The following criteria apply to a house.

- Development Area Development Scheme (October 2011)
- The provisions of the Development Scheme will apply where the development is exempt development where in accordance with, or associated with, this Plan of Development (PoD).
- The issuance of a Building Approval.
- Developer's Design Requirements.

Nominated building location envelopes may be constrained by development does not comply with all provisions of the Plan of Development.

Where allotments are so marked, the house construction must comply with the Plan of Development Table, unless otherwise noted.

Setbacks are as per the Plan of Development Table, unless otherwise noted.

Built to boundary walls are not mandatory. Where built to walls/roof junctions (such as parapets), are required to all walls located wholly within the subject lot.

Garages must be set back a minimum of 0.5m behind the property boundary, the height of the portico does not exceed 3.0m. For enclosed spaces, the area including the outside wall; and for corner lots, set back a minimum of 3.0m from the primary street frontage; and to Garage Door.

Entrance porticoes may be located closer to the property boundary, the height of the portico does not exceed 3.0m. For enclosed spaces, the area including the outside wall; and for corner lots, set back a minimum of 3.0m from the primary street frontage; and to Garage Door.

Each detached dwelling has a clearly defined outdoor living space located wholly within the subject lot.

All detached dwellings have clearly defined outdoor living space.

Private Open Space

1. The following criteria apply to a house.

2. Nominated building location envelopes may be constrained by development does not comply with all provisions of the Plan of Development.

3. Where allotments are so marked, the house construction must comply with the Plan of Development Table, unless otherwise noted.

4. Setbacks are as per the Plan of Development Table, unless otherwise noted.

5. Built to boundary walls are not mandatory. Where built to walls/roof junctions (such as parapets), are required to all walls located wholly within the subject lot.

6. Garages must be set back a minimum of 0.5m behind the property boundary, the height of the portico does not exceed 3.0m. For enclosed spaces, the area including the outside wall; and for corner lots, set back a minimum of 3.0m from the primary street frontage; and to Garage Door.

7. Entrance porticoes may be located closer to the property boundary, the height of the portico does not exceed 3.0m. For enclosed spaces, the area including the outside wall; and for corner lots, set back a minimum of 3.0m from the primary street frontage; and to Garage Door.

8. Each detached dwelling has a clearly defined outdoor living space located wholly within the subject lot.

9. Private Open Space

10. The length of the built to boundary wall is not to exceed 50% of the lot depth, or 15.0m, whichever is the greatest.

11. All boundary setbacks are measured to the wall of the structure.

12. Built to boundary walls are not mandatory. Where built to walls/roof junctions (such as parapets), are required to all walls located wholly within the subject lot.

13. Garages must be set back a minimum of 0.5m behind the property boundary, the height of the portico does not exceed 3.0m. For enclosed spaces, the area including the outside wall; and for corner lots, set back a minimum of 3.0m from the primary street frontage; and to Garage Door.

14. Entrance porticoes may be located closer to the property boundary, the height of the portico does not exceed 3.0m. For enclosed spaces, the area including the outside wall; and for corner lots, set back a minimum of 3.0m from the primary street frontage; and to Garage Door.

15. Each detached dwelling has a clearly defined outdoor living space located wholly within the subject lot.

16. Private Open Space

17. The following criteria apply to a house.

18. Nominated building location envelopes may be constrained by development does not comply with all provisions of the Plan of Development.

19. Where allotments are so marked, the house construction must comply with the Plan of Development Table, unless otherwise noted.

20. Setbacks are as per the Plan of Development Table, unless otherwise noted.

21. Built to boundary walls are not mandatory. Where built to walls/roof junctions (such as parapets), are required to all walls located wholly within the subject lot.

22. Garages must be set back a minimum of 0.5m behind the property boundary, the height of the portico does not exceed 3.0m. For enclosed spaces, the area including the outside wall; and for corner lots, set back a minimum of 3.0m from the primary street frontage; and to Garage Door.

23. Entrance porticoes may be located closer to the property boundary, the height of the portico does not exceed 3.0m. For enclosed spaces, the area including the outside wall; and for corner lots, set back a minimum of 3.0m from the primary street frontage; and to Garage Door.

24. Each detached dwelling has a clearly defined outdoor living space located wholly within the subject lot.

25. Private Open Space

26. The following criteria apply to a house.

27. Nominated building location envelopes may be constrained by development does not comply with all provisions of the Plan of Development.

28. Where allotments are so marked, the house construction must comply with the Plan of Development Table, unless otherwise noted.

29. Setbacks are as per the Plan of Development Table, unless otherwise noted.

30. Built to boundary walls are not mandatory. Where built to walls/roof junctions (such as parapets), are required to all walls located wholly within the subject lot.

31. Garages must be set back a minimum of 0.5m behind the property boundary, the height of the portico does not exceed 3.0m. For enclosed spaces, the area including the outside wall; and for corner lots, set back a minimum of 3.0m from the primary street frontage; and to Garage Door.

32. Entrance porticoes may be located closer to the property boundary, the height of the portico does not exceed 3.0m. For enclosed spaces, the area including the outside wall; and for corner lots, set back a minimum of 3.0m from the primary street frontage; and to Garage Door.

33. Each detached dwelling has a clearly defined outdoor living space located wholly within the subject lot.

34. Private Open Space

35. The following criteria apply to a house.

36. Nominated building location envelopes may be constrained by development does not comply with all provisions of the Plan of Development.

37. Where allotments are so marked, the house construction must comply with the Plan of Development Table, unless otherwise noted.

38. Setbacks are as per the Plan of Development Table, unless otherwise noted.

39. Built to boundary walls are not mandatory. Where built to walls/roof junctions (such as parapets), are required to all walls located wholly within the subject lot.

40. Garages must be set back a minimum of 0.5m behind the property boundary, the height of the portico does not exceed 3.0m. For enclosed spaces, the area including the outside wall; and for corner lots, set back a minimum of 3.0m from the primary street frontage; and to Garage Door.

41. Entrance porticoes may be located closer to the property boundary, the height of the portico does not exceed 3.0m. For enclosed spaces, the area including the outside wall; and for corner lots, set back a minimum of 3.0m from the primary street frontage; and to Garage Door.
1.0 APPROVED USES

1.1 USES EXEMPT IN ACCORDANCE WITH THIS PLAN OF DEVELOPMENT

Use tables in Table 1 and complying with the relevant Design Criteria (Section 3.0 and Section 4.0) in this Plan of Development and Area 1: Plan of Development - Envelope Plans document are approved exempt development.

<table>
<thead>
<tr>
<th>TABLE 1: LAND USES EXEMPT IN ACCORDANCE WITH THIS PLAN OF DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAND USES</td>
</tr>
<tr>
<td>• Gourmet Home</td>
</tr>
<tr>
<td>• House (detached, attached, or interface lots)</td>
</tr>
<tr>
<td>• Park</td>
</tr>
<tr>
<td>• Home Based Business</td>
</tr>
<tr>
<td>• Multiple Residential (up to 3 dwelling units where identified on the Area 1: Plan of Development - Envelope Plans)</td>
</tr>
<tr>
<td>• Advertising Device</td>
</tr>
</tbody>
</table>

1.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

Use lists in Table 2 and complying with the relevant Design Criteria (Section 3.3, 3.4 and 3.5) in this Plan of Development and Area 1: Plan of Development Envelope Plans document are approved development subject to Compliance Assessment.

<table>
<thead>
<tr>
<th>TABLE 2: LAND USES SUBJECT TO COMPLIANCE ASSESSMENT &amp; DESIGN CRITERIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAND USES</td>
</tr>
<tr>
<td>• Sales Office (up to 400m² GFA)</td>
</tr>
<tr>
<td>• Other Residential (Retirement)</td>
</tr>
<tr>
<td>• Multiple Residential (4 or more dwelling units where identified on the Area 1: Plan of Development - Envelope Plans)</td>
</tr>
</tbody>
</table>

1.3 DEFINED TERMS

The terms used in this document have a particular meaning as stated in the Greater Flagstone UDA Development Scheme (October 2011) (Development Scheme). The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

2.0 CRITERIA FOR A CHANGE TO APPROVED LAYOUT FOR GREENBANK AREA 1

2.1 DESIGN STANDARDS FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT AND PLAN OF DEVELOPMENT ENVELOPE PLANS FOR GREENBANK AREA 1

The following plans and documents can be amended by compliance assessment where generally in accordance with the design standards in Table 3, or as otherwise agreed with the nominated assessing authority.

1. Area 1: Plan of Development - Envelope Plans (Envelope Plans)
2. Area 1: Reconfiguration of a Lot Plans (Rol Plans)

Figure 1 below identifies those fixed elements of the Envelope Plans and Rol Plans that cannot be adversely impacted or changed.

FIGURE 1: FIXED ELEMENTS - AREA 1

2.2 DESIGN STANDARDS

<table>
<thead>
<tr>
<th>TABLE 3: DESIGN STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>GENERAL DESIGN STANDARDS</td>
</tr>
<tr>
<td>Development Yield</td>
</tr>
<tr>
<td>• The total development yield is to be between 457 and 559 dwellings (being 508 dwellings +/- 10%) where not in conflict with the other requirements of Table 3: Design Standards.</td>
</tr>
<tr>
<td>Lot Design</td>
</tr>
<tr>
<td>• Site &amp; density</td>
</tr>
<tr>
<td>• No minimum lot size</td>
</tr>
<tr>
<td>• For Residential - Standard Lots, development achieves a minimum net residential density of 15 dwellings per hectare for Area 1</td>
</tr>
<tr>
<td>Slopes</td>
</tr>
<tr>
<td>• Width and depth consistent with typical lot dimensions - refer Section 3.0</td>
</tr>
<tr>
<td>Street</td>
</tr>
<tr>
<td>• Unless constructed in an integrated or attached development, the finished slope on a lot less than 450m² in area does not exceed 10% side slope</td>
</tr>
<tr>
<td>• If both figures approach the maximum together, a platform construction required when finished slope on lot is 16% or greater</td>
</tr>
<tr>
<td>Interface Lots</td>
</tr>
<tr>
<td>• Minimum lot size of 3,000m²</td>
</tr>
<tr>
<td>Lot Layout</td>
</tr>
<tr>
<td>• No more than eight narrow (less than 10.0 metres) frontage lots in a row</td>
</tr>
<tr>
<td>• No more than six lots with a width of 7.5 metres in a row unless serviced by a rear lane</td>
</tr>
<tr>
<td>Access</td>
</tr>
<tr>
<td>• 50% of dwellings must be within 400m of a Neighbourhood Recreation Park or other parks providing equivalent informal recreation opportunities</td>
</tr>
<tr>
<td>• 35% of Residential - Standard Lots are within 400m of an existing or planned public transport stop</td>
</tr>
<tr>
<td>Typology</td>
</tr>
</tbody>
</table>
| • neighbourhood connector streets providing direct access to properties and connections to
| • neighbourhood destinations; and
| • neighbourhood lanes - provide direct property access either at the front or rear of lots |
| On-Street Car parking     |
| • On-street car parking to be provided at a minimum rate of 0.5 spaces per residential lot |

Note: Parks to be provided generally in accordance with the requirements of the Open Space Master Plan Rates of Provision & Accessibility.

REFERENCE MATERIAL

<table>
<thead>
<tr>
<th>PDA Guidelines and Practice Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Guidelines 1 - Residential 3D (May 2015)</td>
</tr>
<tr>
<td>• Guidelines 6 - Street Movement Network (April 2012)</td>
</tr>
<tr>
<td>• Guidelines 12 - Park Planning and Design (May 2015)</td>
</tr>
<tr>
<td>• Guidelines 13 – Engineering Standards (May 2015)</td>
</tr>
</tbody>
</table>

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/768
Date: 20 March 2018
The following criteria apply to a House (Detached) proposals.

### Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Scheme (October 2011) (Development Scheme), building work and associated work exempt development where in accordance with, or associated with, the Plan of Development (PoD).
- All development is to be undertaken in accordance with the Development Scheme and in accordance with the provisions of the Development Scheme will apply where development does not comply with all provisions of the Plan of Development.

### Development Envelope Plans

- All development is to be undertaken in accordance with the Development Scheme.
- Nominated building location envelopes may be constrained by future easements and/or matters.
- Building Envelope Plan (if nominated)

### Setbacks

- Setbacks are as per Table 4 of Plan of Development - House (Detached) (Table 4), unless specified otherwise on this sheet.
- The length of the built to boundary wall is not to exceed 50% of the lot depth, or 600mm in from the perimeter of the footpath.
- For lots with multiple street frontages:
  - The primary street frontage is nominated on the Area 1: Plan of Development - Envelope Plans.
  - The length of the built to boundary wall is not to exceed 60% of the lot depth, or 600mm in from the perimeter of the footpath.

### Buildings

- Buildings must have no more than 2 storeys.
- Buildings must be suitably located or screened to minimise detrimental visual impact from public areas.

### Eaves and Roof Pitch

- Each detached dwelling has a clearly defined outdoor living space.
- The maximum roof pitch is 40 degrees.

### Site Cover

- Site Cover may be assumed to be the average of the four corners of the pad level.
- With impervious materials, does not exceed 60% of the lot area.

### TABLE 4: PLAN OF DEVELOPMENT TABLE - HOUSE (DETACHED)

![Image](image-url)

<table>
<thead>
<tr>
<th>INDICATIVE ALLOTMENT TYPE</th>
<th>VILLA</th>
<th>PREMIUM VILLA</th>
<th>COURTYARD</th>
<th>TRADITIONAL COURT</th>
<th>PREMIUM TRADITIONAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SETBACKS</strong></td>
<td>10m</td>
<td>12.5m</td>
<td>14m</td>
<td>16m</td>
<td>18m</td>
</tr>
<tr>
<td>PRIMARY FRONTFACE</td>
<td>To Wall (Ground Floor)</td>
<td>3.0m</td>
<td>3.0m</td>
<td>3.0m</td>
<td>4.0m</td>
</tr>
<tr>
<td>To Wall (First Floor)</td>
<td>3.0m</td>
<td>3.0m</td>
<td>4.0m</td>
<td>4.5m</td>
<td>4.5m</td>
</tr>
<tr>
<td>To Garage Door</td>
<td>5.0m</td>
<td>5.0m</td>
<td>5.0m</td>
<td>5.5m</td>
<td>5.5m</td>
</tr>
<tr>
<td>SECONDARY FRONTFACE</td>
<td>To Wall (Ground Floor)</td>
<td>1.5m</td>
<td>2.0m</td>
<td>2.0m</td>
<td>2.3m</td>
</tr>
<tr>
<td>To Wall (First Floor)</td>
<td>2.0m</td>
<td>2.0m</td>
<td>2.3m</td>
<td>3.0m</td>
<td>3.0m</td>
</tr>
<tr>
<td>To Garage Door</td>
<td>5.0m</td>
<td>5.5m</td>
<td>5.5m</td>
<td>5.5m</td>
<td>5.5m</td>
</tr>
</tbody>
</table>

### Structures

- All development is to be undertaken in accordance with the Development Scheme and in accordance with the provisions of the Development Scheme.
- All development is to be undertaken in accordance with the Development Scheme and in accordance with the provisions of the Development Scheme.
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- All development is to be undertaken in accordance with the Development Scheme and in accordance with the provisions of the Development Scheme.
3.2 HOUSE (ATTACHED)

The following criteria apply to House (attached) proposals:

Planning Context
- In accordance with the provisions of the Greater Flagstone Urban Development Area local Plan Scheme (October 2021) Development Scheme (Urban Development Area, of which the Plan Development Area (PDA) work and operational work are exempt development where in accordance with, or associated with, the Plan Development Area (PDA) work and operational work are exempt development.
- All relevant provisions of this Plan must be satisfied prior to the issuance of a Building Approval.
- The provisions of the Development Scheme will apply when development does not comply with all provisions of the Plan Development Area (PDA).
- The Development Scheme definitions prevail over all other planning instruments to the extent that any inconsistency.

General
1. All development is to be undertaken in accordance with the Development Approval.
2. Nominated building location envelopes may be constrained by future easements and/or service reserves.
3. Where allotments are so marked on the Plan of Development, envelopes are to be measured and dimensioned in accordance with the Plan of Development.
4. All relevant provisions of this Plan must be satisfied prior to the issuance of a Building Approval.

SITE SETBACKS

| Setbacks | Table 5: Plan of Development Table - House (Attached) (Table 5), unless specified otherwise on the sheet.
| Setbacks | The permitted location of built to boundary walls is indicated on the Area 1: Plan of Development - Envelope Plans.
| Setbacks | Where built to boundary walls are not adopted, side setbacks shall be in accordance with the Non-Built to Boundary Wall setbacks indicated on Table 5.
| Setbacks | Length of Built to Boundary walls shall not be more than:
| Setbacks | 50% for a house on a lot width of 7.5m or less.
| Setbacks | 75% for a house on a lot width of 7.5m to 9.9m.
| Setbacks | 75% for a house on a lot width of 10m to 12.4m.
| Setbacks | 65% for a house on a lot width of 12.5m to 14m.
| Setbacks | 50% for a house on a lot width of 14m to 16m.
| Setbacks | 35% for a house on a lot width of 16m to 18m.
| Setbacks | All boundary setbacks are measured to the wall of the structure.
| Setbacks | The dwelling and associated projections (gutters etc.) must be set back a minimum of 0.3m.
| Setbacks | All screened drying and rubbish areas are not to be located forward of the building line as it addresses the primary frontage.
| Setbacks | All ancillary structures (e.g. garden sheds, gazebos, pools) and services are to be suitably located or screened to minimise any detrimental visual impact from public spaces or neighbouring properties.

SITE COVER

| SITE COVER | 75% for all other lots.
| SITE COVER | 100% for non-Built to Boundary.

INDICATIVE ALLOTMENT WIDTH (FRONTAGE)

- 10m
- 12.5m
- 14m
- 16m
- 18m
- 20m

Setbacks

| Setbacks | 2.0m - 2.0m - 2.0m |
| Setbacks | 1.5m - 1.5m - 1.5m |
| Setbacks | 0.0m - 0.0m - 0.0m |

SITE COVER

| SITE COVER | 75% for all other lots.
| SITE COVER | 100% for non-Built to Boundary.

TABLE 5: PLAN OF DEVELOPMENT TABLE - HOUSE (ATTACHED)

<table>
<thead>
<tr>
<th>ALLOTMENT TYPE</th>
<th>FRONT LOADED</th>
<th>REAR LOADED</th>
<th>DUAL LOADED</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRIMARY FRONTAGE</td>
<td>To Wall (Ground Floor)</td>
<td>3.0m</td>
<td>3.0m</td>
</tr>
<tr>
<td></td>
<td>To Wall (First Floor)</td>
<td>3.0m</td>
<td>3.0m</td>
</tr>
<tr>
<td></td>
<td>To Garage Door</td>
<td>5.0m</td>
<td>N/A</td>
</tr>
<tr>
<td>SECONDARY FRONTAGE</td>
<td>To Wall (First Floor)</td>
<td>1.5m</td>
<td>1.5m</td>
</tr>
<tr>
<td></td>
<td>To Garage Door</td>
<td>2.0m</td>
<td>2.0m</td>
</tr>
</tbody>
</table>

REAR SETBACKS

<table>
<thead>
<tr>
<th>REAR SETBACK</th>
<th>Ground Floor</th>
<th>2.5m</th>
<th>2.5m</th>
<th>2.5m</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>First Floor</td>
<td>2.5m</td>
<td>2.5m</td>
<td>2.5m</td>
</tr>
<tr>
<td>For lots located on the low side of a developed/unplanned road greater than 2.0m total height</td>
<td>Ground Floor</td>
<td>2.5m</td>
<td>2.5m</td>
<td>2.5m</td>
</tr>
<tr>
<td>For all other lots</td>
<td>Ground Floor</td>
<td>1.5m</td>
<td>1.5m</td>
<td>1.5m</td>
</tr>
<tr>
<td></td>
<td>First Floor</td>
<td>1.5m</td>
<td>1.5m</td>
<td>1.5m</td>
</tr>
<tr>
<td></td>
<td>To Garage Door</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

SIDE SETBACKS

<table>
<thead>
<tr>
<th>SIDE SETBACK</th>
<th>Ground Floor</th>
<th>0.0-3m</th>
<th>0.0-3m</th>
<th>0.0-3m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Built to Boundary</td>
<td>First Floor</td>
<td>0.0-3m</td>
<td>0.0-3m</td>
<td>0.0-3m</td>
</tr>
<tr>
<td>Non-Built to Boundary</td>
<td>Ground Floor</td>
<td>0.9m</td>
<td>1.0m</td>
<td>1.0m</td>
</tr>
<tr>
<td></td>
<td>First Floor</td>
<td>0.9m</td>
<td>1.0m</td>
<td>1.0m</td>
</tr>
</tbody>
</table>

PLAN OF DEVELOPMENT - ENVELOPE PLANS

<table>
<thead>
<tr>
<th>PLAN</th>
<th>FRONT LOADED</th>
<th>REAR LOADED</th>
<th>DUAL LOADED</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNIT 2</td>
<td>To Wall (Ground Floor)</td>
<td>3.0m</td>
<td>3.0m</td>
</tr>
<tr>
<td></td>
<td>To Wall (First Floor)</td>
<td>3.0m</td>
<td>3.0m</td>
</tr>
<tr>
<td></td>
<td>To Garage Door</td>
<td>5.0m</td>
<td>N/A</td>
</tr>
<tr>
<td>A. Primary Frontage 1 is not a secondary boundary.</td>
<td>To Wall (First Floor)</td>
<td>1.5m</td>
<td>1.5m</td>
</tr>
<tr>
<td></td>
<td>To Garage Door</td>
<td>2.0m</td>
<td>2.0m</td>
</tr>
</tbody>
</table>

PARKING AND DRIVEWAYS

<table>
<thead>
<tr>
<th>PARKING AND DRIVEWAYS</th>
<th>To Wall (Ground Floor)</th>
<th>3.0m</th>
<th>3.0m</th>
<th>3.0m</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>To Wall (First Floor)</td>
<td>3.0m</td>
<td>3.0m</td>
<td>3.0m</td>
</tr>
<tr>
<td></td>
<td>To Garage Door</td>
<td>5.0m</td>
<td>N/A</td>
<td>5.0m</td>
</tr>
</tbody>
</table>

REAR SETBACKS

<table>
<thead>
<tr>
<th>REAR SETBACK</th>
<th>Ground Floor</th>
<th>2.5m</th>
<th>2.5m</th>
<th>2.5m</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>First Floor</td>
<td>2.5m</td>
<td>2.5m</td>
<td>2.5m</td>
</tr>
<tr>
<td>For lots located on the low side of a developed/unplanned road greater than 2.0m total height</td>
<td>Ground Floor</td>
<td>2.5m</td>
<td>2.5m</td>
<td>2.5m</td>
</tr>
<tr>
<td>For all other lots</td>
<td>Ground Floor</td>
<td>1.5m</td>
<td>1.5m</td>
<td>1.5m</td>
</tr>
<tr>
<td></td>
<td>First Floor</td>
<td>1.5m</td>
<td>1.5m</td>
<td>1.5m</td>
</tr>
<tr>
<td></td>
<td>To Garage Door</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

SIDE SETBACKS

<table>
<thead>
<tr>
<th>SIDE SETBACK</th>
<th>Ground Floor</th>
<th>0.0-3m</th>
<th>0.0-3m</th>
<th>0.0-3m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Built to Boundary</td>
<td>First Floor</td>
<td>0.0-3m</td>
<td>0.0-3m</td>
<td>0.0-3m</td>
</tr>
<tr>
<td>Non-Built to Boundary</td>
<td>Ground Floor</td>
<td>0.9m</td>
<td>1.0m</td>
<td>1.0m</td>
</tr>
<tr>
<td></td>
<td>First Floor</td>
<td>0.9m</td>
<td>1.0m</td>
<td>1.0m</td>
</tr>
</tbody>
</table>

SITE COVER

| SITE COVER | 75% | 75% | 70% |
In accordance with the provisions of the Greater Flagstone Urban Development Scheme Amendment (October 2011) Plan of Development, building work and operational work are exempt development where in accordance with, or associated with, this Plan of Development (PDA).

All relevant provisions of this PDA must be satisfied prior to the issuance of a Building Approval.

The provisions of the Development Scheme will apply where development does not comply with all provisions of the Plan of Development.

The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

**General**

1. All development is to be undertaken in accordance with the Development Approval.
2. Nominated building location envelopes may be constrained by future easements and/or services.
3. Where allotments are marked on Area 1: Plan of Development - Envelope Plans, residual buildings must be designed and constructed to comply with AS3604:1989 Asbestos - Roof Traffic Noise Absorption - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MPK 4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

**Setbacks**

4. Setbacks are as per Table 6: Plan of Development - Multiple Residence (Table 6), unless specified otherwise on the sheet.
5. All boundary setbacks are measured to the wall of the structure.
6. The dwelling and associated projections (gutters etc.) must be located wholly within the subject lot, unless encroachment rights are secured by way of development (or other suitable mechanism).
7. Other than to build to boundary walls, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunshades or the like (not including verandahs or overhanging eaves, rainwater fittings, or ornamental attachments) of a building is permitted to extend 600mm within the property line from the front road frontages (refer Table 6).
8. For all lots (including a corner intersecting with a laneway, no building or structures over 2m high is built within a 6m x 6m trapezium at the corner of two road frontages (refer Table 6).
9. The primary street frontage elevation is to be articulated to reduce the mass of the building line as follows:
   a. Windows recessed into the façade
   b. Balconies not overhanging beyond 450mm
   c. Window heads
   d. Shading has been applied on the building through minor changes in the façade (100mm minimum)
10. Entrance porches may be located closer to the property boundary than stated in the Table 6 provided that the porch is:
   a. located no less than 1.4m from the front property boundary;
   b. Does not exceed a width of 4.5m;
   c. Does not exceed a depth of 3.0m; and
   d. The porch remains open and not enclosed.

**Building Height**

11. The maximum building height is 9.0m.
12. Buildings must have no more than 2 storeys.

**Site Cover**

13. The maximum area covered by all buildings and structures: roofed with materials, does not exceed the maximum site cover indicated in Table 6, where Area means:
   a. for enclosed spaces, the area including the outside wall;
   b. for unenclosed spaces, the area is measured along a line 600mm from the plan boundary.

**Private Open Space and Amenity**

14. Each house / dwelling unit has a clearly defined outdoor living space which:
   a. Has an area of at least:
      - Ground floor 2.0m x 2.0m for a 2 bedroom house / dwelling unit;
      - 2.0m x 2.0m for a 2 bedroom house / dwelling unit;
      - 2.0m x 2.0m for a 1 room or 1 bedroom house / dwelling unit;
   b. Is accessible from a living area;
   c. Has a ground slope of not more than 1 in 10; and
   d. Provides visual privacy from outdoor living spaces on adjacent lots.

**Setbacks**

15. Buildings must ensure the provision of natural light and ventilation to core living areas.

**Eaves and Roof Pitch**

16. Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls.
17. The maximum roof pitch is 40 degrees.

**Parking and Driveways**

18. A minimum of two on site car parking spaces must be provided for each dwelling, one of which must be within a garage.
19. For all front loaded allotments, garages are not to dominate the street.
20. A maximum of one driveway per dwelling permitted.
21. Where accessed from a laneway, garages are to be placed to the rear of the house.
22. Driveways are to be:
   a. Minimum distance of 6m from an intersection of one street with another street;
   b. Designed and constructed in accordance with approval (permit) requirements of Logan City Council.

**Retaining Walls**

23. Retaining walls erected by the developer are permitted, this wall must be projected to at least 150mm into the property line from the street.
24. Driveways are to be:
   a. Minimum distance of 6m from an intersection of one street with another street;
   b. Designed and constructed in accordance with approval (permit) requirements of Logan City Council.

**Fencing**

25. For front loaded dwellings the Primary Frontage requirements are as follows:
   a. The maximum fence height is 1.8m; and
   b. Fences are permitted along the Primary Frontage and the side boundaries forward of the building face the Primary Frontage, and
   c. Fences must be at least 100% transparent.
26. For rear loaded dwellings the Primary Frontage requirements are as follows:
   a. The maximum fence height is 1.2m; and
   b. Fences are permitted along the Primary Frontage and the side boundaries forward of the building face the Primary Frontage, and
   c. Fences must be at least 100% transparent.

**Pedestrian Link**

27. For all dwellings the Secondary Frontage requirements are as follows:
   a. Fences may extend beyond the face of the secondary façade only on the basis the fencing vis-à-vis the public area is:
      - A maximum fence height of 1.8m; and
      - Sold up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 20% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level); and
      - Does not extend for lengths greater than 10m without a landscaped recesso 3m in width and 1m deep (as seen on the right).

**Letterboxes**

28. Pedestrian link requirements:
   a. Fences to pedestrian links:
      - A maximum fence height of 1.8m; and
      - Sold up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 20% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level).
29. Within laneways, 1.8m high fences are permitted to screen private open space for park and servicing areas.

**Structures and Services**

30. All ancillary structures (e.g. garden sheds, gazebos, pool) and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
31. Screened drying areas are to be located behind the main face of the dwellings.
32. Robbin tan areas to be located behind the main face of the dwellings or stored so as to not be visible from the public realm.

---

**TABLE 6: PLAN OF DEVELOPMENT TABLE - MULTIPLE RESIDENTIAL**

<table>
<thead>
<tr>
<th>INDICATIVE ALLOTMENT TYPE</th>
<th>FRONT LOADED</th>
<th>REAR LOADED</th>
<th>DUAL LOADED</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRIMARY FRONTAGE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Floor (Ground Floor)</td>
<td>3.0m</td>
<td>3.0m</td>
<td>3.0m</td>
</tr>
<tr>
<td>To Wall (Floor First)</td>
<td>3.0m</td>
<td>3.0m</td>
<td>3.0m</td>
</tr>
<tr>
<td>To Garage Door</td>
<td>5.0m</td>
<td>N/A</td>
<td>5.0m</td>
</tr>
<tr>
<td>SECONDARY FRONTAGE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Floor (Ground Floor)</td>
<td>1.5m</td>
<td>1.5m</td>
<td>2.0m</td>
</tr>
<tr>
<td>To Wall (First Floor)</td>
<td>2.0m</td>
<td>2.0m</td>
<td>2.0m</td>
</tr>
<tr>
<td>To Garage Door</td>
<td>N/A</td>
<td>5.0m</td>
<td></td>
</tr>
<tr>
<td>BADGERY SETBACK</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Floor</td>
<td>2.5m</td>
<td>2.5m</td>
<td>2.5m</td>
</tr>
<tr>
<td>Natural</td>
<td>2.5m</td>
<td>2.5m</td>
<td>2.5m</td>
</tr>
<tr>
<td>Greenbank</td>
<td>2.5m</td>
<td>2.5m</td>
<td>2.5m</td>
</tr>
</tbody>
</table>

---

**SITE COVER**

75% 75% 70%
3.4 SALES OFFICE

The following criteria apply to a Sales Office:

- The hours of operation of the sales office do not commence before 7am or extend later than 6pm.
- A minimum of 2 on-site car parking spaces are provided.
- Private open space and public frontage are turfed and landscaped.

3.5 OTHER RESIDENTIAL

The following criteria apply to Other Residential:

- Development has minimum boundary clearances that comply with Table 7.
- Each dwelling has private open space with direct access from the principal living areas of each dwelling of a shape which can include a circle with 2.4m diameter.
- An outdoor communal open space area being a minimum 10% of the site area is provided.
- 90% of development is located within 400m of a bus service.

3.6 HOUSE (INTERFACE LOTS)

Planning Context

- In accordance with the provisions of the Greater Flagstones Urban Development Area Development Scheme (October 2011) (Development Scheme), building work and operational work are exempt development where in accordance with, or associated with, this Plan of Development (PoD).
- All relevant provisions of this PoD must be satisfied prior to the issuance of a Building Approval.
- The provisions of the Development Scheme will apply where development does not comply with all provisions of the Plan of Development.
- The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Nominated building location envelopes may be constrained to future easements and/or services.
3. Where allotments are so marked on Area 1: Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with AS/NZS 1940.1:2000 (Building and Construction - Building and Construction (floor plan specific acoustic design) or as per acceptable forms of construction from QGC MP4: Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Setbacks

4. Setbacks are as per Table 8: Plan of Development Table - House (Interface Lots) (Table 8), unless specified otherwise on this sheet.
5. All boundary setbacks are measured to the wall of the structure.
6. The dwelling and associated projections (e.g., gutters etc.) must be located wholly within the setback lot, unless encroachments rights are secured by way of easement or other suitable mechanism.

Building Height

7. The maximum building height is 9.0m.
8. Buildings must have no more than 2 storeys.

Site Cover

9. The maximum Area covered by all buildings and structures roofed with impervious materials, does not exceed site cover of 20% where Area means:
   a. for enclosed spaces, the area including the outside wall; and
   b. for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

Eaves and Roof Pitch

10. Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls.
11. The maximum roof pitch is 40 degrees.

Table 7: Plan of Development Table - Other Residential

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Front Setback</th>
<th>Side Boundary</th>
<th>Rear Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4.0m</td>
<td>1.5m</td>
<td>40m</td>
</tr>
<tr>
<td></td>
<td>where the height that part is 4.5m or less</td>
<td>where the height that part is greater than 4.5m but not more than 7.5m</td>
<td>(Note that acoustic attenuation may be required where structures are built within 40-60m of the rear boundary)</td>
</tr>
<tr>
<td></td>
<td>2.0m</td>
<td>2.0m</td>
<td></td>
</tr>
<tr>
<td></td>
<td>where the height is greater than 7.5m</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>6.0m</td>
<td>2.0m</td>
<td>6.0m</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Maximum Building Height</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>9.0m</td>
</tr>
</tbody>
</table>

Table 8: Plan of Development Table - House (Interface Lots)

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Front Setback</th>
<th>Side Boundary</th>
<th>Rear Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6.0m</td>
<td>1.5m</td>
<td>40m</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(Note that acoustic attenuation may be required where structures are built within 40-60m of the rear boundary)</td>
</tr>
</tbody>
</table>

Planning Area

- All development is to be undertaken in accordance with the Development Approval.
- Nominated building location envelopes may be constrained to future easements and/or services.
- Where allotments are so marked on Area 1: Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with AS/NZS 1940.1:2000 (Building and Construction - Building and Construction (floor plan specific acoustic design) or as per acceptable forms of construction from QGC MP4: Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Structures and Services

- All structures (e.g., garden sheds, garages, pools) and services are designed to minimize detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
- Screened drying areas are to be located behind the main face of the dwellings.
- Rubbish bin areas are to be located behind the main face of the dwellings or shored in so as to not be visible from the public realm.

Secondary Dwelling

- A secondary dwelling is only permitted where:
  - The lot is 400m² or more.
  - The lot frontage is 12.0m or more.
  - It complies with the applicable self-assessable provisions in Schedule 3 of the Development Scheme where not inconsistent with the provisions of this PoD.
- This is to be no more than one secondary dwelling on a lot.
4.0 ADVERTISING DEVICES

Advertisements in accordance with the controls on this sheet are exempt in accordance with this Plan of Development.

Notes:

1. Unless otherwise agreed to in writing, all advertising devices nominated on this plan are not permitted to remain longer than 20 years from the date that approval is granted for the last lot or once the last residential lot is sold within the estate, whichever is the earlier.

2. After these dates, the Advertising Devices must be removed.

Construction:

3. Construction of Advertising Devices is limited to 6:30am – 6:30pm Monday to Saturday, and may not occur outside of these hours on Sundays or on public holidays.

Visual amenity and safety of movement:

4. An advertising device is not to be animated or revolve or flash.

5. The advertising devices are to be treated to reduce glare and reflectivity.

Standards for signs:

6. A Banner Sign is permitted where complying with the following criteria:
   a. Does not exceed a maximum size face area of 2.5m²
   b. Whose flag on a flagpole:
      - Does not exceed a maximum height of 12m
      - Is set at a minimum of 2.4m from ground level
      - Is limited to 1 flag per 10m of street front boundary

7. Building / Structure Façade Sign is permitted where complying with the following criteria:
   a. The sign is painted on, attached to or otherwise incorporated into a wall of a building / structure and does not project above the wall of the building / structure
   b. The sign is painted on, attached to or otherwise incorporated into a wall of a building / structure
   c. The sign is painted on, attached to or otherwise incorporated into the fascia of a building
   d. Does not project above the wall of the building / structure
   e. Has a maximum height of 30% of the height of the building / structure
   f. Has a maximum face area of 5m²

8. Directional Sign is permitted where complying with the following criteria:
   a. Has a maximum height of 1.2m above ground level
   b. Has a maximum total face area of 1m²

9. Free Standing Sign is permitted where complying with the following criteria:
   a. Has a maximum height of 8m
   b. Has a maximum width of 6m per advertising face
   c. Being a pole, pylon or billboard sign or a sign has a minimum clearance above ground level of 2.4m (minus pedestrian access if any)

10. Sales Office Sign is permitted where complying with the following criteria:
    a. Is located on premises lawfully operating as a Sales Office
    b. Limited to 1 per road frontage
    c. Has a maximum face area of 2.5m²

11. A Third Party Sign is permitted to be erected on land owned or under the control of Mirvac, and intended to advertise the emerging community.

Definitions:

Advertising Device
Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.

Banner Sign
A device that:
   a. comprises only cloth, paper, flexible plastic, fabric or other non-rigid material, and
   b. is suspended from a structure or pole with or without supporting framework.

Building / Structure Façade Sign
A sign which is painted on, attached to or otherwise incorporated into the wall, window, canopy or fascia of a building or structure.

Building Name Sign
Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.

Hamper Sign
An advertising device painted on or otherwise incorporated into a canopy of a building.

Wall Sign
An advertising device painted on or otherwise incorporated into a wall of a building or structure (tenancy).

Window Sign
An advertising device painted on, attached to or otherwise incorporated into a window of a building.

Directional Sign
A sign providing information in respect of the operation of an activity on the premises.

Free Standing Sign
An advertising device where the advertising device has:
   a. on or in the vicinity, the greater of the area of:
      - the advertisement panel or board as installed, or
      - a rectangular figure that encloses the advertising message, logo or figure
   b. more than one face, the sum of the area of each of the faces which each is calculated separately in accordance with paragraph (a)

Free Standing Sign
A sign permanently attached to the ground on its supporting structure independent of any building.

Free Standing Sign
A sign being an advertising device the width of which is greater than the height and which is positioned on the ground or mounted on one or many vertical supports.

Wall Sign
An advertising device the width of which is greater than the height and which may be positioned on the ground or mounted on one or many vertical supports.

Window Sign
Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.

Hamper Sign
An advertising device painted on or otherwise incorporated into a canopy of a building.

Wall Sign
An advertising device painted on or otherwise incorporated into a wall of a building or structure (tenancy).

Window Sign
An advertising device painted on, attached to or otherwise incorporated into a window of a building.

FIGURE 2: INDICATIVE LOCATIONS OF PRIMARY ADVERTISING DEVICES

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768
Date: 20 March 2018