

### Yield Breakdown Stage 3

Residential Allotments	Typical Size	Typical Area	Stage 3A	Stage 3B	Stage 3C	Stage 3D	Stage 3E	Stage 3F	Stage 3Fi	Stage 3G	Stage 3H	Stage 3I	Stage 3J	Stage 3K	Stage 3L	Stage 3M	Overall	
<b>Urban &amp; Nano Allotments Product</b>																	0.0%	
Urban Loft	4.7 x 11.5m	50m²															0.0%	
Urban Allotments	7.5 x 16m	120m²															0.0%	
Urban Terrace	6.2 x 27.5m	170m²															0.0%	
<b>Subtotal</b>																	0.0%	
<b>16m Deep Product</b>																		
Squat Allotment	14 x 16m	220m²				4											1.7%	
<b>Subtotal</b>						4											1.7%	
<b>25m Deep Product</b>																		
Villa Allotment	10 x 25m	250m²		4	1	5											10	4.3%
Premium Villa Allotment	12.5 x 25m	313m²																0.0%
Courtyard Allotment	14 x 25m	350m²	8	4	2	2											16	6.9%
Premium Courtyard Allotment	16 x 25m	400m²	3	1	1												6	2.6%
Premium Traditional Allotment	20 x 25m	500m²	2	1													4	1.7%
Possible Multiple Residential Allotment				1	1												3	1.3%
<b>Subtotal</b>			14	10	5	7											39	16.7%
<b>28m - 30m Deep Product</b>																		
Terrace 7.5m Allotment	7.5 x 28m	210m²																0.0%
Terrace 9.5m Allotment	9.5 x 28m	265m²																0.0%
<b>Subtotal</b>																		0.0%
<b>30m Deep Product</b>																		
Villa Allotment	10 x 30m	300m²	1	3	16	7			2	3	3						35	15.0%
Premium Villa Allotment	12.5 x 30m	375m²	7	9	9	16			14	6	5						66	28.3%
Courtyard Allotment	14 x 30m	420m²	9	6	14	8			8	6	2						53	22.7%
Traditional Allotment	20 x 30m	600m²	8	2	5	4			3	5							27	11.6%
Premium Traditional Allotment	25 x 30m	720m²	1	2	3					1							7	3.0%
Possible Multiple Residential Allotment					2												2	0.9%
<b>Subtotal</b>			26	22	49	35			27	21	10						190	81.5%
<b>Total Residential Allotments</b>			40	32	54	46			30	21	10						233	100%
<b>Residential Net Density</b>			14.5 dw/ha	13.4 dw/ha	16.1 dw/ha	19.6 dw/ha			14.3 dw/ha	15.4 dw/ha	24.8 dw/ha						12.9 dw/ha	
<b>Super Lots</b>																		
Balance Super Allotments																	2	2
Manufactured Home Estate Allotment																	1	1
<b>Sub Total</b>																	3	3
<b>Utilities</b>																		
Sewer Pump Station																	1	1
<b>Sub Total</b>																	2	2
<b>Total Allotments</b>			40	32	54	46	1		30	21	10				1		2	238
<b>Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)</b>			41	32	61	46			31	21	10							242
<b>Maximum Potential Net Residential Density</b>			14.9 dw/ha	13.4 dw/ha	18.2 dw/ha	19.6 dw/ha			14.8 dw/ha	15.4 dw/ha	24.8 dw/ha						13.4 dw/ha	

**Note:**  
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 Areas have been rounded down to the nearest 5m².  
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 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: Bradlees.

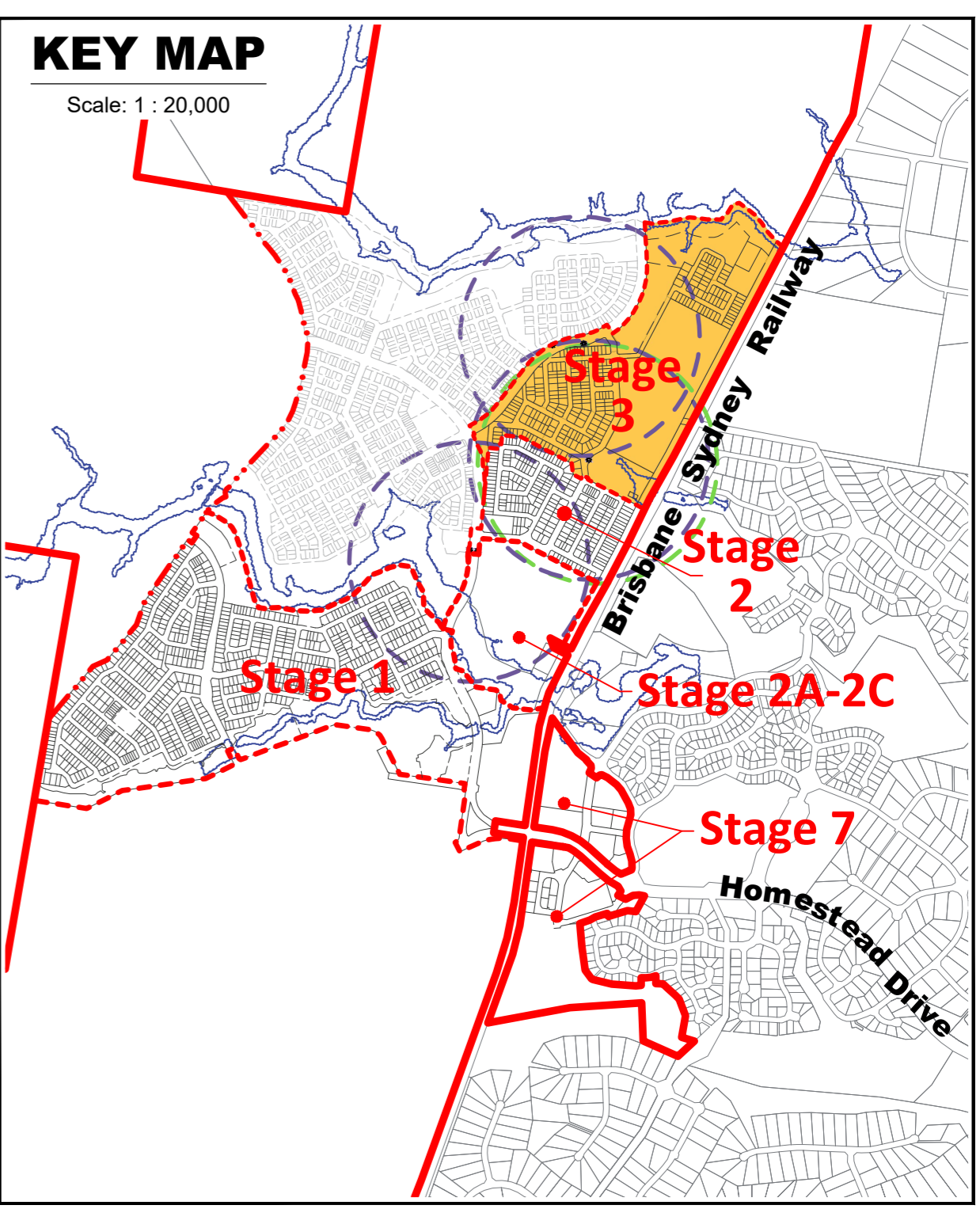
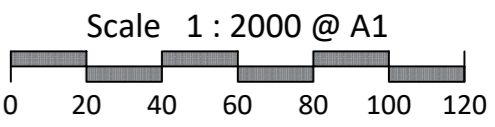


**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**  
 Approval no: DEV2012/403/128  
 Date: 04 April 2024



### Legend

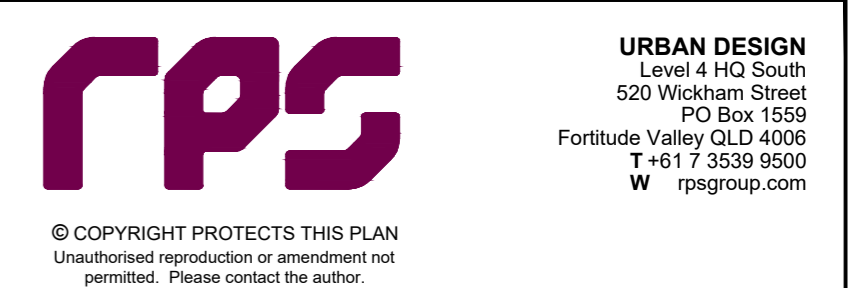
- Site Boundary
- - - Proposed Stage Boundary
- - - Proposed Sub Stage Boundary
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- SPS Access EMT
- Entry Statements - Lease
- Temporary Sewage Tankering Facility
- \* Indicative Indented Bus Stop Location
- \* Indicative In-Line Bus Stop Location
- \* Indicative Temporary In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)



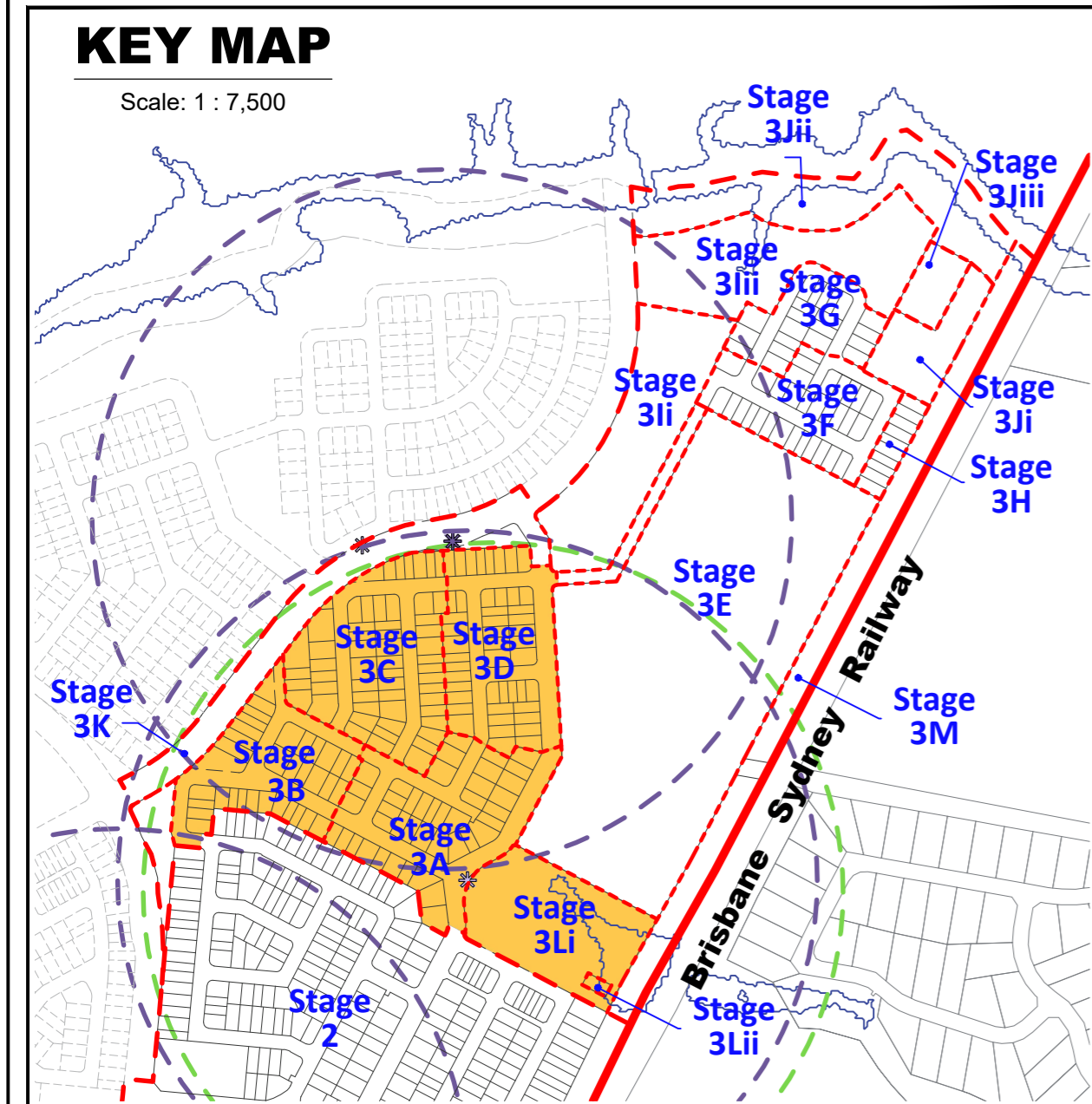
### Land Budget Stage 3

Land Use	Stage 3A	Stage 3B	Stage 3C	Stage 3D	Stage 3E	Stage 3F	Stage 3Fi	Stage 3G	Stage 3H	Stage 3I	Stage 3Ji	Stage 3Jii	Stage 3Jiii	Stage 3K	Stage 3Kii	Stage 3Li	Stage 3Lii	Stage 3M	Overall	
Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
<b>Area of Subject Site</b>	3.310 ha	2.393 ha	3.346 ha	2.820 ha	12.038 ha	0.410 ha	2.096 ha	0.403 ha	2.740 ha	2.908 ha	0.966 ha	2.694 ha	0.463 ha	2.174 ha	0.413 ha	2.346 ha	0.045 ha	2.982 ha	45.912 ha	100.0%
<b>Saleable Area</b>																			10.219 ha	22.3%
Residential Allotments	1.973 ha	1.372 ha	2.465 ha	1.757 ha			1.300 ha	0.949 ha	0.403 ha										2.919 ha	6.4%
Balance Super Allotments																			2.919 ha	6.4%
MHE Allotment					12.038 ha														12.038 ha	26.2%
<b>Total Area of Allotments</b>	1.973 ha	1.372 ha	2.465 ha	1.757 ha	12.038 ha		1.300 ha	0.949 ha	0.403 ha									2.919 ha	25.176 ha	54.8%
<b>Utilities</b>																				
Sewer Pump Station																			0.463 ha	1.1%
<b>Total Area of Utilities</b>																			0.463 ha	1.1%
<b>Road</b>																				
Collector Road	0.552 ha			0.474 ha										2.039 ha					3.065 ha	6.7%
Local Road	0.718 ha	0.857 ha	0.791 ha	0.553 ha		0.410 ha	0.766 ha	0.416 ha											4.511 ha	9.8%
Linear Connections	0.067 ha	0.054 ha	0.090 ha	0.036 ha			0.030 ha							0.135 ha					0.412 ha	0.9%
Existing Road																			0.063 ha	0.1%
<b>Total Area of New Road</b>	1.337 ha	0.911 ha	0.881 ha	1.063 ha		0.410 ha	0.796 ha	0.416 ha						2.174 ha				0.063 ha	8.051 ha	17.5%
<b>Open Space</b>																				
Corridor Park														0.966 ha	2.694 ha				3.660 ha	8.0%
Conservation (Within Corridor Park)														2.650 ha					2.650 ha	5.8%
District Recreation Park										2.740 ha	2.908 ha								5.648 ha	12.3%
Neighbourhood Recreation Park																			2.346 ha	5.1%
Local Recreation Park		0.110 ha													0.413 ha				0.523 ha	1.1%
Local Linear Recreation Park																				0.0%
Stormwater Detention																				0.0%
<b>Total Open Space</b>		0.110 ha								2.740 ha	2.908 ha	0.966 ha	2.694 ha		0.413 ha	2.346 ha			12.177 ha	26.5%

<b>REVISION</b> Y: 12/05/2022 Stage 5 Layout Change Z: 08/06/2022 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 AJ: 12/02/2024 Stage 5R Layout Change	<b>PROJECT</b> <h2 style="text-align: center;">Flagstone Precinct 1</h2>	<b>CLIENT</b> <h1 style="text-align: center;">PEET</h1>	<b>Plan of Subdivision</b> <b>Stage 3 Overall</b> <b>Allotment Layout</b>
Job Ref. 110056 Comp By. NF Chk'd By. MD Local Authority. Economic Development Queensland	Date. 12 February 2024 DWG Name. Precinct 1 Stage 3 Locality. Flagstone		
			Scale 1 : 2000 Sheet A1 Plan Ref <b>110056 - 382</b> Rev <b>AJ</b>







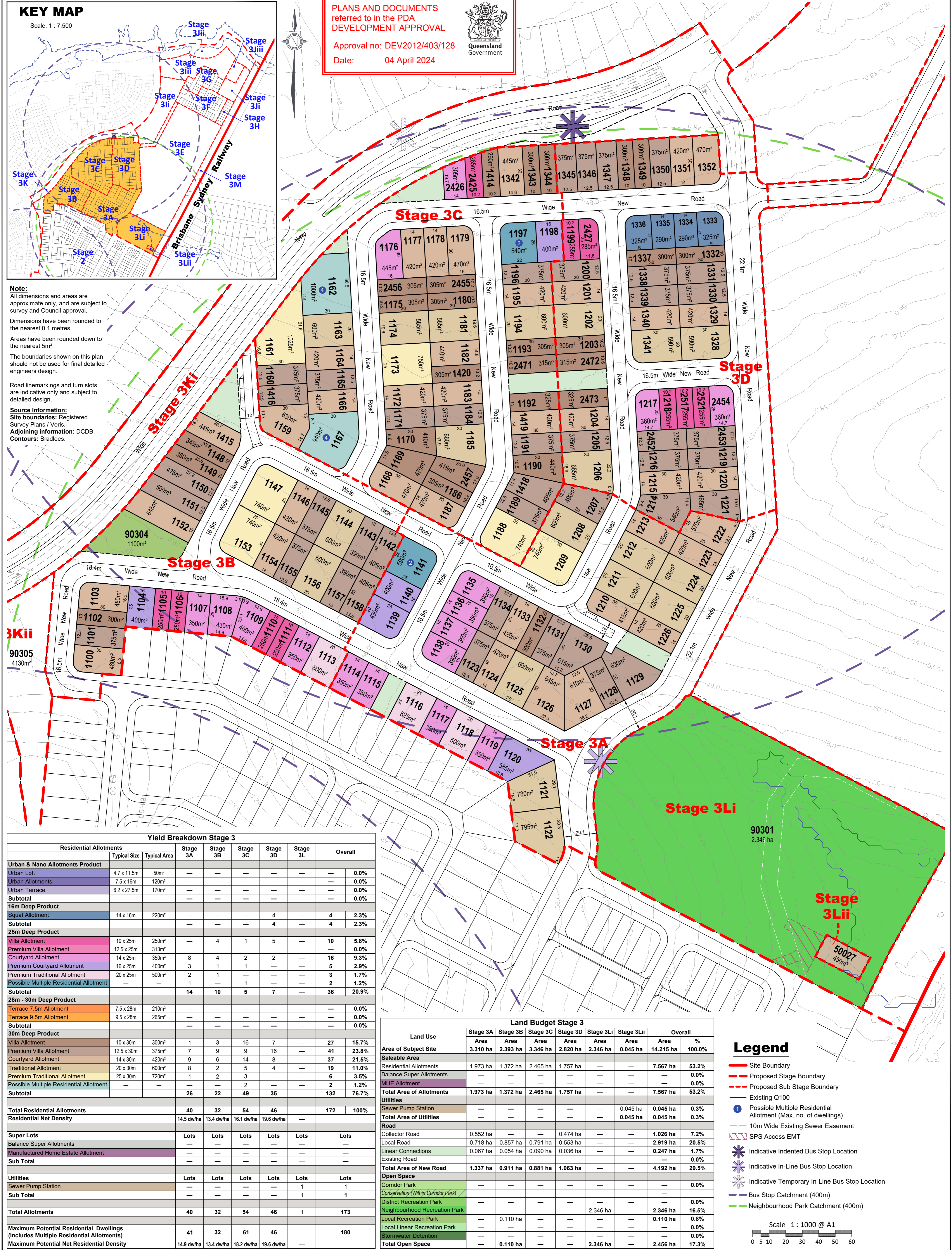
**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2012/403/128  
Date: 04 April 2024

Queensland Government

**Note:**  
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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: Bradlees.



Residential Allotments	Typical Size	Typical Area	Stage					Overall
			3A	3B	3C	3D	3L	
<b>Urban &amp; Nano Allotments Product</b>								
Urban Loft	4.7 x 11.5m	50m <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>	—	—	—	4	4	2.3%
<b>Subtotal</b>								<b>2.3%</b>
<b>25m Deep Product</b>								
Villa Allotment	10 x 25m	250m <sup>2</sup>	—	4	1	5	10	5.8%
Premium Villa Allotment	12.5 x 25m	313m <sup>2</sup>	—	—	—	—	—	0.0%
Courtyard Allotment	14 x 25m	350m <sup>2</sup>	8	4	2	2	16	9.3%
Premium Courtyard Allotment	16 x 25m	400m <sup>2</sup>	3	1	1	—	5	2.9%
Premium Traditional Allotment	20 x 25m	500m <sup>2</sup>	2	1	—	—	3	1.7%
Possible Multiple Residential Allotment	—	—	—	—	—	—	2	1.2%
<b>Subtotal</b>			14	10	5	7	36	<b>20.9%</b>
<b>28m - 30m Deep Product</b>								
Terrace 7.5m Allotment	7.5 x 28m	210m <sup>2</sup>	—	—	—	—	—	0.0%
Terrace 9.5m Allotment	9.5 x 28m	265m <sup>2</sup>	—	—	—	—	—	0.0%
<b>Subtotal</b>								<b>0.0%</b>
<b>30m Deep Product</b>								
Villa Allotment	10 x 30m	300m <sup>2</sup>	1	3	16	7	27	15.7%
Premium Villa Allotment	12.5 x 30m	375m <sup>2</sup>	7	9	16	—	41	23.8%
Courtyard Allotment	14 x 30m	420m <sup>2</sup>	9	6	14	8	37	21.5%
Traditional Allotment	20 x 30m	600m <sup>2</sup>	8	2	5	4	19	11.0%
Premium Traditional Allotment	25 x 30m	720m <sup>2</sup>	1	2	3	—	6	3.5%
Possible Multiple Residential Allotment	—	—	—	—	—	—	2	1.2%
<b>Subtotal</b>			26	22	49	35	132	<b>76.7%</b>
<b>Total Residential Allotments</b>			40	32	54	46	172	<b>100%</b>
<b>Residential Net Density</b>			14.5 dw/ha	13.4 dw/ha	16.1 dw/ha	19.6 dw/ha		
<b>Super Lots</b>								
Balance Super Allotments								
Manufactured Home Estate Allotment								
<b>Sub Total</b>								
<b>Utilities</b>								
Sewer Pump Station								
<b>Sub Total</b>								
<b>Total Allotments</b>			40	32	54	46	1	173
<b>Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)</b>			41	32	61	46		180
<b>Maximum Potential Net Residential Density</b>			14.9 dw/ha	13.4 dw/ha	18.2 dw/ha	19.6 dw/ha		

Land Use	Stage 3A	Stage 3B	Stage 3C	Stage 3D	Stage 3Li	Stage 3Lii	Overall
<b>Area of Subject Site</b>	3.310 ha	2.393 ha	3.346 ha	2.820 ha	2.346 ha	0.045 ha	14.215 ha
<b>Saleable Area</b>							100.0%
Residential Allotments	1.973 ha	1.372 ha	2.465 ha	1.757 ha	—	—	7.567 ha
Balance Super Allotments	—	—	—	—	—	—	0.0%
MHE Allotment	—	—	—	—	—	—	0.0%
<b>Total Area of Allotments</b>	1.973 ha	1.372 ha	2.465 ha	1.757 ha	—	—	7.567 ha
<b>Utilities</b>							
Sewer Pump Station	—	—	—	—	0.045 ha	—	0.045 ha
<b>Total Area of Utilities</b>	—	—	—	—	0.045 ha	—	0.045 ha
<b>Road</b>							
Collector Road	0.552 ha	—	—	0.474 ha	—	—	1.026 ha
Local Road	0.718 ha	0.857 ha	0.791 ha	0.553 ha	—	—	2.919 ha
Linear Connections	0.067 ha	0.054 ha	0.090 ha	0.036 ha	—	—	0.247 ha
Existing Road	—	—	—	—	—	—	0.0%
<b>Total Area of New Road</b>	1.337 ha	0.911 ha	0.881 ha	1.063 ha	—	—	4.192 ha
<b>Open Space</b>							
Corridor Park	—	—	—	—	—	—	0.0%
Conservation (Within Corridor Park)	—	—	—	—	—	—	0.0%
District Recreation Park	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	2.346 ha	—	2.346 ha
Local Recreation Park	—	0.110 ha	—	—	—	—	0.110 ha
Local Linear Recreation Park	—	—	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	—	—	0.0%
<b>Total Open Space</b>	—	0.110 ha	—	—	2.346 ha	—	2.456 ha

**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
- SPS Access EMT
- Indicative Indented Bus Stop Location
- Indicative In-Line Bus Stop Location
- Indicative Temporary In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

Scale 1 : 1000 @ A1

REVISION	PROJECT	CLIENT
Y: 12/05/2022 Stage 5 Layout Change Z: 08/06/2022 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 AJ: 12/02/2024 Stage 5R Layout Change	<b>Flagstone Precinct 1</b>	<b>PEET</b>

Job Ref. 110056	Date. 12 February 2024
Comp By. NF	DWG Name. Precinct 1 Stage 3
Chk'd By. MD	Locality. Flagstone
Local Authority. Economic Development Queensland	

**PEET**

Plan of Subdivision  
Stage 3A – 3D & 3L  
Allotment Layout

Scale 1 : 1000	Sheet A1	Plan Ref 110056 – 383	Rev AJ
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**RPS**

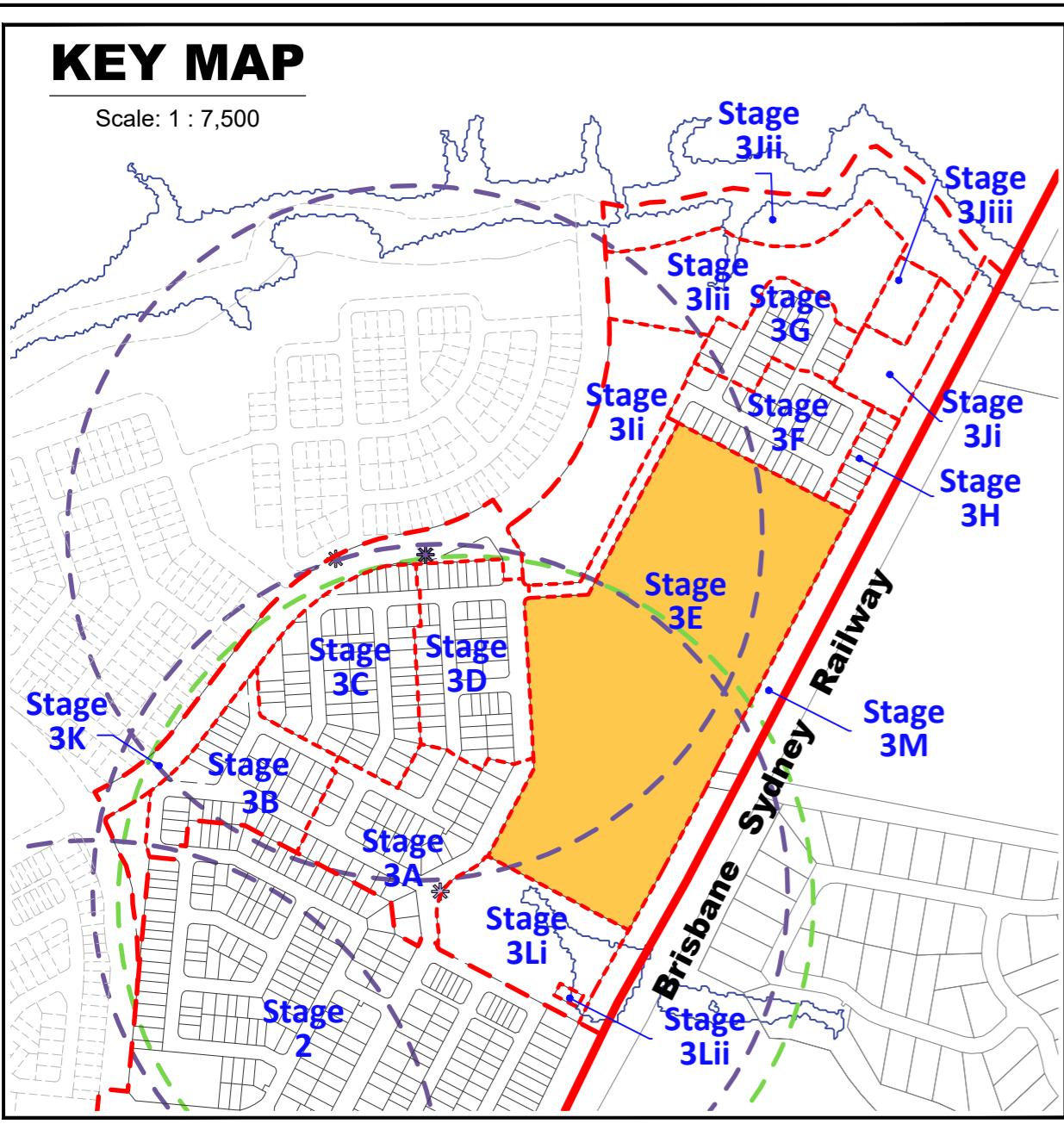
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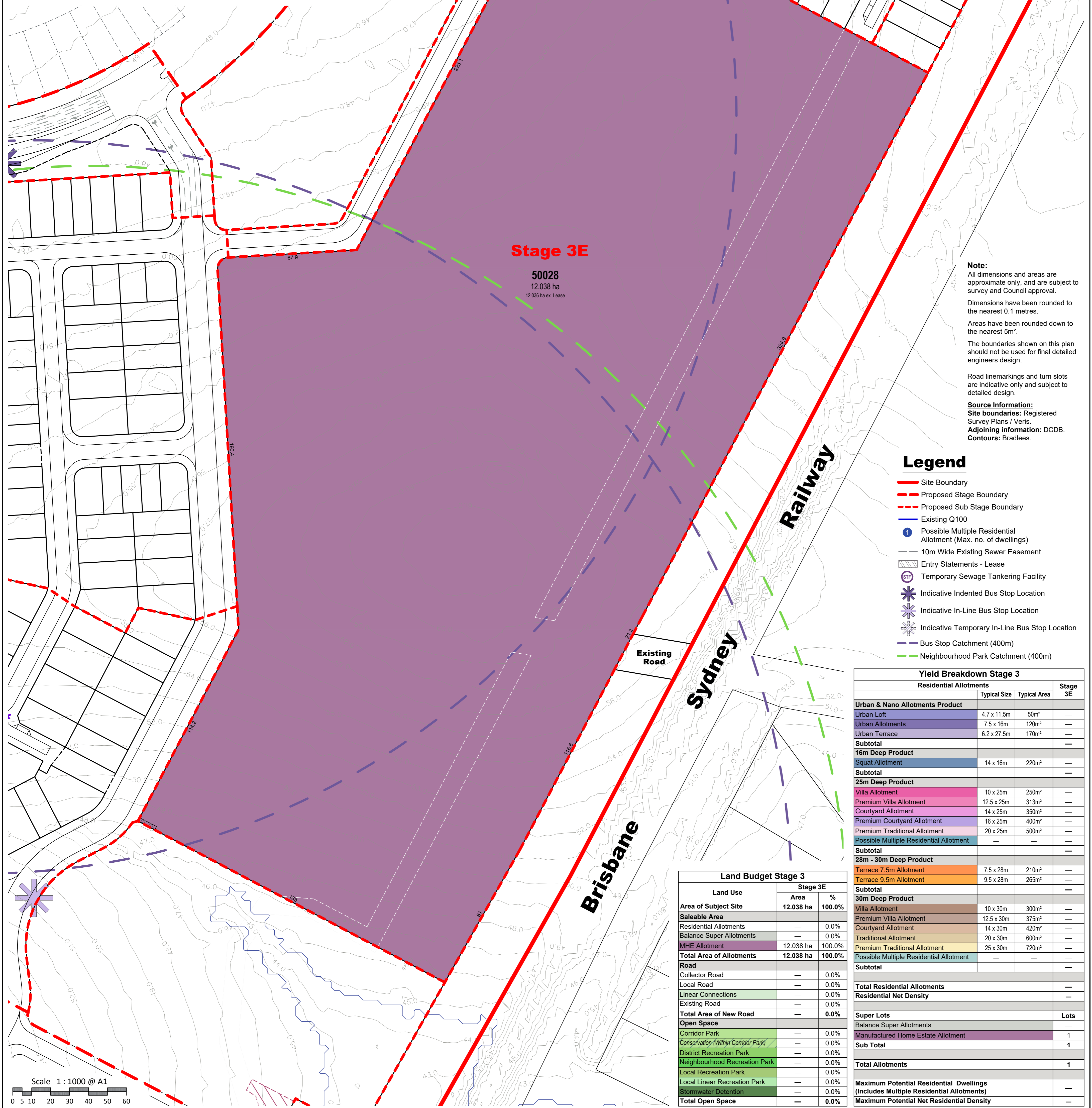
**KEY MAP**

Scale: 1 : 7,500



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Approval no: DEV2012/403/128  
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**Legend**

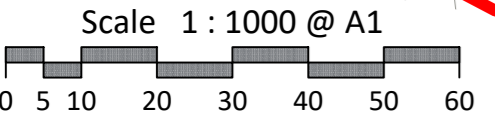
- Site Boundary
- - - Proposed Stage Boundary
- - - Proposed Sub Stage Boundary
- Existing Q100
- ① Possible Multiple Residential Allotment (Max. no. of dwellings)
- 10m Wide Existing Sewer Easement
- Entry Statements - Lease
- STF Temporary Sewage Tankering Facility
- ⊗ Indicative Indented Bus Stop Location
- ⊗ Indicative In-Line Bus Stop Location
- ⊗ Indicative Temporary In-Line Bus Stop Location
- Bus Stop Catchment (400m)
- Neighbourhood Park Catchment (400m)

**Yield Breakdown Stage 3**

Residential Allotments			
	Typical Size	Typical Area	Stage 3E
<b>Urban &amp; Nano Allotments Product</b>			
Urban Loft	4.7 x 11.5m	50m <sup>2</sup>	—
Urban Allotments	7.5 x 16m	120m <sup>2</sup>	—
Urban Terrace	6.2 x 27.5m	170m <sup>2</sup>	—
<b>Subtotal</b>			—
<b>16m Deep Product</b>			
Squat Allotment	14 x 16m	220m <sup>2</sup>	—
<b>Subtotal</b>			—
<b>25m Deep Product</b>			
Villa Allotment	10 x 25m	250m <sup>2</sup>	—
Premium Villa Allotment	12.5 x 25m	313m <sup>2</sup>	—
Courtyard Allotment	14 x 25m	350m <sup>2</sup>	—
Premium Courtyard Allotment	16 x 25m	400m <sup>2</sup>	—
Premium Traditional Allotment	20 x 25m	500m <sup>2</sup>	—
Possible Multiple Residential Allotment	—	—	—
<b>Subtotal</b>			—
<b>28m - 30m 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>30m Deep Product</b>			
Villa Allotment	10 x 30m	300m <sup>2</sup>	—
Premium Villa Allotment	12.5 x 30m	375m <sup>2</sup>	—
Courtyard Allotment	14 x 30m	420m <sup>2</sup>	—
Traditional Allotment	20 x 30m	600m <sup>2</sup>	—
Premium Traditional Allotment	25 x 30m	720m <sup>2</sup>	—
Possible Multiple Residential Allotment	—	—	—
<b>Subtotal</b>			—
<b>Total Residential Allotments</b>			
<b>Residential Net Density</b>			
<b>Super Lots</b>			
Balance Super Allotments			—
Manufactured Home Estate Allotment			1
<b>Sub Total</b>			1
<b>Total Allotments</b>			
<b>Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)</b>			
<b>Maximum Potential Net Residential Density</b>			

**Land Budget Stage 3**

Land Use	Stage 3E	
	Area	%
<b>Area of Subject Site</b>	<b>12.038 ha</b>	<b>100.0%</b>
<b>Saleable Area</b>		
Residential Allotments	—	0.0%
Balance Super Allotments	—	0.0%
<b>MHE Allotment</b>	<b>12.038 ha</b>	<b>100.0%</b>
<b>Total Area of Allotments</b>	<b>12.038 ha</b>	<b>100.0%</b>
<b>Road</b>		
Collector Road	—	0.0%
Local Road	—	0.0%
Linear Connections	—	0.0%
Existing Road	—	0.0%
<b>Total Area of New Road</b>	<b>—</b>	<b>0.0%</b>
<b>Open Space</b>		
Corridor Park	—	0.0%
Conservation (Within Corridor Park)	—	0.0%
District Recreation Park	—	0.0%
Neighbourhood Recreation Park	—	0.0%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	—	0.0%
Stormwater Detention	—	0.0%
<b>Total Open Space</b>	<b>—</b>	<b>0.0%</b>



REVISION	PROJECT	CLIENT
Y: 12/05/2022 Stage 5 Layout Change Z: 08/06/2022 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 AJ: 12/02/2024 Stage 5R Layout Change	<b>Flagstone Precinct 1</b>	<b>PEET</b>

Job Ref. 110056	Date. 12 February 2024
Comp By. NF	DWG Name. Precinct 1 Stage 3
Chk'd By. MD	Locality. Flagstone
Local Authority.	

CLIENT **PEET**

Plan of Subdivision  
Stage 3E  
Allotment Layout

Scale 1 : 1000

Sheet A1

Plan Ref **110056 - 384**

Rev **AJ**

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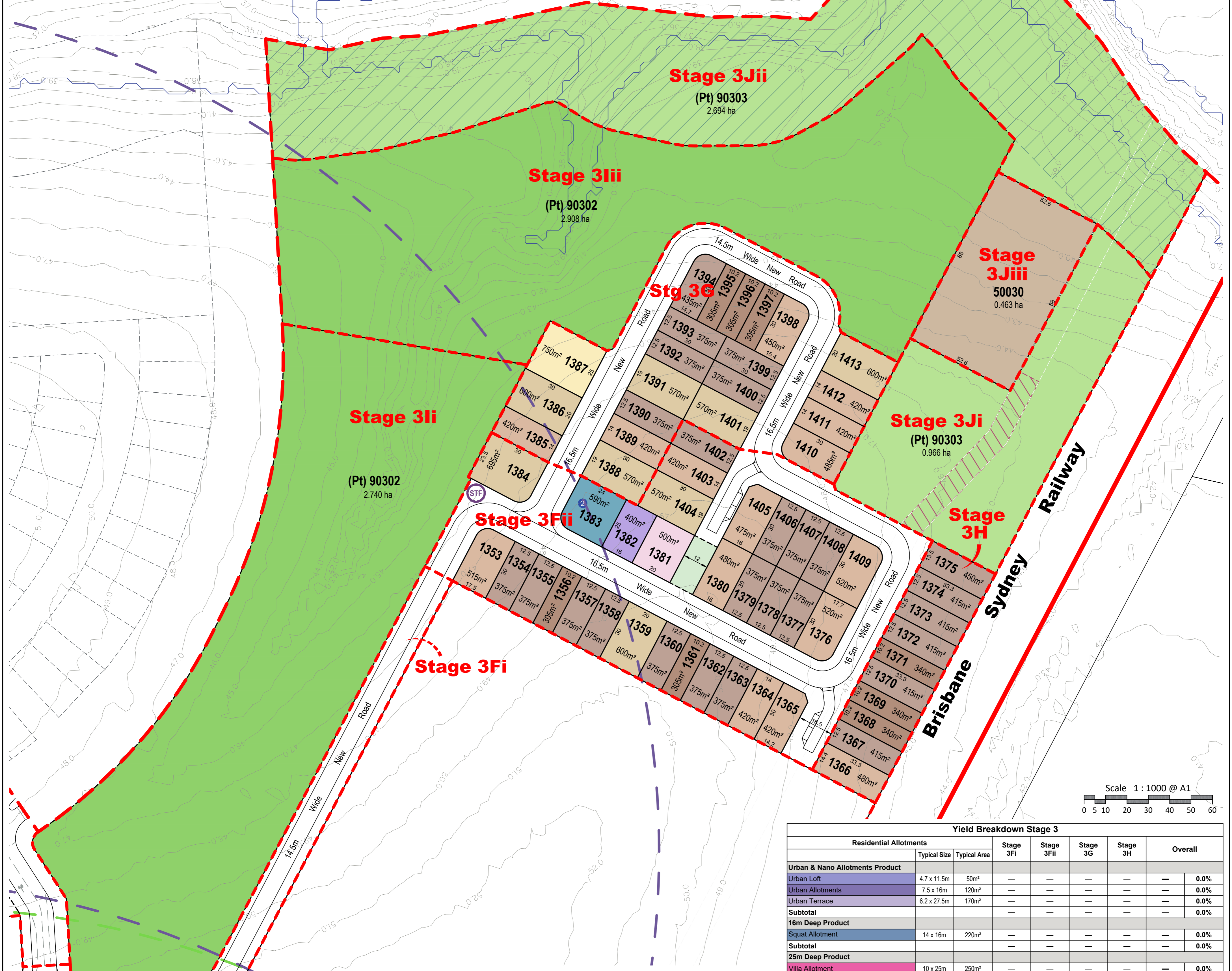


Land Use	Land Budget Stage 3										Overall
	Stage 3Fi	Stage 3Fii	Stage 3G	Stage 3H	Stage 3Ii	Stage 3Iii	Stage 3Ji	Stage 3Jii	Stage 3Jiii	Area	
Area of Subject Site	0.410 ha	2.096 ha	1.365 ha	0.403 ha	2.740 ha	2.908 ha	0.966 ha	2.694 ha	0.463 ha	14.045 ha	100.0%
<b>Saleable Area</b>											
Residential Allotments	—	1 300 ha	0 949 ha	0 403 ha	—	—	—	—	—	2 652 ha	18.9%
Balance Super Allotments	—	—	—	—	—	—	—	—	—	—	0.0%
MHE Allotment	—	—	—	—	—	—	—	—	—	—	0.0%
<b>Total Area of Allotments</b>	—	<b>1 300 ha</b>	<b>0 949 ha</b>	<b>0 403 ha</b>	—	—	—	—	—	<b>2 652 ha</b>	<b>18.9%</b>
<b>Utilities</b>											
Sewer Pump Station	—	—	—	—	—	—	—	0.463 ha	0.463 ha	0.463 ha	3.3%
<b>Total Area of Utilities</b>	—	—	—	—	—	—	—	0.463 ha	0.463 ha	0.463 ha	3.3%
<b>Road</b>											
Collector Road	—	—	—	—	—	—	—	—	—	—	0.0%
Local Road	0.410 ha	0.766 ha	0.416 ha	—	—	—	—	—	—	1.592 ha	11.3%
Linear Connections	—	0.030 ha	—	—	—	—	—	—	—	0.030 ha	0.2%
Existing Road	—	—	—	—	—	—	—	—	—	—	0.0%
<b>Total Area of New Road</b>	<b>0.410 ha</b>	<b>0.796 ha</b>	<b>0.416 ha</b>	—	—	—	—	—	—	<b>1.622 ha</b>	<b>11.5%</b>
<b>Open Space</b>											
Corridor Park	—	—	—	—	—	0.966 ha	2.694 ha	—	—	3.660 ha	26.1%
Conservation (Within Corridor Park)	—	—	—	—	—	—	2.650 ha	—	—	2.650 ha	19.0%
District Recreation Park	—	—	—	—	2.740 ha	2.908 ha	—	—	—	5.648 ha	40.2%
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>2.740 ha</b>	<b>2.908 ha</b>	<b>0.966 ha</b>	<b>2.694 ha</b>	—	<b>9.308 ha</b>	<b>66.3%</b>

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/403/128

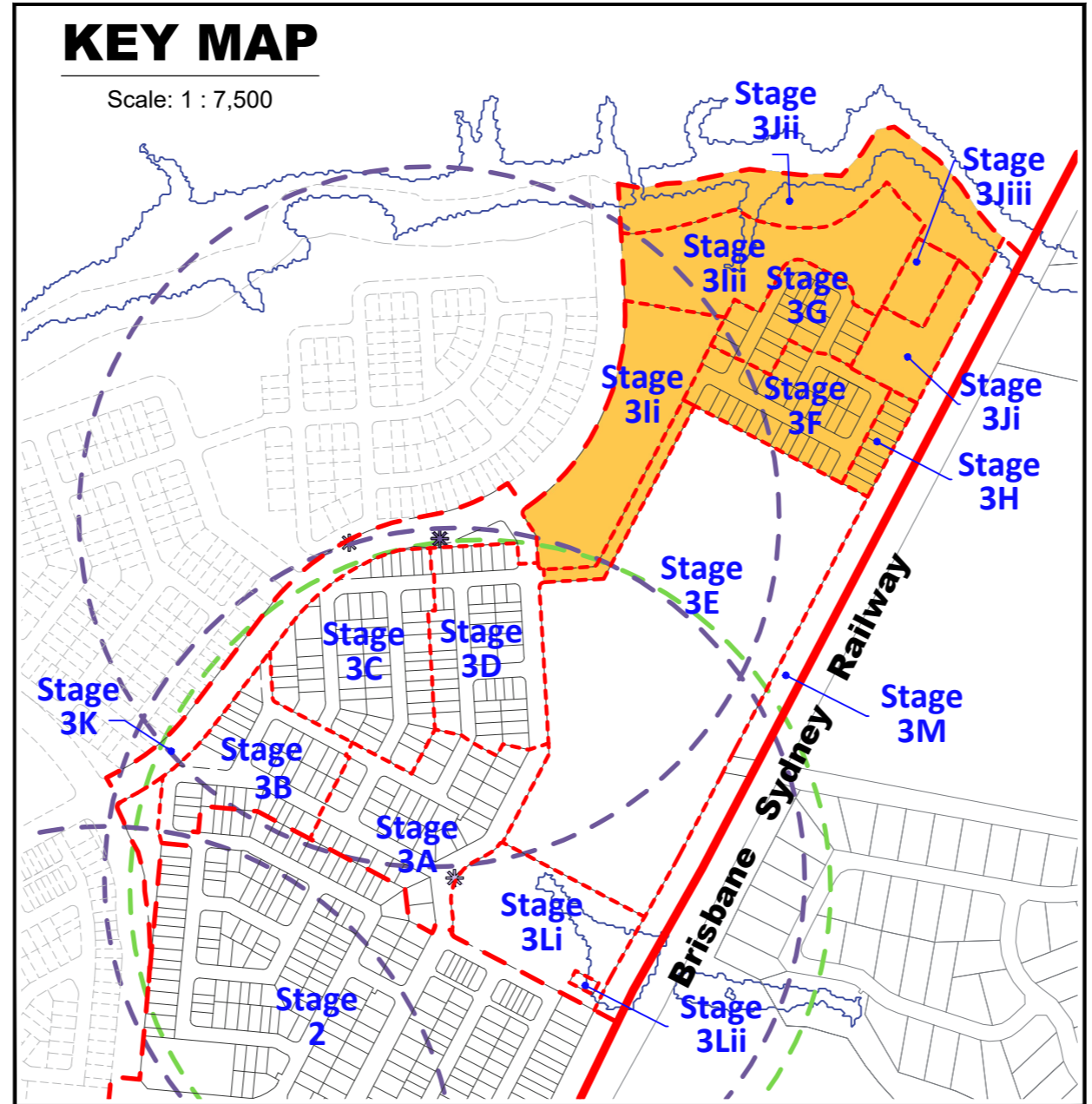
Date: 04 April 2024

- ### 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
  - SPS Access EMT
  - Temporary Sewage Tankering Facility
  - Indicative Indented Bus Stop Location
  - Indicative In-Line Bus Stop Location
  - Indicative Temporary In-Line Bus Stop Location
  - Bus Stop Catchment (400m)
  - Neighbourhood Park Catchment (400m)

**Note:**  
All dimensions and areas are approximate only, and are subject to survey and Council approval.  
Dimensions have been rounded to the nearest 0.1 metres.  
Areas have been rounded down to the nearest 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: Bradlees.



### Yield Breakdown Stage 3

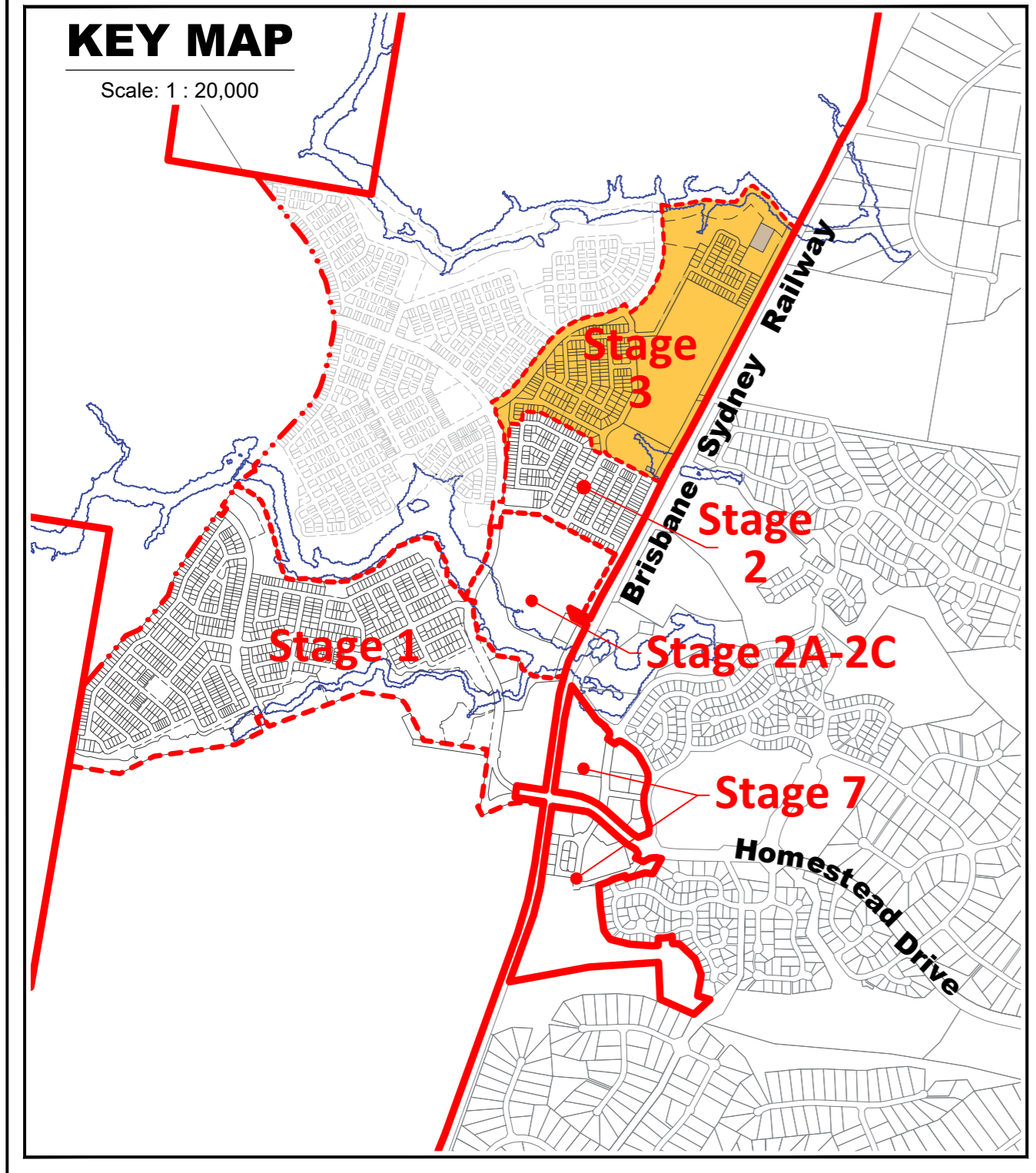
Residential Allotments	Typical Size	Typical Area	Stage 3Fi	Stage 3Fii	Stage 3G	Stage 3H	Overall	
<b>Urban &amp; Nano Allotments Product</b>								
Urban Loft	4.7 x 11.5m	50m <sup>2</sup>	—	—	—	—	0.0%	
Urban Allotments	7.5 x 16m	120m <sup>2</sup>	—	—	—	—	0.0%	
Urban Terrace	6.2 x 27.5m	170m <sup>2</sup>	—	—	—	—	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>								
Villa Allotment	10 x 25m	250m <sup>2</sup>	—	—	—	—	0.0%	
Premium Villa Allotment	12.5 x 25m	313m <sup>2</sup>	—	—	—	—	0.0%	
Courtyard Allotment	14 x 25m	350m <sup>2</sup>	—	—	—	—	0.0%	
Premium Courtyard Allotment	16 x 25m	400m <sup>2</sup>	—	1	—	—	1.6%	
Premium Traditional Allotment	20 x 25m	500m <sup>2</sup>	—	1	—	—	1.6%	
Possible Multiple Residential Allotment	—	—	—	1	—	—	1.6%	
<b>Subtotal</b>				<b>3</b>			<b>4.9%</b>	
<b>28m - 30m Deep Product</b>								
Terrace 7.5m Allotment	7.5 x 28m	210m <sup>2</sup>	—	—	—	—	0.0%	
Terrace 9.5m Allotment	9.5 x 28m	265m <sup>2</sup>	—	—	—	—	0.0%	
<b>Subtotal</b>							<b>0.0%</b>	
<b>30m Deep Product</b>								
Villa Allotment	10 x 30m	300m <sup>2</sup>	—	2	3	3	8	13.1%
Premium Villa Allotment	12.5 x 30m	375m <sup>2</sup>	—	14	6	5	25	41.0%
Courtyard Allotment	14 x 30m	420m <sup>2</sup>	—	8	6	2	16	26.2%
Traditional Allotment	20 x 30m	600m <sup>2</sup>	—	3	5	—	8	13.1%
Premium Traditional Allotment	25 x 30m	720m <sup>2</sup>	—	—	1	—	1	1.6%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	0.0%
<b>Subtotal</b>				<b>27</b>	<b>21</b>	<b>10</b>	<b>58</b>	<b>95.1%</b>
<b>Total Residential Allotments</b>				<b>30</b>	<b>21</b>	<b>10</b>	<b>61</b>	<b>100%</b>
<b>Residential Net Density</b>				<b>14.3 dw/ha</b>	<b>15.4 dw/ha</b>	<b>24.8 dw/ha</b>		
<b>Super Lots</b>				<b>Lots</b>	<b>Lots</b>	<b>Lots</b>	<b>Lots</b>	<b>Lots</b>
Balance Super Allotments	—	—	—	—	—	—	—	—
Manufactured Home Estate Allotment	—	—	—	—	—	—	—	—
<b>Sub Total</b>								
<b>Total Allotments</b>				<b>30</b>	<b>21</b>	<b>10</b>	<b>61</b>	
<b>Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)</b>				<b>31</b>	<b>21</b>	<b>10</b>	<b>62</b>	
<b>Maximum Potential Net Residential Density</b>				<b>14.8 dw/ha</b>	<b>15.4 dw/ha</b>	<b>24.8 dw/ha</b>		

<b>REVISION</b> Y: 12/05/2022 Stage 5 Layout Change Z: 08/06/2022 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 AJ: 12/02/2024 Stage 5R Layout Change	<b>PROJECT</b> <b>Flagstone Precinct 1</b> Job Ref. 110056 Date. 12 February 2024 Comp By. NF DWG Name. Precinct 1 Stage 3 Chk'd By. MD Locality. Flagstone Local Authority. Economic Development Queensland	<b>CLIENT</b> <b>PEET</b> Plan of Subdivision Stage 3F – 3J Allotment Layout	<b>Scale</b> 1 : 1000	<b>Sheet</b> A1	<b>Plan Ref</b> <b>110056 – 385</b>	<b>Rev</b> <b>AJ</b>
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**URBAN DESIGN**  
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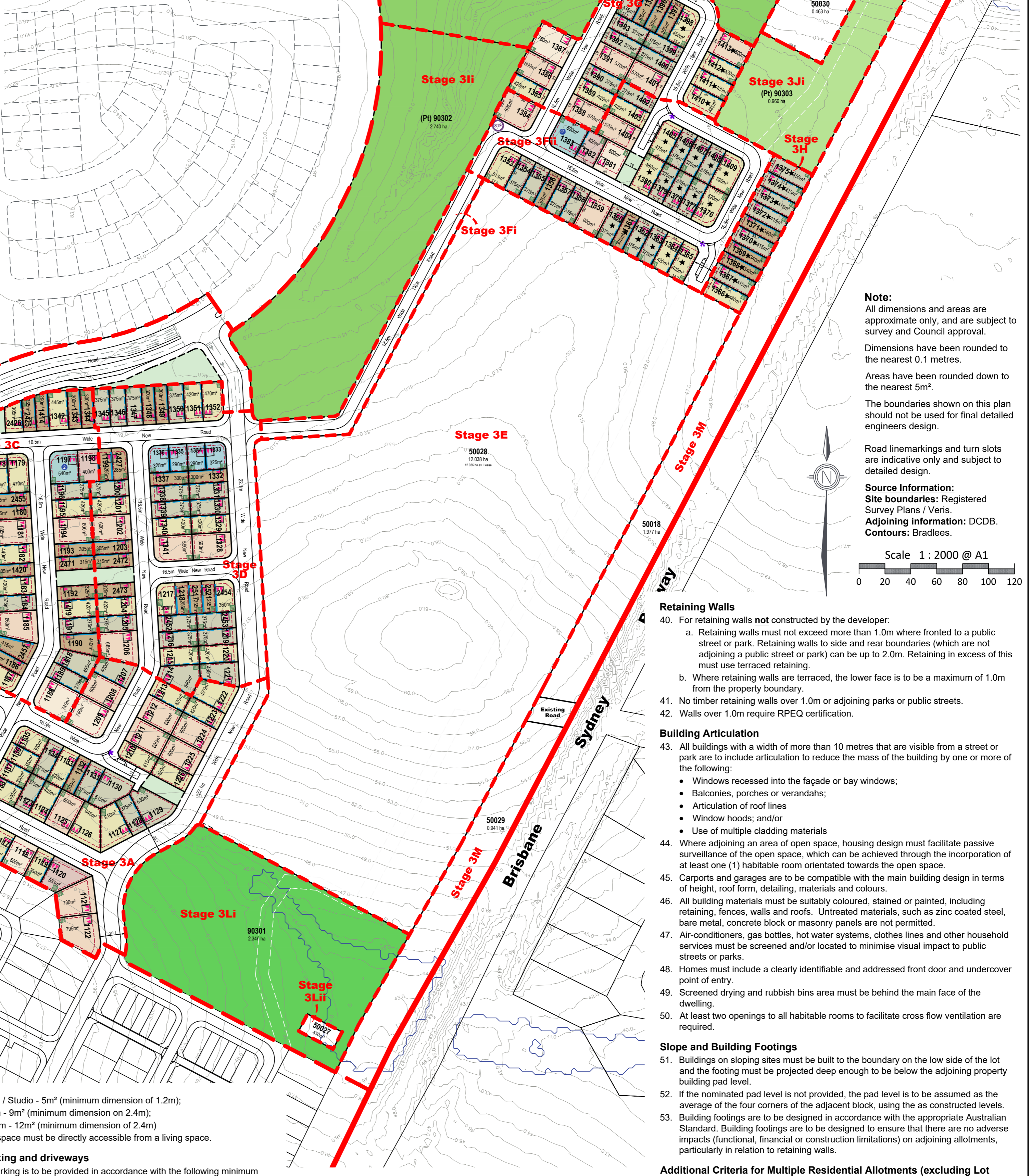
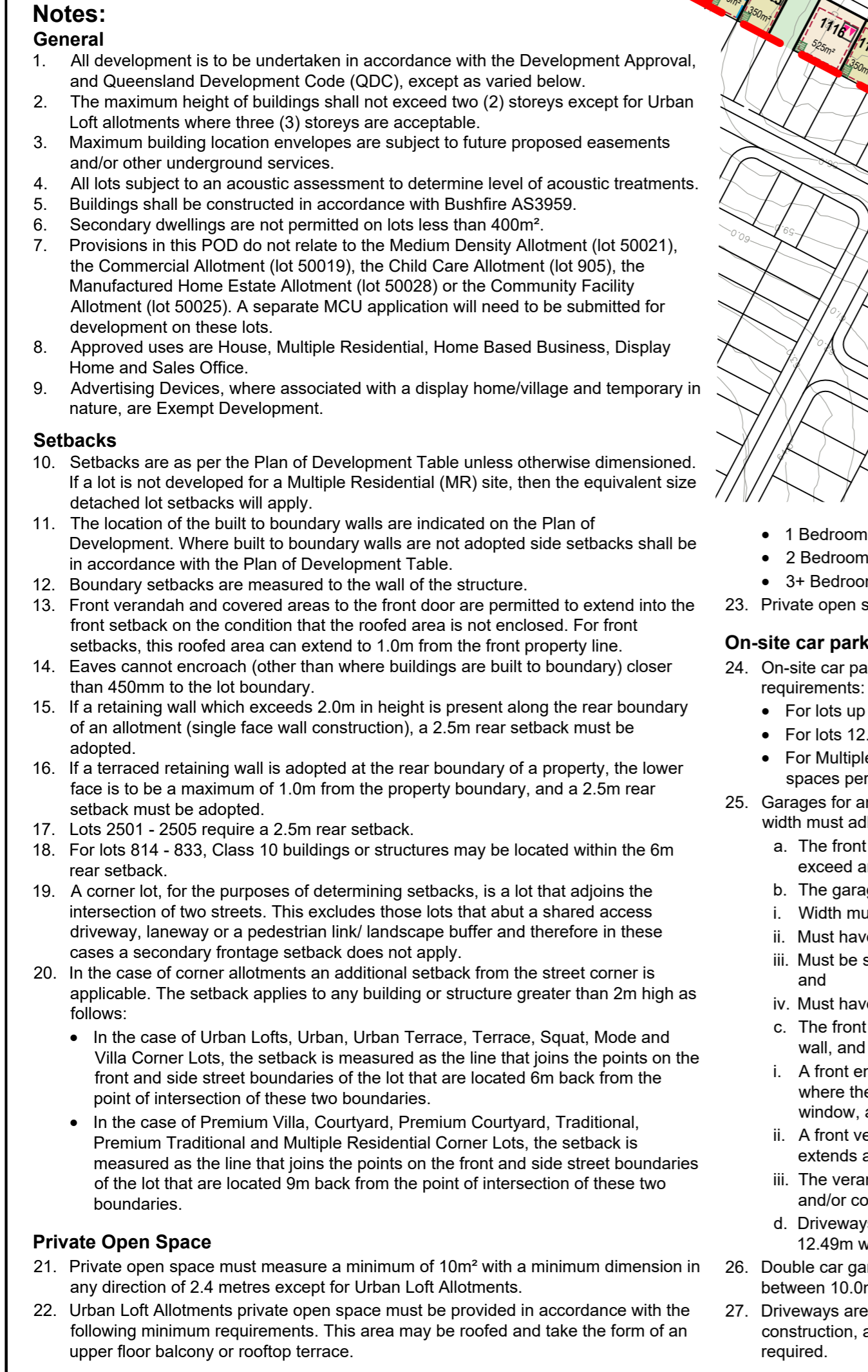
Plan of Development Table	Urban Loft Allotments		Urban Allotments		Urban Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Mode Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		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	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	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*	1.0m*	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.																												
<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	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a		
Maximum BTB Wall Length (% of boundary length)	85%		75%		90%		90%		75%		75%		70%		65%		65%		60%		n/a		n/a		n/a			
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m		
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	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		
<b>Site Cover</b>																												
	90%		75%		75%		75%		75%		75%		65%		60%		60%		60%		60%		60%		60%		75%	

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

Approval no: DEV2012/403/128

Date: 04 April 2024

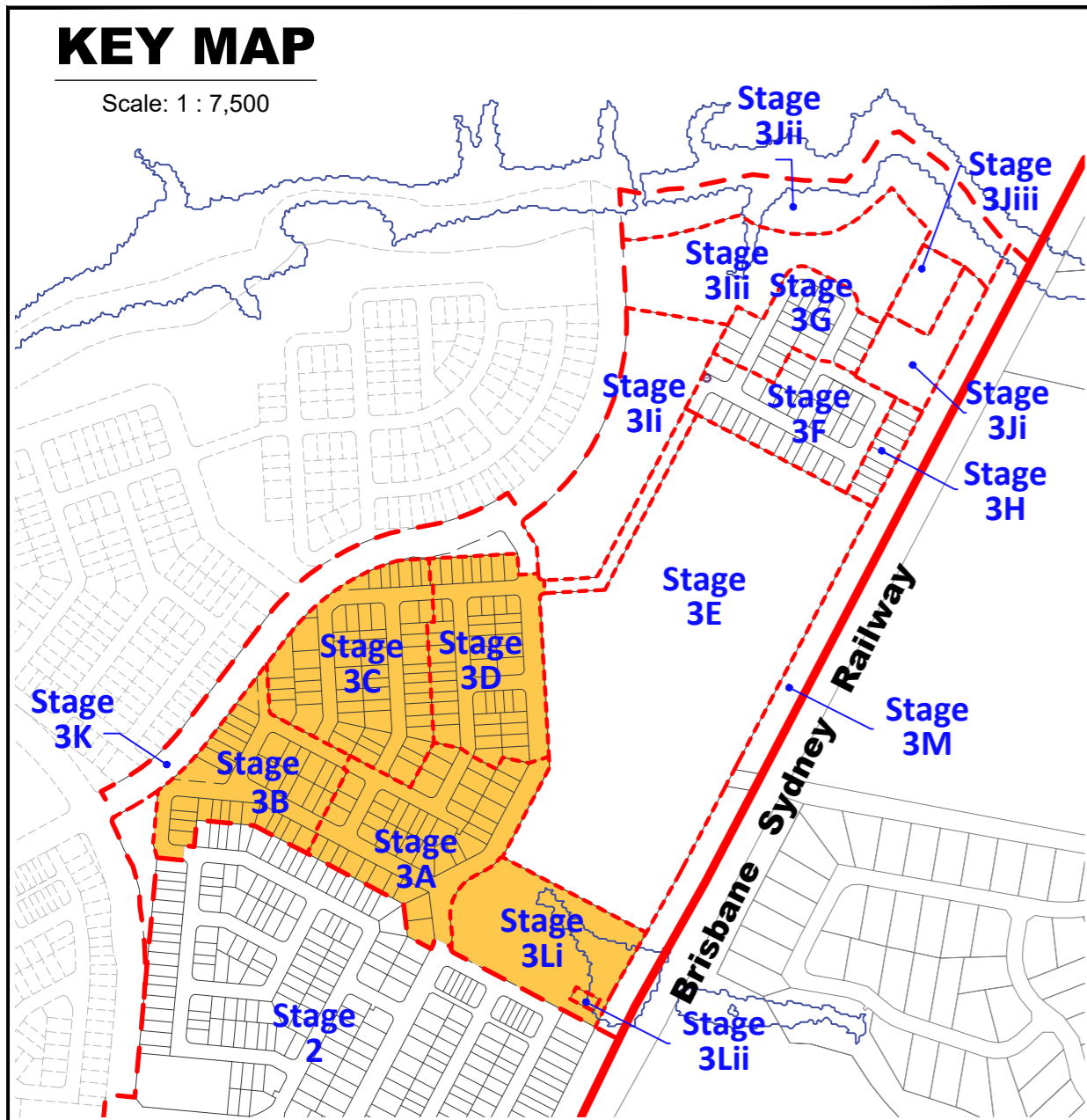
- Legend**
- General**
- Site Boundary
  - Proposed Precinct Boundary
  - Proposed Stage Boundary
  - Proposed Sub Stage Boundary
  - Possible Multiple Residential Allotment (Max. no. of dwellings)
  - 10m Wide Existing Sewer Easement
  - Temporary Sewage Tanking Facility
- Open Space**
- District Recreation Park
  - Corridor Park
  - Conservation Within Corridor Park
  - Neighbourhood Recreation Park
  - Local Recreation Park
  - Local Linear Recreation Park
  - Stormwater Detention
  - Linear Connections
- Allotment Details**
- Preferred Private Open Space Location
  - Maximum Building Location Envelope
  - Mandatory Built to Boundary Wall
  - Nominal Built to Boundary Wall
  - No Vehicle Access
  - Primary Frontage
  - Preferred Double Garage Location
  - Preferred Single Garage Location
  - Letterbox Location for Primary Dwelling (on a 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 Bushfire AS3959.
  - 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 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 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 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 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.



- 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 façade or bay windows;
    - Balconies, porches or verandahs;
    - Articulation of roof lines
    - Window hoods; and/or
    - Use of multiple cladding materials
  - Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, 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 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 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.

<b>REVISION</b> Y: 12/05/2022 Stage 5 Layout Change Z: 08/06/2022 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 AJ: 12/02/2024 Stage 5R Layout Change	<b>PROJECT</b> <b>Flagstone Precinct 1</b> Job Ref. 110056 Date. 12 February 2024 Comp By. NF DWG Name. Precinct 1 Stage 3 Chk'd By. MD Locality. Flagstone Local Authority. Economic Development Queensland	<b>CLIENT</b>  Plan of Development Stage 3 Overall Residential Allotments	 URBAN DESIGN Level 4 HQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 6500 W rpsgroup.com
Scale 1 : 2000	Sheet A1	Plan Ref 110056 - 386	Rev AJ





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	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	n/a	4.5m	n/a	4.5m	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	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*	1.0m*	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.																												
<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	0.0m	1.0m	1.0m	0.0m	1.0m	1.0m	0.0m	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%	90%	90%	90%	90%	75%	75%	70%	65%	65%	60%	n/a	n/a	n/a	n/a	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	1.0m	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	2.0m	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	0.9m	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	
<b>Site Cover</b>																												
	90%	75%	75%	75%	75%	75%	75%	75%	75%	75%	65%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	75%	

**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
- Temporary Sewage Tankering Facility

**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
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad

**Note:**

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

**Source Information:**

Site boundaries: Registered Survey Plans / Veris.

Adjoining information: DCDB.

Contours: Bradlees.

Scale 1:1000 @ A1

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no. DEV2012/403/128

Date: 04 April 2024

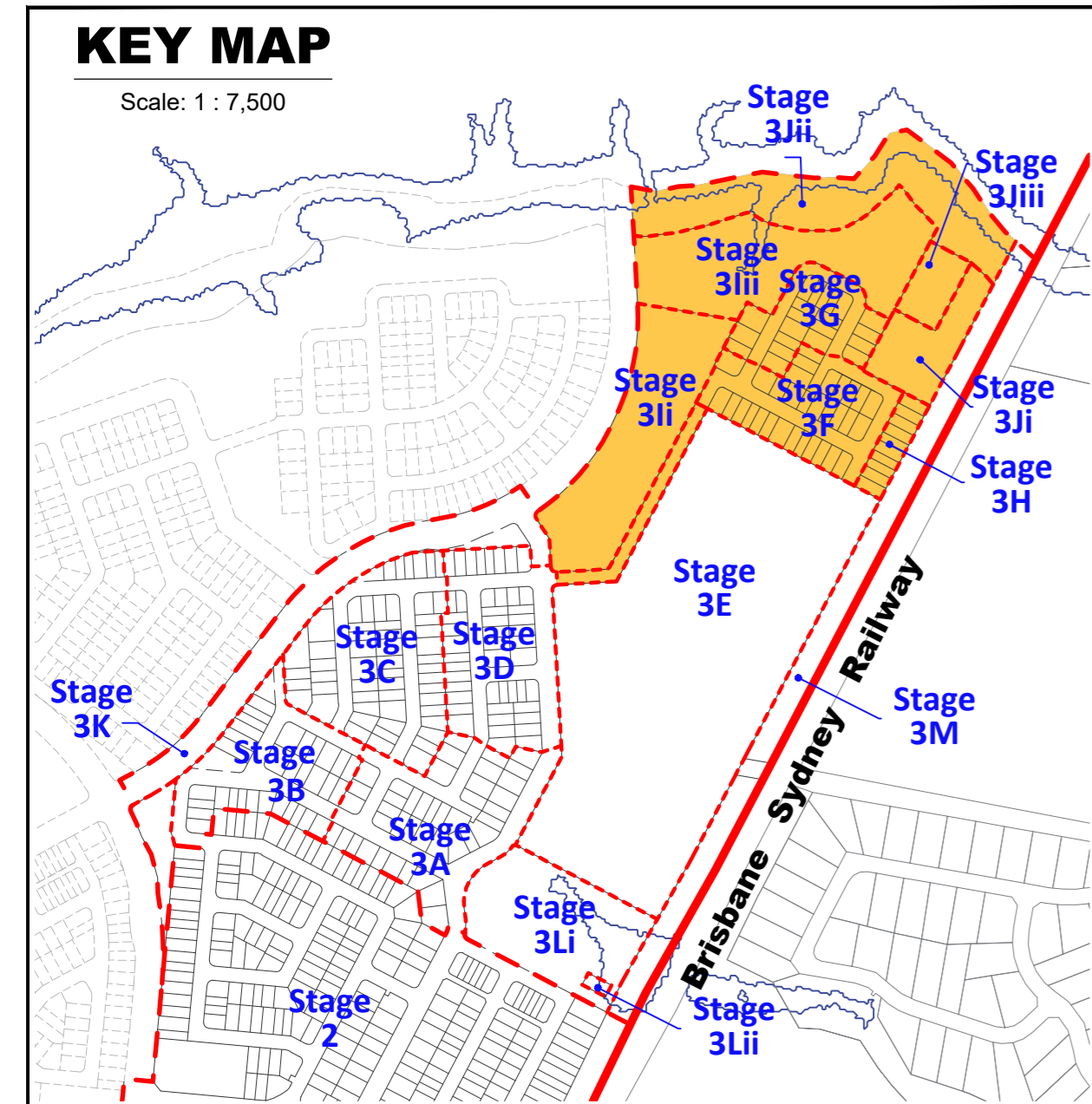
- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
- The maximum height of buildings shall not exceed two (2) storeys except for Urban Loft allotments where three (3) storeys are acceptable.
- Maximum building 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 AS3959.
- Secondary dwellings are not permitted on lots less than 400m².
- Secondary dwellings are not permitted on lots less than 400m².
- Provisions in this POD do not relate to the Medium Density Allotment (lot 50021), the Commercial Allotment (lot 50019), the Child Care Allotment (lot 905), the Manufactured Home Estate Allotment (lot 50028) or the Community Facility Allotment (lot 50025). A separate MCU application will need to be submitted for development on these lots.
- 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) 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 Loft, Urban, Urban Terrace, Terrace, Squat, Mode and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
  - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
- Private Open Space**
- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres except for Urban Loft Allotments.
- Urban Loft Allotments private open space must be provided in accordance with the following minimum requirements. This area may be roofed and take the form of an upper floor balcony or rooftop terrace:
  - 1 Bedroom / Studio - 5m² (minimum dimension of 1.2m);
  - 2 Bedroom - 9m² (minimum dimension 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).
- 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 façade 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 friers 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 or 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 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 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 façade or bay windows;
  - Balconies, porches or verandahs;
  - Articulation of roof lines
  - Window hoods; and/or
  - Use of multiple cladding materials
- Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, 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 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 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² 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.

<b>REVISION</b> Y: 12/05/2022 Stage 5 Layout Change Z: 08/06/2022 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 AJ: 12/02/2024 Stage 5R Layout Change	<b>PROJECT</b> <b>Flagstone Precinct 1</b>		<b>CLIENT</b> <b>PEET</b>		<b>Plan of Development</b> <b>Stage 3A – 3D</b> <b>Residential Allotments</b>	<b>Scale</b> <b>1 : 1000</b>	<b>Sheet</b> <b>A1</b>	<b>Plan Ref</b> <b>110056 – 387</b>	<b>Rev</b> <b>AJ</b>
	Job Ref. 110056	Date. 12 February 2024	<b>Plan of Development</b>						
	Comp By. NF	DWG Name. Precinct 1 Stage 3	<b>Stage 3A – 3D</b>						
	Chk'd by. MD	Locality. Flagstone	<b>Residential Allotments</b>						
Local Authority. Economic Development Queensland					<b>Scale</b> <b>1 : 1000</b>	<b>Sheet</b> <b>A1</b>	<b>Plan Ref</b> <b>110056 – 387</b>	<b>Rev</b> <b>AJ</b>	

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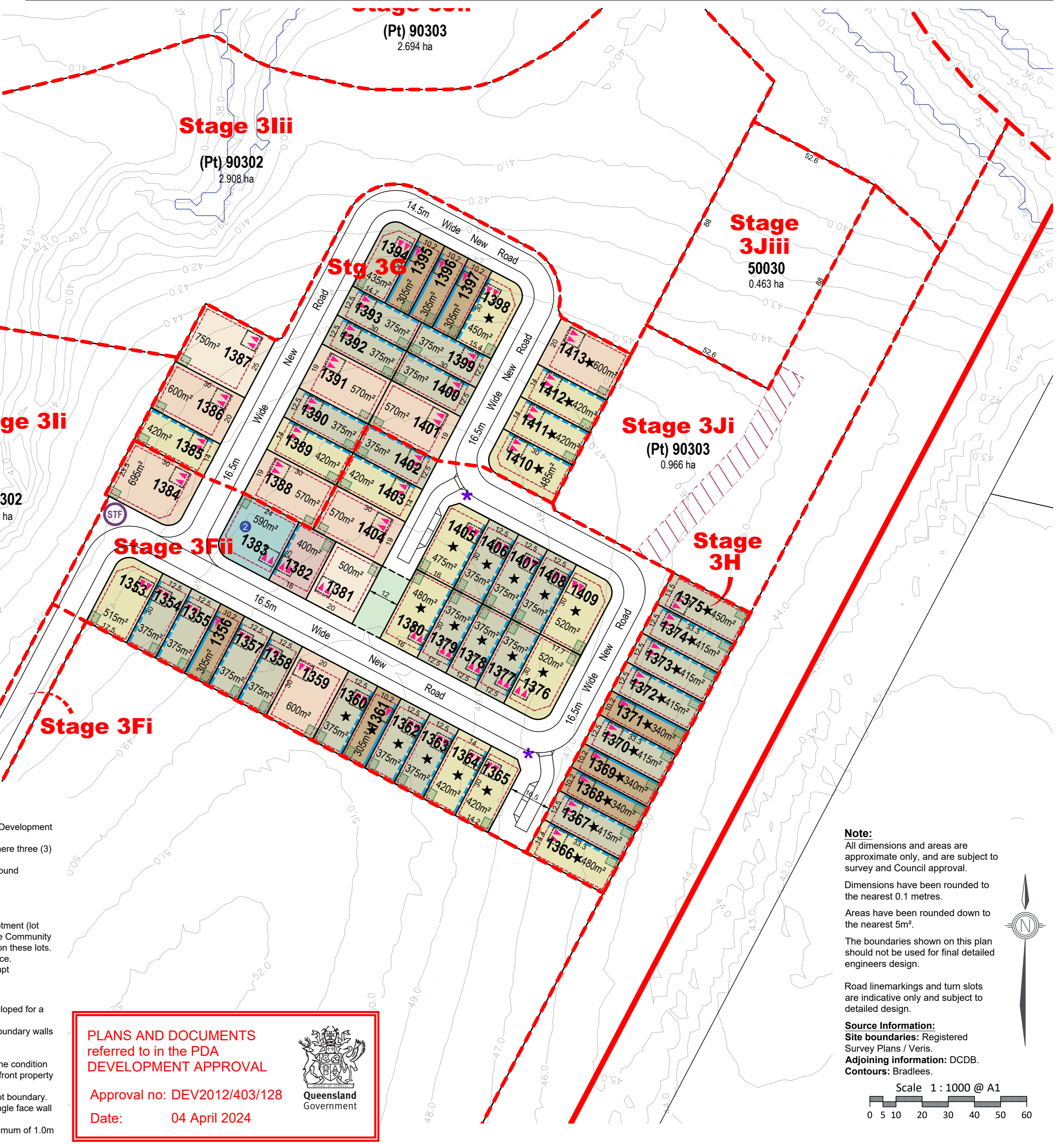




- Legend**
- General**
- Site Boundary
  - Proposed Precinct Boundary
  - Proposed Stage Boundary
  - Proposed Sub Stage Boundary
  - Possible Multiple Residential Allotment (Max. no. of dwellings)
  - 10m Wide Existing Sewer Easement
  - Temporary Sewage Tankering Facility
- Open Space**
- District 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
  - Preferred Double Garage Location
  - Preferred Single Garage Location
  - Letterbox Location for Primary Dwelling (on a 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 Bushfire AS3959.
  - 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 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.
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  - Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.
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  - 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 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 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 façade 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.
  - Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or laneway 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	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	4.5m	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*	1.0m*	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.																											
<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	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		
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	2.0m	1.5m	2.0m	1.5m	2.0m	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%		60%		



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

Approval no: DEV2012/403/128

Date: 04 April 2024

- 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 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 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 façade or bay windows;
    - Balconies, porches or verandahs;
    - Articulation of roof lines
    - Window hoods; and/or
    - Use of multiple cladding materials
  - Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, 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 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 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.

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

**Source Information:**

Site boundaries: Registered Survey Plans / Veris.

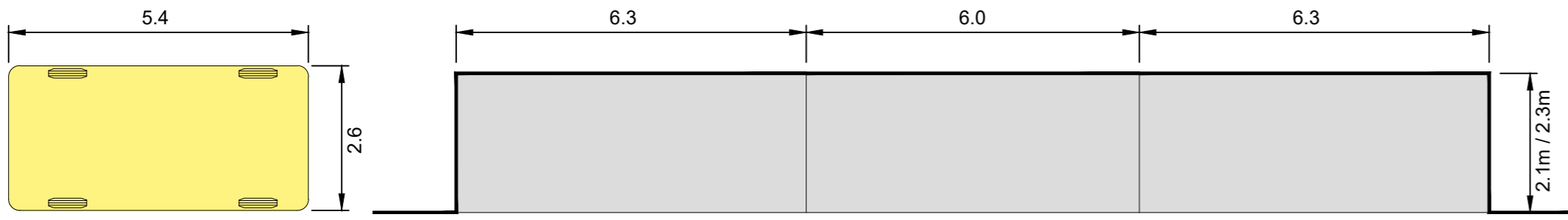
Adjoining information: DCDB.

Contours: Bradlees.

Scale 1 : 1000 @ A1

<b>REVISION</b> Y: 12/05/2022 Stage 5 Layout Change Z: 08/06/2022 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 AJ: 12/02/2024 Stage SR Layout Change	<b>PROJECT</b> <h2>Flagstone Precinct 1</h2>		<b>CLIENT</b> <h1>PEET</h1>		<b>Plan of Development</b> <b>Stage 3F – 3H</b> <b>Residential Allotments</b>	<p>URBAN DESIGN          Level 4 HQ South          520 Wickham Street          PO Box 1559          Fortitude Valley QLD 4006          T +61 7 3539 6500          W rpsgroup.com</p>	
	Job Ref. 110056	Date. 12 February 2024					Scale 1 : 1000
	Comp By. MD	DWG Name. Precinct 1 Stage 3					Sheet A1
	Chk'd By. NF	Locality. Flagstone					Plan Ref 110056 – 389
Local Authority. Economic Development Queensland					Rev AJ		





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

Approval no: DEV2012/403/128  
Date: 04 April 2024

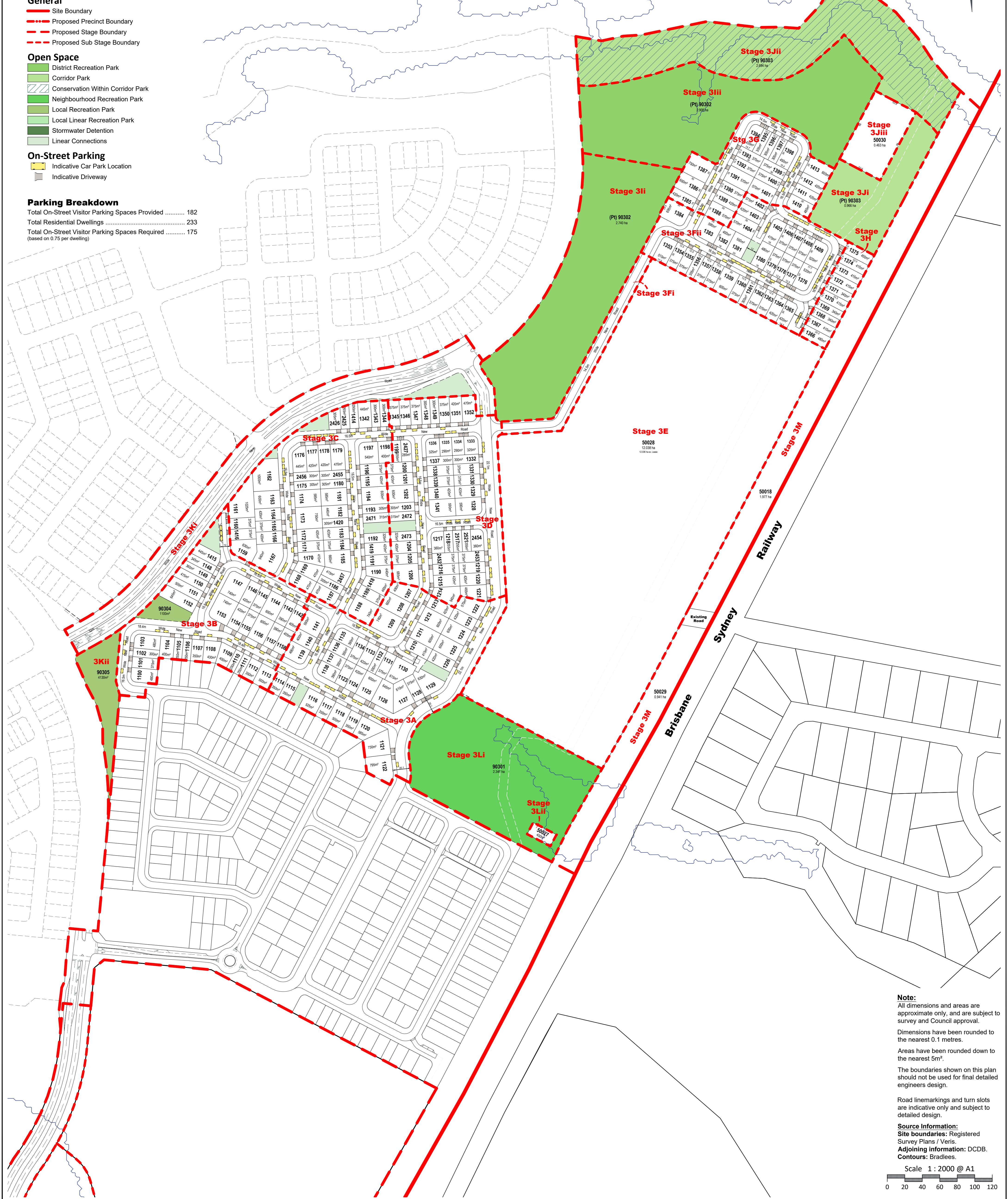
**Parking Bay Diagram**  
Scale 1 : 100

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

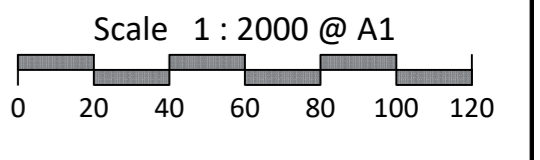
- Legend**
- General**
- Site Boundary
  - Proposed Precinct Boundary
  - Proposed Stage Boundary
  - Proposed Sub Stage Boundary
- Open Space**
- District Recreation Park
  - Corridor Park
  - Conservation Within Corridor Park
  - Neighbourhood Recreation Park
  - Local Recreation Park
  - Local Linear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

**Parking Breakdown**

Total On-Street Visitor Parking Spaces Provided ..... 182  
Total Residential Dwellings ..... 233  
Total On-Street Visitor Parking Spaces Required ..... 175  
(based on 0.75 per dwelling)



**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: Bradlees.



REVISION
Y: 12/05/2022 Stage 5 Layout Change
Z: 08/06/2022 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
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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
AJ: 12/02/2024 Stage 5R Layout Change

PROJECT		CLIENT	
<b>Flagstone Precinct 1</b>		<b>PEET</b>	
Job Ref. 110056	Date. 12 February 2024	Plan of Development Stage 3 Overall Parking Management Plan	
Comp By. NF	DWG Name. Precinct 1 Stage 3		
Chk'd By. MD	Locality. Flagstone		
Local Authority. Economic Development Queensland			

PROJECT		CLIENT	
<b>Flagstone Precinct 1</b>		<b>PEET</b>	
Job Ref. 110056	Date. 12 February 2024	Plan of Development Stage 3 Overall Parking Management Plan	
Comp By. NF	DWG Name. Precinct 1 Stage 3		
Chk'd By. MD	Locality. Flagstone		
Local Authority. Economic Development Queensland			

Scale 1 : 2000	Sheet A1	Plan Ref 110056 - 390	Rev AJ
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