REVISION

AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

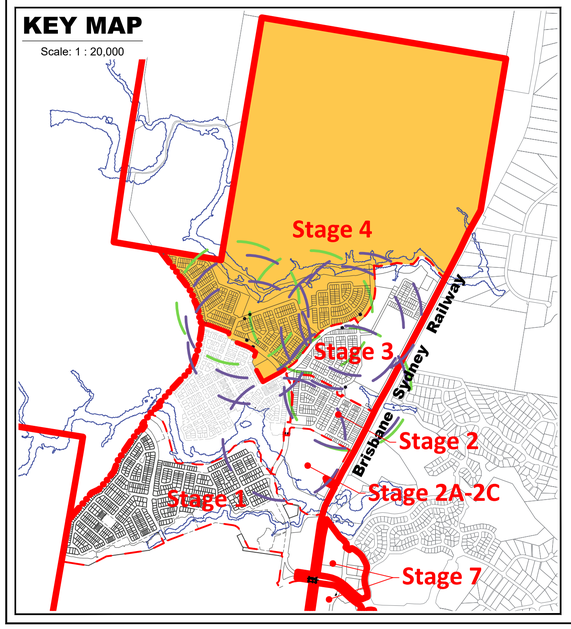
Legend

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

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

KEY MAP

Scale: 1 : 20,000



TO BE READ IN CONJUNCTION WITH 110056 - 392

Land Budget Stage 4

Land Use	Overall Area	Overall %
Area of Subject Site	**301.996 ha**	**100.0%**
Saleable Area		
Residential Allotments	22.088 ha	7.3%
Commercial Allotment	1.324 ha	0.4%
Balance Super Allotments	246.968 ha	81.8%
Community Facility	0.500 ha	0.2%
Total Area of Allotments	**270.880 ha**	**89.7%**
Road		
Collector Road	4.790 ha	1.6%
Local Road	9.331 ha	3.1%
Linear Connections	0.473 ha	0.2%
Entry Statements	—	0.0%
Total Area of New Road	**14.594 ha**	**4.8%**
Open Space		
Corridor Park	14.719 ha	4.9%
Conservation (Within Corridor Park)	*6.357 ha*	
District Recreation Park	—	0.0%
Neighbourhood Recreation Park	1.803 ha	0.6%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	—	0.0%
Stormwater Detention	—	0.0%
Total Open Space	**16.522 ha**	**5.5%**

Yield Breakdown Stage 4

Residential Allotments	Typical Size	Typical Area	Overall	
Urban & Nano Allotments Product				
Urban Loft	4.7 x 11.5m	50m²	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	0.0%
Urban Terrace	6.2 x 27.5m	170m²	—	0.0%
Subtotal			**—**	**0.0%**
16m Deep Product				
Squat Allotment	14 x 16m	220m²	**4**	**0.8%**
Subtotal			**4**	**0.8%**
25m Deep Product				
Villa Allotment	10 x 25m	250m²	5	0.9%
Premium Villa Allotment	12.5 x 25m	313m²	3	0.6%
Courtyard Allotment	14 x 25m	350m²	28	5.3%
Premium Courtyard Allotment	16 x 25m	400m²	5	0.9%
Premium Traditional Allotment	20 x 25m	500m²	—	0.0%
Possible Multiple Residential Allotment	—	—	—	0.0%
Subtotal			**41**	**7.8%**
28m Deep Product				
Terrace 7.5m Allotment	7.5 x 28m	210m²	5	0.9%
Terrace 9.5m Allotment	9.5 x 28m	265m²	2	0.4%
Subtotal			**7**	**1.3%**
30m Deep Product				
Villa Allotment	10 x 30m	300m²	111	21.0%
Premium Villa Allotment	12.5 x 30m	375m²	174	33.0%
Courtyard Allotment	14 x 30m	420m²	160	30.3%
Traditional Allotment	20 x 30m	600m²	26	4.9%
Premium Traditional Allotment	25 x 30m	720m²	—	0.0%
Possible Multiple Residential Allotment	—	—	5	0.9%
Subtotal			**476**	**90.2%**
Total Residential Allotments			**528**	**100%**
Super Lots			**Lots**	
Commercial Allotment			1	
Community Facility			1	
Balance Super Allotments			3	
Sub Total			**5**	
Total Allotments			**533**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**535**	
Maximum Potential Net Residential Density			**15.9 dw/ha**	

CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Subdivision
Stage 4 Overall
Allotment Layout

Date.	27 September 2024
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 2000
Sheet	A1
Plan Ref	**110056 – 391**
Rev	**AM**

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Level 4 HQ South
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Yield Breakdown Stage 4

Residential Allotments	Typical Size	Typical Area	Stage 4A	Stage 4B	Stage 4C	Stage 4D	Stage 4E	Stage 4F	Stage 4G	Stage 4H	Stage 4I	Stage 4J	Stage 4K	Stage 4L	Stage 4M	Stage 4N	Stage 4O	Stage 4P	Stage 4Q	Overall	
Urban & Nano Allotments Product																					
Urban Loft	4.7 x 11.5m	50m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
16m Deep Product																					
Squat Allotment	14 x 16m	220m²	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	0.8%
Subtotal			—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	0.8%
25m Deep Product																					
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—	2	—	3	—	—	—	—	—	—	—	5	0.9%
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	—	—	—	1	—	—	—	2	—	—	—	—	—	3	0.6%
Courtyard Allotment	14 x 25m	350m²	6	2	2	—	—	—	—	—	—	8	6	4	—	—	—	—	—	28	5.3%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	1	—	—	—	—	—	3	1	—	—	—	—	—	—	5	0.9%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal			6	2	2	1	—	—	—	3	—	14	7	6	—	—	—	—	—	41	7.8%
28m Deep Product																					
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	—	—	—	5	—	—	—	—	—	—	—	—	5	0.9%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	—	2	0.4%
Subtotal			—	—	—	—	—	—	—	—	7	—	—	—	—	—	—	—	—	7	1.3%
30m Deep Product																					
Villa Allotment	10 x 30m	300m²	1	6	9	14	—	8	7	11	15	13	14	13	—	—	—	—	—	111	21.0%
Premium Villa Allotment	12.5 x 30m	375m²	18	18	13	16	—	14	12	21	20	19	15	8	—	—	—	—	—	174	33.0%
Courtyard Allotment	14 x 30m	420m²	18	14	19	17	—	23	11	21	14	8	11	4	—	—	—	—	—	160	30.3%
Traditional Allotment	20 x 30m	600m²	5	4	6	6	—	—	—	1	1	—	2	1	—	—	—	—	—	26	4.9%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	—	1	—	—	4	—	—	—	—	—	5	0.9%
Subtotal			42	42	47	53	—	45	30	54	51	40	42	30	—	—	—	—	—	476	90.2%
Total Residential Allotments			48	44	53	54	—	45	30	57	58	54	49	36	—	—	—	—	—	528	100%
Residential Net Density			17.2 dw/ha	18.1 dw/ha	17.8 dw/ha	16.4 dw/ha	—	13.9 dw/ha	14.9 dw/ha	16.5 dw/ha	17.6 dw/ha	17.6 dw/ha	18.0 dw/ha	14.6 dw/ha	—	—	—	—	—	15.7 dw/ha	

Super Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots
Commercial Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1
Community Facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1
Balance Super Allotments	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	1	3
Sub Total	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	2	1	5
Total Allotments	48	44	53	55	1	45	30	57	58	54	49	36	—	—	—	2	1	533
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	48	44	53	54	—	45	30	57	60	54	49	41	—	—	—	—	—	535
Maximum Potential Net Residential Density	17.2 dw/ha	18.1 dw/ha	17.8 dw/ha	16.4 dw/ha	—	13.9 dw/ha	14.9 dw/ha	16.5 dw/ha	18.2 dw/ha	17.6 dw/ha	18.0 dw/ha	16.7 dw/ha	—	—	—	—	—	15.9 dw/ha

Land Budget Stage 4

Land Use	Stage 4A	Stage 4B	Stage 4C	Stage 4D	Stage 4E	Stage 4F	Stage 4G	Stage 4H	Stage 4I	Stage 4J	Stage 4K	Stage 4L	Stage 4M	Stage 4N	Stage 4Oi	Stage 4Oii	Stage 4Oiii	Stage 4P	Stage 4Q	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	**3.296 ha**	**2.426 ha**	**3.583 ha**	**4.414 ha**	**1.716 ha**	**3.227 ha**	**2.013 ha**	**3.452 ha**	**3.296 ha**	**3.071 ha**	**2.955 ha**	**2.458 ha**	**0.889 ha**	**0.914 ha**	**8.798 ha**	**6.357 ha**	**0.864 ha**	**1.824 ha**	**246.443 ha**	**301.996 ha**	**100.0%**
Saleable Area																					
Residential Allotments	2.097 ha	1.811 ha	2.222 ha	2.300 ha	—	1.862 ha	1.397 ha	2.470 ha	2.222 ha	2.072 ha	2.003 ha	1.633 ha	—	—	—	—	—	—	—	**22.088 ha**	**7.3%**
Commercial Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.324 ha	—	**1.324 ha**	**0.4%**
Balance Super Allotments	—	—	—	0.402 ha	0.123 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	246.443 ha	**246.968 ha**	**81.8%**
Community Facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.500 ha	—	**0.500 ha**	**0.2%**
Total Area of Allotments	**2.097 ha**	**1.811 ha**	**2.222 ha**	**2.702 ha**	**0.123 ha**	**1.862 ha**	**1.397 ha**	**2.470 ha**	**2.222 ha**	**2.072 ha**	**2.003 ha**	**1.633 ha**	**—**	**—**	**—**	**—**	**—**	**1.824 ha**	**246.443 ha**	**270.880 ha**	**89.7%**
Road																					
Collector Road	0.512 ha	—	0.600 ha	0.718 ha	1.427 ha	—	—	—	—	—	0.233 ha	—	—	—	0.436 ha	—	0.864 ha	—	—	**4.790 ha**	**1.6%**
Local Road	0.652 ha	0.614 ha	0.762 ha	0.926 ha	—	1.365 ha	0.549 ha	0.982 ha	0.974 ha	0.999 ha	0.683 ha	0.825 ha	—	—	—	—	—	—	—	**9.331 ha**	**3.1%**
Linear Connections	0.036 ha	—	—	0.069 ha	0.165 ha	—	0.067 ha	—	0.100 ha	—	0.036 ha	—	—	—	—	—	—	—	—	**0.473 ha**	**0.2%**
Entry Statements	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.0%**
Total Area of New Road	**1.200 ha**	**0.614 ha**	**1.362 ha**	**1.713 ha**	**1.592 ha**	**1.365 ha**	**0.616 ha**	**0.982 ha**	**1.074 ha**	**0.999 ha**	**0.952 ha**	**0.825 ha**	**—**	**—**	**0.436 ha**	**—**	**0.864 ha**	**—**	**—**	**14.594 ha**	**4.8%**
Open Space																					
Corridor Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.362 ha	6.357 ha	—	—	—	**14.719 ha**	**4.9%**
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	*6.357 ha*	—	—	—	***6.357 ha***	
District Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	0.889 ha	0.914 ha	—	—	—	—	—	**1.803 ha**	**0.6%**
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.0%**
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.0%**
Stormwater Detention	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.0%**
Total Open Space	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.889 ha**	**0.914 ha**	**8.362 ha**	**6.357 ha**	**—**	**—**	**—**	**16.522 ha**	**5.5%**

REVISION

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AC: 14/11/2022 Stage 5 Boundary Changes
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AI: 08/08/2023 Stage 5 Basin Change
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Areas have been rounded down to the nearest 5m².

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Adjoining information: DCDB.
Contours: Bradlees.

CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Subdivision Stage 4 Overall Statistics

Date.	27 September 2024
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	NTS
Sheet	A1
Plan Ref	110056 – 392
Rev	AM

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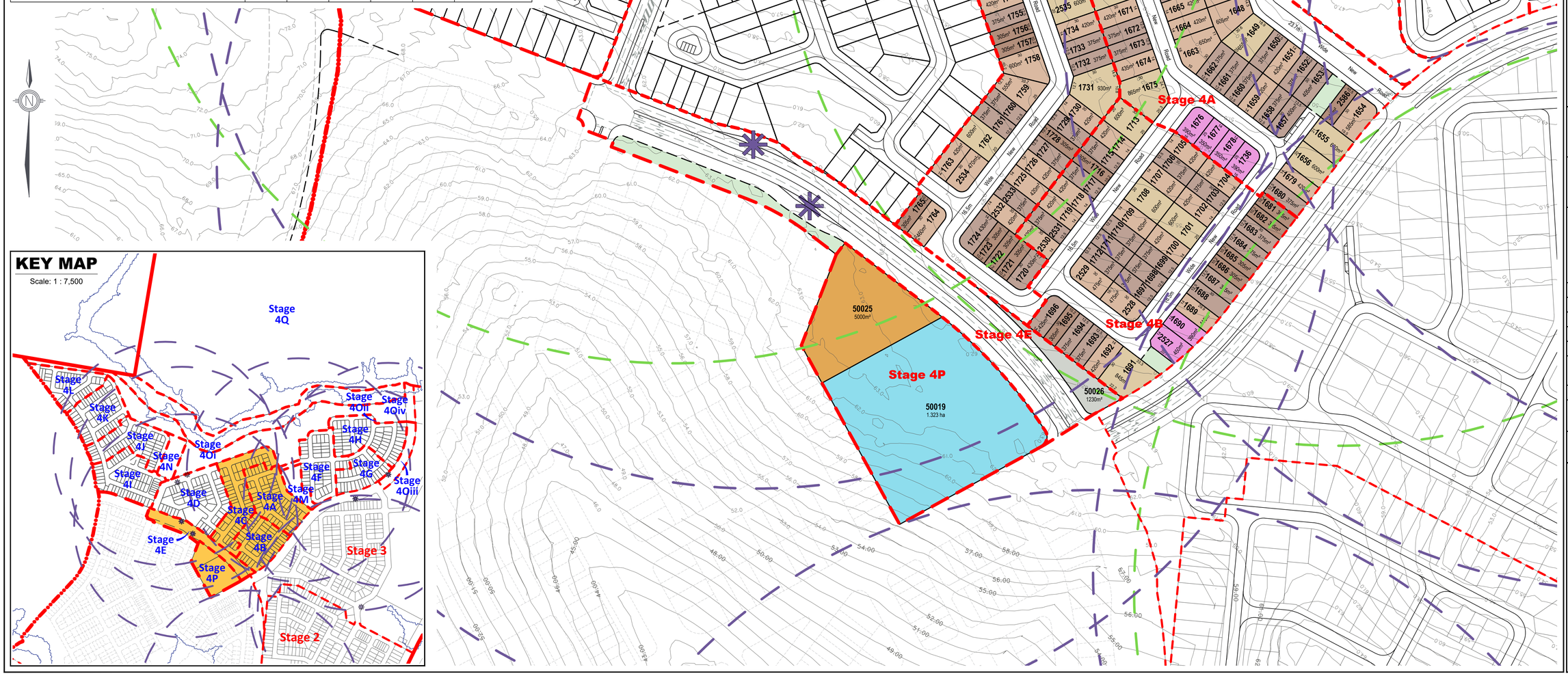
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

Yield Breakdown Stage 4

Residential Allotments	Typical Size	Typical Area	Stage 4A	Stage 4B	Stage 4C	Stage 4E	Stage 4P	Overall	
Urban & Nano Allotments Product									
Urban Loft	4.7 x 11.5m	50m²	—	—	—	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	—	—	0.0%
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	—	—	0.0%
Subtotal			—	—	—	—	—	—	0.0%
16m Deep Product									
Squat Allotment	14 x 16m	220m²	—	—	4	—	—	4	2.8%
Subtotal			—	—	4	—	—	4	2.8%
25m Deep Product									
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	0.0%
Premium Villa Allotment	12.5 x 25m	313m²	—	—	—	—	—	—	0.0%
Courtyard Allotment	14 x 25m	350m²	6	2	2	—	—	10	6.9%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	—	—	—	0.0%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	0.0%
Subtotal			6	2	2	—	—	10	6.9%
28m Deep Product									
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	—	0.0%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	—	0.0%
Subtotal			—	—	—	—	—	—	0.0%
30m Deep Product									
Villa Allotment	10 x 30m	300m²	1	6	9	—	—	16	11.0%
Premium Villa Allotment	12.5 x 30m	375m²	18	18	13	—	—	49	33.8%
Courtyard Allotment	14 x 30m	420m²	18	14	19	—	—	51	35.2%
Traditional Allotment	20 x 30m	600m²	5	4	6	—	—	15	10.3%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	0.0%
Subtotal			42	42	47	—	—	131	90.3%
Total Residential Allotments			48	44	53	—	—	145	100%
Residential Net Density			17.2 dw/ha	18.1 dw/ha	17.8 dw/ha	—	—		
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	
Commercial Allotment			—	—	—	—	1	1	
Community Facility			—	—	—	—	1	1	
Balance Super Allotments			—	—	—	1	—	1	
Sub Total			—	—	—	1	2	3	
Total Allotments			48	44	53	1	2	148	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			48	44	53	—	—	145	

Land Budget Stage 4

Land Use	Stage 4A	Stage 4B	Stage 4C	Stage 4E	Stage 4P	Overall	
	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	**3.296 ha**	**2.426 ha**	**3.583 ha**	**1.716 ha**	**1.824 ha**	**11.021 ha**	**112.0%**
Saleable Area							
Residential Allotments	2.097 ha	1.811 ha	2.222 ha	—	—	**6.129 ha**	**55.6%**
Commercial Allotment	—	—	—	—	1.324 ha	**1.324 ha**	**12.0%**
Balance Super Allotments	—	—	—	0.123 ha	—	**0.123 ha**	**1.1%**
Community Facility	—	—	—	—	0.500 ha	**0.500 ha**	**4.5%**
Total Area of Allotments	**2.097 ha**	**1.811 ha**	**2.222 ha**	**0.123 ha**	**1.324 ha**	**7.576 ha**	**68.7%**
Road							
Collector Road	0.512 ha	—	0.600 ha	1.427 ha	—	**2.539 ha**	**23.0%**
Local Road	0.652 ha	0.614 ha	0.762 ha	—	—	**2.028 ha**	**18.4%**
Linear Connections	0.036 ha	—	—	0.165 ha	—	**0.201 ha**	**1.8%**
Entry Statements	—	—	—	—	—	—	**0.0%**
Total Area of New Road	**1.200 ha**	**0.614 ha**	**1.362 ha**	**1.592 ha**	—	**4.768 ha**	**43.3%**
Open Space							
Corridor Park	—	—	—	—	—	—	**0.0%**
Conservation (Within Corridor Park)	—	—	—	—	—	—	
District Recreation Park	—	—	—	—	—	—	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	—	—	**0.0%**
Local Recreation Park	—	—	—	—	—	—	**0.0%**
Local Linear Recreation Park	—	—	—	—	—	—	**0.0%**
Stormwater Detention	—	—	—	—	—	—	**0.0%**
Total Open Space	—	—	—	—	—	—	**0.0%**



REVISION

AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes
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AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Legend

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

Scale 1 : 1500 @ A1

0 10 20 40 60 80 100

CLIENT

PEET

PROJECT

Flagstone Precinct 1

Plan of Subdivision
Stage 4A, B, C & E
Allotment Layout

Date.	27 September 2024
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 1500
Sheet	A1
Plan Ref	**110056 – 393**
Rev	**AM**

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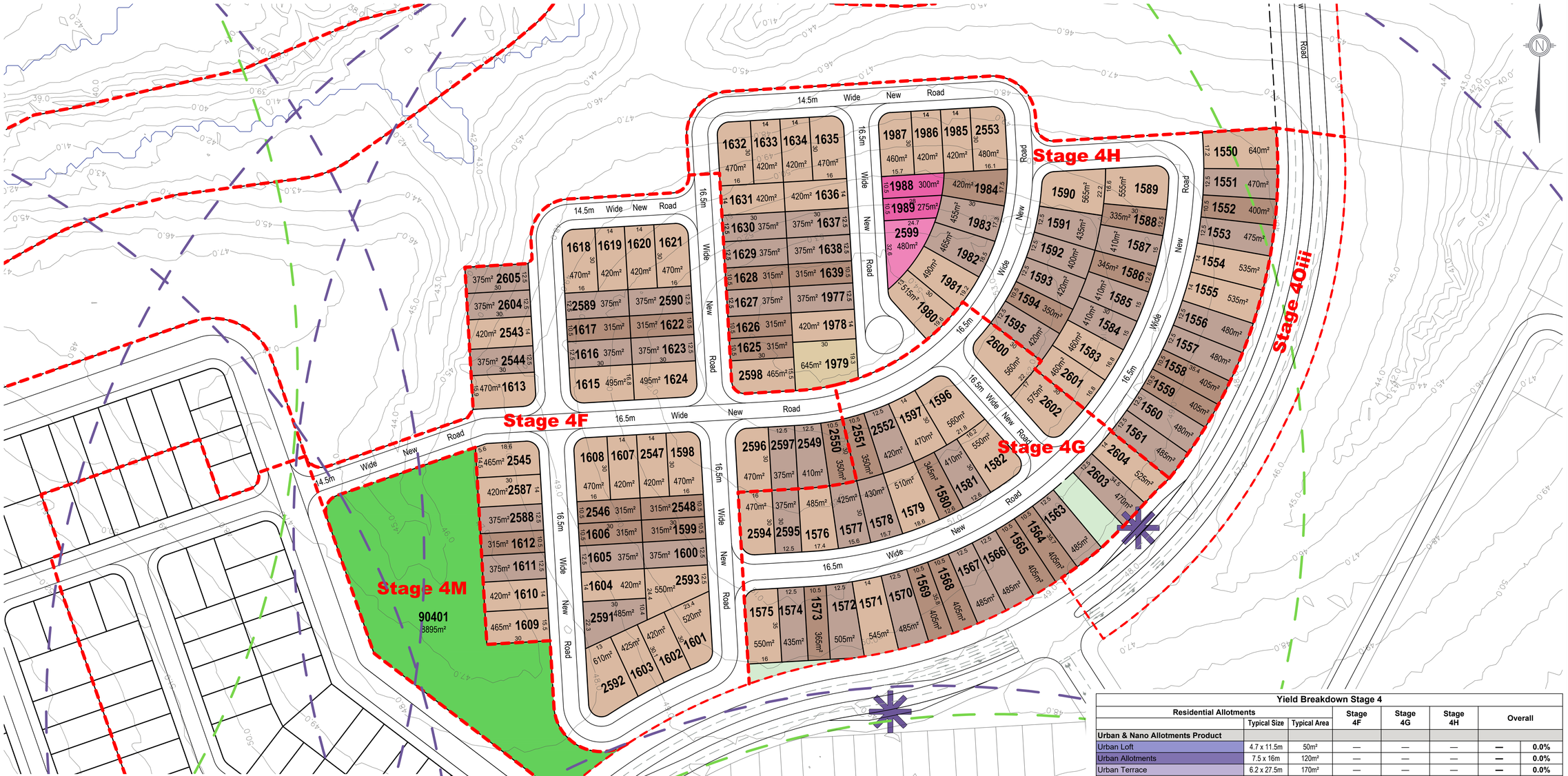
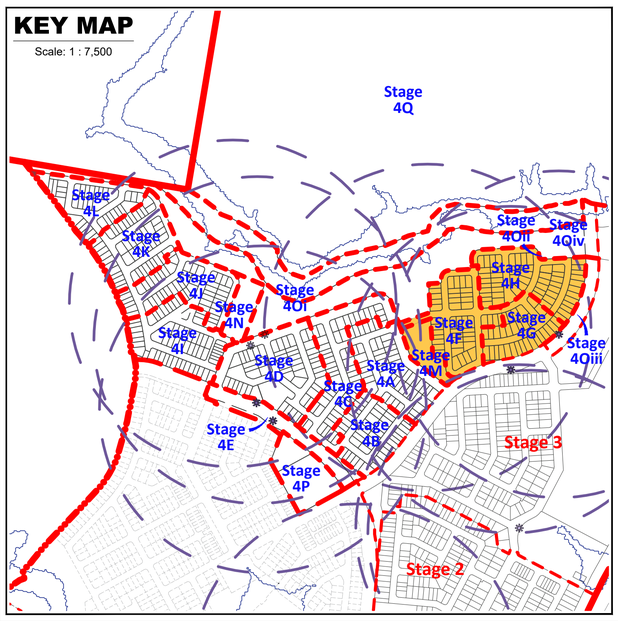
W rpsgroup.com





Land Budget Stage 4

Land Use	Stage 4F	Stage 4G	Stage 4H	Stage 4M	Overall	
	Area	Area	Area	Area	Area	%
Area of Subject Site	**3.227 ha**	**2.013 ha**	**3.452 ha**	**0.889 ha**	**9.581 ha**	**100.0%**
Saleable Area						
Residential Allotments	1.862 ha	1.397 ha	2.470 ha	—	**5.728 ha**	**59.8%**
Commercial Allotment	—	—	—	—	—	**0.0%**
Balance Super Allotments	—	—	—	—	—	**0.0%**
Community Facility	—	—	—	—	—	**0.0%**
Total Area of Allotments	**1.862 ha**	**1.397 ha**	**2.470 ha**	**—**	**5.728 ha**	**59.8%**
Road						
Collector Road	—	—	—	—	—	**0.0%**
Local Road	1.365 ha	0.549 ha	0.982 ha	—	**2.896 ha**	**30.2%**
Linear Connections	—	0.067 ha	—	—	**0.067 ha**	**0.7%**
Entry Statements	—	—	—	—	—	**0.0%**
Total Area of New Road	**1.365 ha**	**0.616 ha**	**0.982 ha**	**—**	**2.963 ha**	**30.9%**
Open Space						
Corridor Park	—	—	—	—	—	**0.0%**
Conservation (Within Corridor Park)	—	—	—	—	—	
District Recreation Park	—	—	—	—	—	**0.0%**
Neighbourhood Recreation Park	—	—	—	0.889 ha	**0.889 ha**	**9.3%**
Local Recreation Park	—	—	—	—	—	**0.0%**
Local Linear Recreation Park	—	—	—	—	—	**0.0%**
Stormwater Detention	—	—	—	—	—	**0.0%**
Total Open Space	**—**	**—**	**—**	**0.889 ha**	**0.889 ha**	**9.3%**

Yield Breakdown Stage 4

Residential Allotments	Typical Size	Typical Area	Stage 4F	Stage 4G	Stage 4H	Overall	
Urban & Nano Allotments Product							
Urban Loft	4.7 x 11.5m	50m²	—	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	0.0%
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	0.0%
Subtotal			—	—	—	—	0.0%
16m Deep Product							
Squat Allotment	14 x 16m	220m²	—	—	—	—	0.0%
Subtotal			—	—	—	—	0.0%
25m Deep Product							
Villa Allotment	10 x 25m	250m²	—	—	2	**2**	**1.5%**
Premium Villa Allotment	12.5 x 25m	313m²	—	—	1	**1**	**0.8%**
Courtyard Allotment	14 x 25m	350m²	—	—	—	—	0.0%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	—	0.0%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	0.0%
Subtotal			—	—	3	**3**	**0.8%**
28m Deep Product							
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	0.0%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	0.0%
Subtotal			—	—	—	—	0.0%
30m Deep Product							
Villa Allotment	10 x 30m	300m²	8	7	11	**26**	**19.7%**
Premium Villa Allotment	12.5 x 30m	375m²	14	12	21	**47**	**35.6%**
Courtyard Allotment	14 x 30m	420m²	23	11	21	**55**	**41.7%**
Traditional Allotment	20 x 30m	600m²	—	—	1	**1**	**0.8%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	0.0%
Subtotal			**45**	**30**	**54**	**129**	**97.7%**
Total Residential Allotments			**45**	**30**	**57**	**132**	**98%**
Residential Net Density			**13.9 dw/ha**	**14.9 dw/ha**	**16.5 dw/ha**		
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	
Commercial Allotment			—	—	—	—	
Community Facility			—	—	—	—	
Balance Super Allotments			—	—	—	—	
Sub Total			**—**	**—**	**—**	**—**	
Total Allotments			**45**	**30**	**57**	**132**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**45**	**30**	**57**	**132**	

REVISION

AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
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- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

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

CLIENT
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PROJECT
Flagstone Precinct 1

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

Date.	27 September 2024
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 1000
Sheet	A1
Plan Ref	110056 – 394
Rev	AM

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Stage 4I

Stage 4D

Road

Lane

Wide

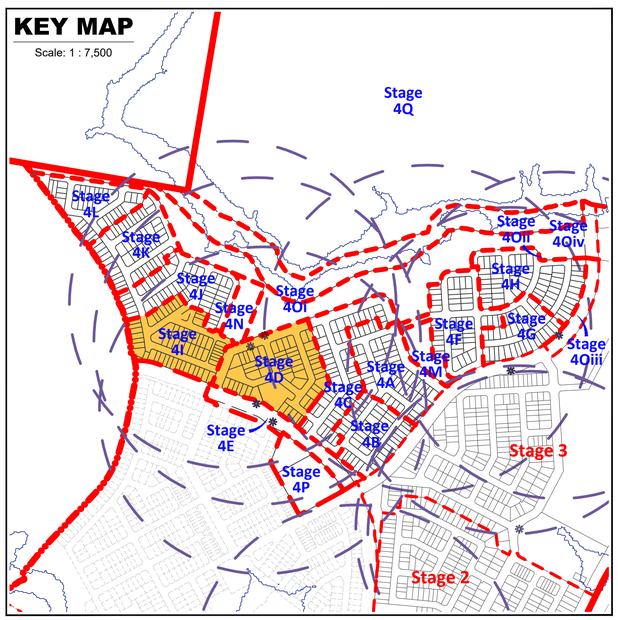
New

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

KEY MAP

Scale: 1 : 7,500



Land Budget Stage 4

Land Use	Stage 4D Area	Stage 4I Area	Overall Area	Overall %
Area of Subject Site	**4.414 ha**	**3.296 ha**	**7.710 ha**	**100.0%**
Saleable Area				
Residential Allotments	2.300 ha	2.222 ha	**4.522 ha**	**58.7%**
Commercial Allotment	—	—	**—**	**0.0%**
Balance Super Allotments	0.402 ha	—	**0.402 ha**	**5.2%**
Community Facility	—	—	**—**	**0.0%**
Total Area of Allotments	**2.702 ha**	**2.222 ha**	**4.924 ha**	**63.9%**
Road				
Collector Road	0.718 ha	—	**0.718 ha**	**9.3%**
Local Road	0.926 ha	0.974 ha	**1.900 ha**	**24.6%**
Linear Connections	0.069 ha	0.100 ha	**0.169 ha**	**2.2%**
Entry Statements	—	—	**—**	**0.0%**
Total Area of New Road	**1.713 ha**	**1.074 ha**	**2.787 ha**	**36.1%**
Open Space				
Corridor Park	—	—	**—**	**0.0%**
Conservation (Within Corridor Park)	—	—	**—**	**0.0%**
District Recreation Park	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	**—**	**0.0%**
Local Recreation Park	—	—	**—**	**0.0%**
Local Linear Recreation Park	—	—	**—**	**0.0%**
Stormwater Detention	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**0.0%**

Yield Breakdown Stage 4

Residential Allotments	Typical Size	Typical Area	Stage 4D	Stage 4I	Overall	
Urban & Nano Allotments Product						
Urban Loft	4.7 x 11.5m	50m²	—	—	**—**	**0.0%**
Urban Allotments	7.5 x 16m	120m²	—	—	**—**	**0.0%**
Urban Terrace	6.2 x 27.5m	170m²	—	—	**—**	**0.0%**
Subtotal			**—**	**—**	**—**	**0.0%**
16m Deep Product						
Squat Allotment	14 x 16m	220m²	—	—	**—**	**0.0%**
Subtotal			**—**	**—**	**—**	**0.0%**
25m Deep Product						
Villa Allotment	10 x 25m	250m²	—	—	**—**	**0.0%**
Premium Villa Allotment	12.5 x 25m	313m²	—	—	**—**	**0.0%**
Courtyard Allotment	14 x 25m	350m²	—	—	**—**	**0.0%**
Premium Courtyard Allotment	16 x 25m	400m²	1	—	**1**	**0.9%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	**—**	**0.0%**
Subtotal			**1**	**—**	**1**	**0.9%**
28m Deep Product						
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	5	**5**	**4.5%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	2	**2**	**1.8%**
Subtotal			**—**	**7**	**7**	**6.3%**
30m Deep Product						
Villa Allotment	10 x 30m	300m²	14	15	**29**	**25.9%**
Premium Villa Allotment	12.5 x 30m	375m²	16	20	**36**	**32.1%**
Courtyard Allotment	14 x 30m	420m²	17	14	**31**	**27.7%**
Traditional Allotment	20 x 30m	600m²	6	1	**7**	**6.3%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	1	**1**	**0.9%**
Subtotal			**53**	**51**	**104**	**92.9%**
Total Residential Allotments			**54**	**58**	**112**	**100%**
Residential Net Density			**16.4 dw/ha**	**17.6 dw/ha**		
Super Lots			**Lots**	**Lots**	**Lots**	
Commercial Allotment			—	—	—	
Community Facility			—	—	—	
Balance Super Allotments			1	—	1	
Sub Total			**1**	**—**	**1**	
Total Allotments			**55**	**58**	**113**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**54**	**60**	**114**	
Maximum Potential Net Residential Density			**16.4 dw/ha**	**18.2 dw/ha**		

REVISION

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- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Indented Bus Stop Location
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- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

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PROJECT
Flagstone Precinct 1

Plan of Subdivision
Stage 4D & I
Allotment Layout

Date.	27 September 2024
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 1000
Sheet	A1
Plan Ref	**110056 – 395**
Rev	**AM**

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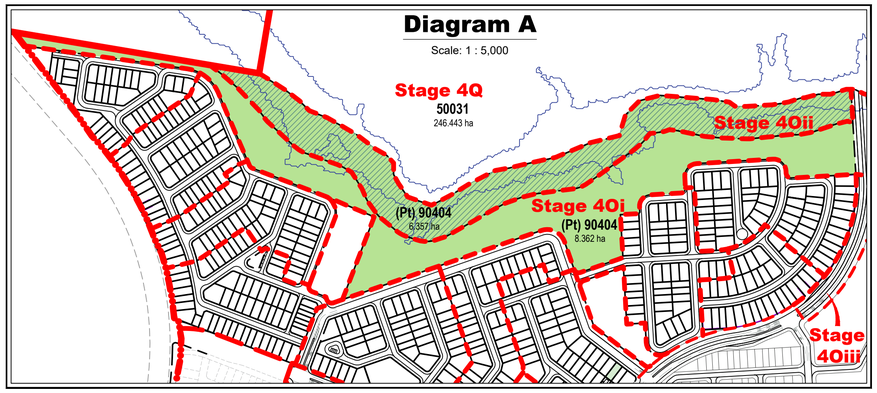
Diagram A

Scale: 1 : 5,000



Land Budget Stage 4

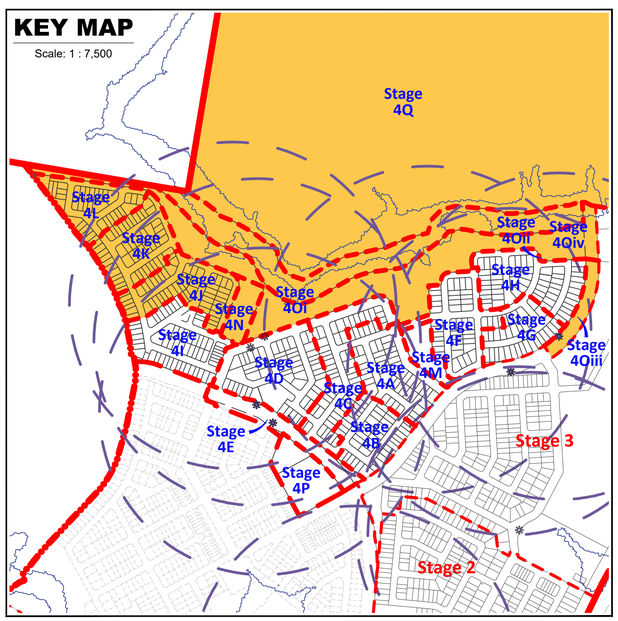
Land Use	Stage 4J Area	Stage 4K Area	Stage 4L Area	Stage 4N Area	Overall Area	Overall %
Area of Subject Site	**3.071 ha**	**2.955 ha**	**2.458 ha**	**0.914 ha**	**9.398 ha**	**100.0%**
Saleable Area						
Residential Allotments	2.072 ha	2.003 ha	1.633 ha	—	**5.708 ha**	**60.7%**
Commercial Allotment	—	—	—	—	**—**	**0.0%**
Balance Super Allotments	—	—	—	—	**—**	**0.0%**
Community Facility	—	—	—	—	**—**	**0.0%**
Total Area of Allotments	**2.072 ha**	**2.003 ha**	**1.633 ha**	—	**5.708 ha**	**60.7%**
Road						
Collector Road	—	0.233 ha	—	—	**0.233 ha**	**2.5%**
Local Road	0.999 ha	0.683 ha	0.825 ha	—	**2.507 ha**	**26.7%**
Linear Connections	—	0.036 ha	—	—	**0.036 ha**	**0.4%**
Entry Statements	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**0.999 ha**	**0.952 ha**	**0.825 ha**	—	**2.776 ha**	**29.5%**
Open Space						
Corridor Park	—	—	—	—	**—**	**0.0%**
Conservation (Within Corridor Park)	—	—	—	—	—	
District Recreation Park	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	0.914 ha	**0.914 ha**	**9.7%**
Local Recreation Park	—	—	—	—	**—**	**0.0%**
Local Linear Recreation Park	—	—	—	—	**—**	**0.0%**
Stormwater Detention	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**0.914 ha**	**0.914 ha**	**9.7%**

Yield Breakdown Stage 4

Residential Allotments	Typical Size	Typical Area	Stage 4J	Stage 4K	Stage 4L	Stage 4Q	Overall	
Urban & Nano Allotments Product								
Urban Loft	4.7 x 11.5m	50m²	—	—	—	—	**—**	**0.0%**
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	**—**	**0.0%**
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	**—**	**0.0%**
Subtotal			**—**	**—**	**—**	**—**	**—**	**0.0%**
16m Deep Product								
Squat Allotment	14 x 16m	220m²	—	—	—	—	**—**	**0.0%**
Subtotal			**—**	**—**	**—**	**—**	**—**	**0.0%**
25m Deep Product								
Villa Allotment	10 x 25m	250m²	3	—	—	—	**3**	**2.2%**
Premium Villa Allotment	12.5 x 25m	313m²	—	—	2	—	**2**	**1.4%**
Courtyard Allotment	14 x 25m	350m²	8	6	4	—	**18**	**12.9%**
Premium Courtyard Allotment	16 x 25m	400m²	3	1	—	—	**4**	**2.9%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	**—**	**0.0%**
Subtotal			**14**	**7**	**6**	**—**	**27**	**17.3%**
28m Deep Product								
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	**—**	**0.0%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	**—**	**0.0%**
Subtotal			**—**	**—**	**—**	**—**	**—**	**0.0%**
30m Deep Product								
Villa Allotment	10 x 30m	300m²	13	14	13	—	**40**	**28.8%**
Premium Villa Allotment	12.5 x 30m	375m²	19	15	8	—	**42**	**30.2%**
Courtyard Allotment	14 x 30m	420m²	8	11	4	—	**23**	**16.5%**
Traditional Allotment	20 x 30m	600m²	—	2	1	—	**3**	**2.2%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	4	—	**4**	**2.9%**
Subtotal			**40**	**42**	**30**	**—**	**112**	**80.6%**
Total Residential Allotments			**54**	**49**	**36**	**—**	**139**	**98%**
Residential Net Density			**17.6 dw/ha**	**18.0 dw/ha**	**14.6 dw/ha**	**—**		
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	
Commercial Allotment			—	—	—	—	—	
Community Facility			—	—	—	—	—	
Balance Super Allotments			—	—	—	1	1	
Sub Total			**—**	**—**	**—**	**1**	**1**	
Total Allotments			**54**	**49**	**36**	**1**	**140**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**54**	**49**	**41**	**—**	**144**	
Maximum Potential Net Residential Density			**17.6 dw/ha**	**18.0 dw/ha**	**16.7 dw/ha**	**—**		

KEY MAP

Scale: 1 : 7,500



REVISION

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- Entry Statements - Lease

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

CLIENT
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PROJECT
Flagstone Precinct 1

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

Date.	27 September 2024
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
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Locality.	Flagstone
Scale	1 : 1000
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Legend

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

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

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

Plan of Development Table

	Urban Loft Allotments		Urban Allotments		Urban Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Mode Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotment (MR)	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m
Garage	1.5m	n/a	4.5m	n/a	4.5m	n/a	n/a	n/a	4.5m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear * Additional setback required on some allotments - refer POD Notes 14-16.	0.0m *	0.0m *	1.5m *	1.5m *	0.0m *	0.0m *	0.9m *	0.9m *	1.0m *	1.5m *	0.9m *	0.9m *	0.9m *	0.9m *	1.0m *	1.0m *	1.0m *	1.5m *	1.0m *	1.5m *	1.5m *	2.0m *	1.5m *	2.0m *	1.5m *	1.5m *
Side - General Lots																										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	85%		75%		90%		90%		75%		75%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																										
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	90%		75%		75%		75%		75%		75%		65%		60%		60%		60%		60%		60%		75%	

REVISION
- AB: 20/09/2022 Stage 3 & 5 Layout Changes
- AC: 14/11/2022 Stage 5 Boundary Changes
- AD: 10/01/2023 Stage 3 & 4 Layout Changes
- AE: 24/02/2023 Stage 3 & 5 Layout Changes
- AF: 20/03/2023 Stage 3 & 5 Layout Changes
- AG: 13/04/2023 Stage 3 & 5 Layout Changes
- AH: 25/04/2023 Stage 4 Layout Changes
- AI: 08/08/2023 Stage 5 Basin Change
- AJ: 12/02/2024 Stage 5R Layout Change
- AK: 15/08/2024 Stage 4 Layout Change
- AL: 23/08/2024 Stage 4 Layout Change
- AM: 27/09/2024 Stage 4 Layout Change

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

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

Notes:

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

Setbacks
10. Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
11. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
12. Boundary setbacks are measured to the wall of the structure.
13. Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
16. If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
20. In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
    - In the case of Urban Lofts, Urban, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
    - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

Private Open Space
21. Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.
22. Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
    - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
    - 2 Bedroom - 9m² (minimum dimension on 2.4m);
    - 3+ Bedroom - 12m² (minimum dimension of 2.4m)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways
24. On-site car parking is to be provided in accordance with the following minimum requirements:
    - For lots up to 12.4 metres wide - 1 covered space per dwelling;
    - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;
    - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).
25. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
    a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
    b. The garage door:
    i. Width must not exceed 4.8m
    ii. Must have a minimum 450mm eave above it
    iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
    iv. Must have a sectional, tilt or roller door.
    c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
    i. A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
    ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
    iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
    d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
28. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
29. Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary unless otherwise dimensioned on the Plan of Development. Ingress/egress must be achieved for a B99 Vehicle.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
32. Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing
34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. Fencing on all park or street frontages has a maximum height of 1.2metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
36. Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill palings or panels.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.

Retaining Walls
40. For retaining walls **not** constructed by the developer:
    a. Retaining walls must not exceed more than 1.0m where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0m. Retaining in excess of this must use terraced retaining.
    b. Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation
43. All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
    - Windows recessed into the façade or bay windows;
    - Balconies, porches or verandahs;
    - Articulation of roof lines
    - Window hoods; and/or
    - Use of multiple cladding materials
44. Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
47. Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

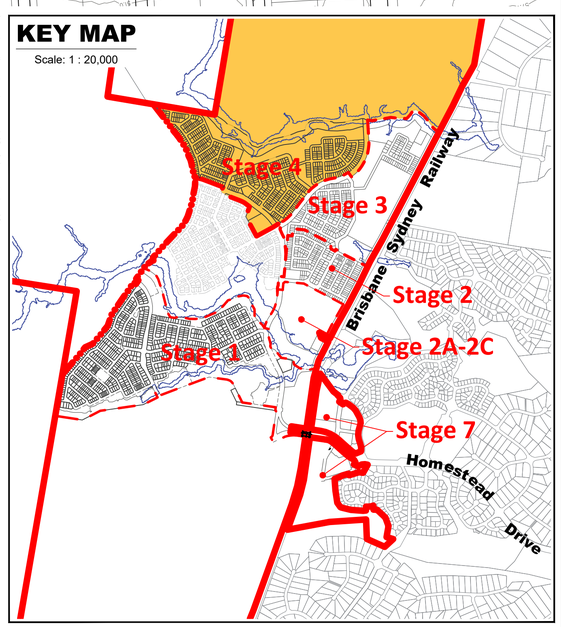
Slope and Building Footings
51. Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
52. If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
53. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments (excluding Lot 50021)
54. Buildings must address all street frontages with driveways, pedestrian entries or both.
55. All dwellings must have a clearly identifiable front door, which is undercover.
56. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.
57. Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings
58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
64. The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions
Laneway Allotment - Allotments serviced by a laneway.

KEY MAP
Scale: 1 : 20,000



CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Development
Stage 4 Overall
Residential Allotments

Date.	27 September 2024
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 2000
Sheet	A1
Plan Ref	110056 – 397
Rev	AM

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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38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.

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    b. Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
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    - Articulation of roof lines
    - Window hoods; and/or
    - Use of multiple cladding materials
44. Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
47. Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
52. If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
53. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments (excluding Lot 50021)

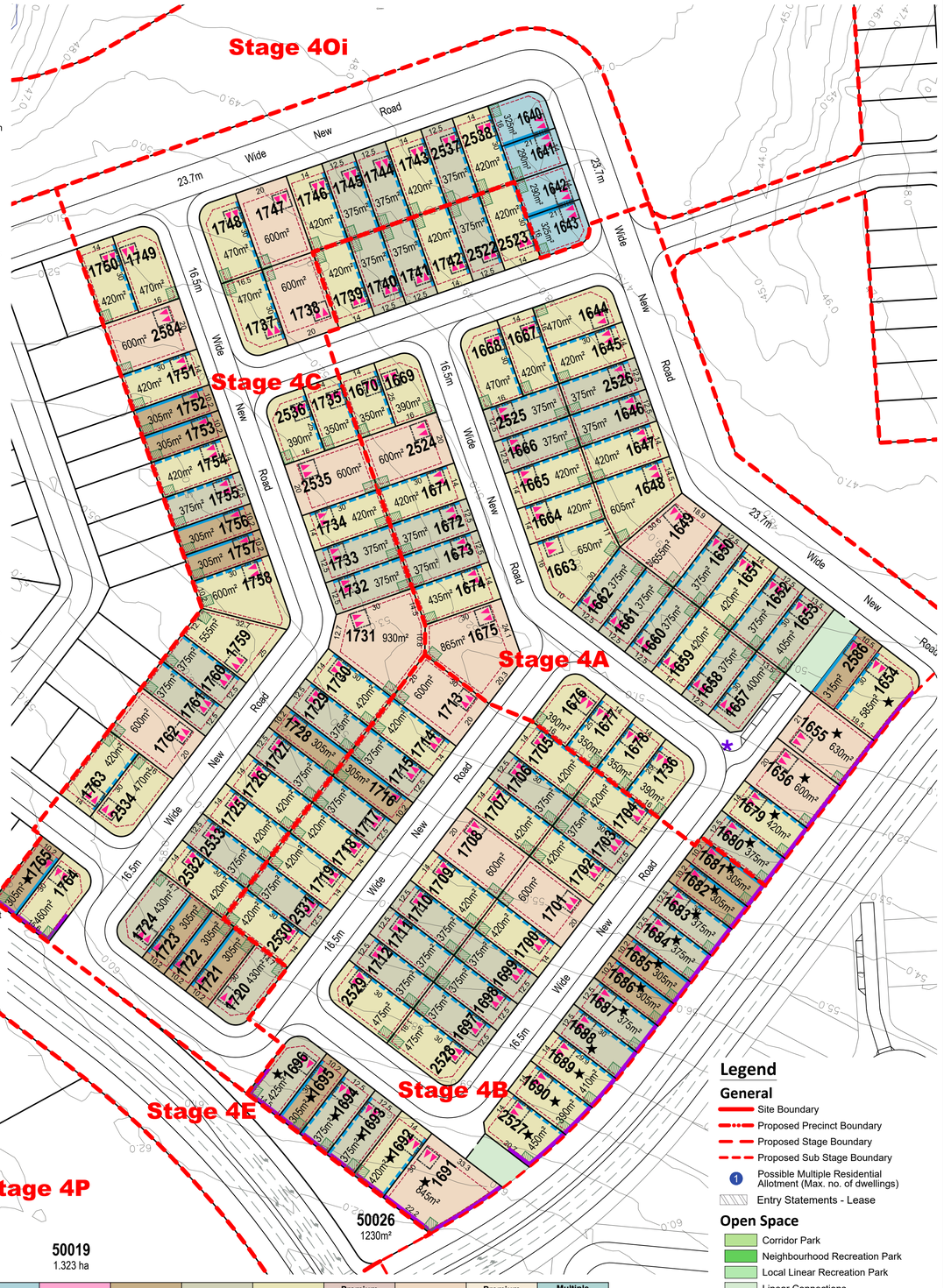
54. Buildings must address all street frontages with driveways, pedestrian entries or both.
55. All dwellings must have a clearly identifiable front door, which is undercover.
56. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets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

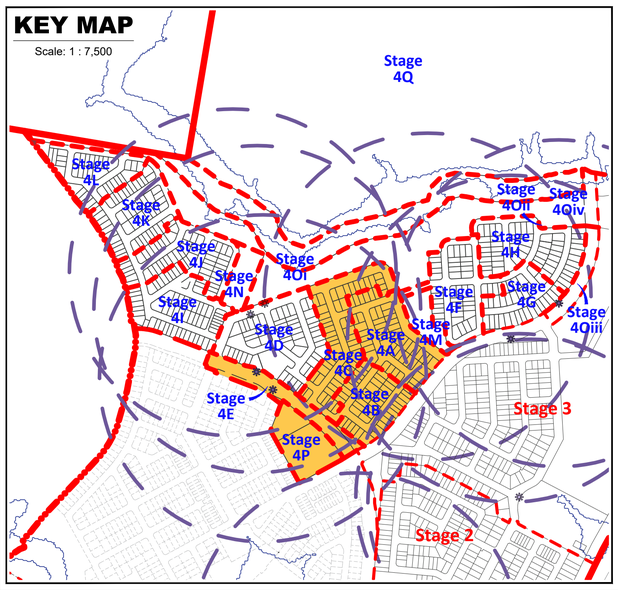
Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
64. The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

Laneway Allotment - Allotments serviced by a laneway.





Plan of Development Table	Urban Loft Allotments		Urban Allotments		Urban Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Mode Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotment (MR)	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m
Garage	1.5m	n/a	4.5m	n/a	4.5m	n/a	n/a	n/a	4.5m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear * Additional setback required on some allotments - refer POD Notes 14-16.	0.0m *	0.0m *	1.5m *	1.5m *	0.0m *	0.0m *	0.9m *	0.9m *	1.0m *	1.5m *	0.9m *	0.9m *	0.9m *	0.9m *	1.0m *	1.0m *	1.0m *	1.5m *	1.0m *	1.5m *	1.5m *	2.0m *	1.5m *	2.0m *	1.5m *	1.5m *
Side - General Lots																										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	85%		75%		90%		90%		75%		75%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																										
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	90%		75%		75%		75%		75%		75%		65%		60%		60%		60%		60%		60%		75%	

REVISION

AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

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

CLIENT
PEET

PROJECT
Flagstone Precinct 1

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

Date.	27 September 2024
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 1000
Sheet	A1
Plan Ref	110056 – 398
Rev	AM

Legend

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

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

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

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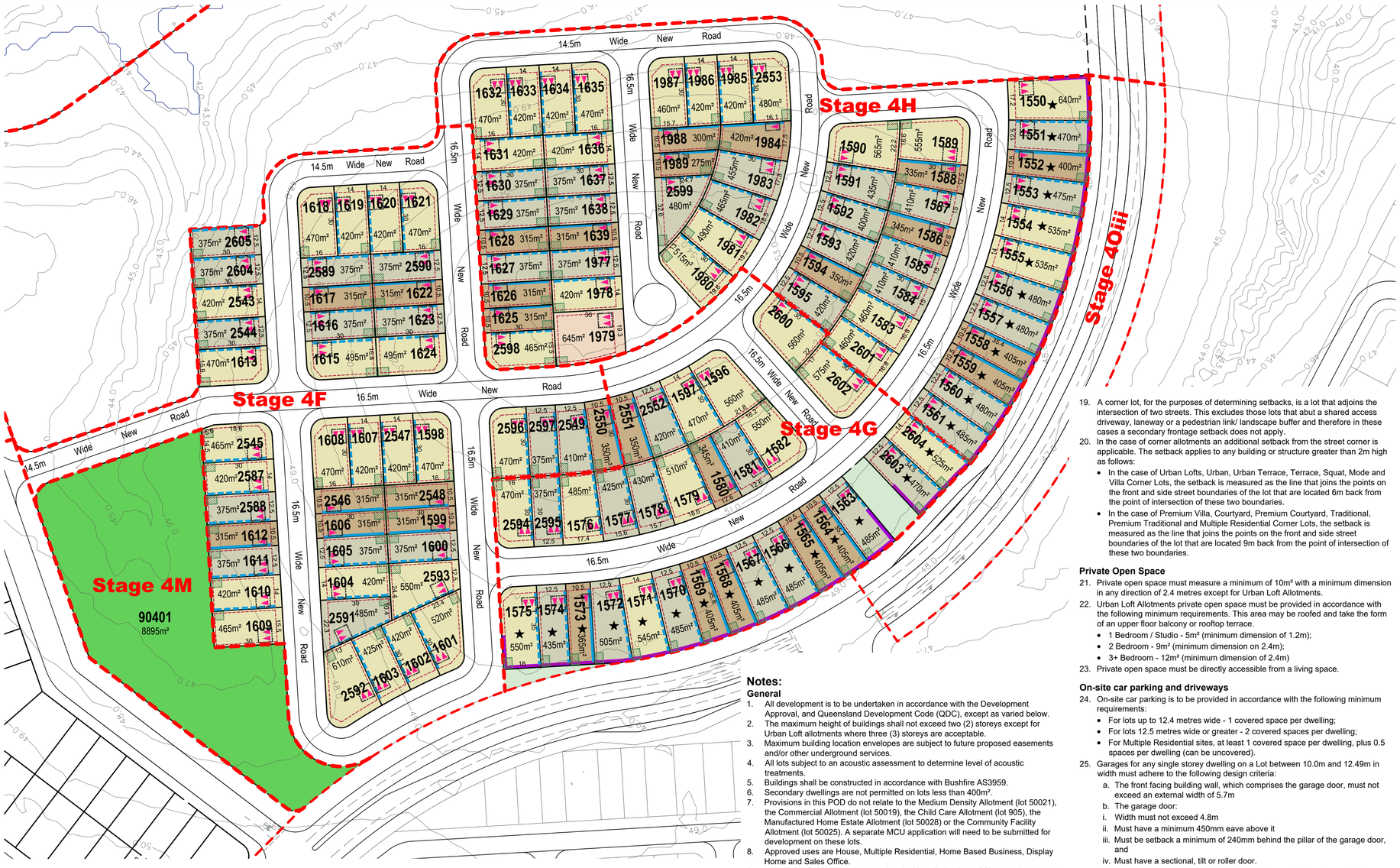


Notes:

General

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

Setbacks

10. Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
11. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
12. Boundary setbacks are measured to the wall of the structure.
13. Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
16. If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
20. In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
    - In the case of Urban Lofts, Urban, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
    - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

Private Open Space

21. Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.
22. Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
    - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
    - 2 Bedroom - 9m² (minimum dimension on 2.4m);
    - 3+ Bedroom - 12m² (minimum dimension of 2.4m)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. On-site car parking is to be provided in accordance with the following minimum requirements:
    - For lots up to 12.4 metres wide - 1 covered space per dwelling;
    - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;
    - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).
25. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
    a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
    b. The garage door:
    i. Width must not exceed 4.8m
    ii. Must have a minimum 450mm eave above it
    iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
    iv. Must have a sectional, tilt or roller door.
    c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
    i. A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
    ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
    iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
    d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
28. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
29. Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary unless otherwise dimensioned on the Plan of Development. Ingress/egress must be achieved for a B99 Vehicle.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
32. Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. Fencing on all park or street frontages has a maximum height of 1.2metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
36. Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill palings or panels.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.

Retaining Walls

40. For retaining walls **not** constructed by the developer:
    a. Retaining walls must not exceed more than 1.0m where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0m. Retaining in excess of this must use terraced retaining.
    b. Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
    - Windows recessed into the façade or bay windows;
    - Balconies, porches or verandahs;
    - Articulation of roof lines
    - Window hoods; and/or
    - Use of multiple cladding materials
44. Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
47. Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
52. If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
53. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments (excluding Lot 50021)

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

Additional Criteria for Secondary Dwellings

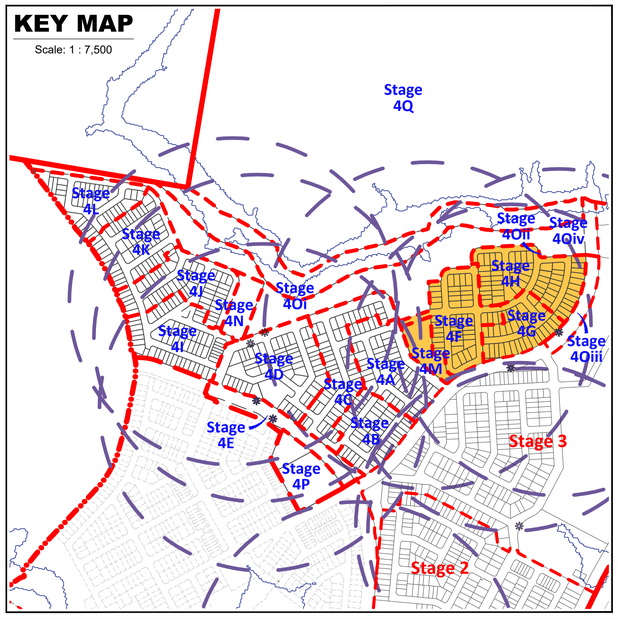
58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
64. The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

Laneway Allotment - Allotments serviced by a laneway.

KEY MAP

Scale: 1 : 7,500



Legend

General

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

Open Space

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

Allotment Details

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

Plan of Development Table

Plan of Development Table	Urban Loft Allotments		Urban Allotments		Urban Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Mode Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotment (MR)	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m
Garage	1.5m	n/a	4.5m	n/a	4.5m	n/a	n/a	n/a	4.5m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear * Additional setback required on some allotments - refer POD Notes 14-16.	0.0m *	0.0m *	1.5m *	1.5m *	0.0m *	0.0m *	0.9m *	0.9m *	1.0m *	1.5m *	0.9m *	0.9m *	0.9m *	0.9m *	1.0m *	1.0m *	1.0m *	1.5m *	1.0m *	1.5m *	1.5m *	2.0m *	1.5m *	2.0m *	1.5m *	1.5m *
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Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
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Laneway Lots																										
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a
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REVISION

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Adjoining information: DCDB.
Contours: Bradlees.

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Development
Stage 4F - H
Residential Allotments

Date.	27 September 2024
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 1000
Sheet	A1
Plan Ref	110056 – 399
Rev	AM

URBAN DESIGN
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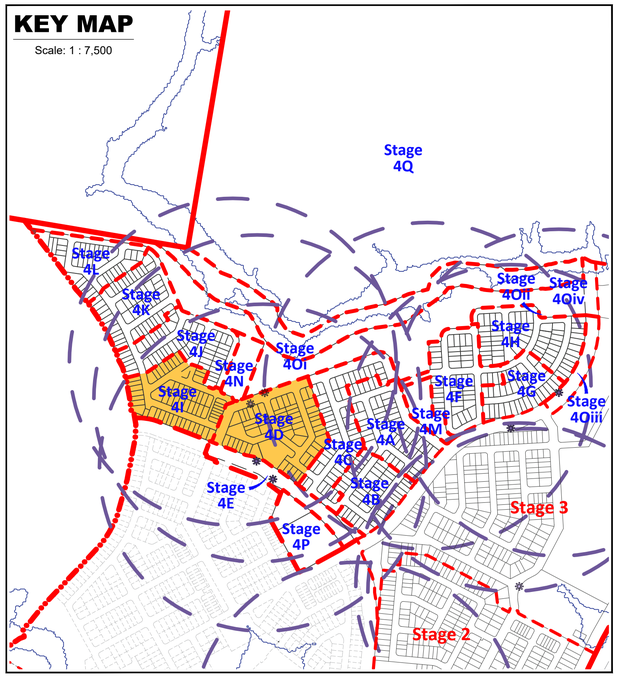

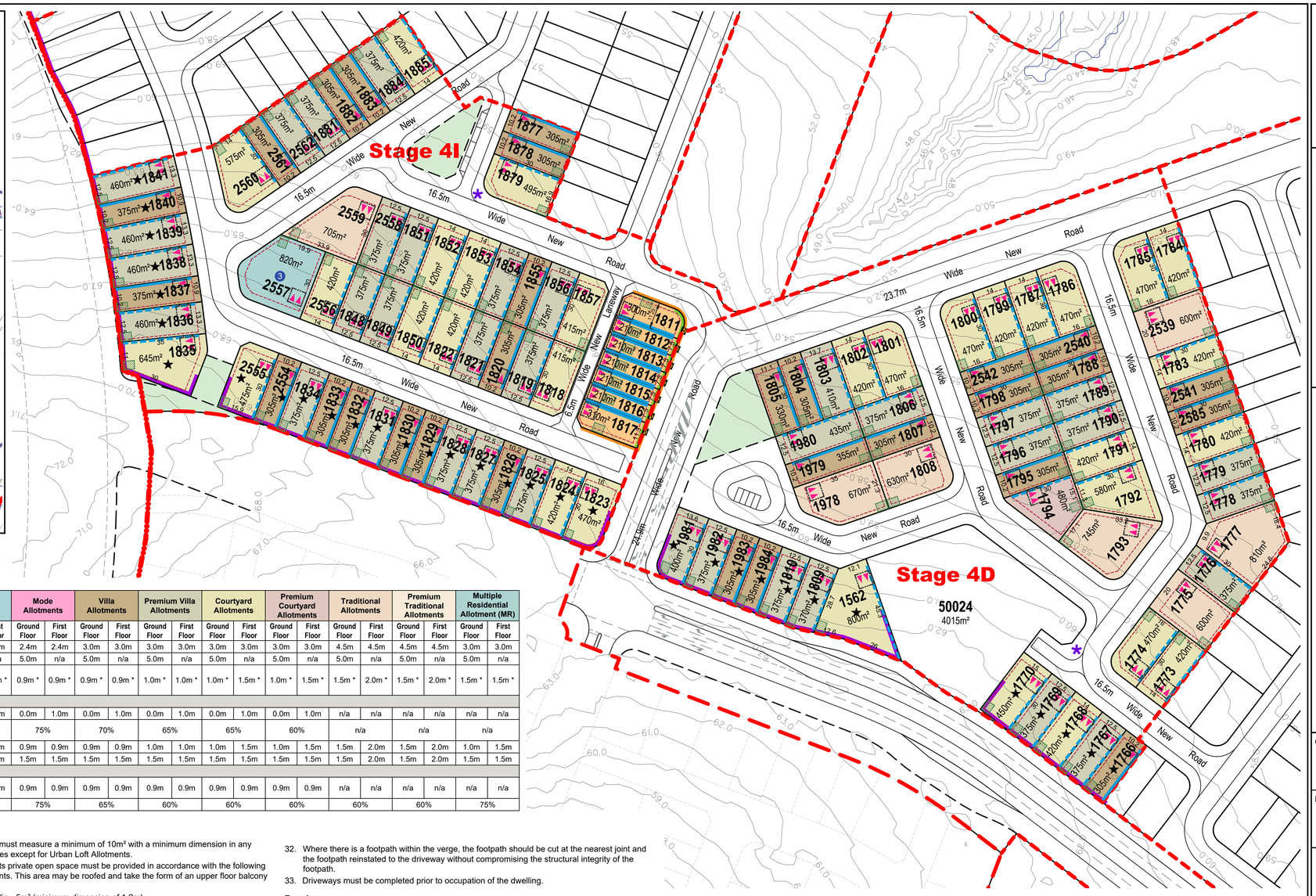

Plan of Development Table	Urban Loft Allotments		Urban Allotments		Urban Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Mode Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotment (MR)	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m
Garage	1.5m	n/a	4.5m	n/a	4.5m	n/a	n/a	n/a	4.5m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear * Additional setback required on some allotments - refer POD Notes 14-16.	0.0m *	0.0m *	1.5m *	1.5m *	0.0m *	0.0m *	0.9m *	0.9m *	1.0m *	1.5m *	0.9m *	0.9m *	0.9m *	0.9m *	1.0m *	1.0m *	1.0m *	1.5m *	1.0m *	1.5m *	1.5m *	2.0m *	1.5m *	2.0m *	1.5m *	1.5m *
Side - General Lots																										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	85%		75%		90%		90%		75%		75%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																										
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	90%		75%		75%		75%		75%		75%		65%		60%		60%		60%		60%		60%		75%	

Notes:

General

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

Setbacks

10. Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
11. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
12. Boundary setbacks are measured to the wall of the structure.
13. Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
16. If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
19. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
20. In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
    - In the case of Urban Lofts, Urban, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
    - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

Private Open Space

21. Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.
22. Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
    - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
    - 2 Bedroom - 9m² (minimum dimension on 2.4m);
    - 3+ Bedroom - 12m² (minimum dimension of 2.4m)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. On-site car parking is to be provided in accordance with the following minimum requirements:
    - For lots up to 12.4 metres wide - 1 covered space per dwelling;
    - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;
    - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).
25. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
    a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
    b. The garage door:
    i. Width must not exceed 4.8m
    ii. Must have a minimum 450mm eave above it
    iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
    iv. Must have a sectional, tilt or roller door.
    c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
    i. A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
    ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
    iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
    d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
27. Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
28. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
29. Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary unless otherwise dimensioned on the Plan of Development. Ingress/egress must be achieved for a B99 Vehicle.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
32. Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. Fencing on all park or street frontages has a maximum height of 1.2metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
36. Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill palings or panels.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.

Retaining Walls

40. For retaining walls **not** constructed by the developer:
    a. Retaining walls must not exceed more than 1.0m where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0m. Retaining in excess of this must use terraced retaining.
    b. Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
    - Windows recessed into the façade or bay windows;
    - Balconies, porches or verandahs;
    - Articulation of roof lines
    - Window hoods; and/or
    - Use of multiple cladding materials
44. Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
47. Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
52. If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
53. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments (excluding Lot 50021)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
64. The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

Laneway Allotment - Allotments serviced by a laneway.

Legend

General

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

Open Space

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

Allotment Details

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

REVISION

AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

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

CLIENT
PEET

PROJECT
Flagstone Precinct 1

Plan of Development
Stage 4D & I
Residential Allotments

Date.	27 September 2024
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 1000
Sheet	A1
Plan Ref	**110056 – 400**
Rev	**AM**

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

Plan of Development Table

	Urban Loft Allotments		Urban Allotments		Urban Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Mode Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotment (MR)	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	1.5m	1.5m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m
Garage	1.5m	n/a	4.5m	n/a	4.5m	n/a	n/a	n/a	4.5m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear * Additional setback required on some allotments - refer POD Notes 14-16.	0.0m *	0.0m *	1.5m *	1.5m *	0.0m *	0.0m *	0.9m *	0.9m *	1.0m *	1.5m *	0.9m *	0.9m *	0.9m *	0.9m *	1.0m *	1.0m *	1.0m *	1.5m *	1.0m *	1.5m *	1.5m *	2.0m *	1.5m *	2.0m *	1.5m *	1.5m *
Side - General Lots																										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	85%		75%		90%		90%		75%		75%		70%		65%		65%		60%		n/a		n/a		n/a	
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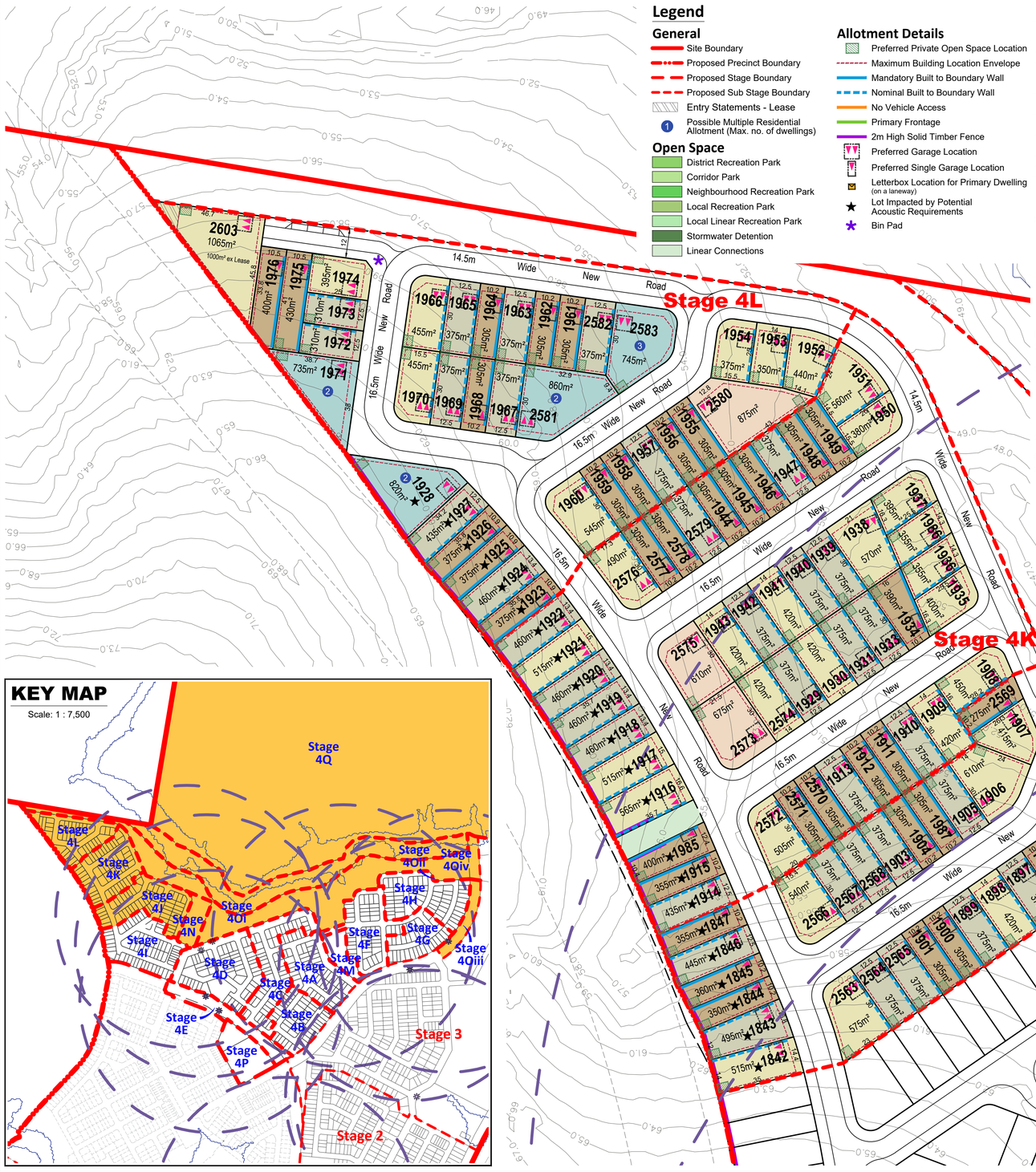
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																										
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	90%		75%		75%		75%		75%		75%		65%		60%		60%		60%		60%		60%		75%	



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3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.
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5. Buildings shall be constructed in accordance with Bushfire AS3959.
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13. Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
16. If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
17. Lots 2501 - 2505 require a 2.5m rear setback.
18. For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
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    - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

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22. Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
    - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
    - 2 Bedroom - 9m² (minimum dimension of 2.4m);
    - 3+ Bedroom - 12m² (minimum dimension of 2.4m)
23. Private open space must be directly accessible from a living space.

On-site car parking and driveways

24. On-site car parking is to be provided in accordance with the following minimum requirements:
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    - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;
    - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).
25. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
    a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
    b. The garage door:
    i. Width must not exceed 4.8m
    ii. Must have a minimum 450mm eave above it
    iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
    iv. Must have a sectional, tilt or roller door.
    c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
    i. A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
    ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
    iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
    d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
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27. Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
28. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
29. Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary unless otherwise dimensioned on the Plan of Development. Ingress/egress must be achieved for a B99 Vehicle.
30. Maximum of one driveway per dwelling unless it is a MR lot.
31. Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
32. Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
33. Driveways must be completed prior to occupation of the dwelling.

Fencing

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
35. Fencing on all park or street frontages has a maximum height of 1.2metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
36. Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill palings or panels.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.

Retaining Walls

40. For retaining walls **not** constructed by the developer:
    a. Retaining walls must not exceed more than 1.0m where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0m. Retaining in excess of this must use terraced retaining.
    b. Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
    - Windows recessed into the façade or bay windows;
    - Balconies, porches or verandahs;
    - Articulation of roof lines
    - Window hoods; and/or
    - Use of multiple cladding materials
44. Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
47. Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
52. If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
53. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Additional Criteria for Multiple Residential Allotments (excluding Lot 50021)

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

Additional Criteria for Secondary Dwellings

58. Floor area must be between a minimum of 30m² and 75m².
59. Materials, detailing, colours and roof form are consistent with those of the primary house.
60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
61. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
62. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
63. A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
64. The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
66. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

Laneway Allotment - Allotments serviced by a laneway.

REVISION

AB: 20/09/2022 Stage 3 & 5 Layout Changes
AC: 14/11/2022 Stage 5 Boundary Changes
AD: 10/01/2023 Stage 3 & 4 Layout Changes
AE: 24/02/2023 Stage 3 & 5 Layout Changes
AF: 20/03/2023 Stage 3 & 5 Layout Changes
AG: 13/04/2023 Stage 3 & 5 Layout Changes
AH: 25/04/2023 Stage 4 Layout Changes
AI: 08/08/2023 Stage 5 Basin Change
AJ: 12/02/2024 Stage 5R Layout Change
AK: 15/08/2024 Stage 4 Layout Change
AL: 23/08/2024 Stage 4 Layout Change
AM: 27/09/2024 Stage 4 Layout Change

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

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

CLIENT
PEET

PROJECT
Flagstone Precinct 1

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

Date.	27 September 2024
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 1000
Sheet	A1
Plan Ref	**110056 – 401**
Rev	**AM**

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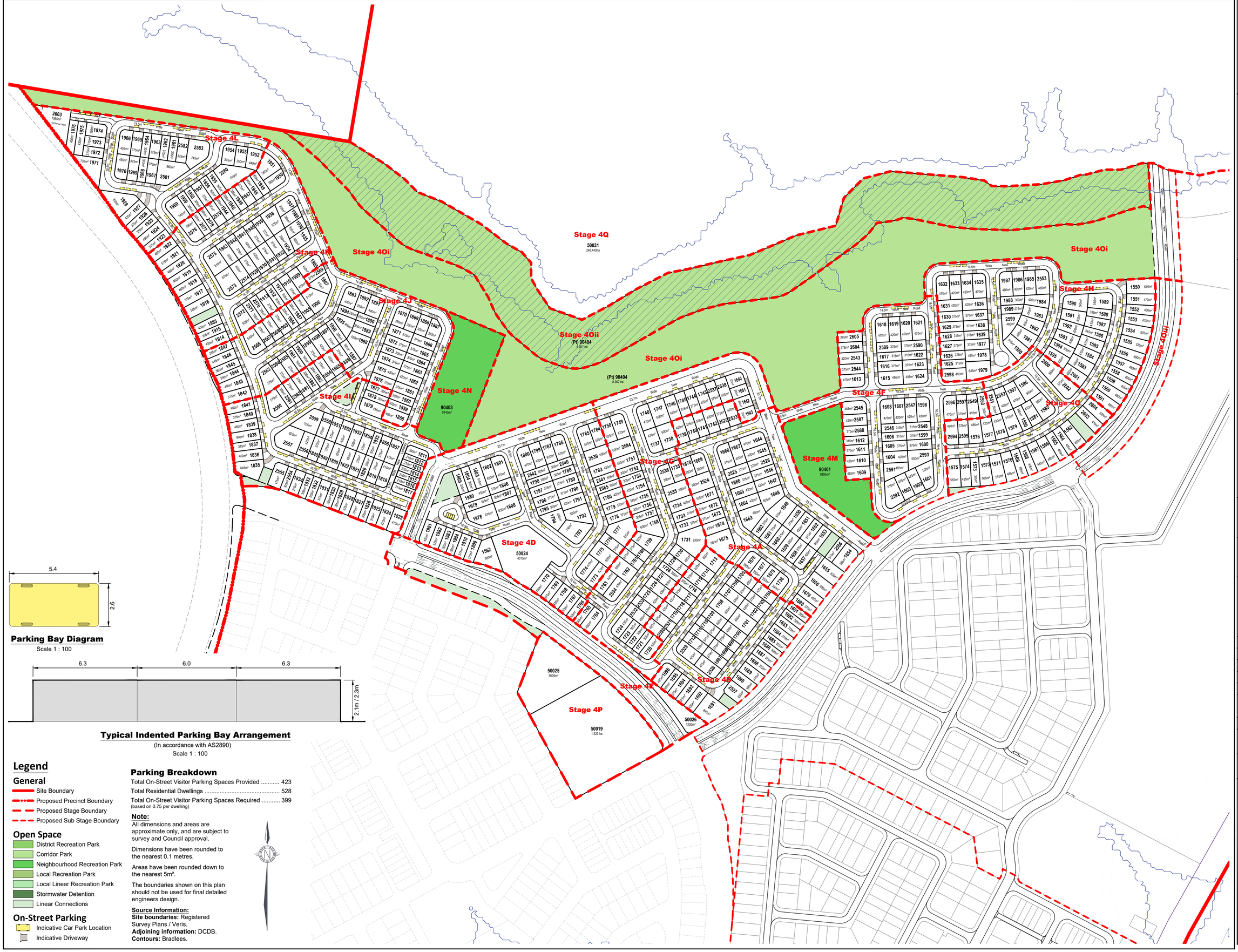

5.4

2.6

Parking Bay Diagram

Scale 1 : 100

6.3 | 6.0 | 6.3

2.1m / 2.3m

Typical Indented Parking Bay Arrangement

(In accordance with AS2890)

Scale 1 : 100

Legend

General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary

Open Space

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

On-Street Parking

- Indicative Car Park Location
- Indicative Driveway

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 423

Total Residential Dwellings 528

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

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Adjoining information: DCDB.
Contours: Bradlees.

Scale 1 : 2000 @ A1

0 20 40 60 80 100 120

CLIENT

PEET

PROJECT

Flagstone Precinct 1

Plan of Subdivision
Stage 4 Overall
Parking Management Plan

Date.	27 September 2024
Comp By.	NF
Checked By.	MD
DWG Name.	Precinct 1 Stage 4
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	1 : 2000
Sheet	A1
Plan Ref	**110056 – 402**
Rev	**AM**

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