



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

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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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: Meinhardt.



| Land Budget | Stage 5 | | Yield Brea | kdown Sta | ige 5 |
|-------------------------------------|------------|--------|---|--------------|-------------------|
| L and Har | Ove | erall | Residential Allotm | ents | |
| Land Use | Area | Area | | Typical Size | Typical Area |
| Area of Subject Site | 52.172 ha | 100.0% | Urban & Nano Allotments Product | | |
| Saleable Area | | | Urban Loft | 4.7 x 12.5m | 50m ² |
| Residential Allotments | 19.995 ha | 38.3% | Urban Allotments | 7.5 x 16m | 120m ² |
| Medium Density Allotment | 0.666 ha | 1.3% | Urban Terrace | 7.5 x 27.5m | 205m ² |
| Balance Super Allotments | _ | 0.0% | Subtotal | | |
| Total Area of Allotments | 20.661 ha | 39.6% | 16m Deep Product | | |
| Road | | | Squat Allotment | 14 x 16m | 220m ² |
| Collector Road | 3.529 ha | 6.8% | Subtotal | | |
| Local Road | 8.656 ha | 16.6% | 25m Deep Product | | |
| Linear Connections | 0.429 ha | 0.8% | Mode Allotment | 8.5 x 25m | 213m ² |
| Entry Statements | _ | 0.0% | Villa Allotment | 10 x 25m | 250m ² |
| Total Area of New Road | 12.614 ha | 24.2% | Courtyard Allotment | 14 x 25m | 350m ² |
| Open Space | | | Premium Courtyard Allotment | 16 x 25m | 400m ² |
| Corridor Park | 17.812 ha | 34.1% | Premium Traditional Allotment | 20 x 25m | 500m ² |
| Conservation (Within Corridor Park) | 10.710 ha | | Possible Multiple Residential Allotment | _ | _ |
| District Recreation Park | _ | 0.0% | Subtotal | | |
| Neighbourhood Recreation Park | 0.627 ha | 1.2% | 28m - 30m Deep Product | | |
| Local Recreation Park | 0.088 ha | 0.2% | Terrace 4.5m Allotment | 4.5 x 28m | 126m ² |
| Local Linear Recreation Park | 0.370 ha | 0.7% | Terrace 6.6m Allotment | 6.6 x 28m | 185m ² |
| Stormwater Detention | _ | 0.0% | Terrace 7.5m Allotment | 7.5 x 28m | 210m ² |
| Total Open Space | 18.897 ha | 36.2% | Terrace 9.5m Allotment | 9.5 x 28m | 265m ² |
| | 1 (15786- | | Subtotal | | |
| ┦Ҳ∥゙╮ ``\`\`\` `!`!`! | | 0.94 0 | 30m Deep Product | | |
| | | | Villa Allotment | 10 x 30m | 300m ² |
| | A A.GV | 0.64 | Premium Villa Allotment | 12.5 x 30m | 375m ² |
| | 48.0 | | Courtyard Allotment | 14 x 30m | 420m ² |
| | 0.02 | | Traditional Allotment | 20 x 30m | 600m ² |

| Traditional Allotment | 20 x 30m | 600m² | 48 | 9.8% |
|--|----------|-------|------|-------|
| Premium Traditional Allotment | 25 x 30m | 720m² | 6 | 1.2% |
| Possible Multiple Residential Allotment | - | _ | | 0.0% |
| Subtotal | | | 353 | 71.7% |
| Total Residential Allotments | | | 492 | 100% |
| Residential Net Density | | | 16.3 | dw/ha |
| Super Lots | | | L | ots |
| Medium Density Allotment | | | | 1 |
| Balance Super Allotments | | | - | _ |
| Sub Total | | | | 1 |
| Total Allotments | | | 4 | 93 |
| Maximum Potential Residential Dwellin (Includes Multiple Residential Allotmen | | | 4 | 94 |
| Maximum Potential Net Residential Den | | | 16.4 | |

Overall

—

16

16

8

8

4

16

23

11

2

2

58

—

____ 41

16

57

61

113

125

0.0%

0.0%

3.3%

3.3%

1.6%

1.6%

0.8%

3.3%

4.7%

2.2%

0.4%

0.4%

11.8%

0.0%

0.0%

8.3%

3.3%

11.6%

12.4%

23.0%

25.4%



| REVISION Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout Change | PROJECT | Flagstone Precinct 1 | CLIENT | PEET | | ٢ | | URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 ude Valley QLD 4006 T +61 7 3539 9500 |
|---|-------------------------|------------------------------|--------|---------------------|----------|--------------|---|---|
| U: 17/01/2022 POD Amendments V: 21/01/2022 Stage 5 Layout Change | Job Ref. 110056 | Date. 12 May 2022 | | Plan of Subdivision | | | | W rpsgroup.com |
| W: 21/02/2022 Stage 5 Layout Change X: 07/04/2022 Stage 5 Change | Comp By. MD / NF | DWG Name. Precinct 1 Stage 5 | | | | Unauthorised | GHT PROTECTS THIS PLAN reproduction or amendment not . Please contact the author. | |
| Y: 12/05/2022 Stage 5 Layout Change | Chk'd By. MD | Locality. Flagstone | | Stage 5 Overall | Scale | Sheet | Plan Ref | Rev |
| | Local Authority. Econom | nic Development Queensland | | Allotment Layout | 1 : 2000 | A1 | 110056 – 403 | Y |

| | | | | | | | | | | | | Yield E | Breakdo | own Sta | ge 5 | | | | | | | | | | | | | | |
|---|----------------------|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|------------|------------|------------|------------|------------|----------|----------|----------|------------|------------|------------|----------|-----------------------|--------|
| Residential Allotn | | | Stage 5Ai | Stage 5Aii | Stage 5Bi | Stage 5Bii | i Stage 5C | Stage 5D | Stage 5E | Stage 5F | Stage 5G | Stage 5H | Stage 5li | Stage 5lii | Stage 5liii | Stage 5Ji | Stage 5Jii | Stage 5K | Stage 5L | Stage 5M | Stage 5N | Stage 50 | Stage 5P | Stage 5Q | Stage 5R | Stage 5S | Stage 5T | O [,] | verall |
| | Typical Size | e Typical Area | | | | | | | | | | | | | | | | | | | | | | | | - | | | |
| rban & Nano Allotments Product | 47,40,5,40 | <u> </u> | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.00 |
| rban Loft | 4.7 x 12.5m | 50m ² | — | — | — | — | | — | | — | — | | | — | — | | — | — | | | — | | — | — | — | | — | _ | 0.0% |
| Jrban Allotments | 7.5 x 16m | 120m ² | — | | — | - | — | — | — | | — | | | | | | | — | | | | | | — | — | | — | - | 0.0% |
| Jrban Terrace | 7.5 x 27.5m | 205m ² | — | / | — | 9 | | — | — | — | — | | — | | | | — | | | | | | | — | — | | — | 16 | 3.3% |
| Subtotal 6m Deep Product | | | — | 1 | - | 9 | | — | - | - | — | - | - | — | — | - | _ | — | | _ | - | _ | _ | — | — | _ | — | 16 | 3.3% |
| Squat Allotment | 14 10 | 0002 | | | 2 | | | | | 0 | | | | 0 | | | | | | | | | | | 0 | | | | 4.00/ |
| • | 14 x 16m | 220m ² | — | — | 2 | — | | — | — | 2 | — | — | — | 2 | — | | — | — | | | — | — | — | — | 2 | | — | <u> </u> | 1.6% |
| Subtotal 25m Deep Product | | | - | | 2 | _ | - | — | - | 2 | — | - | - | 2 | — | | - | — | - | - | - | _ | _ | - | 2 | _ | — | <u> </u> | 1.6% |
| Mode Allotment | 8.5 x 25m | 213m ² | | | | _ | | | | | | | | | | | | | | | | | | | 4 | | | | 0.8% |
| Villa Allotment | 10 x 25m | 21311 ² 250m ² | — | — | - | | - | — | — | — | — | - | 5 | - | — | | — | — | — | — | — | — | — | - | 4 | 3 | — | 16 | 3.3% |
| Courtyard Allotment | 10 x 25m 14 x 25m | 350m ² | | | 2 | | 1 | | | | 1 | | 6 | 2 | | | | | | | | | | <u> </u> | 1 | 5 2 | _ | 23 | 4.7% |
| Premium Courtyard Allotment | 14 x 25m | 400m ² | | | 2 | | | <u> </u> | | | 1 | | 1 | 5 | | | | | | | | | | 1 | 1 | | | 23 11 | 2.2% |
| Premium Traditional Allotment | 20 x 25m | 500m ² | | | | | | 1 | | | | 1 | | <u> </u> | | | | | | | | | | | | | | 2 | 0.4% |
| Possible Multiple Residential Allotment | | | | | | | | | | | | | | | | | | | | | | | | 1 | | 1 | | 2 | 0.4% |
| Subtotal | | | | | 6 | | 3 | 5 | | | 2 | 1 | 12 | 9 | | | | | | | | | | 8 | 6 | 6 | | 58 | 11.8% |
| 28m - 30m Deep Product | | | | | • | | | | | | | | 12 | | | | | | | | | | | Ū | . | • | | | 11.070 |
| Terrace 4.5m Allotment | 4.5 x 28m | 126m ² | _ | | _ | _ | _ | _ | _ | _ | | _ | _ | | _ | _ | _ | _ | _ | _ | _ | | _ | _ | | | _ | _ | 0.0% |
| Terrace 6.6m Allotment | 6.6 x 28m | 185m ² | | | | | | | | | | | | | | | | | | | | | | | | | | | 0.0% |
| Terrace 7.5m Allotment | 7.5 x 28m | 210m ² | | | | | | | 10 | | | | | | | | 18 | | | | | | | 5 | 4 | 4 | | 41 | 8.3% |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m ² | | | | | | | 4 | | | | | | | | 6 | | | | | | | 2 | 2 | 2 | | 16 | 3.3% |
| Subtotal | | | _ | | | | | _ | 14 | | | _ | | _ | _ | | 24 | | | | _ | | _ | 7 | 6 | 6 | | 57 | 11.6% |
| 30m Deep Product | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Villa Allotment | 10 x 30m | 300m ² | 9 | _ | 7 | _ | 6 | _ | 2 | 7 | 4 | 3 | _ | 3 | _ | 1 | _ | 4 | 3 | 2 | _ | _ | _ | 5 | 4 | 1 | _ | 61 | 12.4% |
| Premium Villa Allotment | 12.5 x 30m | 375m ² | 15 | _ | 9 | _ | 12 | 1 | 5 | 8 | 11 | 4 | 5 | 7 | _ | 1 | | 7 | 8 | 3 | _ | | _ | 5 | 6 | 6 | _ | 113 | 23.0% |
| Courtyard Allotment | 14 x 30m | 420m ² | 4 | | 1 | | 11 | 11 | 9 | 8 | 12 | 6 | 1 | 14 | | 2 | | 2 | 15 | 10 | | | | 7 | 7 | 5 | | 125 | 25.4% |
| Traditional Allotment | 20 x 30m | 600m ² | 1 | | 2 | | 3 | 4 | 2 | 4 | 4 | 7 | | | | 1 | | 2 | 9 | 5 | | | | 1 | 1 | 2 | | 48 | 9.8% |
| Premium Traditional Allotment | 25 x 30m | 720m² | | _ | | _ | _ | 3 | | _ | _ | _ | _ | | _ | _ | _ | | 3 | _ | | _ | | _ | _ | _ | _ | 6 | 1.2% |
| Possible Multiple Residential Allotment | _ | _ | | _ | | _ | _ | _ | | _ | _ | _ | _ | | _ | _ | _ | | _ | _ | | _ | | _ | _ | _ | _ | _ | 0.0% |
| Subtotal | | | 29 | _ | 19 | _ | 32 | 19 | 18 | 27 | 31 | 20 | 6 | 24 | — | 5 | _ | 15 | 38 | 20 | _ | _ | _ | 18 | 18 | 14 | _ | 353 | 71.7% |
| | | - | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Residential Allotments | | | 29 | 7 | 27 | 9 | 35 | 24 | 32 | 29 | 33 | 21 | 18 | 35 | _ | 5 | 24 | 15 | 38 | 20 | _ | _ | _ | 33 | 32 | 26 | _ | 492 | 100% |
| Residential Net Density | | | 18.4 dw/ha | 42.4 dw/ha | 16.7 dw/ha | 44.3 dw/ha | 19.3 dw/ha | 12.3 dw/ha | 16.6 dw/ha | 16.1 dw/ha | 16.2 dw/ha | 15.4 dw/ha | 14.1 dw/ha | 15.4 dw/ha | _ | 15.8 dw/ha | 27.9 dw/ha | 17.4 dw/ha | 13.9 dw/ha | 12.1 dw/ha | _ | _ | _ | 15.0 dw/ha | 20.2 dw/ha | 19.1 dw/ha | _ | 16.3 | dw/ha |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Super Lots | | | Lots | Lots | Lots | Lots | Lots | Lots | Lots | Lots | Lots | Lots | Lots | Lots | Lots | L | _ots |
| Medium Density Allotment | | | _ | _ | _ | _ | | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | — | 1 | _ | _ | _ | | — | _ | | 1 |
| Balance Super Allotments | | | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | _ | — | — | — | — | — | — | — | — | — | | _ |
| Sub Total | | | — | — | | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 1 | — | — | — | — | — | — | | 1 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Allotments | | | 29 | 7 | 27 | 9 | 35 | 24 | 32 | 29 | 33 | 21 | 18 | 35 | _ | 5 | 24 | 15 | 38 | 20 | 1 | _ | _ | 33 | 32 | 26 | _ | | 493 |
| Maximum Potential Residential Dwelli | • | | 29 | 7 | 27 | 0 | 35 | 24 | 32 | 29 | 33 | 21 | 18 | 35 | | E | 24 | 15 | 38 | 20 | | | | 34 | 32 | 27 | | | 494 |
| (Includes Multiple Residential Allotme | , | | | 1 | | 3 | | | | | | | | | _ | 5 | | | | | _ | | - | | | | — | | |
| Maximum Potential Net Residential De | nsity | | 18.4 dw/ha | 42.4 dw/ha | 16.7 dw/ha | 44.3 dw/ha | 19.3 dw/ha | 12.3 dw/ha | 16.6 dw/ha | 16.1 dw/ha | 16.2 dw/ha | 15.4 dw/ha | 14.1 dw/ha | 15.4 dw/ha | _ | 15.8 dw/ha | 27.9 dw/ha | 17.4 dw/ha | 13.9 dw/ha | 12.1 dw/ha | - | - | — | 15.4 dw/ha | 20.2 dw/ha | 19.8 dw/ha | — | 16.4 | dw/ha |

| | | | | | | | | | | | | iger or | -900 | | | | | | | | | | | | | | |
|-------------------------------------|-----------|------------|-----------|------------|----------|----------|----------|----------|----------|----------|-----------|------------|-------------|-----------|------------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|------------|-----------|--------|
| Land Use | Stage 5Ai | Stage 5Aii | Stage 5Bi | Stage 5Bii | Stage 5C | Stage 5D | Stage 5E | Stage 5F | Stage 5G | Stage 5H | Stage 5li | Stage 5lii | Stage 5liii | Stage 5Ji | Stage 5Jii | Stage 5K | Stage 5L | Stage 5M | Stage 5N | Stage 5O | Stage 5P | Stage 5Q | Stage 5R | Stage 5S | Stage 5T | Overa | rall |
| Land Use | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | % |
| Area of Subject Site | 1.854 ha | 0.165 ha | 1.821 ha | 0.203 ha | 2.354 ha | 1.949 ha | 1.925 ha | 1.798 ha | 2.042 ha | 1.366 ha | 1.724 ha | 2.271 ha | 1.205 ha | 0.316 ha | 0.633 ha | 1.118 ha | 2.740 ha | 1.648 ha | 0.666 ha | 0.627 ha | 17.812 ha | 2.204 ha | 1.581 ha | 1.364 ha | 0.786 ha | 52.172 ha | 100.0% |
| Saleable Area | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential Allotments | 1.136 ha | 0.165 ha | 1.088 ha | 0.203 ha | 1.484 ha | 1.209 ha | 1.096 ha | 1.198 ha | 1.500 ha | 0.990 ha | 0.652 ha | 1.481 ha | _ | 0.230 ha | 0.548 ha | 0.618 ha | 1.892 ha | 1.000 ha | _ | | _ | 1.305 ha | 1.185 ha | 1.015 ha | <u> </u> | 19.995 ha | 38.3% |
| Medium Density Allotment | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | | 0.666 ha | | _ | | _ | _ | _ | 0.666 ha | 1.3% |
| Balance Super Allotments | _ | | _ | _ | _ | | _ | | _ | _ | _ | | _ | | | _ | | | _ | | _ | | _ | _ | | _ | 0.0% |
| Total Area of Allotments | 1.136 ha | 0.165 ha | 1.088 ha | 0.203 ha | 1.484 ha | 1.209 ha | 1.096 ha | 1.198 ha | 1.500 ha | 0.990 ha | 0.652 ha | 1.481 ha | _ | 0.230 ha | 0.548 ha | 0.618 ha | 1.892 ha | 1.000 ha | 0.666 ha | _ | _ | 1.305 ha | 1.185 ha | 1.015 ha | · - ' | 20.661 ha | 39.6% |
| Road | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Collector Road | 0.278 ha | _ | 0.201 ha | _ | 0.544 ha | _ | _ | _ | _ | _ | 0.451 ha | _ | 1.176 ha | _ | | 0.257 ha | _ | _ | _ | | _ | _ | | _ | 0.622 ha | 3.529 ha | 6.8% |
| Local Road | 0.395 ha | _ | 0.532 ha | _ | 0.326 ha | 0.740 ha | 0.609 ha | 0.526 ha | 0.542 ha | 0.376 ha | 0.621 ha | 0.733 ha | _ | 0.086 ha | 0.085 ha | 0.155 ha | 0.788 ha | 0.648 ha | _ | | _ | 0.749 ha | 0.396 ha | 0.349 ha | | 8.656 ha | 16.6% |
| Linear Connections | 0.045 ha | | _ | _ | _ | | | 0.074 ha | _ | _ | _ | 0.057 ha | 0.029 ha | | | _ | 0.060 ha | | _ | | _ | | | _ | 0.164 ha | 0.429 ha | 0.8% |
| Entry Statements | _ | | _ | _ | _ | | _ | _ | _ | _ | _ | | _ | | | _ | | | _ | | _ | | _ | _ | | _ | 0.0% |
| Total Area of New Road | 0.718 ha | _ | 0.733 ha | — | 0.870 ha | 0.740 ha | 0.609 ha | 0.600 ha | 0.542 ha | 0.376 ha | 1.072 ha | 0.790 ha | 1.205 ha | 0.086 ha | 0.085 ha | 0.412 ha | 0.848 ha | 0.648 ha | | _ | _ | 0.749 ha | 0.396 ha | 0.349 ha | 0.786 ha | 12.614 ha | 24.2% |
| Open Space | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Corridor Park | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | 17.812 ha | _ | | _ | _ | 17.812 ha | 34.1% |
| Conservation (Within Corridor Park) | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | | _ | _ | | _ | _ | 10.710 ha | | _ | _ | <u> </u> ' | 10.710 ha | 20.5% |
| District Recreation Park | | | | | | | | _ | _ | _ | | | | | | _ | | | _ | | _ | | | _ | | _ | 0.0% |
| Neighbourhood Recreation Park | _ | | _ | | _ | | | | | | _ | | | | | _ | _ | | _ | 0.627 ha | _ | | _ | | | 0.627 ha | 1.2% |
| Local Recreation Park | _ | | | | | | | | | | _ | | | | | 0.088 ha | _ | | _ | | | | _ | | | 0.088 ha | 0.2% |
| Local Linear Recreation Park | _ | | _ | | _ | | 0.220 ha | | | | _ | | _ | | | | _ | | _ | | _ | 0.150 ha | _ | | | 0.370 ha | 0.7% |
| Stormwater Detention | _ | _ | _ | _ | _ | | _ | _ | _ | _ | _ | _ | _ | _ | | _ | _ | | _ | | _ | | _ | _ | | _ | 0.0% |
| Total Open Space | _ | _ | | | _ | | 0.220 ha | | | | | | | _ | | 0.088 ha | _ | | _ | 0.627 ha | 17.812 ha | 0.150 ha | _ | _ | | 18.897 ha | |

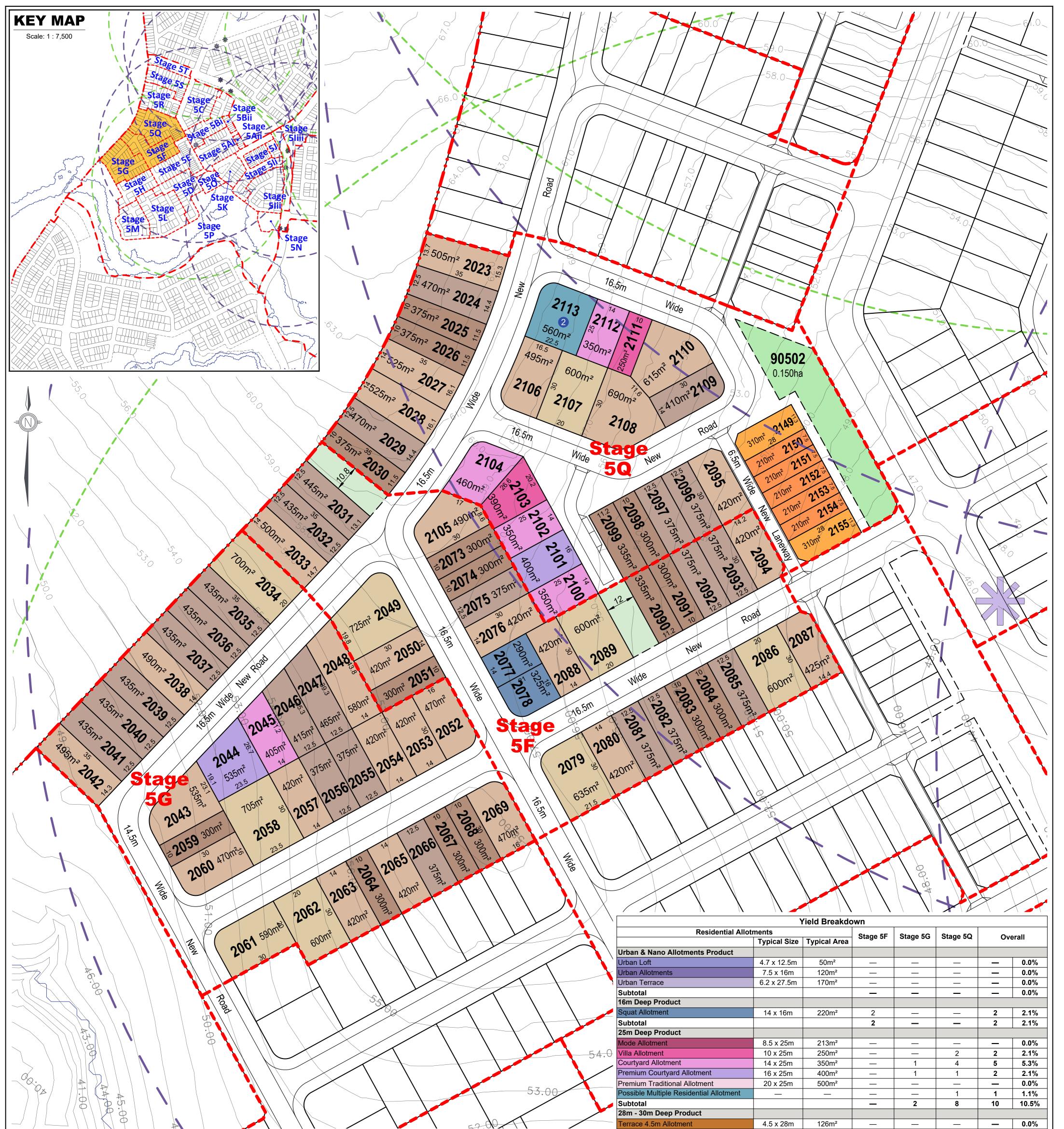
Viald Dua dudayun Otawa F

Land Budget Stage 5

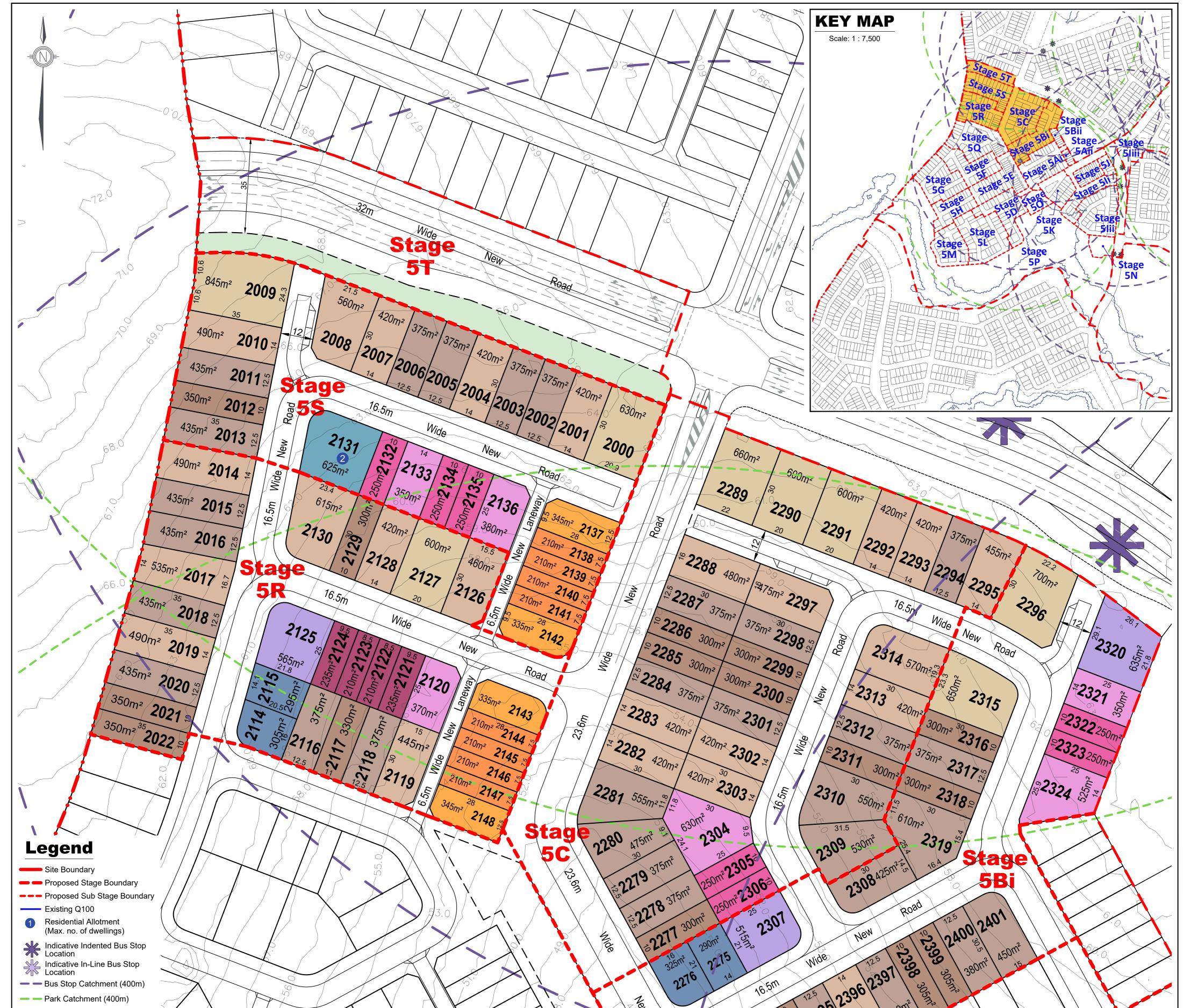
| R: 20/10/2021 Stage 3 & 4 Charge S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout C U: 17/01/2022 POD Amendmen V: 21/01/2022 Stage 5 Layout C W: 21/02/2022 Stage 5 Layout C X: 07/04/2022 Stage 5 Change Y: 12/05/2022 Stage 5 Layout C | hange ts hange Change |
|---|--|
| Note:All dimensions and areasapproximate only, and aresurvey and Council approxDimensions have been routhe nearest 0.1 metres.Areas have been roundedthe nearest 5m².The boundaries shown onshould not be used for finateengineers design.Road linemarkings and turare indicative only and subdetailed design.Site boundaries: THG.Adjoining information: D | subject to val. unded to down to this plan al detailed m slots oject to |
| Contours: Lidar. | |
| | T |
| PROJECT Flagston Precinct | |
| Plan of Subdiv Stage 5 Overall Statis | |
| Date. 12 May 2022 Comp By. MD / NF | |
| Comp By. MD / NF Checked By. MD | |
| DWG Name. Precinct 1 Sta Job Ref. 110056 | ge 5 |
| | |
| Local Authority. Economic | 0 |
| | Queensland |
| Local Authority. Economic Development Locality. Flagstone Scale | Queensland Sheet A1 |
| Local Authority. Economic Development Locality. Flagstone Scale NTS Plan Ref | Sheet |
| Local Authority. Economic Development Locality. Flagstone Scale NTS | Sheet A1 |
| Local Authority. Economic Development Locality. Flagstone Scale NTS Plan Ref 110056 – 404 URBAN Level 4 520 Wick Fortitude Valley T +61 7 | Sheet A1 Rev Y DESIGN HQ South ham Street D Box 1559 |



| | | Y | ield Breakd | lown | | | | | | | | ¥ Ø | | K ./ | | S P | | | |
|--|----------------------|--|-------------|------------|------------------|-------------|------------|----------|---------|--|---------------|----------------|-----------------------------------|------------------------|----------------|----------------|---|---------------------------------------|---|
| Residential All | otments | | | | | | | | | | / / [/ | | / / / | | | | | | |
| | | Typical Area | Stage 5D | Stage 5E | Stage 5H | Stage 5L | Stage 5M | 0v0 | erall | | | | | | | / | | | |
| Urban & Nano Allotments Product | | | | | | | | | | | / X X | | | | | | | | |
| Urban Loft | 4.7 x 12.5m | 50m ² | — | _ | | _ | _ | _ | 0.0% | Legend | | | V // / | | | | | | |
| Urban Allotments | 7.5 x 16m | 120m ² | — | — | _ | _ | _ | _ | 0.0% | | | 8 | | ,]] | _ / / | | \sim |) if | 、 、 |
| Urban Terrace | 6.2 x 27.5m | 170m ² | — | — | — | — | — | — | 0.0% | Site Boundary | | Í | A/ / , | | / | | | | |
| Subtotal | | | <u> </u> | | | | | | 0.0% | - Proposed Stage Boundary | | | X AL // | 1/2/ / | ·*** | | | | |
| 16m Deep Product | | | | | | | | | | Proposed Sub Stage Boun | dary | Note: | | | | | | | , ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ |
| Squat Allotment | 14 x 16m | 220m ² | <u> </u> | | | | <u> </u> | | 0.0% | Existing Q100 | | | nsions and area ncil approval. | as are approxii | mate only, an | nd are subjec | t to survey | | |
| Subtotal | | | | - | | - | - | | 0.0% | Residential Allotment | | | | | | | | 00:00 |) |
| 25m Deep Product | | | | | | | | | | (Max. no. of dwellings) | | | ons have been | | | | | | |
| Mode Allotment | 8.5 x 25m | 213m ² | <u> </u> | | | | <u> </u> | | 0.0% | Indicative Indented Bus Sto | ор | | ve been round | | | | | | |
| Villa Allotment | 10 x 25m | 250m ² | | | — | | <u> </u> | | 0.0% | Location Maintoine In-Line Bus Stop | | | ndaries shown | on this plan sh | hould not be ι | used for final | detailed | | |
| Courtyard Allotment Premium Courtyard Allotment | 14 x 25m | 350m ² | 4 | | | | | 4 | 3.0% | Location | | engineer | s design. | | | | | | 7 |
| Premium Courtyard Allotment | 16 x 25m 20 x 25m | 400m ² 500m ² | 1 | | 1 | | - | | 0.0% | - Bus Stop Catchment (400n | n) | | emarkings and | turn slots are i | indicative onl | y and subjec | t to detailed | | |
| Possible Multiple Residential Allotment | 20 x 25m | 5000 | | | | | | | 0.0% | Neighbourhood Park Catch | ment $(100m)$ | design. | | | | | | | |
| Subtotal | | | 5 | | 1 | | | <u> </u> | 4.4% | Ũ | | Source | nformation: | atoms d. C | Diama (1) | | | | |
| 28m - 30m Deep Product | | | | | | | | | | Scale 1:1000@A1 | | | ndaries: Regising information | | rians / Veris | | | | |
| Terrace 4.5m Allotment | 4.5 x 28m | 126m ² | _ | _ | _ | _ | _ | _ | 0.0% | 0 5 10 20 30 40 50 | | | s: Meinhardt. | | | | | | 1 |
| Terrace 6.6m Allotment | 6.6 x 28m | 185m ² | - | _ | _ | | | _ | 0.0% | 0 0 10 20 00 40 00 | 00 | | | | | | | 15 | \sim |
| Terrace 7.5m Allotment | 7.5 x 28m | 210m ² | - | 10 | _ | _ | _ | 10 | 7.4% | | | Land | Budget | | | | | 145 | X |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m ² | | 4 | _ | | _ | 4 | 3.0% | Landliss | Stage 5D | Stage 5E | Stage 5H | Stage 5L | Stage 5M | Ov | erall | 1 \ | |
| Subtotal | | | _ | 14 | _ | _ | _ | 14 | 10.4% | Land Use | Area | Area | Area | Area | Area | Area | % | | X |
| 30m Deep Product | | | | | | | | | | Area of Subject Site | 1.949 ha | 1.925 ha | 1.366 ha | 2.740 ha | 1.648 ha | 9.628 ha | 100.0% | | |
| Villa Allotment | 10 x 30m | 300m ² | — | 2 | 3 | 3 | 2 | 10 | 7.4% | Saleable Area | | | | | | | | | \leq |
| Premium Villa Allotment | 12.5 x 30m | 375m ² | 1 | 5 | 4 | 8 | 3 | 21 | 15.6% | Residential Allotments | 1.209 ha | 1.096 ha | 0.990 ha | 1.892 ha | 1.000 ha | 6.187 ha | | / / / / | |
| Courtyard Allotment | 14 x 30m | 420m ² | 11 | 9 | 6 | 15 | 10 | 51 | 37.8% | Medium Density Allotment | | | — | — | | | 0.0% | 00:2 | |
| Traditional Allotment | 20 x 30m | 600m ² | 4 | 2 | 7 | 9 | 5 | 27 | 20.0% | Balance Super Allotments | | _ | — | _ | _ | | 0.0% | | |
| Premium Traditional Allotment | 25 x 30m | 720m ² | 3 | | | 3 | <u> </u> | 6 | 4.4% | Total Area of Allotments | 1.209 ha | 1.096 ha | 0.990 ha | 1.892 ha | 1.000 ha | 6.187 ha | 64.3% | | |
| Possible Multiple Residential Allotment | - | | <u> </u> | - | - | - | - | | 0.0% | Road | | | | | | | A A A A | | <u></u> |
| Subtotal | | l | 19 | 18 | 20 | 38 | 20 | 115 | 85.2% | Collector Road | | — 0.000 h a | — 0.070 ha | — | — — | | 0.0% | | |
| Total Residential Allotments | | | 24 | 32 | 21 | 38 | 20 | 135 | 100.00/ | Local Road Linear Connections | 0.740 ha | 0.609 ha | 0.376 ha | 0.788 ha | 0.648 ha | 3.161 ha | | | \times |
| Residential Net Density | | | | | 21 15.4 dw/ha | | - | 135 | 100.0% | Entry Statements | | | | 0.060 ha | — | 0.060 ha | 0.6% | + | |
| | | | 12.3 UW/11d | | 13.4 uw/lia | 15.9 uw/lia | | | | Total Area of New Road | 0.740 ha | 0.609 ha | 0.376 ha | 0.848 ha | 0.648 ha | 3.221 ha | _ | + | |
| Super Lots | | | Lots | Lots | Lots | Lots | Lots | 1 | ots | Open Space | | 0.003 11a | 0.070 Ha | 0.0 1 0 IIa | 0.040 11d | J.221 11d | 55.5 /0 | $+ \rightarrow $ / \vee | |
| Medium Density Allotment | | | | | | | | | _ | Corridor Park | _ | _ | _ | _ | _ | _ | 0.0% | \uparrow \land \land \uparrow | \land |
| Balance Super Allotments | | | | _ | | | | | _ | Conservation (Within Corridor Park) | _ | | | | _ | | 0.0% | 1 / | |
| Sub Total | | | - 1 | | | | | | _ | | | | | | | | | 1 🗙 🛝 📈 | \prec / |
| | | | | | | | | | | District Recreation Park | — | _ | — | _ | — | | 0.0% | | \setminus |
| Total Allotments | | | 24 | 32 | 21 | 38 | 20 | 1 | 35 | Neighbourhood Recreation Park | _ | — | — | — | — | | 0.0% | | \langle |
| | | | | | | | | | | Local Recreation Park | — | — | — | — | — | _ | 0.0% | | \mathbb{N} |
| Maximum Potential Residential Dwell | • | | 24 | 32 | 21 | 38 | 20 | 1 | 35 | Local Linear Recreation Park | | 0.220 ha | — | — | | 0.220 ha | 2.3% | | |
| (Includes Multiple Residential Allotme | , | | | | | | - | I | | Stormwater Detention | — | — | — | — | — | | 0.0% | | |
| Maximum Potential Net Residential De | ensity | | 12.3 dw/ha | 16.6 dw/ha | 15.4 dw/ha | 13.9 dw/ha | 12.1 dw/ha | | | Total Open Space | — | 0.220 ha | _ | _ | _ | 0.220 ha | 2.3% | | |
| REVISION | PROJECT | | | | | | | | | | | | | | | | | | |
| Q: 07/10/2021 Stage 3 & 4 Change | FRUJEUI | | Flags | stone | | | IENT. | | | PET | | | | | | | | | URBAN DESI Level 4 HQ So |
| R: 20/10/2021 Stage 3 & 4 Change | | | Preci | | | | | | | | | | | | | | | | 520 Wickham S |
| S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout Change | | | 11601 | | | | | | | | | | | | | | ρ. | For | PO Box 1 rtitude Valley QLD 4 T +61 7 3539 9 |
| U: 17/01/2022 POD Amendments | Job Ref. 1100 |)56 | Date. | 12 May 20 |)22 | | | | | | | | | | | | | | W rpsgroup. |
| V: 21/01/2022 Stage 5 Layout Change W: 21/02/2022 Stage 5 Layout Change | | | | • | | | | | Pla | an of Subdivision | | | | | | | T PROTECTS TH | | |
| X: 07/04/2022 Stage 5 Change | Comp By. MD / | NF | DWG Name. | Precinct 1 | Stage 5 | | | | | | | | | | | | production or ameno Please contact the a | | |
| Y: 12/05/2022 Stage 5 Layout Change | Chk'd By. MD | | Locality. | Flagstone | | | | | Slag | je 5D, E, H, L & M | | | Scal | е | S | heet | Plan Re | f | Rev |
| | | | • | • | | | | | А | llotment Layout | | | | | | | | | |
| | Local Authority. | Economic D | evelopmen | t Queensla | and | | | | , , | | | | | 1:100 | U | A1 | 110 | 056 – 405 | א ן כ |



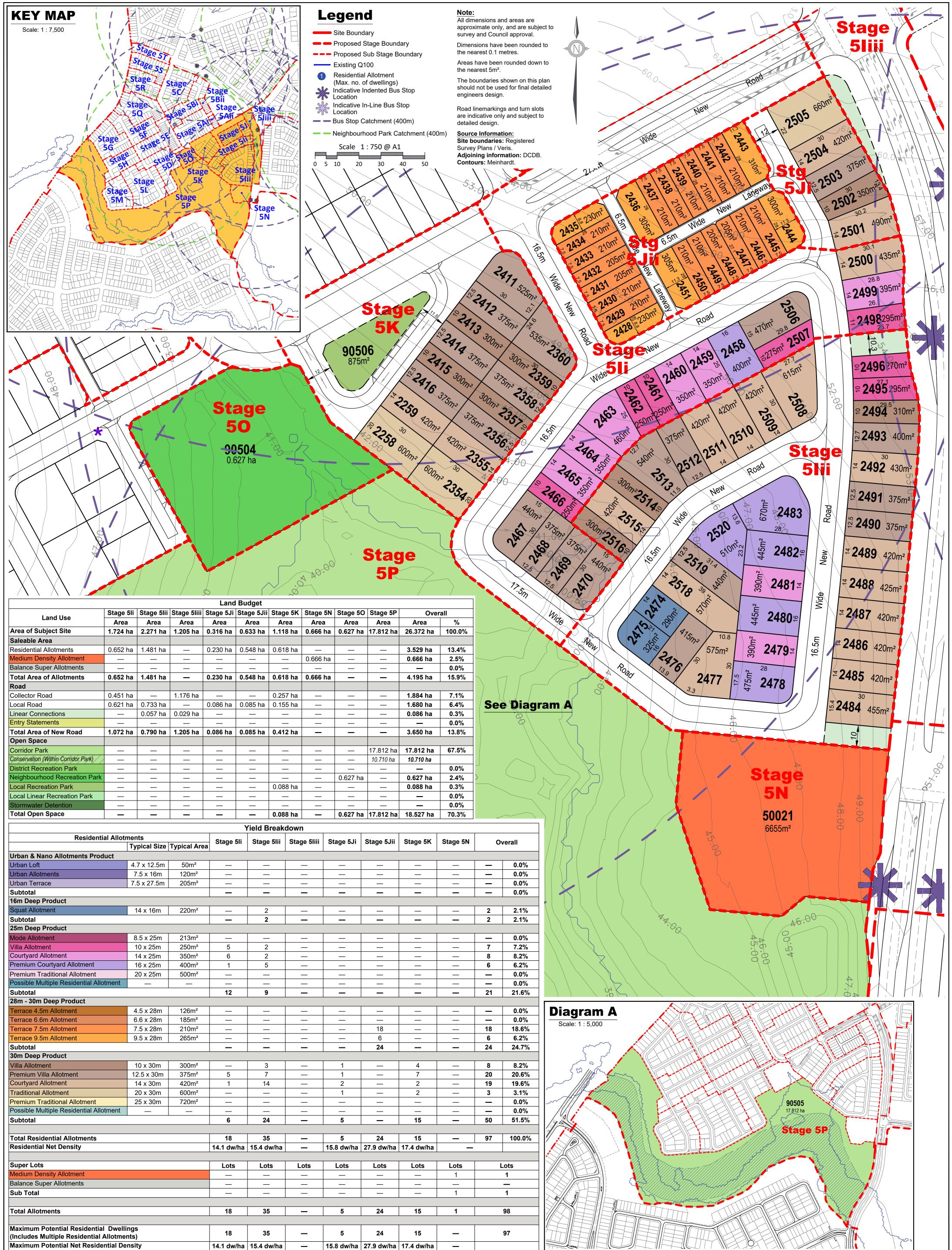
| To The Assessment | B B C C C C C C C C | 2047 2047 2047 2047 2047 2047 2047 2047 2007 2007 2007 2007 2007 2056 2055 205 20 | 2013 420m ² 420m ² 470m ² | 2 2 S | 200 5F 201 6.5m | 6.5m 9 208 035m ² 21 ⁵ | Wide 12.5 10 10 10 10 10 10 10 10 10 10 10 10 10 | | 425m² 14.4 /ield Breakd | | | | | |
|---|--|---|---|-------------------|-------------------------------|---|--|--------------------------|--|------------------|--|------------------|--|---|
| | Ĩġ 2061 590 | 600m ² | | | | | Urban & Nano Allotments Product | | Typical Area | Stage 5F | Stage 5G | Stage 5Q | Overa | rall |
| | | | | <u> </u> | | | Urban Loft | 4.7 x 12.5m | 50m² | | — | — | — | 0.0% |
| | | $\backslash \land \land$ | | | | | Urban Allotments Urban Terrace | 7.5 x 16m 6.2 x 27.5m | 120m ² 170m ² | | | _ | _ | 0.0% 0.0% |
| -117/ \ F1 | | \mathcal{A} | | $\langle \rangle$ | | | Subtotal | 0.2 X 27.311 | 170111 | | | _ | | 0.0% |
| | - Ziaa | | | $\langle \rangle$ | $\langle \rangle$ | | 16m Deep Product Squat Allotment | 14 x 16m | 220m² | 2 | _ | _ | 2 | 2.1% |
| | | | \checkmark | | | | Subtotal | | 22011 | 2 | _ | _ | 2 | 2.1% |
| | | | | | \uparrow | | 25m Deep Product Mode Allotment | 8.5 x 25m | 213m ² | | _ | | | 0.0% |
| | | $\langle \rangle \times \land$ | $\left(\right)$ | \backslash | | 54.0 | Villa Allotment | 10 x 25m | 215m ² | | | 2 | 2 | 2.1% |
| | | | \uparrow | | | | Courtyard Allotment Premium Courtyard Allotment | 14 x 25m | 350m ² | | 1 | 4 | 5 | 5.3% |
| | | $\langle \rangle$ | \backslash | | | | Premium Courtyard Allotment Premium Traditional Allotment | 16 x 25m 20 x 25m | 400m ² 500m ² | | 1 | 1 | 2 | 2.1% 0.0% |
| | | | | | 53.00 | | Possible Multiple Residential Allotment | _ | _ | | | 1 | 1 | 1.1% |
| | | | | | | | Subtotal 28m - 30m Deep Product | | | _ | 2 | 8 | 10 | 10.5% |
| | | | | 52. Q | A , | | Terrace 4.5m Allotment | 4.5 x 28m | 126m ² | | _ | _ | - | 0.0% |
| | | ` | Land | Budget | | | Terrace 6.6m Allotment Terrace 7.5m Allotment | 6.6 x 28m 7.5 x 28m | 185m ² 210m ² | | | 5 | | 0.0% 5.3% |
| | | Land Use | Stage 5F | | - | erall | Terrace 9.5m Allotment | 9.5 x 28m | 210111 265m ² | | | 2 | 2 | 2.1% |
| | | Area of Subject Site | Area 1.798 ha | | Area Area .204 ha 6.044 ha | % 100.0% | Subtotal 30m Deep Product | | | _ | — | 7 | 7 | 7.4% |
| | | Saleable Area | 1.750 11a | 2.04211a 2 | | 100.078 | Villa Allotment | 10 x 30m | 300m ² | 7 | 4 | 5 | 16 | 16.8% |
| | | Residential Allotments | 1.198 ha | | .305 ha 4.003 ha | | Premium Villa Allotment | 12.5 x 30m | 375m² | 8 | 11 | 5 | 24 | 25.3% |
| Legend | | Medium Density Allotment Balance Super Allotments | - | | _ _ | 0.0% 0.0% | Courtyard Allotment Traditional Allotment | 14 x 30m 20 x 30m | 420m ² 600m ² | 8 | 12 4 | 7 | 27 9 | 28.4% 9.5% |
| | Note: All dimensions and areas are | Total Area of Allotments | 1.198 ha | 1.500 ha 1. | .305 ha 4.003 ha | 66.2% | Premium Traditional Allotment | 25 x 30m | 720m ² | - | · | | | 0.0% |
| Site Boundary | approximate only, and are subject to survey and Council approval. | Road Collector Road | | | | 0.0% | Possible Multiple Residential Allotment Subtotal | — | | 27 | | | | 0.0% 80.0% |
| Proposed Stage Boundary Proposed Sub Stage Boundar | Dimensions have been rounded to | Local Road | 0.526 ha | | .749 ha 1.817 ha | 30.1% | | | | | | 10 | | |
| Existing Q100 | the nearest 0.1 metres. Areas have been rounded down to | Linear Connections Entry Statements | 0.074 ha | _ | 0.074 ha | 1.2% 0.0% | Total Residential Allotments Residential Net Density | | | 29 16.1 dw/ha | 33 16.2 dw/ha | 33 15.0 dw/ba | 95 | 100.0% |
| Residential Allotment (Max. no. of dwellings) | the nearest $5m^2$. | Total Area of New Road | 0.600 ha | | .749 ha 1.891 ha | | | | | | | | | |
| Indicative Indented Bus Stop | The boundaries shown on this plan should not be used for final detailed | Open Space Corridor Park | | _ | | 0.0% | Super Lots | | | Lots | Lots | Lots | Lots | |
| Location | engineers design. | Conservation (Within Corridor Park | | | _ _ | 0.0% | Medium Density Allotment Balance Super Allotments | | | | — | | | |
| Indicative In-Line Bus Stop | Road linemarkings and turn slots | District Recreation Park | _ | _ | | 0.0% | Sub Total | | | | — | _ | _ | |
| - Bus Stop Catchment (400m) | are indicative only and subject to detailed design. | Neighbourhood Recreation | Park | | | 0.0% | Total Allotments | | | 29 | 33 | 33 | 95 | 5 |
| — — Neighbourhood Park Catchme | ent (400m) <u>Source Information:</u> Site boundaries: Registered | Local Recreation Park | | — | | 0.0% | | | | | | | | - |
| Scale 1 : 750 @ A1 | Survey Plans / Veris. | Local Linear Recreation Pa Stormwater Detention | ark — — | | .150 ha 0.150 ha — — | 2.5% 0.0% | Maximum Potential Residential Dwellin (Includes Multiple Residential Allotmen | - | | 29 | 33 | 34 | 96 | 6 |
| 0 5 10 20 30 40 | Adjoining information: DCDB.50Contours: Meinhardt. | Total Open Space | _ | — 0. | .150 ha 0.150 ha | 2.5% | Maximum Potential Net Residential Der | , | | 16.1 dw/ha | 16.2 dw/ha | 15.4 dw/ha | | |
| REVISION | PROJECT Elageto | | CLIENT | | | | _ | | | | | | | |
| Q: 07/10/2021 Stage 3 & 4 Change | Flaysic | | | | PE | | | | | | | | URBAN Level | AN DESIGN el 4 HQ South ickham Street |
| R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout Change | Precinc | et 1 | | | | | | | | | ps | | 520 Wick P(Fortitude Valley T +61 7 | PO Box 1559 |
| T: 20/12/2021 Stage 5 Layout Change U: 17/01/2022 POD Amendments | Job Ref. 110056 Date. 12 | May 2022 | | | | | | 1 | | | | | T +61 7 W rp | 1 7 3539 9500 rpsgroup.com |
| V: 21/01/2022 Stage 5 Layout Change W: 21/02/2022 Stage 5 Layout Change | | cinct 1 Stage 5 | | | Plan of Su | | | | | Unauthorised rep | PROTECTS THIS Pl roduction or amendment | | | |
| X: 12/05/2022 Stage 5 Layout Change | | gstone | | | Stage 5F | F, G & | Q | Scale | | | ease contact the author. | | | Rev |
| | | 4310116 | | | | | | | | | | | | |
| | Local Authority. Economic Development Qu | | | | Allotmen | t Layo | ut | 1:7 | | | | 56 – 4(| | V |



| | Δ |)/// | | | <u>X</u> | | | | Хо. | E E | | 10 | 2395 | 2 38 | Dilli 1 | | / | |
|---|--------------|-------------------|------------|------------|------------|------------|----------|-----|--------|---|-----------|--|-------------------|-------------------------|------------------------------|-----------------------------------|---------------------|---|
| | | Yi | eld Breakd | own | | | | | | | \times | | 60 | 425m2 30 | | | \sim / | |
| Residential Allo | | | Stage 5Bi | Stage 5C | Stage 5R | Stage 5S | Stage 5T | 0 | verall | | : | 15 15 15 15 15 15 15 15 15 15 15 15 15 1 | 2 | 4.6.5. | | \mathcal{N} | | $\backslash \sim / / / / \sim$ |
| | Typical Size | Typical Area | Stage JBI | olage 50 | olage SK | Claye JU | otage 51 | 0 | | | 22 | | | | | | \backslash $>$ | |
| Urban & Nano Allotments Product | | | | | | | | | | | 000 | | 380. | | \mathcal{N} | V > V | | |
| Urban Loft | 4.7 x 12.5m | 50m ² | | | | _ | — | | 0.0% | Florad | 239 | 15122 | 32 | | | $\backslash \setminus \backslash$ | | 56 |
| Urban Allotments | 7.5 x 16m | 120m ² | — | — | — | — | — | | 0.0% | | | 315. | | | | / / | | |
| Urban Terrace | 6.2 x 27.5m | 170m ² | — | — | — | — | — | _ | 0.0% | | 5 139 | L 222 | | | -// | - \ < | | |
| Subtotal | | | _ | — | _ | _ | | — | 0.0% | | 125 | 300m | \checkmark | | | | \sim | |
| 16m Deep Product | | | | | | | | | | | | -01 · / | | ℓ / | | | | |
| Squat Allotment | 14 x 16m | 220m ² | 2 | — | 2 | — | — | 4 | 3.3% |] \ ` , \ \ \ \ \ \ \ \ \ | | 2390 30 ¹ | Dui | / , | \backslash | < $<$ | \sim | |
| Subtotal | | | 2 | — | 2 | — | — | 4 | 3.3% | | | 200° | | | y / | 52.0 | $\sim V$ | |
| 25m Deep Product | | | | | | | | | |] ^ \ \ \ | | 230 | | | $<$ $_{/}$ | $\langle \rangle$ | ر ۱ | |
| Mode Allotment | 8.5 x 25m | 213m ² | — | — | 4 | — | — | 4 | 3.3% | | | | \sim | | | | | |
| Villa Allotment | 10 x 25m | 250m² | 2 | 2 | — | 3 | — | 7 | 5.8% | | Υ 🛯 🎽 | | | $\langle \rangle$ | | $_{\mathcal{R}} \setminus $ | $7 \sim$ | 1 1 4.2 1 |
| Courtyard Allotment | 14 x 25m | 350m² | 2 | 1 | 1 | 2 | — | 6 | 5.0% | | | \mathcal{N} | \times | | \times | | \mathcal{N} | |
| Premium Courtyard Allotment | 16 x 25m | 400m ² | 2 | _ | 1 | — | — | 3 | 2.5% | | | $\backslash \checkmark$ | | $/ \times$ | /// | | | |
| Premium Traditional Allotment | 20 x 25m | 500m ² | _ | _ | — | _ | — | _ | 0.0% | | | | $\langle \rangle$ | $\boldsymbol{\swarrow}$ | \checkmark , | \vee / $_{/}$ | $ \setminus $ | $\times / / / / \times$ |
| Possible Multiple Residential Allotment | | | _ | | _ | 1 | — | 1 | 0.8% | | | | \times | $\sim \mathcal{A}$ | K. | /// | X | \sim $1 > 1 \sim$ |
| Subtotal | | | 6 | 3 | 6 | 6 | — | 21 | 17.5% | | | | | | $\langle \chi \cdot \rangle$ | 3 / $/$ | /· `/ | |
| 28m - 30m Deep Product | | | | | | | | | • | | | \sim | \bigwedge | $\searrow \lambda$ | | | | |
| Terrace 4.5m Allotment | 4.5 x 28m | 126m ² | _ | — | — | _ | — | _ | 0.0% | | | | | > | $^{\prime}$ $^{\prime}$ | | $\backslash \times$ | |
| Terrace 6.6m Allotment | 6.6 x 28m | 185m ² | | | | | — | _ | 0.0% | | | \prime \prime \prime | <u> </u> | | 7 7 | | \ | |
| Terrace 7.5m Allotment | 7.5 x 28m | 210m ² | _ | — | 4 | 4 | — | 8 | 6.7% | | | Land | Budget | | | | | |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m ² | _ | — | 2 | 2 | — | 4 | 3.3% | Land Use | Stage 5Bi | Stage 5C | Stage 5R | Stage 5S | Stage 5T | Over | all | |
| Subtotal | | | _ | | 6 | 6 | - | 12 | 10.0% | | Area | Area | Area | Area | Area | Area | % | |
| 30m Deep Product | | | | | | | | | | Area of Subject Site | 1.821 ha | 2.354 ha | 1.581 ha | 1.364 ha | 0.786 ha | 7.906 ha | 100.0% | |
| Villa Allotment | 10 x 30m | 300m² | 7 | 6 | 4 | 1 | — | 18 | 15.0% | Saleable Area | | | | | | | | Note: |
| Premium Villa Allotment | 12.5 x 30m | 375m² | 9 | 12 | 6 | 6 | — | 33 | 27.5% | Residential Allotments | 1.088 ha | 1.484 ha | 1.185 ha | 1.015 ha | | 4.772 ha | 60.4% | All dimensions and areas are approximate |
| Courtyard Allotment | 14 x 30m | 420m ² | 1 | 11 | 7 | 5 | — | 24 | 20.0% | Medium Density Allotment | — | — | — | — | — | — | 0.0% | only, and are subject to survey and |
| Traditional Allotment | 20 x 30m | 600m² | 2 | 3 | 1 | 2 | — | 8 | 6.7% | Balance Super Allotments | — | — | — | — | — | — | 0.0% | Council approval. |
| Premium Traditional Allotment | 25 x 30m | 720m ² | _ | — | _ | _ | — | _ | 0.0% | Total Area of Allotments | 1.088 ha | 1.484 ha | 1.185 ha | 1.015 ha | _ | 4.772 ha | 60.4% | Dimensions have been rounded to the nearest 0.1 metres. |
| Possible Multiple Residential Allotment | — | — | — | — | _ | _ | — | — | 0.0% | Road | | | | | | | | |
| Subtotal | | | 19 | 32 | 18 | 14 | — | 83 | 69.2% | Collector Road | 0.201 ha | 0.544 ha | — | — | 0.622 ha | 1.367 ha | 17.3% | Areas have been rounded down to the nearest 5m ² . |
| | | | | | | | | | | Local Road | 0.532 ha | 0.326 ha | 0.396 ha | 0.349 ha | — | 1.603 ha | 20.3% | |
| Total Residential Allotments | | | 27 | 35 | 32 | 26 | — | 120 | 100.0% | Linear Connections | — | — | — | — | 0.164 ha | 0.164 ha | 2.1% | The boundaries shown on this plan should not be used for final detailed engineers |
| Residential Net Density | | | 16.7 dw/ha | 19.3 dw/ha | 20.2 dw/ha | 19.1 dw/ha | — | | | Entry Statements | _ | _ | _ | _ | _ | — | 0.0% | design. |
| | | | | | | | | | | Total Area of New Road | 0.733 ha | 0.870 ha | 0.396 ha | 0.349 ha | 0.786 ha | 3.134 ha | 39.6% | Ū. |
| Super Lots | | | Lots | Lots | Lots | Lots | Lots | L | ots | Open Space | | | | | | | | Road linemarkings and turn slots are |
| Medium Density Allotment | | | _ | _ | _ | _ | — | | _ | Corridor Park | — | — | _ | _ | _ | _ | 0.0% | indicative only and subject to detailed design. |
| Balance Super Allotments | | | _ | _ | _ | _ | — | | _ | Conservation (Within Corridor Park) | | — | _ | _ | _ | _ | 0.0% | • |
| Sub Total | | | _ | | | _ | — | | - | District Recreation Park | _ | _ | | | _ | _ | 0.0% | Source Information: Site boundaries: Registered Survey Plans / Veris. |
| Total Allotments | | | 27 | 35 | 32 | 26 | _ | - | 120 | Neighbourhood Recreation Park | _ | _ | _ | _ | | _ | 0.0% | Adjoining information: DCDB. |
| | | | | | | | | | | Local Recreation Park | | _ | _ | _ | | | 0.0% | Contours: Meinhardt. |
| Maximum Potential Residential Dwelli | ngs | | | | | | | | | Local Linear Recreation Park | _ | _ | _ | | | — | 0.0% | Scale 1 . 750 @ 41 |
| (Includes Multiple Residential Allotmer | • | | 27 | 35 | 32 | 27 | - | • | 121 | Stormwater Detention | - | _ | _ | | | — | 0.0% | Scale 1:750 @ A1 |
| Maximum Potential Net Residential De | - | | 16.7 dw/ha | 19.3 dw/ha | 20.2 dw/ha | 19.8 dw/ha | _ | | | Total Open Space | - | | _ | _ | _ | — | 0.0% | |
| | • | | | | | | I | | | | 1 | 1 | I | I | 1 | 1 | | 0 5 10 20 30 40 50 |

| 22 | 16 14 | 16.5m | 12.5 14 | 96 2391 |
|------|-------|----------------------|-------------------|--|
| Men | | 102 | 2395 23 | 425m ² 380m |
| | 2:09 | 4401112 | Por com? | 425 |
| Road | | | | |
| | 2. | 2391 300 2391 300 | um² | |
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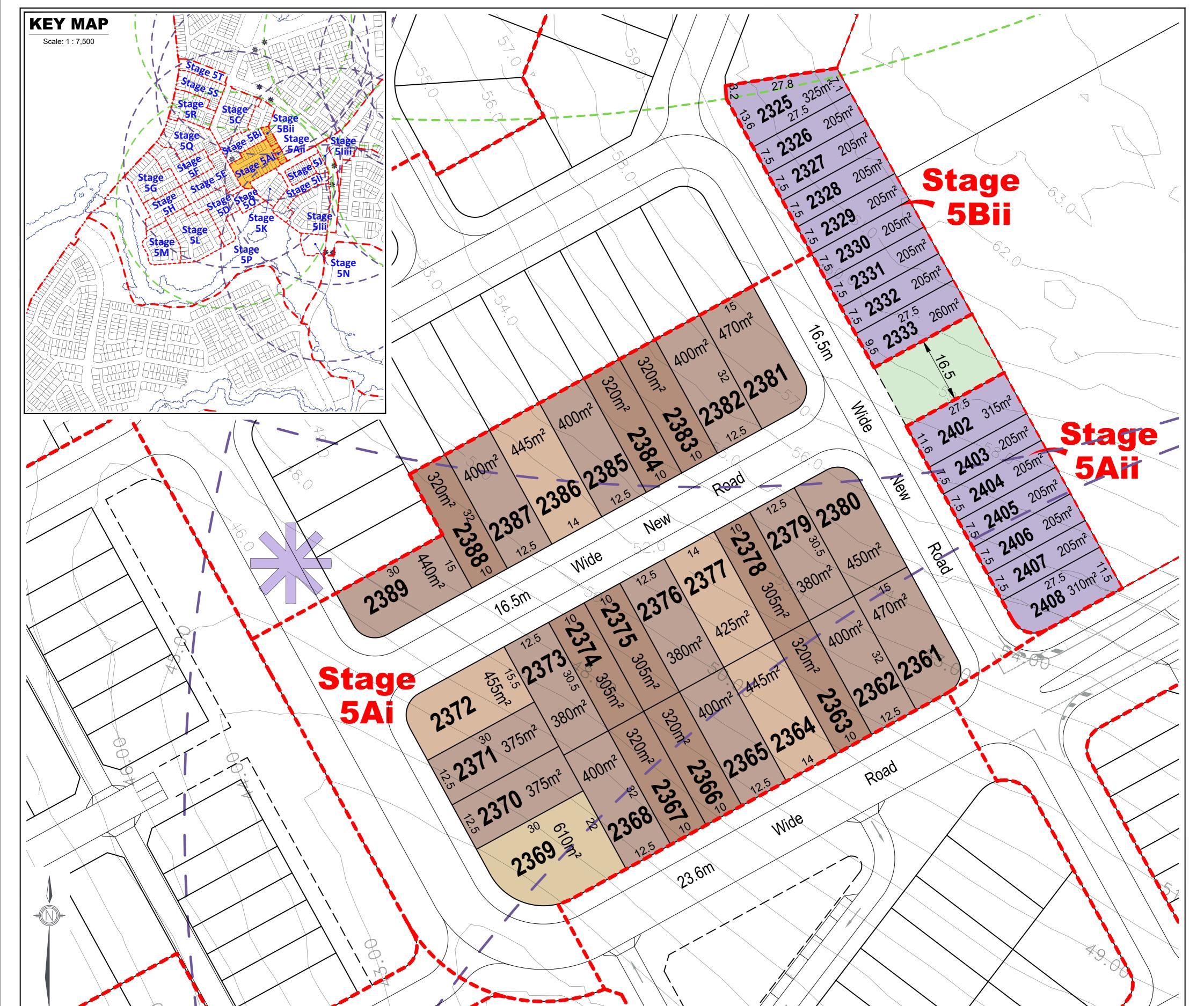
| REVISION Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout Change | PROJECT | Flagstone Precinct 1 | CLIENT | PEET | | ٢ | 52 Fortitude | RBAN DESIGN Level 4 HQ South 20 Wickham Street PO Box 1559 Valley QLD 4006 |
|---|-------------------------|------------------------------|--------|------------------------|---------|--------------|---|--|
| U: 17/01/2022 POD Amendments V: 21/01/2022 Stage 5 Layout Change | Job Ref. 110056 | Date. 12 May 2022 | | Plan of Subdivision | | | THIS PLAN | r +61 7́ 3539 9500 ✔ rpsgroup.com |
| W: 21/02/2022 Stage 5 Layout Change X: 07/04/2022 Stage 5 Change | Comp By. MD / NF | DWG Name. Precinct 1 Stage 5 | | | | Unauthorised | reproduction or amendment not Please contact the author. | |
| Y: 12/05/2022 Stage 5 Layout Change | Chk'd By. MD | Locality. Flagstone | | Stage 5Bi, C, R, S & T | Scale | Sheet | Plan Ref | Rev |
| | Local Authority. Econom | nic Development Queensland | | Allotment Layout | 1 : 750 | A1 | 110056 – 407 | Y |



| | | / | | \mathcal{P} | | | | | | | |
|-------------------------------------|-----------|------------|-------------|---------------|------------|----------|----------|----------|-----------|-----------|--------|
| | | | | Land | Budget | | | | | | |
| Land Use | Stage 5li | Stage 5lii | Stage 5liii | Stage 5Ji | Stage 5Jii | Stage 5K | Stage 5N | Stage 50 | Stage 5P | Over | all |
| Land Use | Area | Area | Area | Area | Area | Area | Area | Area | Area | Area | % |
| Area of Subject Site | 1.724 ha | 2.271 ha | 1.205 ha | 0.316 ha | 0.633 ha | 1.118 ha | 0.666 ha | 0.627 ha | 17.812 ha | 26.372 ha | 100.0% |
| Saleable Area | | | | | | | | | | | |
| Residential Allotments | 0.652 ha | 1.481 ha | _ | 0.230 ha | 0.548 ha | 0.618 ha | — | _ | — | 3.529 ha | 13.4% |
| Medium Density Allotment | _ | | — | — | _ | | 0.666 ha | _ | — | 0.666 ha | 2.5% |
| Balance Super Allotments | — | — | — | — | — | _ | — | _ | — | — | 0.0% |
| Total Area of Allotments | 0.652 ha | 1.481 ha | — | 0.230 ha | 0.548 ha | 0.618 ha | 0.666 ha | _ | — | 4.195 ha | 15.9% |
| Road | | | | | | | | | | | |
| Collector Road | 0.451 ha | | 1.176 ha | — | _ | 0.257 ha | — | _ | — | 1.884 ha | 7.1% |
| Local Road | 0.621 ha | 0.733 ha | — | 0.086 ha | 0.085 ha | 0.155 ha | — | _ | — | 1.680 ha | 6.4% |
| Linear Connections | | 0.057 ha | 0.029 ha | — | _ | _ | — | _ | — | 0.086 ha | 0.3% |
| Entry Statements | _ | | — | — | _ | _ | — | _ | — | — | 0.0% |
| Total Area of New Road | 1.072 ha | 0.790 ha | 1.205 ha | 0.086 ha | 0.085 ha | 0.412 ha | — | _ | — | 3.650 ha | 13.8% |
| Open Space | | | | | | | | | | | |
| Corridor Park | _ | | _ | — | _ | _ | — | _ | 17.812 ha | 17.812 ha | 67.5% |
| Conservation (Within Corridor Park) | _ | | — | — | _ | _ | — | _ | 10.710 ha | 10.710 ha | |
| District Recreation Park | — | | — | _ | _ | _ | — | _ | — | — | 0.0% |
| Neighbourhood Recreation Park | — | — | — | — | — | _ | — | 0.627 ha | — | 0.627 ha | 2.4% |
| Local Recreation Park | | | | | | 0.088 ha | | _ | — | 0.088 ha | 0.3% |
| Local Linear Recreation Park | | | | | — | | | | — | | 0.0% |
| Stormwater Detention | | | | | | | | | — | — | 0.0% |
| Total Open Space | _ | — | _ | — | — | 0.088 ha | — | 0.627 ha | 17.812 ha | 18.527 ha | 70.3% |

| | | | ١ | ield Break | down | | | | | | |
|---|--------------|-------------------|------------|-------------|-------------|-------------|------------------|-------------|----------|----|----------|
| Residential Allot | ments | | Stage 5li | Stage 5lii | Stage 5liii | Stage 5Ji | Stage 5Jii | Stage 5K | Stage 5N | 0 | verall |
| | Typical Size | Typical Area | Stage Sh | Stage Sill | Stage Sill | Stage 551 | Stage 551 | Stage SK | Stage SN | 0 | verall |
| Urban & Nano Allotments Product | | | | | | | | | | | |
| Urban Loft | 4.7 x 12.5m | 50m² | | — | | | — | — | — | — | 0.0% |
| Urban Allotments | 7.5 x 16m | 120m ² | | — | | | — | — | — | _ | 0.0% |
| Urban Terrace | 7.5 x 27.5m | 205m² | | — | | | — | — | — | — | 0.0% |
| Subtotal | | | | — | — | | — | — | — | _ | 0.0% |
| 16m Deep Product | | | | | | | | | | | 1 |
| Squat Allotment | 14 x 16m | 220m² | | 2 | | | — | — | — | 2 | 2.1% |
| Subtotal | | | | 2 | — | | — | — | — | 2 | 2.1% |
| 25m Deep Product | | | | | | - | | | | | |
| Mode Allotment | 8.5 x 25m | 213m ² | — | — | — | — | — | — | — | — | 0.0% |
| Villa Allotment | 10 x 25m | 250m² | 5 | 2 | — | | — | — | _ | 7 | 7.2% |
| Courtyard Allotment | 14 x 25m | 350m² | 6 | 2 | — | | — | _ | _ | 8 | 8.2% |
| Premium Courtyard Allotment | 16 x 25m | 400m ² | 1 | 5 | — | | — | _ | _ | 6 | 6.2% |
| Premium Traditional Allotment | 20 x 25m | 500m² | — | — | | — | — | — | — | — | 0.0% |
| Possible Multiple Residential Allotment | — | _ | — | — | | — | — | — | — | — | 0.0% |
| Subtotal | | | 12 | 9 | _ | | — | — | _ | 21 | 21.6% |
| 28m - 30m Deep Product | | | I | | | 1 | | | | | 1 |
| Terrace 4.5m Allotment | 4.5 x 28m | 126m² | | — | | | — | — | — | — | 0.0% |
| Terrace 6.6m Allotment | 6.6 x 28m | 185m² | | | | | | — | — | — | 0.0% |
| Terrace 7.5m Allotment | 7.5 x 28m | 210m ² | — | — | | — | 18 | — | — | 18 | 18.6% |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m² | | — | | | 6 | — | — | 6 | 6.2% |
| Subtotal | | | | — | _ | | 24 | _ | — | 24 | 24.7% |
| 30m Deep Product | | | [| | | | | | | | |
| Villa Allotment | 10 x 30m | 300m ² | | 3 | | 1 | | 4 | | 8 | 8.2% |
| Premium Villa Allotment | 12.5 x 30m | 375m ² | 5 | 7 | | 1 | | 7 | | 20 | 20.6% |
| Courtyard Allotment | 14 x 30m | 420m ² | 1 | 14 | | 2 | | 2 | — | 19 | 19.6% |
| Traditional Allotment | 20 x 30m | 600m ² | | — | | 1 | | 2 | — | 3 | 3.1% |
| Premium Traditional Allotment | 25 x 30m | 720m ² | | | | | | — | — | _ | 0.0% |
| Possible Multiple Residential Allotment | | | | | | | | | — | | 0.0% |
| Subtotal | | | 6 | 24 | _ | 5 | _ | 15 | _ | 50 | 51.5% |
| Total Residential Allotments | | | 18 | 35 | | 5 | 24 | 15 | _ | 97 | 100.0% |
| Residential Net Density | | | 14.1 dw/ha | 15.4 dw/ha | | | 24 27.9 dw/ha | | | 51 | 100.0 /6 |
| | | | 14.1 uw/na | 13.4 uw/na | | 15.0 uw/na | 27.9 UW/11a | 17.4 GW/IId | | | |
| Super Lots | | | Lots | Lots | Lots | Lots | Lots | Lots | Lots | 1 | ots |
| Medium Density Allotment | | | | | | | | | 1 | L | 1 |
| Balance Super Allotments | | | | | | | | | | | <u> </u> |
| Sub Total | | | | | | | | | 1 | | 1 |
| | | | | | | | | | I | | • |
| Total Allotments | | | 18 | 35 | _ | 5 | 24 | 15 | 1 | | 98 |
| | | | | | | | I | - | | | |
| Maximum Potential Residential Dwell (Includes Multiple Residential Allotme | • | | 18 | 35 | _ | 5 | 24 | 15 | _ | | 97 |
| Maximum Potential Net Residential Anothe | , | | 14.1 dw/ha | 15.4 dw/ha | | 15.8 dw/ba | 27.9 dw/ha | 17 4 dw/ba | _ | | |
| | inity | | | 13.4 UW/IId | _ | 13.0 uw/lid | 21.3 UW/11d | 17.4 UW/IId | — | | |

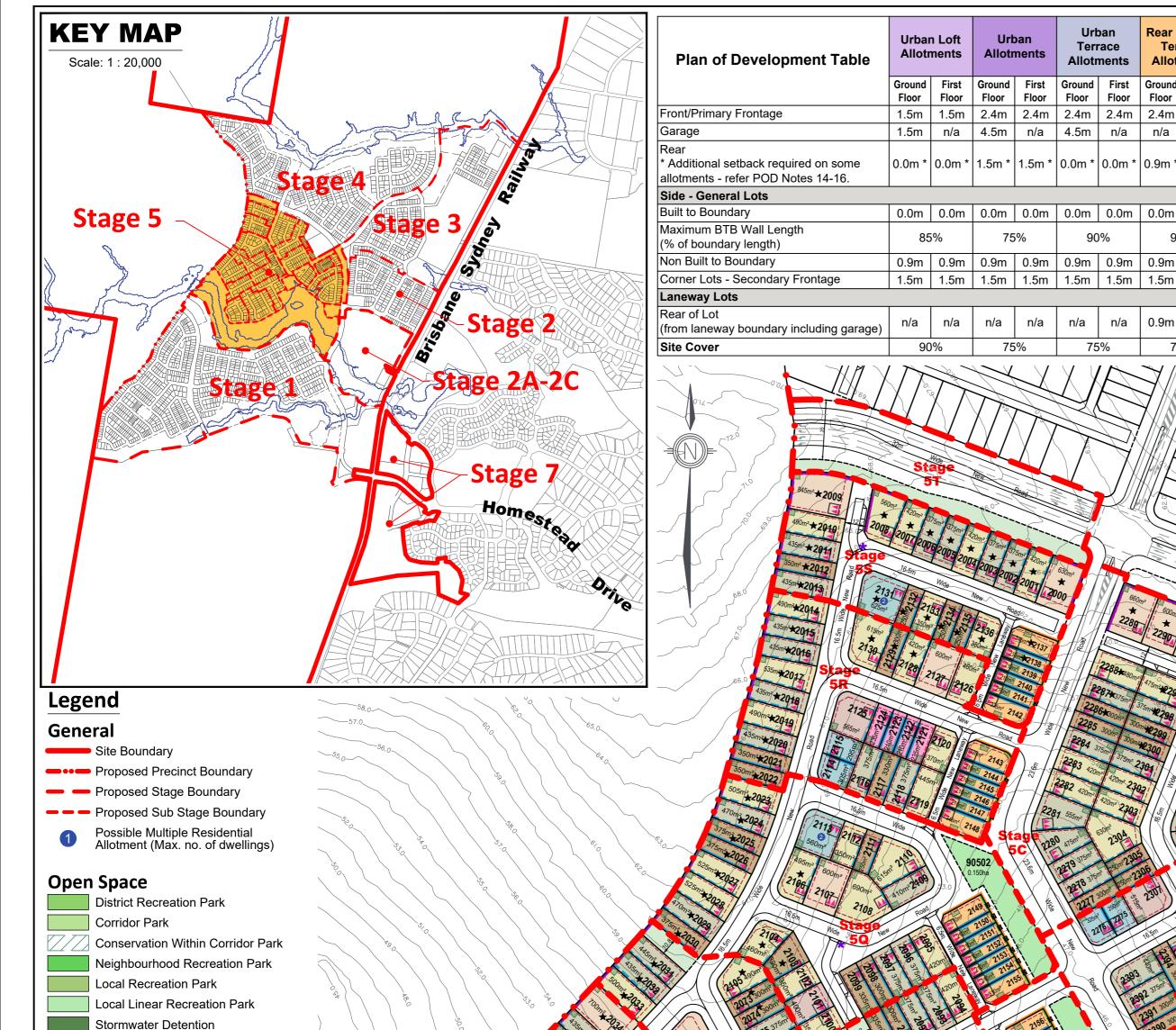
| PROJECT | Flagstone Precinct 1 | CLIENT | PEET | | ſ | 05 | Lev 520 W Fortitude Va | BAN DESIGN evel 4 HQ South Wickham Street PO Box 1559 /alley QLD 4006 |
|-------------------------------------|---|--|--|--|---|---|--|--|
| Job Ref. 110056 Comp By. MD / NF | Date. 12 May 2022 DWG Name. Precinct 1 Stage 5 | | Plan of Subdivision | | Unauthorised | d reproduction or amendment not | T +6 W | +61 7 3539 9500 rpsgroup.com |
| Chk'd By. MD | Locality. Flagstone | - | Stage 5li, Iii, Iiii, Ji, Jii, K, N, O & P Allotment Layout | Scale | Sheet | Plan Ref | | Rev V |
| | Job Ref. 110056 Comp By. MD / NF Chk'd By. MD | Flagstone Precinct 1Job Ref.110056Date.12 May 2022Comp By.MD / NFDWG Name.Precinct 1 Stage 5Chk'd By.MDLocality.Flagstone | Flagstone Precinct 1Job Ref.110056Date.12 May 2022Comp By.MD / NFDWG Name.Precinct 1 Stage 5Chk'd By.MDLocality.Flagstone | Industrie Precinct 1 Precinct 1 Job Ref. 110056 Date. 12 May 2022 Comp By. MD / NF DWG Name. Precinct 1 Stage 5 Chk'd By. MD Locality. Flagstone | Imagestorie Precinct 1 Job Ref. 110056 Date. 12 May 2022 Comp By. MD / NF DWG Name. Precinct 1 Stage 5 Chk'd By. MD Locality. Flagstone | Precinct 1 Precinct 1 Precinct 1 Job Ref. 110056 Date. 12 May 2022 Comp By. MD / NF DWG Name. Precinct 1 Stage 5 Chk'd By. MD Locality. Flagstone | Precinct 1 Precinct 1 Job Ref. 110056 Date. 12 May 2022 Comp By. MD / NF DWG Name. Precinct 1 Stage 5 Chk'd By. MD Locality. Flagstone | Integration production of precinct 1 Integration of precinct 1 |



| | Breakdown |
|--------|-----------|
| | RLU3KUU/N |
| I ICIU | |

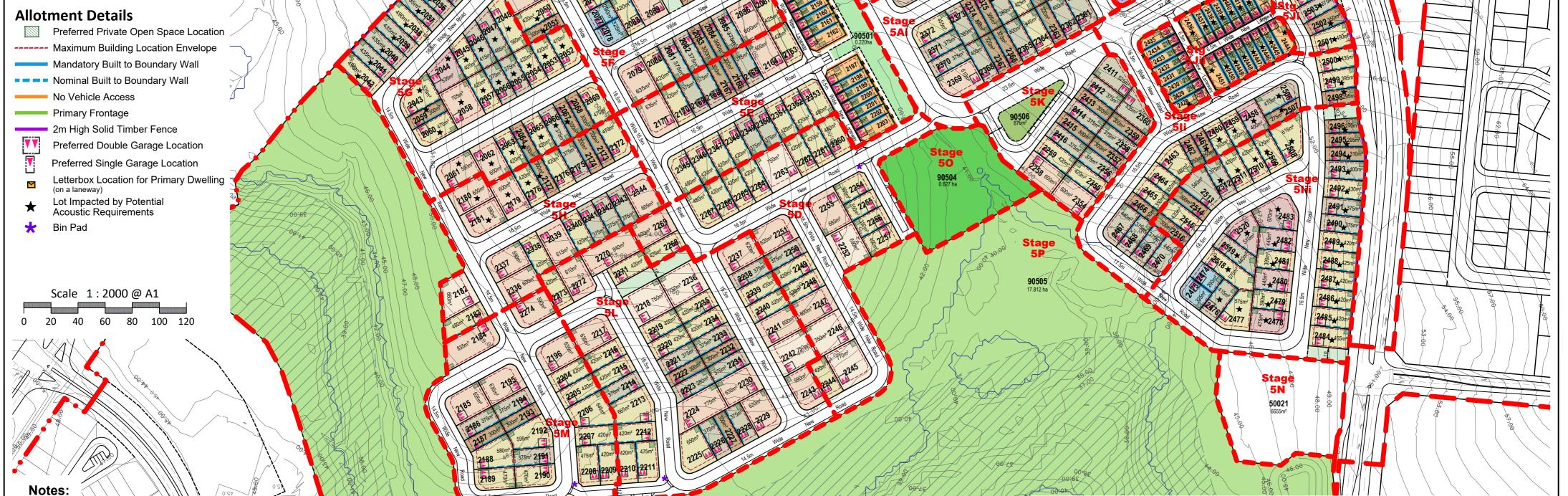
| | | Yield Breakd | lown | | | | | | | | | \checkmark \land | | | \mathbf{X} | |
|---|--------------------------|--|-------------|----------------|--------------|----------|--------------|--|---|--------------|-------------------|------------------------------|----------------------------|-----------------------------------|---|--|
| Residential All | | | Stage 5Ai | Stage 5Aii | i Stage 5Bii | O | verall | | | | - / | | | $\langle \rangle \langle \rangle$ | $\langle \ \rangle$ | |
| | Typical Size | Typical Area | | | | | | | | \sim | \prec / | / / \ | | $\backslash \backslash $ | | |
| Urban & Nano Allotments Product | | | | | | | | | | \sim | | | | \backslash \backslash $/$ | | |
| Urban Loft | 4.7 x 12.5m | 50m ² | <u> </u> | + - | | — | 0.0% | 4 \ |] | | | $\langle \mathbf{n} \rangle$ | | \sim | / 46, | \mathbf{X} |
| Urban Allotments Urban Terrace | 7.5 x 16m 7.5 x 27.5m | 120m ² 205m ² | - | | | <u> </u> | 0.0% | - | | | | | | \sim | | |
| Subtotal | 7.5 X 27.5III | 20511 | | 7 | 9 | 16 | 35.6% | - | | | | | | λ | $\overline{}$ | |
| 16m Deep Product | | | | 1 | 9 | 10 | 35.0% | | h | | $\mathbf{\nabla}$ | | | \sim / \sim | | |
| Squat Allotment | 14 x 16m | 220m ² | | | | _ | 0.0% | | | | 180 | | | $\sqrt{7}$ | 45 | |
| Subtotal | | 22011 | | | | _ | 0.0% | | | | | | | | | |
| 25m Deep Product | | | | | | | | | $\overline{}$ | | | \mathcal{Q} | \sim | | | |
| Mode Allotment | 8.5 x 25m | 213m ² | _ | _ | | _ | 0.0% | | \langle | | | | | X X | | |
| Villa Allotment | 10 x 25m | 250m ² | | <u> </u> | | _ | 0.0% | | | | | | | | 44. | AA / / X |
| Courtyard Allotment | 14 x 25m | 350m ² | <u> </u> | 1 _ | | _ | 0.0% | 1 | $\sum_{i=1}^{n}$ | | $\overline{}$ | | $\smallsetminus 7$ | | | |
| Premium Courtyard Allotment | 16 x 25m | 400m ² | _ | | | _ | 0.0% | 1) | | \backslash | | | X | \sim | | |
| Premium Traditional Allotment | 20 x 25m | 500m ² | — | — | — | _ | 0.0% | 1/ | | | | | \checkmark | \ \ | | |
| Possible Multiple Residential Allotment | | _ | — | — | — | — | 0.0% |]/ | | | | | | | | |
| Subtotal | | | — | — | — | — | 0.0% | / | | | | | | | <i>[</i> | |
| 28m - 30m Deep Product | | | | | | | - | 1 | $\langle \langle \langle \rangle \rangle$ | | | | | | | |
| Terrace 4.5m Allotment | 4.5 x 28m | 126m ² | | | | — | 0.0% | | | | × | | | | | / <u> </u> |
| Terrace 6.6m Allotment | 6.6 x 28m | 185m ² | | | | — | 0.0% | | Land | Budget | | | | | | |
| Terrace 7.5m Allotment | 7.5 x 28m | 210m ² | | <u> </u> | | — | 0.0% | | Stage 5Ai | Stage 5Aii | Stage 5Bij | Over | all | | | |
| Terrace 9.5m Allotment | 9.5 x 28m | 265m ² | | <u> </u> | | — | 0.0% | Land Use | _ | _ | - | | | | \sim | |
| Subtotal | | | | | | _ | 0.0% | | Area | Area | Area | Area | % | | 175 | |
| 30m Deep Product | | | | | | - | | Area of Subject Site | 1.854 ha | 0.165 ha | 0.203 ha | 2.222 ha | 100.0% | | ((| 41.00 |
| Villa Allotment | 10 x 30m | 300m ² | 9 | <u> </u> | | 9 | 20.0% | Saleable Area | 4 400 1 | 0.4051 | 0.000.1 | 4 - | AF F ⁰ / | | | |
| Premium Villa Allotment | 12.5 x 30m | 375m ² | 15 | + - | | 15 | 33.3% | Residential Allotments | 1.136 ha | 0.165 ha | 0.203 ha | 1.504 ha | 67.7% | | | |
| Courtyard Allotment | 14 x 30m | 420m ² | 4 | | | 4 | 8.9% | Medium Density Allotment Balance Super Allotments | — | | | — | 0.0% | | | |
| Traditional Allotment Premium Traditional Allotment | 20 x 30m | 600m ² | 1 | | | 1 | 2.2% 0.0% | Total Area of Allotments | 1.136 ha | 0.165 ha | 0.203 ha | 1.504 ha | 0.0% 67.7% | Legend | | Note: |
| Possible Multiple Residential Allotment | 25 x 30m | 720m ² | | | | _ | 0.0% | Road | 1.130 lid | 0.105 lla | 0.203 11a | 1.504 IId | 07.770 | | | All dimensions and areas are |
| Subtotal | | | 29 | | | 29 | 64.4% | Collector Road | 0.278 ha | | _ | 0.278 ha | 12.5% | Site Boundary | | approximate only, and are subject to survey and Council approval. |
| | | | 20 | | | 23 | 04.470 | Local Road | 0.395 ha | | <u> </u> | 0.395 ha | 17.8% | - Proposed Stage Bo | oundary | |
| Total Residential Allotments | | | 29 | 7 | 9 | 45 | 100.0% | Linear Connections | 0.045 ha | | | 0.045 ha | 2.0% | Proposed Sub Stag | je Boundary | Dimensions have been rounded to the nearest 0.1 metres. |
| Residential Net Density | | | | 42.4 dw/ha | a 44.3 dw/ha | | | Entry Statements | _ | _ | _ | _ | 0.0% | Existing Q100 | | Areas have been rounded down to |
| - | | | | | | | | Total Area of New Road | 0.718 ha | _ | _ | 0.718 ha | 32.3% | Residential Allotme | nt | the nearest $5m^2$. |
| Super Lots | | | Lots | Lots | Lots | L | ots | Open Space | | | | | | (Max. no. of dwellin | | The boundaries shown on this plan |
| Medium Density Allotment | | | _ | | _ | | _ | Corridor Park | _ | _ | | _ | 0.0% | Indicative Indented | Bus Stop | should not be used for final detailed |
| Balance Super Allotments | | | _ | | _ | | _ | Conservation (Within Corridor Park) | _ | _ | _ | _ | 0.0% | Location | | engineers design. |
| Sub Total | | | — | — | — | | _ | District Recreation Park | _ | _ | _ | _ | 0.0% | Indicative In-Line B | us Stop | Road linemarkings and turn slots |
| | | | | | | | | | | | | | | Bus Stop Catchmer | nt (400m) | are indicative only and subject to |
| Total Allotments | | | 29 | 7 | 9 | | 45 | Neighbourhood Recreation Park | — | — | | — | 0.0% | | , , | detailed design. |
| | | | | | | | | Local Recreation Park | — | | | — | 0.0% | Neighbourhood Par | к Catchment (400m) | Source Information: |
| Maximum Potential Residential Dwell | • | | 29 | 7 | 9 | | 45 | Local Linear Recreation Park | | — | — | — | 0.0% | Scale 1:500@/ | 41 | Site boundaries: Registered Survey Plans / Veris. |
| (Includes Multiple Residential Allotme | | | | | | | | Stormwater Detention | | | | — | 0.0% | | | Adjoining information: DCDB. |
| Maximum Potential Net Residential De | ensity | | 18.4 dw/ha | a 42.4 dw/ha | a 44.3 dw/ha | | | Total Open Space | _ | _ | | — | 0.0% | 0 5 10 15 20 | 25 30 | Contours: Meinhardt. |
| REVISION | | | | | | | | | | | | | | | | |
| Q: 07/10/2021 Stage 3 & 4 Change | PROJECT | | Flags | stone | | | CLIENT | | | | | | | | | URBAN DESIGN Level 4 HQ South |
| R: 20/10/2021 Stage 3 & 4 Change | | | | inct 1 | | | | | ΞE | | | | | | F | Level 4 HQ South 520 Wickham Street |
| S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout Change | | | rrec | Inct 1 | | | | | | | | | | | | PO Box 1559 Fortitude Valley QLD 4006 |
| U: 17/01/2022 POD Amendments | Job Ref. 1100 |)56 | Date. | 12 May 2 | 022 | | | | | | | | | | | T +61 Ź 3539 9500 W rpsgroup.com |
| V: 21/01/2022 Stage 5 Layout Change | | , | Duit. | 12 May 2 | 022 | | | Plan d | of Subd | ivision | | | | | © COPYRIGHT PRO | |
| W: 21/02/2022 Stage 5 Layout Change X: 07/04/2022 Stage 5 Change | Comp By. MD / | /NF | DWG Name. | Precinct 1 | I Stage 5 | | | | | | | | | | Unauthorised reproducti permitted. Please of | tion or amendment not |
| Y: 12/05/2022 Stage 5 Layout Change | | | Locality | Elogatora | | | | Stage | e 5Ai, A | II & BII | | | | Scale | | |
| | Chk'd By. MD | | Locality. | Flagstone | ; | | | ΔΙΙστ | ment La | avout | | | | | | an Ref Rev |
| | Local Authority. | Economic D | evelopmer | nt Queensl | and | | | AllOL | | ayout | | | | 1 : 500 | A1 1 | 10056 – 409 Y |
| | | | 2.2.567.101 | | | | | | | | | | | | | |





| Plan of Development Table | Urban Loft Urban Allotments Allotments | | Urk Terr Allotr | ace | Rear L Terr Allotn | ace | Sqı Allotn | | Mo Allotn | | Vil Allotr | - | Prem Vil Allotn | lla | Court Allotn | | Prem Court Allotn | yard | Tradit Allotn | | Prem Tradit Allotn | ional | Mult Reside Allotr (M | ential nent | | |
|--|---|----------------|-----------------------|----------------|--------------------------|----------------|-----------------|--------|-----------------|----------------|-----------------|----------------|-----------------------|----------------|-----------------|----------------|-------------------------|----------------|------------------|--------|--------------------------|----------------|--------------------------------|----------------|-----------------|----------------|
| | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor |
| nt/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 |
| rage | 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 |
| ar dditional setback required on some otments - 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 * |
| le - General Lots | | | _ | _ | | | | | | | | | | | | | | | | | | | | | | |
| It 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 |
| ximum BTB Wall Length of boundary length) | 85 | 5% | 75 | 5% | 90 |)% | 90 | % | 75 | % | 75 | % | 70 | % | 65 | % | 65 | % | 60 | % | n/ | a | n/ | a | n/ | а |
| n 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 |
| rner 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 |
| neway Lots | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ar of Lot m 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 |
| e Cover | 90 |)% | 75 | 5% | 75 | 5% | 75 | % | 75 | % | 75 | % | 65 | % | 60 | % | 60 | % | 60 | % | 60 | % | 60 | % | 75 | % |
| 012 | | | XX | X | L | | Ŧ | | | H | H | oksk | | | | | F. | | | 171 | | approx | iensions (imate o | | are sul | |

survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m². 围 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: Meinhardt. itage



General

Linear Connections

- 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.

Setbacks

- 9. 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.
- 10. 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.
- 11. Boundary setbacks are measured to the wall of the structure.
- 12. 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.
- 13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- 14. 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.
- 15. 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.
- . Lots 2501 2505 require a 2.5m rear setback.

- 24. 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."
- 25. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
- 26. 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.
- 27. 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.
- 28. 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.
- 29. Maximum of one driveway per dwelling unless it is a MR lot.

Building Articulation

42. 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:

Stage

- 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
- 43. 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.
- 44. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- 45. 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.
- 46. 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.
- 47. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- 48. Screened drying and rubbish bins area must be behind the main face of the dwelling.
- 49. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

- 50. 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.
- 51. 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.
- 52. 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.

- 17. For lots 814 833, Class 10 buildings or structures may be located within the 6m rear setback.
- 18. 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.
- 19. 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

- 20. 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.
- 21. 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)
- 22. Private open space must be directly accessible from a living space.

On-site car parking and driveways

- 23. 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).

- 30. 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.
- 31. 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.
- 32. Driveways must be completed prior to occupation of the dwelling.

Fencing

- 33. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- 34. 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.
- 35. 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.
- 36. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- 37. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- 38. 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

- 39. For retaining walls <u>not</u> 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.
- 40. No timber retaining walls over 1.0m or adjoining parks or public streets.41. Walls over 1.0m require RPEQ certification.

Additional Criteria for Multiple Residential Allotments (excluding Lot 50021)

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

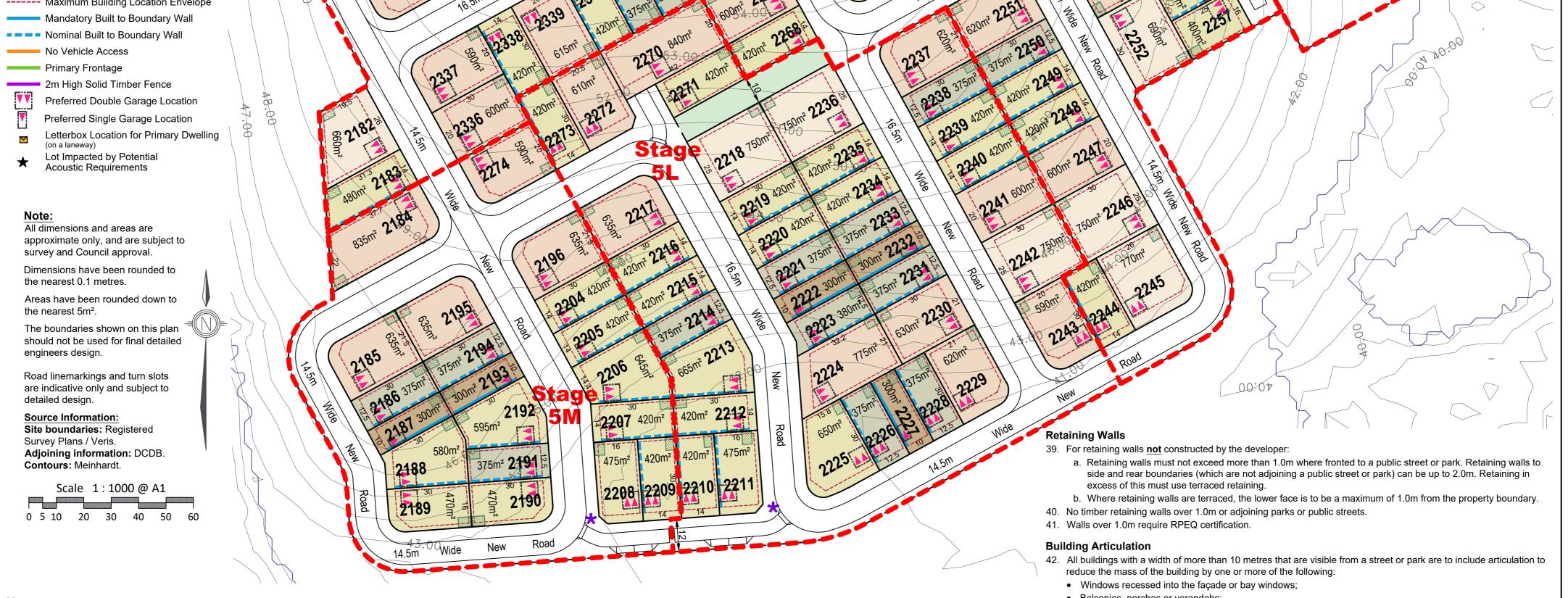
Additional Criteria for Secondary Dwellings

- 57. Floor area must be between a minimum of 30m² and 75m².
- 58. Materials, detailing, colours and roof form are consistent with those of the primary house.
- 59. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- 60. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- 61. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- 62. 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.
- 63. 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.
- 64. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- 65. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

| REVISION Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout Change | PROJECT | Flagstone Precinct 1 | CLIENT | PEET | | | 05 | URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 |
|---|---|---|--------|---|-------------------|--------------|---|---|
| U: 17/01/2022 POD Amendments V: 21/01/2022 Stage 5 Layout Change | Job Ref. 110056 Comp By. MD / NF | Date.12 May 2022DWG Name.Precinct 1 Stage 5 | | Plan of Development | | Unauthorised | GHT PROTECTS THIS PLAN reproduction or amendment not . Please contact the author. | W rpsgroup.com |
| | Chk'd By. MD Local Authority. Econon | Locality. Flagstone nic Development Queensland | | Stage 5 Overall Residential Allotments | Scale 1 : 2000 | Sheet A1 | Plan Ref 110056 – 4 | Rev 10 Y |

| XEY MAP Scale: 1 : 7,500 | | 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 | I raditional | Allotmen |
|---|-------------------------|--|-----------------------------|------------------------------------|---|--------------------------------------|---|--|--|--|-----------------------------|------------------------------------|---------------------------------------|---------------|--------------|
| | 四周周围队 | | Ground First Floor Floor | Ground First Floor Floor | Ground First Floor Floor | Ground First Floor Floor | Ground First Floor Floor | | | Ground First Floor Floor | Ground First Floor Floor | | Ground First Floor Floor | | Ground Fir |
| Stage CT | | ont/Primary Frontage | 1.5m 1.5m | 1 1 | | | | | | | | n 3.0m 3.0m | | | |
| Stap | | arage | 1.5m n/a | 4.5m n/a | 4.5m n/a | n/a n/a | + + | | | 5.0m n/a | | 5.0m n/a | | | _ |
| Stage Stage | | ear Additional setback required on some lotments - 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 * 1.5 |
| | | ide - General Lots | | 1 1 | | 1 1 | 1 | | | | | | | | |
| Stage | | uilt to Boundary | 0.0m 0.0m | 0.0m 0.0m | 0.0m 0.0m | 0.0m 0.0m | 0.0m 0.0m | n 0.0m 1.0m | 0.0m 1.0m | 0.0m 1.0m | 0.0m 1.0n | n 0.0m 1.0m | n/a n/a | n/a n/a | n/a |
| Stage | Stage Stage | aximum BTB Wall Length | 85% | 75% | 90% | 90% | 75% | 75% | 70% | 65% | 65% | 60% | n/a | n/a | n/a |
| | | 6 of boundary length) | | | | | | | | | | | | | |
| State State Sta | | on Built to Boundary | 0.9m 0.9m | | 0.9m 0.9m | | | n 0.9m 0.9m | | | | | | | |
| Stage Stag | | orner Lots - Secondary Frontage | 1.5m 1.5m | 1.5m 1.5m | 1.5m 1.5m | 1.5m 1.5m | 1.5m 1.5m | n 1.5m 1.5m | 1.5m 1.5m | 1.5m 1.5m | 1.5m 1.5n | n 1.5m 1.5m | 1.5m 2.0m | n 1.5m 2.0m | n 1.5m |
| 5G 5G 510 5 10 - 5 | | ear of Lot | 1 | 1 | 1 1 | 1 | 1 | | 1 | 1 | 1 | | | | |
| Jo march tage that the state | | om laneway boundary including garage) | n/a n/a | n/a n/a | n/a n/a | 0.9m 0.9m | 0.9m 0.9m | n 0.9m 0.9m | 0.9m 0.9m | 0.9m 0.9m | 0.9m 0.9n | n 0.9m 0.9m | n/a n/a | n/a n/a | n/a |
| | | ite Cover | 90% | 75% | 75% | 75% | 75% | 75% | 65% | 60% | 60% | 60% | 60% | 60% | 75 |
| | Stage Stage 5 | | | | | | | | · | | - | | | | |
| Stage Stage Store Stage Stag | nge P Stage 5N | | | | | | | 2156 - 1 210m ² 2156 - 1 210m ² 2 157 210m ² 2157 210m ² 2157 210m ² 2157 210m ² 2157 210m ² 2157 2 | 58 19 159 19 2160 19 2160 19 2162 19 | 90501 0.220ha | | | | | A CONTRACTOR |
| gend neral | | | | 55m ² 220m ² | 375m ² 375m ² 10 2169216 | 25 Vide 5 | 165 2164 165 2164 100 100 100 100 100 100 100 100 100 10 | Road Road 2352 23 | 53 130000 480002 480002 551 121 12100 121000 120000 120000 120000 120000 120000 120000 120000 120000 120000 120000 120000 10000 10000 100000000 | 2197 4 2198 2199 2200 2201 2201 2201 | | | | | |
| Site Boundary | | 470m2 | | 21.1 | 16.5m | 14-14-03 | 49/200 | 420m2 | 2 480m ² | | 20-11 | | | | |
| Proposed Precinct Boundary | | | 10 | | 14- | 03481 | 375m | 420 | Oncia Ila mu | | XX | | | | |
| - Proposed Stage Boundary | | A Start | 1 3 \ | \bigvee | 14 | 471 - | 375m | 120m² | et Pr | | | | | | \prec |
| Proposed Sub Stage Boundary | | 2 3750" 2 | | \land (| 16 23 | 1,2002 | 2 | ilian di | 220 | | | | | | \checkmark |
| Possible Multiple Residential Allotment (Max. no. of dwellings) | | 3 42000 475 2 10 | | Mide (| 45 2.5 | 420m² | 750m | 2264 | 1-72 | | | $\langle \rangle$ | - | | |
| en Space | 420m | + 2 2176 - 123 - 10 Road | | | 420m ² | 47 | 2000 22 | 63 | Road | | | | , , , , , , , , , , , , , , , , , , , | | ×*?.00 |
| | 2 1 | The state of the s | | | 48001 | 2 42011 | 0264 | 25 | A. | 254 | | | ~ (J_) | | |
| Local Linear Recreation Park Linear Connections | 2180 600m 600 × 3 12 | 170 100 NEW 125 | 343 2344 | er m² | 480m ² 42 | 0766 2265 | 1-14 | Stade | 053 | 20255 | | | | | |
| Ilotment Details Preferred Private Open Space Location Maximum Building Location Envelope | 20 2181 * 3 20 | Wide 5 4 4 2341 2344 | n2 375m2 605 | 22693 | 2267 | 16.5m | Wide | 5D 6 51 | 2253 8 | 65 225 | | | | | |



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.
- 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.
- 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.

Setbacks

- 9. 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.
- 10. 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.
- 11. Boundary setbacks are measured to the wall of the structure.
- 12. Front verandah and covered areas to the front door are permitted to extend into the front setback on the

On-site car parking and driveways

- 23. 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).
- 24. 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.

- Balconies, porches or verandahs;
- Articulation of roof lines
- Window hoods; and/or
- Use of multiple cladding materials
- 43. 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.
- 44. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- 45. 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.
- 46. 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.
- 47. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- 48. Screened drying and rubbish bins area must be behind the main face of the dwelling.
- 49. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

- 50. 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.
- 51. 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.
- 52. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings

- condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
- 13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- 14. 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.
- 15. 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.
- 16. Lots 2501 2505 require a 2.5m rear setback.
- 17. For lots 814 833, Class 10 buildings or structures may be located within the 6m rear setback.
- 18. 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.
- 19. 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

- 20. Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres (no roof) except for Urban Loft Allotments.
- 21. 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)
- 22. Private open space must be directly accessible from a living space

- d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
- 25. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
- 26. 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.
- 27. 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.
- 28. 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.
- 29. Maximum of one driveway per dwelling unless it is a MR lot.
- 30. 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.
- 31. 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.
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- 33. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
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- 36. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- 37. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- 38. 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.

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)

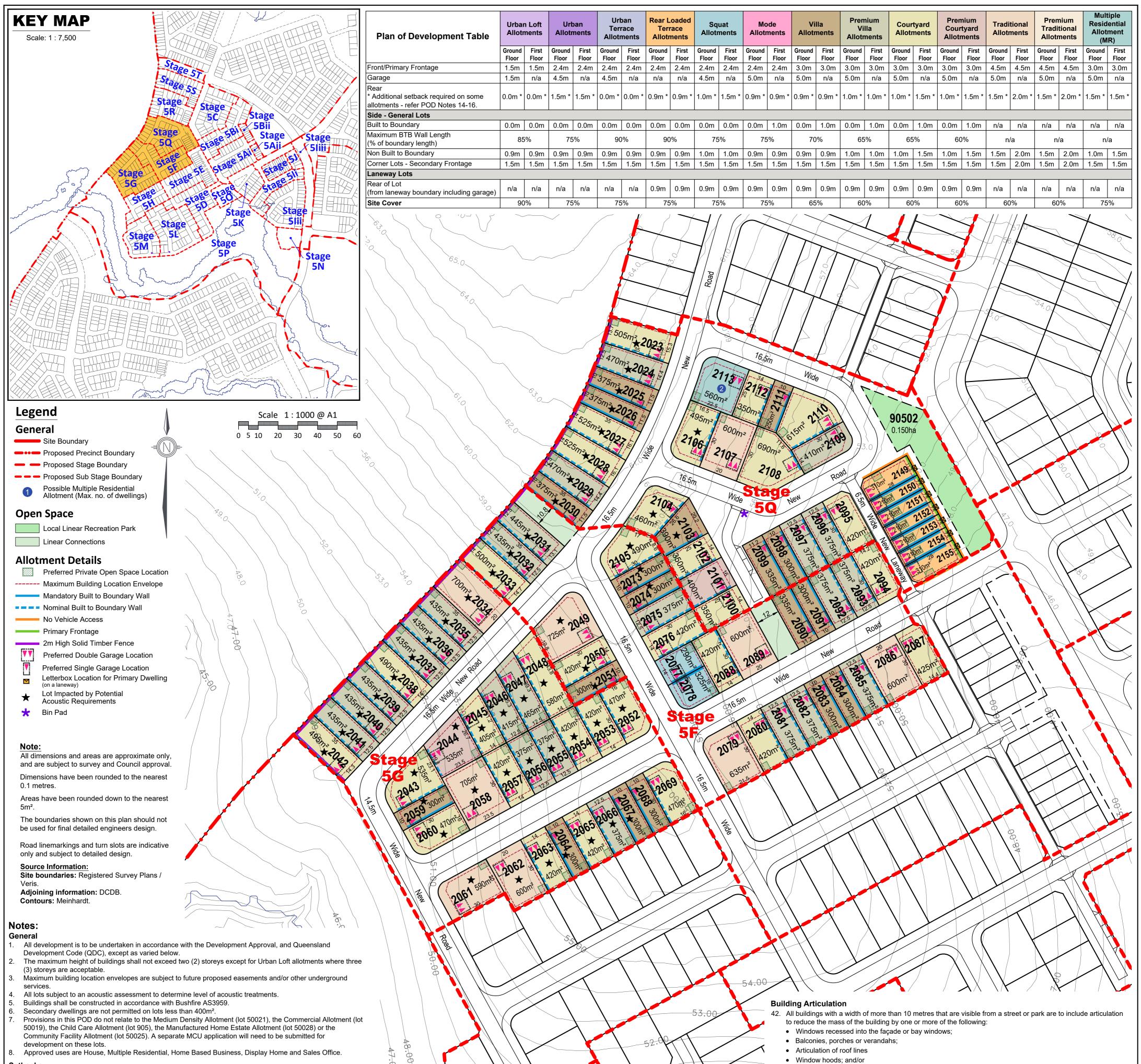
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- 54. All dwellings must have a clearly identifiable front door, which is undercover.
- 55. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.
- 56. Maximum number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

Additional Criteria for Secondary Dwellings

- 57. Floor area must be between a minimum of 30m² and 75m².
- 58. Materials, detailing, colours and roof form are consistent with those of the primary house.
- 59. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- 60. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- 61. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- 62. 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.
- 63. 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.
- 64. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- 65. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

| REVISION Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout Change | PROJECT | Flagstone Precinct 1 | CLIENT | PEET | | ſ | 52 Fortitude | JRBAN DESIGN Level 4 HQ South 20 Wickham Street PO Box 1559 e Valley QLD 4006 |
|---|-------------------------|------------------------------|--------|------------------------|----------|--------------|---|---|
| U: 17/01/2022 POD Amendments V: 21/01/2022 Stage 5 Layout Change | Job Ref. 110056 | Date. 12 May 2022 | | Plan of Development | | | | T +61 7 3539 9500 W rpsgroup.com |
| W: 21/02/2022 Stage 5 Layout Change X: 07/04/2022 Stage 5 Change | Comp By. MD / NF | DWG Name. Precinct 1 Stage 5 | | • | | Unauthorised | GHT PROTECTS THIS PLAN reproduction or amendment not . Please contact the author. | |
| Y: 12/05/2022 Stage 5 Layout Change | Chk'd By. MD | Locality. Flagstone | | Stage 5D, E, H, L & M | Scale | Sheet | Plan Ref | Rev |
| | Local Authority. Econom | nic Development Queensland | | Residential Allotments | 1 : 1000 | A1 | 110056 – 411 | Y |



Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.

Setbacks

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- 13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- 14. 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.
- 15. 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.
- 16. Lots 2501 2505 require a 2.5m rear setback.
- 17. For lots 814 833, Class 10 buildings or structures may be located within the 6m rear setback.
- 18. 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.
- 19. In the case of corner allotments an additional setback from the street corner is applicable. The setback applies
- 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."
- 25. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
- 26. 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.
- 27. 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.
- 28. 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. 29. Maximum of one driveway per dwelling unless it is a MR lot.
- 43. 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
- 44. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- 45. 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.
- 46. 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.
- 47. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
 - 48. Screened drying and rubbish bins area must be behind the main face of the dwelling
 - 49. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

· Window hoods; and/or

Use of multiple cladding materials

- 50. 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.
- 51. 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.

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

- 20. 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.
- 21. 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)
- 22. Private open space must be directly accessible from a living space.

On-site car parking and driveways

- 23. 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).
- 24. 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

- 30. 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
- 31. 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. 32. Driveways must be completed prior to occupation of the dwelling.

Fencing

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- 33. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- 34. 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.
- 35. 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.
- 36. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas
- 37. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- 38. 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

- 39. 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.
- 40. No timber retaining walls over 1.0m or adjoining parks or public streets.
- 41. Walls over 1.0m require RPEQ certification.

52. 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)

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

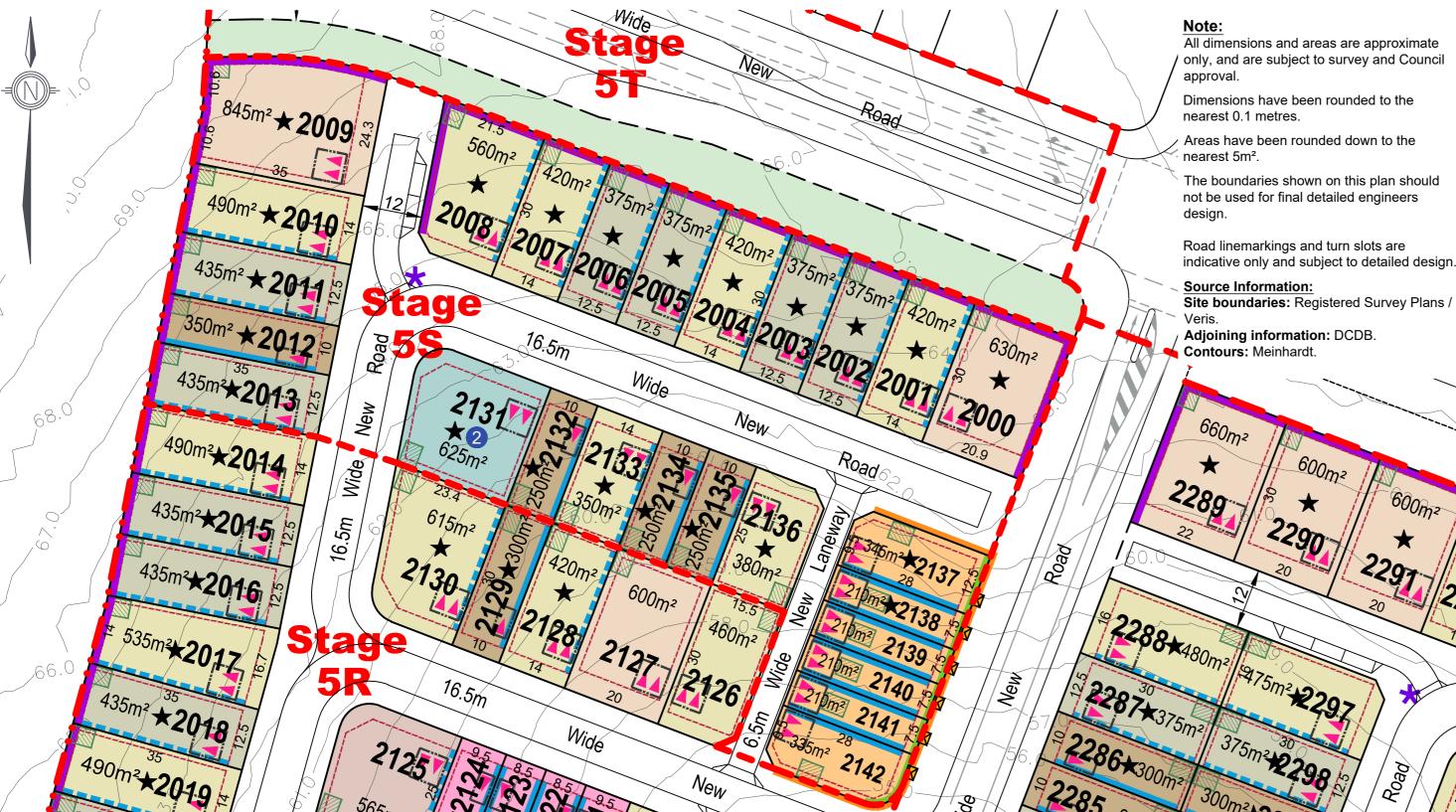
Additional Criteria for Secondary Dwellings

- 57. Floor area must be between a minimum of 30m² and 75m².
- 58. Materials, detailing, colours and roof form are consistent with those of the primary house.
- 59. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- 60. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- 61. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- 62. 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.
- 63. 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.
- 64. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- 65. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

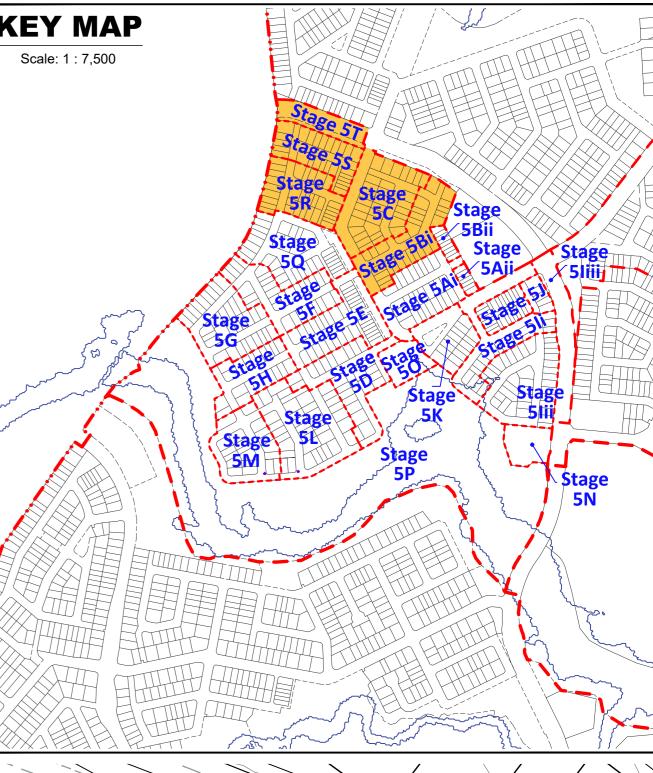
Definitions

| REVISION Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout Change | PROJECT | Flagstone Precinct 1 | CLIENT | PEET | | ſ | 52 Fortitude | JRBAN DESIGN Level 4 HQ South 20 Wickham Street PO Box 1559 le Valley QLD 4006 T +61 7 3539 9500 |
|---|---|---|--------|---|-------------------|--------------|--|---|
| U: 17/01/2022 POD Amendments V: 21/01/2022 Stage 5 Layout Change | Job Ref. 110056 Comp By. MD / NF | Date.12 May 2022DWG Name.Precinct 1 Stage 5 | _ | Plan of Development | | Unauthorised | GHT PROTECTS THIS PLAN reproduction or amendment not I. Please contact the author. | W rpsgroup.com |
| | Chk'd By. MD Local Authority. Econom | Locality. Flagstone nic Development Queensland | | Stage 5F, G & Q Residential Allotments | Scale 1 : 1000 | Sheet A1 | Plan Ref 110056 - 412 | Rev Y |

| Plan of Development Table | Urban Loft Urban Allotments Allotments | | Urt Terr Allotr | | Rear L Terr Allotr | | Sq | uat ments | Mo Allotr | ode nents | | lla nents | Prem Vil Allotn | lla | | tyard nents | | nium tyard nents | | tional nents | Tradi | nium tional nents | Resid Allot | tiple lential ment IR) | | |
|--|---|----------------|-----------------------|----------------|--------------------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------------|----------------|-----------------|----------------|-----------------|------------------------|-----------------|-----------------|-----------------|-------------------------|-----------------|---------------------------------|-----------------|----------------|
| | 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 | 5% | 75 | % | 90 | 1% | 90 | 1% | 75 | 5% | 75 | 5% | 70 |)% | 65 | % | 65 | 5% | 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 | 5% | 75 | % | 65 | 5% | 60 | % | 60 | % | 60 | % | 60 |)% | 60 |)% | 75 | 5% |



New



TOOme

2320

2321+

Notes:

General

All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.

435m²★2020

350m²**★2021**

350m²★2022

565m2

2115

21

- The maximum height of buildings shall not exceed two (2) 2. storeys except for Urban Loft allotments where three (3) storeys are acceptable.
- Maximum building location envelopes are subject to future 3. 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 5.
- AS3959. Secondary dwellings are not permitted on lots less than 400m². 6.
- 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.
- Approved uses are House, Multiple Residential, Home Based 8. Business, Display Home and Sales Office.

Setbacks

- 9. 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 equivale nt size detached lot setbacks will apply.
- 10. 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.
- 11. Boundary setbacks are measured to the wall of the structure.
- 12. 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.
- 13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- 14. 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.
- 15. 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. 16. Lots 2501 - 2505 require a 2.5m rear setback.
- 17. For lots 814 833, Class 10 buildings or structures may be located within the 6m rear setback.
- 18. 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. 19. 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.

2148 Stage 2280

C

23.60

Nide

Road

2143

On-site car parking and driveways

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

445m2

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8

- · 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).
- 24. 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

43. 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.

600m2

16.5m

2314 \$70m2

2312 × 375m2 375m2 ×231

2311★300m² 300m² ★2318

610m2

Road

*2319

530

2313 × 420m2

Wide

300m2 ×2316

Vew

Road

Stage

5B

040

450m

-400

229

Roac

31.5

309

Wide

2395

530m

2308425m

New

2396

239

New

Wide

16.5m

~498

1 300m≥ +2299

1 300m2 2300

375m2 2301

22305

16.500

440m2

2391

375m

2393

239

300m

2390 300m

1 420m2 2302

1 420m² 2303

2304

\$2285

2284

2283

555m²

475m

3279 375m

New

2278 375m2

Road

2282

300m21

375m21

630m

420m2/1

420m2/1

Wide

23.6m

- building design in terms of height, roof form, detailing, materials and colours.
- Legend General Site Boundary Proposed Precinct Boundary - Proposed Stage Boundary - - - Proposed Sub Stage Boundary **Possible Multiple Residential** Allotment (Max. no. of dwellings) **Open Space** Local Linear Recreation Park 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) Lot Impacted by Potential Acoustic Requirements Bin Pad Scale 1:750@A1 0 5 10 20 30 40 54. All dwellings must have a clearly identifiable front door, which is
- 56. Maximum number of dwellings on each multiple residential lot is

- 44. Carports and garages are to be compatible with the main
- undercover
 - 55. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.
 - annotated on the Plan of Development

Private Open Space

- 20. 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.
- 21. 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)
- 22. Private open space must be directly accessible from a living space.

- 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."
- 25. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
- 26. 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.
- 27. 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.
- 28. 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.
- 29. Maximum of one driveway per dwelling unless it is a MR lot.
- 30. 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.
- 31. 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.
- 32. Driveways must be completed prior to occupation of the dwelling.

along private open space, carparking and service areas 37. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence). 38. 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

Fencing

than 50% transparent.

39. For retaining walls not constructed by the developer:

33. Fencing erected by Peet must not be altered, modified or

35. Fencing on all park or street frontages is constructed with

36. Fencing on lanes can be screen fencing at 1.8m high where

higher than the infill palings or panels.

34. 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

visible posts, which are at least 120mm x 120mm and 100mm

removed without prior written approval from Peet.

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

Building Articulation

- 42. 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

- 45. 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.
- 46. 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.
- 47. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- 48. Screened drying and rubbish bins area must be behind the main face of the dwelling.
- 49. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

- 50. 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.
- 51. 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.
- 52. 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)

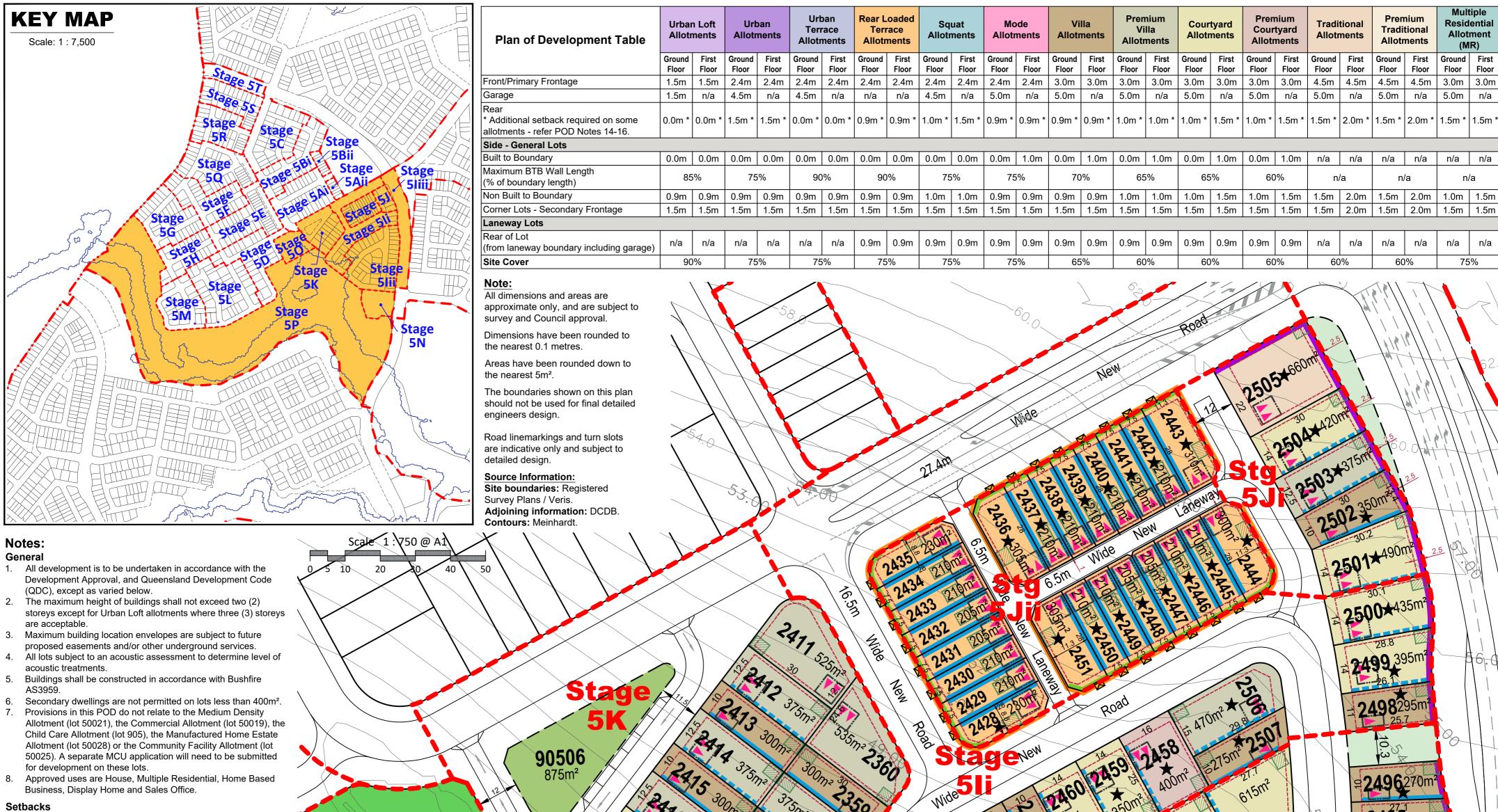
53. Buildings must address all street frontages with driveways, pedestrian entries or both.

Additional Criteria for Secondary Dwellings

- 57. Floor area must be between a minimum of 30m² and 75m².
- 58. Materials, detailing, colours and roof form are consistent with those of the primary house.
- 59. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- 60. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- 61. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- 62. 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.
- 63. 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.
- 64. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- 65. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

| REVISION Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change T: 20(12/2021 Stage 5 Lavout Change | PROJECT | Flagstone Precinct 1 | CLIENT | PEET | | ٢ | | URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 ude Valley QLD 4006 |
|---|-------------------------------------|---|--------|---|---------|-------------|---|--|
| T: 20/12/2021 Stage 5 Layout Change U: 17/01/2022 POD Amendments V: 21/01/2022 Stage 5 Layout Change W: 21/02/2022 Stage 5 Layout Change X: 07/04/2022 Stage 5 Change | Job Ref. 110056 Comp By. MD / NF | Date.12 May 2022DWG Name.Precinct 1 Stage 5 | | Plan of Development | | Unauthorise | IGHT PROTECTS THIS PLAN d reproduction or amendment not d. Please contact the author. | T +61 7 3539 9500 W rpsgroup.com |
| Y: 12/05/2022 Stage 5 Layout Change | Chk'd By. MD | Locality. Flagstone | | Stage 5Bi, R, S & T Residential Allotments | Scale | Sheet | Plan Ref | Rev |
| | Local Authority. Econon | nic Development Queensland | | Residential Allothents | 1 : 750 | A1 | 110056 – 413 | Y |



Setbacks

- Setbacks are as per the Plan of Development Table unless 9. otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
- 10. 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.
- 12. 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.
- 13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- 14. 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.
- 15. 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.
- Lots 2501 2505 require a 2.5m rear setback.
- 17. For lots 814 833, Class 10 buildings or structures may be located within the 6m rear setback.
- 18. 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.
- 19. 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

- 20. 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.
- 21. 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)
- 22. Private open space must be directly accessible from a living space.

On-site car parking and driveways

- 23. 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).
- 24. 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.
- 476 375m2 350 2259 Stage 2463 **2494**310m 375m2 2356 50 \$20m21 **50** 10.33 2358 GOOMEL 2493 400m² 1 A20m2 2355 12464 **90504** 0.627 ha Stage 54011 2492,430r Road 1 600m2 235 **5**Ni 2465 55 300m257 New 2466 2491 375m² 670m² AAOM. Road 2483 Nille 2490 375m² 2520 e ho I 510m2 ^m₅ **248 2** 10. 19. 2489 420m Stage New 8°07 40.00 S LAOS **5R** 2488 425m 2481 77.5m Wide 2487 420m² 145m Wide 90505 2480 17.812 ha 16.5m New 2486 420m² 3901 Road **2485** 420m²' हूँ**★2478** 2484 455m² 2 Stage **5N** φ .00 .00 50021 29. Maximum of one driveway per dwelling unless it is a MR lot.
 - **Building Articulation**
 - 42. 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
 - 43. Where adjoining an area of open space, housing design must
- Additional Criteria for Multiple Residential Allotments (excluding Lot 50021)
- 53. Buildings must address all street frontages with driveways, pedestrian entries or both.
- 54. All dwellings must have a clearly identifiable front door, which is undercover.
- 55. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and
- Legend

6655m²

- General
- Site Boundary
- Proposed Precinct Boundary

Multiple

Residential

Allotment

(MR)

Floor

n/a

n/a

n/a

Ground First

Floor

5.0m

n/a

n/a

n/a

75%

Premium

Traditional

Allotments

n/a

60%

n/a

n/a

1ð

2496270m

First

Floor

n/a

Ground

Floor

5.0m

- Proposed Stage Boundary
 - Proposed Sub Stage Boundary

to the verge for the driveway will be allowed.

footpath.

31. Where there is a footpath within the verge, the footpath should

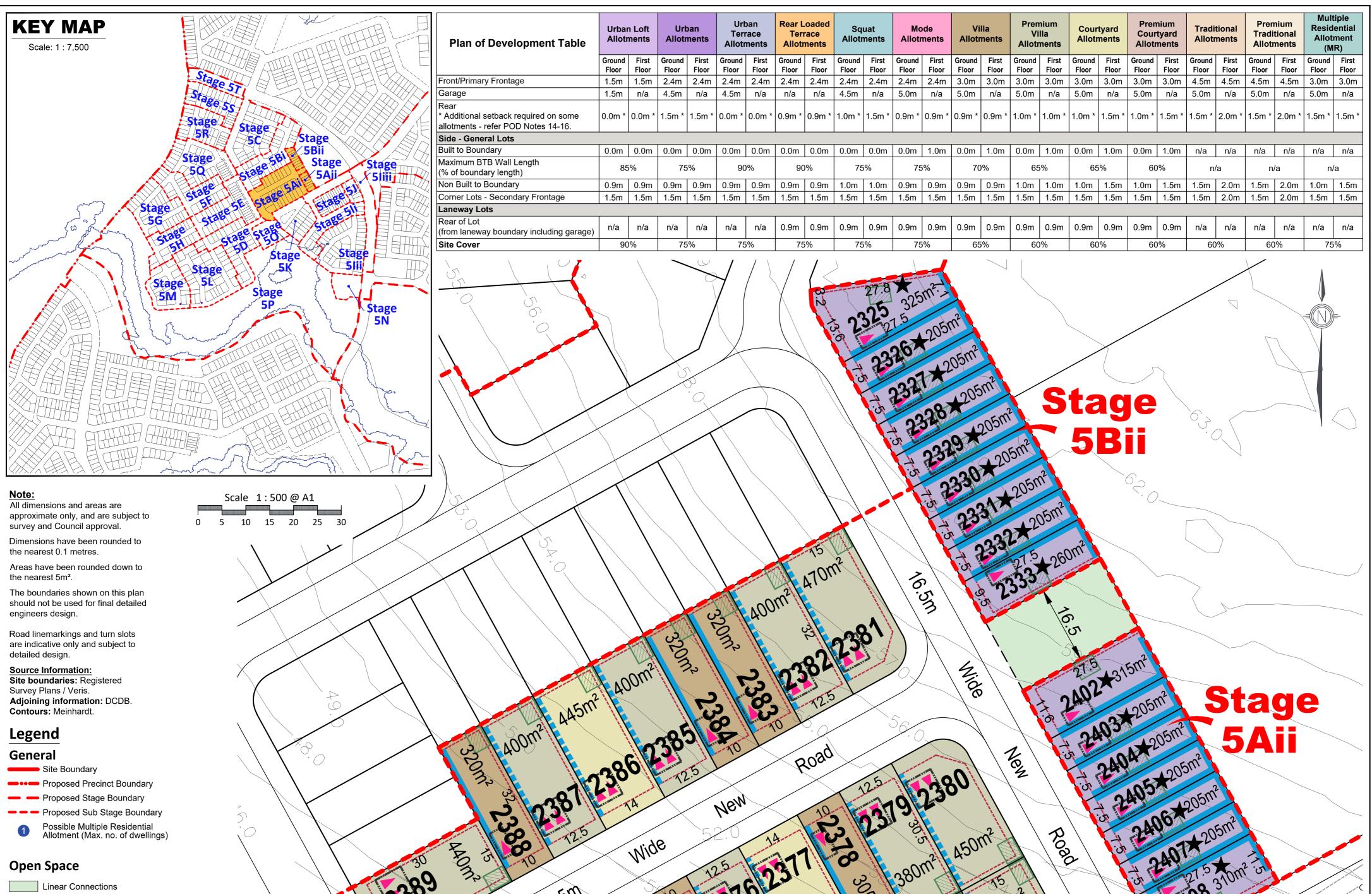
be cut at the nearest joint and the footpath reinstated to the

driveway without compromising the structural integrity of the

32. Driveways must be completed prior to occupation of the dwelling.

- 30. 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

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|---|--|------------------------------|--|---|--|----------|--------------|---|--|
| | Job Ref. 110056 Date. 12 May 2022 | | Plan of Development | | © COPYRIGHT PROTECTS THIS PLAN | | | | |
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| | Chk'd By. MD | Locality. Flagstone | | Scale | Sheet | Plan Ref | Rev | | |
| | Local Authority. Economic Development Queensland | | | Residential Allotments | 1 : 750 | A1 | 110056 – 414 | Y | |



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) Lot Impacted by Potential
- Acoustic Requirements

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. 5.
- Secondary dwellings are not permitted on lots less than 400m². 6.
- Provisions in this POD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 7 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. 8.

Setbacks

- 9. 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.
- 10. 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.
- 12. 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
- 13. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- 14. 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.
- 15. 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.
- 16. Lots 2501 2505 require a 2.5m rear setback.
- 17. For lots 814 833, Class 10 buildings or structures may be located within the 6m rear setback.
- 18. 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.
- 19. 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 neasured as the line that joins the points on the front and side street boundaries of the lot t 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.
- 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."
- 25. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
- 26. 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.
- 27. 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.
- 28. 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.

305m2 16.5m 425m -380m 320m2 305m2 4557 305mz 320m2 320m2 375m Road 375mi Wide 610 23.611

Building Articulation

- 42. 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
- Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, 43. which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space
- 44. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- 45. 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.
- 46. 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.
- 47. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- 48. Screened drying and rubbish bins area must be behind the main face of the dwelling.
- 49. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

- 50. 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.
- 51. 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.

Private Open Space

- 20. 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.
- 21. 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)
- 22. Private open space must be directly accessible from a living space.

On-site car parking and driveways

- 23. 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).
- 24. 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.

- 29. Maximum of one driveway per dwelling unless it is a MR lot.
- 30. 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.
- 31. 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.
- 32. Driveways must be completed prior to occupation of the dwelling.

Fencing

Stage

- 33. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- 34. 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.
- 35. 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.
- 36. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- 37. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence)
- 38. 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

- 39. 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.
- 40. No timber retaining walls over 1.0m or adjoining parks or public streets.
- 41. Walls over 1.0m require RPEQ certification.

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)

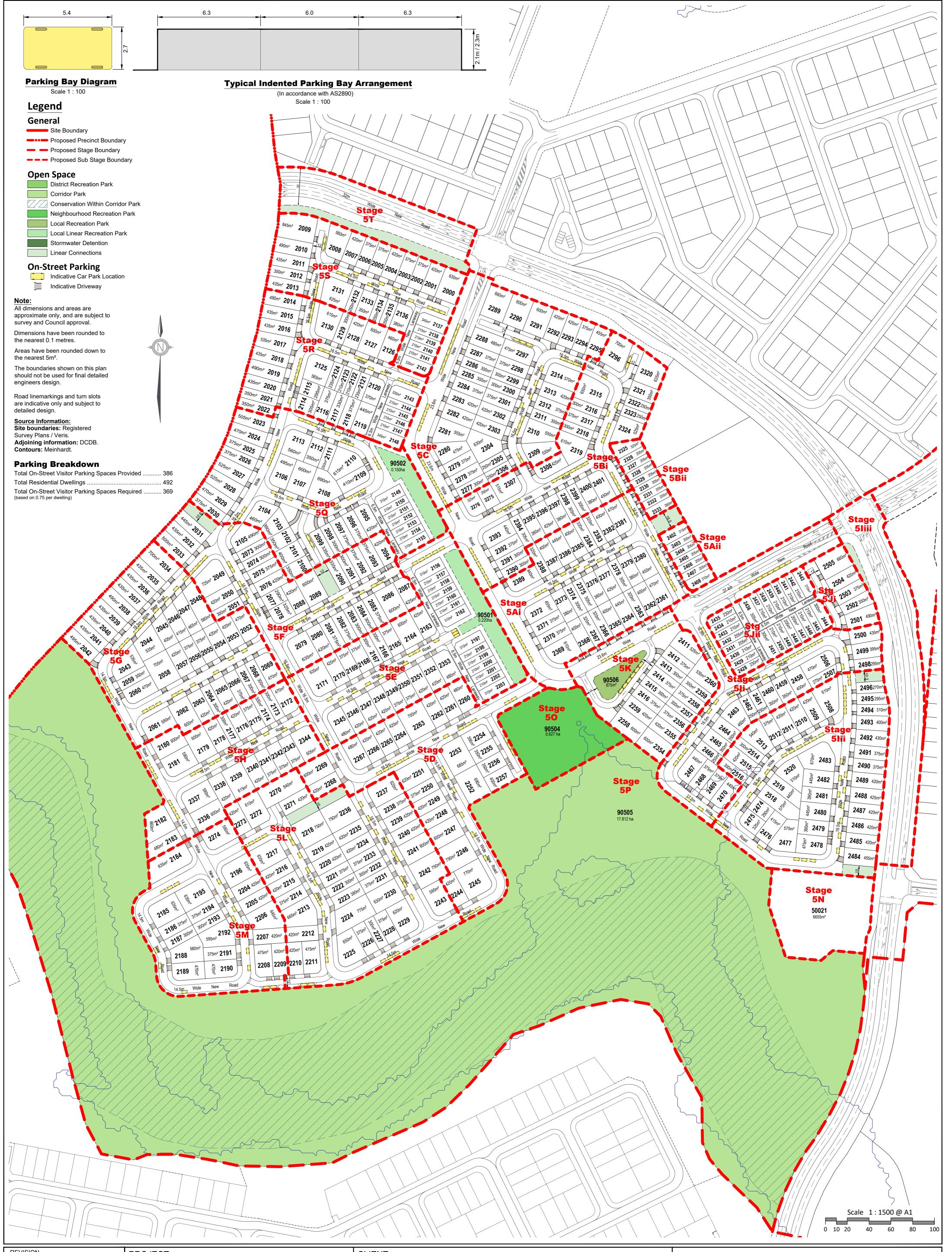
- 53. Buildings must address all street frontages with driveways, pedestrian entries or both.
- 54. All dwellings must have a clearly identifiable front door, which is undercover.
- 55. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets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

Additional Criteria for Secondary Dwellings

- 57. Floor area must be between a minimum of 30m² and 75m².
- 58. Materials, detailing, colours and roof form are consistent with those of the primary house.
- 59. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- 60. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- 61. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- 62. 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.
- 63. 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.
- 64. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- 65. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

| REVISION Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout Change U: 17/01/2022 POD Amendments V: 21/01/2022 Stage 5 Layout Change W: 21/02/2022 Stage 5 Layout Change X: 07/04/2022 Stage 5 Change Y: 12/05/2022 Stage 5 Layout Change | PROJECT Flagstone Precinct 1 | | CLIENT | | © COPYRIGHT PROTECTS THIS PLAN | | | | | |
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| | Job Ref. 110056 Date. 12 May 2022 | _ | Plan of Development | | | | | | | |
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| | Chk'd By. MD | Locality. Flagstone | Residential Allotments | Scale | Sheet | Plan Ref | Rev | | | |
| | Local Authority. Econom | nic Development Queensland | | | 1 : 500 | A1 | 110056 – 415 | Y | | |



| X: 07/04/2022 Stage 5 Change | PROJECT Flagstone Precinct 1 | | CLIENT PEET | | | URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 | | | | |
|------------------------------|---|--|---|-------------------|---|---|----------|--|--|--|
| | Job Ref. 110056 Comp By. MD / NF | Date. 12 May 2022 DWG Name. Precinct 1 Stage 5 | Plan of Development Stage 5 Overall Parking Management Plan | · | © COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author. | | | | | |
| | Chk'd By. MD Local Authority. Econom | Locality. Flagstone | | Scale 1 : 1500 | Sheet A1 | Plan Ref 110056 – 416 | Rev Y | | | |