

# Design Guidelines.



These Design Guidelines apply  
to Stages 2 – 5. Version 1.1



# Welcome to Flagstone.

Congratulations on choosing to live at Flagstone! These Design Guidelines have been compiled to help you create a home that's comfortable and environmentally aware, adds value to your land through simple initiatives, is consistent with the character of Flagstone, and contributes to a safe and desirable neighbourhood.

This document is to be read in conjunction with the following documents:

- Lot specific guidelines (if applicable)
- Individual Lot Plan or Site Plan
- The relevant Plan of Development found in your contract of sale

Please make sure you and your builder and/or home designer have read and understand these documents before commencing your home design.





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# Home Design Approval.

## YOUR DESIGN AND BUILDING APPROVAL PROCESS.

The design proposal for every home within the Flagstone community must be submitted to the Design Review Panel (DRP) for approval.

The design approval does not replace the need for a building permit from the council or building surveyor. Information about what is required by the council before it can issue a building permit for your new home can be found at [logan.qld.gov.au](http://logan.qld.gov.au).

1

### DESIGN YOUR HOME

With your architect or builder, make sure your home design complies with the Design Guidelines.

2

### DESIGN SUBMISSION PACKAGE

Prepare your Design Approval Package, making sure you complete the Design Guidelines Form found in the appendices.

3

### SUBMIT DESIGN PACKAGE

Submit to the Design Review Panel for approval at [design.review@peet.com.au](mailto:design.review@peet.com.au).

4

### DESIGN REVIEW

The DRP will assess your package, which may take up to 10 business days.  
**If approved, proceed to Step 5. If not, resubmit your Design Approval Package for review.**

5

### BUILDING PERMIT

Building approvals will need to be submitted to a building certifier and any plumbing or drainage approvals lodged with the Logan City Council. Any planning approvals you may require need to be submitted to EDQ.

6

### CONSTRUCTION

Upon issue of a building permit, proceed to construction of your new home.

# Introduction

## PURPOSE OF THE DESIGN GUIDELINES

The purpose of these Design Guidelines is to ensure, amongst other things, that:

- a. the standards which are detailed in the Design Guidelines will maintain, protect and enhance your most valuable asset, and are responsive to the influences of the surrounding setting, climate and environment
- b. the character of the Community is consistent across all lots;
- c. the building standards across all lots in the Community are of a consistent standard;
- d. the value and desirability of each lot is maintained and enhanced through the adherence to a consistent standard and character; and
- e. each of the buildings in the Community comply with development approvals and laws.

## HOW TO READ THIS DOCUMENT

This document is made up of two parts, ***Part I Building Design Guidelines*** and ***Part II Post-Construction Design Guidelines***.

***Part I Building Design Guidelines*** defines the criteria that the DRP will use in order to assess your building plans for approval under these Design Guidelines. This part controls the design outcome of your home (referred to as 'dwelling'), other improvements and landscaping to a minimum standard.

***Part II Post-Construction Design Guidelines*** are the various requirements for the benefit of all landowners in Flagstone and are the criteria Peet Flagstone City uses to implement building time requirements and other special conditions of sale.

You should read both parts of this document thoroughly and ensure your builder and/or dwelling designer has a copy prior to commencing the design of your dwelling.

Your lot may also have an **Individual Lot Plan**. This will be attached to the back of this document (if applicable). An Individual Lot Plan means there are additional design requirements applicable to your dwelling.

# Application Process.

Before undertaking any building work, you must apply for and obtain PFC residential design guideline approval from the Flagstone Design Review Panel. Please make sure you include the following information in your application:

1. Site plan including building envelope and dimensions setbacks, footing details for built to boundary walls, retaining wall details, fencing details (including height, material, colour and location), driveway details and location of outdoor structures;
2. Floor plans including a schedule of areas in square metres;
3. Elevations and sections at scale with natural ground level and finished ground level shown;

4. Building finishes schedule, including colours if known; and
5. Completed and signed PFC Residential Design Guideline Application Form (attached to these Guidelines).

Please submit your plans to the Flagstone Design Review Panel for assessment and approval and allow 10 working days for a response. Further time will be required for non-conforming designs or to advise you of non-conforming items, which will require resubmission for approval.

The Flagstone Design Review Panel will contact you providing written approval (or otherwise) and a stamped set of plans confirming PFC residential design guideline approval.

## PFC Residential Design Guideline Approval

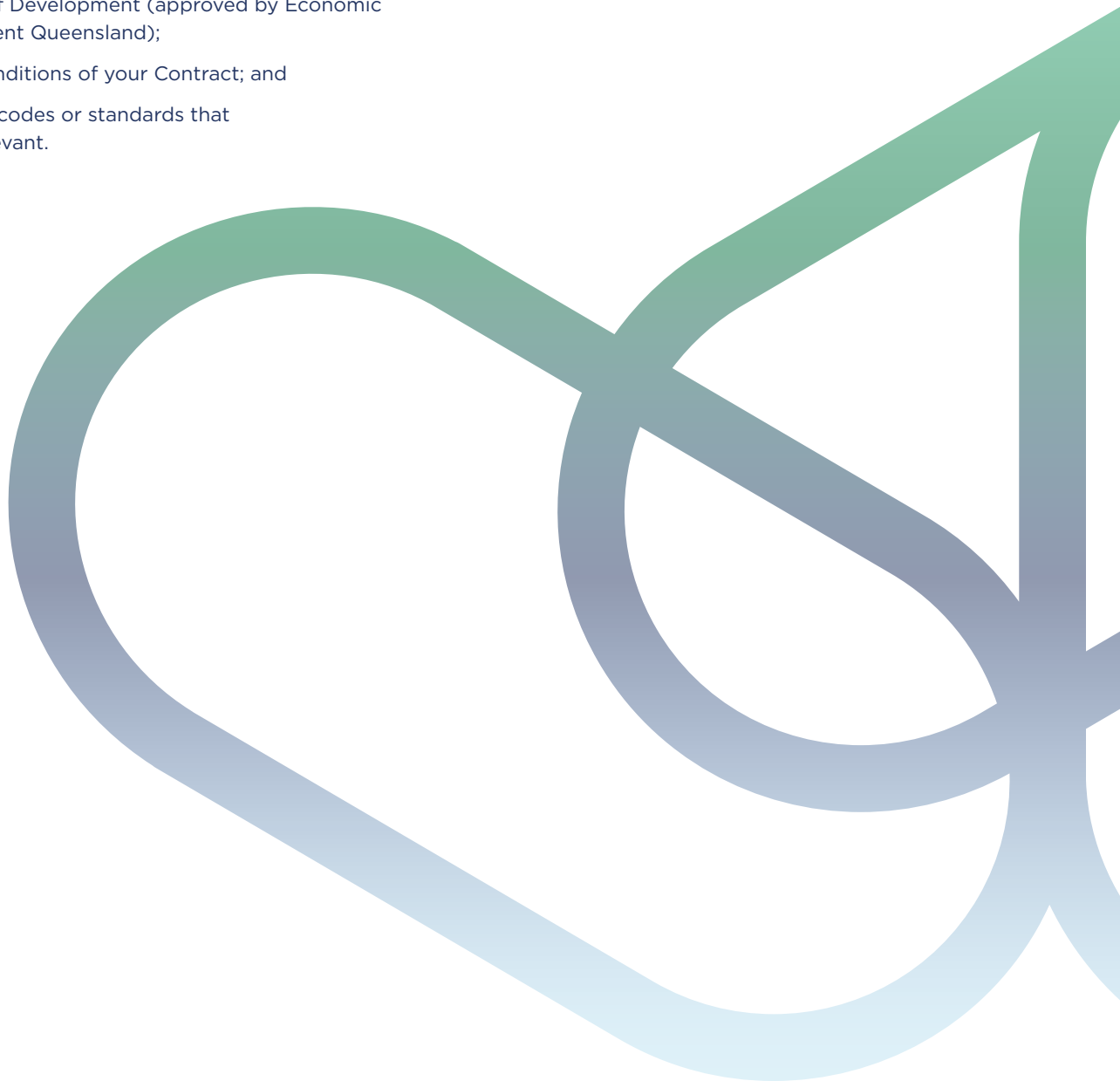
A copy of the stamped set of dwelling plans approved by the Flagstone Design Review Panel must be submitted (unamended) to a Private Certifier for your Building Permit.

Please note that an approval issued by the Flagstone Design Review Panel will not override statutory planning requirements or the development approval.

# Other Requirements

Please note, in addition to these Guidelines, you and your builder must comply with all of the following published documents:

1. Any relevant Queensland building standards or codes;
2. Greater Flagstone Urban Development Area Development Scheme (published by the Minister for Economic Development Queensland (EDQ));
3. The Plan of Development (approved by Economic Development Queensland);
4. Special conditions of your Contract; and
5. Any other codes or standards that maybe relevant.





# Part 1

# Building Design

# Guidelines

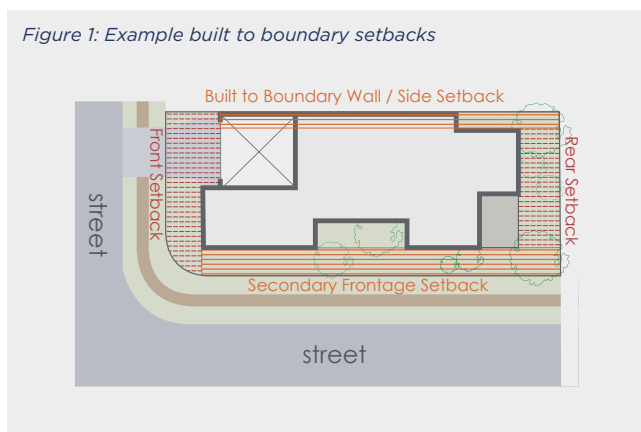
*Stone in façade*







Figure 1: Example built to boundary setbacks



*Contemporary architectural style*



## 1. GENERAL

1.1 These Design Guidelines must be read in conjunction with:

- the relevant Plan of Development for your lot, a copy of which is included in your Contract, on the Flagstone website ([www.flagstone.com.au](http://www.flagstone.com.au)) or attached to these Design Guidelines (in Appendix A); and
- any Individual Lot Plan which may apply to your lot (in Appendix B, if applicable).

1.2 The design of the dwelling, fences and landscaping must be approved by the Flagstone Design Review Panel. The decision of the Flagstone Design Review Panel will be final in the event of dispute.

1.3 The use of stone in facades and landscaping which is visible to public spaces (streets, parks,

laneways, etc) is desirable, to reinforce the Flagstone name, in particular the word “stone”. Some stone elements are encouraged as feature building materials, driveway or footpath paving, wall cladding or in landscape decoration.

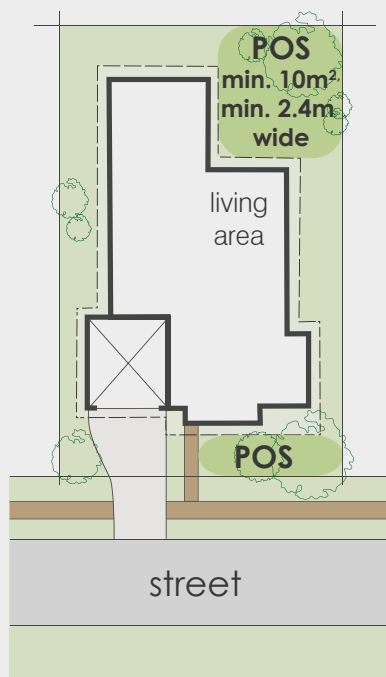
## 2. SETBACK AND SITING REQUIREMENTS

2.1 Setbacks and Site Coverage requirement are as per the relevant Plan of Development for your lot or as amended by the Site Plan. Refer to Appendix A.

2.2 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 in the Plan of Development.



Figure 3



2.3 Boundary setbacks are measured to the wall of the structure.

2.4 Eaves cannot encroach (other than where dwellings are built to boundary) closer than 450mm to the lot boundary.

### 3. PRIVATE OPEN SPACE

3.1 Private open space must measure a minimum of 10m<sup>2</sup> with a minimum dimension in any direction of 2.4 metres and be covered, uncovered (no roof) or a combination of covered and uncovered.

3.2 Private open space must be directly accessible from a living space.

### 4. BUILDING DESIGN REQUIREMENTS

4.1 The character of the dwelling must be of contemporary architectural aesthetic design or a Queenslander style dwelling (timber and tin).

4.2 All dwellings 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 dwelling 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.





4.3 For traditional Queensland style dwellings, the front facades are to feature predominantly wide verandahs and timber cladding which must be a painted colour finish and the main roof pitches at least 25 degrees. Any exposed structural underfloor stumps or posts must be screened with horizontal or vertical battens.

4.4 Dwellings that do not comply may be assessed on architectural merit at the sole discretion of the Flagstone Design Review Panel.

4.5 Carports and garages are to be compatible with the main dwelling design in terms of height, roof form, detailing, materials and colours.

4.6 All building materials visible to public spaces must be suitably coloured, stained or painted, including retaining walls, fences, walls and roofs. Untreated or unpainted materials, such as zinc coated steel, bare metal, plain concrete block, untreated timber palings, untreated retaining wall timber or unfinished masonry panels are not permitted. Gutters, fascias and trimming must be finished or complementary to the roof and external façade.

4.7 Air-conditioners, gas bottles, hot water systems, clothes lines and other household services (including services on the external of the building except for downpipes) must be screened and/or located to minimise visual impact to public streets or parks.





4.8 Dwellings must include a clearly identifiable and addressed front door and undercover point of entry and:

- Any portico is to be a minimum of 3m<sup>2</sup> which is measured under the roof; and
- Any verandah must have a minimum depth of 1.5m.

4.9 Screened drying and rubbish bin areas must be behind the main face of the dwelling.

4.10 At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

4.11 Minimum façade width:

- For lots with only one street frontage, the minimum width is 70% of the Primary Road frontage measured to the outside of the walls;
- For corner lots, the minimum width can be reduced to 50%;
- For double storey lots, the minimum width can be reduced on approval by the Flagstone Design Review Panel and will be based on the dwelling complying with the above percentages if it was on an otherwise equivalent type of lot.

4.12 Obscure windows or windows to toilets and bathrooms must not front the Primary Road.

4.13 All facades are to include glazing to a minimum of 10% of the façade area to provide surveillance, interest and variation.

4.14 Walls over 9m in length without windows or articulation are not permitted.

4.15 Secondary Road façade design:

- Walls over 9m in length that have a public open space or a road frontage without windows or articulation are not permitted.
- Must have at least one variation in the Secondary Road façade with at least one substantial projecting feature element such as a portico, verandah or feature wall.



## 5. EXTERNAL WALL MATERIAL AND COLOURS

See Appendix C and D Flagstone Design Palette for approved colour selection.

- 5.1 A minimum of two variations of colour and material (excluding windows, doors and garage doors) must be incorporated.
- 5.2 All materials must be new unless recycled and finished to an 'as new' condition or utilised as a feature only.

5.3 As noted in clause 1.3 above, the use of some stone elements is encouraged as feature building materials, driveway or footpath paving, wall cladding or in landscape decoration, where visible from a public space.

5.4 Secondary dwellings must have material, detailing, colours and roof form that are consistent with the primary dwelling.



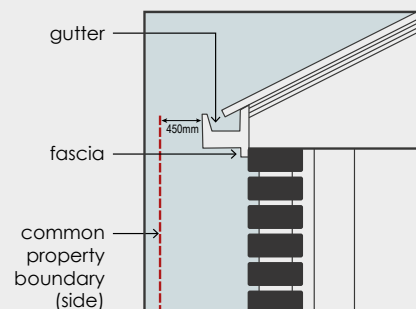
*Hip and gabled roofs*



*Multi pitch skillion roof*



*Figure 2: Example of eaves at min 450mm*



## 6. ROOFS

See Appendix D Flagstone Design Palette for approved colour selection.

- 6.1 Hip and Gable roofs must have a minimum pitch of 25 degrees and a maximum pitch of 40 degrees.
- 6.2 Multiple pitch skillion roofs and parapet roofs are permitted with no minimum angles.
- 6.3 Single pitch skillion roofs are not permitted on dwellings.
- 6.4 All single storey dwellings are to have a minimum of 450mm eaves, whether hip, gable or skillion, or 300mm window hoods, to all publicly visible facades on ground level and a minimum of 450mm eaves must be provided to all elevations on the second storey. Zero lot lines and parapet roofs are excluded.

## 7. GARAGE

Garages are to be compatible with the main dwelling design in terms of height, roof form, detailing, materials and colours.

## 8. ON-SITE PARKING AND DRIVEWAY

8.1 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 Allotments (which are shown as such on both of the Plan of Development and the Sales Plan) - at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).





8.2 Double car width garages are permitted on a single storey dwelling on a lot less than 12.5m wide if:

- a Laneway Allotment and the double garage faces the laneway; or
- where a habitable room of the building projects forward of the garage door alignment, and a pedestrian entry path is separately provided from the front door to the property boundary (not combined with the driveway), and where the driveway is narrowed to be not more than 3.0 metres wide at the property boundary and kerb.

8.3 Garages must not project forward of the main building line.

8.4 Garages, which obtain access from a laneway, must be setback 0.9 metres from the Laneway Allotment boundary.

8.5 Driveways are to accord with Logan City Council's ('LCC') standards as well as these Design Guidelines. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.

8.6 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.

8.7 A maximum of one driveway per dwelling unless it is a Multi Residential Allotment.

8.8 A 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.

8.9 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.

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

8.11 Carports are not permitted unless located at the rear of the lot or screened from the street on two sides and fitted with a garage door, unless the house design replicates a traditional Queenslander style (timber and tin), in which case an attached carport is permitted where it:

- is located at least 500mm behind the main building line; and
- complimentary with the house design.

8.12 Driveways must not be constructed of any plain broom finished concrete. Driveway finish type must be stipulated on plans for design guideline assessment and comply with the approved colour palette in Appendix E.

## 9. ENTRY PATHS

9.1 Separate pedestrian entry paths are highly desirable and make your dwelling more appealing, rather than pedestrians using the vehicle driveway.

9.2 Single garage dwellings must have a pedestrian entry path direct from the front door to the lot front boundary.



## 10. FENCES AND RETAINING WALLS

10.1 Fencing erected by Peet Flagstone City must not be altered, modified or removed without prior written approval from Peet Flagstone City.

10.2 Fencing must be constructed to the sides and rear of the lot starting in line with the front wall of your residence. Your fence along a boundary of another lot must be

- 1.8m high and constructed of one of the following materials:
- Masonry to match your dwelling;
- CCA treated timber

Other materials will be assessed on their merits by PFC, however, a pre fabricated painted metal fence will not be permitted.

### 10.3 Street Frontage Fencing Landscaping Walls

Front fencing or landscape walls will be approved at the discretion of PFC, for the front and secondary frontages (for corner allotments) if they comply with the following design guidelines:

- 1.8m rendered masonry front fencing is permitted, but must be constructed with 50% transparent coated metal infill panels such as pool fencing, and compliment the colours of the dwelling.
- 1.2m rendered masonry front fencing is permitted if solid
- Landscaping walls must be incorporated within the overall landscaping plan and must be landscaped with plantings, trees and/or shrubs to soften their appearance.
- Fences may include letterboxes and/or residence numbers.

### 10.4 Fencing onto Parks and open space areas;

Fencing on all park or street frontages must have a maximum height of 1.2 metres where solid or must have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent above 1.50 metres. Fencing on all park or street frontages is constructed with visible posts, which are at least 100mm x 100mm



Figure 4: Typical Flagstone fencing type



and 100mm higher than the infill palings or panels. Colorbond® (or other pre-fabricated metal panels), bamboo, chain and wire and untreated timber paling fences are prohibited (the latter must be painted or stained). For boundaries adjoining conservation areas and parks, black powder coated metal pool style fencing may also be approved by PFC for the section of fencing adjoining the area.

10.5 Fencing on Laneway Allotments can be screen fencing at 1.8m high where along private open space, car parking and service areas.

10.6 Retaining walls must not exceed more than 1.0 metres 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 metres high. Retaining walls in excess of this must use terraced retaining.

10.7 No timber retaining walls over 1.0m are permitted where adjoining parks or public streets.

10.8 Retaining walls over 1.0m require RPEQ certification.

10.9 Treated timber sleepers to landscape areas are not permitted within view of public areas unless painted or stained.

10.10 You agree that, notwithstanding the Dividing Fences Act 1953, the original owner or PFC is not required, and you must not ask the original owner or PFC to contribute to the construction of a dividing fence between your Lot and any land the original owner or PFC owns.

10.11 Fencing on house returns must be suitably stained or painted to match the house colour palette

10.12 See Appendix F for more examples of accepted fencing and retaining wall types





## 11. GARDEN SHEDS AND OUTBUILDINGS

- Prior to sheds being constructed on site, all designs must be sent to [design.review@peet.com.au](mailto:design.review@peet.com.au) for approval.
- No shed over 20m<sup>2</sup> will be given approval.
- Sheds must be located behind the dwelling and screened from public view;
- Sheds must not be located between the dwelling and any road; and
- Sheds must be painted or coloured to suit the colour scheme of the dwelling, plain zinc coated metal sheds are not permitted.

## 12. LANDSCAPING

- 12.1 A minimum of one tree must be provided to the landscape areas between dwellings and the verge.
- 12.2 Landscaping to the front yard must be installed within 3 months of occupation of the dwelling.
- 12.3 Turf to the main area between the lot boundary and the road must be established and maintained free of weeds and with full coverage within 3 months of occupation of the dwelling.

## 13. LETTERBOXES

- 13.1 Letterboxes are to be of a robust and contemporary design to match the house. This must be constructed as per Appendix H.
- 13.2 Letterboxes may be incorporated into the landscape design as an artistic piece for example: a sculpture, stone or rendered masonry.
- 13.3 Stick or pole letterboxes are not allowed.
- 13.4 Letterbox insert should be as a minimum requirement the following dimensions.  
  
230mm wide x 330mm deep x 160mm high.  
  
The slot will be between 900mm and 1200mm above the ground.
- 13.5 All letterboxes are to be fitted with a lock and positioned on the front property boundary clear of any obstacles.
- 13.6 A clearly displayed number between 125mm and 250mm in height must be attached to the front of the letterbox.

## 14. TEMPORARY STRUCTURES

- 14.1 Temporary sheds and buildings are only allowed on your lot during construction of a permanent home and may only be used for construction purposes. These must be removed when construction is complete.
- 14.2 You must not live (or allow anyone to live) in a caravan, tent or any temporary structure on your lot.

## 15. WATER RUN OFF AND EROSION AND SEDIMENT CONTROL

- 15.1 Post settlement, the owner is responsible for any water runoff from their lot. Please ensure that your builders have all necessary erosion and sediment control barriers in place to reduce, or stop any sediment running onto neighbouring properties during periods of heavy rain.
- 15.2 Waste and Water Reduction
  - Reducing your household waste and water consumption is a simple and easy way to decrease water, energy bills and lessen your household's impact on the environment.
  - All household owners are encouraged to:
    - i. Become water smart by installing water-efficient appliances and fittings (minimum 4 Star WELS rated). For more details visit <http://www.waterrating.gov.au/about-wels>; and
    - ii. Install rainwater tanks where lots are greater than 400m<sup>2</sup>. Above ground rainwater tanks must be corrugated steel "Colourbond®", "aquaplate" poly or equal material.

## 15.3 Energy Reduction

- All residents are encouraged to use peak smart metering. There are also peak smart air-conditioners that could be installed which would help manage peak demand. Households installing peak smart air-conditioners are also eligible for rewards. For more details visit <https://www.energex.com.au/residential-and-business/positive-payback/positive-payback-for-households/>; and
- Roof top solar panels and solar hot water units are permitted and encouraged. Alternatively, the project is being supplied with natural gas and is the preferred source of energy for cooking and heating. Natural gas is also preferable to electric hot water units.

## 15.4 Urban Heat Islands

- An Urban Heat Island is a metropolitan area that's significantly warmer than its surrounding rural areas due to human activities. The annual temperature of a city with 1 million people can be 1-3 degrees warmer than its surroundings. Therefore, it is recommended that light and medium coloured roofs are used and where reflective roofs will not affect other properties.

## 16. VACANT LOT MAINTENANCE

- 16.1 Once your lot has settled you must not allow rubbish to be placed, or to accumulate on your land. You must also ensure that grass does not become overgrown on your lot, and that it is kept in a tidy state at all times.
- 16.2 Builders must remove rubbish daily or keep it in a rubbish compound or removable bin prior to removal. Rubbish compounds and bins must be cleared or emptied so that rubbish does not accumulate or spill out.
- 16.3 Your builder must not dump soil or other building materials onto neighbouring properties without the express consent of the owner of that property. Peet will not assist with this enquiry process.
- 16.4 You must ensure that the grass and plants on your vacant lot are kept under control so that pests and weeds are not encouraged. This includes keeping the grass mowed and the weeds sprayed.



# Part 2

# Post-Construction Guidelines

*Stone in façade*





Once your dwelling is complete the following restrictions apply and must be adhered to until the earlier of (a) 30 June 2046, and (b) 12 months after the date which Peet Flagstone City has sold and settled all residential lots in the Community.

## **1. LANDSCAPING**

Must be well maintained in accordance with your Design Guideline approval.

## **2. RECREATIONAL VEHICLES**

No plant or machinery or any recreation vehicle or commercial motor vehicle (including without limitation a caravan, boat, box trailer, boat trailer and car trailer but excluding any motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) must be parked on a turfed or landscaped area, or parked on the road verge for any extended period of time.

## **3. REMOVAL OF EXISTING ITEMS**

You must not mutilate or remove in whole or part from a lot or a reserve any tree or part of any tree, fence, irrigation pipe, underground pipe, conduit or any drainage easement which may exist on the lot.

## **4. SIGNAGE**

- 4.1 Approvals must be sought from Peet Flagstone City prior to erecting any signage on your lot. PFC may, at its absolute discretion, consent to the placement of one "builders construction sign" if it is considered by PFC to comply with the "Estate Signage" specifications in Appendix G.
- 4.2 Resale homes may be marketed and promoted by the use of signage during "Open for Inspections" or on the day of auction, provided the signage complies with the specifications in Appendix G.
- 4.3 No signage is permitted to promote "Land for Sale" – PFC reserves the right to remove any signage on the lot stating as such without the consent of the owner.

4.4 An application for signage can be made and approval may be granted at the absolute discretion of PFC in accordance with the following guidelines:

Content: must be in accordance with the images shown (in Appendix G)

- Dimensions: maximum 1200mm high x 900mm wide.
- Materials: weathertext or similar.
- Posts: 2 x treated pine posts 35mm x 70mm.
- Quantity: 1 sign per lot.
- Position: inside front boundary either right or left hand side of the lot.
- Period:
- Builders signs – commencement up to handover.
- For sale sign – 90 days.
- Auction day sign – installed 1 week prior to and removed 1 day after auction.
- Open for Inspection – 1 x sandwich board (same specifications) may be displayed and removed daily when the property is open for inspection.

4.5 Directional signage: is not permitted within PFC at any time.

4.6 Promotional flags and bunting: may only be used on auction days and must be removed immediately after auction.

4.7 Removal of signs: PFC reserves the right to remove sign that do not conform to the above.

## 5. CONSTRUCTION REQUIREMENTS

You, as the Registered Owner of a lot, must:

- commence construction of a dwelling on the lot (in accordance with these design guidelines) by the date 12 months after the Settlement Date (in the Contract between Peet Flagstone City and the first Registered Owner);
- not have the building of the dwelling left at any time without substantial work being carried out for more than one month;
- complete construction of the dwelling, fencing, driveway and landscaping on a lot by the date 12 months after the date you commenced construction of the dwelling; and
- not allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the lot upon which the dwelling is being constructed and not allow any rubbish to remain unsecured on the lot, as determined by Peet Flagstone City acting reasonably.

## 6. FENCING AND RETAINING WALLS

You the Registered Owner of a lot agrees, notwithstanding any other design guideline contained in the guidelines, not to:

- Remove any fencing on a lot without the prior written approval of Peet Flagstone City or the registered owner of the lot immediately adjacent to the fence; and
- Remove, damage, interfere with or in any way change the structural integrity of any retaining wall on a lot.



# Glossary

**Community:** means the Flagstone estate community.

**Contract:** means the contract for the purchase of the lot by the Registered Owner from Peet Flagstone City which contained these Design Guidelines or the contract for the purchase of the lot by the Registered Owner from a third party which contained these design guidelines or a requirement for the Registered Owner to be bound by these Design Guidelines by deed poll.

**Design Guidelines:** means this document entitled Design Guidelines including all attachments.

**Design Review Panel:** means the Peet Flagstone City panel from time to time who reviews and approves all Guidelines applications.

**Façade:** Elevation of a building visible from a Public Area. The primary facade is the elevation fronting the Primary Road.

**Laneway Allotment:** means a laneway allotment as nominated on the Sales Plan.

**Lot:** means all lots owned by the Registered Owner from time to time in Flagstone.

**Multi Residential Allotment:** Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple Residential Allotment units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. Multiple Residential is only permitted on lots where noted as Multiple Residential Allotments on the approved Plan of Development as well as being noted as such on the Sales Plan.

**Peet Flagstone City:** Peet Flagstone City Pty Ltd ACN 151 187 594 (the developer of the Flagstone estate) or any of its related bodies corporate within the meaning of section 50 of the *Corporations Act 2001 (Cth)* and its successors and assigns.

**Primary Road:** The road fronting the lot where the lot has only one road frontage; or for lots with two or more road frontages the wider road; or road with the shorter boundary to the lot if the road widths are the same.

**Public Area:** Any land available for public use. For example roads, verges/nature strips (footpath areas), parks, public access ways etc.

**Registered Owner:** means the registered owner of a lot including its successors and permitted assigns.

**Sales Plan:** means stage release sales plan published for Peet Flagstone City for each stage. Secondary Road: Applies to lots with more than one road frontage and is the road which is not the Primary Road.

**Site Coverage:** Is the area including any ancillary areas/structures (e.g. covered alfresco, porch, shed etc) contained under a fully impermeable roof expressed as a percentage of the total lot area. Open pergola structures are exempt from the calculation.

## Interpretation

Terms not defined in this document but which are capitalised have the same meaning as in relevant legislation including but not limited to the *Building Act 1975*, *Planning Act 2016* and *Economic Development Act 2012*.

## PFC RESIDENTIAL DESIGN GUIDELINE APPLICATION FORM

### Landowner and Builder Details

---

Lot Number: \_\_\_\_\_ Street Name: \_\_\_\_\_

#### Landowner Details

Name \_\_\_\_\_

Street Address \_\_\_\_\_

Suburb/City \_\_\_\_\_ State \_\_\_\_\_ Postcode \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_ Mobile \_\_\_\_\_

#### Builder Details

Company \_\_\_\_\_ Contact Person \_\_\_\_\_

Street Address \_\_\_\_\_

Suburb/City \_\_\_\_\_ State \_\_\_\_\_ Postcode \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_ Mobile \_\_\_\_\_

I consent to my contact details and dwelling plans being shared with my neighbours upon request.

(Peet Flagstone City recommends this to improve design outcomes.)

☐

Yes

☐

No

To receive approval within 10 working days, submit this application form along with:

- ☐ Site plan including building envelope and dimensions setbacks, footing details for built to boundary walls, retaining wall details, fencing details (including height, material, colour and location), driveway details, and location of outdoor structures;
- ☐ Floor plans including a schedule of areas in square metres;
- ☐ Elevations and sections at scale with natural ground level and finished ground level shown; and
- ☐ Building finishes schedule, including colours if known,

to the Flagstone Design Review Panel: **designreview@peet.com.au** or GPO Box 1114, Brisbane QLD 4001.



# Appendices

**APPENDIX A:  
PLAN OF DEVELOPMENT**

**APPENDIX B:  
INDIVIDUAL LOT PLAN**  
(If applicable)

**APPENDIX C:  
EXTERNAL WALLS AND COLOURS**

**APPENDIX D:  
ROOFS**

**APPENDIX E:  
DRIVEWAYS**

**APPENDIX F:  
FENCES AND RETAINING WALLS**

**APPENDIX G:  
SIGNAGE**

**APPENDIX H:  
LETTERBOXES**

**APPENDIX A**  
**PLAN OF DEVELOPMENT**



**APPENDIX B INDIVIDUAL LOT PLAN**  
(If applicable)

## APPENDIX C: BRICKS

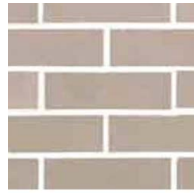
### Primary Face Brick



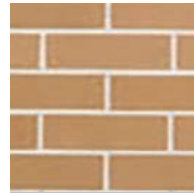
Crevole



Porcelain



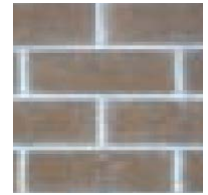
Smoke



Biscuit



Driftwood Mottle



Wood Chip



Moon Dust



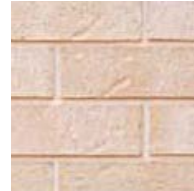
Hamilton



Harvest Cream



Rolla

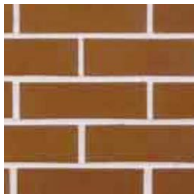


Brolio

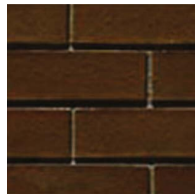


Oatmeal

### Feature Face Brick



Nutmeg

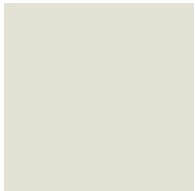


Peat

Colours may only be used if face brick is selected as a secondary external cladding. Colours source from [pghclay.com.au](http://pghclay.com.au). Colours shown are indicative only, please refer to manufacturer's product samples prior to selecting your colour for an accurate colour representation.

## APPENDIX D: ROOFS

### Colorbond® Colours



Surfmist



Shale Grey



Windspray



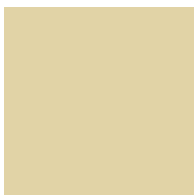
Dune



Paperbark



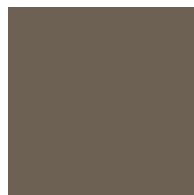
Classic Cream



Sandbank



Pale Eucalypt



Jasper



Bushland



Evening Haze

### Roof Tile Colours



Nougat



Wild Rice



Cashew



Peppercorn

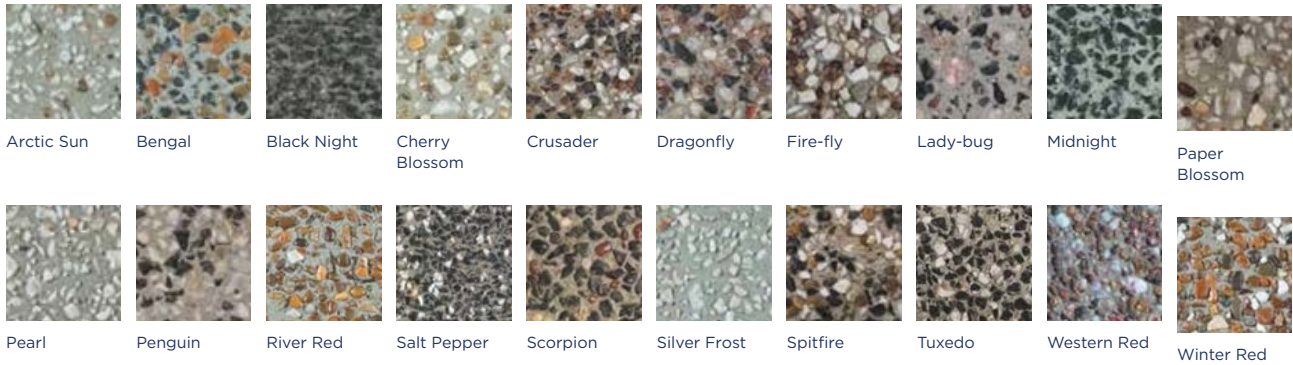


Mocha Choc

Pursuant to clause 4 and 5 of the PFC residential guidelines applicable to stages 1A-1U and 1W-1Y dated February 2016, black coloured roofs are permissible subject to review from the Flagstone Design Review Panel.

## APPENDIX E: DRIVEWAYS

### Exposed Aggregate



Colours source: [boral.com.au](http://boral.com.au). Aggregate source: [boral.com.au](http://boral.com.au) and [hansoncm.biz](http://hansoncm.biz). Colours shown are indicative only, please refer to manufacturer's product samples prior to selecting your colour for an accurate colour representation.

### Coloured Concrete



Colours source: [boral.com.au](http://boral.com.au). Colours shown are indicative only, please refer to manufacturer's product samples prior to selecting your colour for an accurate colour representation.

## APPENDIX F: FENCING AND RETAINING WALLS

### Fencing Options



Timber & infill 'pool fencing'

Dressed timber fence frame (posts and capping rail) with infill of black powder coated pool fencing.



Alternative Timber

Alternative dressed timber fence that reflects the dwelling design.



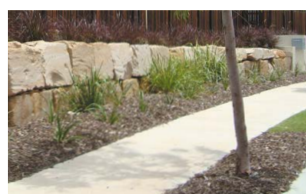
Alternative Materials

Appropriately detailed glass and/or glass infill or powder coated aluminium.

### Retaining Wall Options



Split Face Masonry Block



Boulders



Timber Sleeper

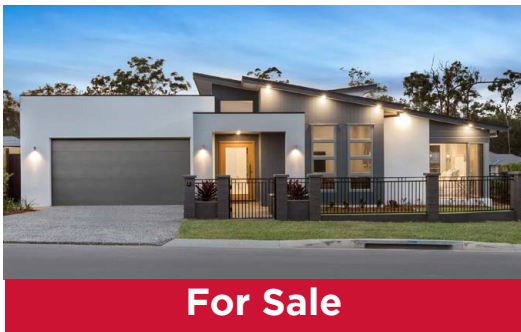


Concrete Sleeper



## APPENDIX G CORRECT BUILDERS SIGNAGE

### Correct For Sale Signage:



This spacious 4 bedroom home in a secluded court location boasts 2 separate living areas and a massive outdoor entertaining area. The master bedroom features a spacious ensuite and walk-in robes, with ceramic floor tiles throughout. The state of the art kitchen feature all European appliances, a breakfast bar and eating nook. Outside, a sparkling salt water pool and covered BBQ area make this home a real entertainer.

**1234 5678**  
**www.forsale.com.au**

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**1234 5678**  
**www.forsale.com.au**

### Correct Builders Sign:



### Correct Builders Sign:



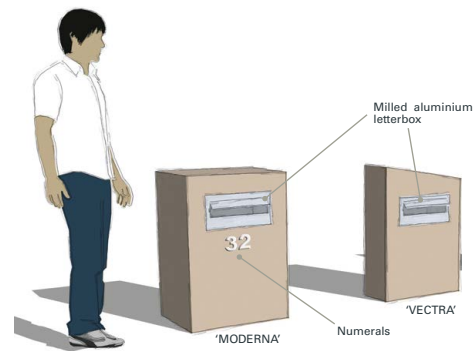
### Correct Builders Sign:



## APPENDIX H LETTERBOXES

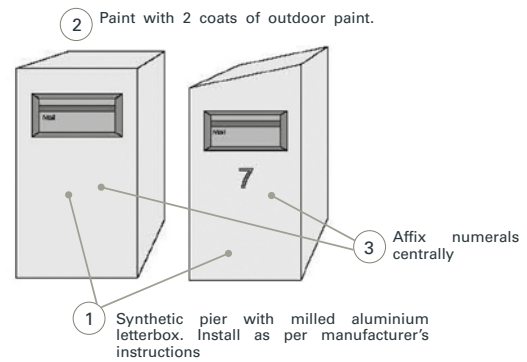
### Pre-rendered Synthetic Pier Letterbox

Lightweight synthetic piers come pre-rendered and with the letterbox already fitted, all you need to do is paint and affix house numbers.



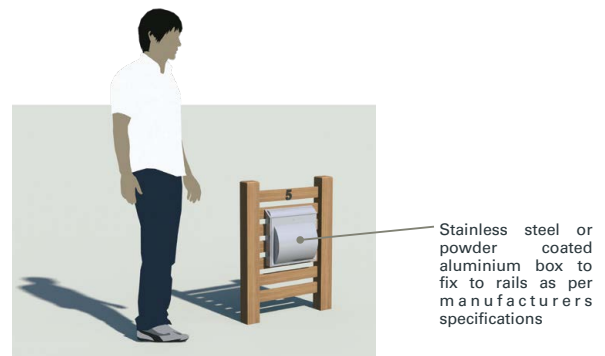
### Masonry Pier Letterbox

Construct your own letterbox out of bricks and mortar, or have your builder construct it for you.



### Timber Pier Letterbox

Timber pier letterboxes are available for purchase with easy installation instructions.



# Flagstone



For more information contact  
[design.review@peet.com.au](mailto:design.review@peet.com.au)

**FLAGSTONE.COM.AU**

**PEET**