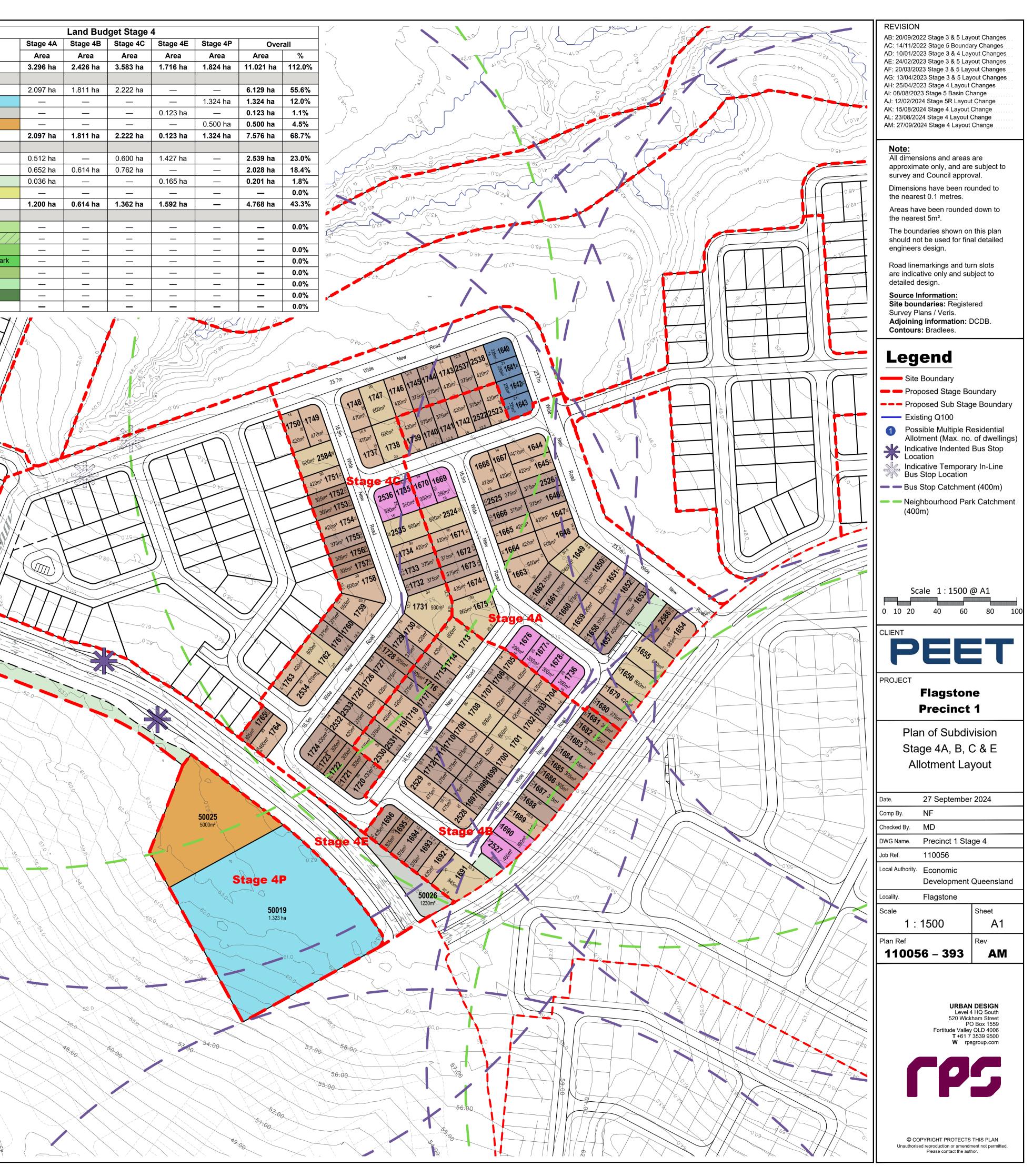


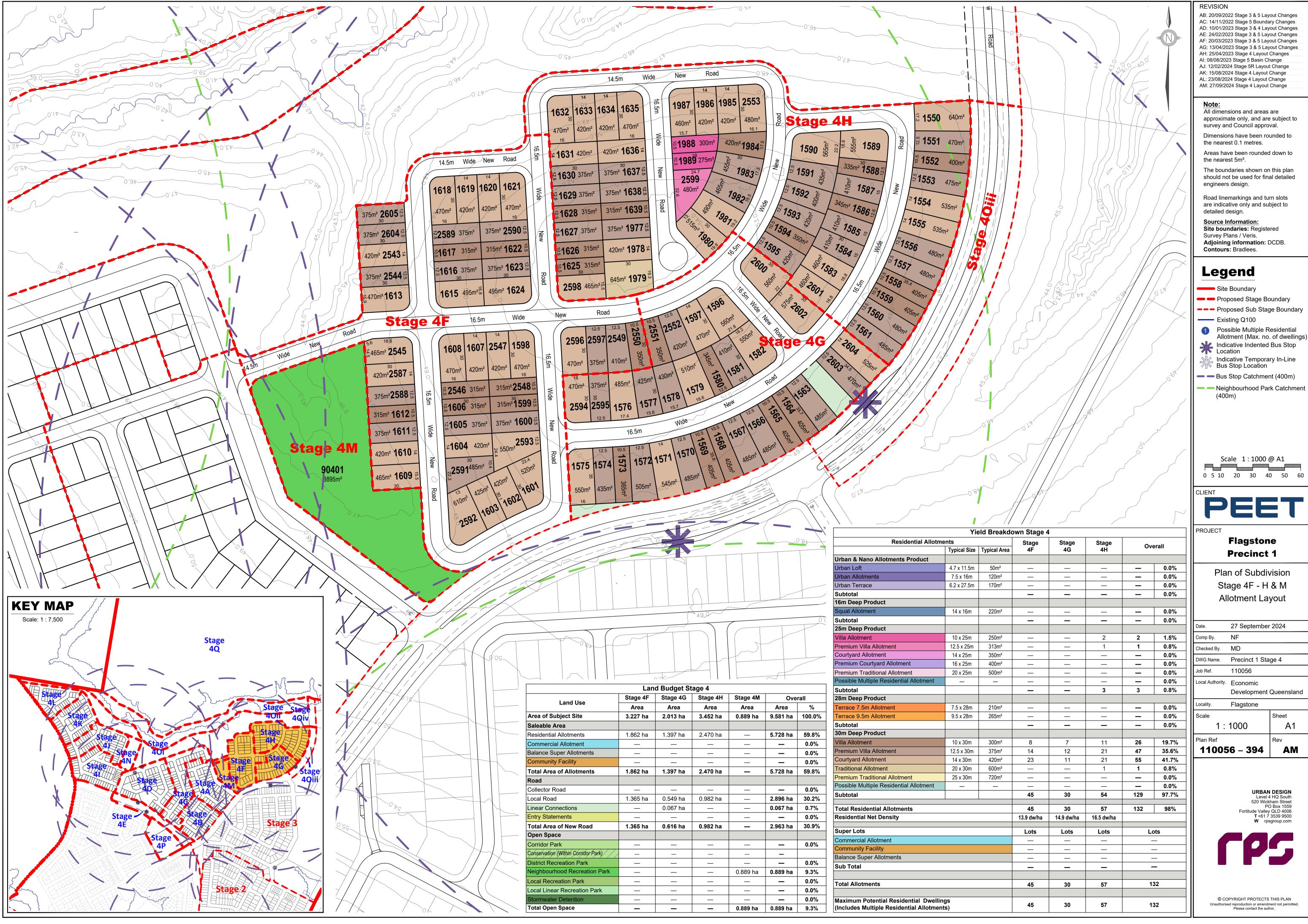
| | | | | | | | Yi | eld Bre | eakdov | vn Stag | je 4 | | | | | | | | | | |
|---|--------------|-------------------|------------|------------|------------|------------|--------|------------|------------|------------|------------|------------|------------|------------|-------|-------|-------|-------|-------|--------|---------------|
| Residential Allotr | | | Stage | Stage | Stage | Stage | Stage | Stage | Stage | Stage | Stage | Stage | Stage | Stage | Stage | Stage | Stage | Stage | Stage | Ove | erall |
| | Typical Size | Typical Area | 4A | 4B | 4C | 4D | 4E | 4F | 4G | 4H | 41 | 4J | 4K | 4L | 4M | 4N | 40 | 4P | 4Q | | |
| Irban & Nano Allotments Product | | | | | | | | | | | | | | | | | | | | | |
| Irban Loft | 4.7 x 11.5m | 50m ² | | | | | | | — | | | — | | | | | | | | | 0.0% |
| Irban Allotments | 7.5 x 16m | 120m ² | | | | | — | | | | — | | | _ | — | | | | | — | 0.0% |
| Jrban Terrace | 6.2 x 27.5m | 170m ² | | | | | — | | — | — | | — | | | | | | | | _ | 0.0% |
| Subtotal | | | _ | — | _ | _ | _ | _ | - | - | _ | _ | — | _ | _ | - | — | - | — | _ | 0.0 |
| 6m Deep Product | | | | | | | | | | | | | | | | | | | | | |
| Squat Allotment | 14 x 16m | 220m ² | | — | 4 | | — | | — | — | | — | — | | | | — | — | — | 4 | 0.8 |
| Subtotal | | | | | 4 | | _ | | — | — | | — | — | _ | _ | _ | | — | | 4 | 0.8 |
| 5m Deep Product | | | | | | | | | | | | | | | | | | | | | |
| /illa 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 | 400m ² | | | | 1 | _ | | | _ | | 3 | 1 | _ | | | | | | 5 | 0.9 |
| Premium Traditional Allotment | 20 x 25m | 500m² | | | | | | | | | | _ | | _ | | | | | | | 0.0 |
| Possible Multiple Residential Allotment | _ | _ | | | | | | | | | | | | | | | | | | | 0.0 |
| ubtotal | | | 6 | 2 | 2 | 1 | _ | | _ | 3 | _ | 14 | 7 | 6 | _ | _ | | _ | | 41 | 7.8 |
| 8m Deep Product | | | | | | - | | | | | | | | | | | | | | | |
| errace 7.5m Allotment | 7.5 x 28m | 210m ² | | | | | _ | | | | 5 | | | _ | _ | | | | | 5 | 0.9 |
| errace 9.5m Allotment | 9.5 x 28m | 265m ² | | | | | | | | | 2 | | | | | | | | | 2 | 0.4 |
| Subtotal | 0.0 X 2011 | 20011 | | | | | _ | _ | | | 7 | | | | _ | | | _ | | 7 | 1.3 |
| Om Deep Product | | | | | | | | | | | - | | | | | | | | | | 1.5 |
| /illa Allotment | 10 x 30m | 300m ² | 1 | 6 | 9 | 14 | _ | 8 | 7 | 11 | 15 | 13 | 14 | 13 | _ | | | | | 111 | 21.0 |
| Premium Villa Allotment | 12.5 x 30m | 375m ² | 18 | 18 | 13 | 14 | | 14 | 12 | 21 | 20 | 13 | 14 | 0 | | | | | | 174 | 33.0 |
| Courtyard Allotment | 12.5 x 30m | 420m ² | 18 | 10 | 13 | 10 | | | 12 | 21 | 14 | 0 | 15 | 0 | | | | | | 174 | 30.3 |
| | | | 10 F | 14 | • | 17 | | 23 | | | 14 | 0 | | 4 | | | | | | | 4.9 |
| Traditional Allotment | 20 x 30m | 600m ² | 5 | 4 | 6 | 0 | | — | | I | 1 | — | 2 | 1 | | | | | | 26 | |
| Premium Traditional Allotment | 25 x 30m | 720m ² | | | | | | | | | | | | | | | | | | | 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 |
| | | | 40 | | | = 4 | | 45 | | | =0 | | | | | | | | | | 100 |
| otal 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 | Lc | ots |
| Commercial Allotment | | | | | | | | | | | | | | | | | | 1 | | | 1 |
| Community Facility | | | | | | | | | | | | | | | | | | 1 | | | <u> </u> |
| Balance Super Allotments | | | | | | 1 | 1 | | | | | | | | | | | | 1 | | <u>'</u> 3 |
| Sub Total | | | | | | 1 | ' 1 | | | | | | | | | | | 2 | 1 | | 5 5 |
| | | | | | | • | | | | | | | | | | | | 2 | | | , |
| otal Allotments | | | 48 | 44 | 53 | 55 | 1 | 45 | 30 | 57 | 58 | 54 | 49 | 36 | _ | _ | - | 2 | 1 | 5 | 33 |
| aximum Potential Residential Dwellin | - | | 48 | 44 | 53 | 54 | _ | 45 | 30 | 57 | 60 | 54 | 49 | 41 | _ | _ | _ | _ | _ | 5: | 35 |
| laximum Potential Net Residential Der | • | | 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 |
| | 5 | | | | | | | | | | | | | | | | | | | | |

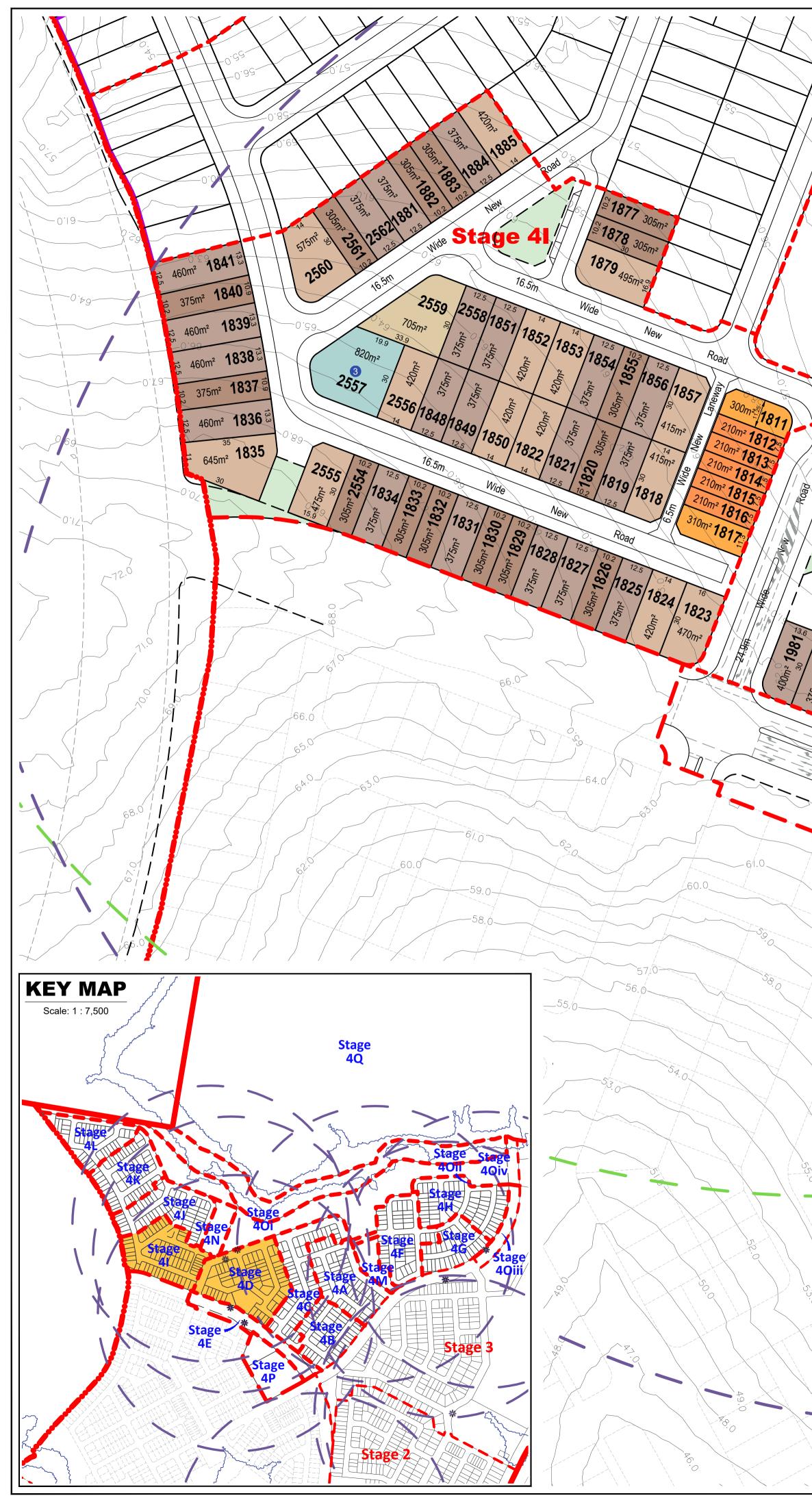
| | | | | | | | | Lai | nd Budg | get Stag | e 4 | | | | | | | | | | |
|-------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|------------|-------------|----------|------------|------------|--------|
| | 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 40i | Stage 40ii | Stage 40iii | Stage 4P | Stage 4Q | Overa | all |
| Land Use | 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 | | | — | | | | <u> </u> | | | _ | <u> </u> | <u> </u> | | _ | _ | | | <u> </u> | | | 0.0% |
| Neighbourhood Recreation Park | | _ | — | | | | | | | _ | | | 0.889 ha | 0.914 ha | _ | | | | | 1.803 ha | 0.6% |
| Local Recreation Park | | | — | | | | | | | _ | | <u> </u> | | _ | _ | | | <u> </u> | | | 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 AB: 20/09/2022 Stage 3 & 5 La | wout Changes |
|--|--|
| AC: 14/11/2022 Stage 5 & 5 La AD: 10/01/2023 Stage 3 & 4 La | lary Changes |
| AE: 24/02/2023 Stage 3 & 5 La AF: 20/03/2023 Stage 3 & 5 La | yout Changes |
| AG: 13/04/2023 Stage 3 & 5 La AH: 25/04/2023 Stage 4 Layou | ayout Changes |
| AI: 08/08/2023 Stage 5 Basin C AJ: 12/02/2024 Stage 5R Layo | Change |
| AK: 15/08/2024 Stage 4 Layout AL: 23/08/2024 Stage 4 Layout | t Change |
| AM: 27/09/2024 Stage 4 Layou | it Change |
| Note: All dimensions and areas | sare |
| approximate only, and areas survey and Council appro | re subject to |
| Dimensions have been re | |
| the nearest 0.1 metres. Areas have been rounde | ed down to |
| the nearest 5m². | |
| The boundaries shown o should not be used for fir | • |
| engineers design. | |
| Road linemarkings and to are indicative only and so detailed design. | |
| Source Information: | |
| Site boundaries: Regist Survey Plans / Veris. | tered |
| Adjoining information: Contours: Bradlees. | DCDB. |
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| | | Yield I | Breakdow | n Stage 4 | | | | | | |
|--|--------------------------|--|------------------|------------------|---------------------------------------|----------------------|---|----------------------|----------------|--|
| Residential Allotm | | | Stage | Stage 4B | Stage 4C | Stage 4E | Stage 4P | Ov | erall | Land Use |
| Urban & Nano Allotments Product | Typical Size | Typical Area | 44 | 40 | 40 | 46 | 46 | | | Area of Subject Site |
| Urban Loft Urban Allotments | 4.7 x 11.5m | 50m² 120m² | | | _ | _ | _ | - | 0.0% | Saleable Area Residential Allotments |
| Urban Terrace | 7.5 x 16m 6.2 x 27.5m | 120m ² | | | | | | | 0.0% | Commercial Allotment |
| Subtotal | | | _ | — | — | — | — | _ | 0.0% | Balance Super Allotments |
| 16m Deep Product Squat Allotment | 14 x 16m | 220m² | | | 4 | | | 4 | 2.8% | Community Facility Total Area of Allotments |
| Subtotal | | | _ | — | 4 | _ | _ | 4 | 2.8% | Road |
| 25m Deep Product Villa Allotment | 10 x 25m | 250m² | | | | | | _ | 0.0% | Collector Road Local Road |
| Premium Villa Allotment | 12.5 x 25m | 313m² | | | _ | — | — | - | 0.0% | Linear Connections |
| Courtyard Allotment Premium Courtyard Allotment | 14 x 25m 16 x 25m | 350m ² 400m ² | 6 | 2 | 2 | | | 10 | 6.9% 0.0% | Entry Statements Total Area of New Road |
| Premium Traditional Allotment | 20 x 25m | 500m ² | | | — | — | — | _ | 0.0% | Open Space |
| Possible Multiple Residential Allotment | — | _ | 6 | 2 | 2 | | | <u> </u> | 0.0% | Corridor Park Conservation (Within Corridor Park) |
| 28m Deep Product | | | | | | | | | | District Recreation Park |
| Terrace 7.5m Allotment Terrace 9.5m Allotment | 7.5 x 28m 9.5 x 28m | 210m ² 265m ² | | | | | | - - | 0.0% | Neighbourhood Recreation Pa |
| Subtotal | | | _ | _ | — | _ | _ | _ | 0.0% | Local Linear Recreation Park |
| 30m Deep Product Villa Allotment | 10 x 30m | 300m² | 1 | 6 | 9 | | | 16 | 11.0% | Stormwater Detention Total Open Space |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 18 | 18 | 13 | _ | | 49 | 33.8% | × h |
| Courtyard Allotment Traditional Allotment | 14 x 30m 20 x 30m | 420m ² 600m ² | 18 5 | 14 4 | 19 6 | | | 51 15 | 35.2% 10.3% | |
| Premium Traditional Allotment | 20 x 30m 25 x 30m | 720m ² | 5 | 4 | <u> </u> | | | 15 | 0.0% | |
| Possible Multiple Residential Allotment | _ | _ | - | - | - | | | — | 0.0% | |
| Subtotal | | | 42 | 42 | 47 | _ | _ | 131 | 90.3% | |
| Total Residential Allotments Residential Net Density | | | 48 17.2 dw/ha | 44 18.1 dw/ha | 53 17.8 dw/ha | | | 145 | 100% | |
| Super Lots | | | Lots | Lots | Lots | Lots | Lots | | ots | |
| Commercial Allotment | | | | | | | 1 | | 1 | |
| Community Facility | | | | | — | | 1 | | 1 | |
| Balance Super Allotments Sub Total | | | | | | 1 1 | 2 | | 1 3 | |
| | | | 40 | | | | | | 40 | Tag La |
| Total Allotments | | | 48 | 44 | 53 | 1 | 2 | 1 | 48 | |
| Maximum Potential Residential Dwellin (Includes Multiple Residential Allotmen | | | 48 | 44 | 53 | _ | _ | 1 | 45 | |
| | | | | 68.0 | | 65.0 64.0 62.0 | 63.0 | 67.0 59.0 58.0 | | 64.0 64.0 60.0 60.0 59.0 |
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Maximum Potential Residential Dwellings

(Includes Multiple Residential Allotments)

Maximum Potential Net Residential Density

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Total Open Space

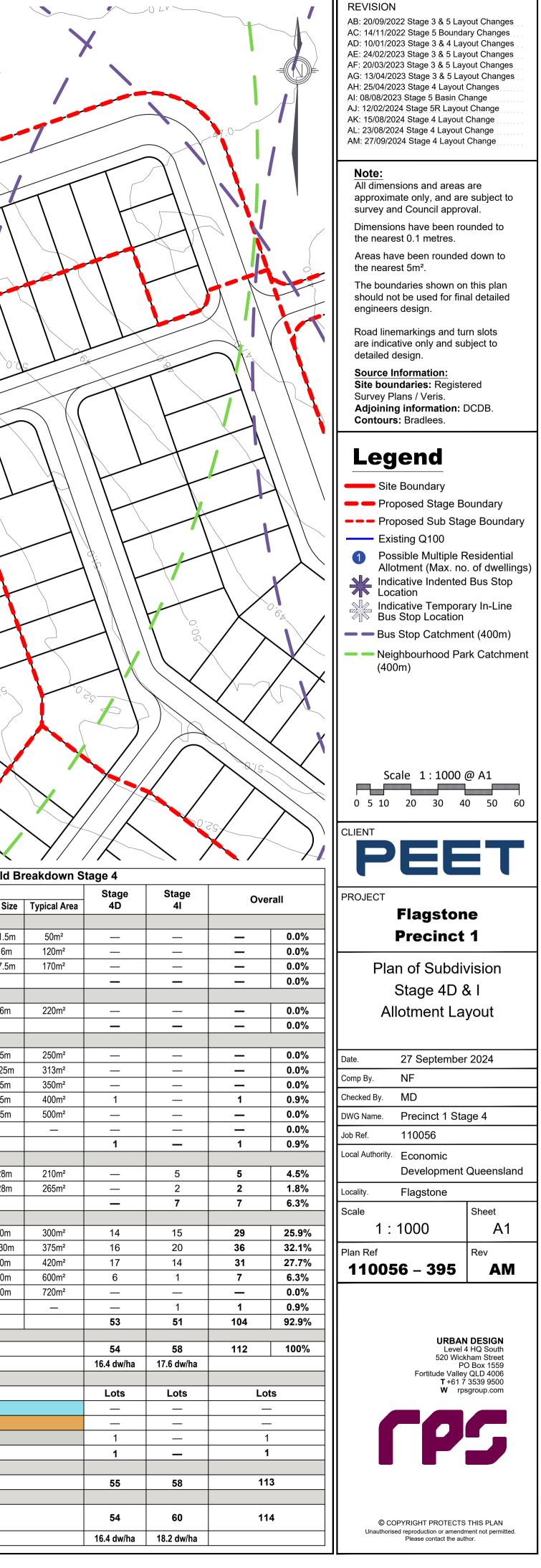
Local Linear Recreation Park

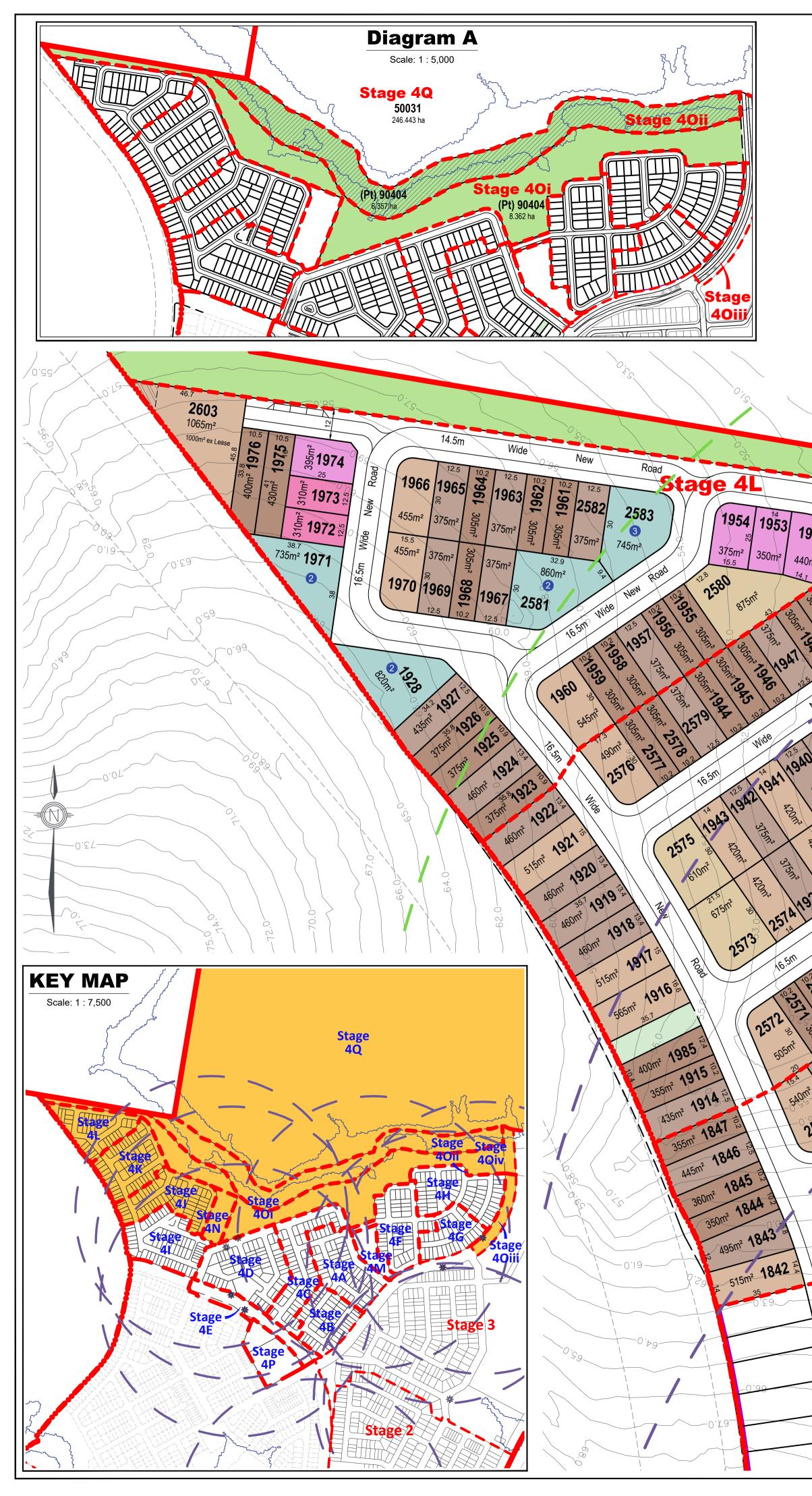
water Detention

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| | Lan | d Budget S | tage 4 | | | | | Y | ield Breako | down Stag | je 4 | | | | | REVISION |
|---|---|--|---|---|--|---|---|--------------------------|--|------------------|------------------|------------------|-------------|--------------|--|--|
| Land Use | Stage 4J | Stage 4K | Stage 4L | Stage 4N | | erall | Residential Allotm | nents | | Stage | Stage | Stage | Stage 4Q | ٥v | erall | AB: 20/09/2022 Stage 3 & 5 Layout Chang AC: 14/11/2022 Stage 5 Boundary Change |
| Area of Subject Site | Area 3.071 ha | Area 2.955 ha | Area 2.458 ha | Area 0.914 ha | Area 9.398 ha | % 100.0% | Urban & Nano Allotments Product | Typical Size | Typical Area | 4J | 4K | 4L | 4Q | | | AD: 10/01/2023 Stage 3 & 4 Layout Chang AE: 24/02/2023 Stage 3 & 5 Layout Chang |
| Saleable Area | | | | 01014110 | | | Urban Loft | 4.7 x 11.5m | 50m² | — | _ | — | — | _ | 0.0% | AF: 20/03/2023 Stage 3 & 5 Layout Change AG: 13/04/2023 Stage 3 & 5 Layout Change |
| Residential Allotments | 2.072 ha | 2.003 ha | 1.633 ha | _ | 5.708 ha | 60.7% | Urban Allotments Urban Terrace | 7.5 x 16m 6.2 x 27.5m | 120m ² 170m ² | — | | | | | 0.0% | AH: 25/04/2023 Stage 4 Layout Changes AI: 08/08/2023 Stage 5 Basin Change |
| Commercial Allotment Balance Super Allotments | _ | | | | - | 0.0% | Subtotal | 0.2 X 27.311 | 17011 | _ | | _ | _ | | 0.0% | AJ: 12/02/2024 Stage 5R Layout Change AK: 15/08/2024 Stage 4 Layout Change |
| Community Facility | _ | — | _ | _ | _ | 0.0% | 16m Deep Product | 44 40 | 000 0 | | | | | | | AL: 23/08/2024 Stage 4 Layout Change AM: 27/09/2024 Stage 4 Layout Change |
| Total Area of Allotments | 2.072 ha | 2.003 ha | 1.633 ha | _ | 5.708 ha | 60.7% | Squat Allotment Subtotal | 14 x 16m | 220m ² | | | | _ | | 0.0% | |
| Road Collector Road | | 0.233 ha | | | 0.233 ha | 2.5% | 25m Deep Product | | | | | | | | | All dimensions and areas are |
| Local Road | 0.999 ha | 0.683 ha | 0.825 ha | | 2.507 ha | 26.7% | Villa Allotment Premium Villa Allotment | 10 x 25m 12.5 x 25m | 250m ² 313m ² | 3 | _ | 2 | | 3 2 | 2.2% 1.4% | approximate only, and are subject survey and Council approval. |
| Linear Connections | | 0.036 ha | — | | 0.036 ha | 0.4% | Courtyard Allotment | 14 x 25m | 350m ² | 8 | 6 | 4 | _ | 18 | 12.9% | Dimensions have been rounded to |
| Entry Statements Total Area of New Road | 0.999 ha | 0.952 ha | 0.825 ha | | 2.776 ha | 0.0% 29.5% | Premium Courtyard Allotment | 16 x 25m | 400m ² | 3 | 1 | _ | — | 4 | 2.9% | the nearest 0.1 metres. |
| Open Space | | | | | | | Premium Traditional Allotment Possible Multiple Residential Allotment | 20 x 25m | 500m² | | | | | | 0.0% | Areas have been rounded down to the nearest 5m ² . |
| Corridor Park | — | — | — | _ | — | 0.0% | Subtotal | | | 14 | 7 | 6 | _ | 27 | 17.3% | The boundaries shown on this plar |
| Conservation (Within Corridor Park) District Recreation Park | | | | | | 0.0% | 28m Deep Product Terrace 7.5m Allotment | 7.5 x 28m | 210m ² | _ | | | | _ | 0.0% | should not be used for final detailed engineers design. |
| Neighbourhood Recreation Park | | | — | 0.914 ha | 0.914 ha | 9.7% | Terrace 9.5m Allotment | 9.5 x 28m | 265m ² | | | | | | 0.0% | Road linemarkings and turn slots |
| Local Recreation Park | _ | — | — | | — | 0.0% | Subtotal | | | _ | — | — | - | — | 0.0% | are indicative only and subject to detailed design. |
| Local Linear Recreation Park Stormwater Detention | _ | | | | | 0.0% | 30m Deep Product Villa Allotment | 10 x 30m | 300m ² | 13 | 14 | 13 | _ | 40 | 28.8% | Source Information: |
| Total Open Space | _ | | — | 0.914 ha | 0.914 ha | 9.7% | Premium Villa Allotment | 12.5 x 30m | 375m² | 19 | 15 | 8 | _ | 40 | 30.2% | Site boundaries: Registered Survey Plans / Veris. |
| 0. 94 T | × 11 | | | | \leq | | Courtyard Allotment | 14 x 30m | 420m ² | 8 | 11 | 4 | — | 23 | 16.5% | Adjoining information: DCDB. |
| | | in () | | | $\langle \rangle$ | | Traditional Allotment Premium Traditional Allotment | 20 x 30m 25 x 30m | 600m ² 720m ² | | 2 | 1 | | 3 | 2.2% 0.0% | Contours: Bradlees. |
| 0.84 | | 147 | | A A . | | | Possible Multiple Residential Allotment | | | — | _ | 4 | _ | 4 | 2.9% | logond |
| | | \sim | | 1 | | \neg | Subtotal | | | 40 | 42 | 30 | - | 112 | 80.6% | Legend |
| Pio A | | | | U | | | Total Residential Allotments | | | 54 | 49 | 36 | _ | 139 | 98% | Site Boundary |
| | | | | | | $\langle \rangle$ | Residential Net Density | | | 17.6 dw/ha | - | 14.6 dw/ha | - | | | Proposed Stage Boundary |
| | $\langle X X \rangle$ | | | | | | Super Lots | | | Lots | Lots | Lots | Lots | | ots | Proposed Sub Stage Boun |
| | | | | | | | Commercial Allotment | | | Lots — | Lots | Lots — | Lots | | ots — | Existing Q100 |
| 7.9 | | | \times | | | < | Community Facility | | | | _ | _ | _ | - | | Allotment (Max. no. of dwe |
| 7957 | | $\langle \times \times \rangle$ | $X \times X$ | | | | Balance Super Allotments Sub Total | | | | | | 1 | | 1 1 | Indicative Indented Bus Sto |
| om ² 26 ,050 .4.5m | | | | \nearrow | X | | | | | | | | | | • | Indicative Temporary In-Lin |
| sound 13 | | | X | | | 43.0- | Total Allotments | | | 54 | 49 | 36 | 1 | 1 | 40 | Bus Stop Edition |
| 49 5 | See Diag | ram A | | | $\langle \rangle \rangle$ | ×11.9 | Maximum Potential Residential Dwellin | ngs | | | | | | | | Neighbourhood Park Catch |
| 102 E | | | 10, 1 <u>5</u> | \nearrow | <u></u> | | (Includes Multiple Residential Allotmer Maximum Potential Net Residential Dens | nts) | | 54 17.6 dw/ha | 49 18.0 dw/ha | 41 16.7 dw/ha | _ | 1 | 44 | (400m) Entry Statements - Lease |
| 23 570m ² 11 ² 25 2 9 | Road | | ×6.0 | | | T | | 43.0 | 2.0 | 25.0 | -46.0 | 5 | 54. S | | e 4Q | Scale 1:1000@A1 0 5 10 20 30 40 50 |
| 510m ² 011 ² 19.6 510m ² 025m ² 19.6 515m ² 026m ² | $\langle \langle \rangle \rangle$ | O.O. | x6.0 x5.0 | | | T X | | 43.0 | | 1.0 | -46.0 | 5 | 54°S | 50 | e 4Q 031 ^{443ha} | 0 5 10 20 30 40 50 CLIENT |
| 50 570m ² 811, 3 51 570m ² 811, 3 51 51m ² 553, 5 51 51m ² | ge 41 | | xo.o xo.o Stag | | | | | | 2.0 | | - <i>4</i> 6.0 | | S | 50 | 031 | 0 5 10 20 30 40 50 |
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| | 3e 4e 4e4e1e | 440 20 1894 | 14.5m 14.5m 1893 1893 0m ² 350m ² 255m ² | Wide 1897 | O'St- Vt O'St- New age | Ro | | | | | -46.0 | 3.0 42.0 | S | 50 | 031 | 0 5 10 20 30 40 50 CLIENT PROJECT Flagstone Precinct 1 Plan of Subdivision Stage 4J, K, L, N, O 8 |
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| | 3e 4 18889 151111111111111 | 440 440 1894 25 1895 1895 1895 1904 315m ² 315m ² 315m ² | 14.5m 14.5m 1893 1995 | Wide 1897 440m ² 890 ² 9 ² ¹⁰ | 0'54 0'556 0'54 0'556 | $70 1869 \\ 350m^2 350m^2 35375m^2 375m^2 375m^2 375m^2 375m^2 375m^2 1863 \\ 375m^2 1867 375m^2 1863 \\ 375m^2 1862 375m^2 1863 \\ 375m^2 1862 375m^2 1863 \\ 375m^2 1862 375m^2 1863 \\ 375m^2 1863 375m^2 1863 $ | 355m ² 30 865 5 64 5 865 5 865 90 865 5 867 867 867 867 877 877 877 877 877 877 | | | | | 3.0 42.0 | | 50 246.4 | 031 443ha | 0 5 10 20 30 40 50 CLIENT PROJECT Flagstone Precinct 1 Plan of Subdivision Stage 4J, K, L, N, O & 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 Queens Locality. Flagstone Scale 1 : 1000 Plan Ref Rev |
| | 3e 4 18889 151111111111111 | 440 440 1894 25 1895 1895 1895 1904 315m ² 315m ² 315m ² | 14.5m 14.5m 14.5m 1893 1993 1995 199 | Wide 1897 440m ² 890 ² 9 ² ¹⁰ | 0'54 0'556 0'54 0'556 0' | $70 1869 \\ 350m^2 350m^2 35375m^2 375m^2 375m^2 375m^2 375m^2 375m^2 1863 \\ 375m^2 1867 375m^2 1863 \\ 375m^2 1862 375m^2 1863 \\ 375m^2 1862 375m^2 1863 \\ 375m^2 1862 375m^2 1863 \\ 375m^2 1863 375m^2 1863 $ | 355m ² 30 865 5 64 5 865 5 865 90 865 5 867 867 867 867 877 877 877 877 877 877 | | | | | 3.0 42.0 | | 50 246.4 | 031 443ha | 0 5 10 20 30 40 50 CLIENT PROJECT Flagstone Precinct 1 Plan of Subdivision Stage 4J, K, L, N, O 8 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 Queens Locality. Flagstone Scale 1 : 1000 Plan Ref 110056 – 396 W rpsgroup.com |

Site Boundary Proposed Precinct Boundary

General

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

Legend



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

Stage 40i

Notes: General

- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
- The maximum height of buildings shall not exceed two (2) storeys except for Urban Loft allotments where three (3) storeys are acceptable
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.
- All lots subject to an acoustic assessment to determine level of acoustic treatments. Buildings shall be constructed in accordance with Bushfire
- AS3959
- Secondary dwellings are not permitted on lots less than 400m². 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.
- Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.
- 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.
- 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.
- 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 that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of

Private Open Space

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.

intersection of these two boundaries.

- 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

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.
- Double car garages are permitted on any double storey 26 dwelling built on a Lot between 10.0m and 12.49m or laneway dwellina
- 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. Residential Corner Lots, the setback is measured as the line 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.

- vehicles per day.
- 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
- this must use terraced retaining. b. Where retaining walls are terraced, the lower face is to be a
- 41. No timber retaining walls over 1.0m or adjoining parks or public
- 42. Walls over 1.0m require RPEQ certification.

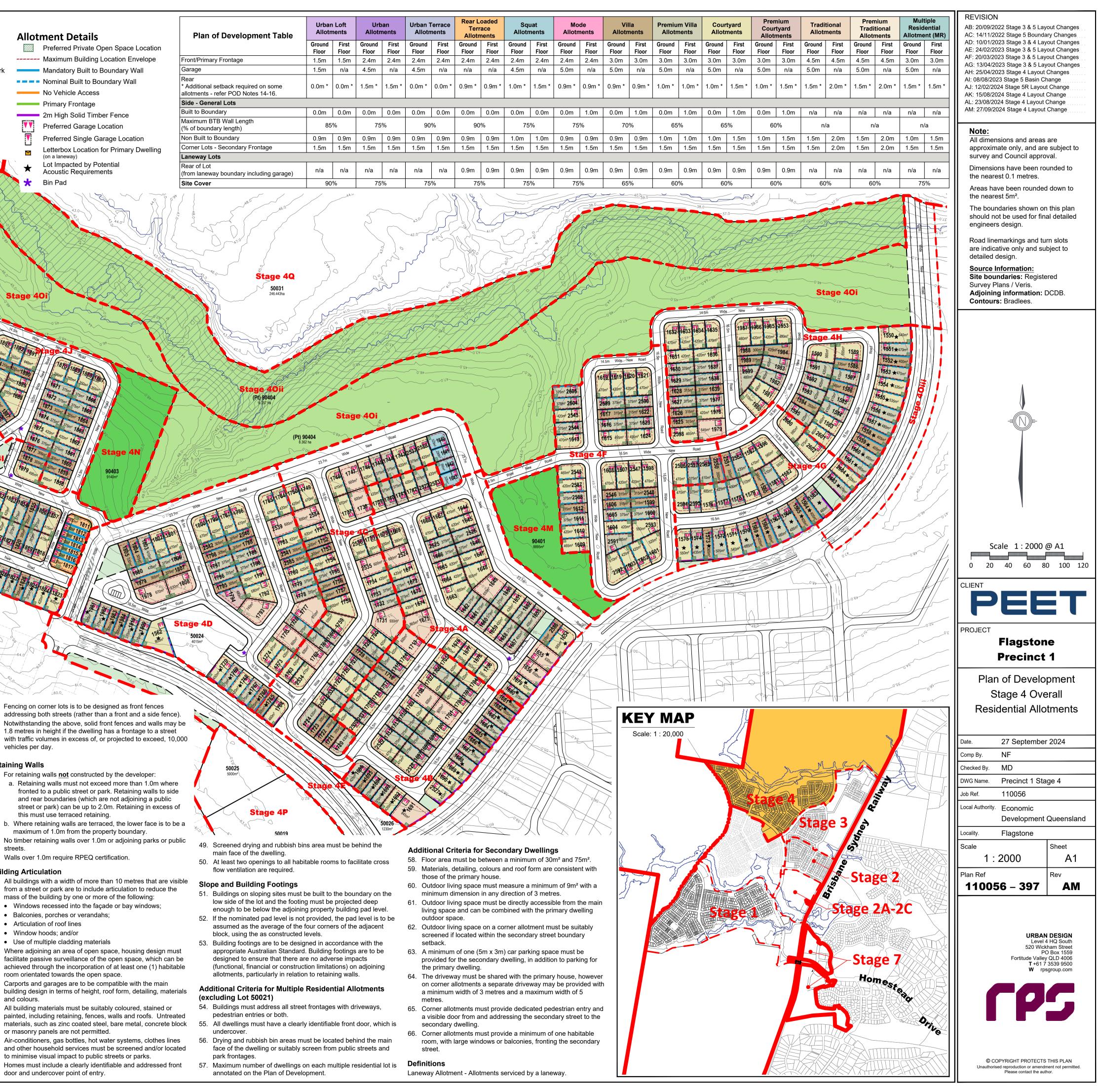
Building Articulation

- 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.
- All building materials must be suitably coloured, stained or 46 painted, including retaining, fences, walls and roofs. Untreated 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.

- Retaining Walls
- 38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence). 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

- 40. For retaining walls **not** constructed by the developer:
- street or park) can be up to 2.0m. Retaining in excess of

maximum of 1.0m from the property boundary.



Notes: General

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
- Maximum building location envelopes are subject to future proposed easements and/or other underground services. All lots subject to an acoustic assessment to determine level of acoustic treatments.
- Buildings shall be constructed in accordance with Bushfire AS3959.
- Secondary dwellings are not permitted on lots less than 400m² 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. Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.
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- 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
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- 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.
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- 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, Courtvard, Premium Courtvard, 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: 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.

- 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.
- 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 1.2 metres 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
- 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.
- 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

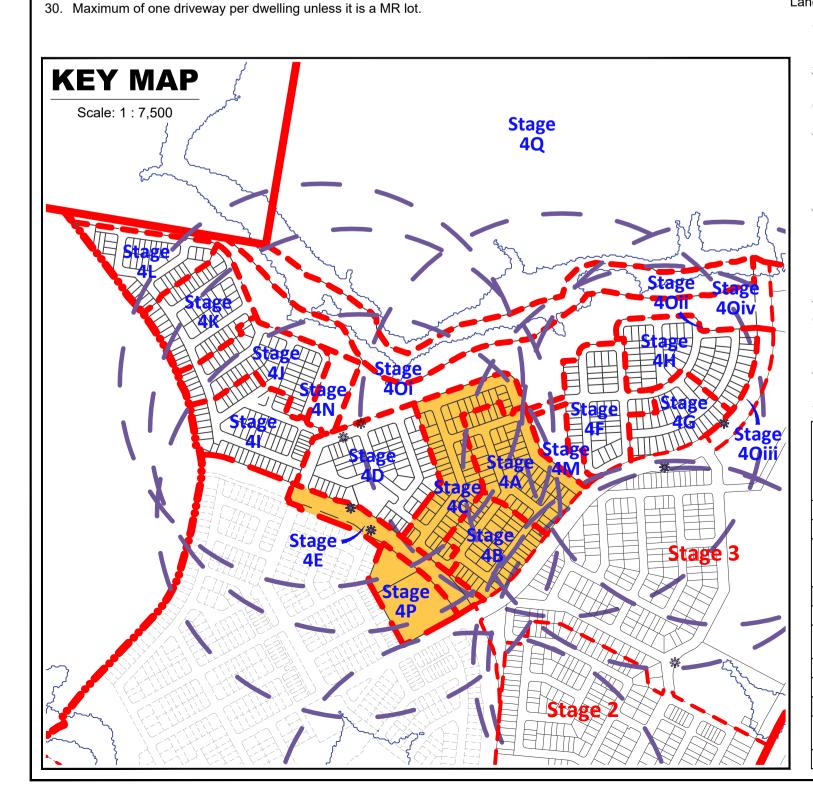
- 51. Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level. 52. If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the
- adjacent block, using the as constructed levels.
- 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.
- 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.
- to the secondary dwelling.
- secondary street.

Definitions

Laneway Allotment - Allotments serviced by a laneway.



| Plan of Development Table | Urban Allotn | | А |
|--|-----------------|----------------|------------|
| | Ground Floor | First Floor | Gro Flo |
| Front/Primary Frontage | 1.5m | 1.5m | 2.4 |
| Garage | 1.5m | n/a | 4.5 |
| Rear * Additional setback required on some allotments - refer POD Notes 14-16. | 0.0m * | 0.0m * | 1.5 |
| Side - General Lots | | | |
| Built to Boundary | 0.0m | 0.0m | 0.0 |
| Maximum BTB Wall Length (% of boundary length) | 85 | % | |
| Non Built to Boundary | 0.9m | 0.9m | 0.9 |
| Corner Lots - Secondary Frontage | 1.5m | 1.5m | 1.5 |
| Laneway Lots | | | |
| Rear of Lot (from laneway boundary including garage) | n/a | n/a | n/ |
| Site Cover | 90 | % | |

- - 66. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the

32. Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to

44. Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which

47. Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or

53. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be

60. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.

65. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street

50025 5000m²

Stage 4P

50026 1230m[;]

50019

1.323 ha **Rear Loaded** Urban Terrace Mode Premium Villa Villa Courtyard Traditional Courtyard Traditional Terrace Allotments Allotments Allotments Allotments Allotments Allotments Allotments Allotments Ground First Floor Floor Ground Ground First Ground First Ground First Ground First First Ground First Ground First Ground First First Ground First Floor 4m | 2.4m | 3.0m 3.0m n/a n/a 4.5m n/a 5.0m 5.0m 5.0m n/a 5.0m 4.5m n/a n/a n/a 5.0m n/a 5.0m n/a n/a 5.0m n/a 5.0m n/a n/a 0.9m * 0.9m * 1.0m * 1.5m * 2.0m * 1.5m * 0.0m * 0.0m * 0.9m * 0.9m * 1.0m * 1.5m * | 0.9m * | 0.9m * 1.0m * 1.0m * 1.5m * 1.0m * 1.5m * 2.0m * 1.5m * 1 5m * 1.5m * n/a n/a n/a n/a 90% 90% 75% 75% 70% 65% 65% n/a n/a 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 2.0m 1.5m 2.0m 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 1.5m 1.5m | 1.5m | 1.5m 0.9m n/a 0.9m n/a n/a n/a n/a n/a n/a n/a n/a 75% 75% 75% 75% 75% 65% 60% 60% 60% 60% 60% 75%

Stade

Stage 40i

Wide

23.7m

349

420m2 17517

420m2 1754=1

375m2 1455

New

2535 600m

1731 930m²

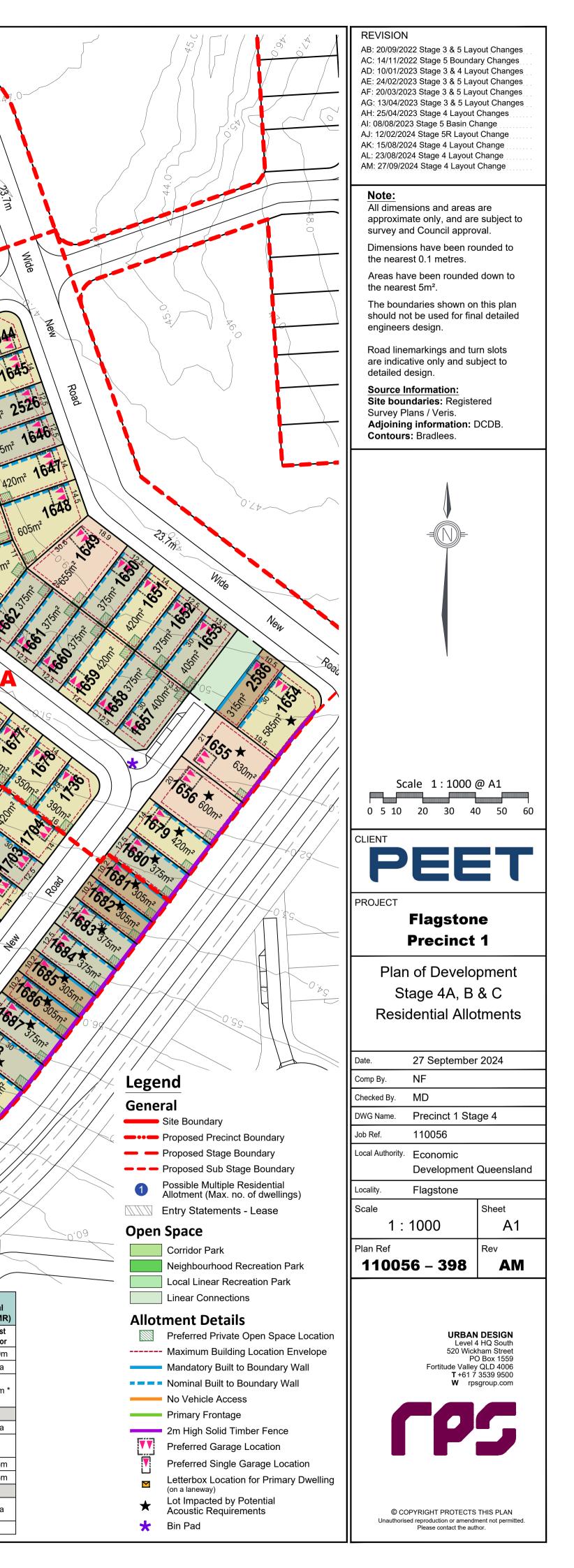
1666

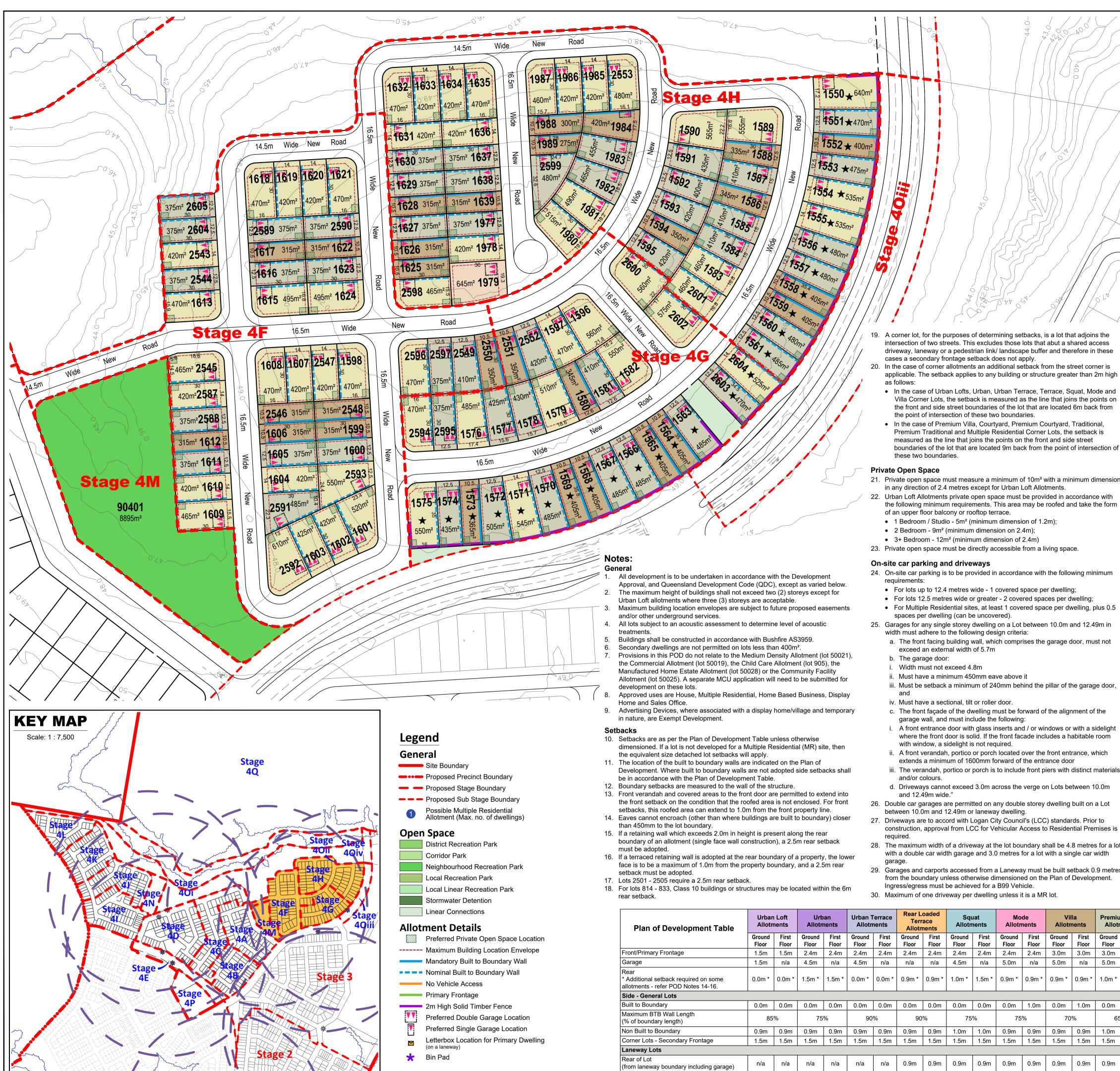
435m2 1674

21675

4665 420m

4664 420m2





- 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
- 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
- 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
- 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
- 21. Private open space must measure a minimum of 10m² with a minimum dimension
- 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

- 24. On-site car parking is to be provided in accordance with the following minimum

- iii. Must be setback a minimum of 240mm behind the pillar of the garage door,
- c. The front façade of the dwelling must be forward of the alignment of the
- 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
- ii. A front verandah, portico or porch located over the front entrance, which
- iii. The verandah, portico or porch is to include front piers with distinct materials
- d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m
- 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
- 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
- 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.

Laneway Allotment

| Plan of Development Table | Urbar Allotr | n Loft nents | Urt Allotr | | Urban T Allotr | | Rear L Terr Allotn | ace | Sqı Allotn | | Mo Allotn | | Vil Allotn | | Premiu Allotn | - | | tyard nents | |
|--|-----------------|-----------------|-----------------|----------------|-------------------|----------------|--------------------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|------------------|----------------|-----------------|----------------|---|
| | 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 | |
| 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 | _ |
| 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 * | _ |
| 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 | |
| Maximum BTB Wall Length (% of boundary length) | 85 | ;% | 75 | % | 90 | % | 90 | % | 75 | % | 75 | % | 70 | % | 65 | % | 65 | 5% | - |
| 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 | _ |
| 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 | _ |
| 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 | |
| Site Cover | 90 | 1% | 75 | % | 75 | % | 75 | % | 75 | % | 75 | % | 65 | % | 60 | % | 60 |)% | _ |

- 46. All building mat retaining, fence
- bare metal, cor 47. Air-conditioners household serv
- public streets of
- 48. Homes must in undercover poi
- 49. Screened dryin dwelling. 50. At least two op
- required.
- Slope and Buildi 51. Buildings on slo
- and the footing property buildin 52. If the nominate
- average of the 53. Building footing
- Standard. Build adverse impact allotments, part

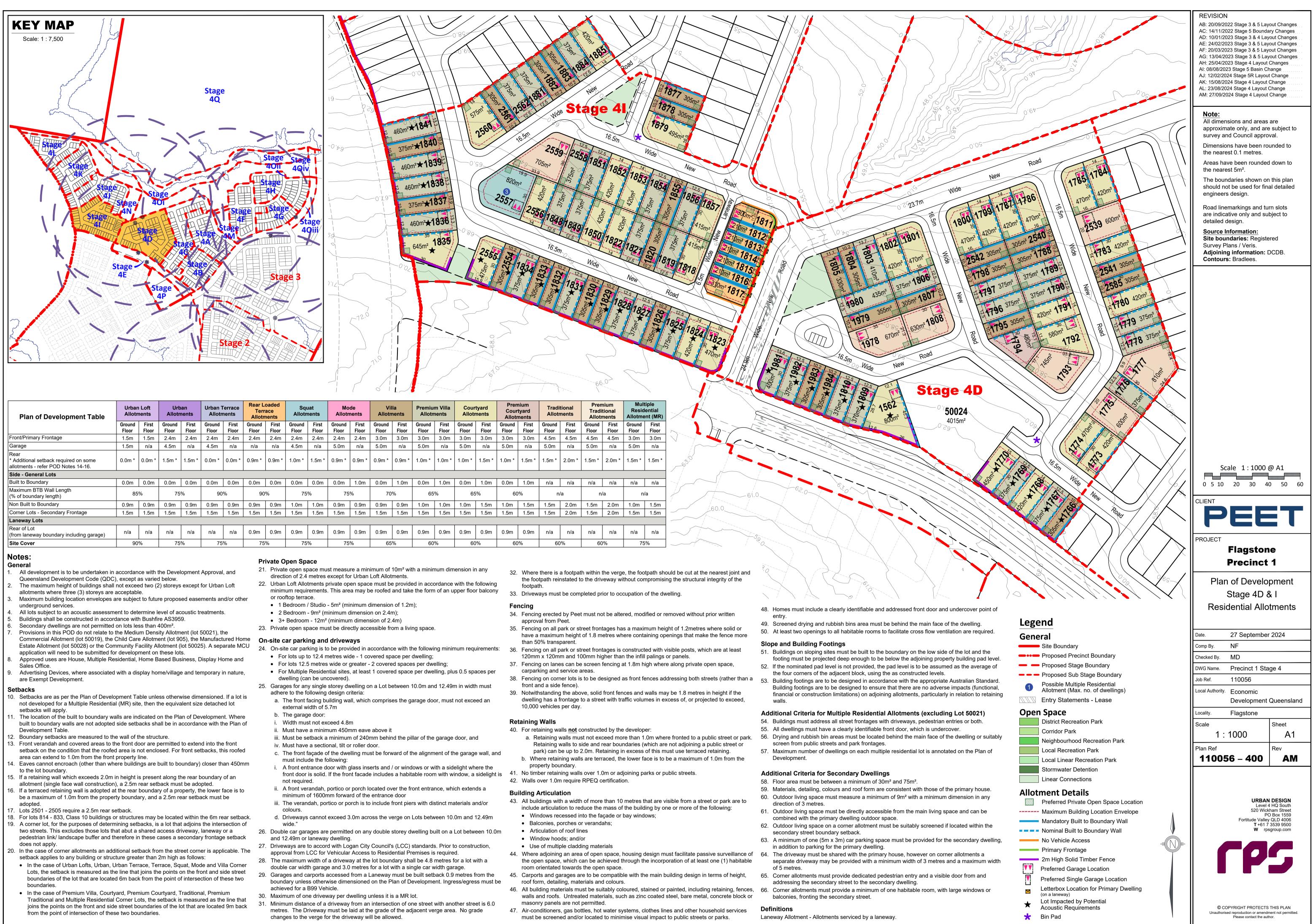
Additional Criteri

- 50021)
- 54. Buildings must both.
- 55. All dwellings mu 56. Drying and rubl
- dwelling or suit 57. Maximum num

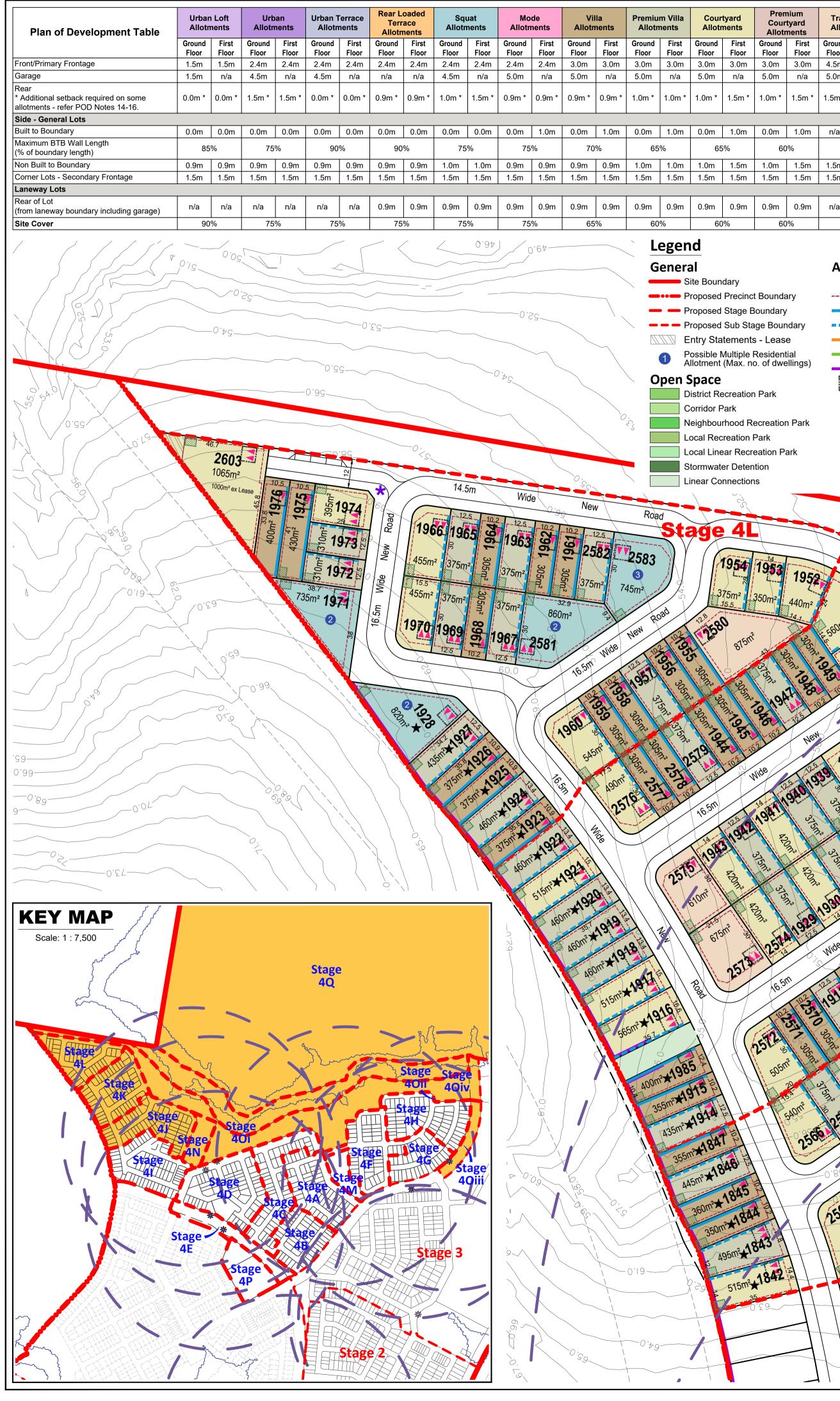
- Additional Criter 58. Floor area mus
- 59. Materials, detail
- house. 60. Outdoor living
- in any directior
- 61. Outdoor living
- can be combine 62. Outdoor living
- within the seco
- 63. A minimum of
- secondary dwe
- 64. The driveway n
- allotments a ser metres and a m
- 65. Corner allotmer
- from and addre
- 66. Corner allotmer windows or bal

Definitions

| verg 32. When near the series 33. Drive Fencing 34. Fend writt 35. Fend solid 36. Fend at le 37. Fend space 38. Fend (rath 39. Notwheig or pi Retainin 40. For i a. b. W f41. Not t 42. Wal Building 43. All b park of th V E A V E A | ge area. No ere there is rest joint ar structural ir eways mus cing erecte ten approva cing on all d or have a te the fence cing on all east 120mn cing on lan ce, carpark cing on lan this fithe dw rojected to ng Walls retaining w Retaining street or p adjoining this must Where retai from the pro- imber retai ls over 1.00 g Articula ouildings with are to inclue care to inclue following Windows how Jse of mult | o grade changes a footpath withind the footpath r integrity of the foot st be completed ad by Peet must al from Peet. park or street from park or street from maximum heigh e more than 50% park or street from n x 120mm and es can be screet ing and service front and a side g the above, sol velling has a from exceed, 10,000 valls <u>not</u> constru walls must not ex- park. Retaining walls are to park. Retaining walls are to park. Retaining walls are to park. Retaining walls are to park or street of use terraced retaining walls are to park and the from use terraced retaining walls over m require RPEC ation ith a width of mo- ude articulation g: cocssed into the porches or verar of roof lines ods; and/or iple cladding ma | prior to occupation not be altered, mo ontages has a max at of 1.8 metres who b transparent. ontages is construct 100mm higher than a fencing at 1.8m areas. designed as front ence). id front fences and tage to a street wi vehicles per day. cted by the develo exceed more than valls to side and re park) can be up to aining. erraced, the lower 1.0m or adjoining p certification. re than 10 metres to reduce the mas façade or bay win idahs; terials | he driveway will b otpath should be iveway without co h of the dwelling. dified or removed timum height of 1. here containing op ted with visible p n the infill palings high where along fences addressin d walls may be 1.8 ith traffic volumes per: 1.0m where fronte that are visible front that are visible front that are visible front s of the building b | e allowed. cut at the ompromising d without prior .2metres where benings that osts, which are or panels. private open g both streets 8 metres in in excess of, ed to a public hich are not g in excess of aximum of 1.0m reets. | AB: 20/09/2022 Stage 3 & 5 Layout Changes AC: 14/11/2022 Stage 5 Boundary Changes AE: 24/02/2023 Stage 3 & 5 Layout Changes AF: 20/03/2023 Stage 3 & 5 Layout Changes AG: 13/04/2023 Stage 4 Layout Changes AH: 25/04/2023 Stage 5 Basin Change AJ: 12/02/2024 Stage 5 R Layout Change AJ: 12/02/2024 Stage 5 R Layout Change AJ: 12/02/2024 Stage 5 R Layout Change AJ: 12/02/2024 Stage 4 Layout Change AJ: 23/08/2024 Stage 4 Layout Change AM: 27/09/2024 Stage 4 Layout AM: 27/09/204 AM: 27/09/204 Sta |
|--|--|---|--|---|---|--|
| 44. Whe surve of at surve of at 45. Carp of he 45. Carp of he 46. All bare 46. All bare 47. Air-ed hous puble 48. Hore unde 49. Scree dwe 50. At le | ere adjoinir veillance of t least one ports and g eight, roof f ouilding ma ining, fence e metal, con conditioner sehold serv lic streets on hes must in ercover poi eened dryir elling. | ng an area of op- the open space (1) habitable roo garages are to be form, detailing, r terials must be s es, walls and roo ncrete block or r s, gas bottles, h vices must be so or parks. nclude a clearly i int of entry. ng and rubbish b | en space, housing which can be ach om orientated towa e compatible with t naterials and color suitably coloured, s fs. Untreated main nasonry panels are of water systems, reened and/or loca dentifiable and add ins area must be to pitable rooms to fa | nieved through the ards the open spa the main building urs. stained or painted terials, such as zil e not permitted. clothes lines and ated to minimise v dressed front doo pehind the main fa | e incorporation ice. design in terms d, including nc coated steel, other visual impact to r and ace of the | |
| Slope a 51. Build and prop 52. If the aver 53. Build Star adve | and Buildi dings on sle the footing berty buildir e nominate rage of the ding footing ndard. Build erse impac | must be projecting pad level. Ind pad level is not four corners of f gs are to be desiding footings are ts (functional, fir | be built to the bound be deep enough t at provided, the pa he adjacent block gned in accordance to be designed to bancial or construct on to retaining wal | o be below the ac d level is to be as , using the as con ce with the approp ensure that there tion limitations) o | djoining sumed as the astructed levels. oriate Australian e are no | Scale 1:1000@A1 0 5 10 20 30 40 50 60 CLIENT PEET |
| 50021) 54. Build both 55. All c 56. Dryi | dings must n. dwellings m ng and rub | address all stre nust have a clear bish bin areas n | e Residential All et frontages with c ly identifiable from nust be located be n public streets an | lriveways, pedest t door, which is ur hind the main fac | rian entries or ndercover. e of the | PROJECT Flagstone Precinct 1 Plan of Development |
| Plan Additio 58. Floo 59. Mate | n of Develo nal Criter or area mus erials, deta | pment. r ia for Seconc st be between a | on each multiple r a ry Dwellings minimum of 30m² d roof form are cou | and 75m². | | Stage 4F - H Residential Allotments |
| in ar 61. Outo can 62. Outo with 63. A m seco 64. The allot meti 65. Corr from 66. Corr | door living by direction door living in the secc inimum of ondary dwe driveway r ments a se res and a n ner allotme n and addre | n of 3 metres. space must be of ed with the prim space on a corn ondary street boo one (5m x 3m) of elling, in addition must be shared eparate driveway naximum width of essing the secor onts must provide | ar parking space r to parking for the with the primary ho may be provided of 5 metres. dedicated pedes dary street to the a minimum of on | from the main livi or space. be suitably screen must be provided primary dwelling. buse, however on with a minimum v trian entry and a v secondary dwellir e habitable room, | ng space and ned if located for the corner width of 3 visible door ng. | Date.27 September 2024Comp By.NFChecked By.MDDWG Name.Precinct 1 Stage 4Job Ref.110056Local Authority.Economic Development QueenslandLocality.FlagstoneScaleSheet A1 |
| Definitio | ons | - | the secondary stro | | | Plan Ref Rev 110056 - 399 AM |
| | Floor 3.0m n n/a | Premium Courtyard Allotments Ground First Floor Floor 3.0m 3.0m 5.0m n/a | Traditional AllotmentsGround FloorFirst Floor4.5m4.5m5.0mn/a1.5m *2.0m * | Premium Traditional AllotmentsGround FloorFirst Floor4.5m4.5m5.0mn/a1.5m *2.0m * | Multiple Residential Allotment (MR)Ground FloorFirst Floor3.0m3.0m5.0mn/a1.5m *1.5m * | URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T+61 7 3539 9500 W rpsgroup.com |
| 0m 0.0m | n 1.0m 65% n 1.5m | 0.0m 1.0m 60% 1.0m 1.5m | n/a n/a n/a 1.5m 2.0m | n/a n/a n/a 1.5m 2.0m | n/a n/a n/a 1.0m 1.5m | rps |
| 5m 1.5m 9m 0.9m | | 1.5m 1.5m 0.9m 0.9m 60% | 1.5m 2.0m n/a n/a 60% | 1.5m 2.0m n/a n/a 60% | 1.5m 1.5m n/a n/a 75% | © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author. |



| Plan of Development Table | Urbar Allotr | | Urb Allotn | | Urban T Allotn | | Rear L Terr Allotn | ace | Sqı Allotn | | Mo Allotn | | Vil Allotn | | Premiu Allotn | | | tyard nents |
|--|-----------------|----------------|-----------------|----------------|-------------------|----------------|--------------------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|------------------|----------------|-----------------|----------------|
| | 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 |
| 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 |
| 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 * |
| 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 |
| Maximum BTB Wall Length (% of boundary length) | 85 | 5% | 75 | % | 90 | % | 90 | % | 75 | % | 75 | % | 70 | % | 65 | % | 65 | 5% |
| 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 |
| 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 |
| 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 |
| Site Cover | 90 | % | 75 | % | 75 | % | 75 | % | 75 | % | 75 | % | 65 | % | 60 | % | 60 |)% |



| | Cour Allotr | | | nents | | tional nents | | ential ent (MR) |
|---|-----------------|----------------|-----------------|----------------|-----------------|-----------------|-----------------|--------------------|
| | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor |
| | 3.0m | 3.0m | 4.5m | 4.5m | 4.5m | 4.5m | 3.0m | 3.0m |
| | 5.0m | n/a | 5.0m | n/a | 5.0m | n/a | 5.0m | n/a |
| * | 1.0m * | 1.5m * | 1.5m * | 2.0m * | 1.5m * | 2.0m * | 1.5m * | 1.5m * |
| | | | | | | | | |
| | 0.0m | 1.0m | n/a | n/a | n/a | n/a | n/a | n/a |
| | 60 | 1% | n, | /a | n/ | /a | n, | /a |
| | 1.0m | 1.5m | 1.5m | 2.0m | 1.5m | 2.0m | 1.0m | 1.5m |
| | 1.5m | 1.5m | 1.5m | 2.0m | 1.5m | 2.0m | 1.5m | 1.5m |
| | | | | | | | | |
| | 0.9m | 0.9m | n/a | n/a | n/a | n/a | n/a | n/a |
| | 60 | 1% | 60 |)% | 60 |)% | 75 | 5% |
| | | | | | | | | |

Traditional

Premium

Multiple

Allotment Details

Premium

350m

440m

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

1957

Notes: General

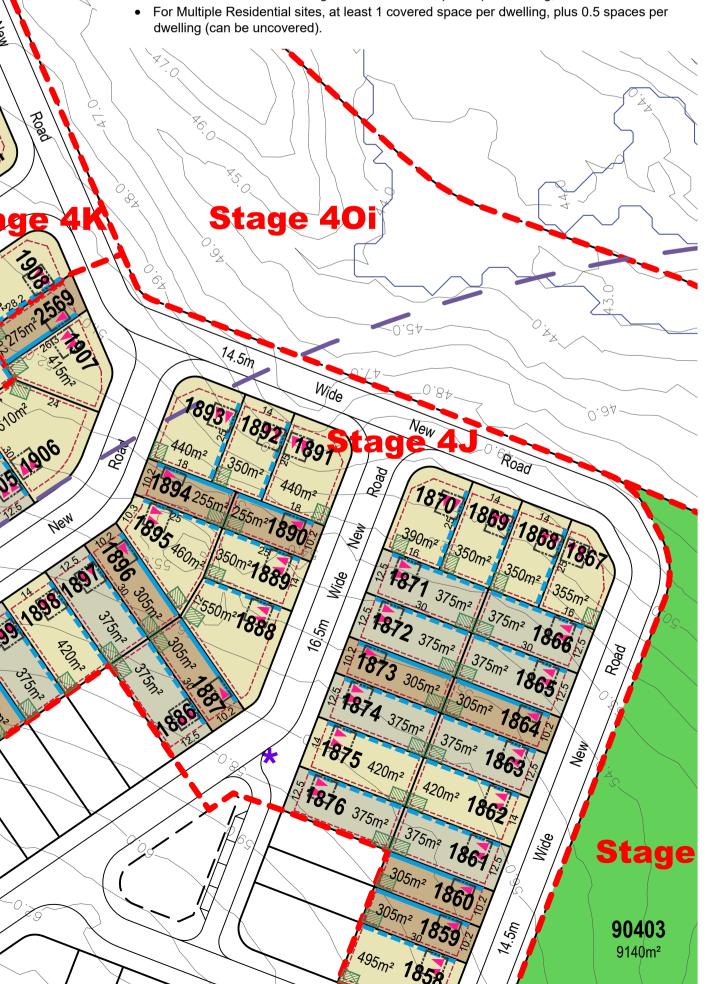
- 1. All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below
- The maximum height of buildings shall not exceed two (2) storeys except for Urban Loft allotments where three (3) storeys are acceptable.
- 3. Maximum 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. 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 27. Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, 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 33. Driveways must be completed prior to occupation of the dwelling. 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 ioins 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;



- adhere to the following design criteria:
 - external width of 5.7m
- b. The garage door: i. Width must not exceed 4.8m
- iv. Must have a sectional, tilt or roller door.
- must include the following:
- reauired. ii. A front verandah, portico or porch located over the front entrance, which extends a
- colours.
- wide

and 12.49m or laneway dwelling

- achieved for a B99 Vehicle.
- to the verge for the driveway will be allowed.
- footpath

Fencind

- from Peet
- transparent
- carparking and service areas.
- front and a side fence).
- 10,000 vehicles per day.

Retaining Walls

- property boundary.

Building Articulation

- Balconies, porches or verandahs;
- Articulation of roof lines Window hoods; and/or
- Use of multiple cladding materials
- room orientated towards the open space.
- form, detailing, materials and colours.
- masonry panels are not permitted.

Slope and Building Footings

Additional Criteria for Multiple Residential Allotments (excluding Lot 50021) 54. Buildings must address all street frontages with driveways, pedestrian entries or both.

- Development.

- direction of 3 metres.

Definitions

25. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must

a. The front facing building wall, which comprises the garage door, must not exceed an

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

c. The front façade of the dwelling must be forward of the alignment of the garage wall, and

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

minimum of 1600mm forward of the entrance door iii. The verandah, portico or porch is to include front piers with distinct materials and/or

d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m

26. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m

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

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

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

34. Fencing erected by Peet must not be altered, modified or removed without prior written approval

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%

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,

38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a 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,

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

41. No timber retaining walls over 1.0m or adjoining parks or public streets. 42. Walls over 1.0m require RPEQ certification.

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 facade or bay windows

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

45. Carports and garages are to be compatible with the main building design in terms of height, roof

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

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

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.

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

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

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

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.

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| AD: 10/01/2023 Stage 3 & 4 La AE: 24/02/2023 Stage 3 & 5 La | yout Changes |
| AF: 20/03/2023 Stage 3 & 5 Lay AG: 13/04/2023 Stage 3 & 5 Lay | out Changes |
| AH: 25/04/2023 Stage 4 Layout | Changes |
| AI: 08/08/2023 Stage 5 Basin C AJ: 12/02/2024 Stage 5R Layou | it Change |
| AK: 15/08/2024 Stage 4 Layout AL: 23/08/2024 Stage 4 Layout | Change |
| AM: 27/09/2024 Stage 4 Layout | Change |
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