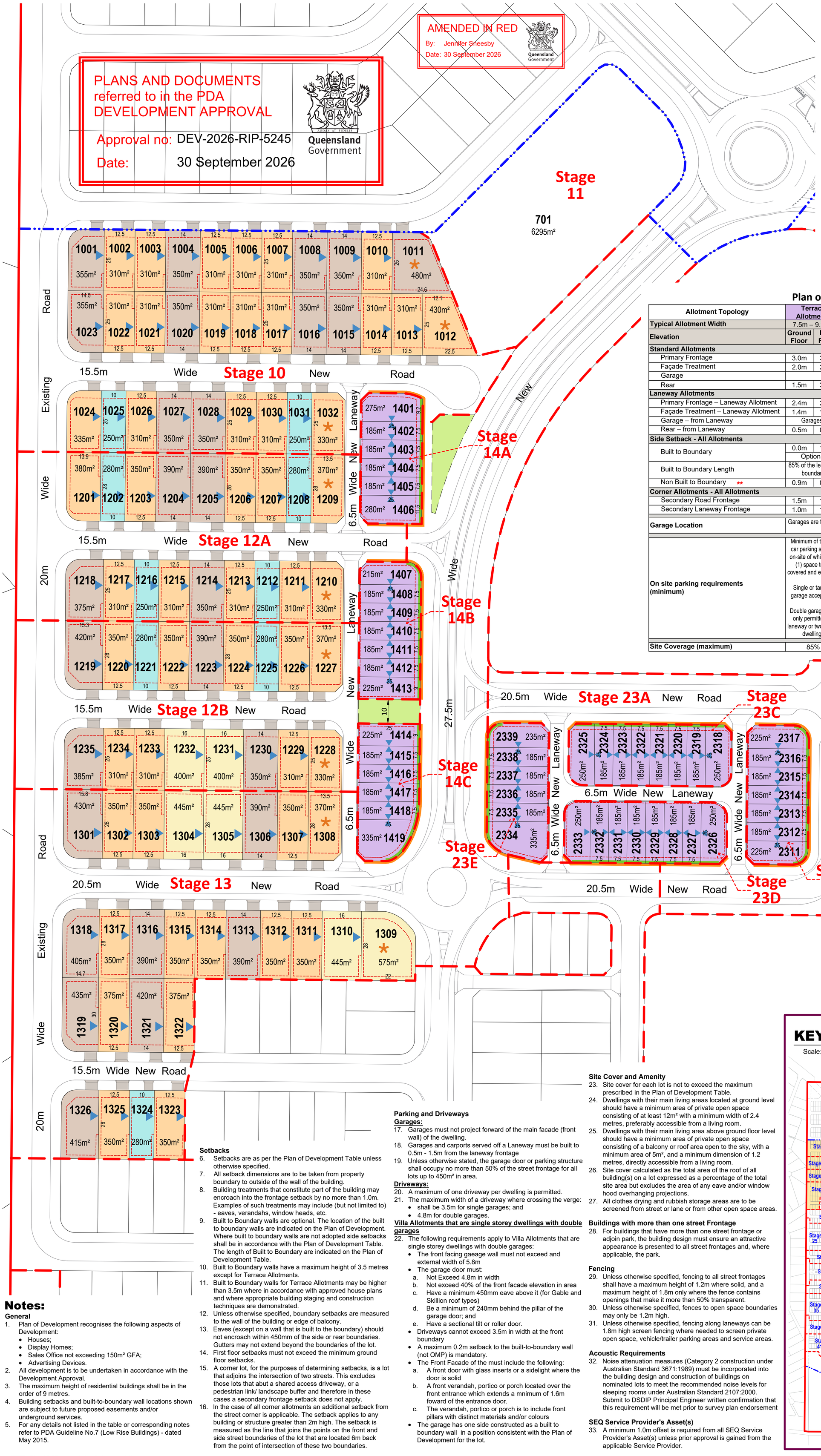
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Areas have been rounded down to the nearest 5m².

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

Source Information:
Site boundaries: RPS Survey.
Adjoining i**nformation:** DCDB.
Contours: KN Group



Plan of Development Table

Allotment Topology	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Allotment Width	7.5m – 9.99m		10.0m – 12.49m		12.5m – 13.99m		14.0m – 15.99m		16.0m & Above	
Elevation	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Standard Allotments										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Façade Treatment	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Garage	5.5m for Single or Tandem Garages & 4.5m for Double Garages									
Rear	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
Laneway Allotments										
Primary Frontage – Laneway Allotment	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Façade Treatment – Laneway Allotment	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m
Garage – from Laneway	Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the Laneway Frontage									
Rear – from Laneway	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m
Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional		Optional	
Built to Boundary Length	85% of the length of boundary		70% of the length of boundary		65% of the length of boundary		65% of the length of boundary		65% of the length of boundary	
Non Built to Boundary **	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
Corner Allotments - All Allotments										
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Secondary Laneway Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Garage Location	Garages are to be located along the built to boundary wall, if no BTB wall on the Western or Southern Boundary or Low Side of the Allotment.									
On site parking requirements (minimum)	Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single or tandem garage acceptable. Double garages are only permitted on laneway or two storey dwellings		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.	
Site Coverage (maximum)	85%		70%		70%		70%		70%	

** Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback must be increased to 1.2m

Notes:

General

1. Plan of Development recognises the following aspects of Development:
   - Houses;
   - Display Homes;
   - Sales Office not exceeding 150m² GFA;
   - Advertising Devices.
2. All development is to be undertaken in accordance with the Development Approval.
3. The maximum height of residential buildings shall be in the order of 9 metres.
4. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
5. For any details not listed in the table or corresponding notes refer to PDA Guideline No.7 (Low Rise Buildings) - dated May 2015.

Setbacks

6. Setbacks are as per the Plan of Development Table unless otherwise specified.
7. All setback dimensions are to be taken from property boundary to outside of the wall of the building.
8. Building treatments that constitute part of the building may encroach into the frontage setback by no more than 1.0m. Examples of such treatments may include (but not limited to) - eaves, verandahs, window heads, etc.
9. Built to Boundary walls are optional. 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. The length of Built to Boundary are indicated on the Plan of Development Table.
10. Built to Boundary walls have a maximum height of 3.5 metres except for Terrace Allotments.
11. Built to Boundary walls for Terrace Allotments may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
12. Unless otherwise specified, boundary setbacks are measured to the wall of the building or edge of balcony.
13. Eaves (except on a wall that is built to the boundary) should not encroach within 450mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
14. First floor setbacks must not exceed the minimum ground floor setbacks.
15. 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, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
16. In the case of all corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. 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.

Parking and Driveways

Garages:

17. Garages must not project forward of the main facade (front wall) of the dwelling.
18. Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the laneway frontage
19. Unless otherwise stated, the garage door or parking structure shall occupy no more than 50% of the street frontage for all lots up to 450m² in area.

Driveways:

20. A maximum of one driveway per dwelling is permitted.
21. The maximum width of a driveway where crossing the verge:
    - shall be 3.5m for single garages; and
    - 4.8m for double garages.

Villa Allotments that are single storey dwellings with double garages

22. The following requirements apply to Villa Allotments that are single storey dwellings with double garages:
    - The front facing gaeage wall must not exceed and external width of 5.8m
    - The garage door must:
      a. Not Exceed 4.8m in width
      b. Not exceed 40% of the front facade elevation in area
      c. Have a minimum 450mm eave above it (for Gable and Skillion roof types)
      d. Be a minimum of 240mm behind the pillar of the garage door; and
      e. Have a sectional tilt or roller door.
    - Driveways cannot exceed 3.5m in width at the front boundary
    - A maximum 0.2m setback to the built-to-boundary wall (not OMP) is mandatory.
    - The Front Facade of the must include the following:
      a. A front door with glass inserts or a sidelight where the door is solid
      b. A front verandah, portico or porch located over the front entrance which extends a mnimum of 1.6m foward of the entrance door.
      c. The verandah, portico or porch is to include front pillars with distinct materials and/or colours
    - The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot.

Site Cover and Amenity

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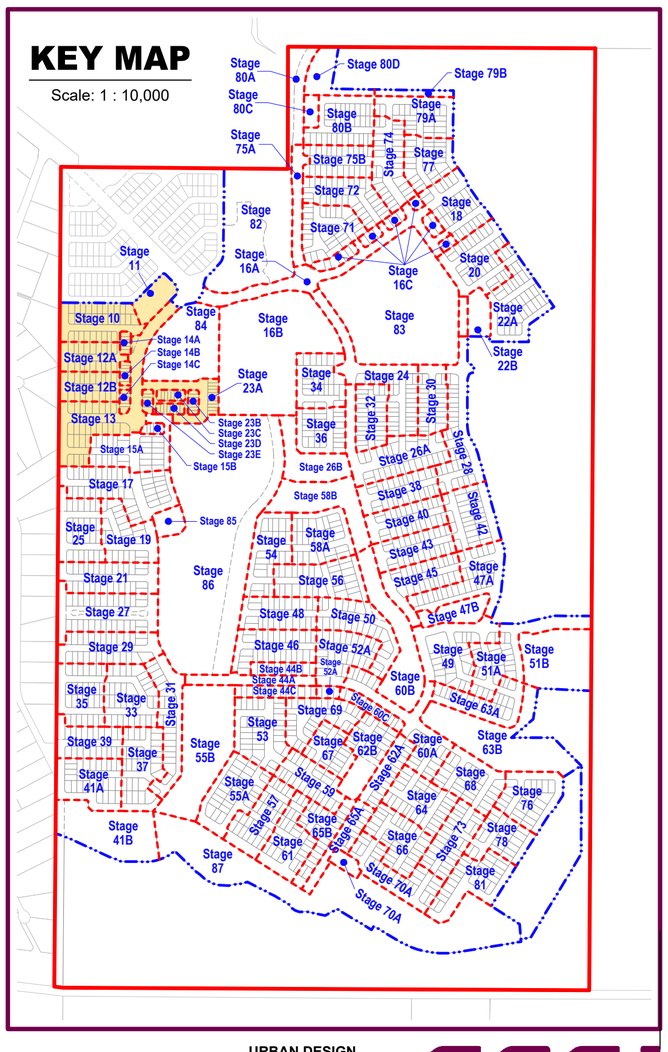
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KEY MAP

Scale: 1 : 10,000



PLAN REF:	134102 – 132
Rev No:	J
DATE:	13 May 2026
CLIENT:	Stockland
DRAWN BY:	NF / WNW
CHECKED BY:	DG

0 10 20 30 40 50 1 : 750 @ A1

Stockland

BOTANICA
Precinct B
Plan of Development – Sheet 1

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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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

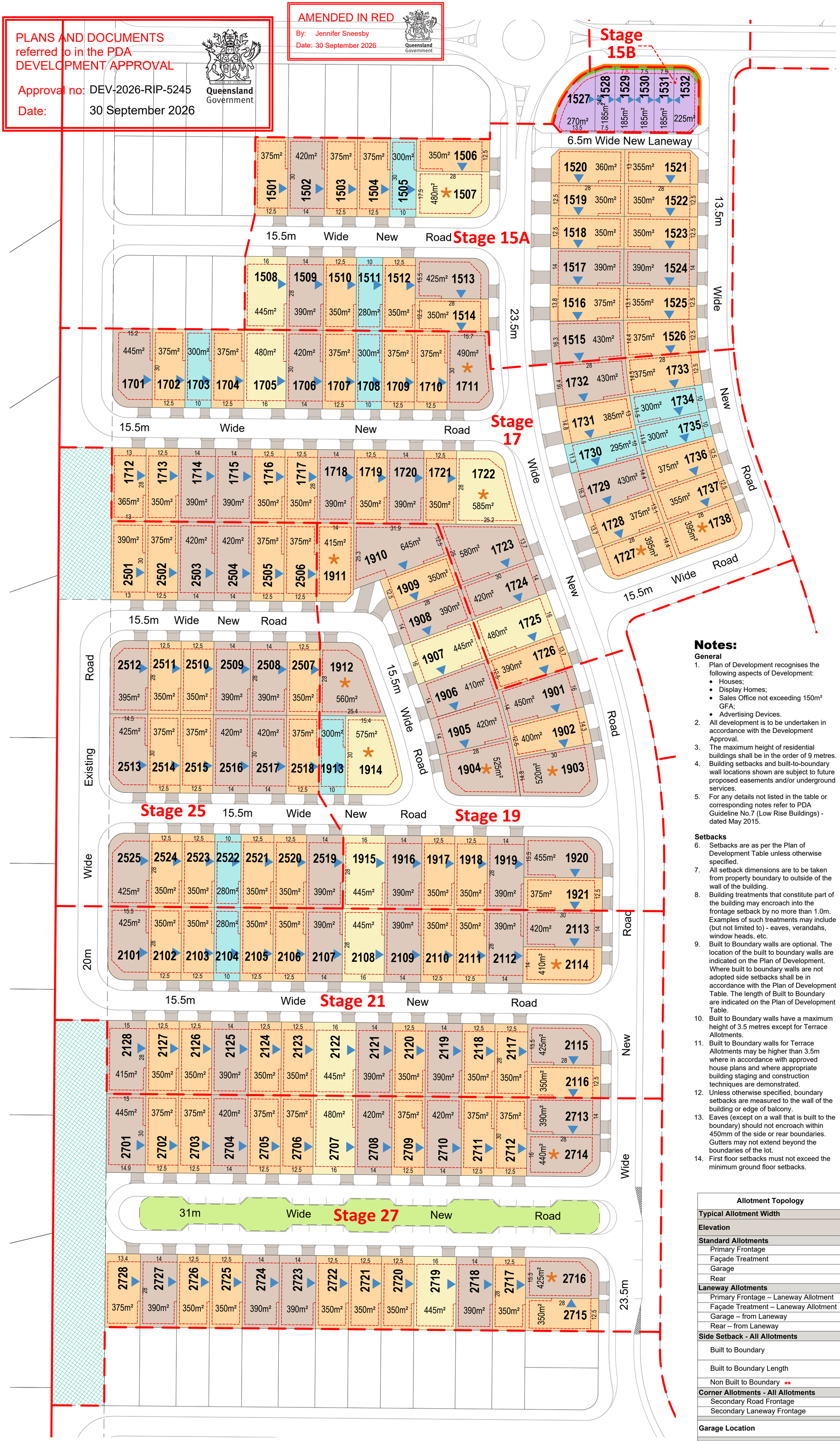
Approval no: DEV-2026-RIP-5245

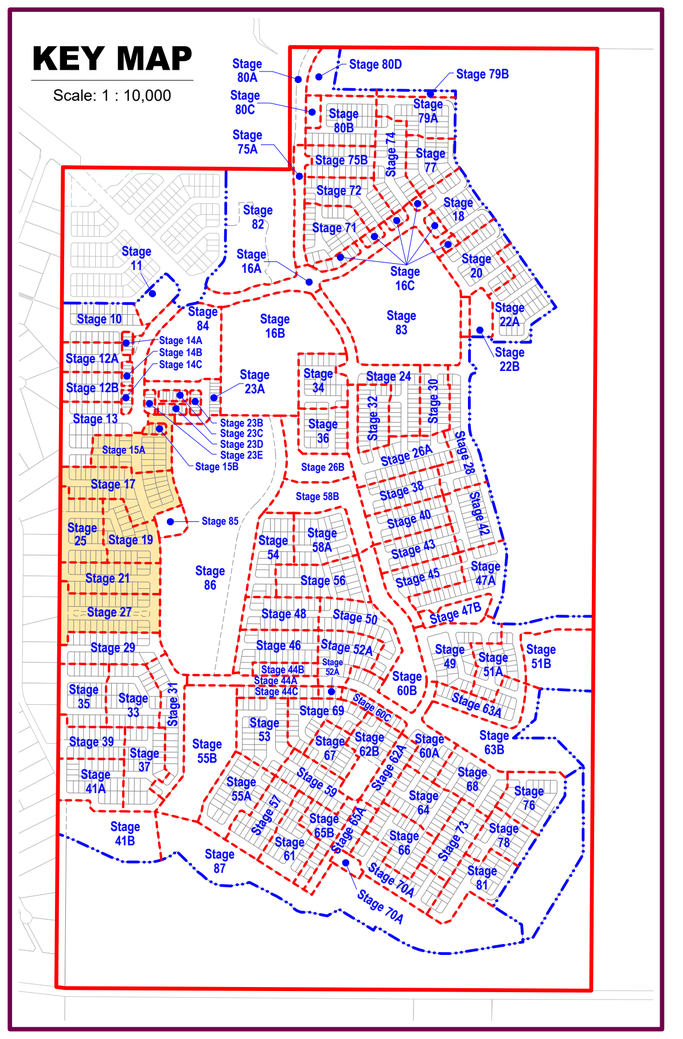
Date: 30 September 2026

Queensland Government

AMENDED IN RED
By: Jennifer Sneesby
Date: 30 September 2026

Queensland Government





Notes:

General

1. Plan of Development recognises the following aspects of Development:
   - Houses;
   - Display Homes;
   - Sales Office not exceeding 150m² GFA;
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2. All development is to be undertaken in accordance with the Development Approval.
3. The maximum height of residential buildings shall be in the order of 9 metres.
4. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
5. For any details not listed in the table or corresponding notes refer to PDA Guideline No.7 (Low Rise Buildings) - dated May 2015.

Setbacks

6. Setbacks are as per the Plan of Development Table unless otherwise specified.
7. All setback dimensions are to be taken from property boundary to outside of the wall of the building.
8. Building treatments that constitute part of the building may encroach into the frontage setback by no more than 1.0m. Examples of such treatments may include (but not limited to) - eaves, verandahs, window heads, etc.
9. Built to Boundary walls are optional. 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. The length of Built to Boundary are indicated on the Plan of Development Table.
10. Built to Boundary walls have a maximum height of 3.5 metres except for Terrace Allotments.
11. Built to Boundary walls for Terrace Allotments may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
12. Unless otherwise specified, boundary setbacks are measured to the wall of the building or edge of balcony.
13. Eaves (except on a wall that is built to the boundary) should not encroach within 450mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
14. First floor setbacks must not exceed the minimum ground floor setbacks.
15. 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, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
16. In the case of all corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. 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.

Parking and Driveways

Garages:

17. Garages must not project forward of the main facade (front wall) of the dwelling.
18. Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the laneway frontage
19. Unless otherwise stated, the garage door or parking structure shall occupy no more than 50% of the street frontage for all lots up to 450m² in area.

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20. A maximum of one driveway per dwelling is permitted.
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Villa Allotments that are single storey dwellings with double garages

22. The following requirements apply to Villa Allotments that are single storey dwellings with double garages:
    - The front facing gaeage wall must not exceed and external width of 5.8m
    - The garage door must:
      a. Not Exceed 4.8m in width
      b. Not exceed 40% of the front facade elevation in area
      c. Have a minimum 450mm eave above it (for Gable and Skillion roof types)
      d. Be a minimum of 240mm behind the pillar of the garage door; and
      e. Have a sectional tilt or roller door.
    - Driveways cannot exceed 3.5m in width at the front boundary
    - A maximum 0.2m setback to the built-to-boundary wall (not OMP) is mandatory.
    - The Front Facade of the must include the following:
      a. A front door with glass inserts or a sidelight where the door is solid
      b. A front verandah, portico or porch located over the front entrance which extends a mnimum of 1.6m foward of the entrance door.
      c. The verandah, portico or porch is to include front pillars with distinct materials and/or colours
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SEQ Service Provider's Asset(s)

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Plan of Development Table

Allotment Topology	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Allotment Width	7.5m – 9.99m		10.0m – 12.49m		12.5m – 13.99m		14.0m – 15.99m		16.0m & Above	
Elevation	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Standard Allotments										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Façade Treatment	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Garage	5.5m for Single or Tandem Garages & 4.5m for Double Garages									
Rear	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
Laneway Allotments										
Primary Frontage – Laneway Allotment	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Façade Treatment – Laneway Allotment	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m
Garage – from Laneway	Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the Laneway Frontage									
Rear – from Laneway	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m
Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional		Optional	
Built to Boundary Length	85% of the length of boundary		70% of the length of boundary		65% of the length of boundary		65% of the length of boundary		65% of the length of boundary	
Non Built to Boundary **	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
Corner Allotments - All Allotments										
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Secondary Laneway Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Garage Location	Garages are to be located along the built to boundary wall, if no BTB wall on the Western or Southern Boundary or Low Side of the Allotment.									
On site parking requirements (minimum)	Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single or tandem garage acceptable. Double garages are only permitted on laneway or two storey dwellings		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.	
Site Coverage (maximum)	85%		70%		70%		70%		70%	

**** Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback must be increased to 1.2m**

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary
- Unconstructed Existing Road
- School
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- Local Centre
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- Balance / Management Allotment

Allotment Details

- Maximum Building Location Envelope
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- Nominated Allotments are subject to AS3959-2018 Construction of Buildings in Bushfire Prone Areas. BAL ratings and associated building setbacks will be confirmed following detailed stage by stage operational works and noted on Disclosure Plans.

Note:
All Lot Numbers, 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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Source Information:
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Adjoining **information:** DCDB.
Contours: KN Group

PLAN REF: 134102 – 133
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

0 10 20 30 40 50 1 : 750 @ A1

Stockland

BOTANICA
Precinct B
Plan of Development – Sheet 2

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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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

AMENDED IN RED

By: Jennifer Sneesby

Date: 30 September 2026

Queensland Government

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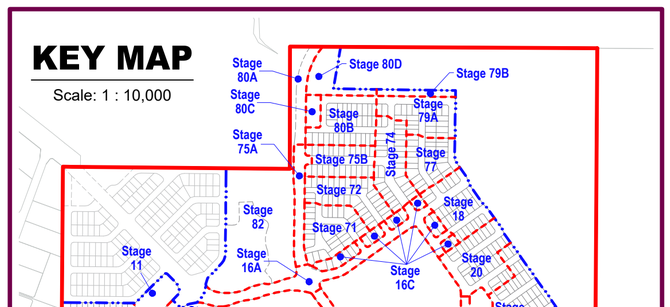
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Adjoining **information:** DCDB.
Contours: KN Group

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Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

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Stockland

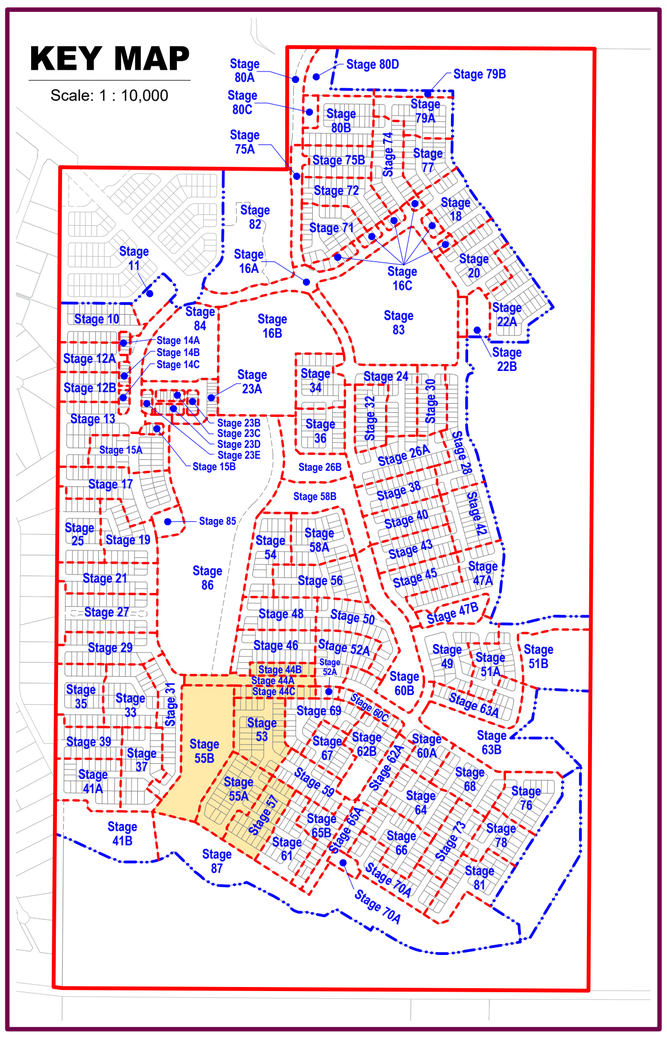
BOTANICA
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Plan of Development – Sheet 3

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PO Box 1559
Fortitude Valley QLD 4006
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KEY MAP

Scale: 1 : 10,000



Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary
- School
- Community Facility
- Neighbourhood Centre
- Local Centre
- Balance / Management Allotment
- Neighbourhood Recreation Park
- Drainage Open Space
- Pedestrian Link
- Linear Open Space

Allotment Details

- Maximum Building Location Envelope
- Indicative No Built to Boundary
- Indicative Driveway Location
- Indicative Built to Boundary Wall
- Primary Frontage
- No Vehicle Access
- Nominated Allotments are subject to AS3959-2018 Construction of Buildings in Bushfire Prone Areas. BAL ratings and associated building setbacks will be confirmed following detailed stage by stage operational works and noted on Disclosure Plans.

Note:
All Lot Numbers, 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.

Source Information:
Site boundaries: RPS Survey.
Adjoining i**nformation:** DCDB.
Contours: KN Group

Plan of Development Table

Allotment Topology	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Allotment Width	7.5m – 9.99m		10.0m – 12.49m		12.5m – 13.99m		14.0m – 15.99m		16.0m & Above	
Elevation	**Ground Floor**	**First Floor**	**Ground Floor**	**First Floor**	**Ground Floor**	**First Floor**	**Ground Floor**	**First Floor**	**Ground Floor**	**First Floor**
Standard Allotments										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Façade Treatment	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Garage	5.5m for Single or Tandem Garages & 4.5m for Double Garages									
Rear	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
Laneway Allotments										
Primary Frontage – Laneway Allotment	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Façade Treatment – Laneway Allotment	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m
Garage – from Laneway	Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the Laneway Frontage									
Rear – from Laneway	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m
Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional		Optional	
Built to Boundary Length	85% of the length of boundary		70% of the length of boundary		65% of the length of boundary		65% of the length of boundary		65% of the length of boundary	
Non Built to Boundary **	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
Corner Allotments - All Allotments										
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Secondary Laneway Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Garage Location	Garages are to be located along the built to boundary wall, if no BTB wall on the Western or Southern Boundary or Low Side of the Allotment.									
On site parking requirements (minimum)	Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single or tandem garage acceptable. Double garages are only permitted on laneway or two storey dwellings		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.	
Site Coverage (maximum)	85%		70%		70%		70%		70%	

**** Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback must be increased to 1.2m**



Notes:

General

1. Plan of Development recognises the following aspects of Development:
   - Houses;
   - Display Homes;
   - Sales Office not exceeding 150m² GFA;
   - Advertising Devices.
2. All development is to be undertaken in accordance with the Development Approval.
3. The maximum height of residential buildings shall be in the order of 9 metres.
4. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
5. For any details not listed in the table or corresponding notes refer to PDA Guideline No.7 (Low Rise Buildings) - dated May 2015.

Setbacks

6. Setbacks are as per the Plan of Development Table unless otherwise specified.
7. All setback dimensions are to be taken from property boundary to outside of the wall of the building.
8. Building treatments that constitute part of the building may encroach into the frontage setback by no more than 1.0m. Examples of such treatments may include (but not limited to) - eaves, verandahs, window heads, etc.
9. Built to Boundary walls are optional. 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. The length of Built to Boundary are indicated on the Plan of Development Table.
10. Built to Boundary walls have a maximum height of 3.5 metres except for Terrace Allotments.
11. Built to Boundary walls for Terrace Allotments may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
12. Unless otherwise specified, boundary setbacks are measured to the wall of the building or edge of balcony.
13. Eaves (except on a wall that is built to the boundary) should not encroach within 450mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
14. First floor setbacks must not exceed the minimum ground floor setbacks.
15. 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, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
16. In the case of all corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. 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.

Parking and Driveways

Garages:

17. Garages must not project forward of the main facade (front wall) of the dwelling.
18. Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the laneway frontage
19. Unless otherwise stated, the garage door or parking structure shall occupy no more than 50% of the street frontage for all lots up to 450m² in area.

Driveways:

20. A maximum of one driveway per dwelling is permitted.
21. The maximum width of a driveway where crossing the verge:
    - shall be 3.5m for single garages; and
    - 4.8m for double garages.

Villa Allotments that are single storey dwellings with double garages

22. The following requirements apply to Villa Allotments that are single storey dwellings with double garages:
    - The front facing gaeage wall must not exceed and external width of 5.8m
    - The garage door must:
      a. Not Exceed 4.8m in width
      b. Not exceed 40% of the front facade elevation in area
      c. Have a minimum 450mm eave above it (for Gable and Skillion roof types)
      d. Be a minimum of 240mm behind the pillar of the garage door; and
      e. Have a sectional tilt or roller door.
    - Driveways cannot exceed 3.5m in width at the front boundary
    - A maximum 0.2m setback to the built-to-boundary wall (not OMP) is mandatory.
    - The Front Facade of the must include the following:
      a. A front door with glass inserts or a sidelight where the door is solid
      b. A front verandah, portico or porch located over the front entrance which extends a mnimum of 1.6m foward of the entrance door.
      c. The verandah, portico or porch is to include front pillars with distinct materials and/or colours
    - The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot.

Site Cover and Amenity

23. Site cover for each lot is not to exceed the maximum prescribed in the Plan of Development Table.
24. Dwellings with their main living areas located at ground level should have a minimum area of private open space consisting of at least 12m² with a minimum width of 2.4 metres, preferably accessible from a living room.
25. Dwellings with their main living area above ground floor level should have a minimum area of private open space consisting of a balcony or roof area open to the sky, with a minimum area of 5m², and a minimum dimension of 1.2 metres, directly accessible from a living room.
26. Site cover calculated as the total area of the roof of all building(s) on a lot expressed as a percentage of the total site area but excludes the area of any eave and/or window hood overhanging projections.
27. All clothes drying and rubbish storage areas are to be screened from street or lane or from other open space areas.

Buildings with more than one street Frontage

28. For buildings that have more than one street frontage or adjoin park, the building design must ensure an attractive appearance is presented to all street frontages and, where applicable, the park.

Fencing

29. Unless otherwise specified, fencing to all street frontages shall have a maximum height of 1.2m where solid, and a maximum height of 1.8m only where the fence contains openings that make it more than 50% transparent.
30. Unless otherwise specified, fences to open space boundaries may only be 1.2m high.
31. Unless otherwise specified, fencing along laneways can be 1.8m high screen fencing where needed to screen private open space, vehicle/trailer parking areas and service areas.

Acoustic Requirements

32. Noise attenuation measures (Category 2 construction under Australian Standard 3671:1989) must be incorporated into the building design and construction of buildings on nominated lots to meet the recommended noise levels for sleeping rooms under Australian Standard 2107:2000. Submit to DSDIP Principal Engineer written confirmation that this requirement will be met prior to survey plan endorsement

SEQ Service Provider's Asset(s)

33. A minimum 1.0m offset is required from all SEQ Service Provider's Asset(s) unless prior approval is gained from the applicable Service Provider.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

PLAN REF: 134102 – 135
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

0 10 20 30 40 50 1 : 750 @ A1

Stockland

BOTANICA
Precinct B
Plan of Development – Sheet 4

AMENDED IN RED
By: Jennifer Sneesby
Date: 30 September 2026
Queensland Government

URBAN DESIGN
Level 4 HQ South
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Plan of Development Table

Allotment Topology	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Allotment Width	7.5m – 9.99m		10.0m – 12.49m		12.5m – 13.99m		14.0m – 15.99m		16.0m & Above	
Elevation	**Ground Floor**	**First Floor**	**Ground Floor**	**First Floor**	**Ground Floor**	**First Floor**	**Ground Floor**	**First Floor**	**Ground Floor**	**First Floor**
Standard Allotments										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Façade Treatment	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Garage	5.5m for Single or Tandem Garages & 4.5m for Double Garages									
Rear	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
Laneway Allotments										
Primary Frontage – Laneway Allotment	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Façade Treatment – Laneway Allotment	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m
Garage – from Laneway	Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the Laneway Frontage									
Rear – from Laneway	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m
Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional		Optional	
Built to Boundary Length	85% of the length of boundary		70% of the length of boundary		65% of the length of boundary		65% of the length of boundary		65% of the length of boundary	
Non Built to Boundary **	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
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Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Secondary Laneway Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Garage Location	Garages are to be located along the built to boundary wall, if no BTB wall on the Western or Southern Boundary or Low Side of the Allotment.									
On site parking requirements (minimum)	Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single or tandem garage acceptable. Double garages are only permitted on laneway or two storey dwellings		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.	
Site Coverage (maximum)	85%		70%		70%		70%		70%	

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary
- School
- Community Facility
- Neighbourhood Centre
- Local Centre
- Balance / Management Allotment
- Neighbourhood Recreation Park
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Allotment Details

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- Indicative Built to Boundary Wall
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**** Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback must be increased to 1.2m**

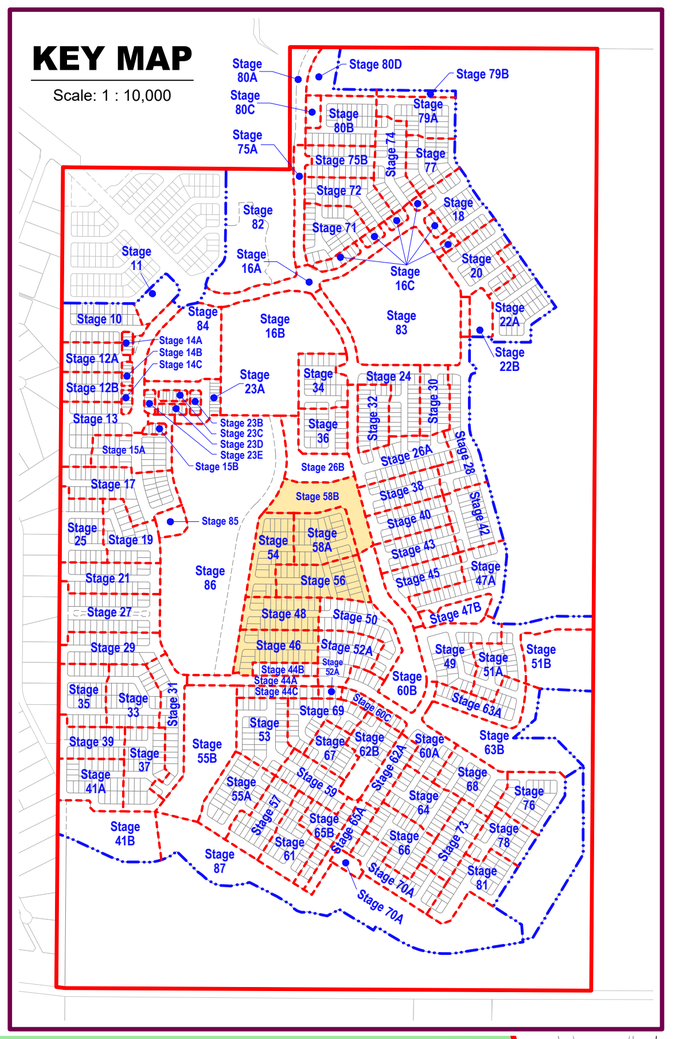
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Dimensions have been rounded to the nearest 0.1 metres.

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: RPS Survey.
Adjoining **information:** DCDB.
Contours: KN Group



Notes:

General

1. Plan of Development recognises the following aspects of Development:
   - Houses;
   - Display Homes;
   - Sales Office not exceeding 150m² GFA;
   - Advertising Devices.
2. All development is to be undertaken in accordance with the Development Approval.
3. The maximum height of residential buildings shall be in the order of 9 metres.
4. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
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Setbacks

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Parking and Driveways

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Buildings with more than one street Frontage

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Fencing

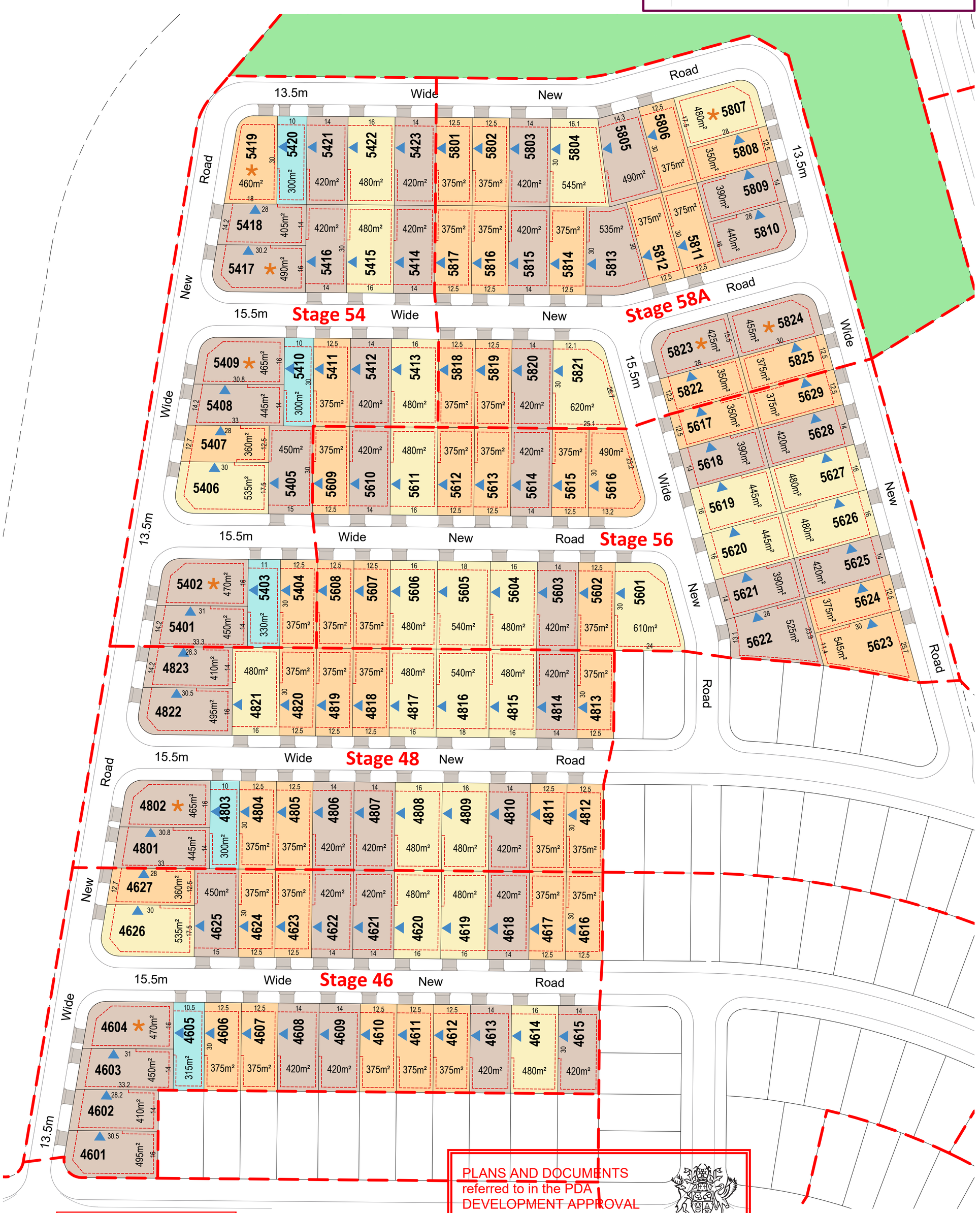
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

AMENDED IN RED

By: Jennifer Sneesby

Date: 30 September 2026

Queensland Government

BOTANICA
Precinct B
Plan of Development – Sheet 5

PLAN REF:	**134102 – 136**
Rev No:	**J**
DATE:	13 May 2026
CLIENT:	Stockland
DRAWN BY:	NF / WNW
CHECKED BY:	DG

0 10 20 30 40 50 **1 : 750 @ A1**

Stockland

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Plan of Development Table

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Standard Allotments										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Façade Treatment	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Garage	5.5m for Single or Tandem Garages & 4.5m for Double Garages									
Rear	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
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Primary Frontage – Laneway Allotment	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
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Rear – from Laneway	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m
Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional		Optional	
Built to Boundary Length	85% of the length of boundary		70% of the length of boundary		65% of the length of boundary		65% of the length of boundary		65% of the length of boundary	
Non Built to Boundary **	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
Corner Allotments - All Allotments										
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Secondary Laneway Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Garage Location	Garages are to be located along the built to boundary wall, if no BTB wall on the Western or Southern Boundary or Low Side of the Allotment.									
On site parking requirements (minimum)	Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single or tandem garage acceptable. Double garages are only permitted on laneway or two storey dwellings		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.	
Site Coverage (maximum)	85%		70%		70%		70%		70%	

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary
- School
- Community Facility
- Neighbourhood Centre
- Local Centre
- Balance / Management Allotment
- Neighbourhood Recreation Park
- Drainage Open Space
- Pedestrian Link
- Linear Open Space

Allotment Details

- Maximum Building Location Envelope
- Indicative No Built to Boundary
- Indicative Driveway Location
- Indicative Built to Boundary Wall
- Primary Frontage
- No Vehicle Access
- Nominated Allotments are subject to AS3959-2018 Construction of Buildings in Bushfire Prone Areas. BAL ratings and associated building setbacks will be confirmed following detailed stage by stage operational works and noted on Disclosure Plans.

Note:
All Lot Numbers, 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.

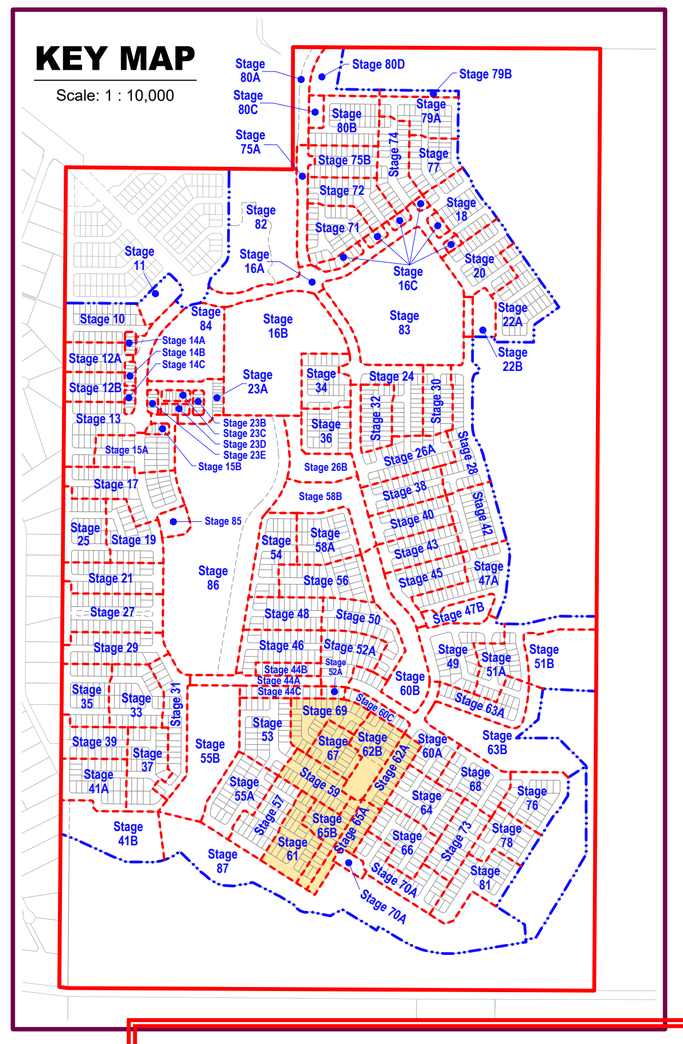
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining **information:** DCDB.
Contours: KN Group

**** Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback must be increased to 1.2m**

KEY MAP

Scale: 1 : 10,000



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government



Notes:

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1. Plan of Development recognises the following aspects of Development:
   - Houses;
   - Display Homes;
   - Sales Office not exceeding 150m² GFA;
   - Advertising Devices.
2. All development is to be undertaken in accordance with the Development Approval.
3. The maximum height of residential buildings shall be in the order of 9 metres.
4. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
5. For any details not listed in the table or corresponding notes refer to PDA Guideline No.7 (Low Rise Buildings) - dated May 2015.

Setbacks

6. Setbacks are as per the Plan of Development Table unless otherwise specified.
7. All setback dimensions are to be taken from property boundary to outside of the wall of the building.
8. Building treatments that constitute part of the building may encroach into the frontage setback by no more than 1.0m. Examples of such treatments may include (but not limited to) - eaves, verandahs, window heads, etc.
9. Built to Boundary walls are optional. 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. The length of Built to Boundary are indicated on the Plan of Development Table.
10. Built to Boundary walls have a maximum height of 3.5 metres except for Terrace Allotments.
11. Built to Boundary walls for Terrace Allotments may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
12. Unless otherwise specified, boundary setbacks are measured to the wall of the building or edge of balcony.
13. Eaves (except on a wall that is built to the boundary) should not encroach within 450mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
14. First floor setbacks must not exceed the minimum ground floor setbacks.
15. 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, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
16. IIn the case of all corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. 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.

Parking and Driveways

Garages:

17. Garages must not project forward of the main facade (front wall) of the dwelling.
18. Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the laneway frontage
19. Unless otherwise stated, the garage door or parking structure shall occupy no more than 50% of the street frontage for all lots up to 450m² in area.

Driveways:

20. A maximum of one driveway per dwelling is permitted.
21. The maximum width of a driveway where crossing the verge:
    - shall be 3.5m for single garages; and
    - 4.8m for double garages.

Villa Allotments that are single storey dwellings with double garages

22. The following requirements apply to Villa Allotments that are single storey dwellings with double garages:
    - The front facing gaeage wall must not exceed and external width of 5.8m
    - The garage door must:
      a. Not Exceed 4.8m in width
      b. Not exceed 40% of the front facade elevation in area
      c. Have a minimum 450mm eave above it (for Gable and Skillion roof types)
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      e. Have a sectional tilt or roller door.
    - Driveways cannot exceed 3.5m in width at the front boundary
    - A maximum 0.2m setback to the built-to-boundary wall (not OMP) is mandatory.
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      c. The verandah, portico or porch is to include front pillars with distinct materials and/or colours
    - The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot.

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23. Site cover for each lot is not to exceed the maximum prescribed in the Plan of Development Table.
24. Dwellings with their main living areas located at ground level should have a minimum area of private open space consisting of at least 12m² with a minimum width of 2.4 metres, preferably accessible from a living room.
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Buildings with more than one street Frontage

28. For buildings that have more than one street frontage or adjoin park, the building design must ensure an attractive appearance is presented to all street frontages and, where applicable, the park.

Fencing

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Acoustic Requirements

32. Noise attenuation measures (Category 2 construction under Australian Standard 3671:1989) must be incorporated into the building design and construction of buildings on nominated lots to meet the recommended noise levels for sleeping rooms under Australian Standard 2107:2000. Submit to DSDIP Principal Engineer written confirmation that this requirement will be met prior to survey plan endorsement

SEQ Service Provider's Asset(s)

33. A minimum 1.0m offset is required from all SEQ Service Provider's Asset(s) unless prior approval is gained from the applicable Service Provider.

PLAN REF: 134102 – 137
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

Stockland

0 10 20 30 40 50 1 : 750 @ A1

BOTANICA
Precinct B
Plan of Development – Sheet 6

AMENDED IN RED
By: Jennifer Sneesby
Date: 30 September 2026
Queensland Government

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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    - A maximum 0.2m setback to the built-to-boundary wall (not OMP) is mandatory.
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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.

Source Information:
Site boundaries: RPS Survey.
Adjoining i**nformation:** DCDB.
Contours: KN Group

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

Plan of Development Table

Allotment Topology	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Allotment Width	7.5m – 9.99m		10.0m – 12.49m		12.5m – 13.99m		14.0m – 15.99m		16.0m & Above	
Elevation	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Standard Allotments										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Façade Treatment	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Garage	5.5m for Single or Tandem Garages & 4.5m for Double Garages									
Rear	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
Laneway Allotments										
Primary Frontage – Laneway Allotment	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Façade Treatment – Laneway Allotment	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m
Garage – from Laneway	Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the Laneway Frontage									
Rear – from Laneway	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m
Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional		Optional	
Built to Boundary Length	85% of the length of boundary		70% of the length of boundary		65% of the length of boundary		65% of the length of boundary		65% of the length of boundary	
Non Built to Boundary **	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
Corner Allotments - All Allotments										
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Secondary Laneway Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Garage Location	Garages are to be located along the built to boundary wall, if no BTB wall on the Western or Southern Boundary or Low Side of the Allotment.									
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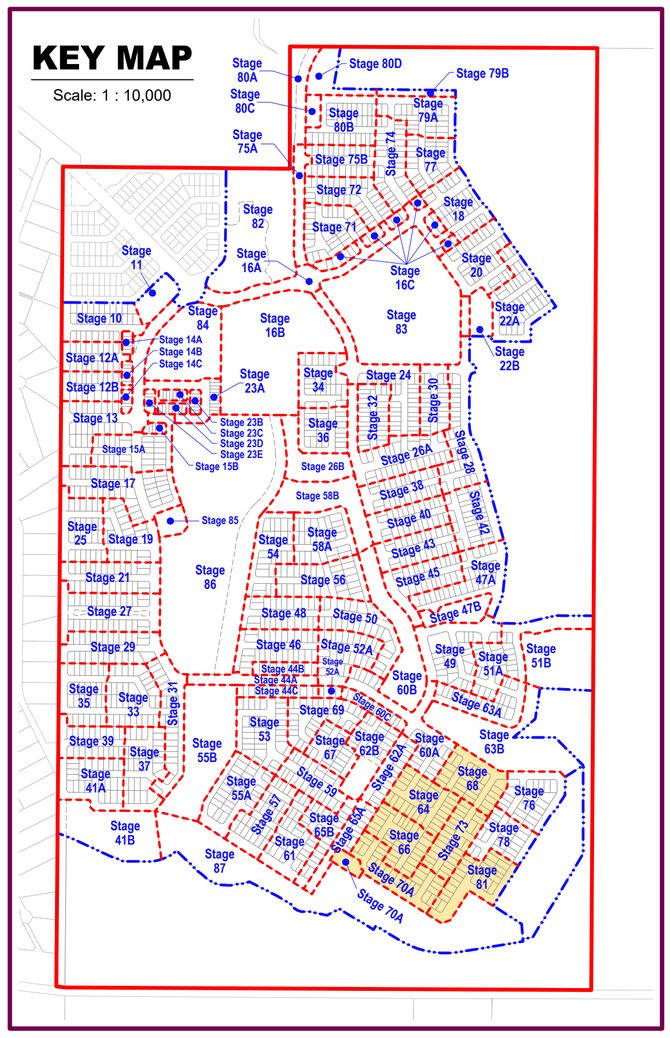
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PLAN REF: 134102 – 138
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

0 10 20 30 40 50 1 : 750 @ A1

Stockland

AMENDED IN RED
By: Jennifer Sneesby
Date: 30 September 2026
Queensland Government

BOTANICA
Precinct B
Plan of Development – Sheet 7

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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Unauthorised reproduction or amendment not permitted. Please contact the author.

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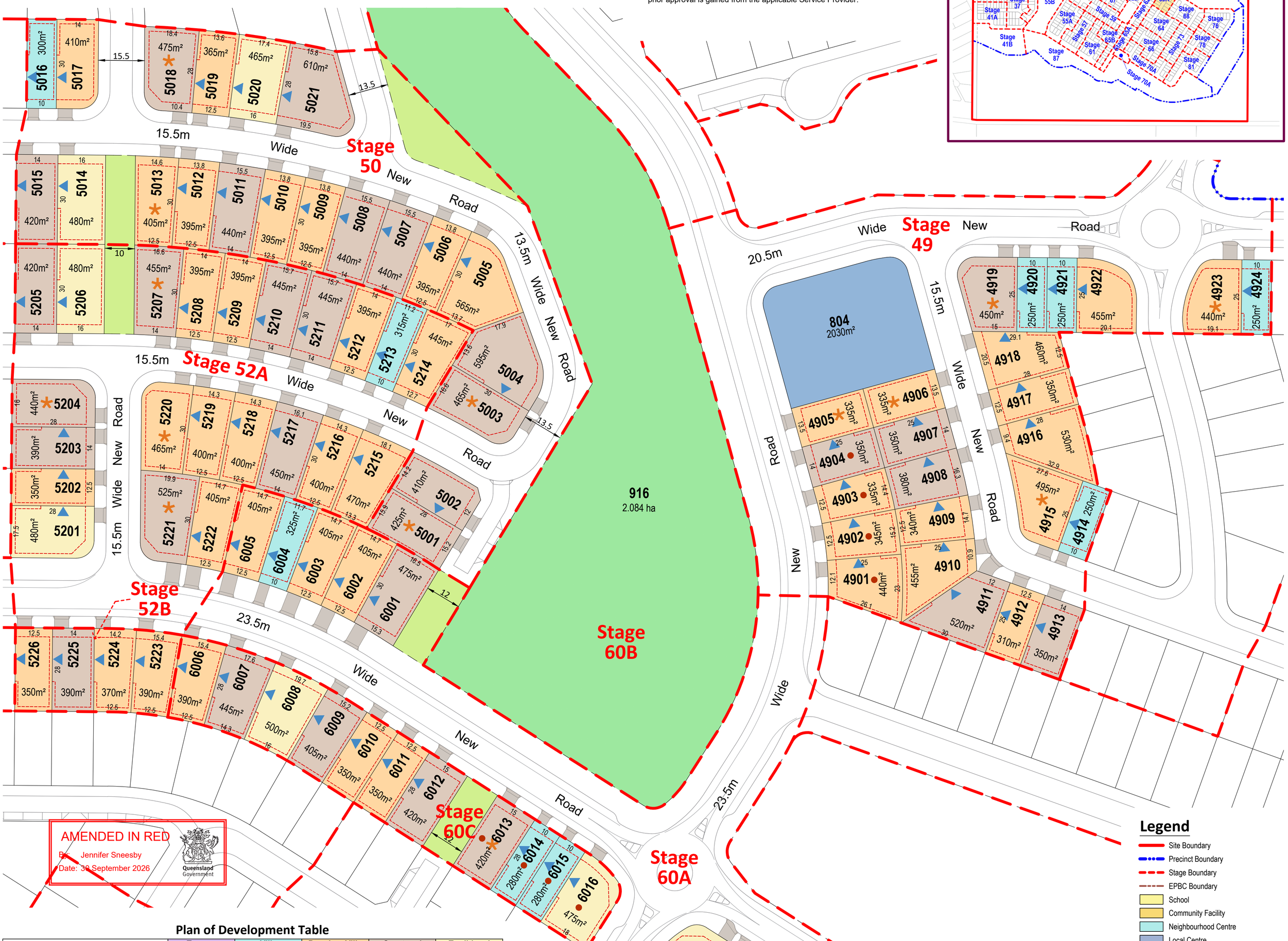
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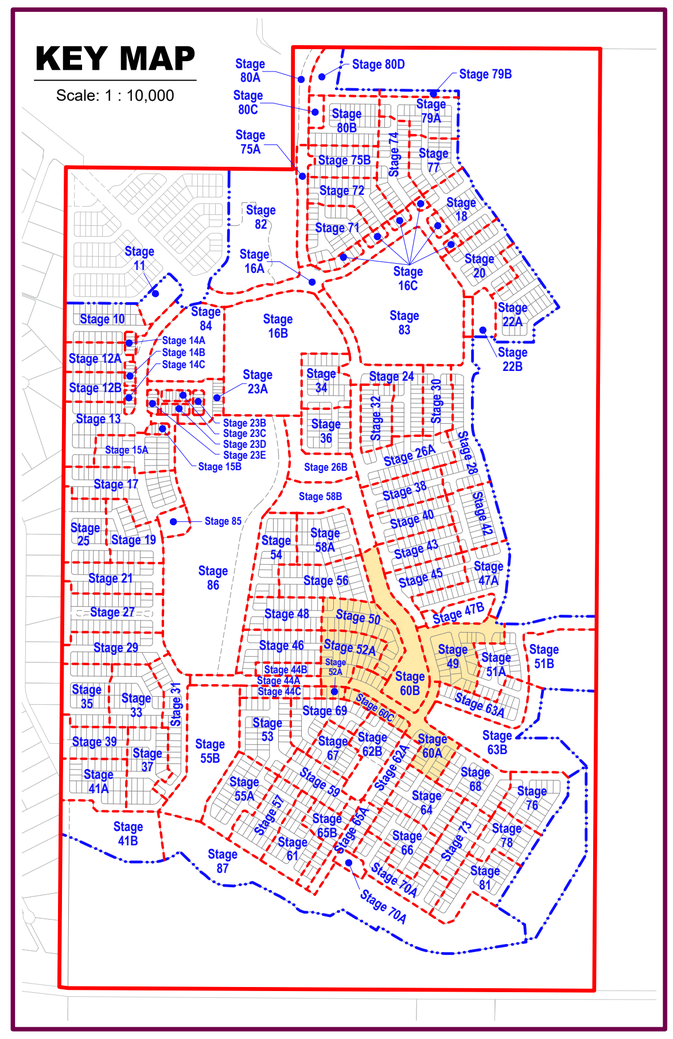
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Plan of Development Table

Allotment Topology	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Allotment Width	7.5m – 9.99m		10.0m – 12.49m		12.5m – 13.99m		14.0m – 15.99m		16.0m & Above	
Elevation	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Standard Allotments										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Façade Treatment	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Garage	5.5m for Single or Tandem Garages & 4.5m for Double Garages									
Rear	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
Laneway Allotments										
Primary Frontage – Laneway Allotment	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Façade Treatment – Laneway Allotment	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m
Garage – from Laneway	Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the Laneway Frontage									
Rear – from Laneway	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m
Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional		Optional	
Built to Boundary Length	85% of the length of boundary		70% of the length of boundary		65% of the length of boundary		65% of the length of boundary		65% of the length of boundary	
Non Built to Boundary **	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
Corner Allotments - All Allotments										
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Secondary Laneway Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Garage Location	Garages are to be located along the built to boundary wall, if no BTB wall on the Western or Southern Boundary or Low Side of the Allotment.									
On site parking requirements (minimum)	Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single or tandem garage acceptable. Double garages are only permitted on laneway or two storey dwellings		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.	
Site Coverage (maximum)	85%		70%		70%		70%		70%	

**** Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback must be increased to 1.2m**

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary
- School
- Community Facility
- Neighbourhood Centre
- Local Centre
- Balance / Management Allotment
- Neighbourhood Recreation Park
- Drainage Open Space
- Pedestrian Link
- Linear Open Space

Allotment Details

- Maximum Building Location Envelope
- Indicative No Built to Boundary
- Indicative Driveway Location
- Indicative Built to Boundary Wall
- Primary Frontage
- No Vehicle Access
- Nominated Allotments are subject to AS3959-2018 Construction of Buildings in Bushfire Prone Areas. BAL ratings and associated building setbacks will be confirmed following detailed stage by stage operational works and noted on Disclosure Plans.

Note:
All Lot Numbers, 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.

Source Information:
Site boundaries: RPS Survey.
Adjoining **information:** DCDB.
Contours: KN Group

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

BOTANICA
Precinct B
Plan of Development – Sheet 8

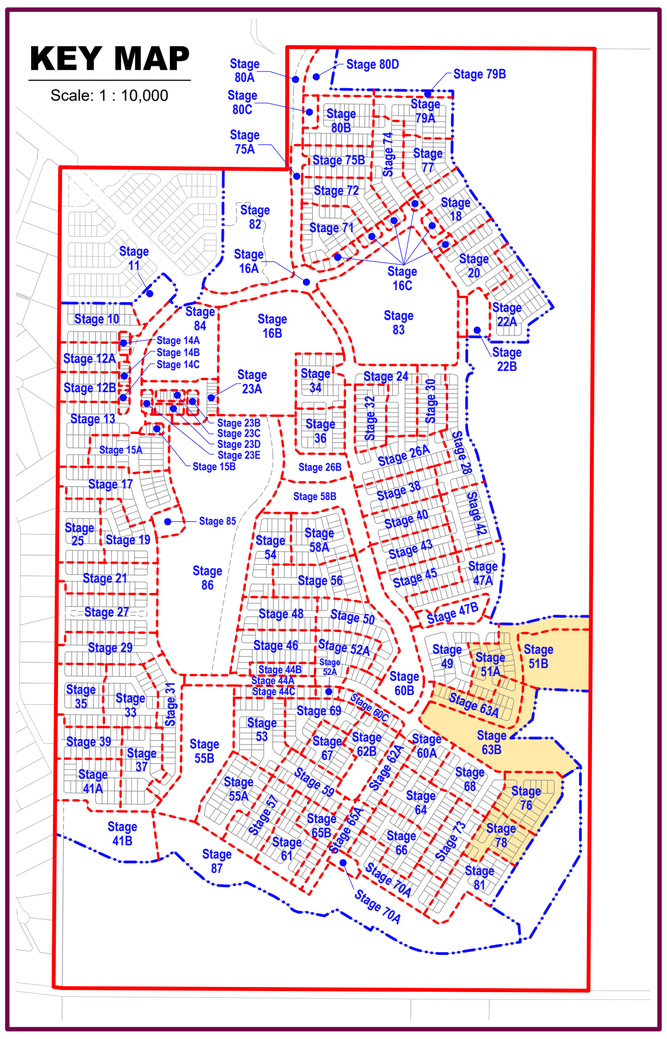
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Rev No: **J**
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

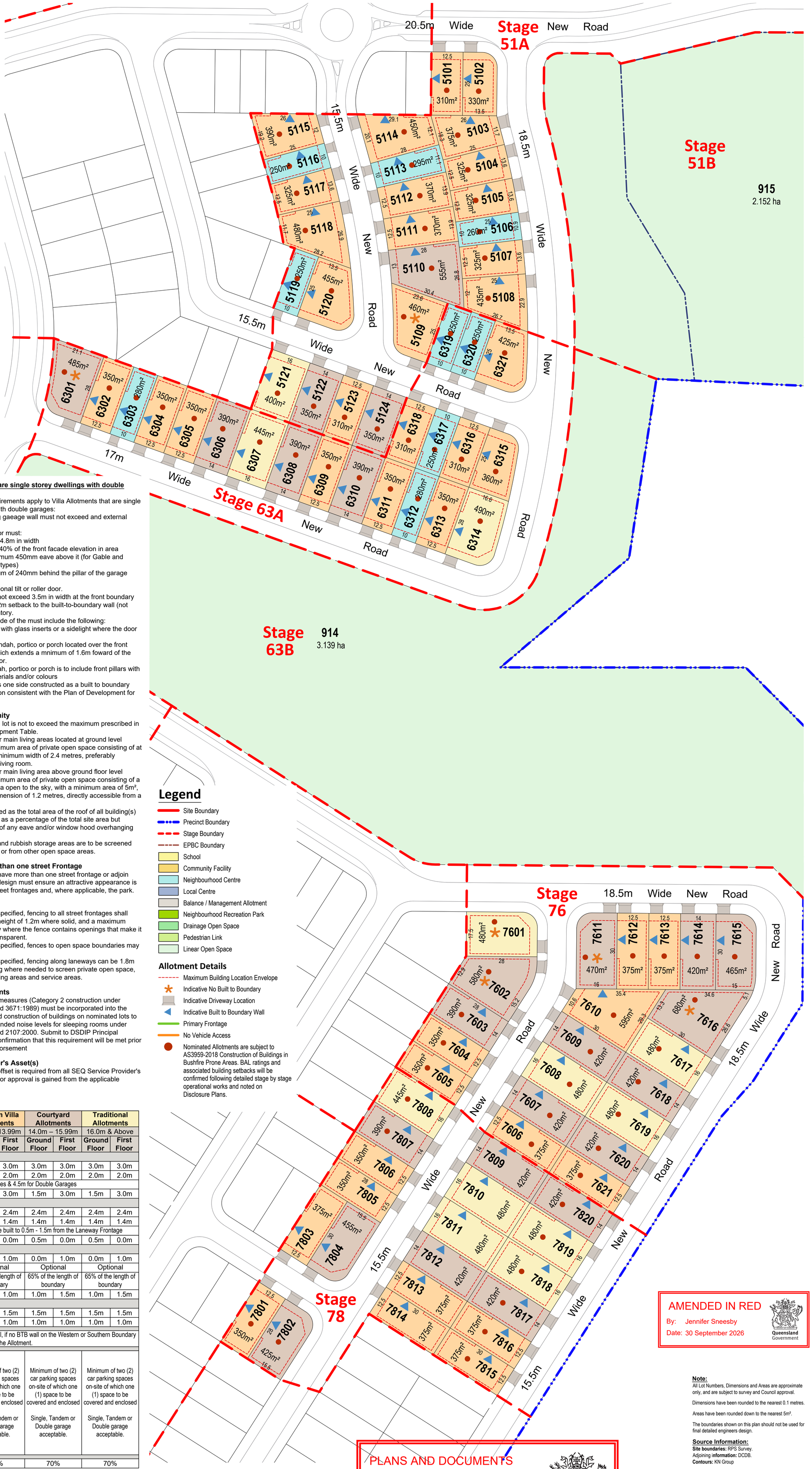
Stockland

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Notes:

General

1. Plan of Development recognises the following aspects of Development:
   - Houses;
   - Display Homes;
   - Sales Office not exceeding 150m² GFA;
   - Advertising Devices.
2. All development is to be undertaken in accordance with the Development Approval.
3. The maximum height of residential buildings shall be in the order of 9 metres.
4. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
5. For any details not listed in the table or corresponding notes refer to PDA Guideline No.7 (Low Rise Buildings) - dated May 2015.

Setbacks

6. Setbacks are as per the Plan of Development Table unless otherwise specified.
7. All setback dimensions are to be taken from property boundary to outside of the wall of the building.
8. Building treatments that constitute part of the building may encroach into the frontage setback by no more than 1.0m. Examples of such treatments may include (but not limited to) - eaves, verandahs, window heads, etc.
9. Built to Boundary walls are optional. 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. The length of Built to Boundary are indicated on the Plan of Development Table.
10. Built to Boundary walls have a maximum height of 3.5 metres except for Terrace Allotments.
11. Built to Boundary walls for Terrace Allotments may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
12. Unless otherwise specified, boundary setbacks are measured to the wall of the building or edge of balcony.
13. Eaves (except on a wall that is built to the boundary) should not encroach within 450mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
14. First floor setbacks must not exceed the minimum ground floor setbacks.
15. 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, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
16. In the case of all corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. 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.

Parking and Driveways

Garages:

17. Garages must not project forward of the main facade (front wall) of the dwelling.
18. Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the laneway frontage
19. Unless otherwise stated, the garage door or parking structure shall occupy no more than 50% of the street frontage for all lots up to 450m² in area.

Driveways:

20. A maximum of one driveway per dwelling is permitted.
21. The maximum width of a driveway where crossing the verge:
    - shall be 3.5m for single garages; and
    - 4.8m for double garages.

Villa Allotments that are single storey dwellings with double garages

22. The following requirements apply to Villa Allotments that are single storey dwellings with double garages:
    - The front facing gaeage wall must not exceed and external width of 5.8m
    - The garage door must:
      a. Not Exceed 4.8m in width
      b. Not exceed 40% of the front facade elevation in area
      c. Have a minimum 450mm eave above it (for Gable and Skillion roof types)
      d. Be a minimum of 240mm behind the pillar of the garage door; and
      e. Have a sectional tilt or roller door.
    - Driveways cannot exceed 3.5m in width at the front boundary
    - A maximum 0.2m setback to the built-to-boundary wall (not OMP) is mandatory.
    - The Front Facade of the must include the following:
      a. A front door with glass inserts or a sidelight where the door is solid
      b. A front verandah, portico or porch located over the front entrance which extends a mnimum of 1.6m foward of the entrance door.
      c. The verandah, portico or porch is to include front pillars with distinct materials and/or colours
    - The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot.

Site Cover and Amenity

23. Site cover for each lot is not to exceed the maximum prescribed in the Plan of Development Table.
24. Dwellings with their main living areas located at ground level should have a minimum area of private open space consisting of at least 12m² with a minimum width of 2.4 metres, preferably accessible from a living room.
25. Dwellings with their main living area above ground floor level should have a minimum area of private open space consisting of a balcony or roof area open to the sky, with a minimum area of 5m², and a minimum dimension of 1.2 metres, directly accessible from a living room.
26. Site cover calculated as the total area of the roof of all building(s) on a lot expressed as a percentage of the total site area but excludes the area of any eave and/or window hood overhanging projections.
27. All clothes drying and rubbish storage areas are to be screened from street or lane or from other open space areas.

Buildings with more than one street Frontage

28. For buildings that have more than one street frontage or adjoin park, the building design must ensure an attractive appearance is presented to all street frontages and, where applicable, the park.

Fencing

29. Unless otherwise specified, fencing to all street frontages shall have a maximum height of 1.2m where solid, and a maximum height of 1.8m only where the fence contains openings that make it more than 50% transparent.
30. Unless otherwise specified, fences to open space boundaries may only be 1.2m high.
31. Unless otherwise specified, fencing along laneways can be 1.8m high screen fencing where needed to screen private open space, vehicle/trailer parking areas and service areas.

Acoustic Requirements

32. Noise attenuation measures (Category 2 construction under Australian Standard 3671:1989) must be incorporated into the building design and construction of buildings on nominated lots to meet the recommended noise levels for sleeping rooms under Australian Standard 2107:2000. Submit to DSDIP Principal Engineer written confirmation that this requirement will be met prior to survey plan endorsement

SEQ Service Provider's Asset(s)

33. A minimum 1.0m offset is required from all SEQ Service Provider's Asset(s) unless prior approval is gained from the applicable Service Provider.

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary
- School
- Community Facility
- Neighbourhood Centre
- Local Centre
- Balance / Management Allotment
- Neighbourhood Recreation Park
- Drainage Open Space
- Pedestrian Link
- Linear Open Space

Allotment Details

- Maximum Building Location Envelope
- Indicative No Built to Boundary
- Indicative Driveway Location
- Indicative Built to Boundary Wall
- Primary Frontage
- No Vehicle Access
- Nominated Allotments are subject to AS3959-2018 Construction of Buildings in Bushfire Prone Areas. BAL ratings and associated building setbacks will be confirmed following detailed stage by stage operational works and noted on Disclosure Plans.

Plan of Development Table

Allotment Topology	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Allotment Width	7.5m – 9.99m		10.0m – 12.49m		12.5m – 13.99m		14.0m – 15.99m		16.0m & Above	
Elevation	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Standard Allotments										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Façade Treatment	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Garage	5.5m for Single or Tandem Garages & 4.5m for Double Garages									
Rear	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
Laneway Allotments										
Primary Frontage – Laneway Allotment	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Façade Treatment – Laneway Allotment	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m
Garage – from Laneway	Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the Laneway Frontage									
Rear – from Laneway	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m
Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional		Optional	
Built to Boundary Length	85% of the length of boundary		70% of the length of boundary		65% of the length of boundary		65% of the length of boundary		65% of the length of boundary	
Non Built to Boundary **	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
Corner Allotments - All Allotments										
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Secondary Laneway Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Garage Location	Garages are to be located along the built to boundary wall, if no BTB wall on the Western or Southern Boundary or Low Side of the Allotment.									
On site parking requirements (minimum)	Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single or tandem garage acceptable. Double garages are only permitted on laneway or two storey dwellings		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.	
Site Coverage (maximum)	85%		70%		70%		70%		70%	

**** Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback must be increased to 1.2m**

AMENDED IN RED
By: Jennifer Sneesby
Date: 30 September 2026
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.

Source Information:
Site boundaries: RPS Survey.
Adjoining **information:** DCDB.
Contours: KN Group

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-RIP-5245
Date: 30 September 2026
Queensland Government

PLAN REF: 134102 – 140
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG
0 10 20 30 40 50 1 : 750 @ A1

Stockland

BOTANICA
Precinct B
Plan of Development – Sheet 9

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Plan of Development Table

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Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
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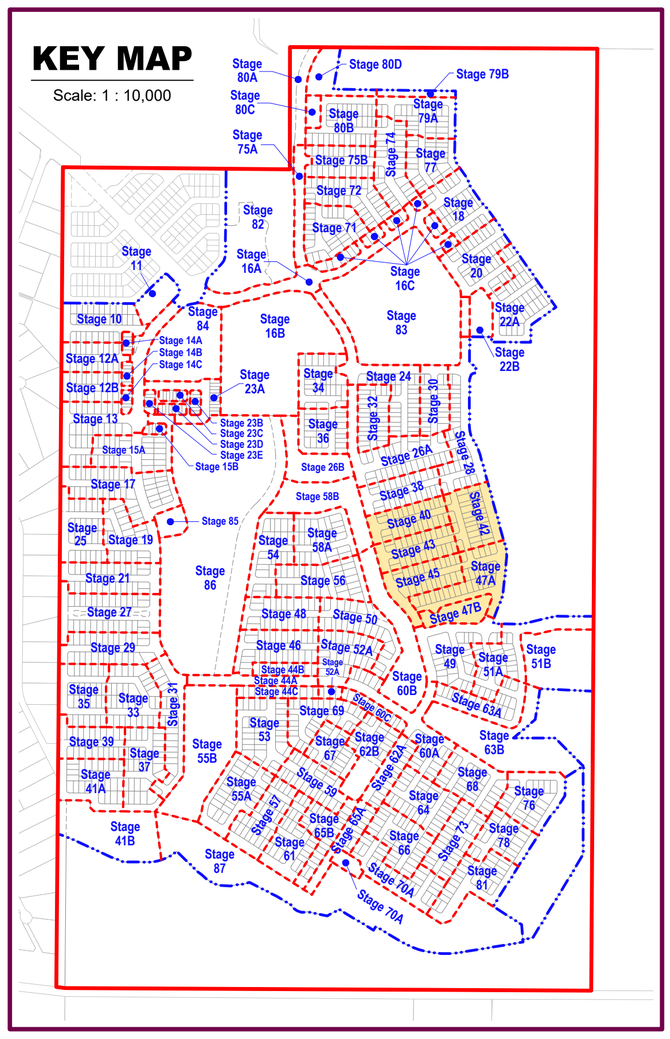
Dimensions have been rounded to the nearest 0.1 metres.

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Adjoining **information:** DCDB.
Contours: KN Group

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AMENDED IN RED
By: Jennifer Sneesby
Date: 30 September 2026

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

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Parking and Driveways

Garages:

17. Garages must not project forward of the main facade (front wall) of the dwelling.
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Villa Allotments that are single storey dwellings with double garages

22. The following requirements apply to Villa Allotments that are single storey dwellings with double garages:
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    - The garage door must:
      a. Not Exceed 4.8m in width
      b. Not exceed 40% of the front facade elevation in area
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    - Driveways cannot exceed 3.5m in width at the front boundary
    - A maximum 0.2m setback to the built-to-boundary wall (not OMP) is mandatory.
    - The Front Facade of the must include the following:
      a. A front door with glass inserts or a sidelight where the door is solid
      b. A front verandah, portico or porch located over the front entrance which extends a mnimum of 1.6m foward of the entrance door.
      c. The verandah, portico or porch is to include front pillars with distinct materials and/or colours
    - The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot.

Site Cover and Amenity

23. Site cover for each lot is not to exceed the maximum prescribed in the Plan of Development Table.
24. Dwellings with their main living areas located at ground level should have a minimum area of private open space consisting of at least 12m² with a minimum width of 2.4 metres, preferably accessible from a living room.
25. Dwellings with their main living area above ground floor level should have a minimum area of private open space consisting of a balcony or roof area open to the sky, with a minimum area of 5m², and a minimum dimension of 1.2 metres, directly accessible from a living room.
26. Site cover calculated as the total area of the roof of all building(s) on a lot expressed as a percentage of the total site area but excludes the area of any eave and/or window hood overhanging projections.
27. All clothes drying and rubbish storage areas are to be screened from street or lane or from other open space areas.

Buildings with more than one street Frontage

28. For buildings that have more than one street frontage or adjoin park, the building design must ensure an attractive appearance is presented to all street frontages and, where applicable, the park.

Fencing

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30. Unless otherwise specified, fences to open space boundaries may only be 1.2m high.
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Acoustic Requirements

32. Noise attenuation measures (Category 2 construction under Australian Standard 3671:1989) must be incorporated into the building design and construction of buildings on nominated lots to meet the recommended noise levels for sleeping rooms under Australian Standard 2107:2000. Submit to DSDIP Principal Engineer written confirmation that this requirement will be met prior to survey plan endorsement

SEQ Service Provider's Asset(s)

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PLAN REF: 134102 – 141
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

Stockland

0 10 20 30 40 50 1 : 750 @ A1

BOTANICA
Precinct B
Plan of Development – Sheet 10

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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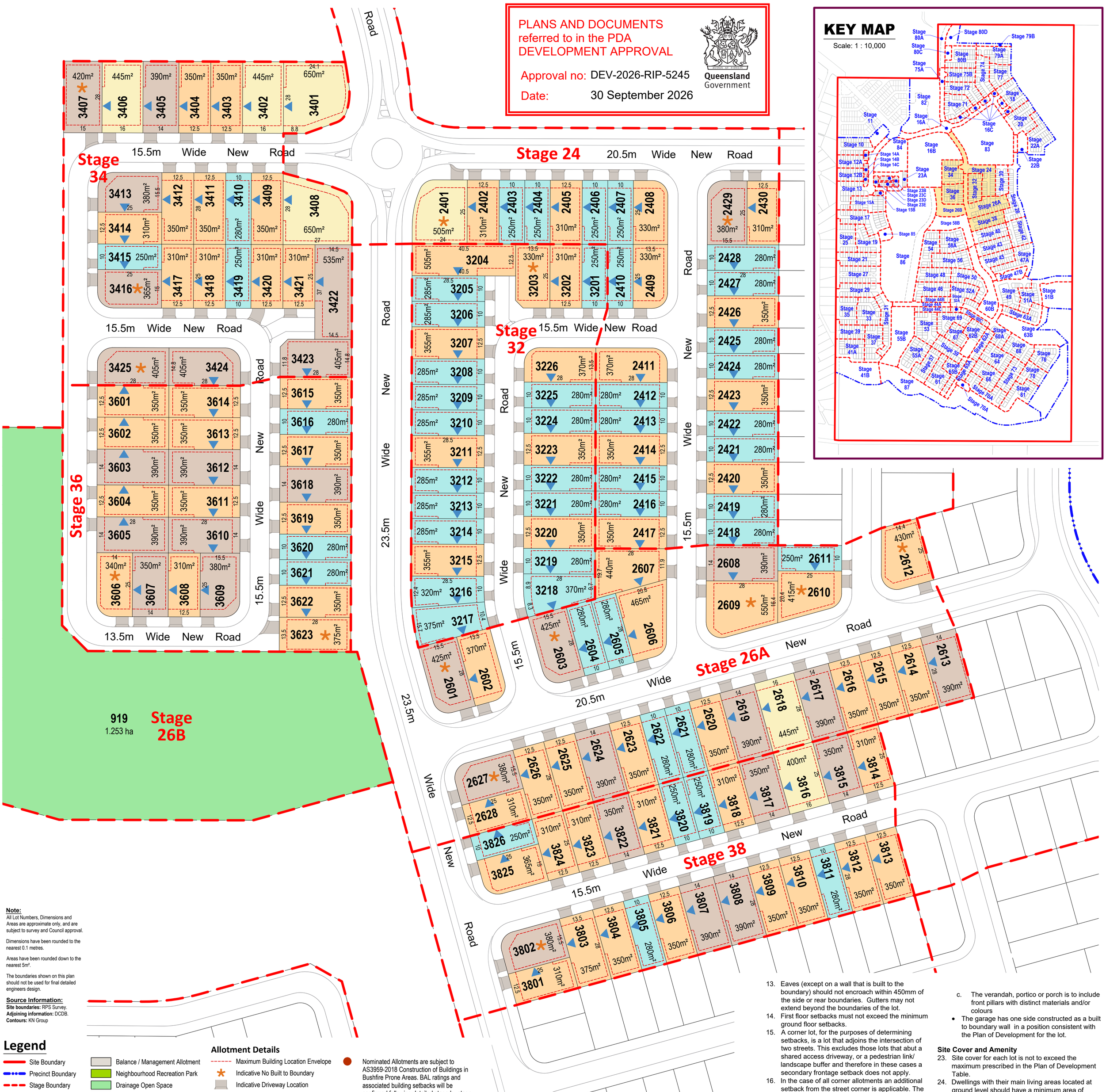
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government



KEY MAP

Scale: 1 : 10,000

Note:
All Lot Numbers, 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.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: DCDB.
Contours: KN Group

Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary
- School
- Community Facility
- Neighbourhood Centre
- Local Centre
- Balance / Management Allotment
- Neighbourhood Recreation Park
- Drainage Open Space
- Pedestrian Link
- Linear Open Space

Allotment Details

- Maximum Building Location Envelope
- * Indicative No Built to Boundary
- Indicative Driveway Location
- Indicative Built to Boundary Wall
- Primary Frontage
- No Vehicle Access

Nominated Allotments are subject to AS3959-2018 Construction of Buildings in Bushfire Prone Areas. BAL ratings and associated building setbacks will be confirmed following detailed stage by stage operational works and noted on Disclosure Plans.

**** Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback must be increased to 1.2m**

Plan of Development Table

Allotment Topology	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Allotment Width	7.5m – 9.99m		10.0m – 12.49m		12.5m – 13.99m		14.0m – 15.99m		16.0m & Above	
Elevation	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Standard Allotments										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Façade Treatment	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Garage	5.5m for Single or Tandem Garages & 4.5m for Double Garages									
Rear	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
Laneway Allotments										
Primary Frontage – Laneway Allotment	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Façade Treatment – Laneway Allotment	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m
Garage – from Laneway	Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the Laneway Frontage									
Rear – from Laneway	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m
Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional		Optional	
Built to Boundary Length	85% of the length of boundary		70% of the length of boundary		65% of the length of boundary		65% of the length of boundary		65% of the length of boundary	
Non Built to Boundary **	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
Corner Allotments - All Allotments										
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Secondary Laneway Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Garage Location	Garages are to be located along the built to boundary wall, if no BTB wall on the Western or Southern Boundary or Low Side of the Allotment.									
On site parking requirements (minimum)	Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single or tandem garage acceptable. Double garages are only permitted on laneway or two storey dwellings		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.	
Site Coverage (maximum)	85%		70%		70%		70%		70%	

Notes:

General

1. Plan of Development recognises the following aspects of Development:
   - Houses;
   - Display Homes;
   - Sales Office not exceeding 150m² GFA;
   - Advertising Devices.
2. All development is to be undertaken in accordance with the Development Approval.
3. The maximum height of residential buildings shall be in the order of 9 metres.
4. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
5. For any details not listed in the table or corresponding notes refer to PDA Guideline No.7 (Low Rise Buildings) - dated May 2015.

Setbacks

6. Setbacks are as per the Plan of Development Table unless otherwise specified.
7. All setback dimensions are to be taken from property boundary to outside of the wall of the building.
8. Building treatments that constitute part of the building may encroach into the frontage setback by no more than 1.0m. Examples of such treatments may include (but not limited to) - eaves, verandahs, window heads, etc.
9. Built to Boundary walls are optional. 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. The length of Built to Boundary are indicated on the Plan of Development Table.
10. Built to Boundary walls have a maximum height of 3.5 metres except for Terrace Allotments.
11. Built to Boundary walls for Terrace Allotments may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
12. Unless otherwise specified, boundary setbacks are measured to the wall of the building or edge of balcony.
13. Eaves (except on a wall that is built to the boundary) should not encroach within 450mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
14. First floor setbacks must not exceed the minimum ground floor setbacks.
15. 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, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
16. In the case of all corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. 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.

Parking and Driveways

Garages:

17. Garages must not project forward of the main facade (front wall) of the dwelling.
18. Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the laneway frontage
19. Unless otherwise stated, the garage door or parking structure shall occupy no more than 50% of the street frontage for all lots up to 450m² in area.

Driveways:

20. A maximum of one driveway per dwelling is permitted.
21. The maximum width of a driveway where crossing the verge:
    - shall be 3.5m for single garages; and
    - 4.8m for double garages.

Villa Allotments that are single storey dwellings with double garages

22. The following requirements apply to Villa Allotments that are single storey dwellings with double garages:
    - The front facing gaeage wall must not exceed and external width of 5.8m
    - The garage door must:
      a. Not Exceed 4.8m in width
      b. Not exceed 40% of the front facade elevation in area
      c. Have a minimum 450mm eave above it (for Gable and Skillion roof types)
      d. Be a minimum of 240mm behind the pillar of the garage door; and
      e. Have a sectional tilt or roller door.
    - Driveways cannot exceed 3.5m in width at the front boundary
    - A maximum 0.2m setback to the built-to-boundary wall (not OMP) is mandatory.
    - The Front Facade of the must include the following:
      a. A front door with glass inserts or a sidelight where the door is solid
      b. A front verandah, portico or porch located over the front entrance which extends a mnimum of 1.6m foward of the entrance door.
      c. The verandah, portico or porch is to include front pillars with distinct materials and/or colours
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27. All clothes drying and rubbish storage areas are to be screened from street or lane or from other open space areas.

Buildings with more than one street Frontage

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Fencing

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Acoustic Requirements

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SEQ Service Provider's Asset(s)

33. A minimum 1.0m offset is required from all SEQ Service Provider's Asset(s) unless prior approval is gained from the applicable Service Provider.

PLAN REF: 134102 – 142
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

0 10 20 30 40 50 1 : 750 @ A1

Stockland

BOTANICA
Precinct B
Plan of Development – Sheet 11

AMENDED IN RED
By: Jennifer Sneesby
Date: 30 September 2026

Queensland Government

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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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

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

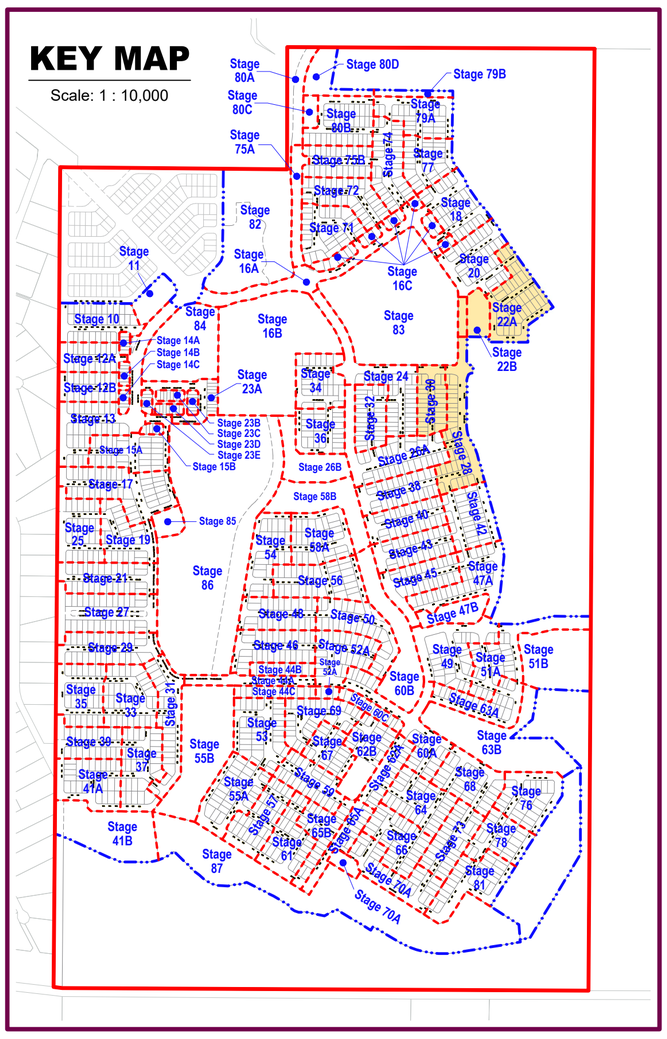
Areas have been rounded down to the nearest 5m².

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Source Information:
Site boundaries: RPS Survey.
Adjoining **information:** DCDB.
Contours: KN Group

KEY MAP

Scale: 1 : 10,000

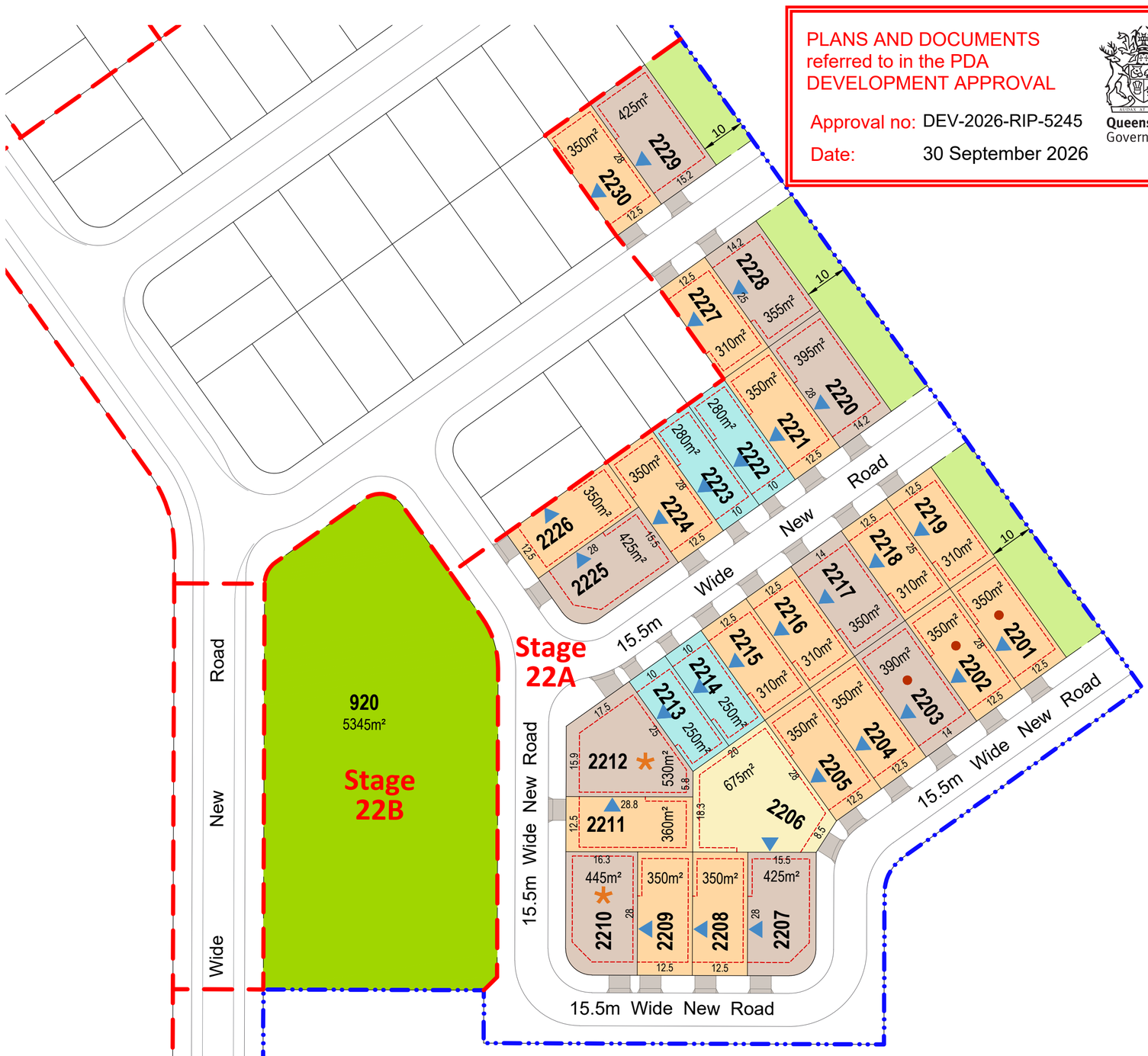


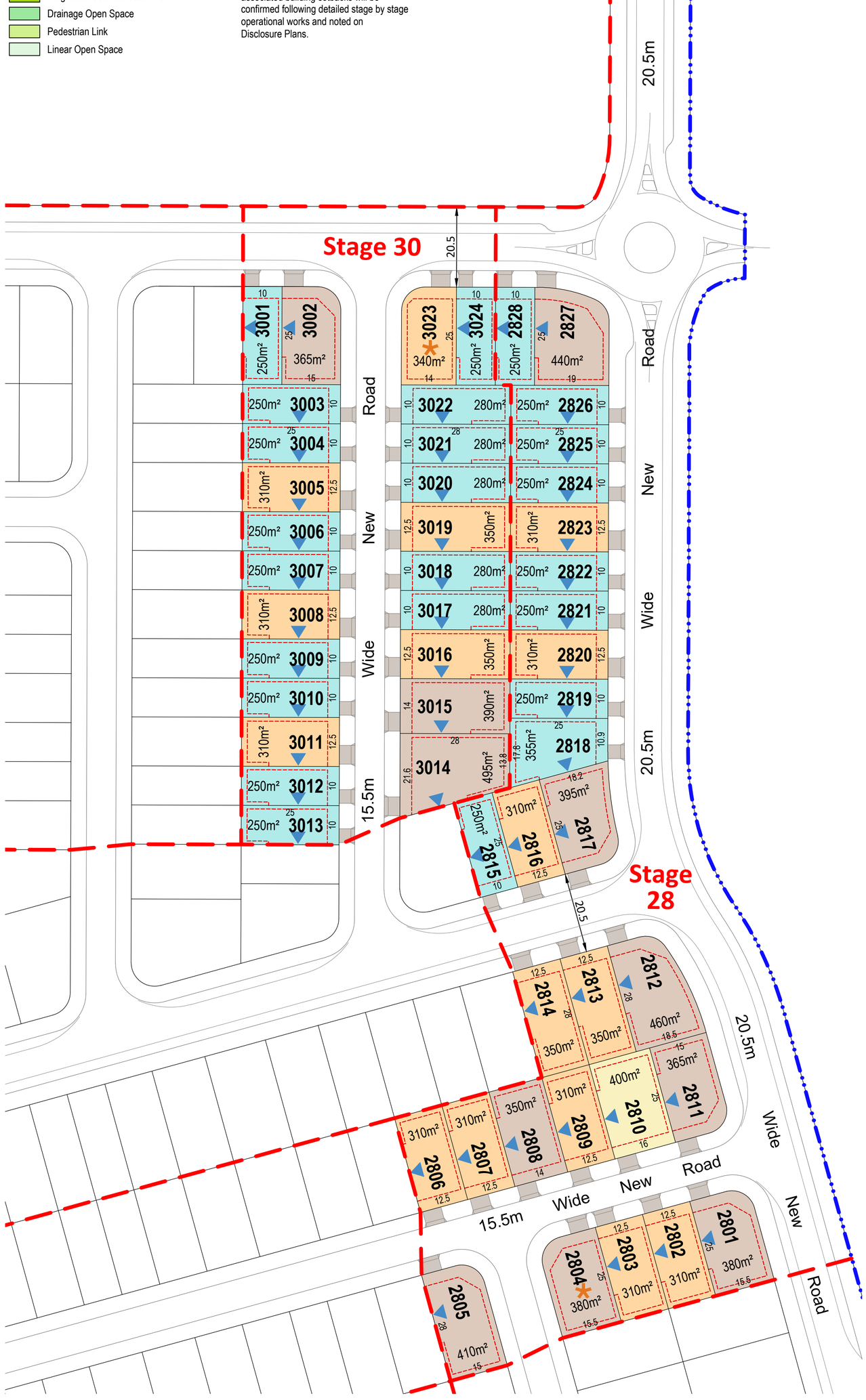
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Garage – from Laneway	Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the Laneway Frontage									
Rear – from Laneway	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m
Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional		Optional	
Built to Boundary Length	85% of the length of boundary		70% of the length of boundary		65% of the length of boundary		65% of the length of boundary		65% of the length of boundary	
Non Built to Boundary **	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
Corner Allotments - All Allotments										
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Secondary Laneway Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
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Site Coverage (maximum)	85%		70%		70%		70%		70%	

**** Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback must be increased to 1.2m**

PLAN REF: 134102 – 143
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

0 10 20 30 40 50 1 : 750 @ A1

Stockland

AMENDED IN RED
By: Jennifer Sneesby
Date: 30 September 2026
Queensland Government

BOTANICA
Precinct B
Plan of Development – Sheet 12

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
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Legend

- Site Boundary
- Precinct Boundary
- Stage Boundary
- EPBC Boundary
- School
- Community Facility
- Neighbourhood Centre
- Local Centre
- Balance / Management Allotment
- Neighbourhood Recreation Park
- Drainage Open Space
- Pedestrian Link
- Linear Open Space

Allotment Details

- Maximum Building Location Envelope
- Indicative No Built to Boundary
- Indicative Driveway Location
- Indicative Built to Boundary Wall
- Primary Frontage
- No Vehicle Access
- Nominated Allotments are subject to AS3959-2018 Construction of Buildings in Bushfire Prone Areas. BAL ratings and associated building setbacks will be confirmed following detailed stage by stage operational works and noted on Disclosure Plans.

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

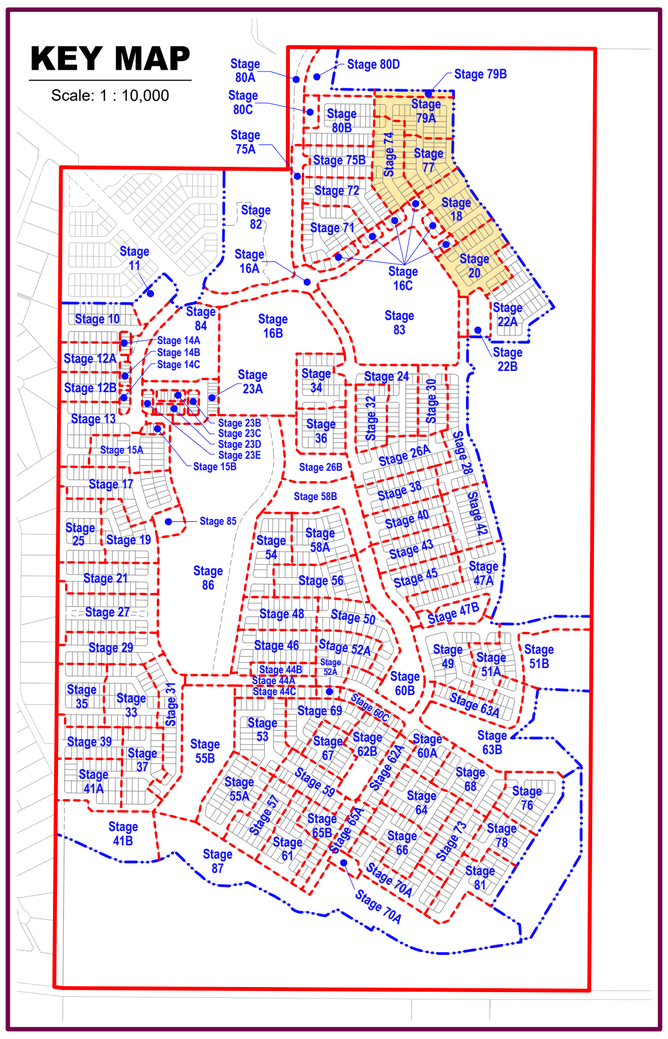
Areas have been rounded down to the nearest 5m².

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

Source Information:
Site boundaries: RPS Survey.
Adjoining i**nformation:** DCDB.
Contours: KN Group

KEY MAP

Scale: 1 : 10,000



Notes:

General

1. Plan of Development recognises the following aspects of Development:
   - Houses;
   - Display Homes;
   - Sales Office not exceeding 150m² GFA;
   - Advertising Devices.
2. All development is to be undertaken in accordance with the Development Approval.
3. The maximum height of residential buildings shall be in the order of 9 metres.
4. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
5. For any details not listed in the table or corresponding notes refer to PDA Guideline No.7 (Low Rise Buildings) - dated May 2015.

Setbacks

6. Setbacks are as per the Plan of Development Table unless otherwise specified.
7. All setback dimensions are to be taken from property boundary to outside of the wall of the building.
8. Building treatments that constitute part of the building may encroach into the frontage setback by no more than 1.0m. Examples of such treatments may include (but not limited to) - eaves, verandahs, window heads, etc.
9. Built to Boundary walls are optional. 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. The length of Built to Boundary are indicated on the Plan of Development Table.
10. Built to Boundary walls have a maximum height of 3.5 metres except for Terrace Allotments.
11. Built to Boundary walls for Terrace Allotments may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
12. Unless otherwise specified, boundary setbacks are measured to the wall of the building or edge of balcony.
13. Eaves (except on a wall that is built to the boundary) should not encroach within 450mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
14. First floor setbacks must not exceed the minimum ground floor setbacks.
15. 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, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
16. In the case of all corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. 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.

Parking and Driveways

Garages:

17. Garages must not project forward of the main facade (front wall) of the dwelling.
18. Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the laneway frontage
19. Unless otherwise stated, the garage door or parking structure shall occupy no more than 50% of the street frontage for all lots up to 450m² in area.

Driveways:

20. A maximum of one driveway per dwelling is permitted.
21. The maximum width of a driveway where crossing the verge:
    - shall be 3.5m for single garages; and
    - 4.8m for double garages.

Villa Allotments that are single storey dwellings with double garages

22. The following requirements apply to Villa Allotments that are single storey dwellings with double garages:
    - The front facing gaeage wall must not exceed and external width of 5.8m
    - The garage door must:
      a. Not Exceed 4.8m in width
      b. Not exceed 40% of the front facade elevation in area
      c. Have a minimum 450mm eave above it (for Gable and Skillion roof types)
      d. Be a minimum of 240mm behind the pillar of the garage door; and
      e. Have a sectional tilt or roller door.
    - Driveways cannot exceed 3.5m in width at the front boundary
    - A maximum 0.2m setback to the built-to-boundary wall (not OMP) is mandatory.
    - The Front Facade of the must include the following:
      a. A front door with glass inserts or a sidelight where the door is solid
      b. A front verandah, portico or porch located over the front entrance which extends a mnimum of 1.6m foward of the entrance door.
      c. The verandah, portico or porch is to include front pillars with distinct materials and/or colours
    - The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot.

Site Cover and Amenity

23. Site cover for each lot is not to exceed the maximum prescribed in the Plan of Development Table.
24. Dwellings with their main living areas located at ground level should have a minimum area of private open space consisting of at least 12m² with a minimum width of 2.4 metres, preferably accessible from a living room.
25. Dwellings with their main living area above ground floor level should have a minimum area of private open space consisting of a balcony or roof area open to the sky, with a minimum area of 5m², and a minimum dimension of 1.2 metres, directly accessible from a living room.
26. Site cover calculated as the total area of the roof of all building(s) on a lot expressed as a percentage of the total site area but excludes the area of any eave and/or window hood overhanging projections.
27. All clothes drying and rubbish storage areas are to be screened from street or lane or from other open space areas.

Buildings with more than one street Frontage

28. For buildings that have more than one street frontage or adjoin park, the building design must ensure an attractive appearance is presented to all street frontages and, where applicable, the park.

Fencing

29. Unless otherwise specified, fencing to all street frontages shall have a maximum height of 1.2m where solid, and a maximum height of 1.8m only where the fence contains openings that make it more than 50% transparent.
30. Unless otherwise specified, fences to open space boundaries may only be 1.2m high.
31. Unless otherwise specified, fencing along laneways can be 1.8m high screen fencing where needed to screen private open space, vehicle/trailer parking areas and service areas.

Acoustic Requirements

32. Noise attenuation measures (Category 2 construction under Australian Standard 3671:1989) must be incorporated into the building design and construction of buildings on nominated lots to meet the recommended noise levels for sleeping rooms under Australian Standard 2107:2000. Submit to DSDIP Principal Engineer written confirmation that this requirement will be met prior to survey plan endorsement

SEQ Service Provider's Asset(s)

33. A minimum 1.0m offset is required from all SEQ Service Provider's Asset(s) unless prior approval is gained from the applicable Service Provider.

AMENDED IN RED
By: Jennifer Sneesby
Date: 30 September 2026
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-RIP-5245
Date: 30 September 2026
Queensland Government

Plan of Development Table

Allotment Topology	Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Allotment Width	7.5m – 9.99m		10.0m – 12.49m		12.5m – 13.99m		14.0m – 15.99m		16.0m & Above	
Elevation	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Standard Allotments										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Façade Treatment	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Garage	5.5m for Single or Tandem Garages & 4.5m for Double Garages									
Rear	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
Laneway Allotments										
Primary Frontage – Laneway Allotment	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m
Façade Treatment – Laneway Allotment	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m	1.4m
Garage – from Laneway	Garages and carports served off a Laneway must be built to 0.5m - 1.5m from the Laneway Frontage									
Rear – from Laneway	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m	0.5m	0.0m
Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional		Optional	
Built to Boundary Length	85% of the length of boundary		70% of the length of boundary		65% of the length of boundary		65% of the length of boundary		65% of the length of boundary	
Non Built to Boundary **	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m
Corner Allotments - All Allotments										
Secondary Road Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Secondary Laneway Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
Garage Location	Garages are to be located along the built to boundary wall, if no BTB wall on the Western or Southern Boundary or Low Side of the Allotment.									
On site parking requirements (minimum)	Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single or tandem garage acceptable. Double garages are only permitted on laneway or two storey dwellings		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.		Minimum of two (2) car parking spaces on-site of which one (1) space to be covered and enclosed Single, Tandem or Double garage acceptable.	
Site Coverage (maximum)	85%		70%		70%		70%		70%	

PLAN REF: 134102 – 144
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG
0 10 20 30 40 50 1 : 750 @ A1

Stockland

**** Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback must be increased to 1.2m**

BOTANICA
Precinct B
Plan of Development – Sheet 13

URBAN DESIGN
Level 4 HQ South
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PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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Adjoining **information:** DCDB.
Contours: KN Group

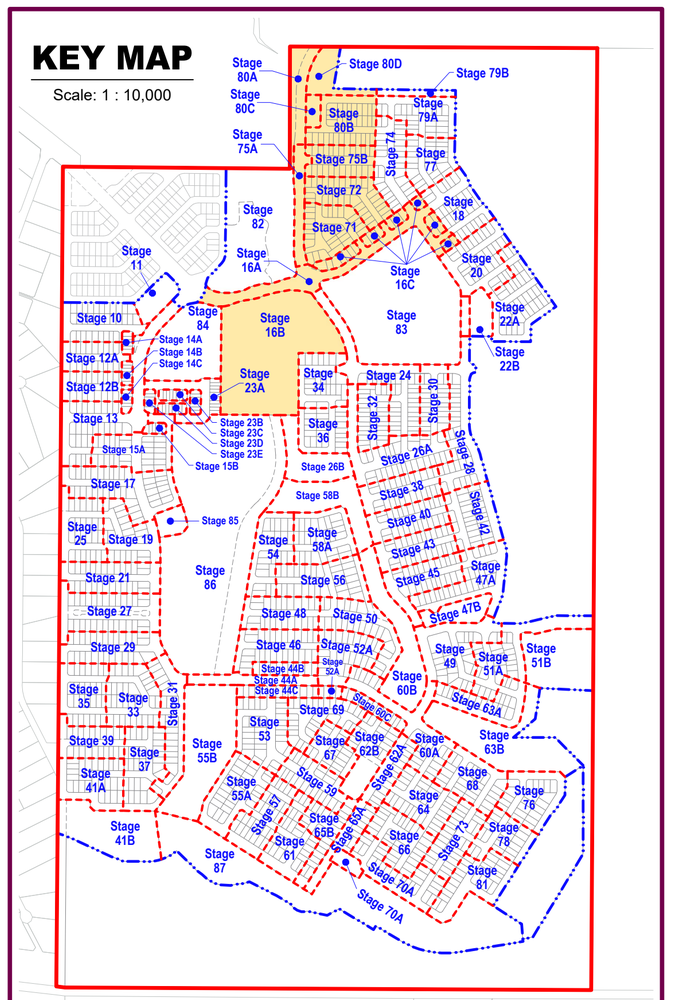
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Side Setback - All Allotments										
Built to Boundary	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	Optional		Optional		Optional		Optional		Optional	
Built to Boundary Length	85% of the length of boundary		70% of the length of boundary		65% of the length of boundary		65% of the length of boundary		65% of the length of boundary	
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KEY MAP

Scale: 1 : 10,000



PLAN REF: 134102 – 145
Rev No: J
DATE: 13 May 2026
CLIENT: Stockland
DRAWN BY: NF / WNW
CHECKED BY: DG

0 10 20 30 40 50 1 : 750 @ A1

Stockland

AMENDED IN RED
By: Jennifer Sneesby
Date: 30 September 2026

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-RIP-5245

Date: 30 September 2026

Queensland Government

BOTANICA
Precinct B
Plan of Development – Sheet 14

URBAN DESIGN
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