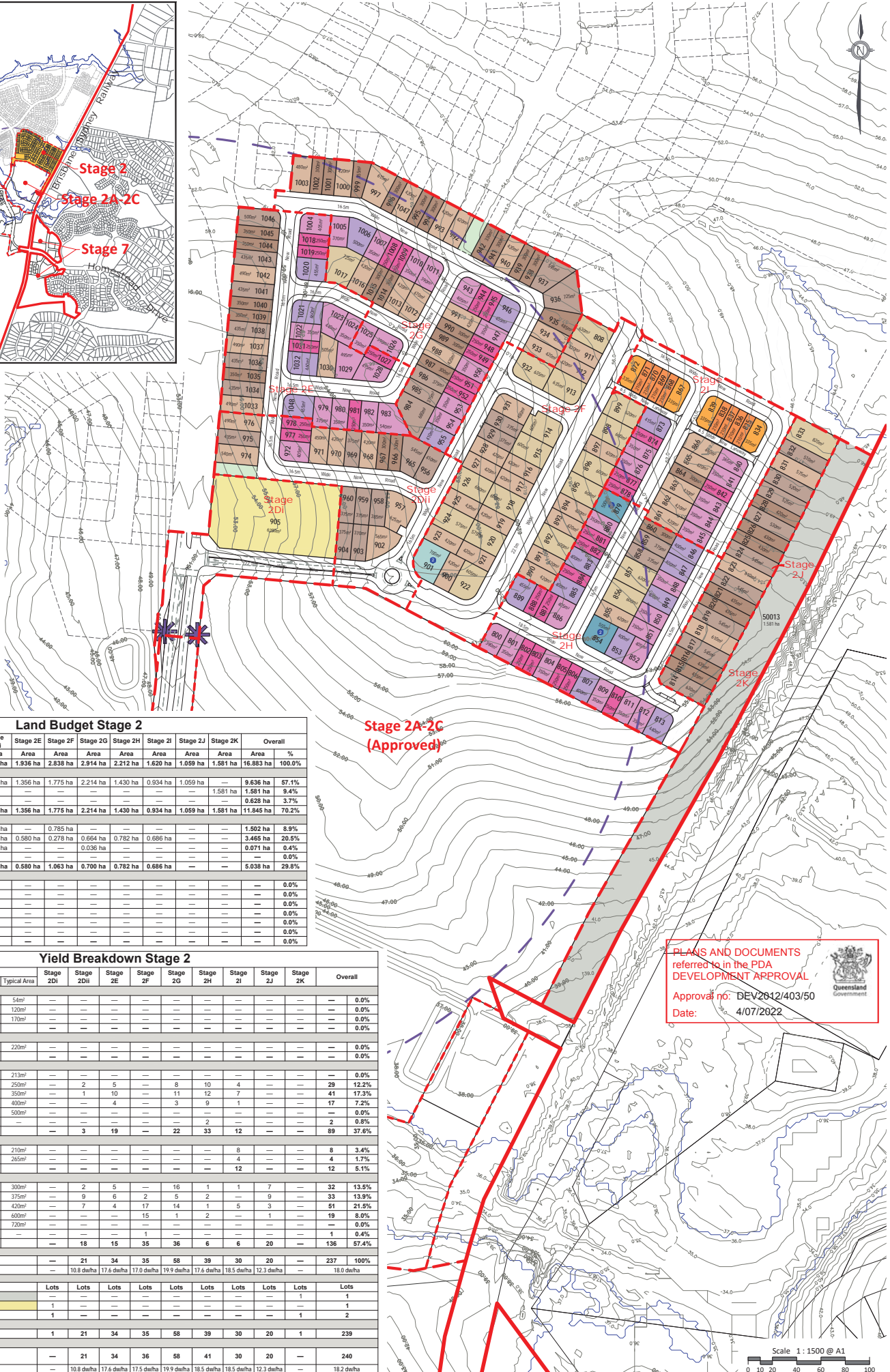


- Legend**
- Site Boundary
  - - - Proposed Stage Boundary
  - - - Proposed Sub Stage Boundary
  - Existing Q100
  - Possible Multiple Residential Allotment (Max. no. of dwellings)
  - 10m Wide Existing Sewer Easement
  - Indicative Indented Bus Stop Location
  - Bus Stop Catchment (400m)

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

**Source Information:**  
 Site boundaries: Registered Survey Plans / Vets.  
 Adjoining information: DCDB.  
 Contours: Bradlees.



**Land Budget Stage 2**

Land Use	Stage 2										Overall
	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	100.0%
<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	—	9.636 ha	57.1%
Balance Super Allotments	—	—	—	—	—	—	—	—	1.581 ha	1.581 ha	9.4%
Potential Child Care Allotment	0.628 ha	—	—	—	—	—	—	—	—	0.628 ha	3.7%
<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>1.430 ha</b>	<b>0.934 ha</b>	<b>1.059 ha</b>	<b>1.581 ha</b>	<b>11.845 ha</b>	<b>70.2%</b>
<b>Road</b>											
Collector Road	0.539 ha	0.178 ha	—	0.785 ha	—	—	—	—	—	1.502 ha	8.9%
Local Road	—	0.475 ha	0.580 ha	0.278 ha	0.664 ha	0.782 ha	0.686 ha	—	—	3.465 ha	20.5%
Linear Connections	—	0.035 ha	—	—	0.036 ha	—	—	—	—	0.071 ha	0.4%
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>0.782 ha</b>	<b>0.686 ha</b>	—	—	<b>5.038 ha</b>	<b>29.8%</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%
Summerhouse/ Pavilion	—	—	—	—	—	—	—	—	—	—	0.0%
<b>Total Open Space</b>	—	—	—	—	—	—	—	—	—	—	0.0%


**Yield Breakdown Stage 2**

Residential Allotments	Typical Size	Typical Area	Stage 2									Overall		
			Stage 2DI	Stage 2DI	Stage 2E	Stage 2F	Stage 2G	Stage 2H	Stage 2I	Stage 2J	Stage 2K			
<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	5	—	8	10	4	—	—	—	29	12.2%
Courtyard Allotment	14 x 25m	350m <sup>2</sup>	—	1	10	—	11	12	7	—	—	—	41	17.3%
Premium Courtyard Allotment	16 x 25m	400m <sup>2</sup>	—	—	4	—	3	9	1	—	—	—	17	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	—	—	—	89	37.6%
<b>28m Deep Product</b>														
Terrace 7.5m Allotment	7.5 x 28m	210m <sup>2</sup>	—	—	—	—	—	—	—	—	—	—	8	3.4%
Terrace 9.5m 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	—	—	32	13.5%
Premium Villa Allotment	12.5 x 30m	375m <sup>2</sup>	—	9	6	2	5	2	—	9	—	—	33	13.9%
Courtyard Allotment	14 x 30m	420m <sup>2</sup>	—	7	4	17	14	1	5	3	—	—	51	21.5%
Traditional Allotment	20 x 30m	600m <sup>2</sup>	—	—	—	15	1	2	—	1	—	—	19	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	57.4%
<b>Total Residential Allotments</b>				21	34	35	58	39	30	20	—	—	237	100%
<b>Residential Net Density</b>				10.8 dw/ha	17.6 dw/ha	17.0 dw/ha	19.9 dw/ha	17.6 dw/ha	18.5 dw/ha	12.3 dw/ha	—	—	18.0 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>				21	34	35	58	39	30	20	1	—	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>				10.8 dw/ha	17.6 dw/ha	17.5 dw/ha	19.9 dw/ha	18.5 dw/ha	18.5 dw/ha	12.3 dw/ha	—	—	18.2 dw/ha	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV/2012/403/50

Date: 4/07/2022



Scale 1: 1500 @ A1

0 10 20 40 60 80 100

**REVISION**

Q: 07/10/2021 Stage 3 & 4 Change
R: 20/10/2021 Stage 3 & 4 Change
S: 27/10/2021 Stage 4 Change
T: 20/12/2021 Stage 5 Layout Change
U: 17/01/2022 PDDO Amendments
V: 21/01/2022 Stage 5 Layout Change
W: 21/02/2022 Stage 5 Layout Change
X: 07/04/2022 Stage 5 Change
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 Entry Statement Lease Areas
AA: 16/06/2022 Temporary SIT Notation

**PROJECT**

Flagstone Precinct 1


Job Ref. 110056 Date: 16 June 2022

Comp By: WNW/JC/MD DWG Name: Precinct 1 Stage 2

Chk'd By: DG / MD Locality: Flagstone

Local Authority: Economic Development Queensland

**CLIENT**



Plan of Subdivision  
 Stage 2 Overall  
 Allotment Layout



URBAN DESIGN  
 Level 4 HQ South  
 500 Wickham Street  
 PO Box 1059  
 Fortitude Valley QLD 4006  
 T +61 7 3539 9500  
 W rpsgroup.com

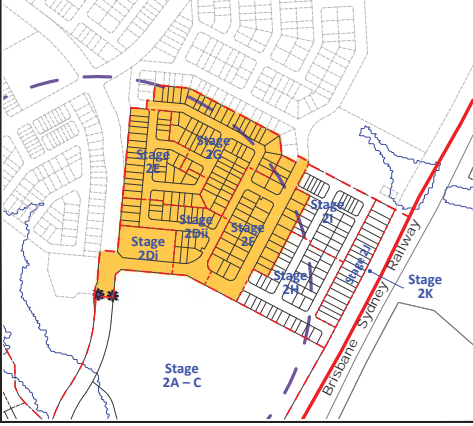
Scale 1: 1500 Sheet A1 Plan Ref 110056 - 375 Rev AA

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**KEY MAP**

Scale: 1 : 5,000



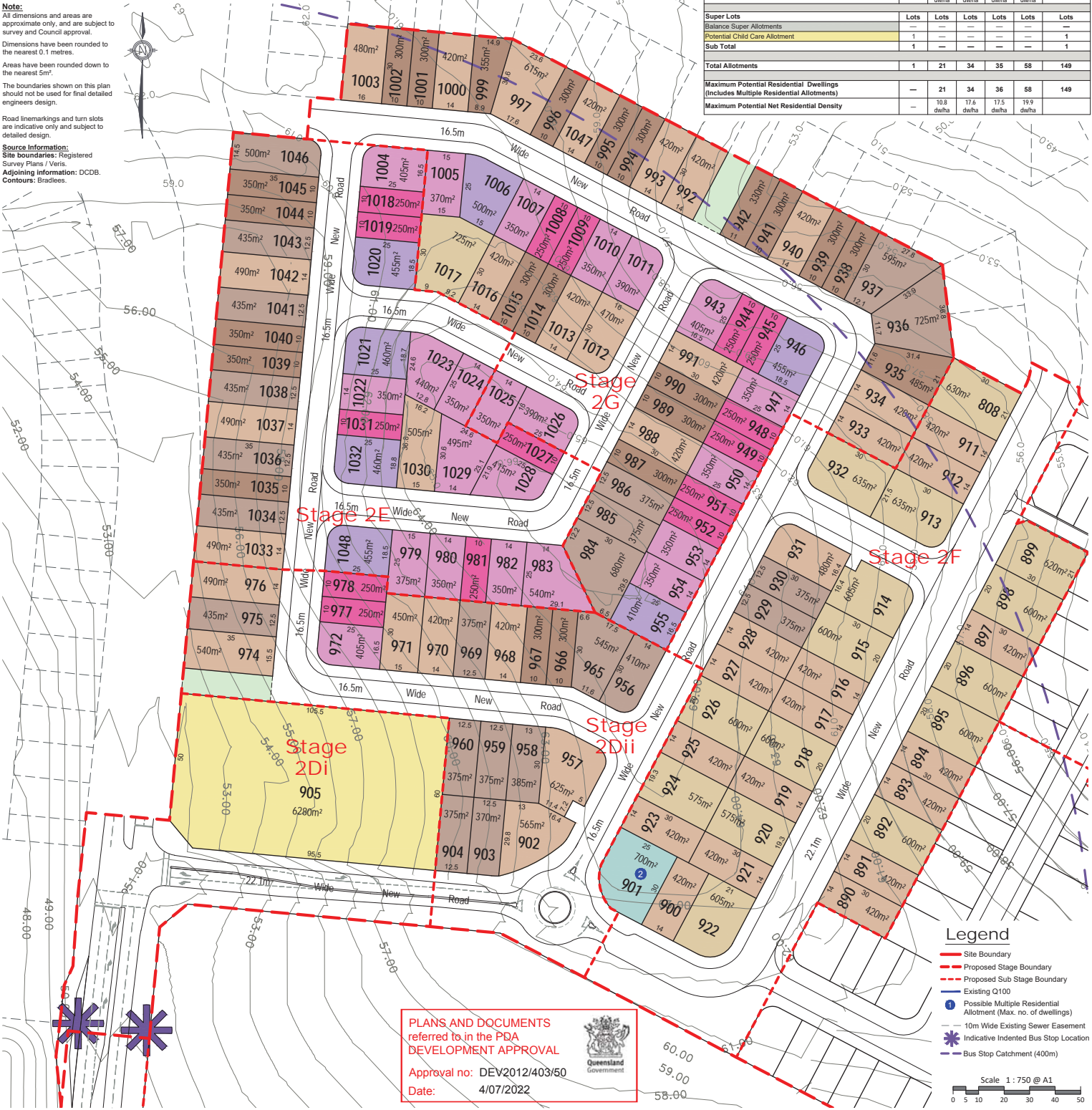
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Areas have been rounded down to the nearest 5m<sup>2</sup>.  
The boundaries shown on this plan should not be used for final detailed engineers design.

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

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

Land Use	Land Budget Stage 2						Overall
	Stage 2Di	Stage 2Dii	Stage 2E	Stage 2F	Stage 2G	Overall	
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>65.7%</b>	
<b>Road</b>							
Collector Road	0.539 ha	0.178 ha	—	0.795 ha	1.502 ha	14.4%	
Local Road	—	0.475 ha	0.580 ha	0.278 ha	0.864 ha	19.2%	
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>34.3%</b>	
<b>Open Space</b>							
Community 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>0.0%</b>	

Yield Breakdown Stage 2	Residential Allotments						Overall
	Typical Size	Typical Area	Stage 2Di	Stage 2Dii	Stage 2E	Stage 2F	
<b>Urban &amp; Nano Allotments Product</b>							
Urban Loft	4.7 x 11.5m	54m <sup>2</sup>	—	—	—	—	0.0%
Urban Allotment	7.5 x 16m	120m <sup>2</sup>	—	—	—	—	0.0%
Urban Terrace	5.2 x 27.5m	170m <sup>2</sup>	—	—	—	—	0.0%
<b>Subtotal</b>							<b>0.0%</b>
<b>16m Deep Product</b>							
Squat Allotment	14 x 16m	220m <sup>2</sup>	—	—	—	—	0.0%
<b>Subtotal</b>							<b>0.0%</b>
<b>25m Deep Product</b>							
Use of Allotment	8.5 x 25m	213m <sup>2</sup>	—	—	—	—	0.0%
Villa Allotment	10 x 25m	250m <sup>2</sup>	—	2	5	—	8
Courtyard Allotment	14 x 25m	350m <sup>2</sup>	—	1	10	—	11
Premium Courtyard Allotment	16 x 25m	400m <sup>2</sup>	—	—	4	—	3
Premium Traditional Allotment	20 x 25m	500m <sup>2</sup>	—	—	—	—	—
Possible Multiple Residential Allotment	—	—	—	3	19	—	22
<b>Subtotal</b>							<b>44</b>
<b>28m Deep Product</b>							
Terrace 7.5m Allotment	7.5 x 28m	210m <sup>2</sup>	—	—	—	—	—
Terrace 9.5m Allotment	9.5 x 28m	265m <sup>2</sup>	—	—	—	—	—
<b>Subtotal</b>							<b>0.0%</b>
<b>30m Deep Product</b>							
Villa Allotment	10 x 30m	300m <sup>2</sup>	—	2	5	—	16
Premium Villa Allotment	12.5 x 30m	375m <sup>2</sup>	—	9	6	2	5
Courtyard Allotment	14 x 30m	420m <sup>2</sup>	—	7	4	17	14
Traditional Allotment	20 x 30m	600m <sup>2</sup>	—	—	—	15	1
Premium Traditional Allotment	25 x 30m	720m <sup>2</sup>	—	—	—	—	—
Possible Multiple Residential Allotment	—	—	—	18	15	35	36
<b>Subtotal</b>							<b>104</b>
<b>Total Residential Allotments</b>							<b>149</b>
<b>Residential Net Density</b>							
Super Lots	—	—	21	34	35	58	149
Balance Super Allotments	—	—	10.8	17.6	17.0	19.9	—
Potential Child Care Allotment	—	—	1	—	—	—	1
<b>Sub Total</b>							<b>1</b>
<b>Total Allotments</b>							<b>149</b>
<b>Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)</b>							<b>149</b>
<b>Maximum Potential Net Residential Density</b>							
—	—	—	10.8	17.6	17.5	19.9	—



**PLANS AND DOCUMENTS** referred to in the PDA DEVELOPMENT APPROVAL  
Approval no: DEV2012/403/50  
Date: 4/07/2022



**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	PROJECT	CLIENT
Q: 07/10/2021 Stage 3 & 4 Change	Flagstone Precinct 1	PEET
R: 20/10/2021 Stage 3 & 4 Change		
S: 27/10/2021 Stage 4 Change	Job Ref. 110056	Date: 16 June 2022
T: 20/12/2021 Stage 5 Layout Change		
U: 17/01/2022 POA Amendments	Comp By: WNW/JCMD	DWG Name: Precinct 1 Stage 2
V: 21/01/2022 Stage 5 Layout Change		
W: 21/02/2022 Stage 5 Layout Change	Chkd By: DG / MD	Locality: Flagstone
X: 07/04/2022 Stage 5 Change		
Y: 12/05/2022 Stage 5 Layout Change	Local Authority: Economic Development Queensland	
Z: 08/06/2022 Entry Statement Lease Areas		
AA: 16/06/2022 Temporary SIT Notation		

**PEET**

Plan of Subdivision  
Stage 2D – 2G  
Allotment Layout

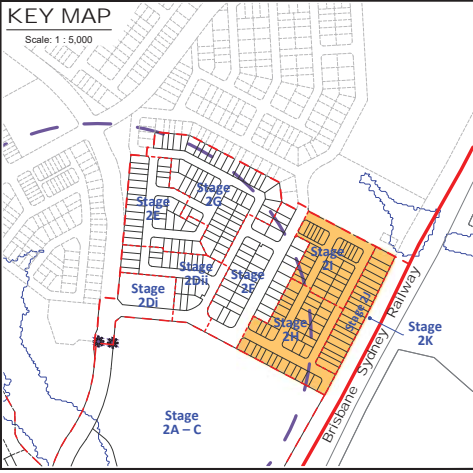
Scale	Sheet	Plan Ref	Rev
1 : 750	A1	110056 – 376	AA

**RPS**

URBAN DESIGN  
Level 4 HQ South  
6200 Western Street  
PO Box 1059  
Fortitude Valley QLD 4006  
T +61 7 3539 9500  
W rpsgroup.com

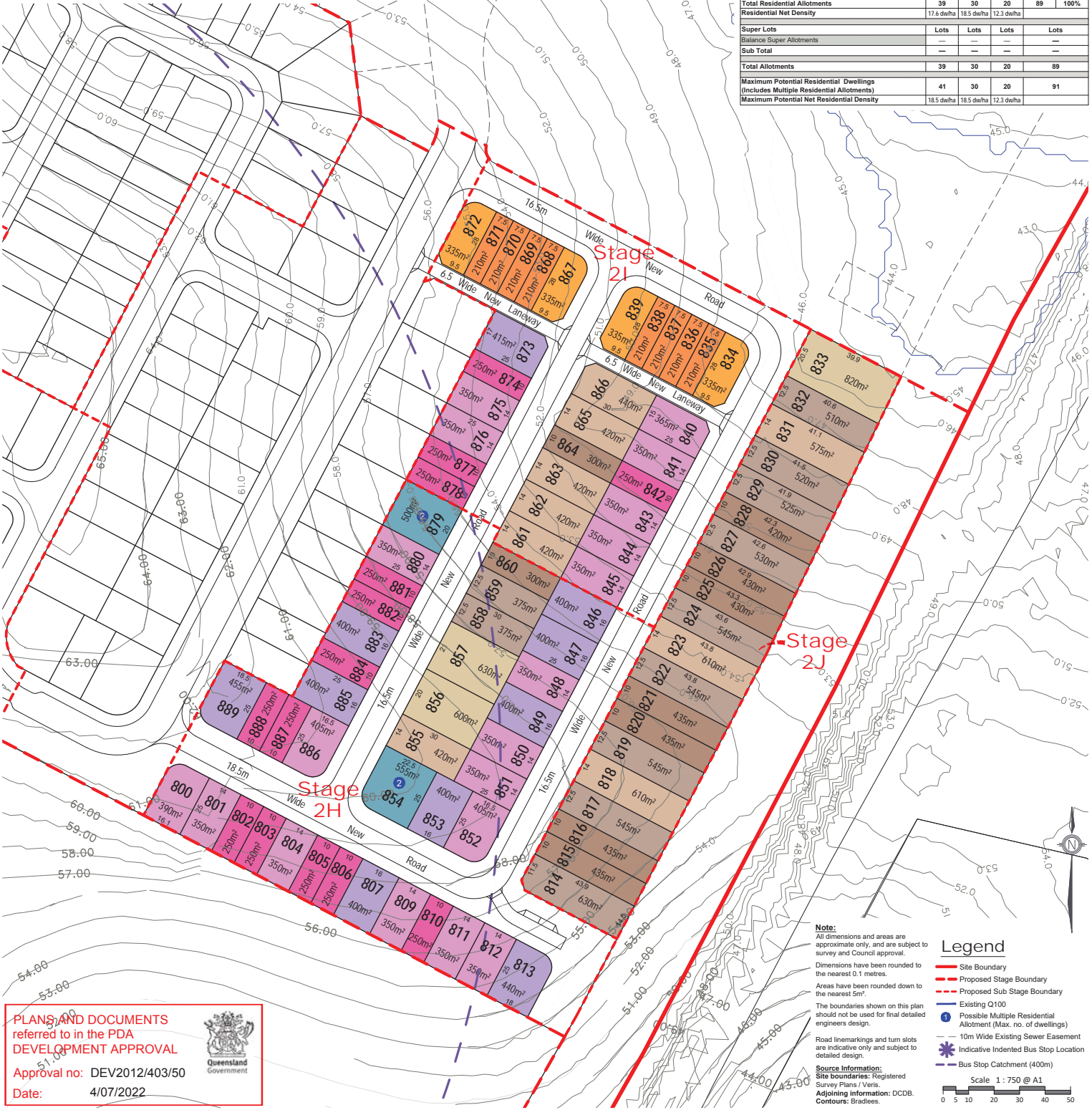
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Land Use	Land Budget Stage 2				Overall
	Stage 2H	Stage 2J	Stage 2J	Overall	
Area of Subject Site	2,212 ha	1,620 ha	1,059 ha	4,891 ha	100.0%
Saleable Area					
Residential Allotments	1,430 ha	0,934 ha	1,059 ha	3,423 ha	70.0%
Balance Super Allotments	—	—	—	—	0.0%
<b>Total Area of Allotments</b>	<b>1,430 ha</b>	<b>0,934 ha</b>	<b>1,059 ha</b>	<b>3,423 ha</b>	<b>70.0%</b>
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%
<b>Total Area of New Road</b>	<b>0,782 ha</b>	<b>0,686 ha</b>	<b>—</b>	<b>1,468 ha</b>	<b>30.0%</b>
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%
Playmaster, Outdoor	—	—	—	—	0.0%
<b>Total Open Space</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>0.0%</b>

Residential Allotments	Typical Size	Typical Area	Yield Breakdown Stage 2			Overall	
			Stage 2H	Stage 2J	Stage 2J		
<b>Urban &amp; Nano Allotments Product</b>							
Urban Lot	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>						<b>0.0%</b>	
<b>16m Deep Product</b>							
Squat Allotment	14 x 16m	220m <sup>2</sup>	—	—	—	0.0%	
<b>Subtotal</b>						<b>0.0%</b>	
<b>25m Deep Product</b>							
MCSP Allotment	8.5 x 25m	213m <sup>2</sup>	—	—	—	0.0%	
Villa Allotment	10 x 25m	250m <sup>2</sup>	10	4	—	15.7%	
Courtyard Allotment	14 x 25m	350m <sup>2</sup>	12	7	—	21.3%	
Premium Courtyard Allotment	16 x 25m	400m <sup>2</sup>	9	1	—	11.2%	
Premium Traditional Allotment	20 x 25m	500m <sup>2</sup>	—	—	—	0.0%	
Possible Multiple Residential Allotment	—	—	2	—	—	2.2%	
<b>Subtotal</b>			<b>33</b>	<b>12</b>	<b>—</b>	<b>50.6%</b>	
<b>28m Deep Product</b>							
Terrace 7.5m Allotment	7.5 x 28m	210m <sup>2</sup>	—	8	—	9.0%	
Terrace 9.5m Allotment	9.5 x 28m	265m <sup>2</sup>	—	4	—	4.5%	
<b>Subtotal</b>				<b>12</b>	<b>—</b>	<b>13.5%</b>	
<b>30m Deep Product</b>							
Villa Allotment	10 x 30m	300m <sup>2</sup>	1	1	7	9	10.1%
Premium Villa Allotment	12.5 x 30m	375m <sup>2</sup>	2	—	9	11	12.4%
Courtyard Allotment	14 x 30m	420m <sup>2</sup>	1	5	3	9	10.1%
Traditional Allotment	20 x 30m	600m <sup>2</sup>	2	—	1	3	3.4%
Premium Traditional Allotment	25 x 30m	750m <sup>2</sup>	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	0.0%
<b>Subtotal</b>			<b>6</b>	<b>6</b>	<b>20</b>	<b>32</b>	<b>36.0%</b>
<b>Total Residential Allotments</b>			<b>39</b>	<b>30</b>	<b>20</b>	<b>89</b>	<b>100%</b>
<b>Residential Net Density</b>			<b>17.6 dw/ha</b>	<b>18.5 dw/ha</b>	<b>12.3 dw/ha</b>		
<b>Super Lots</b>							
Balance Super Allotments			<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	
<b>Sub Total</b>			<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	
<b>Total Allotments</b>			<b>39</b>	<b>30</b>	<b>20</b>	<b>89</b>	
<b>Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)</b>			<b>41</b>	<b>30</b>	<b>20</b>	<b>91</b>	
<b>Maximum Potential Net Residential Density</b>			<b>18.5 dw/ha</b>	<b>18.5 dw/ha</b>	<b>12.3 dw/ha</b>		



**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

Approval no: DEV2012/403/50

Date: 4/07/2022

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**Source Information:**  
 Site boundaries: Registered Survey Plans / Vets.  
 Adjoining Information: DCDB, Contours: Bradlees.

**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)

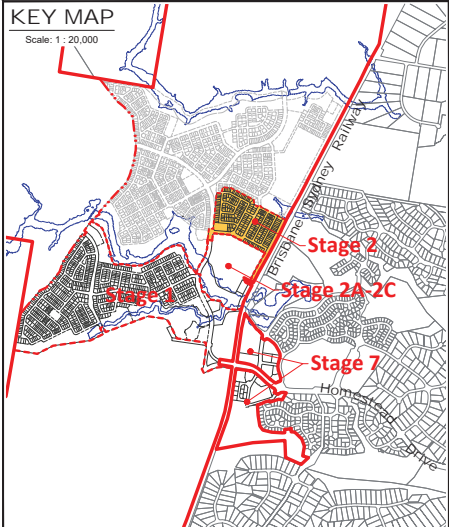
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<b>REVISION</b> Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout Change U: 17/01/2022 POD Amendments V: 21/01/2022 Stage 5 Layout Change W: 21/02/2022 Stage 5 Layout Change X: 07/04/2022 Stage 5 Change Y: 12/05/2022 Stage 5 Layout Change Z: 08/06/2022 Entry Statement Lease Areas AA: 15/08/2022 Temporary STP Notation	<b>PROJECT</b> Flagstone Precinct 1 Job Ref. 110056 Date: 16 June 2022 Comp By: WNW/JC/MD DWG Name: Precinct 1 Stage 2 Chk'd By: DG / MD Locality: Flagstone Local Authority: Economic Development Queensland	<b>CLIENT</b> <b>PEET</b> Plan of Subdivision Stage 2H – 2J Allotment Layout	<b>URBAN DESIGN</b> Level 4 HQ South 500 Williams Street PO Box 1059 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com
<b>Scale</b> 1 : 750	<b>Sheet</b> A1	<b>Plan Ref</b> 110056 – 377	<b>Rev</b> AA



**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 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 Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling
- 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 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 PDA 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.
- 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 site 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 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 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 Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
    - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

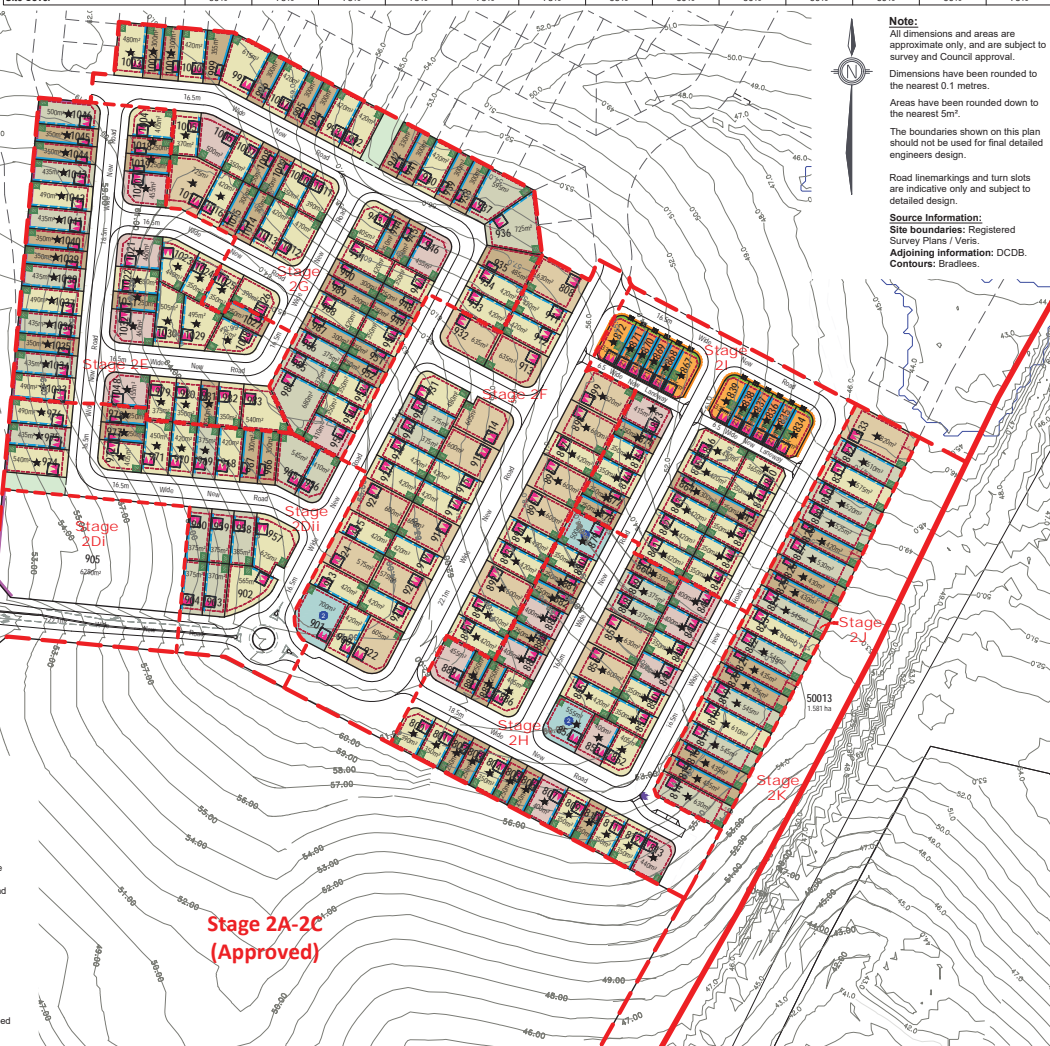
**Private Open Space**

- 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 storey dwelling on a Lot between 10.0m 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 4.8m
    - 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, tilt 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 sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight 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 10.0m and 12.49m wide.\*

Plan of Development Table	Urban Loft Allotments		Urban Terrace 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	3.0m	3.0m	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	4.5m	4.5m	n/a	n/a	n/a	4.5m	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*	1.0m*	1.0m*	1.0m*	1.5m*	2.0m*	1.5m*	2.0m*	1.5m*	1.5m*	
* Additional setback required on some allotments - refer POD 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	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	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	1.5m	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	
<b>Laneway Lots</b>																											
Rise 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	n/a
Site Cover	90%		75%		75%		75%		75%		75%		65%		60%		60%		60%		60%		60%		60%		75%



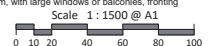
**Note:**  
All dimensions and areas are approximate only, and are subject to Survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m<sup>2</sup>. The boundaries shown on this plan should not be used for final detailed engineers design. Road linemarkings and turn slots are indicative only and subject to detailed design. Source Information: Site boundaries: Registered Survey Plans / Vets. Adjoining information: DCDB Contours: Bradies.

**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

Approval no: DEV2012/403/50  
Date: 4/07/2022

25. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway dwelling.
  26. Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
  27. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
  28. Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary unless otherwise dimensioned on the Plan of Development. Ingress/egress must be achieved for a B99 Vehicle.
  29. Maximum of one driveway per dwelling unless it is a MR lot.
  30. Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
  31. Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
  32. Driveways must be completed prior to occupation of the dwelling.
- Fencing**
33. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
  34. Fencing on all park or street frontages has a maximum height of 1.2metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
  35. Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill panels or panels.
  36. Fencing on lanes can be screen painted at 1.8m high where along private open space, carparking and service areas.
  37. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
  38. Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.
- Retaining Walls**
39. For retaining walls not constructed by the developer:
    - 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.
  40. No timber retaining walls over 1.0m or adjoining parks or public streets.
  41. 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
  - 43. Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
  - 44. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.

45. All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
  46. Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
  47. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
  48. Screened drying and rubbish bins area must be behind the main face of the dwelling.
  49. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.
- Slope and Building Footings**
50. Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
  51. If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
  52. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.
- Additional Criteria for Multiple Residential Allotments (excluding Lot 50021)**
53. Buildings must address all street frontages with driveways, pedestrian entries or both.
  54. All dwellings must have a clearly identifiable front door, which is undercover.
  55. Drying and rubbish bins areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.
  56. Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.
- Additional Criteria for Secondary Dwellings**
57. Floor area must be between a minimum of 30m<sup>2</sup> and 75m<sup>2</sup>.
  58. Materials, detailing, colours and roof form are consistent with those of the primary house.
  59. Outdoor living space must measure a minimum of 9m<sup>2</sup> with a minimum dimension in any direction of 3 metres.
  60. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling.
  61. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
  62. A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
  63. The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
  64. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
  65. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.



REVISION	PROJECT	CLIENT
Q: 01/10/2021 Stage 3 & 4 Change	Flagstone Precinct 1	PEET
R: 20/11/2021 Stage 3 & 4 Change		
S: 27/10/2021 Stage 4 Change		
T: 20/12/2021 Stage 5 Layout Change		
U: 17/01/2022 POD Amendments		
V: 21/01/2022 Stage 5 Layout Change		
W: 21/02/2022 Stage 5 Layout Change		
X: 07/03/2022 Stage 5 Change		
Y: 12/05/2022 Stage 5 Layout Change		
Z: 08/06/2022 Entry Statement Lease Areas		
AA: 16/08/2022 Temporary SIT Notation		

Job Ref.	Date	Comp By.	DWG Name.
110056	16 June 2022	WNW/JCMD	Precinct 1 Stage 2
Chk'd By.	Locality.	Local Authority.	
DG / MD	Flagstone	Economic Development Queensland	

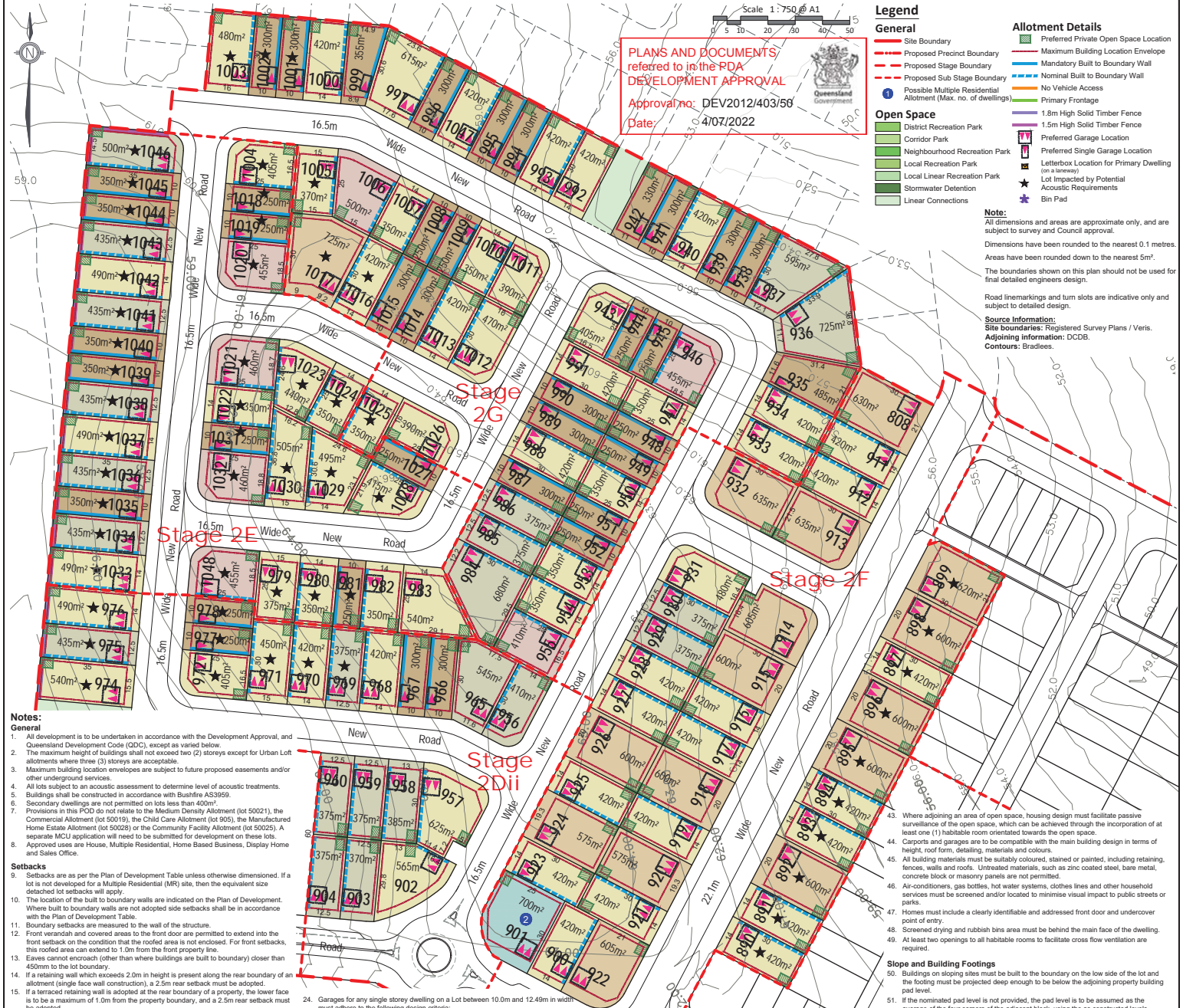
**PEET**

Plan of Development  
Stage 2 Overall  
Residential Allotments

**URBAN DESIGN**  
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501 Willem Street  
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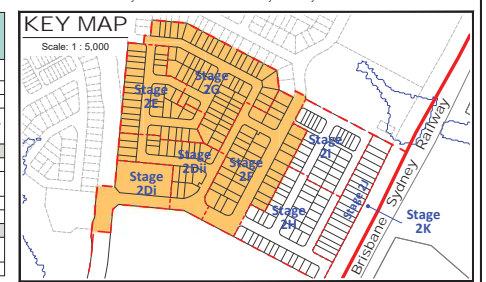
Scale 1 : 1500 Sheet A1 Plan Ref 110056 - 378 Rev AA





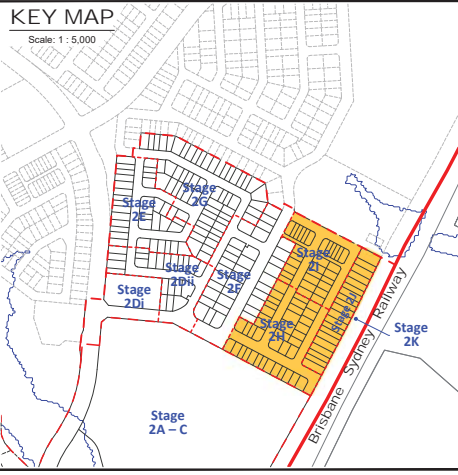
- Notes:**
- General**
- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
  - The maximum height of buildings shall not exceed two (2) storeys except for Urban Loft allotments where three (3) storeys are acceptable.
  - Maximum building envelope 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 PDA 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 MCUI 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.
- 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 site setbacks shall be in accordance with the Plan of Development Table.
  - Boundary setbacks are measured to the wall of the structure.
  - Fit 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 terrace 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, as a part of 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, 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 5m back from the point of intersection of these two boundaries.
    - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
- Private Open Space**
- 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 per dwelling;
    - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).
  - Driveways must be completed prior to occupation of the dwelling.

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	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a	1.5m	n/a
Garage	1.5m	n/a	4.5m	n/a	4.5m	n/a	2.4m	n/a	2.4m	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
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	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	2.0m	1.5m	1.5m
Additional setback required on some allotments - refer PDA 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	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Maximum BTB Wall Length (% of boundary length)	85%	85%	75%	90%	90%	90%	90%	75%	75%	75%	70%	65%	65%	60%	60%	60%	60%	n/a	n/a	n/a	n/a	n/a	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	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	2.0m	1.0m	1.5m
Corner - 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	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	0.9m	n/a	n/a	n/a	n/a	n/a
Site Cover	90%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	65%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	75%



<b>REVISION</b> Q: 07/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout Change U: 17/01/2022 PDA Amendments V: 21/01/2022 Stage 5 Layout Change W: 21/02/2022 Stage 5 Layout Change X: 07/04/2022 Stage 5 Change Y: 12/05/2022 Stage 5 Layout Change Z: 08/06/2022 Entry Statement Lease Areas AA: 16/06/2022 Temporary SIT Notation	<b>PROJECT</b> <b>Flagstone Precinct 1</b> Job Ref. 110056 Date: 16 June 2022 Comp By: WNW/JCMD DWG Name: Precinct 1 Stage 2 Chk'd By: DG / MD Locality: Flagstone Local Authority: Economic Development Queensland	<b>CLIENT</b> <b>PEET</b> Plan of Development Stage 2D - 2G Residential Allotments	<b>URBAN DESIGN</b> Level 4 HQ South 500 Westburn Street PO Box 1029 Fortitude Valley QLD 4006 T +61 7 3539 9500 W urbandesign.com.au
Scale: 1:750	Sheet: A1	Plan Ref: 110056 - 379	Rev: AA





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		Courttyard Allotments		Premium Courttyard 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	3.0m	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*	0.0m*	0.0m*	1.0m*	1.5m*	0.9m*	0.9m*	0.9m*	0.9m*	1.0m*	1.0m*	1.5m*	1.5m*	1.0m*	1.5m*	2.0m*	2.0m*	1.5m*	1.5m*	1.5m*		
* Additional setback required on some allotments - refer POD 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	0.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	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	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	0.9m	0.9m	0.9m	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	2.0m	1.5m	1.5m	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	2.0m	1.5m	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	0.9m	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%		



**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

Approval no: DE/2012/403/50

Date: 4/07/2022

**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: Bradshes.

Scale 1 : 750 @ A1

- Notes:**
- All development is to be undertaken in accordance with the Development Approval and Queensland Development Code (QDC), except as varied below.
  - The maximum height of buildings shall not exceed two (2) storeys except for Urban Loft allotments where three (3) storeys are acceptable.
  - Maximum building location envelopes are subject to future proposed easements and/or other underground services.
  - All lots subject to an acoustic assessment to determine level of acoustic treatments.
  - Buildings shall be constructed in accordance with Bushfire AS3859.
  - Secondary dwellings are not permitted on lots less than 400m<sup>2</sup>.
  - Provisions in this POD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 805), the Manufactured Home Estate Allotment (lot 50028) or the Community Facility Allotment (lot 50025). A separate MCJ 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.
- Setbacks:**
- Setbacks are as per the Plan of Development Table unless otherwise dimensioned.
  - Setback 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.
  - Leaves 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 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 Lofts, Urban, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the front of intersection of these two boundaries.
    - In the case of Premium Villa, Courttyard, Premium Courttyard, 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 storey dwelling on a Lot between 10.0m 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 4.8m
      - 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, 90° 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 sidelight where the front door is solid. If the front facade includes a habitable room with an/or colours.
      - 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 10.0m and 12.49m wide.\*
  - Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m of laneway dwelling.
  - 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 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 palings or panels.
  - Fencing on lanes 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 corner 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 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 RPED 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
    - 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 watered to minimise visual impact to public streets or parks.
  - Houses must include a clearly identifiable and addressed front door and undercover point of entry.
  - Sweared 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 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 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**
- 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 dwelling.
  - 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 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.

<b>REVISION</b> Q: 20/10/2021 Stage 3 & 4 Change R: 20/10/2021 Stage 3 & 4 Change S: 27/10/2021 Stage 4 Change T: 20/12/2021 Stage 5 Layout Change U: 17/01/2022 POD Amendments V: 21/01/2022 Stage 5 Layout Change W: 21/02/2022 Stage 5 Layout Change X: 07/04/2022 Stage 5 Change Y: 12/05/2022 Stage 5 Layout Change Z: 08/06/2022 Entry Statement Lease Areas AA: 15/06/2022 Temporary SIT Notation	<b>PROJECT</b> Job Ref. 110056 Comp By. WNW/JC/MJ Chk'd By. DG / MD Local Authority. Economic Development Queensland	<b>Flagstone Precinct 1</b> Date. 16 June 2022 DWG Name. Precinct 1 Stage 2 Locality. Flagstone	<b>CLIENT</b> <b>PEET</b> Plan of Development Stage 2H - 2J Residential Allotments	<b>URBAN DESIGN</b> Level 4 HQ South PO Box 1029 Fortitude Valley QLD 4006 T +61 7 3539 9500 W urbandesign.com.au		
			Scale 1 : 750	Sheet A1	Plan Ref 110056 - 380	Rev AA

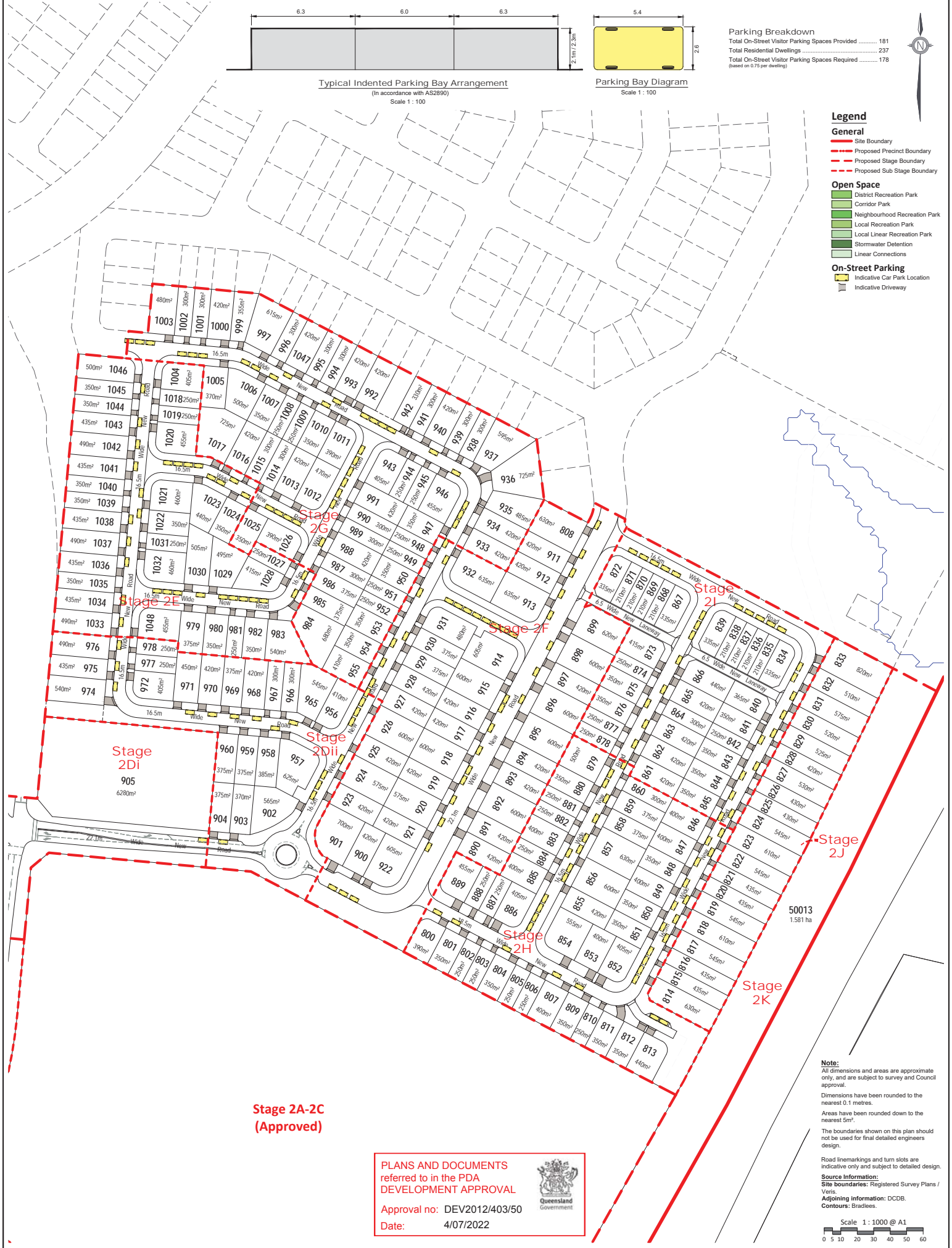


**Parking Breakdown**

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



- 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



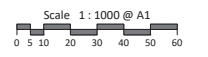
**Stage 2A-2C  
(Approved)**

**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

Approval no: DEV2012/403/50  
Date: 4/07/2022

**Note:**  
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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:** Registered Survey Plans / Veris.  
**Adjoining information:** DCDB.  
**Contours:** Bradshires.



**REVISION**

Q: 07/11/2021 Stage 3 & 4 Change	
R: 20/10/2021 Stage 3 & 4 Change	
S: 27/10/2021 Stage 4 Change	
T: 20/12/2021 Stage 5 Layout Change	
U: 17/01/2022 POA Amendments	
V: 21/01/2022 Stage 5 Layout Change	
W: 21/02/2022 Stage 5 Layout Change	
X: 07/04/2022 Stage 5 Change	
Y: 12/05/2022 Stage 5 Layout Change	
Z: 08/06/2022 Entry Statement, Lease Areas	
AA: 15/06/2022 Temporary STP Notation	

**PROJECT**

Flagstone Precinct 1	
Job Ref. 110056	Date: 16 June 2022
Comp By: WNW/JC/MD	DWG Name: Precinct 1 Stage 2
Chk'd By: DG / MD	Locality: Flagstone
Local Authority: Economic Development Queensland	

**CLIENT**

**PEET**

Plan of Development  
Stage 2 Overall  
Parking Management Plan

**Scale** 1 : 1000

**Sheet** A1

**Plan Ref** 110056 - 381

**Rev** AA

**URBAN DESIGN**

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