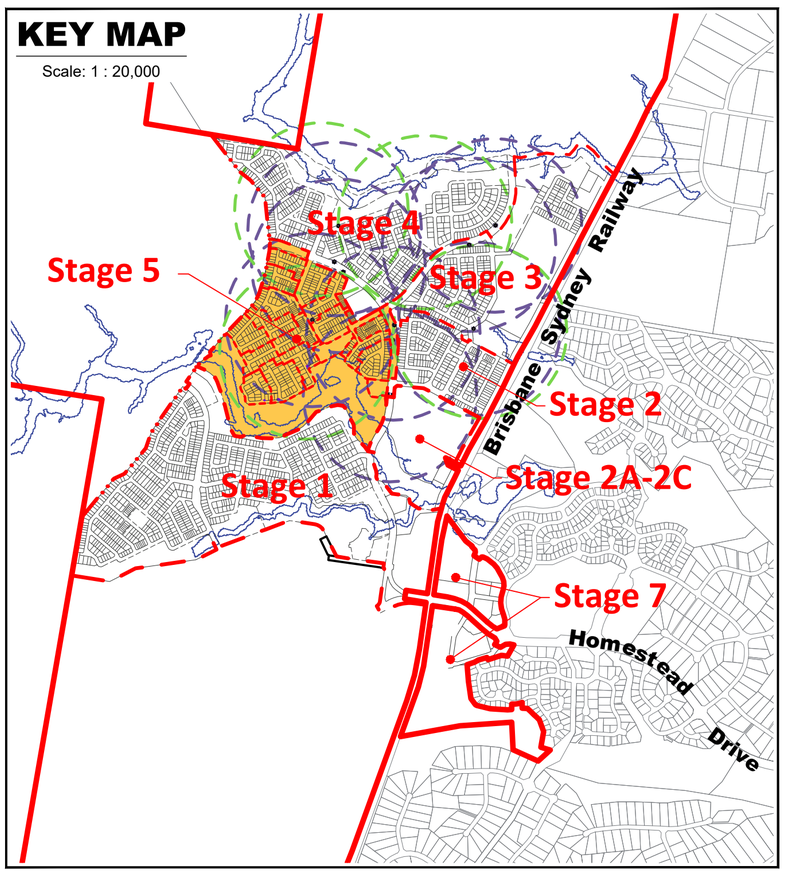
KEY MAP

Scale: 1 : 20,000



Legend

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

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Land Budget Stage 5		
Land Use	**Overall**	
	Area	**Area**
Area of Subject Site	**52.172 ha**	**100.0%**
Saleable Area		
Residential Allotments	19.739 ha	37.8%
Medium Density Allotment	0.666 ha	1.3%
Balance Super Allotments	0.029 ha	0.1%
Total Area of Allotments	**20.434 ha**	**39.2%**
Road		
Collector Road	3.529 ha	6.8%
Local Road	8.503 ha	16.3%
Linear Connections	0.400 ha	0.8%
Entry Statements	—	0.0%
Total Area of New Road	**12.432 ha**	**23.8%**
Open Space		
Corridor Park	17.737 ha	34.0%
Conservation (Within Corridor Park)	10.710 ha	
District Recreation Park	—	0.0%
Neighbourhood Recreation Park	1.199 ha	2.3%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	0.370 ha	0.7%
Stormwater Detention	—	0.0%
Total Open Space	**19.306 ha**	**37.0%**

Yield Breakdown Stage 5				
Residential Allotments			**Overall**	
	Typical Size	**Typical Area**		
Urban & Nano Allotments Product				
Urban Loft	4.7 x 12.5m	50m²	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	0.0%
Urban Terrace	6.2 x 27.5m	170m²	20	4.1%
Subtotal			**20**	**4.1%**
16m Deep Product				
Squat Allotment	14 x 16m	220m²	8	1.6%
Subtotal			**8**	**1.6%**
25m Deep Product				
Mode Allotment	8.5 x 25m	213m²	4	0.8%
Villa Allotment	10 x 25m	250m²	16	3.3%
Courtyard Allotment	14 x 25m	350m²	19	3.9%
Premium Courtyard Allotment	16 x 25m	400m²	11	2.2%
Premium Traditional Allotment	20 x 25m	500m²	1	0.2%
Possible Multiple Residential Allotment	—	—	2	0.4%
Subtotal			**53**	**10.8%**
28m - 30m Deep Product				
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	0.0%
Terrace 6.6m Allotment	6.6 x 28m	185m²	10	2.0%
Terrace 7.5m Allotment	7.5 x 28m	210m²	33	6.7%
Terrace 9.5m Allotment	9.5 x 28m	265m²	16	3.3%
Subtotal			**59**	**12.0%**
30m Deep Product				
Villa Allotment	10 x 30m	300m²	60	12.2%
Premium Villa Allotment	12.5 x 30m	375m²	109	22.2%
Courtyard Allotment	14 x 30m	420m²	132	26.8%
Traditional Allotment	20 x 30m	600m²	45	9.1%
Premium Traditional Allotment	25 x 30m	720m²	6	1.2%
Possible Multiple Residential Allotment	—	—	—	0.0%
Subtotal			**352**	**71.5%**
Total Residential Allotments			**492**	**100%**
Residential Net Density			**16.3 dw/ha**	
Super Lots			**Lots**	
Medium Density Allotment			1	
Balance Super Allotments			1	
Sub Total			**2**	
Total Allotments			**494**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**494**	
Maximum Potential Net Residential Density			**16.4 dw/ha**	

Scale 1 : 2000 @ A1

0 20 40 60 80 100 120

TO BE READ IN CONJUNCTION WITH 110056 - 404

REVISION
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	19 November 2021
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT **PEET**

Plan of Subdivision
Stage 5 Overall
Allotment Layout

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

Scale	Sheet	Plan Ref	Rev
1 : 2000	A1	**110056 – 403**	**T**

Yield Breakdown Stage 5

Residential Allotments	Typical Size	Typical Area	Stage 5Ai	Stage 5Aii	Stage 5Bi	Stage 5Bii	Stage 5C	Stage 5D	Stage 5E	Stage 5F	Stage 5G	Stage 5H	Stage 5Ii	Stage 5Iii	Stage 5Iiii	Stage 5J	Stage 5K	Stage 5L	Stage 5M	Stage 5N	Stage 5O	Stage 5P	Stage 5Q	Stage 5R	Stage 5S	Stage 5T	Overall	
Urban & Nano Allotments Product																												
Urban Loft	4.7 x 12.5m	50m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Urban Terrace	6.2 x 27.5m	170m²	—	9	—	11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**20**	**4.1%**
Subtotal			**—**	**9**	**—**	**11**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**20**	**4.1%**
16m Deep Product																												
Squat Allotment	14 x 16m	220m²	—	—	2	—	—	—	—	2	—	—	—	2	—	—	—	—	—	—	—	—	—	2	—	—	**8**	**1.6%**
Subtotal			**—**	**—**	**2**	**—**	**—**	**—**	**—**	**2**	**—**	**—**	**—**	**2**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**2**	**—**	**—**	**8**	**1.6%**
25m Deep Product																												
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	—	—	**4**	**0.8%**
Villa Allotment	10 x 25m	250m²	—	—	2	—	2	—	—	—	—	—	5	2	—	—	—	—	—	—	—	—	2	—	3	—	**16**	**3.3%**
Courtyard Allotment	14 x 25m	350m²	—	—	2	—	1	—	—	—	1	—	6	2	—	—	—	—	—	—	—	—	4	1	2	—	**19**	**3.9%**
Premium Courtyard Allotment	16 x 25m	400m²	—	—	2	—	—	—	—	—	1	—	1	5	—	—	—	—	—	—	—	—	1	1	—	—	**11**	**2.2%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**1**	**0.2%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	—	**2**	**0.4%**
Subtotal			**—**	**—**	**6**	**—**	**3**	**—**	**—**	**—**	**2**	**1**	**12**	**9**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**8**	**6**	**6**	**—**	**53**	**10.8%**
28m - 30m Deep Product																												
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Terrace 6.6m Allotment	6.6 x 28m	185m²	—	—	—	—	—	—	—	—	—	—	—	—	—	10	—	—	—	—	—	—	—	—	—	—	**10**	**2.0%**
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	—	10	—	—	—	—	—	—	10	—	—	—	—	—	—	5	4	4	—	**33**	**6.7%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	—	4	—	—	—	—	—	—	6	—	—	—	—	—	—	2	2	2	—	**16**	**3.3%**
Subtotal			**—**	**—**	**—**	**—**	**—**	**—**	**14**	**—**	**—**	**—**	**—**	**—**	**—**	**26**	**—**	**—**	**—**	**—**	**—**	**—**	**7**	**6**	**6**	**—**	**59**	**12.0%**
30m Deep Product																												
Villa Allotment	10 x 30m	300m²	9	—	7	—	6	1	2	7	4	3	—	3	—	1	2	3	2	—	—	—	5	4	1	—	**60**	**12.2%**
Premium Villa Allotment	12.5 x 30m	375m²	15	—	9	—	12	1	5	8	11	4	5	7	—	1	3	8	3	—	—	—	5	6	6	—	**109**	**22.2%**
Courtyard Allotment	14 x 30m	420m²	4	—	1	—	11	19	9	8	12	6	1	14	—	2	1	15	10	—	—	—	7	7	5	—	**132**	**26.8%**
Traditional Allotment	20 x 30m	600m²	1	—	2	—	3	2	2	4	4	7	—	—	—	1	1	9	5	—	—	—	1	1	2	—	**45**	**9.1%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	3	—	—	—	—	—	—	—	—	—	3	—	—	—	—	—	—	—	—	**6**	**1.2%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Subtotal			**29**	**—**	**19**	**—**	**32**	**26**	**18**	**27**	**31**	**20**	**6**	**24**	**—**	**5**	**7**	**38**	**20**	**—**	**—**	**—**	**18**	**18**	**14**	**—**	**352**	**71.5%**
Total Residential Allotments			**29**	**9**	**27**	**11**	**35**	**26**	**32**	**29**	**33**	**21**	**18**	**35**	**—**	**31**	**7**	**38**	**20**	**—**	**—**	**—**	**33**	**32**	**26**	**—**	**492**	**100%**
Residential Net Density			**18.4 dw/ha**	**54.5 dw/ha**	**16.7 dw/ha**	**54.2 dw/ha**	**19.3 dw/ha**	**12.9 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**	**—**	**32.7 dw/ha**	**24.1 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**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	
Medium Density Allotment			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	**1**	
Balance Super Allotments			—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	**1**	
Sub Total			**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1**	**—**	**—**	**—**	**—**	**1**	**—**	**—**	**—**	**—**	**—**	**—**	**2**	
Total Allotments			**29**	**9**	**27**	**11**	**35**	**26**	**32**	**29**	**33**	**21**	**18**	**35**	**1**	**31**	**7**	**38**	**20**	**1**	**—**	**—**	**33**	**32**	**26**	**—**	**494**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**29**	**9**	**27**	**11**	**35**	**26**	**32**	**29**	**33**	**21**	**18**	**35**	**—**	**31**	**7**	**38**	**20**	**—**	**—**	**—**	**34**	**32**	**27**	**—**	**494**	
Maximum Potential Net Residential Density			**18.4 dw/ha**	**54.5 dw/ha**	**16.7 dw/ha**	**54.2 dw/ha**	**19.3 dw/ha**	**12.9 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**	**—**	**32.7 dw/ha**	**24.1 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**	

Land Budget Stage 5

Land Use	Stage 5Ai	Stage 5Aii	Stage 5Bi	Stage 5Bii	Stage 5C	Stage 5D	Stage 5E	Stage 5F	Stage 5G	Stage 5H	Stage 5Ii	Stage 5Iii	Stage 5Iiii	Stage 5J	Stage 5K	Stage 5L	Stage 5M	Stage 5N	Stage 5O	Stage 5P	Stage 5Q	Stage 5R	Stage 5S	Stage 5T	Overall	
	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	**2.111 ha**	**0.165 ha**	**1.821 ha**	**0.203 ha**	**2.354 ha**	**2.022 ha**	**1.925 ha**	**1.798 ha**	**2.042 ha**	**1.366 ha**	**1.724 ha**	**2.271 ha**	**1.205 ha**	**0.949 ha**	**0.291 ha**	**2.740 ha**	**1.648 ha**	**0.666 ha**	**1.199 ha**	**17.737 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	1.280 ha	1.096 ha	1.198 ha	1.500 ha	0.990 ha	0.652 ha	1.481 ha	—	0.778 ha	0.291 ha	1.892 ha	1.000 ha	—	—	—	1.305 ha	1.185 ha	1.015 ha	—	**19.739 ha**	**37.8%**
Medium Density Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.666 ha	—	—	—	—	—	—	**0.666 ha**	**1.3%**
Balance Super Allotments	—	—	—	—	—	—	—	—	—	—	—	—	0.029 ha	—	—	—	—	—	—	—	—	—	—	—	**0.029 ha**	**0.1%**
Total Area of Allotments	**1.136 ha**	**0.165 ha**	**1.088 ha**	**0.203 ha**	**1.484 ha**	**1.280 ha**	**1.096 ha**	**1.198 ha**	**1.500 ha**	**0.990 ha**	**0.652 ha**	**1.481 ha**	**0.029 ha**	**0.778 ha**	**0.291 ha**	**1.892 ha**	**1.000 ha**	**0.666 ha**	**—**	**—**	**1.305 ha**	**1.185 ha**	**1.015 ha**	**—**	**20.434 ha**	**39.2%**
Road																										
Collector Road	0.535 ha	—	0.201 ha	—	0.544 ha	—	—	—	—	—	0.451 ha	—	1.176 ha	—	—	—	—	—	—	—	—	—	—	0.622 ha	**3.529 ha**	**6.8%**
Local Road	0.395 ha	—	0.532 ha	—	0.326 ha	0.742 ha	0.609 ha	0.526 ha	0.542 ha	0.376 ha	0.621 ha	0.733 ha	—	0.171 ha	—	0.788 ha	0.648 ha	—	—	—	0.749 ha	0.396 ha	0.349 ha	—	**8.503 ha**	**16.3%**
Linear Connections	0.045 ha	—	—	—	—	—	—	0.074 ha	—	—	—	0.057 ha	—	—	—	0.060 ha	—	—	—	—	—	—	—	0.164 ha	**0.400 ha**	**0.8%**
Entry Statements	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**0.975 ha**	**—**	**0.733 ha**	**—**	**0.870 ha**	**0.742 ha**	**0.609 ha**	**0.600 ha**	**0.542 ha**	**0.376 ha**	**1.072 ha**	**0.790 ha**	**1.176 ha**	**0.171 ha**	**—**	**0.848 ha**	**0.648 ha**	**—**	**—**	**—**	**0.749 ha**	**0.396 ha**	**0.349 ha**	**0.786 ha**	**12.432 ha**	**23.8%**
Open Space																										
Corridor Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	17.737 ha	—	—	—	—	**17.737 ha**	**34.0%**
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	*10.710 ha*	—	—	—	—	**10.710 ha**	**20.5%**
District Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.199 ha	—	—	—	—	—	**1.199 ha**	**2.3%**
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
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**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1.199 ha**	**17.737 ha**	**0.150 ha**	**—**	**—**	**—**	**19.306 ha**	**37.0%**

REVISION

K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

Source Information:
Site boundaries: THG.
Adjoining information: DCDB.
Contours: Lidar.

CLIENT
PEET

PROJECT
Flagstone Precinct 1

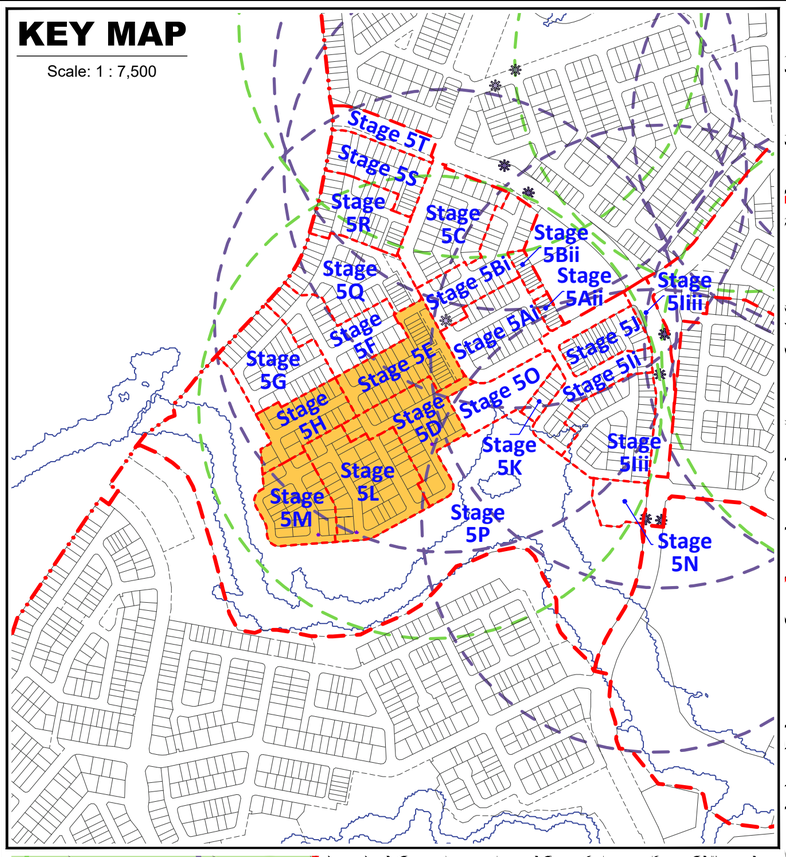
Plan of Subdivision
Stage 5
Overall Statistics

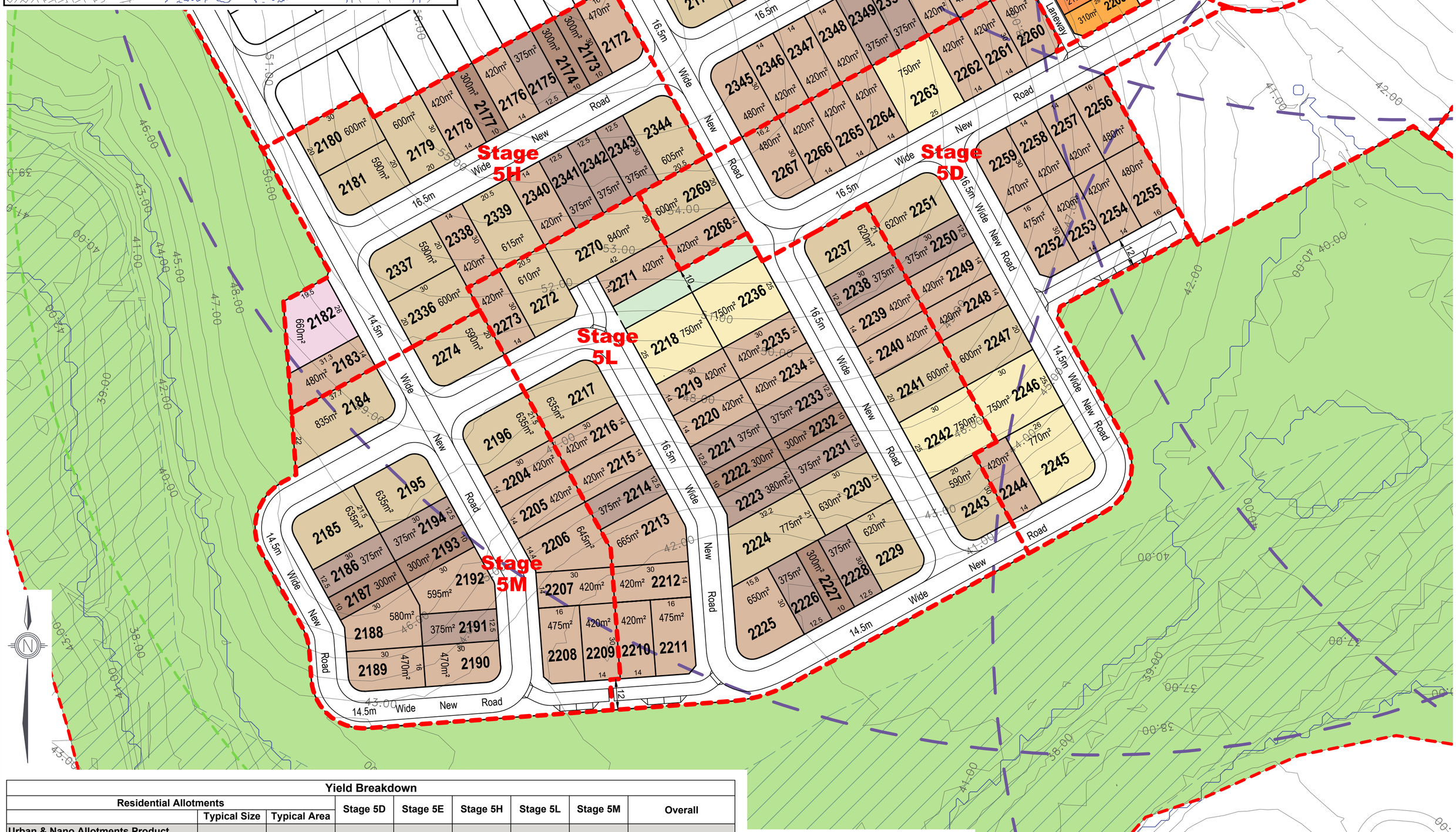
Date.	19 November 2021
Comp By.	WW / JC / MD
Checked By.	DG / MD
DWG Name.	Precinct 1 Stage 5
Job Ref.	110056
Local Authority.	Economic Development Queensland
Locality.	Flagstone
Scale	NTS
Sheet	A1
Plan Ref	**110056 – 404**
Rev	**T**

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

KEY MAP

Scale: 1 : 7,500





Yield Breakdown

Residential Allotments	Typical Size	Typical Area	Stage 5D	Stage 5E	Stage 5H	Stage 5L	Stage 5M	Overall	
Urban & Nano Allotments Product									
Urban Loft	4.7 x 12.5m	50m²	—	—	—	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	—	—	0.0%
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	—	—	0.0%
Subtotal			—	—	—	—	—	—	0.0%
16m Deep Product									
Squat Allotment	14 x 16m	220m²	—	—	—	—	—	—	0.0%
Subtotal			—	—	—	—	—	—	0.0%
25m Deep Product									
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	—	—	0.0%
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	0.0%
Courtyard Allotment	14 x 25m	350m²	—	—	—	—	—	—	0.0%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	—	—	—	0.0%
Premium Traditional Allotment	20 x 25m	500m²	—	—	1	—	—	1	0.7%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	0.0%
Subtotal			—	—	1	—	—	1	0.7%
28m - 30m Deep Product									
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	210m²	—	10	—	—	—	10	7.3%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	4	—	—	—	4	2.9%
Subtotal			—	14	—	—	—	14	10.2%
30m Deep Product									
Villa Allotment	10 x 30m	300m²	1	2	3	3	2	11	8.0%
Premium Villa Allotment	12.5 x 30m	375m²	1	5	4	8	3	21	15.3%
Courtyard Allotment	14 x 30m	420m²	19	9	6	15	10	59	43.1%
Traditional Allotment	20 x 30m	600m²	2	2	7	9	5	25	18.2%
Premium Traditional Allotment	25 x 30m	720m²	3	—	—	3	—	6	4.4%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	0.0%
Subtotal			26	18	20	38	20	122	89.1%
Total Residential Allotments			26	32	21	38	20	137	100.0%
Residential Net Density			12.9 dw/ha	16.6 dw/ha	15.4 dw/ha	13.9 dw/ha	12.1 dw/ha		
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	
Medium Density Allotment			—	—	—	—	—	—	
Balance Super Allotments			—	—	—	—	—	—	
Sub Total			—	—	—	—	—	—	
Total Allotments			26	32	21	38	20	137	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			26	32	21	38	20	137	
Maximum Potential Net Residential Density			12.9 dw/ha	16.6 dw/ha	15.4 dw/ha	13.9 dw/ha	12.1 dw/ha		

Legend

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

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

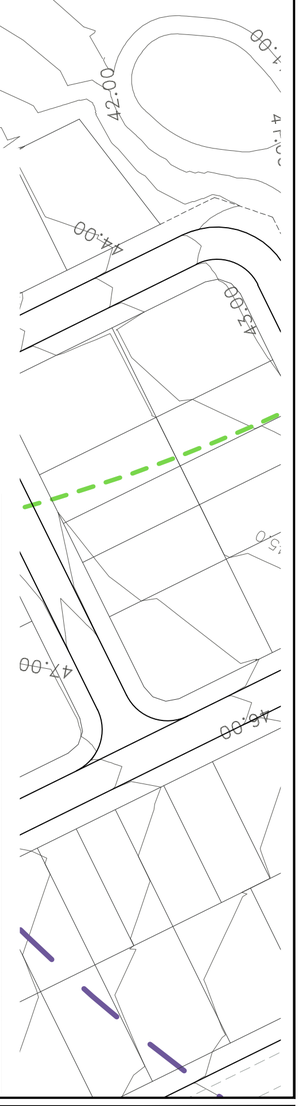
Road linemarkings and turn slots are indicative only and subject to detailed design.

Source Information:

Site boundaries: Registered Survey Plans / Veris.
Adjoining information: DCDB.
Contours: Meinhardt.

Land Budget

Land Use	Stage 5D	Stage 5E	Stage 5H	Stage 5L	Stage 5M	Overall	
	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	**2.022 ha**	**1.925 ha**	**1.366 ha**	**2.740 ha**	**1.648 ha**	**9.701 ha**	**100.0%**
Saleable Area							
Residential Allotments	1.280 ha	1.096 ha	0.990 ha	1.892 ha	1.000 ha	**6.258 ha**	**64.5%**
Medium Density Allotment	—	—	—	—	—	—	0.0%
Balance Super Allotments	—	—	—	—	—	—	0.0%
Total Area of Allotments	**1.280 ha**	**1.096 ha**	**0.990 ha**	**1.892 ha**	**1.000 ha**	**6.258 ha**	**64.5%**
Road							
Collector Road	—	—	—	—	—	—	0.0%
Local Road	0.742 ha	0.609 ha	0.376 ha	0.788 ha	0.648 ha	**3.163 ha**	**32.6%**
Linear Connections	—	—	—	0.060 ha	—	**0.060 ha**	**0.6%**
Entry Statements	—	—	—	—	—	—	0.0%
Total Area of New Road	**0.742 ha**	**0.609 ha**	**0.376 ha**	**0.848 ha**	**0.648 ha**	3.223 ha	33.2%
Open Space							
Corridor Park	—	—	—	—	—	—	0.0%
Conservation (Within Corridor Park)	—	—	—	—	—	—	*0.0%*
District Recreation Park	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	0.220 ha	—	—	—	**0.220 ha**	**2.3%**
Stormwater Detention	—	—	—	—	—	—	0.0%
Total Open Space	—	**0.220 ha**	—	—	—	**0.220 ha**	**2.3%**



REVISION

K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	19 November 2021
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT **PEET**

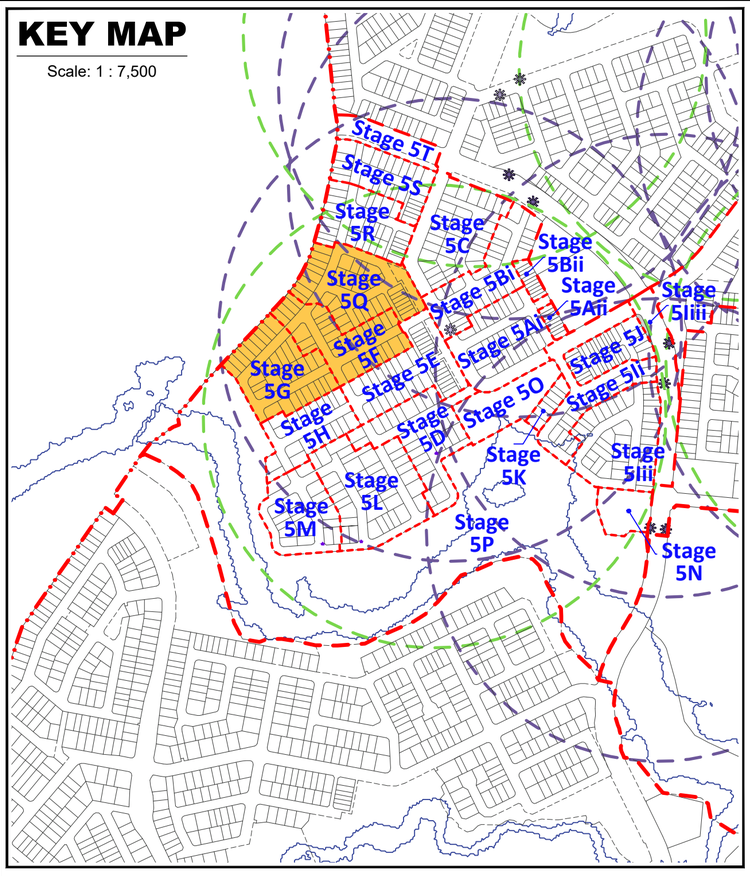
Plan of Subdivision
Stage 5D, E, H, L & M
Allotment Layout

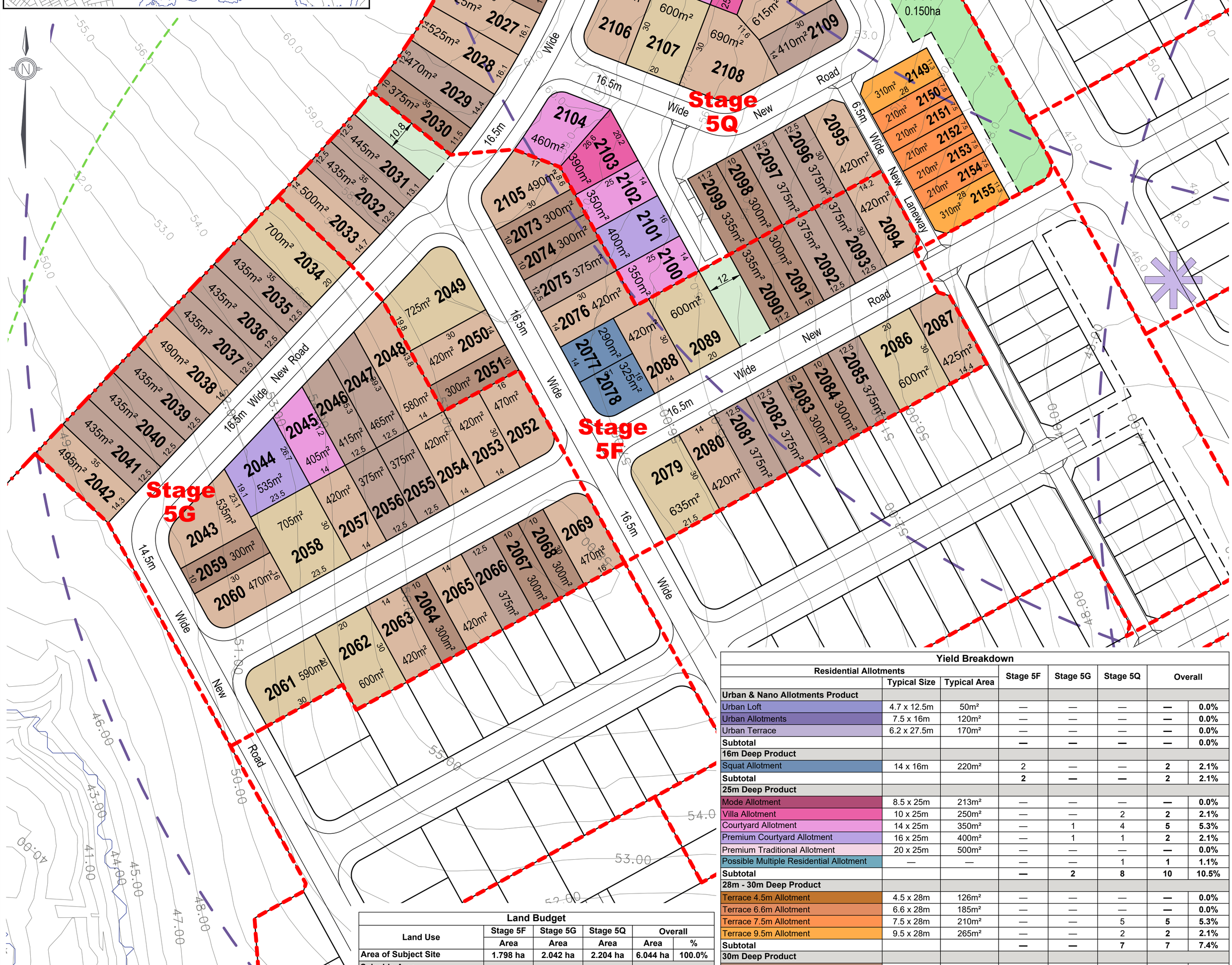
URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 405**	**T**

KEY MAP

Scale: 1 : 7,500





Yield Breakdown

Residential Allotments	Typical Size	Typical Area	Stage 5F	Stage 5G	Stage 5Q	Overall	
Urban & Nano Allotments Product							
Urban Loft	4.7 x 12.5m	50m²	—	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	0.0%
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	0.0%
Subtotal			—	—	—	—	0.0%
16m Deep Product							
Squat Allotment	14 x 16m	220m²	2	—	—	2	2.1%
Subtotal			2	—	—	2	2.1%
25m Deep Product							
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	0.0%
Villa Allotment	10 x 25m	250m²	—	—	2	2	2.1%
Courtyard Allotment	14 x 25m	350m²	—	1	4	5	5.3%
Premium Courtyard Allotment	16 x 25m	400m²	—	1	1	2	2.1%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	1	1	1.1%
Subtotal			—	2	8	10	10.5%
28m - 30m Deep Product							
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	210m²	—	—	5	5	5.3%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	2	2	2.1%
Subtotal			—	—	7	7	7.4%
30m Deep Product							
Villa Allotment	10 x 30m	300m²	7	4	5	16	16.8%
Premium Villa Allotment	12.5 x 30m	375m²	8	11	5	24	25.3%
Courtyard Allotment	14 x 30m	420m²	8	12	7	27	28.4%
Traditional Allotment	20 x 30m	600m²	4	4	1	9	9.5%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	0.0%
Subtotal			27	31	18	76	80.0%
Total Residential Allotments			29	33	33	95	100.0%
Residential Net Density			16.1 dw/ha	16.2 dw/ha	15.0 dw/ha		
Super Lots			Lots	Lots	Lots	Lots	
Medium Density Allotment			—	—	—	—	
Balance Super Allotments			—	—	—	—	
Sub Total			—	—	—	—	
Total Allotments			29	33	33	95	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			29	33	34	96	
Maximum Potential Net Residential Density			16.1 dw/ha	16.2 dw/ha	15.4 dw/ha		

Land Budget

Land Use	Stage 5F Area	Stage 5G Area	Stage 5Q Area	Overall Area	Overall %
Area of Subject Site	1.798 ha	2.042 ha	2.204 ha	6.044 ha	100.0%
Saleable Area					
Residential Allotments	1.198 ha	1.500 ha	1.305 ha	**4.003 ha**	**66.2%**
Medium Density Allotment	—	—	—	—	0.0%
Balance Super Allotments	—	—	—	—	0.0%
Total Area of Allotments	**1.198 ha**	**1.500 ha**	**1.305 ha**	**4.003 ha**	**66.2%**
Road					
Collector Road	—	—	—	—	0.0%
Local Road	0.526 ha	0.542 ha	0.749 ha	**1.817 ha**	**30.1%**
Linear Connections	0.074 ha	—	—	**0.074 ha**	**1.2%**
Entry Statements	—	—	—	—	0.0%
Total Area of New Road	**0.600 ha**	**0.542 ha**	**0.749 ha**	**1.891 ha**	**31.3%**
Open Space					
Corridor Park	—	—	—	—	0.0%
Conservation (Within Corridor Park)	—	—	—	—	*0.0%*
District Recreation Park	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	0.150 ha	**0.150 ha**	**2.5%**
Stormwater Detention	—	—	—	—	0.0%
Total Open Space	—	—	**0.150 ha**	**0.150 ha**	**2.5%**

Legend

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

Scale 1 : 750 @ A1

0 5 10 20 30 40 50

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

REVISION
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

PROJECT **Flagstone Precinct 1**

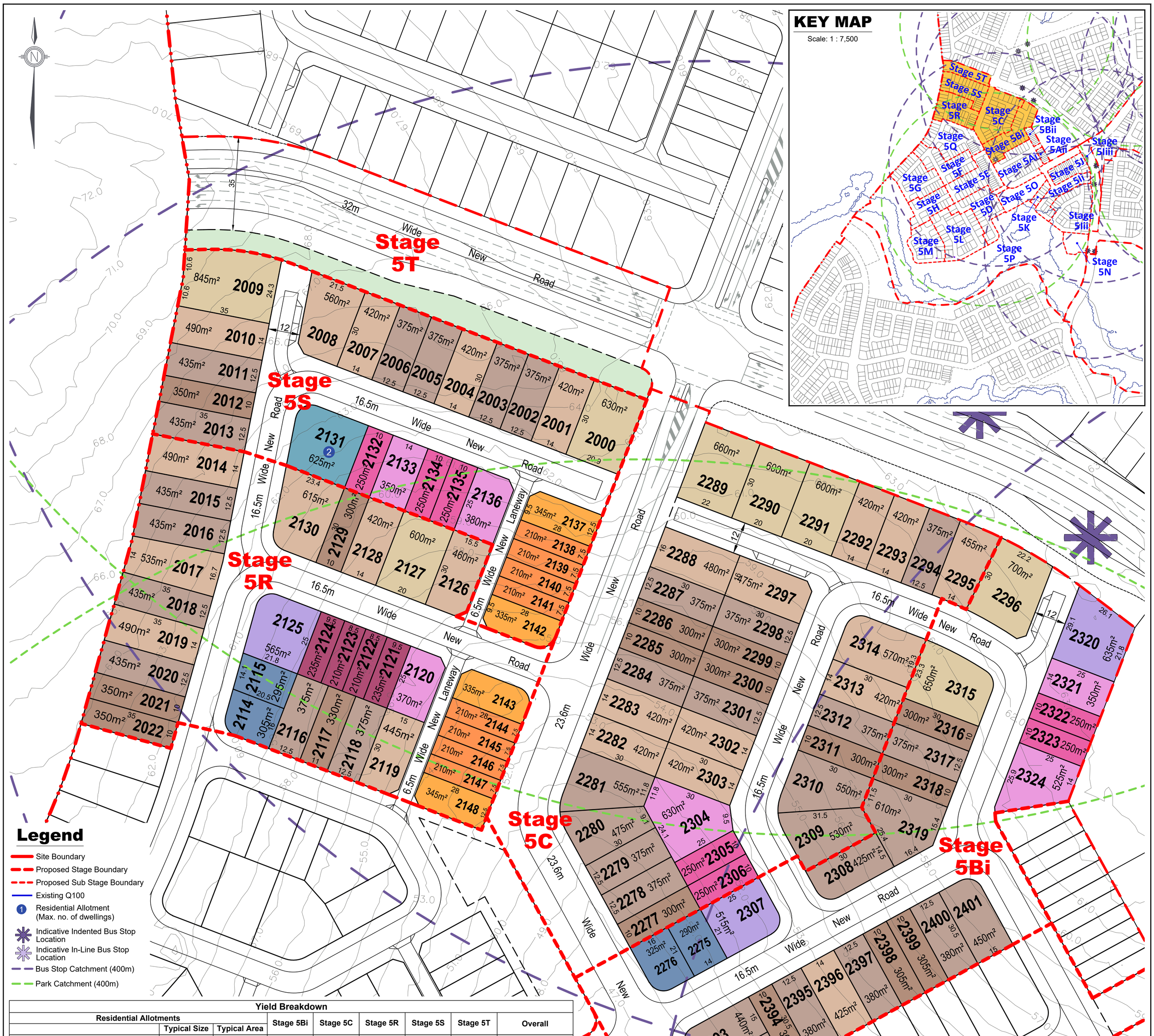
Job Ref.	110056	Date.	19 November 2021
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT **PEET**

Plan of Subdivision
Stage 5F, G & Q
Allotment Layout

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

Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 406**	**T**



Yield Breakdown

Residential Allotments	Typical Size	Typical Area	Stage 5Bi	Stage 5C	Stage 5R	Stage 5S	Stage 5T	Overall	
Urban & Nano Allotments Product									
Urban Loft	4.7 x 12.5m	50m²	—	—	—	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	—	—	0.0%
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	—	—	0.0%
Subtotal			—	—	—	—	—	—	0.0%
16m Deep Product									
Squat Allotment	14 x 16m	220m²	2	—	2	—	—	4	3.3%
Subtotal			**2**	**—**	**2**	**—**	**—**	4	3.3%
25m Deep Product									
Mode Allotment	8.5 x 25m	213m²	—	—	4	—	—	4	3.3%
Villa Allotment	10 x 25m	250m²	2	2	—	3	—	7	5.8%
Courtyard Allotment	14 x 25m	350m²	2	1	1	2	—	6	5.0%
Premium Courtyard Allotment	16 x 25m	400m²	2	—	1	—	—	3	2.5%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	1	—	1	0.8%
Subtotal			**6**	**3**	**6**	**6**	**—**	21	17.5%
28m - 30m Deep Product									
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	210m²	—	—	4	4	—	8	6.7%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	2	2	—	4	3.3%
Subtotal			—	—	**6**	**6**	**—**	12	10.0%
30m Deep Product									
Villa Allotment	10 x 30m	300m²	7	6	4	1	—	18	15.0%
Premium Villa Allotment	12.5 x 30m	375m²	9	12	6	6	—	33	27.5%
Courtyard Allotment	14 x 30m	420m²	1	11	7	5	—	24	20.0%
Traditional Allotment	20 x 30m	600m²	2	3	1	2	—	8	6.7%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	0.0%
Subtotal			**19**	**32**	**18**	**14**	**—**	83	69.2%
Total Residential Allotments			**27**	**35**	**32**	**26**	**—**	120	100.0%
Residential Net Density			**16.7 dw/ha**	**19.3 dw/ha**	**20.2 dw/ha**	**19.1 dw/ha**	**—**		
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	**Lots**	
Medium Density Allotment			—	—	—	—	—	—	
Balance Super Allotments			—	—	—	—	—	—	
Sub Total			—	—	—	—	—	—	
Total Allotments			**27**	**35**	**32**	**26**	**—**	**120**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**27**	**35**	**32**	**27**	**—**	**121**	
Maximum Potential Net Residential Density			**16.7 dw/ha**	**19.3 dw/ha**	**20.2 dw/ha**	**19.8 dw/ha**	**—**		

Land Budget

Land Use	Stage 5Bi	Stage 5C	Stage 5R	Stage 5S	Stage 5T	Overall	
	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	**1.821 ha**	**2.354 ha**	**1.581 ha**	**1.364 ha**	**0.786 ha**	**7.906 ha**	**100.0%**
Saleable Area							
Residential Allotments	1.088 ha	1.484 ha	1.185 ha	1.015 ha	—	**4.772 ha**	**60.4%**
Medium Density Allotment	—	—	—	—	—	**—**	**0.0%**
Balance Super Allotments	—	—	—	—	—	**—**	**0.0%**
Total Area of Allotments	**1.088 ha**	**1.484 ha**	**1.185 ha**	**1.015 ha**	**—**	**4.772 ha**	**60.4%**
Road							
Collector Road	0.201 ha	0.544 ha	—	—	0.622 ha	**1.367 ha**	**17.3%**
Local Road	0.532 ha	0.326 ha	0.396 ha	0.349 ha	—	**1.603 ha**	**20.3%**
Linear Connections	—	—	—	—	0.164 ha	**0.164 ha**	**2.1%**
Entry Statements	—	—	—	—	—	**—**	**0.0%**
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%**
Open Space							
Corridor Park	—	—	—	—	—	**—**	**0.0%**
Conservation (Within Corridor Park)	—	—	—	—	—	**—**	***0.0%***
District Recreation Park	—	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	—	**—**	**0.0%**
Local Recreation Park	—	—	—	—	—	**—**	**0.0%**
Local Linear Recreation Park	—	—	—	—	—	**—**	**0.0%**
Stormwater Detention	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Scale 1 : 750 @ A1
0 5 10 20 30 40 50

REVISION
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	19 November 2021
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT **PEET**

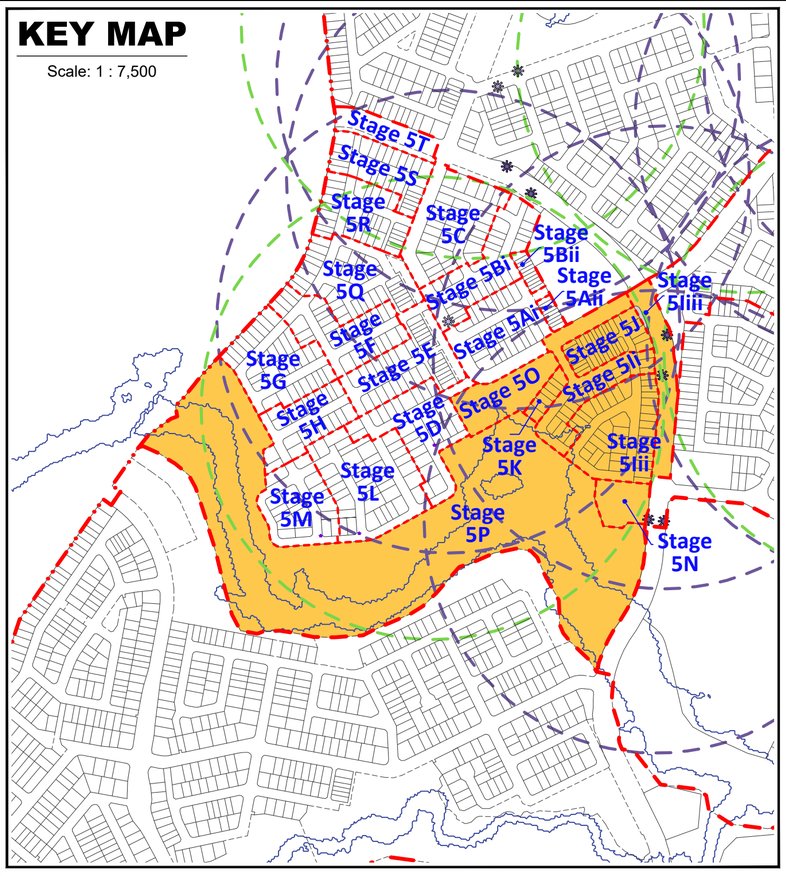
Plan of Subdivision
Stage 5Bi, C, R, S & T
Allotment Layout

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

Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 407**	**T**

KEY MAP

Scale: 1 : 7,500



Legend

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

Scale 1 : 750 @ A1

0 5 10 20 30 40 50

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

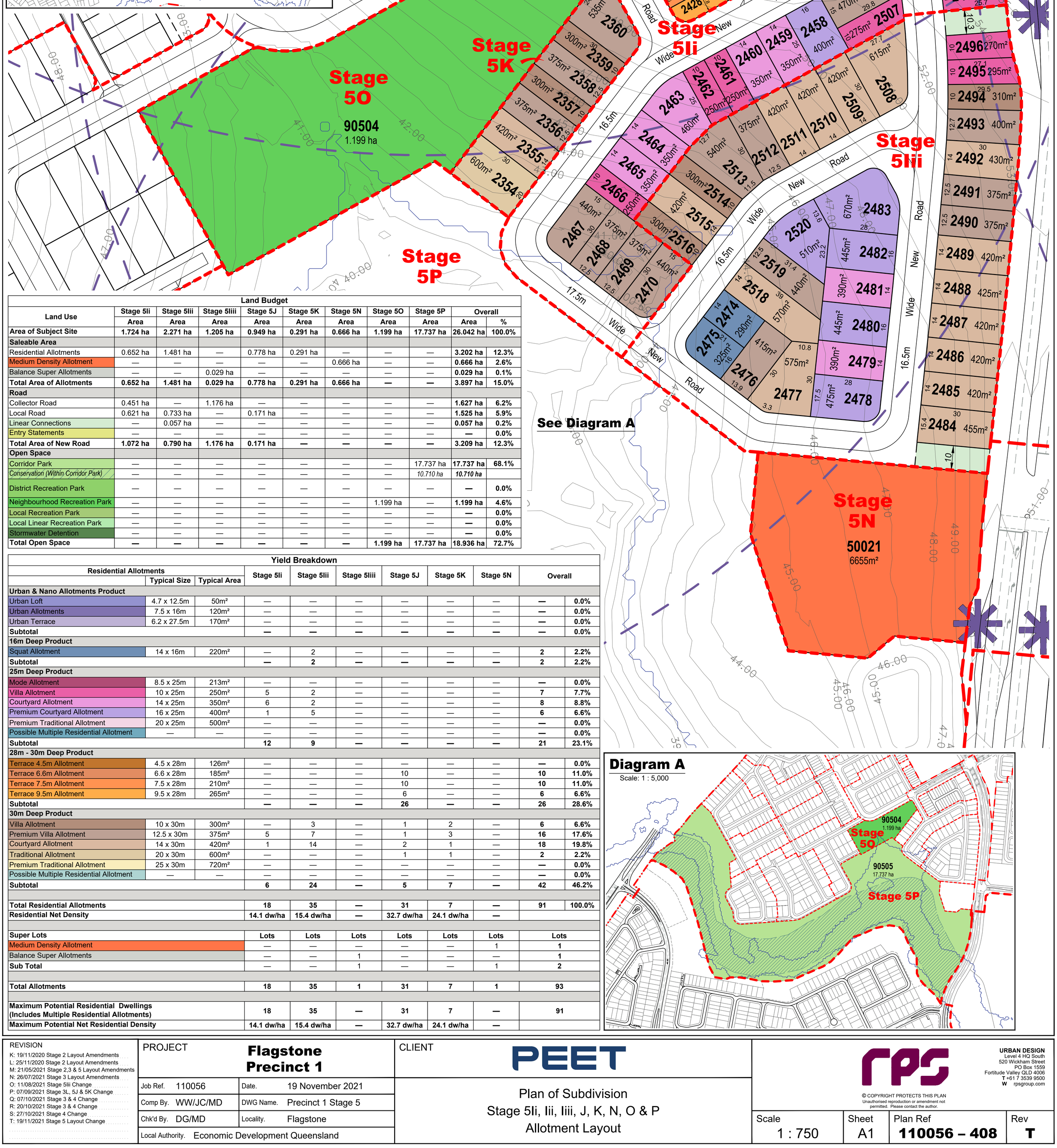
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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



Land Budget

Land Use	Stage 5li	Stage 5lii	Stage 5liii	Stage 5J	Stage 5K	Stage 5N	Stage 5O	Stage 5P	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Subject Site	**1.724 ha**	**2.271 ha**	**1.205 ha**	**0.949 ha**	**0.291 ha**	**0.666 ha**	**1.199 ha**	**17.737 ha**	**26.042 ha**	**100.0%**
Saleable Area										
Residential Allotments	0.652 ha	1.481 ha	—	0.778 ha	0.291 ha	—	—	—	**3.202 ha**	**12.3%**
Medium Density Allotment	—	—	—	—	—	0.666 ha	—	—	**0.666 ha**	**2.6%**
Balance Super Allotments	—	—	0.029 ha	—	—	—	—	—	**0.029 ha**	**0.1%**
Total Area of Allotments	**0.652 ha**	**1.481 ha**	**0.029 ha**	**0.778 ha**	**0.291 ha**	**0.666 ha**	**—**	**—**	**3.897 ha**	**15.0%**
Road										
Collector Road	0.451 ha	—	1.176 ha	—	—	—	—	—	**1.627 ha**	**6.2%**
Local Road	0.621 ha	0.733 ha	—	0.171 ha	—	—	—	—	**1.525 ha**	**5.9%**
Linear Connections	—	0.057 ha	—	—	—	—	—	—	**0.057 ha**	**0.2%**
Entry Statements	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**1.072 ha**	**0.790 ha**	**1.176 ha**	**0.171 ha**	**—**	**—**	**—**	**—**	**3.209 ha**	**12.3%**
Open Space										
Corridor Park	—	—	—	—	—	—	—	17.737 ha	**17.737 ha**	**68.1%**
Conservation (Within Corridor Park)	—	—	—	—	—	—	—	*10.710 ha*	***10.710 ha***	
District Recreation Park	—	—	—	—	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	—	—	1.199 ha	—	**1.199 ha**	**4.6%**
Local Recreation Park	—	—	—	—	—	—	—	—	**—**	**0.0%**
Local Linear Recreation Park	—	—	—	—	—	—	—	—	**—**	**0.0%**
Stormwater Detention	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**—**	**—**	**—**	**1.199 ha**	**17.737 ha**	**18.936 ha**	**72.7%**

Yield Breakdown

Residential Allotments	Typical Size	Typical Area	Stage 5li	Stage 5lii	Stage 5liii	Stage 5J	Stage 5K	Stage 5N	Overall	
Urban & Nano Allotments Product										
Urban Loft	4.7 x 12.5m	50m²	—	—	—	—	—	—	**—**	**0.0%**
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	—	—	**—**	**0.0%**
Urban Terrace	6.2 x 27.5m	170m²	—	—	—	—	—	—	**—**	**0.0%**
Subtotal			**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.0%**
16m Deep Product										
Squat Allotment	14 x 16m	220m²	—	2	—	—	—	—	**2**	**2.2%**
Subtotal			**—**	**2**	**—**	**—**	**—**	**—**	**2**	**2.2%**
25m Deep Product										
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	—	—	**—**	**0.0%**
Villa Allotment	10 x 25m	250m²	5	2	—	—	—	—	**7**	**7.7%**
Courtyard Allotment	14 x 25m	350m²	6	2	—	—	—	—	**8**	**8.8%**
Premium Courtyard Allotment	16 x 25m	400m²	1	5	—	—	—	—	**6**	**6.6%**
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	**—**	**0.0%**
Subtotal			**12**	**9**	**—**	**—**	**—**	**—**	**21**	**23.1%**
28m - 30m Deep Product										
Terrace 4.5m Allotment	4.5 x 28m	126m²	—	—	—	—	—	—	**—**	**0.0%**
Terrace 6.6m Allotment	6.6 x 28m	185m²	—	—	—	10	—	—	**10**	**11.0%**
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	10	—	—	**10**	**11.0%**
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	6	—	—	**6**	**6.6%**
Subtotal			**—**	**—**	**—**	**26**	**—**	**—**	**26**	**28.6%**
30m Deep Product										
Villa Allotment	10 x 30m	300m²	—	3	—	1	2	—	**6**	**6.6%**
Premium Villa Allotment	12.5 x 30m	375m²	5	7	—	1	3	—	**16**	**17.6%**
Courtyard Allotment	14 x 30m	420m²	1	14	—	2	1	—	**18**	**19.8%**
Traditional Allotment	20 x 30m	600m²	—	—	—	1	1	—	**2**	**2.2%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	**—**	**0.0%**
Subtotal			**6**	**24**	**—**	**5**	**7**	**—**	**42**	**46.2%**
Total Residential Allotments			**18**	**35**	**—**	**31**	**7**	**—**	**91**	**100.0%**
Residential Net Density			**14.1 dw/ha**	**15.4 dw/ha**	**—**	**32.7 dw/ha**	**24.1 dw/ha**	**—**		

Super Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots
Medium Density Allotment	—	—	—	—	—	1	**1**
Balance Super Allotments	—	—	1	—	—	—	**1**
Sub Total	—	—	1	—	—	1	**2**
Total Allotments	**18**	**35**	**1**	**31**	**7**	**1**	**93**
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**18**	**35**	**—**	**31**	**7**	**—**	**91**
Maximum Potential Net Residential Density	**14.1 dw/ha**	**15.4 dw/ha**	**—**	**32.7 dw/ha**	**24.1 dw/ha**	**—**	

Diagram A

Scale: 1 : 5,000

REVISION
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

PROJECT **Flagstone Precinct 1**

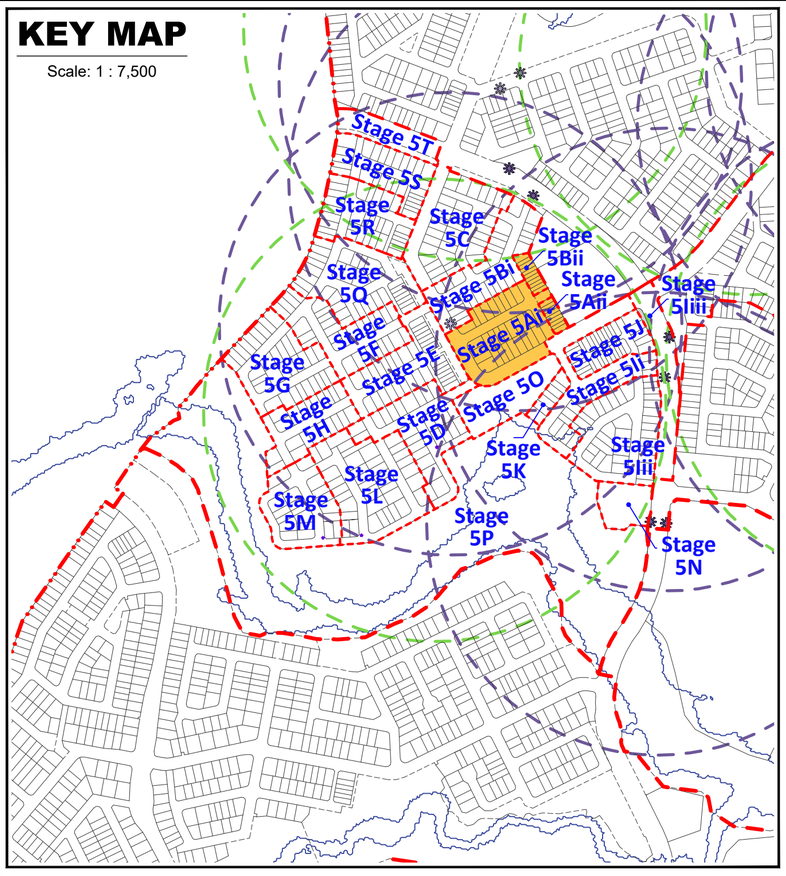
Job Ref.	110056	Date.	19 November 2021
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT **PEET**

Plan of Subdivision
Stage 5Ii, Iii, Iiii, J, K, N, O & P
Allotment Layout

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

Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 408**	**T**



Yield Breakdown

Residential Allotments	Typical Size	Typical Area	Stage 5Ai	Stage 5Aii	Stage 5Bii	Overall	
Urban & Nano Allotments Product							
Urban Loft	4.7 x 12.5m	50m²	—	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	0.0%
Urban Terrace	6.2 x 27.5m	170m²	—	9	11	20	40.8%
Subtotal			—	**9**	**11**	**20**	**40.8%**
16m Deep Product							
Squat Allotment	14 x 16m	220m²	—	—	—	—	0.0%
Subtotal			—	—	—	—	0.0%
25m Deep Product							
Mode Allotment	8.5 x 25m	213m²	—	—	—	—	0.0%
Villa Allotment	10 x 25m	250m²	—	—	—	—	0.0%
Courtyard Allotment	14 x 25m	350m²	—	—	—	—	0.0%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	—	—	0.0%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	0.0%
Subtotal			—	—	—	—	0.0%
28m - 30m Deep Product							
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	210m²	—	—	—	—	0.0%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	0.0%
Subtotal			—	—	—	—	0.0%
30m Deep Product							
Villa Allotment	10 x 30m	300m²	9	—	—	**9**	**18.4%**
Premium Villa Allotment	12.5 x 30m	375m²	15	—	—	**15**	**30.6%**
Courtyard Allotment	14 x 30m	420m²	4	—	—	**4**	**8.2%**
Traditional Allotment	20 x 30m	600m²	1	—	—	**1**	**2.0%**
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	0.0%
Subtotal			29	—	—	**29**	**59.2%**
Total Residential Allotments			**29**	**9**	**11**	**49**	**100.0%**
Residential Net Density			**18.4 dw/ha**	**54.5 dw/ha**	**54.2 dw/ha**		
Super Lots			**Lots**	**Lots**	**Lots**	**Lots**	
Medium Density Allotment			—	—	—	—	
Balance Super Allotments			—	—	—	—	
Sub Total			—	—	—	—	
Total Allotments			**29**	**9**	**11**	**49**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			**29**	**9**	**11**	**49**	
Maximum Potential Net Residential Density			**18.4 dw/ha**	**54.5 dw/ha**	**54.2 dw/ha**		

Land Budget

Land Use	Stage 5Ai	Stage 5Aii	Stage 5Bii	Overall	
	Area	Area	Area	Area	%
Area of Subject Site	**2.111 ha**	**0.165 ha**	**0.203 ha**	**2.479 ha**	**100.0%**
Saleable Area					
Residential Allotments	1.136 ha	0.165 ha	0.203 ha	**1.504 ha**	**60.7%**
Medium Density Allotment	—	—	—	—	0.0%
Balance Super Allotments	—	—	—	—	0.0%
Total Area of Allotments	**1.136 ha**	**0.165 ha**	**0.203 ha**	**1.504 ha**	**60.7%**
Road					
Collector Road	0.535 ha	—	—	**0.535 ha**	**21.6%**
Local Road	0.395 ha	—	—	**0.395 ha**	**15.9%**
Linear Connections	0.045 ha	—	—	**0.045 ha**	**1.8%**
Entry Statements	—	—	—	—	0.0%
Total Area of New Road	**0.975 ha**	**—**	**—**	**0.975 ha**	**39.3%**
Open Space					
Corridor Park	—	—	—	—	0.0%
Conservation (Within Corridor Park)	—	—	—	—	0.0%
District Recreation Park	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	0.0%
Total Open Space	—	—	—	—	0.0%

Legend

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

Scale 1 : 500 @ A1

0 5 10 15 20 25 30

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

REVISION
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	19 November 2021
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT PEET

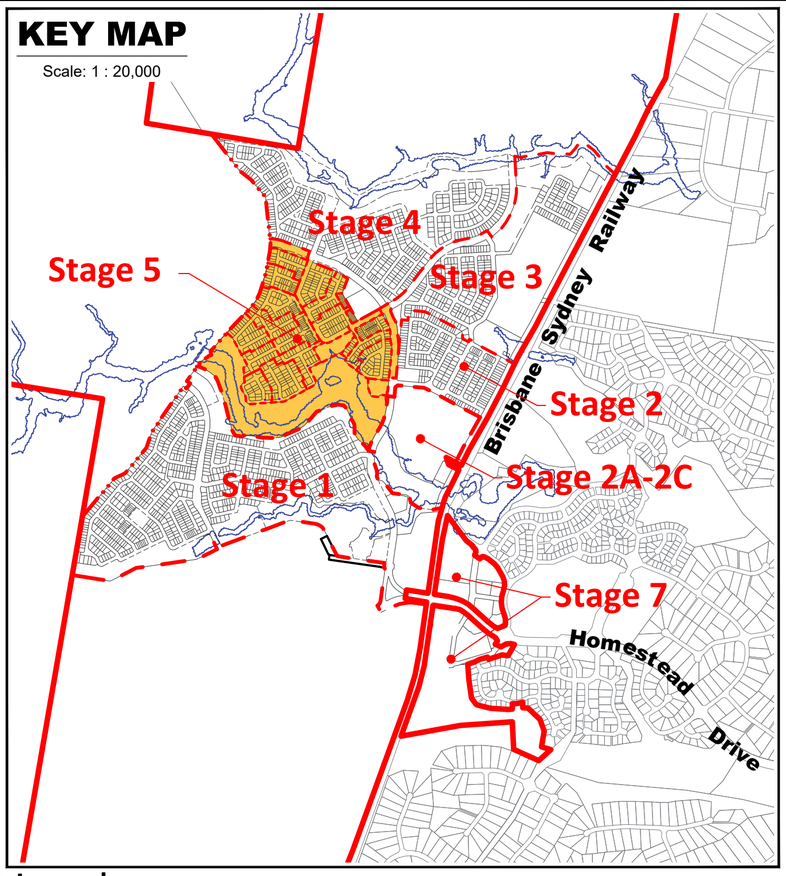
Plan of Subdivision
Stage 5Ai, Aii & Bii
Allotment Layout

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

Scale	Sheet	Plan Ref	Rev
1 : 500	A1	**110056 – 409**	**T**

KEY MAP

Scale: 1 : 20,000



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

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Legend

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

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

Allotment Details
- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- 2m High Solid Timber Fence
- Preferred 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 : 2000 @ A1

0 20 40 60 80 100 120

Notes:

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

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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. 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.
18. 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
19. 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.
20. 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)
21. Private open space must be directly accessible from a living space.

On-site car parking and driveways
22. 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).
23. 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."
24. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
25. 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.
26. 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.
27. 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.
28. Maximum of one driveway per dwelling unless it is a MR lot.
29. 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.
30. 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.
31. Driveways must be completed prior to occupation of the dwelling.

Fencing
32. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
33. 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.
34. 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.
35. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
36. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
37. 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
38. 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.
39. No timber retaining walls over 1.0m or adjoining parks or public streets.
40. Walls over 1.0m require RPEQ certification.

Building Articulation
41. 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
42. 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.
43. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
44. 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.
45. 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.
46. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
47. Screened drying and rubbish bins area must be behind the main face of the dwelling.
48. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings
49. 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.
50. 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.
51. 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)
52. Buildings must address all street frontages with driveways, pedestrian entries or both.
53. All dwellings must have a clearly identifiable front door, which is undercover.
54. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.
55. Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

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

Definitions
Laneway Allotment - Allotments serviced by a laneway.

REVISION
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	19 November 2021
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT PEET

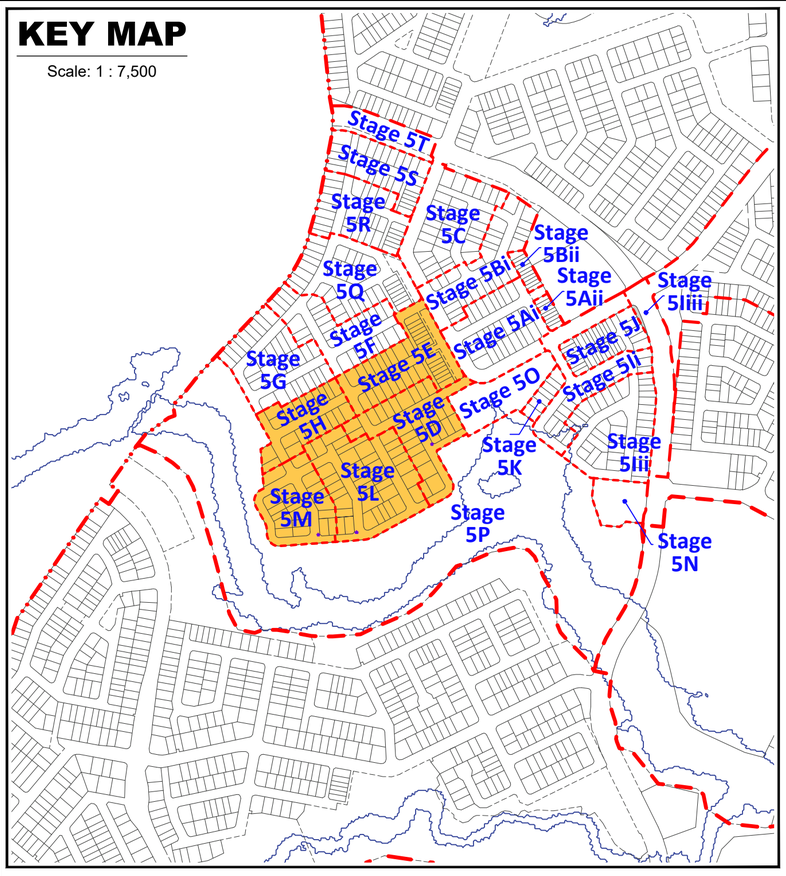
Plan of Development
Stage 5 Overall
Residential Allotments

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

Scale	Sheet	Plan Ref	Rev
1 : 2000	A1	110056 – 410	T

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

Legend

General

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

Open Space

- Local Linear Recreation Park
- Linear Connections

Allotment Details

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

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Scale 1 : 1000 @ A1

0 5 10 20 30 40 50 60

Notes:

General

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

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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. 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.
18. 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

19. 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.
20. 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)
21. Private open space must be directly accessible from a living space.

On-site car parking and driveways

22. 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).
23. 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."
24. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
25. 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.
26. 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.
27. 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.
28. Maximum of one driveway per dwelling unless it is a MR lot.
29. 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.
30. 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.
31. Driveways must be completed prior to occupation of the dwelling.

Fencing

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

38. 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.
39. No timber retaining walls over 1.0m or adjoining parks or public streets.
40. Walls over 1.0m require RPEQ certification.

Building Articulation

41. 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
42. 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.
43. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
44. 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.
45. 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.
46. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
47. Screened drying and rubbish bins area must be behind the main face of the dwelling.
48. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

49. 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.
50. 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.
51. 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)

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

Additional Criteria for Secondary Dwellings

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

Definitions

Laneway Allotment - Allotments serviced by a laneway.

REVISION
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

PROJECT	**Flagstone Precinct 1**	CLIENT	PEET
Job Ref.	110056	Date.	19 November 2021
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

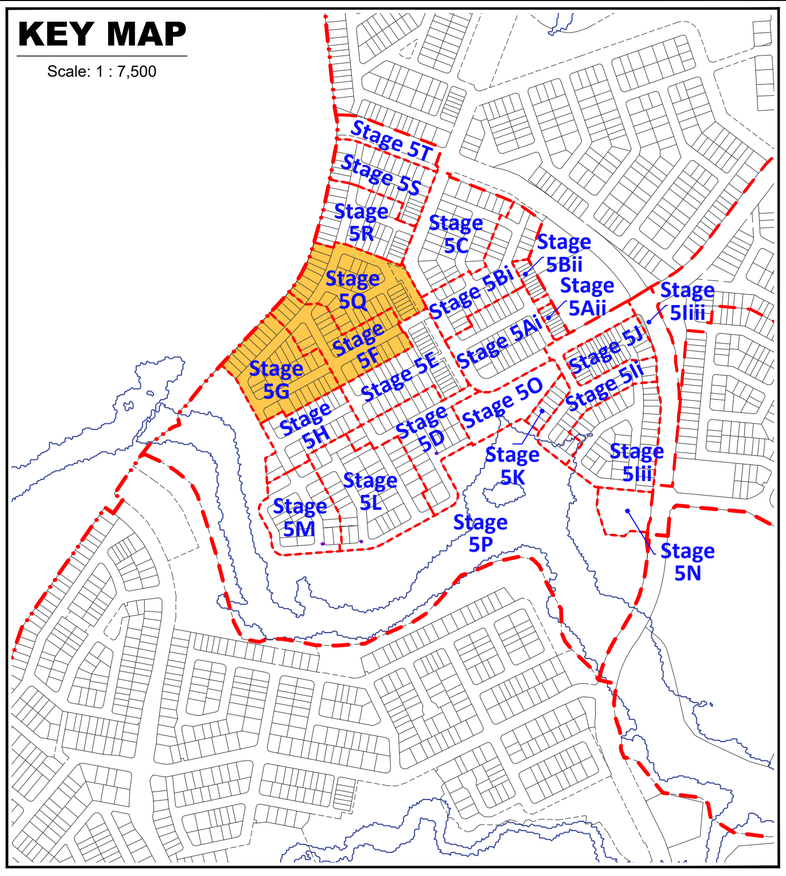
Plan of Development
Stage 5D, E, H, L & M
Residential Allotments

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

Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 411**	**T**

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

Legend

General

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

Open Space

- Local Linear Recreation Park
- Linear Connections

Allotment Details

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

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Notes:

General

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

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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. 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.
18. 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

19. 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.
20. 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)
21. Private open space must be directly accessible from a living space.

On-site car parking and driveways

22. 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).
23. 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."
24. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
25. 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.
26. 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.
27. 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.
28. Maximum of one driveway per dwelling unless it is a MR lot.
29. 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.
30. 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.
31. Driveways must be completed prior to occupation of the dwelling.

Fencing

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

38. 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.
39. No timber retaining walls over 1.0m or adjoining parks or public streets.
40. Walls over 1.0m require RPEQ certification.

Building Articulation

41. 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
42. 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.
43. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
44. 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.
45. 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.
46. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
47. Screened drying and rubbish bins area must be behind the main face of the dwelling.
48. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

49. 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.
50. 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.
51. 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)

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

Additional Criteria for Secondary Dwellings

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

Definitions

Laneway Allotment - Allotments serviced by a laneway.

REVISION
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	19 November 2021
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

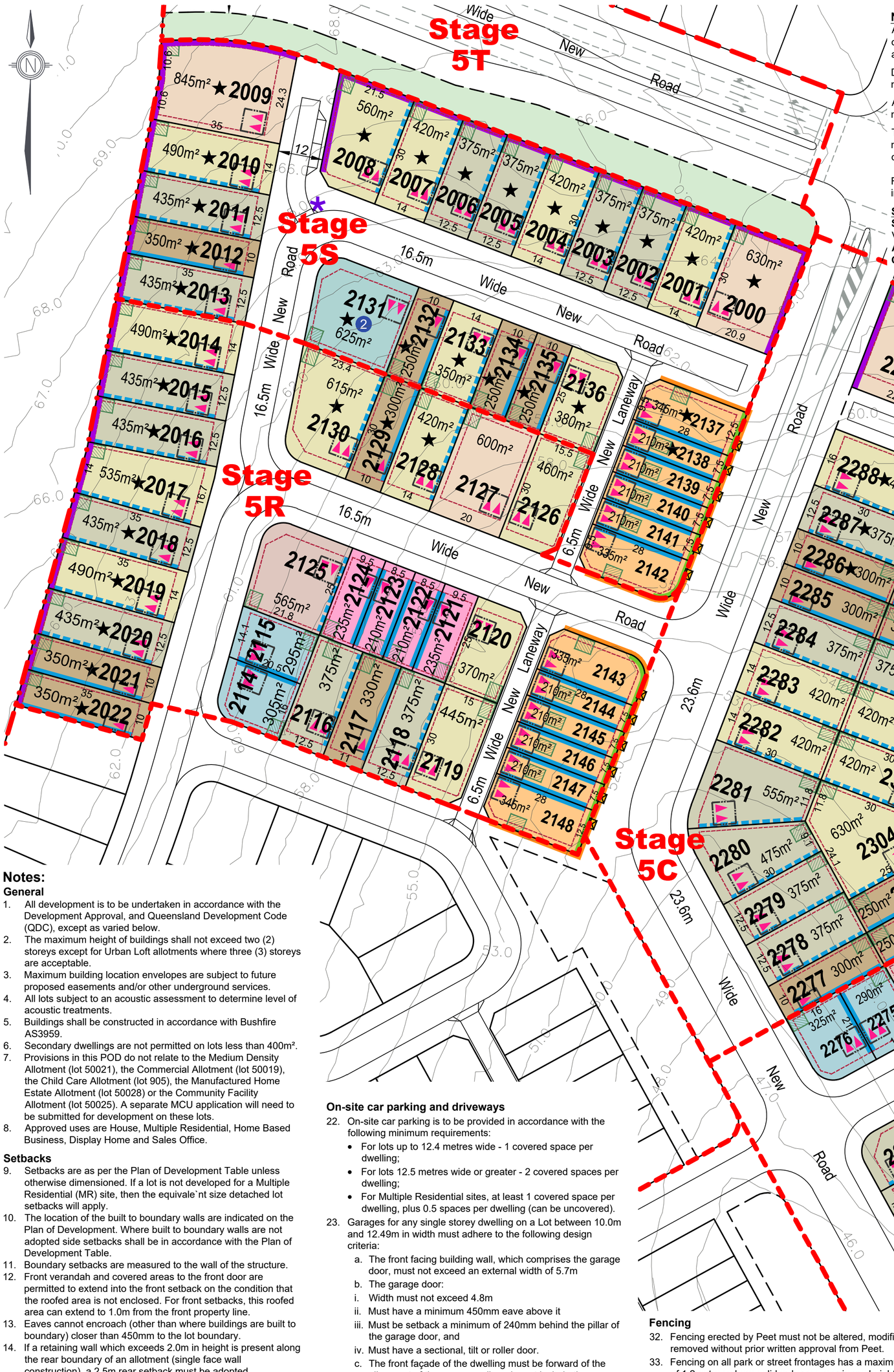
CLIENT **PEET**

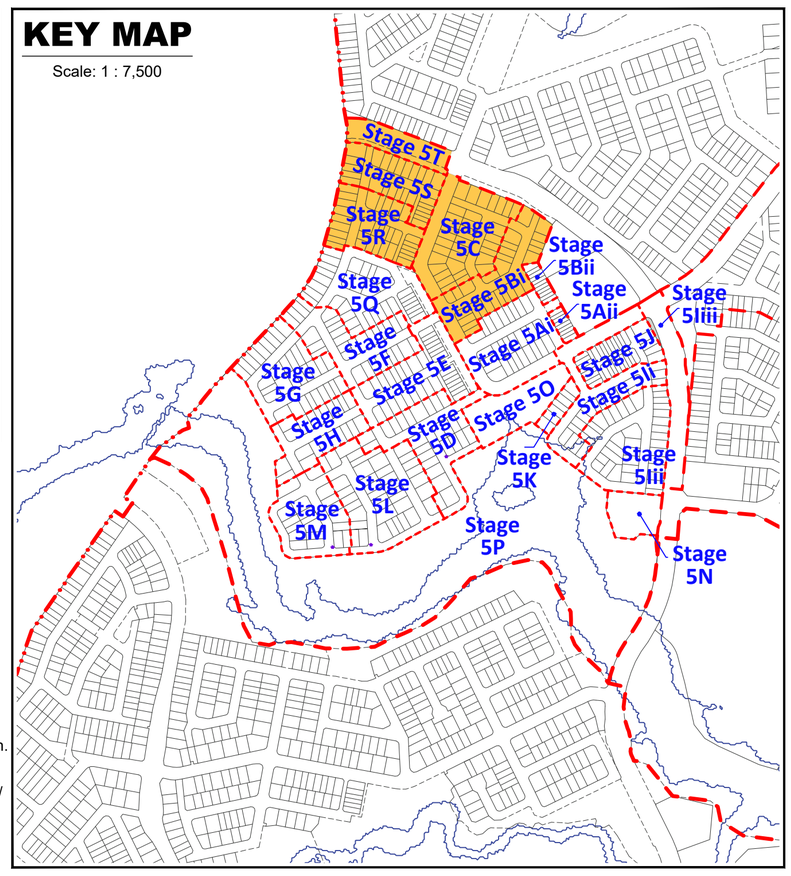
Plan of Development
Stage 5F, G & Q
Residential Allotments

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

Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	**110056 – 412**	**T**

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





Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Notes:

General

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

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. 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.
18. 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

19. 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.
20. 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)
21. Private open space must be directly accessible from a living space.

On-site car parking and driveways

22. 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).
23. 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."
24. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
25. 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.
26. 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.
27. 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.
28. Maximum of one driveway per dwelling unless it is a MR lot.
29. 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.
30. 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.
31. Driveways must be completed prior to occupation of the dwelling.

Fencing

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

38. 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.
39. No timber retaining walls over 1.0m or adjoining parks or public streets.
40. Walls over 1.0m require RPEQ certification.

Building Articulation

41. 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
42. 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.
43. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
44. 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.
45. 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.
46. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
47. Screened drying and rubbish bins area must be behind the main face of the dwelling.
48. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

49. 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.
50. 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.
51. 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)

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

Additional Criteria for Secondary Dwellings

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

Definitions

Laneway Allotment - Allotments serviced by a laneway.

REVISION
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

PROJECT	**Flagstone Precinct 1**
Job Ref.	110056
Date.	19 November 2021
Comp By.	WW/JC/MD
DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD
Locality.	Flagstone
Local Authority.	Economic Development Queensland

CLIENT: PEET

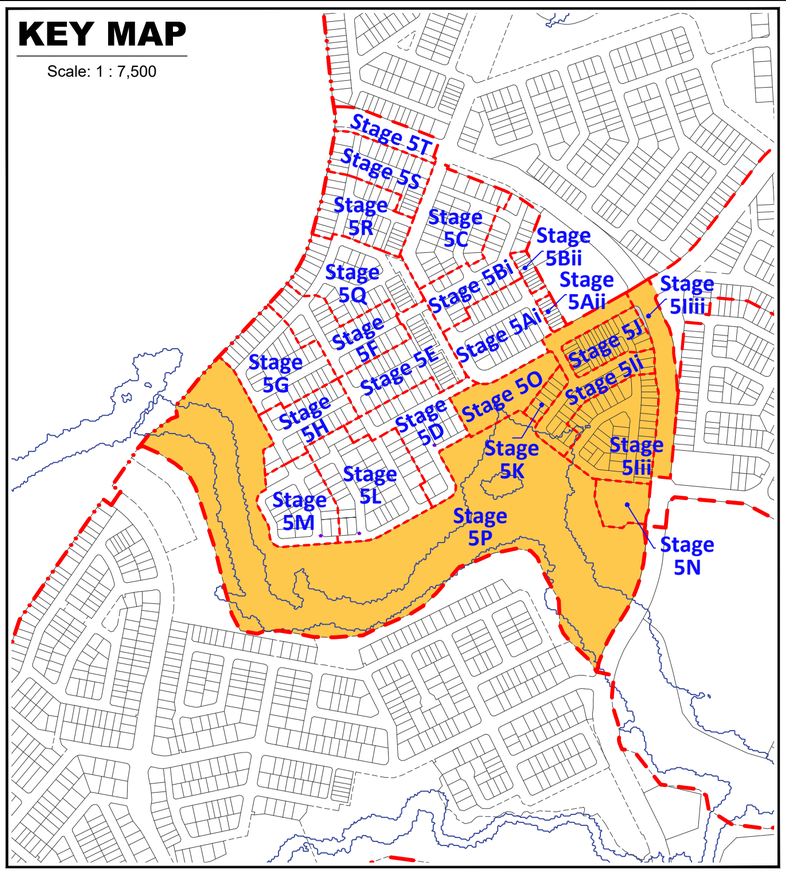
Plan of Development
Stage 5Bi, R, S & T
Residential Allotments

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

Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 413**	**T**

KEY MAP

Scale: 1 : 7,500



Scale 1 : 750 @ A1

0 5 10 20 30 40 50

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

Note:

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

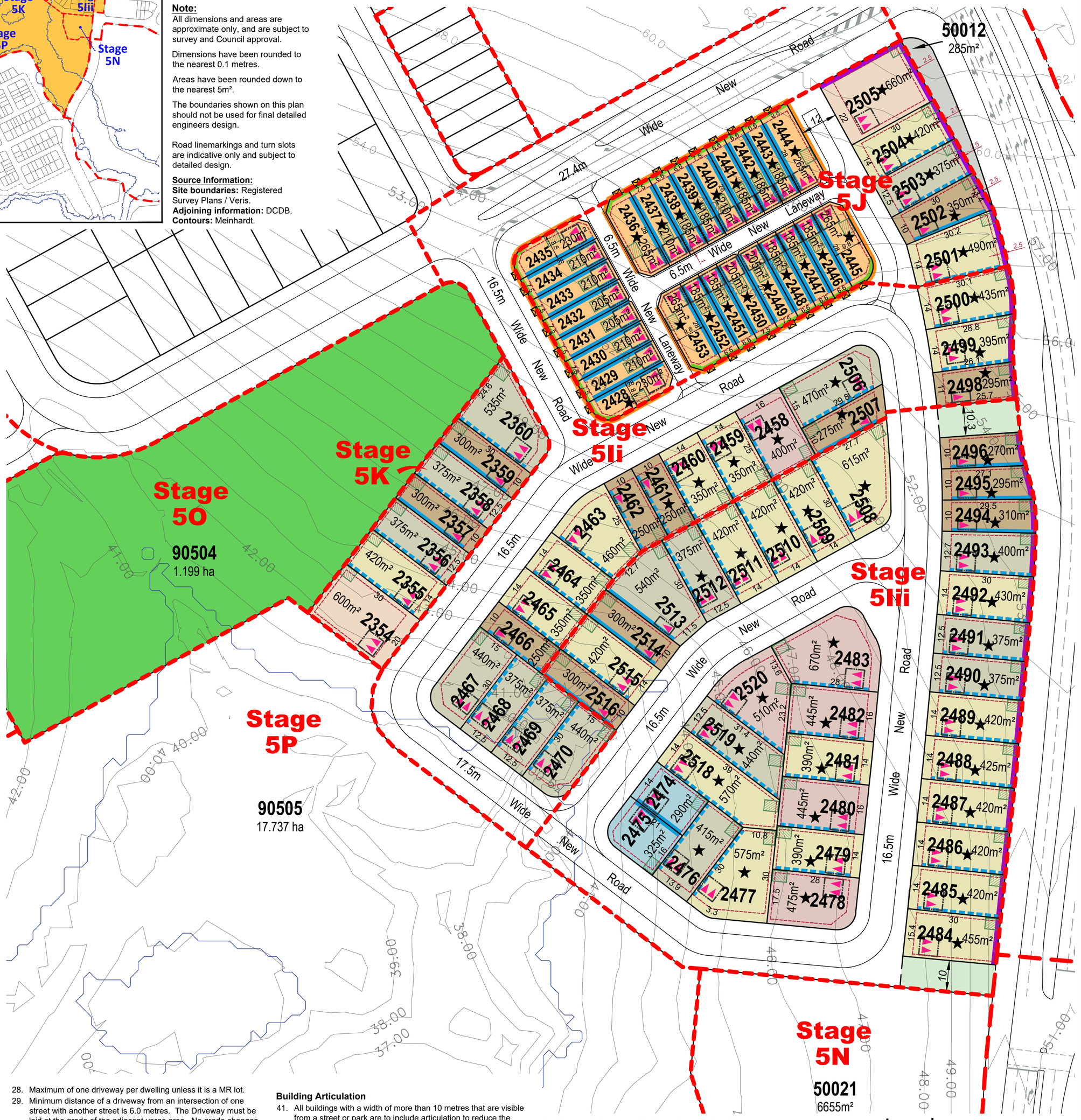
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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



Notes:

General

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

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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. 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.
18. 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

19. 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.
20. 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)
21. Private open space must be directly accessible from a living space.

On-site car parking and driveways

22. 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).
23. 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."
24. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
25. 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.
26. 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.
27. 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.
28. Maximum of one driveway per dwelling unless it is a MR lot.
29. 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.
30. 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.
31. Driveways must be completed prior to occupation of the dwelling.

Fencing

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

38. 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.
39. No timber retaining walls over 1.0m or adjoining parks or public streets.
40. Walls over 1.0m require RPEQ certification.

Building Articulation

41. 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
42. 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.
43. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
44. 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.
45. 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.
46. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
47. Screened drying and rubbish bins area must be behind the main face of the dwelling.
48. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

49. 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.
50. 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.
51. 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)

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

Additional Criteria for Secondary Dwellings

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

Definitions

Laneway Allotment - Allotments serviced by a laneway.

Legend

General

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

Open Space

- Conservation Park
- Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Linear Connections

Allotment Details

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

REVISION
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

PROJECT **Flagstone Precinct 1**

Job Ref.	110056	Date.	19 November 2021
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT **PEET**

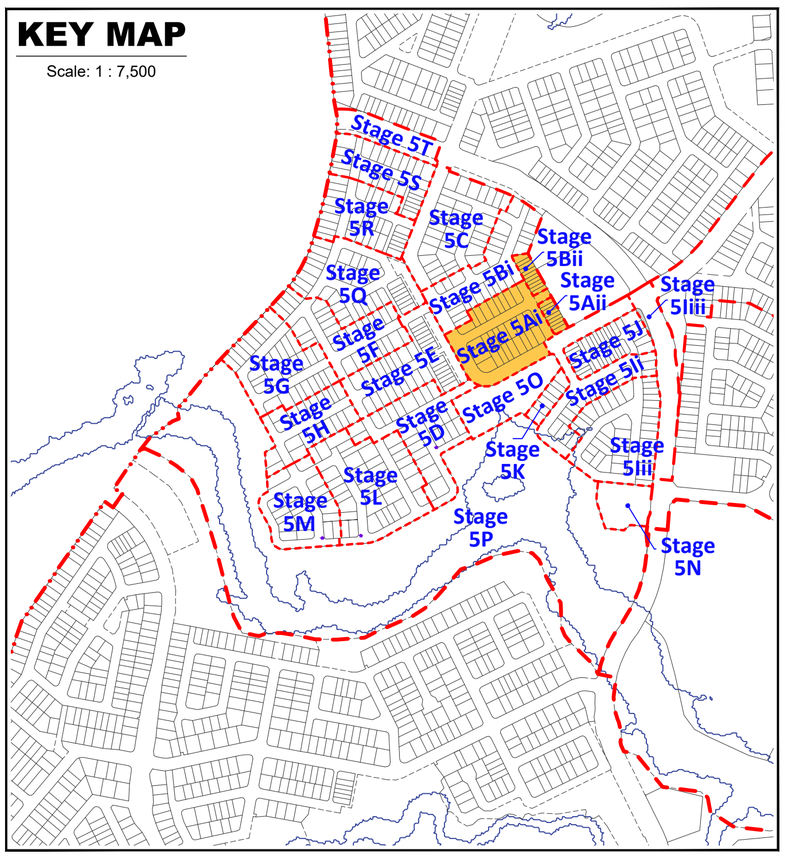
Plan of Development
Stage 5Ii, Iii, J, K, N, O & P
Residential Allotments

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

Scale	Sheet	Plan Ref	Rev
1 : 750	A1	**110056 – 414**	**T**

KEY MAP

Scale: 1 : 7,500



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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

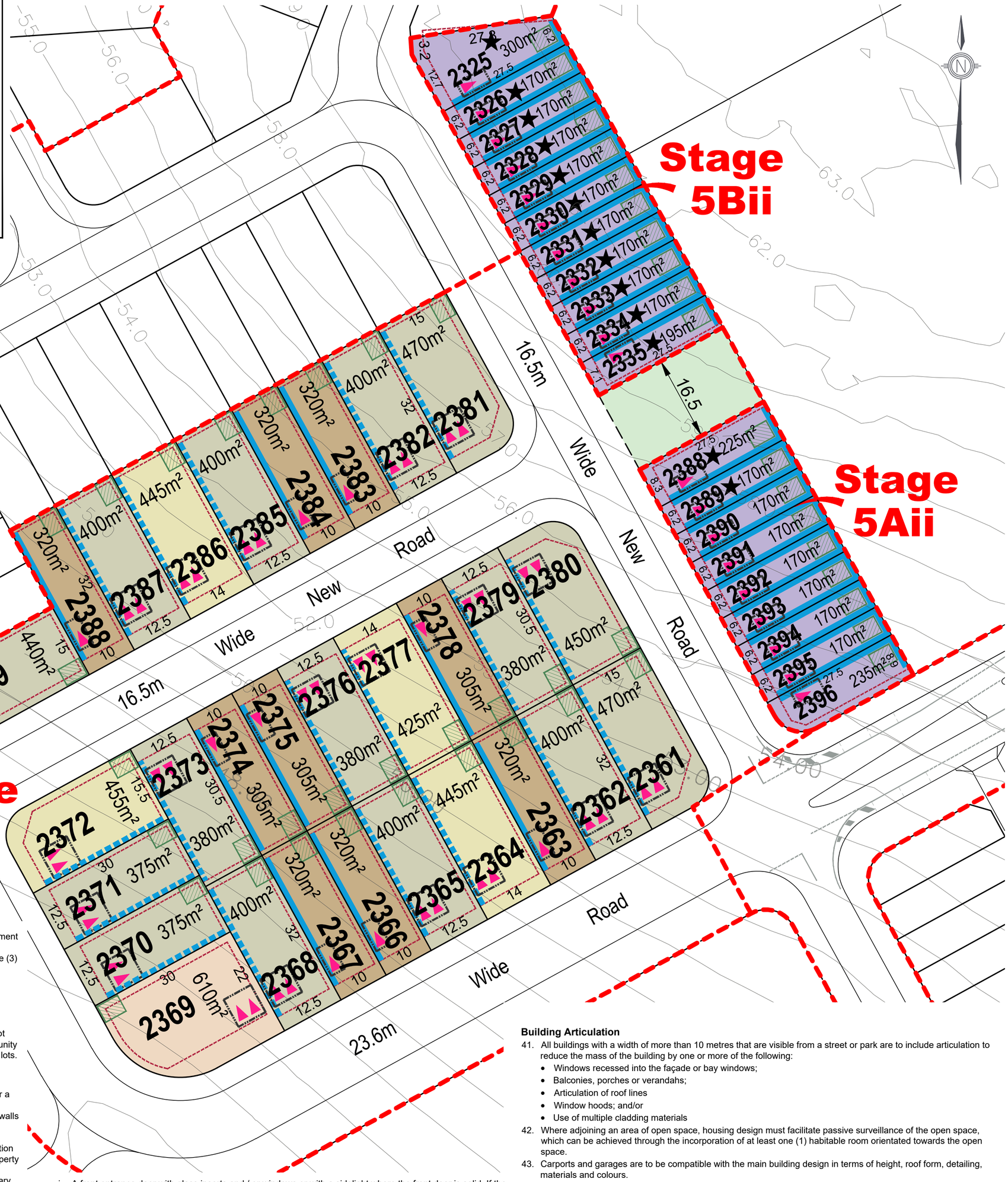
Road linemarkings and turn slots are indicative only and subject to detailed design.

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

Scale 1 : 500 @ A1

0 5 10 15 20 25 30

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



Legend

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

Open Space
- Linear Connections

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

Notes:

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

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.
16. Lots 2501 - 2505 require a 2.5m rear setback.
17. 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.
18. 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
19. 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.
20. 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)
21. Private open space must be directly accessible from a living space.

On-site car parking and driveways
22. 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).
23. 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."
24. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
25. 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.
26. 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.
27. 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.
28. Maximum of one driveway per dwelling unless it is a MR lot.
29. 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.
30. 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.
31. Driveways must be completed prior to occupation of the dwelling.

Fencing
32. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
33. 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.
34. 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.
35. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
36. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
37. 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
38. 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.
39. No timber retaining walls over 1.0m or adjoining parks or public streets.
40. Walls over 1.0m require RPEQ certification.

Building Articulation
41. 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
42. 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.
43. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
44. 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.
45. 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.
46. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
47. Screened drying and rubbish bins area must be behind the main face of the dwelling.
48. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings
49. 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.
50. 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.
51. 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)
52. Buildings must address all street frontages with driveways, pedestrian entries or both.
53. All dwellings must have a clearly identifiable front door, which is undercover.
54. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.
55. Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

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

Definitions
Laneway Allotment - Allotments serviced by a laneway.

REVISION
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

PROJECT **Flagstone Precinct 1**

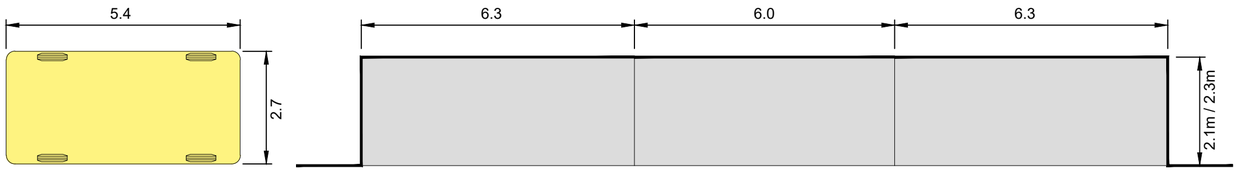
Job Ref.	110056	Date.	19 November 2021
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT PEET

Plan of Development
Stage 5Ai, Aii & Bii
Residential Allotments

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

Scale	Sheet	Plan Ref	Rev
1 : 500	A1	110056 – 415	T



Parking Bay Diagram
Scale 1 : 100

Typical Indented Parking Bay Arrangement
(In accordance with AS2890)
Scale 1 : 100

Legend

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

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

On-Street Parking
- Indicative Car Park Location
- Indicative Driveway

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

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

Parking Breakdown
Total On-Street Visitor Parking Spaces Provided 379
Total Residential Dwellings 492
Total On-Street Visitor Parking Spaces Required 369
(based on 0.75 per dwelling)

Stage 5T
Stage 5S
Stage 5R
Stage 5C
Stage 5Q
Stage 5Bi
Stage 5Bii
Stage 5Iiii
Stage 5Ai
Stage 5Aii
Stage 5J
Stage 5F
Stage 5G
Stage 5E
Stage 5K
Stage 5Iii
Stage 5O
Stage 5H
Stage 5D
Stage 5Ii
Stage 5P
Stage 5L
Stage 5M
Stage 5N

90502 0.150ha
90501 0.220ha
90504 1.199 ha
90505 17.737 ha
50012 285m²
50021 6655m²

Scale 1 : 1500 @ A1
0 10 20 40 60 80 100

REVISION
K: 19/11/2020 Stage 2 Layout Amendments
L: 25/11/2020 Stage 2 Layout Amendments
M: 21/05/2021 Stage 2,3 & 5 Layout Amendments
N: 26/07/2021 Stage 3 Layout Amendments
O: 11/08/2021 Stage 5Iii Change
P: 07/09/2021 Stage 3L, 5J & 5K Change
Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 19/11/2021 Stage 5 Layout Change

PROJECT	**Flagstone Precinct 1**		
Job Ref.	110056	Date.	19 November 2021
Comp By.	WW/JC/MD	DWG Name.	Precinct 1 Stage 5
Chk'd By.	DG/MD	Locality.	Flagstone
Local Authority.	Economic Development Queensland		

CLIENT: PEET

Plan of Development
Stage 5 Overall
Parking Management Plan

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

Scale	Sheet	Plan Ref	Rev
1 : 1500	A1	**110056 – 416**	**T**