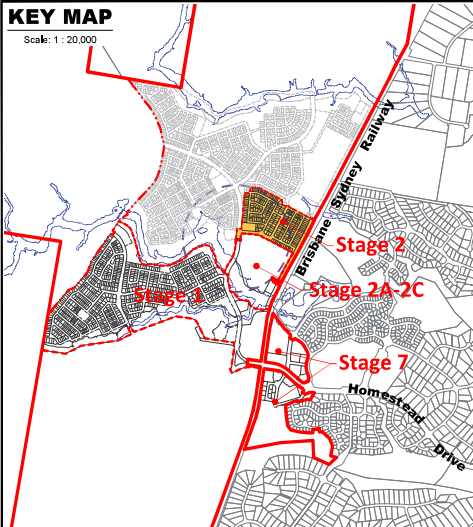


# KEY MAP

Scale: 1 : 20 000



PLANS AND DOCUMENTS  
referenced in this POA  
DEVELOPMENT APPROVAL  
Approval No. DEV2012/495/97  
Date: 12 January 2024



## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- Indicative Indented Bus Stop Location
- Bus Stop 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 5m<sup>2</sup>.

The boundaries shown on this plan should not be used for final detailed engineers design.  
Road in remarks and turn skits are indicative only and subject to detailed design.

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

## Land Budget Stage 2

Land Use	Stage 2Di	Stage 2Di	Stage 2E	Stage 2F	Stage 2G	Stage 2H	Stage 2I	Stage 2J	Stage 2K	Overall
Area of Subject Site	1,167 ha	1,556 ha	1,936 ha	2,838 ha	2,914 ha	2,212 ha	1,620 ha	1,059 ha	1,581 ha	16,883 ha
<b>Saleable Area</b>										
Residential Allotments	—	0,868 ha	1,356 ha	1,775 ha	2,214 ha	1,430 ha	0,934 ha	1,059 ha	—	9,638 ha
Balance Super Allotments	—	—	—	—	—	—	—	—	1,581 ha	1,581 ha
Potential Child Care Allotment	0,628 ha	—	—	—	—	—	—	—	—	0,628 ha
<b>Total Area of Allotments</b>	0,628 ha	0,868 ha	1,356 ha	1,775 ha	2,214 ha	1,430 ha	0,934 ha	1,059 ha	1,581 ha	11,845 ha
<b>Road</b>										
Collector Road	0,539 ha	0,178 ha	—	0,765 ha	—	—	—	—	—	1,502 ha
Local Road	—	0,475 ha	0,580 ha	0,278 ha	0,664 ha	0,782 ha	0,686 ha	—	—	3,465 ha
Linear Connections	—	0,035 ha	—	—	0,036 ha	—	—	—	—	0,071 ha
Entry Statements	—	—	—	—	—	—	—	—	—	—
<b>Total Area of New Road</b>	0,539 ha	0,688 ha	0,580 ha	1,063 ha	0,700 ha	0,782 ha	0,686 ha	—	—	5,038 ha
<b>Open Space</b>										
Corridor Park	—	—	—	—	—	—	—	—	—	—
District Recreation Park	—	—	—	—	—	—	—	—	—	—
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—
Local Recreation Park	—	—	—	—	—	—	—	—	—	—
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—
Stormwater Detention	—	—	—	—	—	—	—	—	—	—
<b>Total Open Space</b>	—	—	—	—	—	—	—	—	—	—

## Yield Breakdown Stage 2

Residential Allotments	Typical Size	Typical Area	Stage 2Di	Stage 2Di	Stage 2E	Stage 2F	Stage 2G	Stage 2H	Stage 2I	Stage 2J	Stage 2K	Overall
<b>Urban &amp; Nano Allotments Product</b>												
Urban Loft	4.7 x 11.5m	54m <sup>2</sup>	—	—	—	—	—	—	—	—	—	0.0%
Urban Allotments	7.5 x 16m	120m <sup>2</sup>	—	—	—	—	—	—	—	—	—	0.0%
Urban Terrace	6.2 x 27.5m	170m <sup>2</sup>	—	—	—	—	—	—	—	—	—	0.0%
<b>Subtotal</b>												0.0%
<b>16m Deep Product</b>												
Squat Allotment	14 x 16m	220m <sup>2</sup>	—	—	—	—	—	—	—	—	—	0.0%
<b>Subtotal</b>												0.0%
<b>25m Deep Product</b>												
Mode Allotment	8.5 x 25m	213m <sup>2</sup>	—	—	—	—	—	—	—	—	—	0.0%
Villa Allotment	10 x 25m	250m <sup>2</sup>	—	2	—	—	8	10	4	—	—	12.2%
Courtyard Allotment	11 x 25m	275m <sup>2</sup>	—	1	10	—	11	12	7	—	—	17.2%
Premium Courtyard Allotment	16 x 25m	400m <sup>2</sup>	—	—	4	—	3	9	1	—	—	7.2%
Premium Traditional Allotment	20 x 25m	500m <sup>2</sup>	—	—	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	2	—	—	—	0.8%
<b>Subtotal</b>				3	19	—	22	33	12	—	—	37.6%
<b>28m Deep Product</b>												
Terrace 15m Allotment	7.5 x 28m	210m <sup>2</sup>	—	—	—	—	—	—	8	—	—	3.4%
Terrace 25m Allotment	9.5 x 28m	265m <sup>2</sup>	—	—	—	—	—	—	4	—	—	1.7%
<b>Subtotal</b>									12	—	—	5.1%
<b>30m Deep Product</b>												
Villa Allotment	10 x 30m	300m <sup>2</sup>	—	2	5	—	16	1	1	7	—	13.5%
Premium Villa Allotment	12.5 x 30m	375m <sup>2</sup>	—	9	6	2	5	2	—	9	—	13.8%
Courtyard Allotment	14 x 30m	420m <sup>2</sup>	—	7	4	17	14	1	5	3	—	21.6%
Traditional Allotment	20 x 30m	600m <sup>2</sup>	—	—	—	15	1	2	—	1	—	8.0%
Premium Traditional Allotment	25 x 30m	750m <sup>2</sup>	—	—	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	1	—	—	—	—	—	0.4%
<b>Subtotal</b>				18	15	35	36	6	6	20	—	136
<b>Total Residential Allotments</b>				21	34	35	58	39	30	20	—	237
<b>Residential Net Density</b>				10.3 dw/ha	17.5 dw/ha	17.5 dw/ha	19.5 dw/ha	16.5 dw/ha	16.5 dw/ha	12.3 dw/ha	—	16.0 dw/ha
<b>Super Lots</b>												
Balance Super Allotments				—	—	—	—	—	—	—	1	1
Potential Child Care Allotment				1	—	—	—	—	—	—	—	1
<b>Sub Total</b>				1	—	—	—	—	—	—	1	2
<b>Total Allotments</b>				1	21	34	35	58	39	30	20	239
<b>Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)</b>				—	21	34	36	58	41	30	20	240
<b>Maximum Potential Net Residential Density</b>				—	10.3 dw/ha	17.5 dw/ha	17.5 dw/ha	19.5 dw/ha	16.5 dw/ha	12.3 dw/ha	—	16.2 dw/ha

Stage 2A-2C  
(Approved)

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

## REVISION

Y: 12/05/2022 Stage 5 Layout Change  
Z: 08/09/2022 Entry Statement Lease Areas  
AA: 16/06/2022 Temporary STF Notation  
AB: 20/09/2022 Stage 3 & 5 Layout Changes  
AC: 14/11/2022 Stage 5 Boundary Changes  
AD: 10/01/2023 Stage 3 & 4 Layout Changes  
AE: 24/02/2023 Stage 3 & 5 Layout Changes  
AF: 20/03/2023 Stage 3 & 5 Layout Changes  
AG: 13/04/2023 Stage 3 & 5 Layout Changes  
AH: 25/07/2023 Stage 4 Layout Changes  
AI: 08/08/2023 Stage 5 Basin Change

## PROJECT

**Flagstone  
Precinct 1**

## CLIENT

Job Ref. 110056 Date. 08 August 2023  
Comp By. NF DWG Name. Precinct 1 Stage 2  
Chk'd By. MD Locality. Flagstone  
Local Authority. Economic Development Queensland

**PEET**

Plan of Subdivision  
Stage 2 Overall  
Allotment Layout

**rps**

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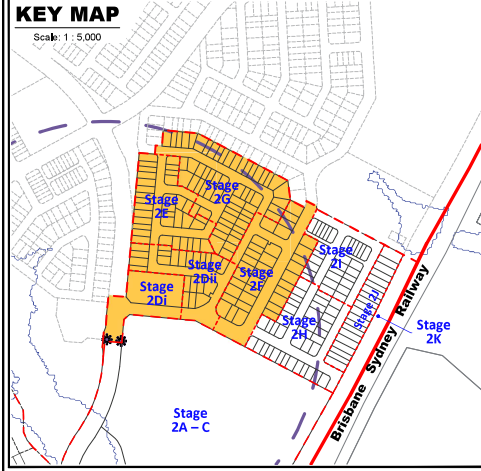
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Fortitude Valley QLD 4006  
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W rpsgroup.com

Scale 1 : 1500 Sheet A1 Plan Ref 110056 - 375 Rev AI



# KEY MAP

Scale: 1 : 5,000



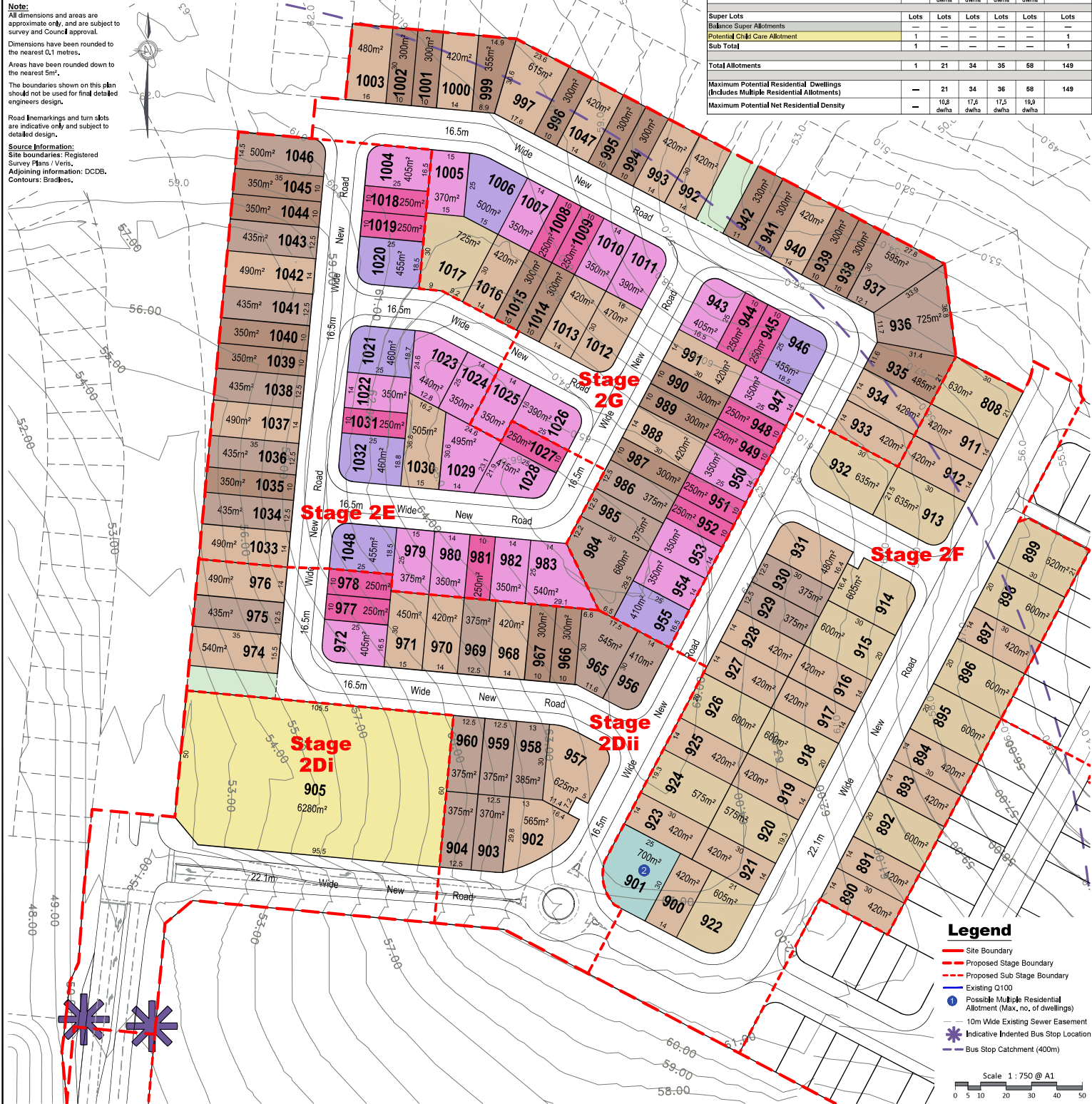
**Note:**  
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Areas have been rounded down to the nearest 5m².  
The boundaries shown on this plan should not be used for final detailed engineers design.  
Road line markings and turn slots are indicative only and subject to detailed design.


**Source Information:**  
Site boundaries: Registered Survey Plans / Veris,  
Adjoining information: DCOB,  
Contours: Bradlees.

Land Use	Land Budget Stage 2						Overall
	Stage 2Di	Stage 2Dii	Stage 2E	Stage 2F	Stage 2G	Area	
Area of Subject Site	1,167 ha	1,566 ha	1,936 ha	2,838 ha	2,914 ha	10,411 ha	100.0%
<b>Saleable Area</b>							
Residential Allotments	—	0,868 ha	1,356 ha	1,775 ha	2,214 ha	6,213 ha	59.7%
Balance Super Allotments	—	—	—	—	—	—	0.0%
Potential Child Care Allotment	0,628 ha	—	—	—	—	0,628 ha	6.0%
<b>Total Area of Allotments</b>	<b>0,628 ha</b>	<b>0,868 ha</b>	<b>1,356 ha</b>	<b>1,775 ha</b>	<b>2,214 ha</b>	<b>6,841 ha</b>	<b>65.7%</b>
<b>Road</b>							
Collector Road	0,539 ha	0,178 ha	—	0,795 ha	1,502 ha	2,914 ha	14.4%
Local Road	—	0,475 ha	0,580 ha	0,278 ha	0,564 ha	1,897 ha	18.2%
Linear Connections	—	0,035 ha	—	—	0,036 ha	0,071 ha	0.7%
Entry Statements	—	—	—	—	—	—	0.0%
<b>Total Area of New Road</b>	<b>0,539 ha</b>	<b>0,688 ha</b>	<b>0,580 ha</b>	<b>1,063 ha</b>	<b>0,700 ha</b>	<b>3,570 ha</b>	<b>34.3%</b>
<b>Open Space</b>							
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%
<b>Total Open Space</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>0.0%</b>

PLANS AND DOCUMENTS  
referred to in the POA,  
DEVELOPMENT APPROVAL  
Approval No: DEV/2012/403/97  
Date: 12 January 2024

Yield Breakdown Stage 2									
	Residential Allotments		Stage 2D1	Stage 2DII	Stage 2E	Stage 2F	Stage 2G	Overall	
	Typical Size	Typical Area							
Urban & Nano Allotments Product									
Urban Loft	4.7 x 11.5m	54m²	—	—	—	—	—	0.0%	
Urban Allotments	7.5 x 16m	120m²	—	—	—	—	—	0.0%	
Urban Terrace	8.2 x 27.5m	170m²	—	—	—	—	—	0.0%	
Subtotal								0.0%	
16m Deep Product									
Squat Allotment	14 x 16m	220m²	—	—	—	—	—	0.0%	
Subtotal								0.0%	
25m Deep Product									
Villa Allotment	8.5 x 25m	213m²	—	—	—	—	—	0.0%	
Villa Allotment	10 x 25m	250m²	—	2	5	—	8	15	10.6%
Courtyard Allotment	14 x 25m	350m²	—	1	10	—	11	22	14.9%
Premium Courtyard Allotment	16 x 25m	400m²	—	—	4	—	3	7	4.7%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	0.0%
Subtotal				3	19	—	22	44	29.7%
28m Deep Product									
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	—	—	0.0%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	—	—	0.0%
Subtotal									0.0%
30m Deep Product									
Villa Allotment	10 x 30m	300m²	—	2	5	—	16	23	15.6%
Premium Villa Allotment	12.5 x 30m	375m²	—	9	6	2	5	22	14.9%
Courtyard Allotment	14 x 30m	420m²	—	7	4	17	14	42	28.4%
Traditional Allotment	20 x 30m	600m²	—	—	—	15	1	16	10.6%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	1	—	1	0.7%	
Subtotal				18	15	35	36	104	70.3%
Total Residential Allotments			—	21	34	35	58	148	100%
Residential Net Density			—	16.8 dwha	17.6 dwha	17.0 dwha	19.9 dwha		
Super Lots									
Balance Super Allotments									
Potential Child Care Allotment			1	—	—	—	—	1	
Sub Total			1	—	—	—	—	1	
Total Allotments			1	21	34	35	58	149	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			—	21	34	36	58		149
Maximum Potential Net Residential Density			—	16.8 dwha	17.6 dwha	17.5 dwha	19.9 dwha		



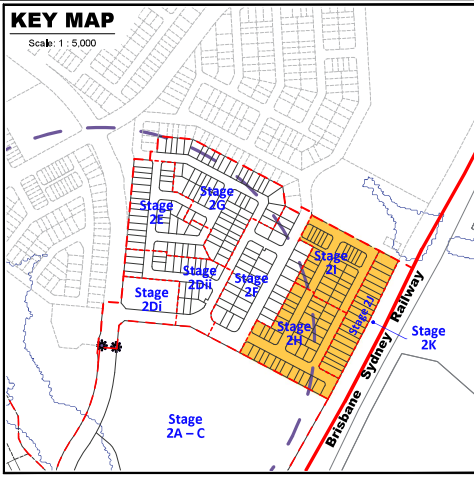
<div>REVISION</div> <div>Y: 12/05/2022 Stage 5 Layout Change Z: 08/09/2022 Entry Statement Layout Areas AA: 16/06/2022 Temporary STF Notation AB: 20/09/2022 Stage 3 &amp; 5 Layout Changes AC: 14/11/2022 Stage 5 Boundary Changes AD: 10/01/2023 Stage 3 &amp; 4 Layout Changes AE: 24/02/2023 Stage 3 &amp; 5 Layout Changes AF: 29/03/2023 Stage 3 &amp; 5 Layout Changes AG: 13/04/2023 Stage 3 &amp; 5 Layout Changes AH: 25/07/2023 Stage 4 Layout Changes AI: 08/09/2023 Stage 5 Basin Change</div>	<div>PROJECT</div> <div>Flagstone Precinct 1</div>		<div>CLIENT</div> <div>PEET</div> <div>Plan of Subdivision Stage 2D – 2G Allotment Layout</div>	<div><div>URBAN DESIGN Level 4 HQ South 520 Western Street PO Box 1059 Fortitude Valley QLD 4006 T +61 7 3539 9900 W rpsgroup.com</div><div>© COPYRIGHT PROTECTS THIS PLAN Unauthorized reproduction or amendment not permitted. Please contact the author.</div></div>				
	Job Ref.	110056	Date.	08 August 2023	<div>Scale</div> <div>1 : 750</div>	<div>Sheet</div> <div>A1</div>	<div>Plan Ref</div> <div>110056 – 376</div>	<div>Rev</div> <div>AI</div>
	Comp By.	NF	DWG Name.	Precinct 1 Stage 2				
	Chkd By.	MD	Locality.	Flagstone				
	Local Authority.			Economic Development Queensland				

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# KEY MAP

Scale: 1 : 5,000



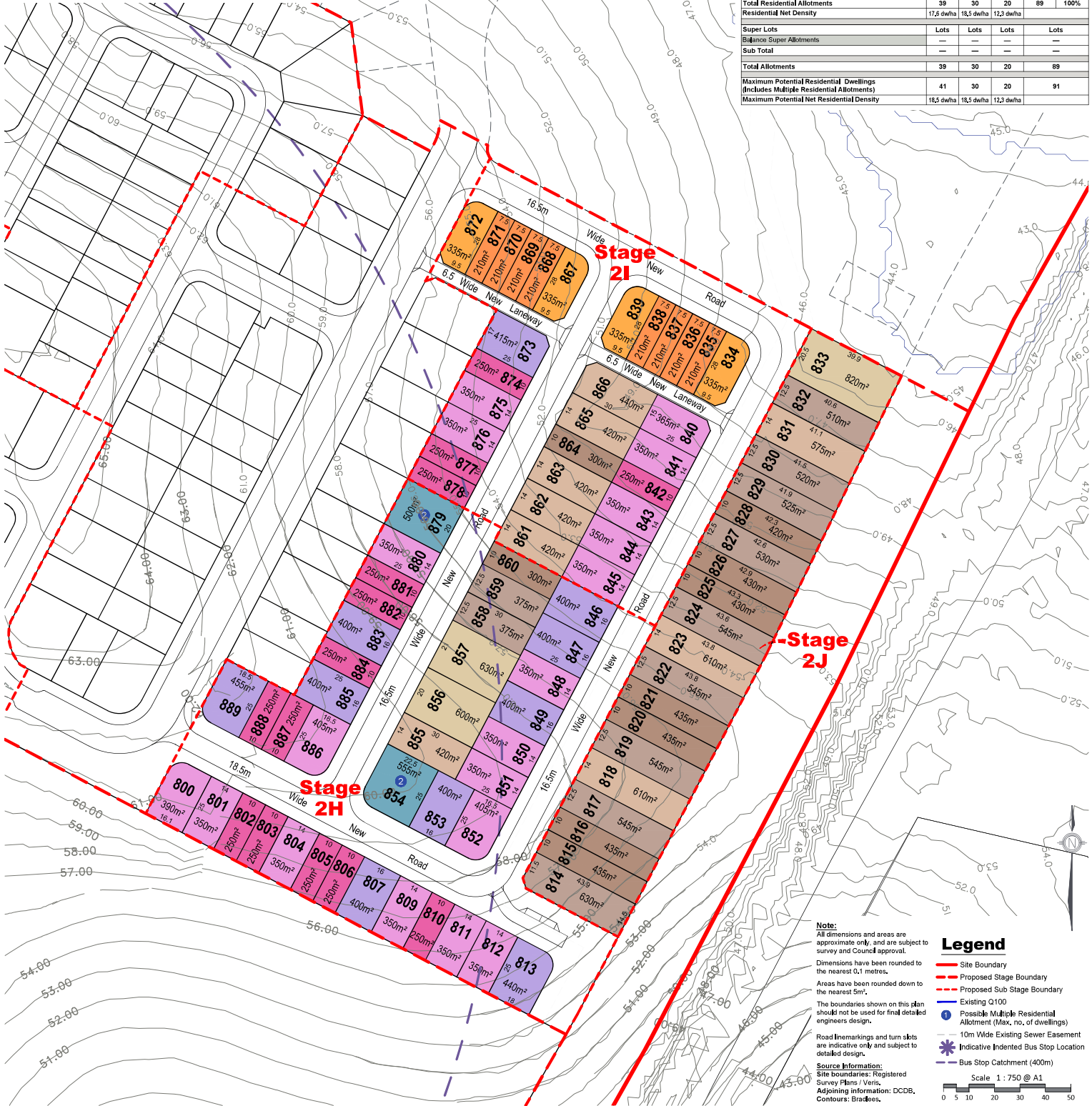
Land Use	Land Budget Stage 2				Overall
	Area	Area	Area	Area	
Area of Subject Site	2,212 ha	1,820 ha	1,059 ha	4,891 ha	100.0%
Saleable Area					
Residential Allotments	1,430 ha	0,934 ha	1,059 ha	3,423 ha	70.0%
Balance Super Allotments	—	—	—	—	0.0%
Total Area of Allotments	1,430 ha	0,934 ha	1,059 ha	3,423 ha	70.0%
Road					
Collector Road	—	—	—	—	0.0%
Local Road	0,782 ha	0,686 ha	—	1,468 ha	30.0%
Linear Connections	—	—	—	—	0.0%
Entry Statements	—	—	—	—	0.0%
Total Area of New Road	0,782 ha	0,686 ha	—	1,468 ha	30.0%
Open Space					
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%

PLANS AND DOCUMENTS  
referenced in the PDA  
DEVELOPMENT APPROVAL  
Approval no. DEV2012403/97  
Date: 12 January 2024



## Yield Breakdown Stage 2

Residential Allotments			Stage 2H	Stage 2J	Stage 2J	Overall
	Typical Size	Typical Area				
Urban & Nano Allotments Product						
Urban Loft	4.7 x 11.5m	54m²	—	—	—	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						
Wide Allotment	8.5 x 25m	213m²	—	—	—	0.0%
Villa Allotment	10 x 25m	250m²	10	4	—	14 15.7%
Courtyard Allotment	14 x 25m	350m²	12	7	—	19 21.3%
Premium Courtyard Allotment	16 x 25m	400m²	9	1	—	10 11.2%
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	2	—	—	2 2.2%
Subtotal			33	12	—	45 50.6%
28m Deep Product						
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	8	—	8 9.0%
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	4	—	4 4.5%
Subtotal			—	12	—	12 13.5%
30m Deep Product						
Villa Allotment	10 x 30m	300m²	1	1	7	9 10.1%
Premium Villa Allotment	12.5 x 30m	375m²	2	—	9	11 12.4%
Courtyard Allotment	14 x 30m	420m²	1	5	3	9 10.1%
Traditional Allotment	20 x 30m	600m²	2	—	1	3 3.4%
Premium Traditional Allotment	25 x 30m	720m²	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	0.0%
Subtotal			6	6	20	32 36.0%
Total Residential Allotments			39	30	20	89 100%
Residential Net Density			17.5 dw/ha	15.5 dw/ha	12.3 dw/ha	
Super Lots			Lots	Lots	Lots	Lots
Balance Super Allotments			—	—	—	—
Sub Total			—	—	—	—
Total Allotments			39	30	20	89
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			41	30	20	91
Maximum Potential Net Residential Density			15.5 dw/ha	15.5 dw/ha	12.3 dw/ha	



**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 0.1m².  
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: Braccies.

## Legend

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- Indicative Indented Bus Stop Location
- Bus Stop Catchment (400m)

Scale 1 : 750 @ A1

REVISION  
Y: 12/05/2022 Stage 5 Layout Change  
Z: 08/06/2022 Entry Statement Layout Areas  
AA: 16/06/2022 Temporary STP Notation  
AB: 20/06/2022 Stage 3 & 5 Layout Changes  
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AG: 13/04/2023 Stage 3 & 5 Layout Changes  
AH: 25/07/2023 Stage 4 Layout Changes  
AI: 08/08/2023 Stage 5 Basin Change

PROJECT **Flagstone Precinct 1**  
Job Ref. 110056 Date. 08 August 2023  
Comp By. NF DWG Name. Precinct 1 Stage 2  
Chkd By. MD Locality. Flagstone  
Local Authority. Economic Development Queensland

CLIENT

**PEET**

Plan of Subdivision  
Stage 2H – 2J  
Allotment Layout

**rps**

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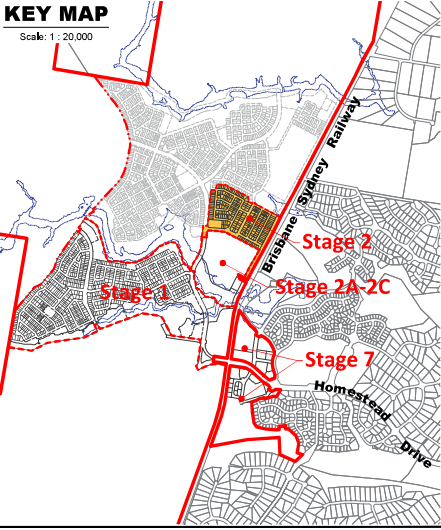
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Level 4 HD South  
520 Wickham Street  
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Fortitude Valley QLD 4006  
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W rpsgroup.com

Scale 1 : 750 Sheet A1 Plan Ref 110056 – 377 Rev AI



KEY MAP

Scale: 1 : 20 000



Legend

General

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Possible Multiple Residential Allotment (Max.no. of dwellings)
- 10m Wide Existing Sewer Easement

Open Space

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

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Lot Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- 1.8m High Solid Timber Fence
- 1.5m High Solid Timber Fence
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a lot)
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad

Notes:

General

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

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Boundary setbacks are measured to the wall of the structure.
- Front verandah and covered areas to the front door are permitted to extend to the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.2m from the front property line.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- 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.
- If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
- Lots 2501 - 2505 require a 2.5m rear setback.
- For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that have a shared access driveway, laneway or a pedestrian link/landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- 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 Lots, 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 6m back from the point of intersection of these two boundaries.

Private Open Space

- Private open space must measure a minimum of 10m<sup>2</sup> with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.
- 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 - 5m<sup>2</sup> (minimum dimension of 1.2m)
  - 2 Bedroom - 9m<sup>2</sup> (minimum dimension of 2.4m)
  - 3+ Bedroom - 12m<sup>2</sup> (minimum dimension of 2.4m)
- Private open space must be directly accessible from a living space.

On-site car parking and driveways

- 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).
- Garages for any single story dwelling on a lot between 10.2m and 12.49m in width must adhere to the following design criteria:
  - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
  - The garage door:
    - Width must not exceed 4.6m
    - Must have a minimum 450mm eave above it
    - Must be setback a minimum of 240mm behind the pillar of the garage door, and
    - Must have a sectional lift or roller door.

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	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	
Rear	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	
* 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	0.0m	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	n/a	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m	
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m	
Laneway Lots																											
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	n/a	n/a	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a	
Site Cover	90%		75%		75%		75%		75%		75%		65%		60%		60%		60%		60%		60%		60%	75%	

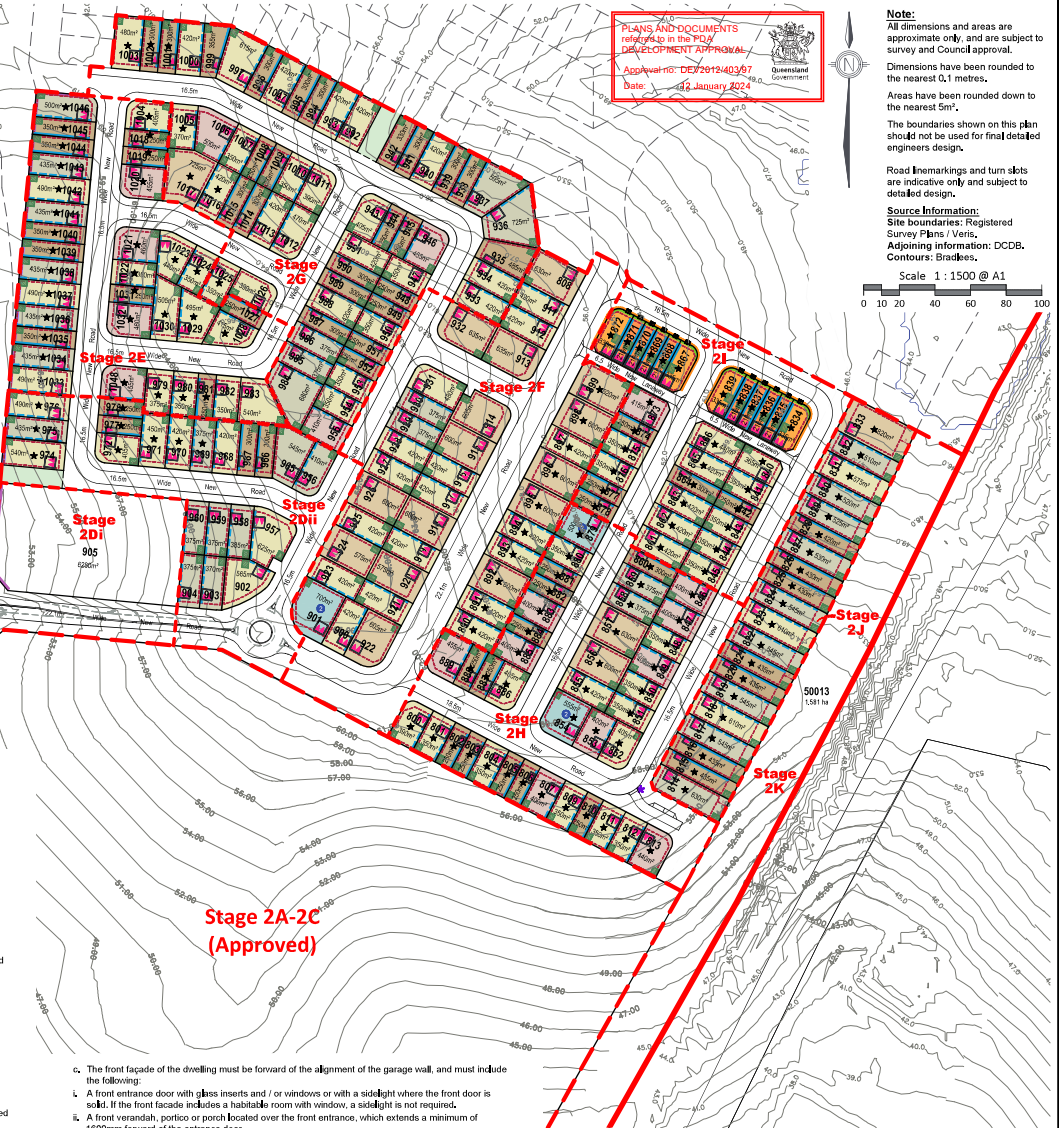
PLANS AND DOCUMENTS  
referable to in the POA  
DEVELOPMENT APPROVAL  
Approval No: DE/2012/003/67  
Date: 02 January 2024



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 0.1 metres.  
The boundaries shown on this plan should not be used for final detailed engineers design.  
Road line markings and turn signs are indicative only and subject to detailed design.  
Source Information:  
Site boundaries: Registered Survey Plans / Vets.  
Adjoining information: DCDB.  
Contours: Bradshes.


Scale 1 : 1500 @ A1

0 10 20 40 60 80 100

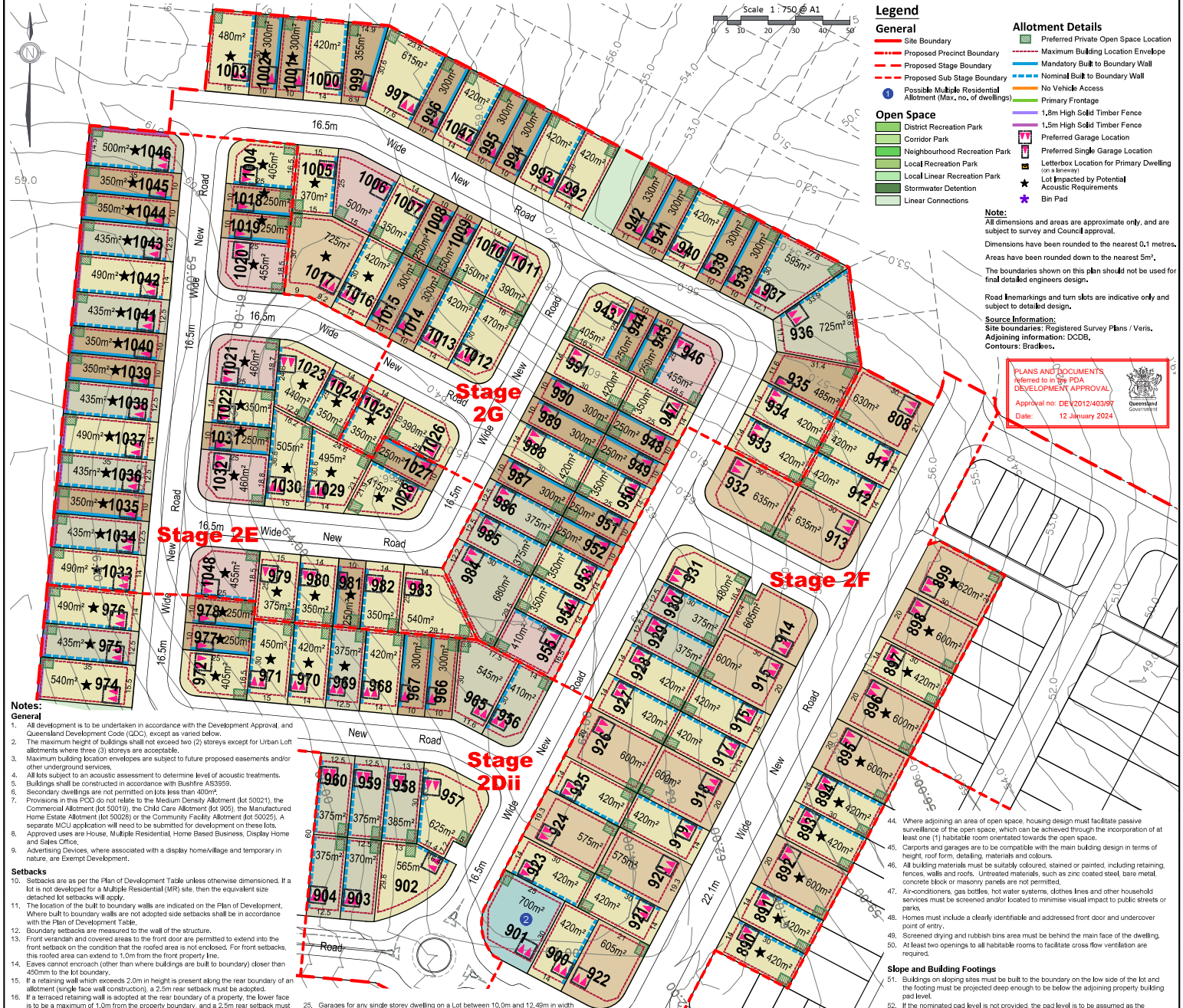


Stage 2A-2C  
(Approved)

- The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
  - A front entrance door with glass inserts and / or windows or with a side light where the front door is solid. If the front facade includes a habitable room with window, a side light is not required.
  - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door.
  - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
- Driveways cannot exceed 3.0m across the verge on Lots between 10.2m and 12.49m wide.
- Double car garages are permitted on any double storey dwelling built on a lot between 10.2m and 12.49m in driveway length.
- 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.
- 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.
- 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.
- Maximum of one driveway per dwelling unless it is a MR lot.
- 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.
- 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.
- Driveways must be completed prior to occupation of the dwelling.
- Fencing
  - Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
  - 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.
  - 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 panels or panels.
  - Fencing on fences can be screen fencing at 1.8m high where along private open space, carparking and service areas.
  - Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
  - Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Retaining Walls
  - For retaining walls not constructed by the developer:
    - 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.
    - Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
    - No timber retaining walls over 1.0m or adjoining parks or public streets.
    - Walls over 1.0m require RPEQ certification.
- Building Articulation
  - All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
    - Windows recessed into the facade or bay windows;
    - Balconies, porches or verandahs;
    - Articulation of roof lines;
    - Window hoods; and/or
    - Use of multiple cladding materials.
- Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- 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.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- Screened drying and rubbish bins area must be behind the main face of the dwelling.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.
- Slope and Building Footings
  - 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.
  - 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.
  - Building footings and/or foundations 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)
  - Buildings must address all street frontages with driveways, pedestrian entries or both.
  - All dwellings must have a clearly identifiable front door, which is undercover.
  - Drying and rubbish bins areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.
  - Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.
- Additional Criteria for Secondary Dwellings
  - Floor area must be between a minimum of 30m<sup>2</sup> and 75m<sup>2</sup>.
  - Materials, detailing, colours and roof form are consistent with those of the primary house.
  - Outdoor living space must measure a minimum of 9m<sup>2</sup> with a minimum dimension in any direction of 3 metres.
  - Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
  - Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
  - 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.
  - 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.
  - Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
  - 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.

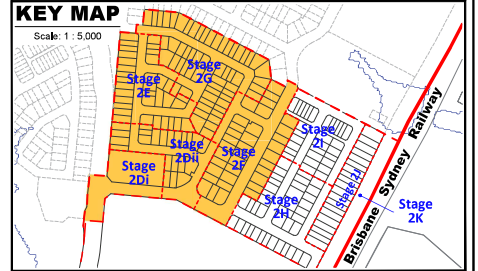
REVISION	PROJECT		CLIENT	<div>PEET</div> <div>Plan of Development Stage 2 Overall Residential Allotments</div>	<div><div>© COPYRIGHT PROTECTS THIS PLAN Unauthorized reproduction or amendment not permitted. Please contact the author.</div></div> <div>URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9550 W rpsgroup.com</div>				
	Y: 12/05/2022 Stage 5 Layout Change								
	Z: 08/09/2022 Entry Statement Lease Areas								
	AA: 16/06/2022 Temporary STF Notation								
	AB: 20/09/2022 Stage 3 & 5 Layout Changes								
AC: 14/11/2022 Stage 5 Boundary Changes		Job Ref.	110056	Date.	08 August 2023				
AD: 10/01/2023 Stage 3 & 4 Layout Changes		Comp By.	NF	DWG Name.	Precinct 1 Stage 2				
AE: 24/02/2023 Stage 3 & 5 Layout Changes		Chkd By.	MD	Locality.	Flagstone				
AF: 20/03/2023 Stage 3 & 5 Layout Changes		Local Authority. Economic Development Queensland							
AG: 13/04/2023 Stage 3 & 5 Layout Changes									
AH: 25/07/2023 Stage 4 Layout Changes									
AI: 08/09/2023 Stage 5 Basin Change									
		Scale	1 : 1500	Sheet	A1	Plan Ref	110056 – 378	Rev	AI





- Notes:**
- General**
- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
  - The maximum height of buildings shall not exceed two (2) storeys except for Urban Lot allotments where three (3) storeys are acceptable.
  - Maximum building location envelopes are subject to future proposed easements and other underground services.
  - All lots subject to an acoustic assessment to determine level of acoustic treatments.
  - Buildings shall be constructed in accordance with Building AS3959.
  - Secondary dwellings are not permitted on lots less than 400m².
  - The provisions in this POA do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 500), the Manufactured Home Estate Allotment (lot 50028) or the Community Facility Allotment (lot 50025). A separate MCO application will need to be submitted for development on these lots.
  - Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.
  - Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.
- Setbacks**
- Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
  - The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
  - Boundary setbacks are measured to the wall of the structure.
  - 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.
  - Eaves cannot encroach (other than where buildings are built to boundary) more than 450mm to the lot boundary.
  - 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.
  - If a terraced retaining wall is adopted the rear boundary of a property, the lower face to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
  - Lots 2501 - 2505 require a 2.5m rear setback.
  - For lots 814 - 833, Class 10 buildings or structures may be located within the 6m rear setback.
  - A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that adjoin a driveway, laneway or a pedestrian link/landscape buffer and therefore in these cases a secondary frontage setback does not apply.
  - 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 Lots, Urban Terraces, Terraces, 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 the 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 5m back from the point of intersection of the two boundaries.
- Private Open Space**
- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Lot Allotments.
  - Urban Lot Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
    - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
    - 2 Bedroom - 9m² (minimum dimension of 2.4m);
    - 3+ Bedroom - 12m² (minimum dimension of 2.4m)
  - Private open space must be directly accessible from a living space.
- On-site car parking and driveways**
- 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).
  - Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.4m of laneway/dwelling.
  - Driveways are to be constructed in accordance with the standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
  - 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.
  - 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 680 Vehicle.
  - Maximum of one driveway per dwelling unless it is a MR lot.
  - 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.
  - 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.
  - Driveways must be completed prior to occupation of the dwelling.
- Fencing**
- Fencing erected by Feet must not be altered, modified or removed without prior written approval from Feet.
  - 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.
  - 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 panels or panels.
  - Fencing on lanes can be screened fencing at 1.8m high where along private open space, carparking and service areas.
  - Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
  - Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Retaining Walls**
- For retaining walls not constructed by the developer:
    - Retaining walls must not exceed more than 1.0m where fronted by a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be built to 2.0m. Retaining in excess of this must use terraced retaining.
    - Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
    - No timber retaining walls over 1.0m or adjoining parks or public streets.
    - Walls over 1.0m require RPEC certification.
  - No timber retaining walls over 1.0m or adjoining parks or public streets.
  - Walls over 1.0m require RPEC certification.
- Building Articulation**
- All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
    - Windows recessed into the facade or bay windows;
    - Balconies, porches or verandahs;
    - Articulation of roof lines
    - Window hoods, and/or;
    - Use of multiple cladding materials

Plan of Development Table	Urban Lot Allotments		Urban Terraces		Rear Loaded Terrace Allotments		Squat Allotments		Mode Allotments		Villa Allotments		Premium Villa 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
Front/Primary Frontage	1.5m	1.5m	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	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	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	n/a
Rear	0.0m*	0.0m*	1.5m*	1.5m*	0.0m*	0.0m*	0.0m*	0.9m*	1.0m*	1.5m*	0.9m*	0.9m*	0.9m*	1.0m*	1.0m*	1.5m*	1.5m*	2.0m*	1.5m*	2.0m*	1.5m*	1.5m*
* Additional setback required on some allotments - refer POA Notes 14-16.																						
<b>Side - General Lots</b>																						
Built to Boundary	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	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTR Wall Length (% of boundary length)	85%		75%		90%		90%		75%		75%		70%		65%		65%		60%		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	1.0m	1.0m	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	2.0m	1.5m	2.0m	1.5m	1.5m
<b>Laneway Lots</b>																						
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	n/a	n/a	0.0m	0.0m	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
Site Cover	90%		75%		75%		75%		75%		75%		65%		60%		60%		60%		60%	75%



REVISION

Y: 12/05/2022 Stage 5 Layout Change  
Z: 08/08/2022 Entry Statement Layout Areas  
AA: 16/06/2022 Temporary STF Notation  
AB: 20/09/2022 Stage 3 & 5 Layout Changes  
AC: 14/11/2022 Stage 1 Boundary Changes  
AD: 10/01/2023 Stage 3 & 4 Layout Changes  
AE: 24/02/2023 Stage 3 & 5 Layout Changes  
AF: 29/03/2023 Stage 3 & 5 Layout Changes  
AG: 13/04/2023 Stage 3 & 5 Layout Changes  
AH: 25/07/2023 Stage 4 Layout Changes  
AI: 08/09/2023 Stage 5 Basin Change

PROJECT

**Flagstone Precinct 1**

CLIENT

**PEET**

Job Ref.

110056

Date.

08 August 2023

Comp By.

NF

DWG Name.

Precinct 1 Stage 2

Chk'd By.

MD

Locality.

Flagstone

Local Authority.

Economic Development Queensland

Plan of Development

Stage 2D - 2G

Residential Allotments

Scale

1 : 750

Sheet

A1

Plan Ref

110056 - 379

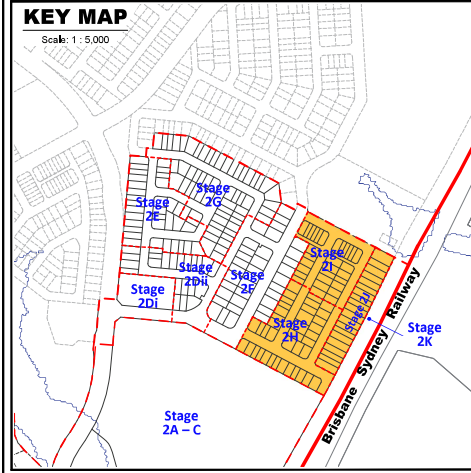
Rev

AI

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Fortitude Valley QLD 4006  
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**Legend**

**General**

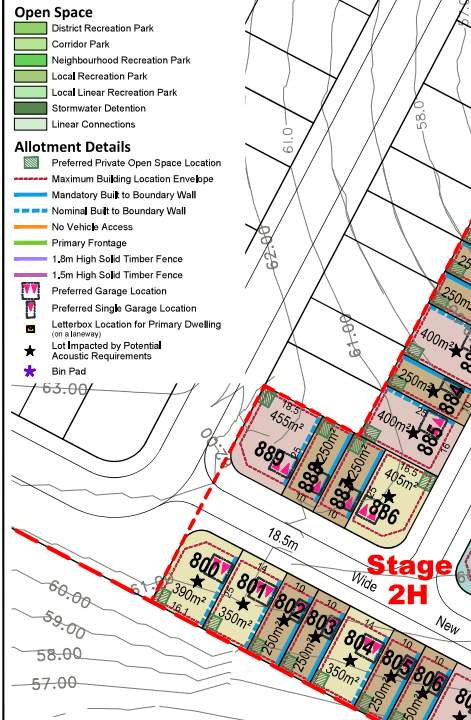
- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement

**Open Space**

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

**Allotment Details**

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Nominal Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- 1.8m High Solid Timber Fence
- 1.5m High Solid Timber Fence
- Preferred Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on laneway)
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad



**Notes:**

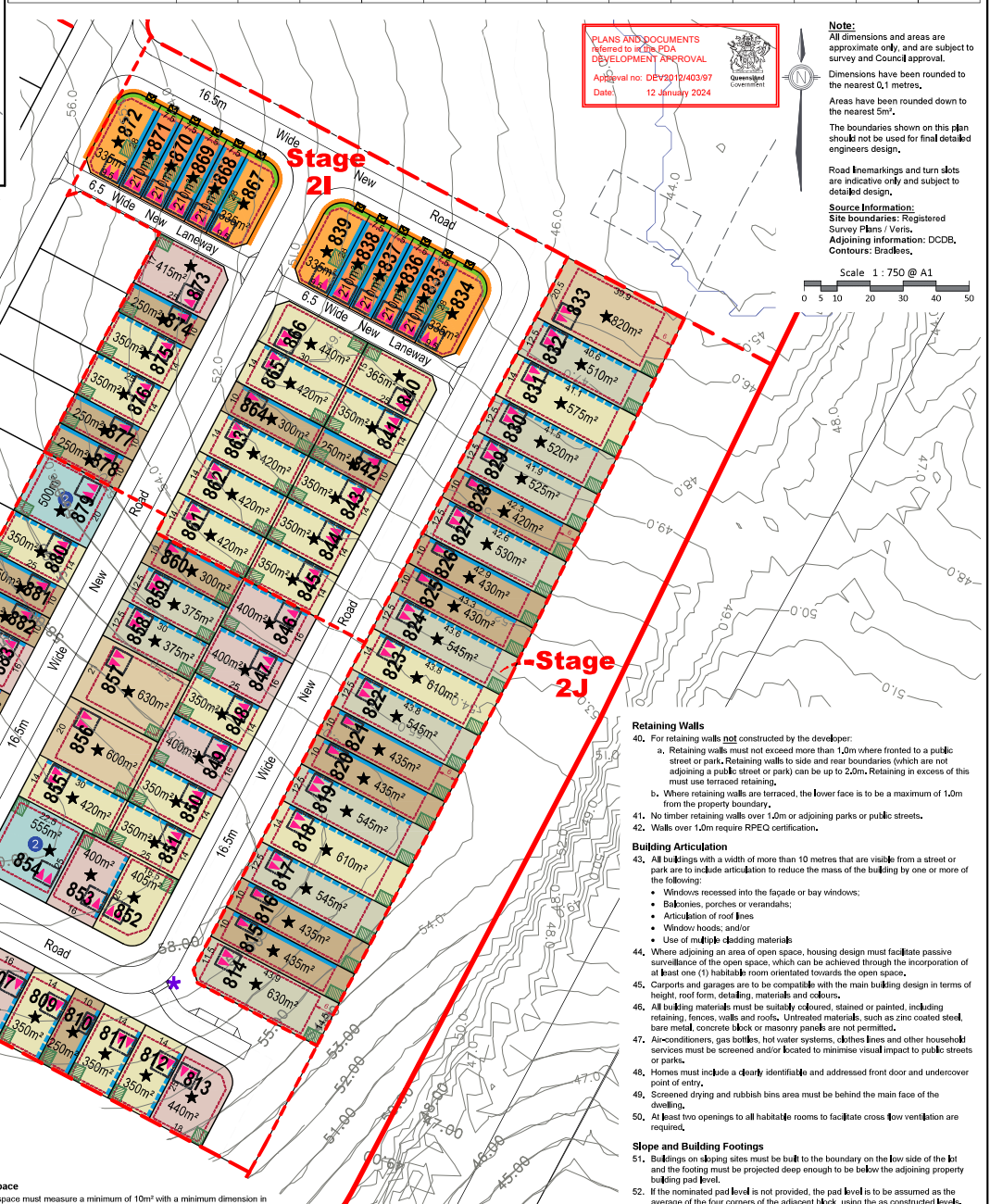
**General**

- All development is to be undertaken in accordance with the Development Approval and Queensland Development Code (QDC), except as varied below.
- The maximum height of buildings shall not exceed two (2) storeys except for Urban Loft allotments where three (3) storeys are acceptable.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.
- All lots subject to an acoustic assessment to determine level of acoustic treatments. Buildings shall be constructed in accordance with Building AS3959.
- Secondary dwellings are not permitted on lots less than 400m<sup>2</sup>.
- Provisions in this POB do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 5003), the Manufactured Home Estate Allotment (lot 50028) or the Community Facility Allotment (lot 50025). A separate MCU application will need to be submitted for development on these lots.
- Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.
- Advertising Devices, where associated with a display home/village and temporary in nature, are an Exempt Development.

**Setbacks**

- Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Boundary setbacks are measured to the wall of the structure.
- 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.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- 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.
- If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
- Lots 2501 - 2505 require a 2.5m rear setback.
- For lots 514 - 533, Class 10 buildings or structures may be located within the 5m rear setback.
- 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.
- 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 Lots, 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.

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	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 *	1,5m *	1,5m *	2,0m *	1,5m *	2,0m *	1,5m *	1,5m *	
Additional setback required on some allotments - refer POD Notes 14-16.																										
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	1,0m	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	n/a	n/a	n/a
Non Built to Boundary	0,8m	0,8m	0,9m	0,9m	0,9m	0,9m	0,9m	0,9m	1,0m	1,0m	0,8m	0,8m	0,8m	0,8m	1,0m	1,0m	1,0m	1,5m	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	2,0m	1,5m	2,0m	1,5m	1,5m	
Laneway Lots																										
Rear of Lot (from laneway boundary including garage)	n/a	n/a	n/a	n/a	n/a	n/a	0,9m	0,9m	0,9m	0,9m	0,9m	0,9m	0,9m	0,9m	0,9m	0,9m	0,9m	0,9m	0,9m	0,9m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	90%		75%		75%		75%		75%		75%		65%		60%		60%		60%		60%		60%		75%	



**Private Open Space**

- Private open space must measure a minimum of 10m<sup>2</sup> with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.
- 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 - 5m<sup>2</sup> (minimum dimension of 1.2m);
  - 2 Bedroom - 8m<sup>2</sup> (minimum dimension of 2.4m);
  - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).
- Private open space must be directly accessible from a living space.

**On-site car parking and driveways**

- 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).
- Garages for any single storey dwelling on a lot between 10.2m and 12.49m in width must adhere to the following design criteria:
  - The front facing building which comprises the garage door, must not exceed an external width of 5.7m
  - The garage door:
    - Width must not exceed 4.8m
    - Must have a minimum 450mm eave above it
    - Must be setback a minimum of 2.40m behind the pillar of the garage door, and
    - Must have a sectional, lift or roller door.
  - The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
    - A front entrance door with glass inserts and / or windows or with a sideglaze window, a sideglaze is not required,
    - A front verandah, porch or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
    - The verandah, porch or porch is to include front piers with distinct materials and/or columns.
    - Driveways cannot exceed 3.0m across the verge on lots between 10.0m and 12.49m wide.\*
- Double car garages are permitted on any double storey dwelling built on a lot between 10.0m and 12.49m or laneway dwellings.
- Driveways are to be constructed in accordance with the Plan of Development.
- The maximum width of a driveway at the lot boundary shall be 4.2 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- 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.
- Maximum of one driveway per dwelling unless it is a MR lot.
- 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.
- 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.
- Driveways must be completed prior to occupation of the dwellings.

**Fencing**

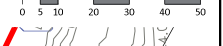
- Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- Fencing on all park or street frontages has a maximum height of 1.2metres where solid or has a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.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

**PLANS AND DOCUMENTS**  
referred to in this POB  
**DEVELOPMENT APPROVAL**  
Approval no: DE290/24003/97  
Date: 12 January 2024



**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 5m<sup>2</sup>.  
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: Bradshaws.



**Retaining Walls**

- For retaining walls not constructed by the developer:
  - 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 be terraced retaining.
  - Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
- No timber retaining walls over 1.0m or adjoining parks or public streets.
- Walls over 1.0m require RPEQ certification.

**Building Articulation**

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

**Slope and Building Footings**

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

**Additional Criteria for Multiple Residential Allotments (excluding Lot 60021)**

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


**Additional Criteria for Secondary Dwellings**

- Fl oor area must be between a minimum of 30m<sup>2</sup> and 75m<sup>2</sup>.
- Materials, detailing, colours and roof form are consistent with those of the primary houses.
- Secondary living space must measure a minimum of 9m<sup>2</sup> with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- 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.
- Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- 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	PROJECT		CLIENT	PEET	Plan of Development Stage 2H – 2J Residential Allotments	Scale 1 : 750	Sheet A1	Plan Ref 110056 – 380	Rev AI
	Flagstone Precinct 1								
	Job Ref.	110056							
	Date.	08 August 2023							
Y: 12/05/2022 Stage 5 Layout Change Z: 08/09/2022 Entry Statement Layout Areas AA: 16/06/2022 Temporary STF Notation AB: 20/09/2022 Stage 3 & 5 Layout Changes AC: 14/11/2022 Stage 5 Boundary Changes AD: 10/01/2023 Stage 3 & 4 Layout Changes AE: 24/02/2023 Stage 3 & 5 Layout Changes AF: 20/03/2023 Stage 3 & 5 Layout Changes AG: 13/04/2023 Stage 3 & 5 Layout Changes AH: 25/07/2023 Stage 4 Layout Changes AI: 08/09/2023 Stage 5 Basin Change	Comp By.	NF	DWG Name.	Precinct 1 Stage 2					
	Chk'd By.	MD	Locality.	Flagstone					
	Local Authority.		Economic Development Queensland						



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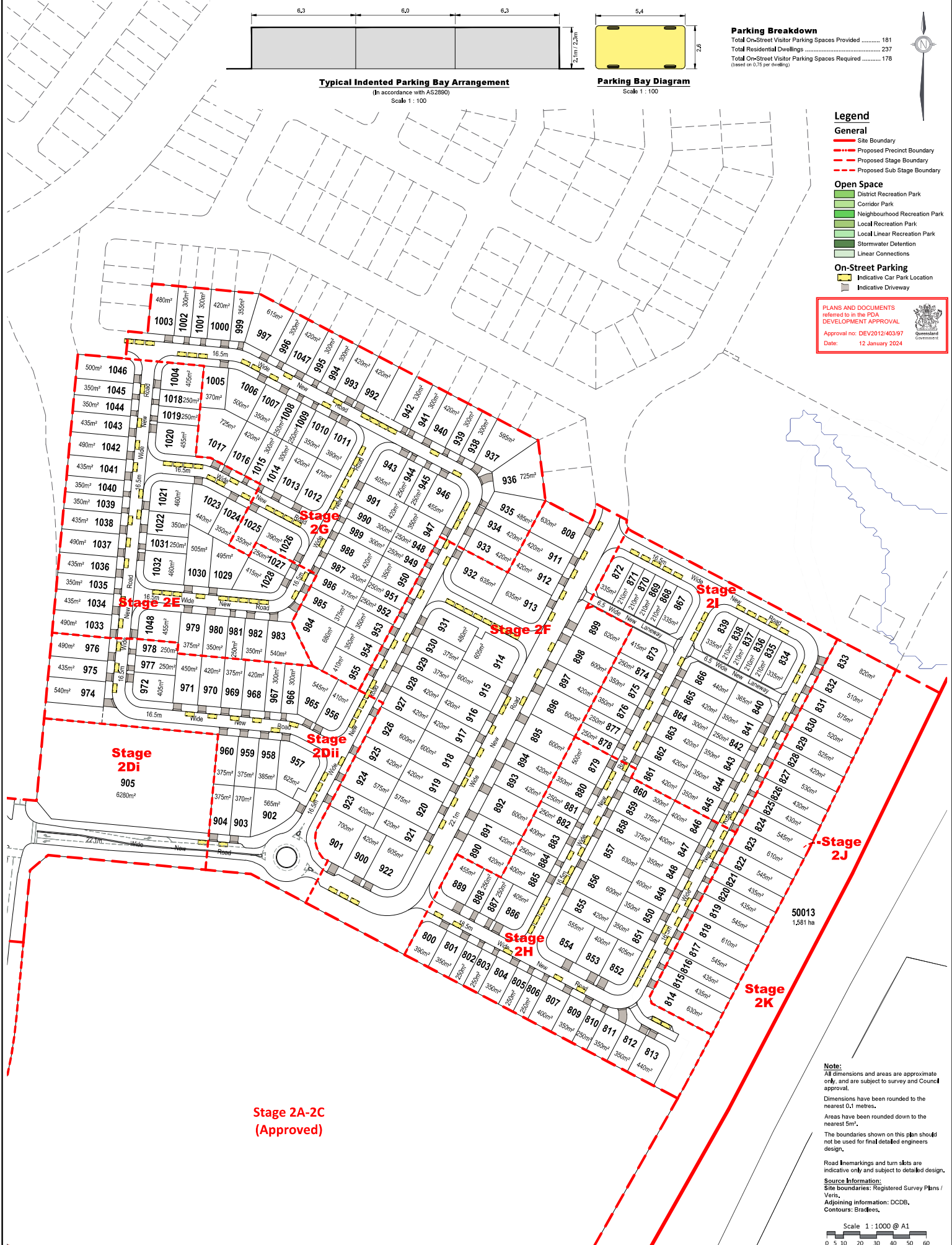




**Parking Breakdown**  
Total On-Street Visitor Parking Spaces Provided ..... 181  
Total Residential Dwellings ..... 237  
Total On-Street Visitor Parking Spaces Required ..... 178  
(based on 0.75 per dwelling)

- Legend**
- General**
- Site Boundary
  - Proposed Precinct Boundary
  - Proposed Stage Boundary
  - Proposed Sub Stage Boundary
- Open Space**
- District Recreation Park
  - Corridor Park
  - Neighbourhood Recreation Park
  - Local Recreation Park
  - Local Linear Recreation Park
  - Stormwater Detention
  - Linear Connections
- On-Street Parking**
- Indicative Car Park Location
  - Indicative Driveway

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL  
Approval no: DEV2012/403/97  
Date: 12 January 2024



**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 skits are indicative only and subject to detailed design.

**Source Information:**  
Site boundaries: Registered Survey Plans / Veris,  
Adjoining information: DCDB,  
Contours: Bradshaws.

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

<div>REVISION</div> <div>Y: 12/05/2022 Stage 5 Layout Change Z: 08/09/2022 Entry Statement Lease Areas AA: 16/06/2022 Temporary STP Notation AB: 20/09/2022 Stage 3 &amp; 5 Layout Changes AC: 14/11/2022 Stage 5 Boundary Changes AD: 10/01/2023 Stage 3 &amp; 4 Layout Changes AE: 24/02/2023 Stage 3 &amp; 5 Layout Changes AF: 20/03/2023 Stage 3 &amp; 5 Layout Changes AG: 13/04/2023 Stage 3 &amp; 5 Layout Changes AH: 25/07/2023 Stage 4 Layout Changes AI: 08/08/2023 Stage 5 Basin Change</div>	<div>PROJECT</div> <div>Flagstone Precinct 1</div>		<div>CLIENT</div> <div>PEET</div> <div>Plan of Development Stage 2 Overall Parking Management Plan</div>	<div></div> <div>©COPYRIGHT PROTECTS THE PLAN Unauthorised reproduction or amendment not permitted. Please contact RPS for further info.</div> <div>URBAN DESIGN Level 4 H/O South 520 Vickers Street PO Box 555 Parramatta NSW 2150 T +61 2 9539 9500 W   rpsgroup.com</div>								
	Job Ref.	110056	Date.	08 August 2023	Scale	1 : 1000	Sheet	A1	Plan Ref	110056 – 381	Rev	AI
	Comp By.	NF	DWG Name.	Precinct 1 Stage 2								
	Chk'd By.	MD	Locality.	Flagstone								
	Local Authority.		Economic Development Queensland									

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