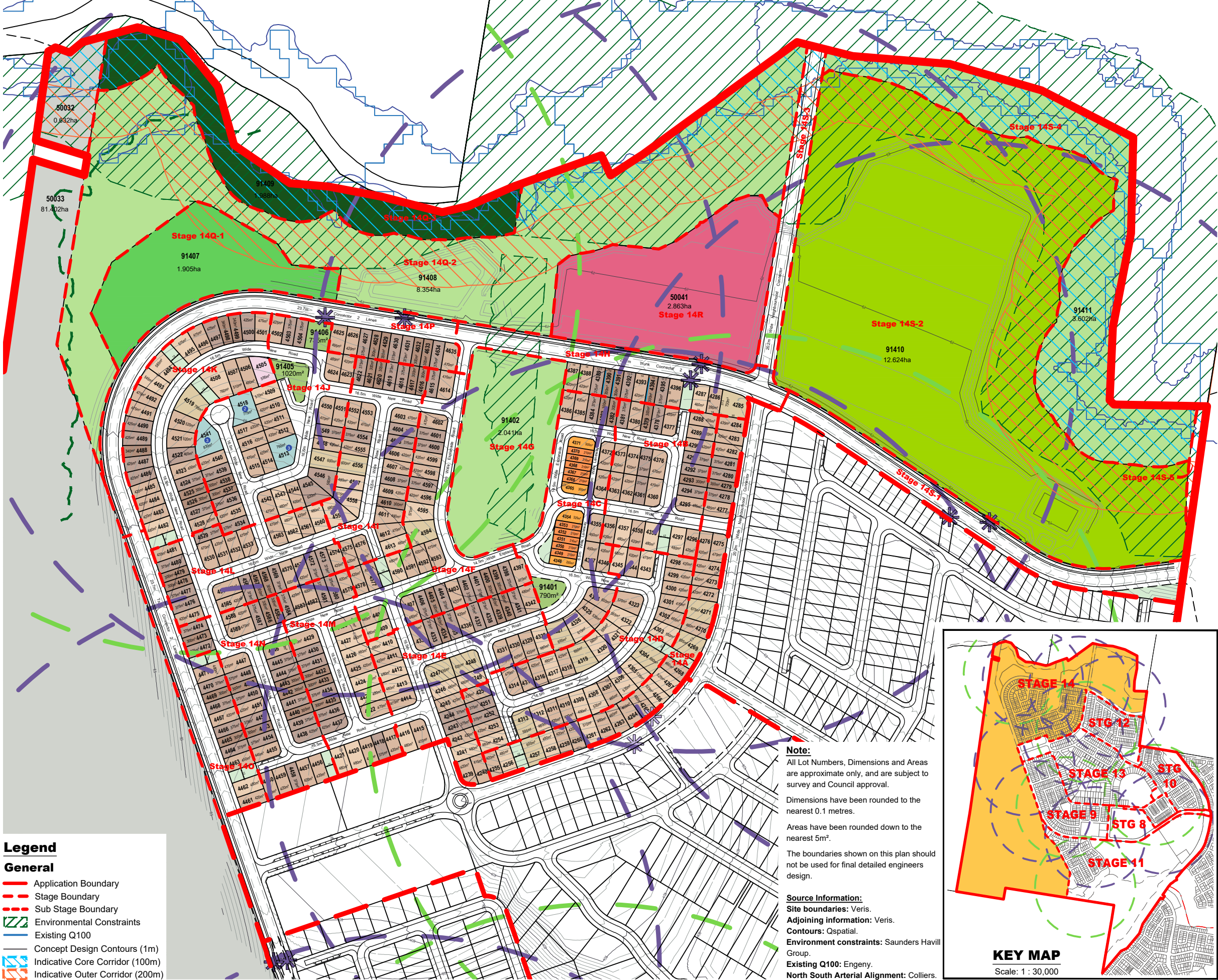


Yield Breakdown		
Lot Type	Overall	
	Yield	%
25m Deep Product		
Villa 10m Allotment	—	0.0%
Premium Villa 12.5m Allotment	—	0.0%
Courtyard 14m Allotment	—	0.0%
Premium Courtyard 16m Allotment	—	0.0%
Premium Traditional 20m Allotment	1	0.3%
Subtotal	1	0.3%
28m Deep Terrace Product		
Terrace 7.5m Allotment	10	2.5%
Terrace 9m Allotment	4	1.0%
Subtotal	14	3.5%
30m Deep Product		
Villa 10m Allotment	47	11.8%
Premium Villa 12.5m Allotment	94	23.7%
Courtyard 14m Allotment	170	42.8%
Premium Courtyard 16m Allotment	54	13.6%
Traditional 18m Allotment	—	0.0%
Premium Traditional 20m Allotment	14	3.5%
Possible Multiple Residential Allotment	3	0.8%
Subtotal	382	96.2%
Total Residential Allotments	397	100.0%
Residential Net Density	11.9 dw/ha	
Super Lots	Lots	
Medium Density Allotment	1	
Balance Allotment	2	
Subtotal	3	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	402	
Maximum Potential Net Residential Denisty	12.1 dw/ha	

Land Budget		
Land Use	Overall	
	Area	%
	144.019 ha	43.0%
Saleable Area		
Residential Allotments	16.894 ha	11.7%
Medium Density	2.863 ha	2.0%
Total Area of Allotments	19.757 ha	13.7%
Road		
North South Arterial Dedication (incl. batters)	0.132 ha	0.1%
Trunk Connector 2 Lanes (23.7m)	4.052 ha	2.8%
Neighbourhood Connector (20.2m)	0.687 ha	0.5%
Neighbourhood Access Street (16.5m)	5.971 ha	4.1%
Laneway (6.5m)	0.082 ha	0.1%
Pedestrian Linkages	0.535 ha	0.4%
Total Area of New Road	11.459 ha	8.0%
Open Space		
Conservation Buffer	1.988 ha	1.4%
Corridor Park / Conservation	13.997 ha	9.7%
Regional Sports	—	0.0%
District Sports	12.624 ha	8.8%
Neighbourhood Recreation Park	1.905 ha	1.3%
Local Recreation Park	0.255 ha	0.2%
Local Linear Recreation Park	—	0.0%
Total Open Space	30.769 ha	21.4%
Balance Allotment		
Balance Allotment	82.034 ha	57.0%
Total Total Balance Allotment	82.034 ha	57.0%



PLAN REF: 110056 – 623

Rev No: —

DATE: 13 MARCH 2024

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD

1 : 4,000 @ A3

FLAGSTONE CA3 SOUTH  
STAGE 14 OVERALL  
PLAN OF SUBDIVISION

PEET

URBAN DESIGN  
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Yield Breakdown																													
Lot Type	Stage 14A	Stage 14B	Stage 14C	Stage 14D	Stage 14E	Stage 14F	Stage 14G	Stage 14H	Stage 14I	Stage 14J	Stage 14K	Stage 14L	Stage 14M	Stage 14N	Stage 14O	Stage 14P	Stage 14Q-1	Stage 14Q-2	Stage 14Q-3	Stage 14R	Stage 14S-1	Stage 14S-2	Stage 14S-3	Stage 14S-4	Stage 14S-5	Balance	Overall		
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product																													
Villa 10m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Premium Villa 12.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Courtyard 14m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Premium Courtyard 16m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	0.3%	
Subtotal	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	0.3%	
28m Deep Terrace Product																													
Terrace 7.5m Allotment	—	—	10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10	2.5%	
Terrace 9m Allotment	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	1.0%	
Subtotal	—	—	14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	14	3.5%	
30m Deep Product																													
Villa 10m Allotment	1	2	2	—	3	3	—	3	5	2	5	4	3	8	2	4	—	—	—	—	—	—	—	—	—	—	47	11.8%	
Premium Villa 12.5m Allotment	3	7	1	2	7	9	—	3	7	8	9	8	9	13	4	4	—	—	—	—	—	—	—	—	—	—	94	23.7%	
Courtyard 14m Allotment	18	15	9	16	13	14	—	5	11	17	13	13	9	10	4	3	—	—	—	—	—	—	—	—	—	—	170	42.8%	
Premium Courtyard 16m Allotment	5	3	1	13	8	3	—	1	4	2	5	2	6	—	1	—	—	—	—	—	—	—	—	—	—	—	54	13.6%	
Traditional 18m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Premium Traditional 20m Allotment	3	—	1	3	2	1	—	1	1	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	14	3.5%	
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	0.8%	
Subtotal	30	27	14	34	33	30	—	13	28	33	33	27	27	31	11	11	—	—	—	—	—	—	—	—	—	—	382	96.2%	
Total Residential Allotments	30	27	28	34	33	30	—	13	28	33	34	27	27	31	11	11	—	—	—	—	—	—	—	—	—	—	397	100.0%	
Residential Net Density	19.9 dw/ha	17.1 dw/ha	15.3 dw/ha	15.2 dw/ha	16.7 dw/ha	15.0 dw/ha	—	8.7 dw/ha	17.3 dw/ha	13.4 dw/ha	15.8 dw/ha	17.9 dw/ha	17.4 dw/ha	18.5 dw/ha	8.8 dw/ha	6.4 dw/ha	—	—	—	—	—	—	—	—	—	—	—	11.9 dw/ha	
Super Lots																													
Medium Density Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	1		
Balance Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2		
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	2	3	
Total Allotments	30	27	28	34	33	30	—	13	28	33	34	27	27	31	11	11	—	—	—	1	—	—	—	—	—	—	2	400	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	30	27	28	34	33	30	—	13	28	38	34	27	27	31	11	11	—	—	—	—	—	—	—	—	—	—	402		
Maximum Potential Net Residential Density	19.9 dw/ha	17.1 dw/ha	15.3 dw/ha	15.2 dw/ha	16.7 dw/ha	15.0 dw/ha	—	8.7 dw/ha	17.3 dw/ha	15.4 dw/ha	15.8 dw/ha	17.9 dw/ha	17.4 dw/ha	18.5 dw/ha	8.8 dw/ha	6.4 dw/ha	—	—	—	—	—	—	—	—	—	—	—	12.1 dw/ha	

Land Budget																													
Land Use	Stage 14A	Stage 14B	Stage 14C	Stage 14D	Stage 14E	Stage 14F	Stage 14G	Stage 14H	Stage 14I	Stage 14J	Stage 14K	Stage 14L	Stage 14M	Stage 14N	Stage 14O	Stage 14P	Stage 14Q-1	Stage 14Q-2	Stage 14Q-3	Stage 14R	Stage 14S-1	Stage 14S-2	Stage 14S-3	Stage 14S-4	Stage 14S-5	Balance	Overall		
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Stage Area	1.505 ha	1.583 ha	1.833 ha	2.241 ha	1.979 ha	2.002 ha	2.041 ha	1.489 ha	1.621 ha	2.466 ha	2.151 ha	1.509 ha	1.552 ha	1.677 ha	1.247 ha	1.716 ha	1.905 ha	8.354 ha	1.988 ha	2.863 ha	1.218 ha	12.624 ha	0.687 ha	3.605 ha	0.129 ha	82.034 ha	144.019 ha	43.0%	
Saleable Area																													
Residential Allotments	1.388 ha	1.117 ha	0.968 ha	1.655 ha	1.436 ha	1.278 ha	—	0.531 ha	1.185 ha	1.537 ha	1.584 ha	1.085 ha	1.116 ha	1.171 ha	0.435 ha	0.408 ha	—	—	—	—	—	—	—	—	—	—	—	16.894 ha	11.7%
Medium Density	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.863 ha	—	—	—	—	—	—	—	2.863 ha	2.0%
Total Area of Allotments	1.388 ha	1.117 ha	0.968 ha	1.655 ha	1.436 ha	1.278 ha	—	0.531 ha	1.185 ha	1.537 ha	1.584 ha	1.085 ha	1.116 ha	1.171 ha	0.435 ha	0.408 ha	—	—	—	2.863 ha	—	—	—	—	—	—	—	19.757 ha	13.7%
Road																													
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.003 ha	0.129 ha	—	0.132 ha	0.1%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	—	—	0.877 ha	—	—	—	—	—	—	0.740 ha	1.308 ha	—	—	—	—	1.127 ha	—	—	—	—	—	—	4.052 ha	2.8%
Neighbourhood Connector (20.2m)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.687 ha	—	—	—	0.687 ha	0.5%	
Neighbourhood Access Street (16.5m)	0.051 ha	0.430 ha	0.675 ha	0.556 ha	0.543 ha	0.688 ha	—	0.046 ha	0.436 ha	0.753 ha	0.457 ha	0.424 ha	0.436 ha	0.476 ha	—	—	—	—	—	—	—	—	—	—	—	—	5.971 ha	4.1%	
Laneway (6.5m)	—	—	0.082 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.082 ha	0.1%	
Pedestrian Linkages	0.066 ha	0.036 ha	0.029 ha	0.030 ha	—	0.036 ha	—	0.035 ha	—	—	0.110 ha	—	—	0.030 ha	0.072 ha	—	—	—	—	0.091 ha	—	—	—	—	—	—	0.535 ha	0.4%	
Total Area of New Road	0.117 ha	0.466 ha	0.786 ha	0.586 ha	0.543 ha	0.724 ha	—	0.958 ha	0.436 ha	0.753 ha	0.567 ha	0.424 ha	0.436 ha	0.506 ha	0.812 ha	1.308 ha	—	—	—	—	1.218 ha	—	0.687 ha	0.003 ha	0.129 ha	—	11.459 ha	8.0%	
Open Space																													
Conservation Buffer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.988 ha	—	—	—	—	—	—	—	1.988 ha	1.4%	
Corridor Park / Conservation	—	—	—	—	—	—	2.041 ha	—	—	—	—	—	—	—	—	—	—	8.354 ha	—	—	—	—	—	—	3.602 ha	—	13.997 ha	9.7%	
Stormwater Management	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Regional Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
District Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	12.624 ha	8.8%	
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.905 ha	—	—	—	—	—	—	—	—	—	1.905 ha	1.3%	
Local Recreation Park	—	—	0.079 ha	—	—	—	—	—	—	0.176 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.255 ha	0.2%	
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Total Open Space	—	—	0.079 ha	—	—	—	2.041 ha	—	—	0.176 ha	—	—	—	—	—	—	1.905 ha	8.354 ha	1.988 ha	—	—	12.624 ha	—	3.602 ha	—	—	30.769 ha	21.4%	
Balance Allotment																													
Balance Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	82.034 ha	82.034 ha	57.0%	
Total Total Balance Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	82.034 ha	82.034 ha	57.0%

Yield Breakdown						
Lot Type	Stage 14A	Stage 14B	Stage 14C	Stage 14D	Overall	
	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product						
Villa 10m Allotment	—	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	0.0%
28m Deep Terrace Product						
Terrace 7.5m Allotment	—	—	10	—	10	8.4%
Terrace 9m Allotment	—	—	4	—	4	3.4%
Subtotal	—	—	14	—	14	11.8%
30m Deep Product						
Villa 10m Allotment	1	2	2	—	5	4.2%
Premium Villa 12.5m Allotment	3	7	1	2	13	10.9%
Courtyard 14m Allotment	18	15	9	16	58	48.7%
Premium Courtyard 16m Allotment	5	3	1	13	22	18.5%
Traditional 18m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	3	—	1	3	7	5.9%
Possible Multiple Residential Allotment	—	—	—	—	—	0.0%
Subtotal	30	27	14	34	105	88.2%
Total Residential Allotments						
Residential Net Density	19.9 dw/ha	17.1 dw/ha	15.3 dw/ha	15.2 dw/ha		100.0%
Super Lots						
Medium Density Allotment	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)						
Maximum Potential Net Residential Denisty	19.9 dw/ha	17.1 dw/ha	15.3 dw/ha	15.2 dw/ha		

Land Budget						
Land Use	Stage 14A	Stage 14B	Stage 14C	Stage 14D	Overall	
	Area	Area	Area	Area	Area	%
	1.505 ha	1.583 ha	1.833 ha	2.241 ha	7.162 ha	100.0%
Saleable Area						
Residential Allotments	1.388 ha	1.117 ha	0.968 ha	1.655 ha	5.128 ha	71.6%
Medium Density	—	—	—	—	—	0.0%
Total Area of Allotments	1.388 ha	1.117 ha	0.968 ha	1.655 ha	5.128 ha	71.6%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.051 ha	0.430 ha	0.675 ha	0.556 ha	1.712 ha	23.9%
Laneway (6.5m)	—	—	0.082 ha	—	0.082 ha	1.1%
Pedestrian Linkages	0.066 ha	0.036 ha	0.029 ha	0.030 ha	0.161 ha	2.2%
Total Area of New Road	0.117 ha	0.466 ha	0.786 ha	0.586 ha	1.955 ha	27.3%
Open Space						
Conservation Buffer	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	0.0%
Regional Sports	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	0.0%
Local Recreation Park	—	—	0.079 ha	—	0.079 ha	1.1%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Total Open Space	—	—	0.079 ha	—	0.079 ha	1.1%

## Legend

### General

- Site Boundary
- Stage Boundary
- Sub Stage Boundary
- Concept Design Contours (1m)
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Neighbourhood Park Catchment (400m)

### Note:

All Lot Numbers, 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.

### Source Information:

Site boundaries: Veris.  
Adjoining information: Veris.  
Contours: Qspatial.  
Environment constraints: Saunders Havill Group.  
Existing Q100: Engeny.  
North South Arterial Alignment: Colliers.

PLAN REF: 110056 – 625

Rev No: —  
DATE: 13 MARCH 2024  
CLIENT: PEET  
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## FLAGSTONE CA3 SOUTH STAGE 14A - 14D PLAN OF SUBDIVISION

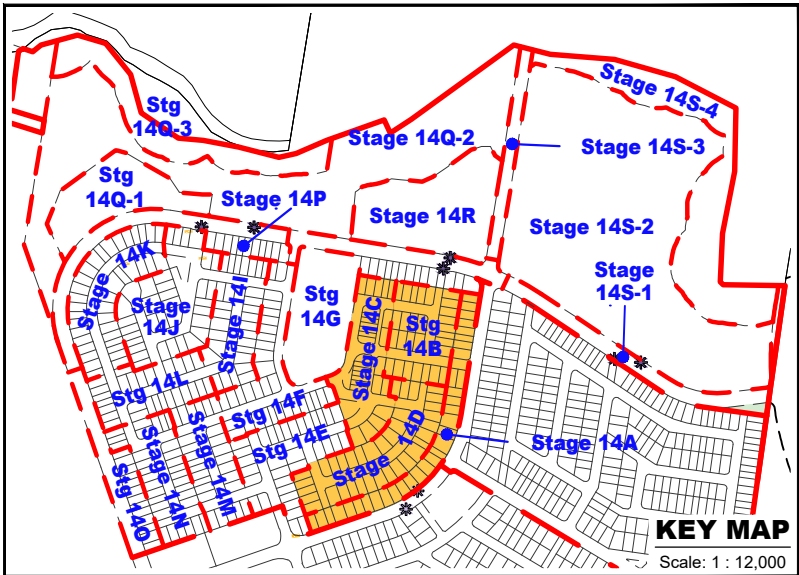
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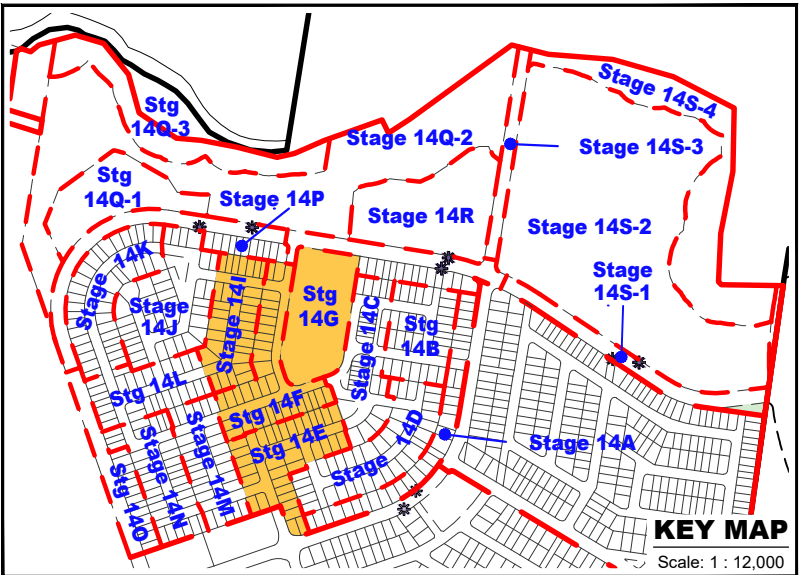
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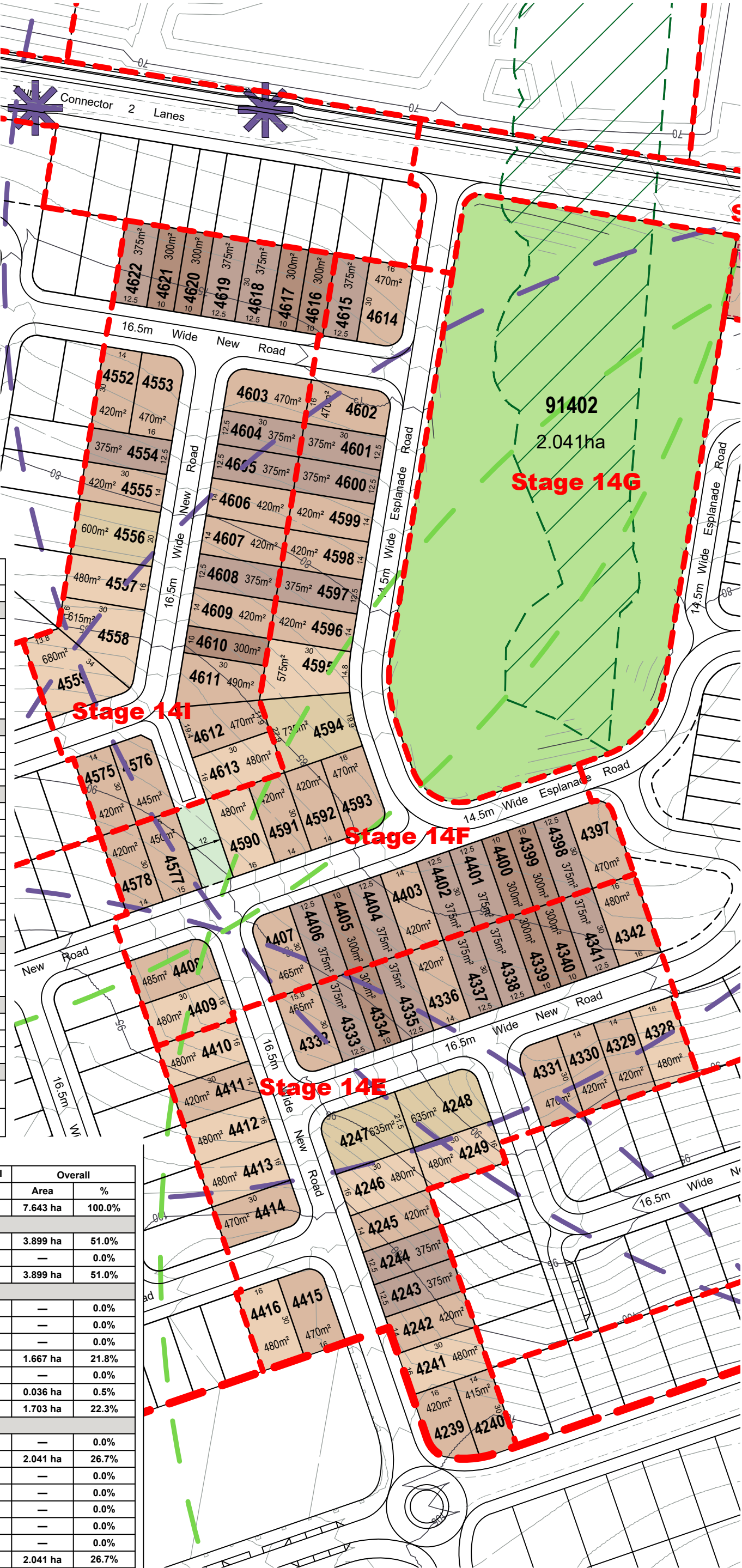
**Note:**  
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
Dimensions have been rounded to the nearest 0.1 metres.  
Areas have been rounded down to the nearest 5m<sup>2</sup>.  
The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**  
Site boundaries: Veris.  
Adjoining information: Veris.  
Contours: Qspatial.  
Environment constraints: Saunders Havill Group.  
Existing Q100: Engeny.  
North South Arterial Alignment: Colliers.

**Legend**  
**General**  
Application Boundary  
Stage Boundary  
Sub Stage Boundary  
Environmental Constraints  
Concept Design Contours (1m)  
Bus Stop Catchment (400m)  
Indicative Indented Bus Stop Location  
Neighbourhood Park Catchment (400m)

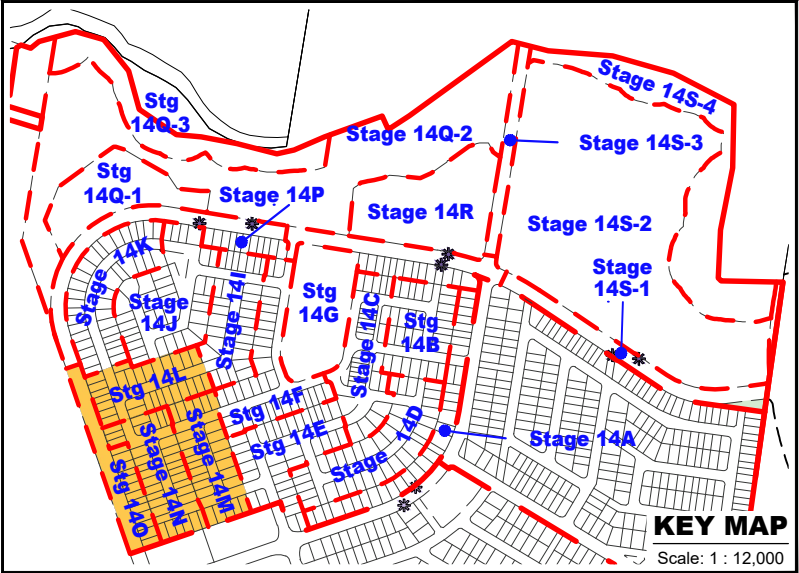
Yield Breakdown					
Lot Type	Stage 14E	Stage 14F	Stage 14I	Overall	
	Yield	Yield	Yield	Yield	%
<b>25m Deep Product</b>					
Villa 10m Allotment	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
<b>28m Deep Terrace Product</b>					
Terrace 7.5m Allotment	—	—	—	—	0.0%
Terrace 9m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
<b>30m Deep Product</b>					
Villa 10m Allotment	3	3	5	11	12.1%
Premium Villa 12.5m Allotment	7	9	7	23	25.3%
Courtyard 14m Allotment	13	14	11	38	41.8%
Premium Courtyard 16m Allotment	8	3	4	15	16.5%
Traditional 18m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	2	1	1	4	4.4%
Possible Multiple Residential Allotment	—	—	—	—	0.0%
Subtotal	33	30	28	91	100.0%
<b>Total Residential Allotments</b>					
	33	30	28	91	100.0%
<b>Residential Net Density</b>					
	16.7 dw/ha	15.0 dw/ha	17.3 dw/ha		
<b>Super Lots</b>					
	Lots	Lots	Lots	Lots	
Medium Density Allotment	—	—	—	—	
Subtotal	—	—	—	—	
<b>Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)</b>					
	33	30	28	91	
<b>Maximum Potential Net Residential Denisty</b>					
	16.7 dw/ha	15.0 dw/ha	17.3 dw/ha		

Land Budget						
Land Use	Stage 14E	Stage 14F	Stage 14G	Stage 14I	Overall	
	Area	Area	Area	Area	Area	%
	1.979 ha	2.002 ha	2.041 ha	1.621 ha	7.643 ha	100.0%
<b>Saleable Area</b>						
Residential Allotments	1.436 ha	1.278 ha	—	1.185 ha	3.899 ha	51.0%
Medium Density	—	—	—	—	—	0.0%
Total Area of Allotments	1.436 ha	1.278 ha	—	1.185 ha	3.899 ha	51.0%
<b>Road</b>						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.543 ha	0.688 ha	—	0.436 ha	1.667 ha	21.8%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	0.036 ha	—	—	0.036 ha	0.5%
Total Area of New Road	0.543 ha	0.724 ha	—	0.436 ha	1.703 ha	22.3%
<b>Open Space</b>						
Conservation Buffer	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	2.041 ha	—	2.041 ha	26.7%
Regional Sports	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Total Open Space	—	—	2.041 ha	—	2.041 ha	26.7%



Yield Breakdown						
Lot Type	Stage 14L	Stage 14M	Stage 14N	Stage 14O	Overall	
	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product						
Villa 10m Allotment	—	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	0.0%
28m Deep Terrace Product						
Terrace 7.5m Allotment	—	—	—	—	—	0.0%
Terrace 9m Allotment	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	0.0%
30m Deep Product						
Villa 10m Allotment	4	3	8	2	17	17.7%
Premium Villa 12.5m Allotment	8	9	13	4	34	35.4%
Courtyard 14m Allotment	13	9	10	4	36	37.5%
Premium Courtyard 16m Allotment	2	6	—	1	9	9.4%
Traditional 18m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	0.0%
Subtotal	27	27	31	11	96	100.0%
Total Residential Allotments	27	27	31	11	96	100.0%
Residential Net Density	17.9 dw/ha	17.4 dw/ha	18.5 dw/ha	8.8 dw/ha		
Super Lots	Lots	Lots	Lots	Lots	Lots	
Medium Density Allotment	—	—	—	—	—	
Subtotal	—	—	—	—	—	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	27	27	31	11	96	
Maximum Potential Net Residential Denisty	17.9 dw/ha	17.4 dw/ha	18.5 dw/ha	8.8 dw/ha		

Land Budget						
Land Use	Stage 14L	Stage 14M	Stage 14N	Stage 14O	Overall	
	Area	Area	Area	Area	Area	%
	1.509 ha	1.552 ha	1.677 ha	1.247 ha	5.985 ha	100.0%
Saleable Area						
Residential Allotments	1.085 ha	1.116 ha	1.171 ha	0.435 ha	3.807 ha	63.6%
Medium Density	—	—	—	—	—	0.0%
Total Area of Allotments	1.085 ha	1.116 ha	1.171 ha	0.435 ha	3.807 ha	63.6%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	0.740 ha	0.740 ha	12.4%
Neighbourhood Connector (20.2m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.424 ha	0.436 ha	0.476 ha	—	1.336 ha	22.3%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	0.030 ha	0.072 ha	0.102 ha	1.7%
Total Area of New Road	0.424 ha	0.436 ha	0.506 ha	0.812 ha	2.178 ha	36.4%
Open Space						
Conservation Buffer	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	0.0%
Regional Sports	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	0.0%



- Legend**
- General**
- Application Boundary
  - Stage Boundary
  - Sub Stage Boundary
  - Concept Design Contours (1m)
  - Bus Stop Catchment (400m)
  - Indicative Indented Bus Stop Location
  - Neighbourhood Park Catchment (400m)
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FLAGSTONE CA3 SOUTH  
STAGE 14L, 14M - 14O  
PLAN OF SUBDIVISION

PEET

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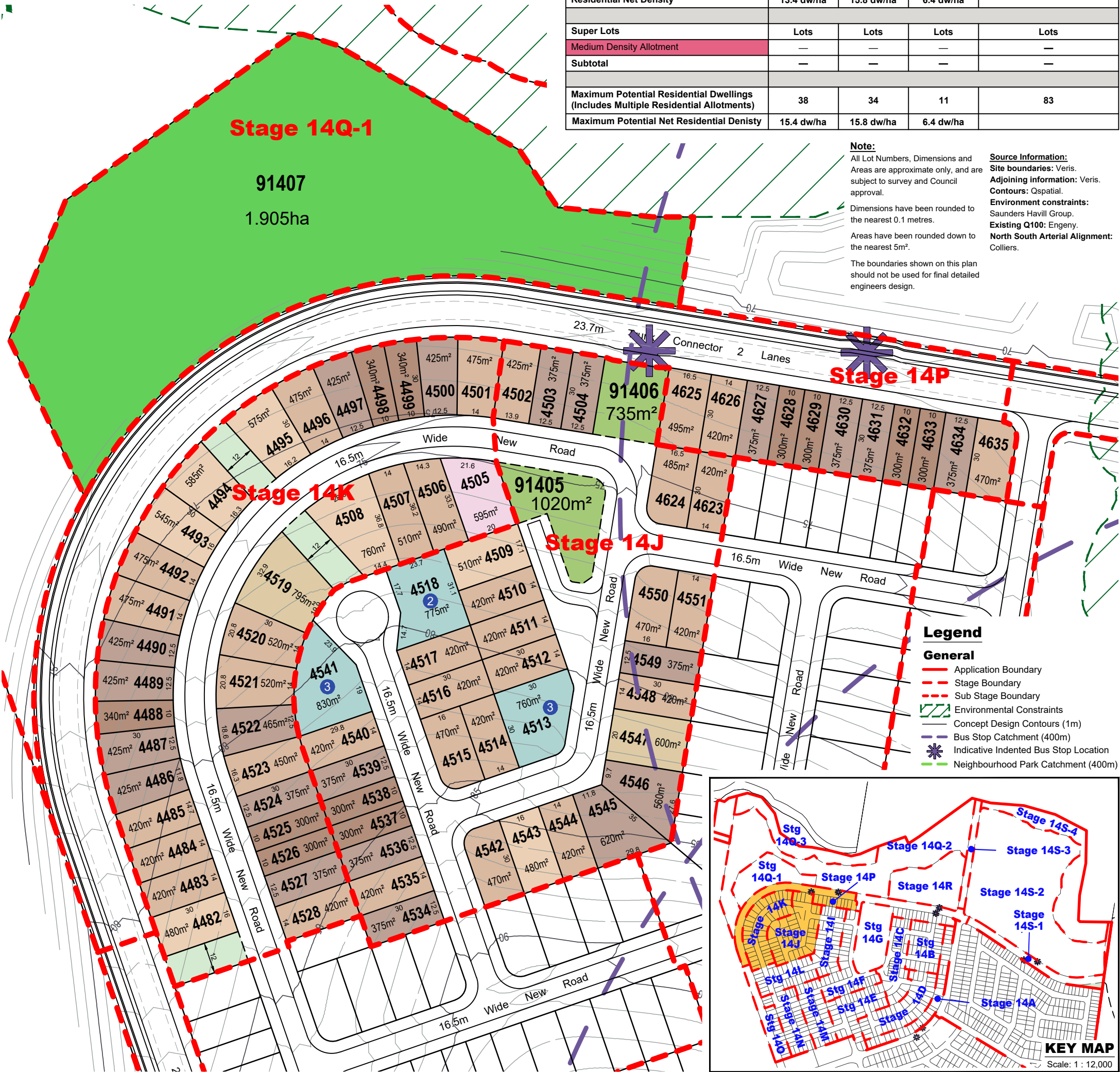
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Land Use	Land Budget				
	Stage 14J	Stage 14K	Stage 14P	Overall	
	Area	Area	Area	Area	%
	2.466 ha	2.151 ha	1.716 ha	6.333 ha	100.0%
Saleable Area					
Residential Allotments	1.537 ha	1.584 ha	0.408 ha	3.529 ha	55.7%
Medium Density	—	—	—	—	0.0%
Total Area of Allotments	1.537 ha	1.584 ha	0.408 ha	3.529 ha	55.7%
Road					
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	1.308 ha	1.308 ha	20.7%
Neighbourhood Connector (20.2m)	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.753 ha	0.457 ha	—	1.210 ha	19.1%
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	—	0.110 ha	—	0.110 ha	1.7%
Total Area of New Road	0.753 ha	0.567 ha	1.308 ha	2.628 ha	41.5%
Open Space					
Conservation Buffer	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	0.0%
Regional Sports	—	—	—	—	0.0%
District Sports	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Local Recreation Park	0.176 ha	—	—	0.176 ha	2.8%
Local Linear Recreation Park	—	—	—	—	0.0%
Total Open Space	0.176 ha	—	—	0.176 ha	2.8%

Land Budget					
Lot Type	Stage 14J	Stage 14K	Stage 14P	Overall	
	Yield	Yield	Yield	Yield	%
25m Deep Product					
Villa 10m Allotment	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	1	—	1	1.3%
Subtotal	—	1	—	1	1.3%
28m Deep Terrace Product					
Terrace 7.5m Allotment	—	—	—	—	0.0%
Terrace 9m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
30m Deep Product					
Villa 10m Allotment	2	5	4	11	14.1%
Premium Villa 12.5m Allotment	8	9	4	21	26.9%
Courtyard 14m Allotment	17	13	3	33	42.3%
Premium Courtyard 16m Allotment	2	5	—	7	9.0%
Traditional 18m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	1	1	—	2	2.6%
Possible Multiple Residential Allotment	3	—	—	3	3.8%
Subtotal	33	33	11	77	98.7%
Total Residential Allotments	33	34	11	78	100.0%
Residential Net Density	13.4 dw/ha	15.8 dw/ha	6.4 dw/ha		
Super Lots	Lots	Lots	Lots	Lots	
Medium Density Allotment	—	—	—	—	
Subtotal	—	—	—	—	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	38	34	11	83	
Maximum Potential Net Residential Denisty	15.4 dw/ha	15.8 dw/ha	6.4 dw/ha		



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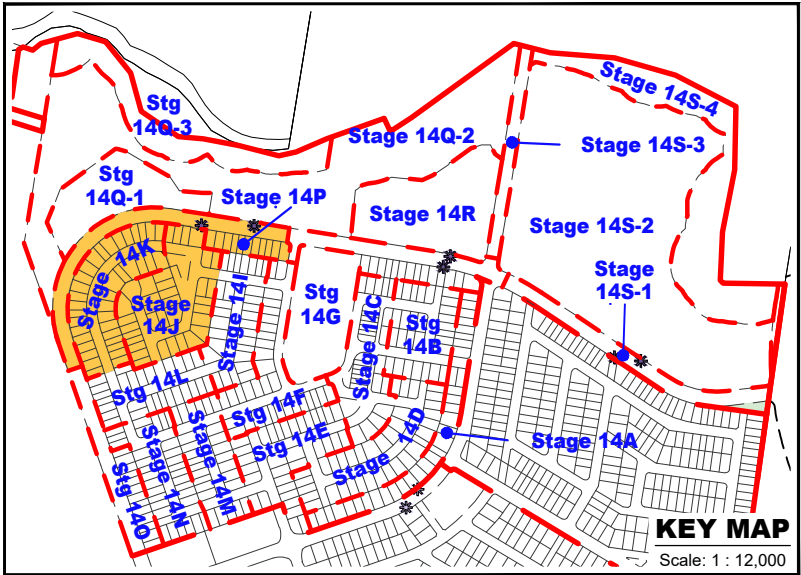
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Environment constraints: Saunders Havill Group.  
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North South Arterial Alignment: Colliers.

**Legend**

**General**

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Concept Design Contours (1m)
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Neighbourhood Park Catchment (400m)



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STAGE 14J, 14K & 14P  
PLAN OF SUBDIVISION

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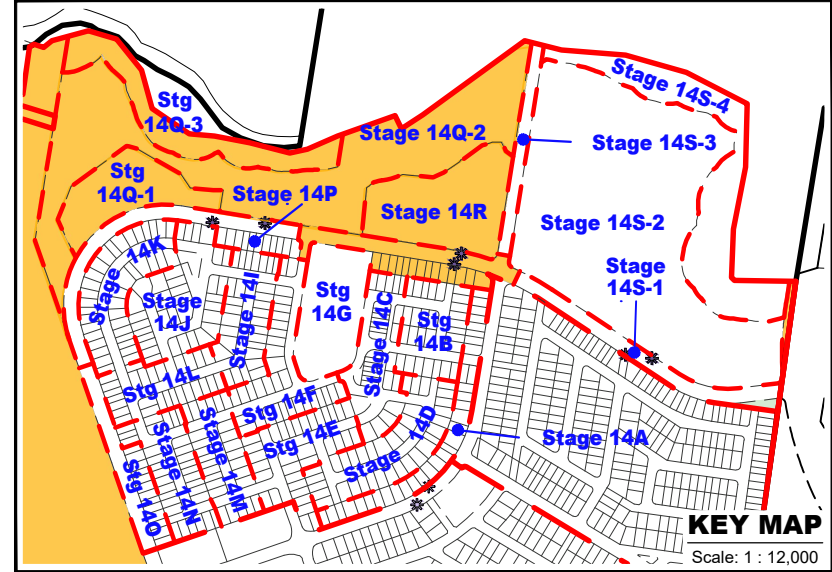
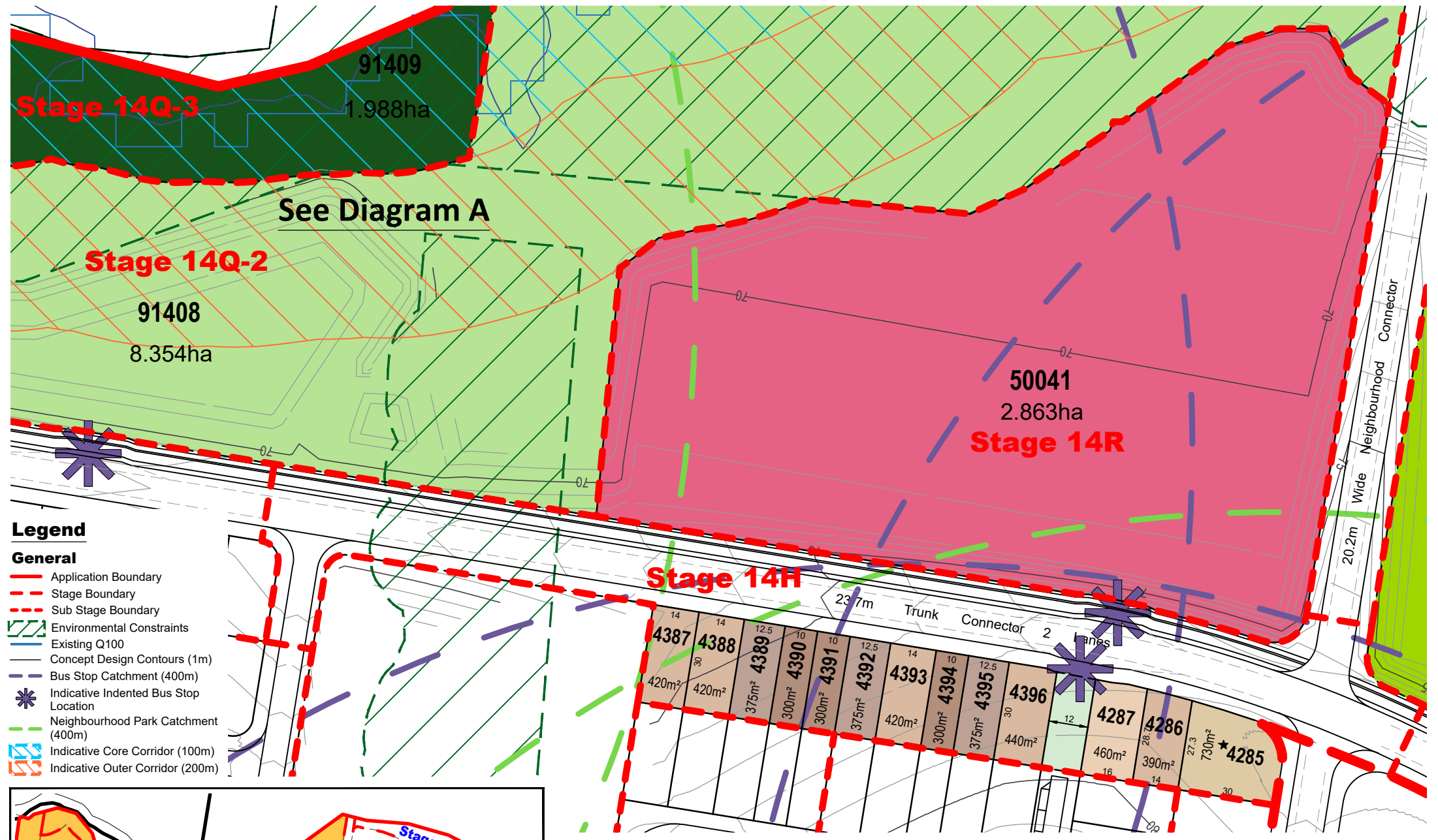
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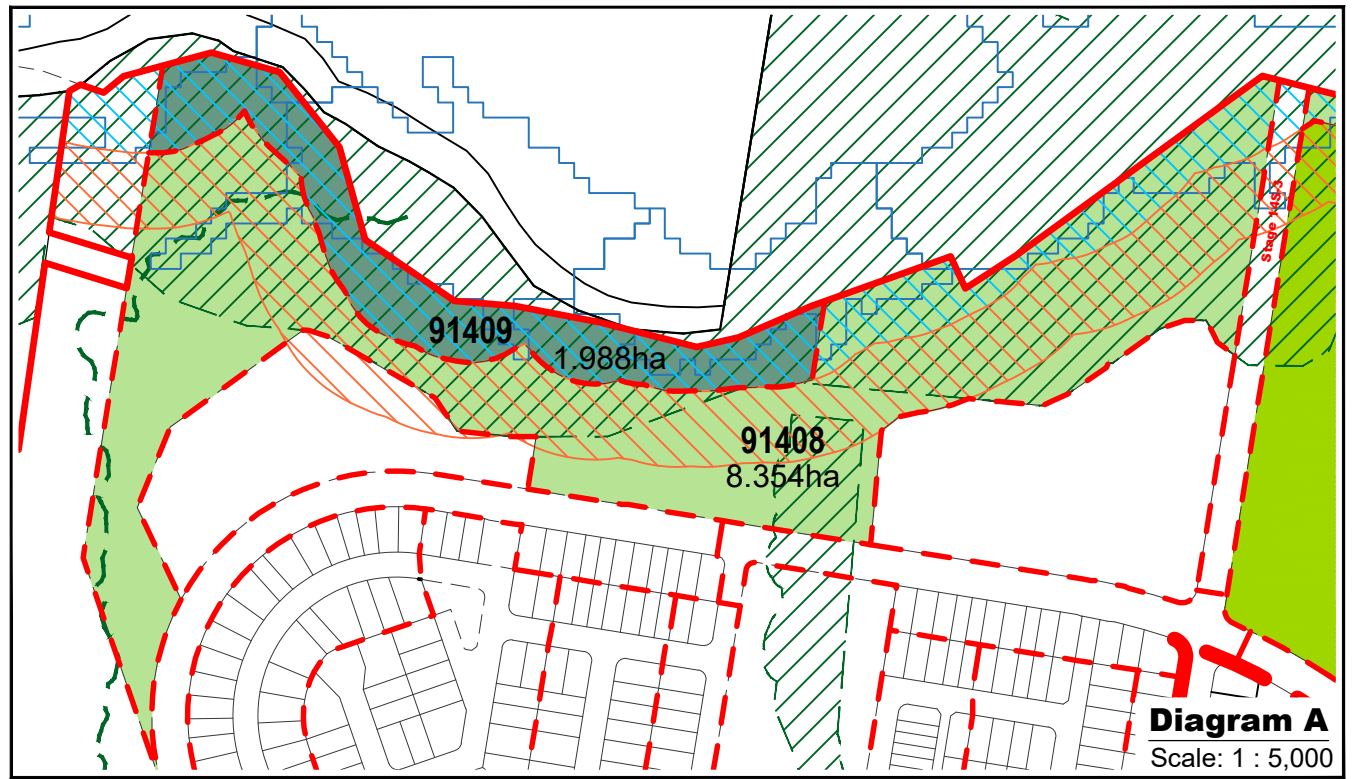
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Land Budget				
Lot Type	Stage 14H	Stage 14R	Overall	
	Yield	Yield	Yield	%
25m Deep Product				
Villa 10m Allotment	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
28m Deep Terrace Product				
Terrace 7.5m Allotment	—	—	—	0.0%
Terrace 9m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
30m Deep Product				
Villa 10m Allotment	3	—	3	23.1%
Premium Villa 12.5m Allotment	3	—	3	23.1%
Courtyard 14m Allotment	5	—	5	38.5%
Premium Courtyard 16m Allotment	1	—	1	7.7%
Traditional 18m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	1	—	1	7.7%
Possible Multiple Residential Allotment	—	—	—	0.0%
Subtotal	13	—	13	100.0%
Total Residential Allotments	13	—	13	100.0%
Residential Net Density	8.7 dw/ha	—		
Super Lots	Lots	Lots	Lots	
Medium Density Allotment	—	1	1	
Subtotal	—	1	1	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	13	—	13	
Maximum Potential Net Residential Denisty	8.7 dw/ha	—		



Land Budget						
Land Use	Stage 14H	Stage 14Q-2	Stage 14Q-3	Stage 14R	Overall	
	Area	Area	Area	Area	Area	%
	1.489 ha	8.354 ha	1.988 ha	2.863 ha	14.694 ha	100.0%
Saleable Area						
Residential Allotments	0.531 ha	—	—	—	0.531 ha	3.6%
Medium Density	—	—	—	2.863 ha	2.863 ha	19.5%
Total Area of Allotments	0.531 ha	—	—	2.863 ha	3.394 ha	23.1%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	0.877 ha	—	—	—	0.877 ha	6.0%
Neighbourhood Connector (20.2m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.046 ha	—	—	—	0.046 ha	0.3%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	0.035 ha	—	—	—	0.035 ha	0.2%
Total Area of New Road	0.958 ha	—	—	—	0.958 ha	6.5%
Open Space						
Conservation Buffer	—	—	1.988 ha	—	1.988 ha	13.5%
Corridor Park / Conservation	—	8.354 ha	—	—	8.354 ha	56.9%
Regional Sports	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Total Open Space	—	8.354 ha	1.988 ha	—	10.342 ha	70.4%

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Contours: Qspatial.  
Environment constraints: Saunders Havill Group.  
Existing Q100: Engeny.  
North South Arterial Alignment: Colliers.

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Existing Q100
- Concept Design Contours (1m)
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Neighbourhood Park Catchment (400m)
- Indicative Core Corridor (100m)
- Indicative Outer Corridor (200m)

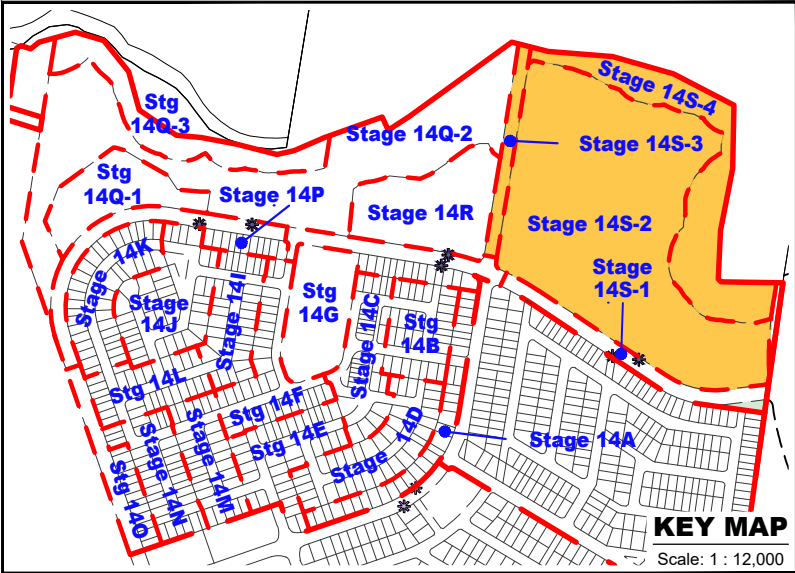
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Land Budget

Land Use	Stage 14S-1	Stage 14S-2	Stage 14S-3	Stage 14S-4	Stage 14S-5	Overall	
	Area	Area	Area	Area	Area	Area	%
	1.218 ha	12.624 ha	0.687 ha	3.605 ha	0.129 ha	18.263 ha	100.0%
Saleable Area							
Residential Allotments	—	—	—	—	—	—	0.0%
Medium Density	—	—	—	—	—	—	0.0%
Total Area of Allotments	—	—	—	—	—	—	0.0%
Road							
North South Arterial Dedication (incl. batters)	—	—	—	0.003 ha	0.129 ha	0.132 ha	0.7%
Trunk Connector 2 Lanes (23.7m)	1.127 ha	—	—	—	—	1.127 ha	6.2%
Neighbourhood Connector (20.2m)	—	—	0.687 ha	—	—	0.687 ha	3.8%
Neighbourhood Access Street (16.5m)	—	—	—	—	—	—	0.0%
Laneway (6.5m)	—	—	—	—	—	—	0.0%
Pedestrian Linkages	0.091 ha	—	—	—	—	0.091 ha	0.5%
Total Area of New Road	1.218 ha	—	0.687 ha	0.003 ha	0.129 ha	2.037 ha	11.2%
Open Space							
Conservation Buffer	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	3.602 ha	—	3.602 ha	19.7%
Regional Sports	—	—	—	—	—	—	0.0%
District Sports	—	12.624 ha	—	—	—	12.624 ha	69.1%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	0.0%
Total Open Space	—	12.624 ha	—	3.602 ha	—	16.226 ha	88.8%



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STAGE 14S-1 - 14S-5  
PLAN OF DEVELOPMENT

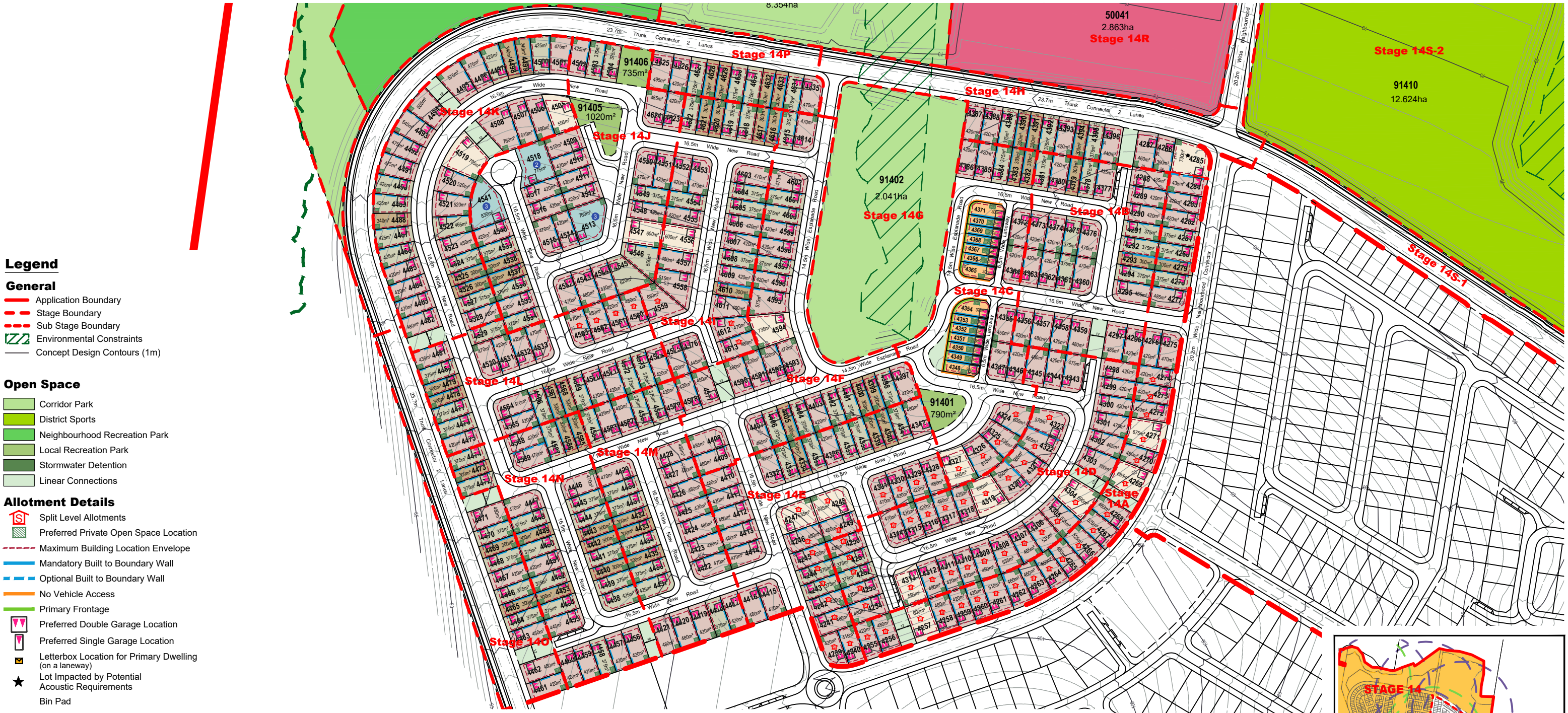
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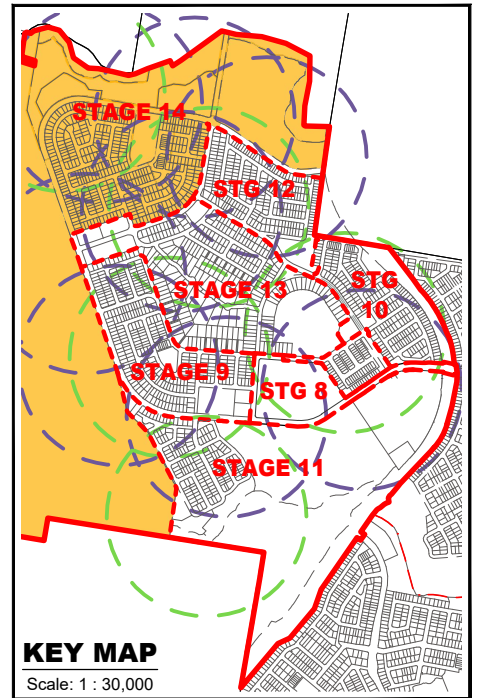
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Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Ridgetop Allotments		Multiple Residential 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
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m	3.0m	3.0m
Garage	n/a	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	0.9m	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	2.0m	1.5m	1.5m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		n/a		n/a		n/a		n/a	
Non Built to Boundary	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	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	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	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	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		60%		75%	

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TO BE READ IN CONJUNCTION WITH 110056-632 STAGE 14 OVERALL PLAN OF DEVELOPMENT NOTES

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.
- 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.
- Provisions in this POD do not relate to the following allotments: the District Centre allotment (lot 50032); the Ambulance allotment (lot 50033); the Child Care Allotments (lot 50034, 50036, 50037); the State Primary School allotment (lot 30015); the Local Centre Allotments (lots 50038 and 50040); the Community Facility Allotment (lot 50039); or the Medium Density Allotment (lot 50041). 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.
- 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 Terrace 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, Ridgetop Allotments 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.
- 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 <12.5 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 a 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 1.2 metres 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 palings or panels.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- Fencing on corner lots is to be designed as front fences addressing both streets (rather than a 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.

Electric Vehicle Readiness

- All dwellings are to have a dedicated electrical circuit from the circuit board to the garage for at least one Basic (slow) EVSE charger per home, in accordance with the Australian Wiring Rules AS/NZS 3000: 2018. The circuit is to be fitted with a minimum 20 Amp GPO outlet which can be replaced by a dedicated 7kW EVSE of the occupant's choice. Where not used for Electric Vehicle Supply Equipment, the circuit is to be terminated at an isolator.

Additional Criteria for Steep Residential Allotments

- Steep Residential Allotments controls relate to all allotments within Stages 13A, 13B, 13C, 13G and 13H.
- Building design, cut and/or fill on site must not negatively impact the conveyance of stormwater or adversely affect neighbouring properties.
- Building design should consider the retention of existing vegetation and natural topography where viable.

- Any views into the undercroft of the home from the street or park must be screened through architectural elements, such as vertical or horizontal battens that complement the aesthetic of the home.
- Class 10 buildings or structures are permitted within the prescribed building envelope and contribute towards site cover percentage.

Additional Criteria for Multiple Residential Allotments (excluding Lot 50041)

- 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.

PLAN REF: 110056 – 632

Rev No: —  
DATE: 13 MARCH 2024  
CLIENT: PEET  
DRAWN BY: JC  
CHECKED BY: MD



FLAGSTONE CA3 SOUTH  
STAGE 14 OVERALL  
PLAN OF DEVELOPMENT NOTES



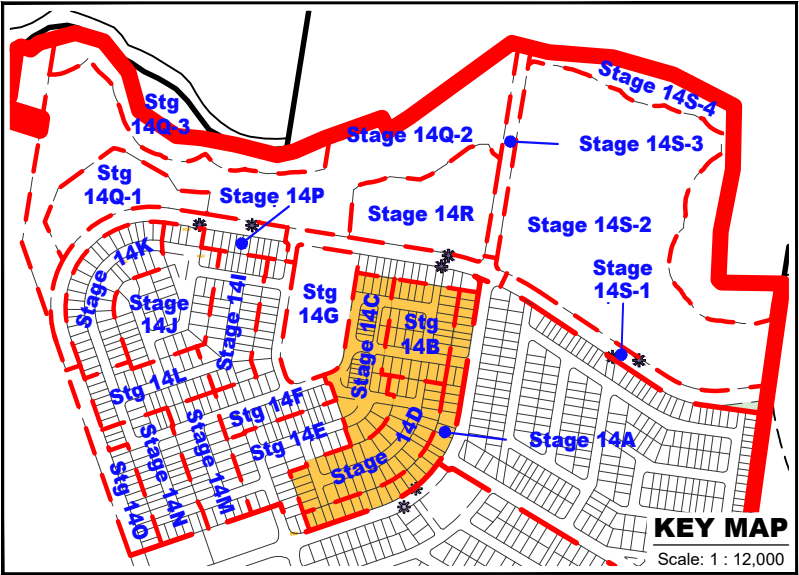
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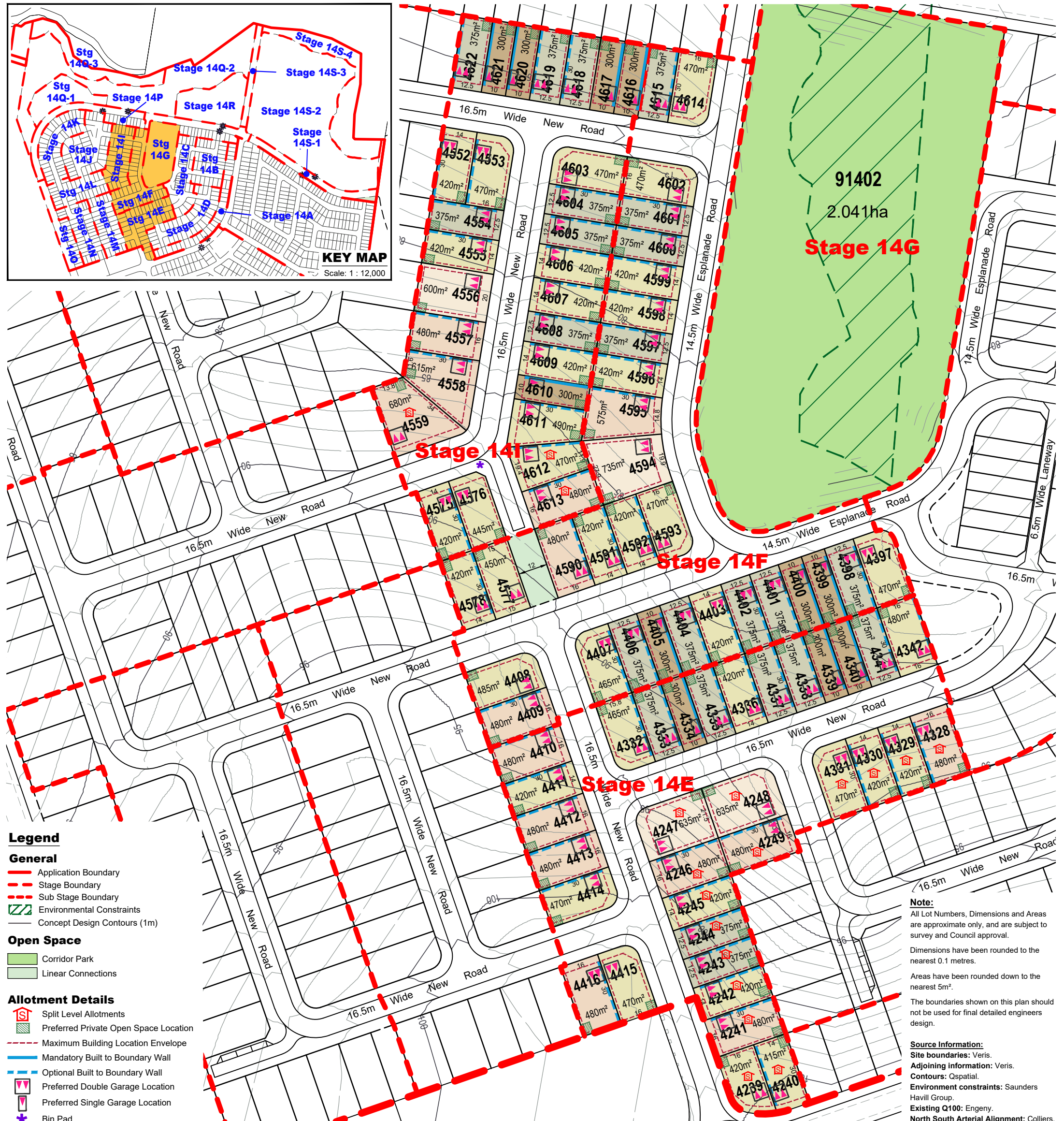
Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Ridgetop Allotments		Multiple Residential Allotment (MR)	
	Ground Floor	First Floor	Ground 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
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m	3.0m	3.0m
Garage	n/a	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	0.9m	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	2.0m	1.5m	1.5m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		n/a		n/a		n/a		n/a	
Non Built to Boundary	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	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	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	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	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		60%		75%	



- Legend**
- General**
- Application Boundary
  - Stage Boundary
  - Sub Stage Boundary
  - Environmental Constraints
  - Concept Design Contours (1m)
- Open Space**
- Local Recreation Park
  - Linear Connections
- Allotment Details**
- Split Level Allotments
  - Preferred Private Open Space Location
  - Maximum Building Location Envelope
  - Mandatory Built to Boundary Wall
  - Optional 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)
  - Bin Pad

**Note:**  
All Lot Numbers, 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.

**Source Information:**  
Site boundaries: Veris.  
Adjoining information: Veris.  
Contours: Qspatial.  
Environment constraints: Saunders Havill Group.  
Existing Q100: Engeny.  
North South Arterial Alignment: Colliers.



- Legend**
- General**
  - Application Boundary
  - Stage Boundary
  - Sub Stage Boundary
  - Environmental Constraints
  - Concept Design Contours (1m)
- Open Space**
  - Corridor Park
  - Linear Connections
- Allotment Details**
  - Split Level Allotments
  - Preferred Private Open Space Location
  - Maximum Building Location Envelope
  - Mandatory Built to Boundary Wall
  - Optional Built to Boundary Wall
  - Preferred Double Garage Location
  - Preferred Single Garage Location
  - Bin Pad

**Note:**  
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
Dimensions have been rounded to the nearest 0.1 metres.  
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Existing Q100: Engeny.  
North South Arterial Alignment: Colliers.

Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Ridgetop 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
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m	3.0m	3.0m
Garage	n/a	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	0.9m	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	2.0m	1.5m	1.5m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		n/a		n/a		n/a		n/a	
Non Built to Boundary	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	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	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	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	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		60%		75%	



- Legend**
- General**
  - Application Boundary
  - Stage Boundary
  - Sub Stage Boundary
  - Concept Design Contours (1m)
- Open Space**
  - Linear Connections
- Allotment Details**
  - Split Level Allotments
  - Preferred Private Open Space Location
  - Maximum Building Location Envelope
  - Mandatory Built to Boundary Wall
  - Optional Built to Boundary Wall
  - Preferred Double Garage Location
  - Preferred Single Garage Location
  - Bin Pad

**Note:**  
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Dimensions have been rounded to the nearest 0.1 metres.  
Areas have been rounded down to the nearest 5m².  
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Site boundaries: Veris.  
Adjoining information: Veris.  
Contours: Qspatial.  
Environment constraints: Saunders Havill Group.  
Existing Q100: Engeny.  
North South Arterial Alignment: Colliers.

Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Ridgetop 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
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m	3.0m	3.0m
Garage	n/a	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	0.9m	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	2.0m	1.5m	1.5m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		n/a		n/a		n/a		n/a	
Non Built to Boundary	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	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	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	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	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		60%		75%	

**TO BE READ IN CONJUNCTION WITH 110056-632 STAGE 14 OVERALL PLAN OF DEVELOPMENT NOTES**

PLAN REF: 110056 – 635

Rev No: —

DATE: 13 MARCH 2024

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD

FLAGSTONE CA3 SOUTH

STAGE 14L, 14M - 14O

PLAN OF DEVELOPMENT

PEET

URBAN DESIGN

Level 8

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Legend

General

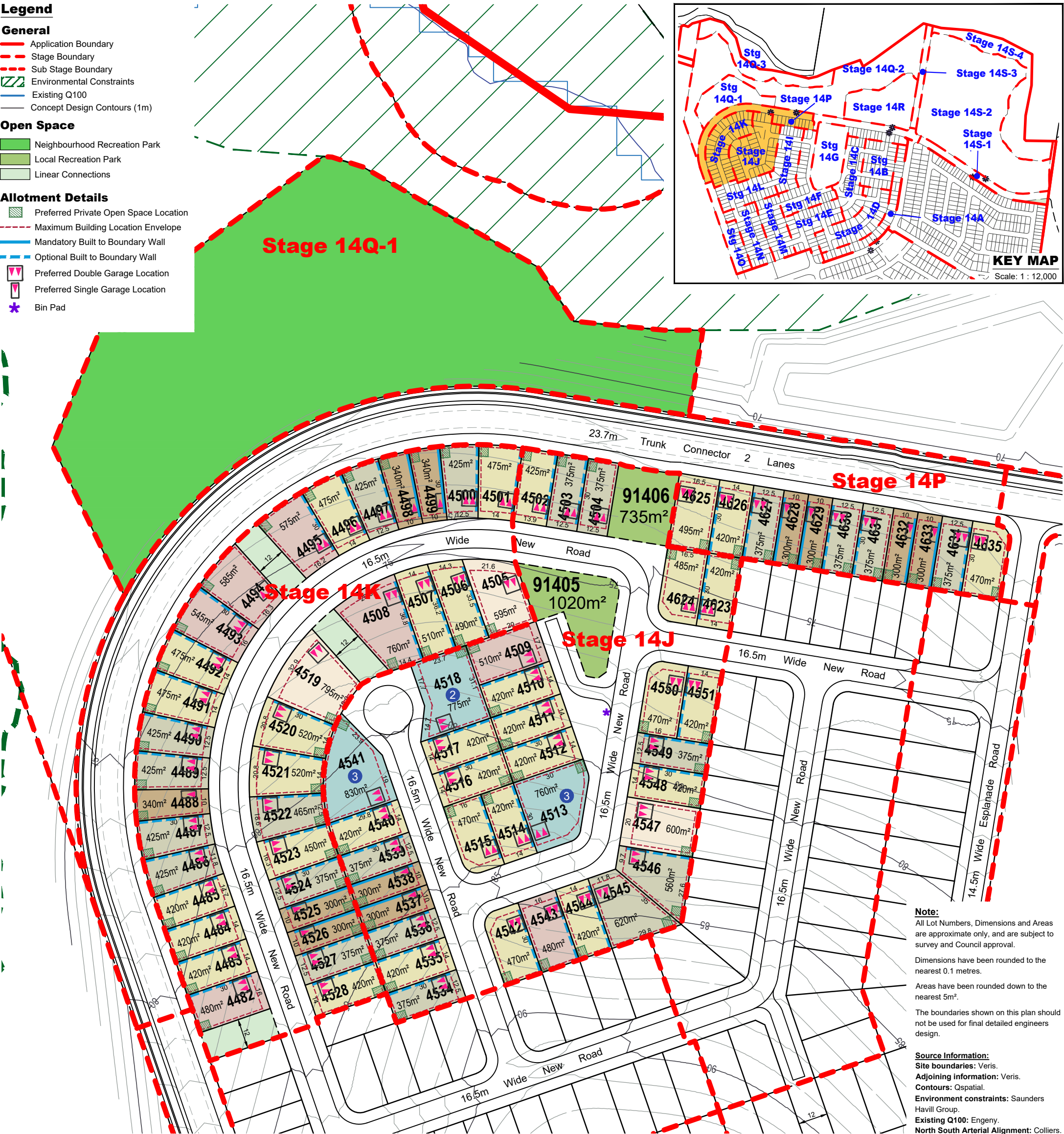
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Concept Design Contours (1m)

Open Space

- Neighbourhood Recreation Park
- Local Recreation Park
- Linear Connections

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Double Garage Location
- Preferred Single Garage Location
- Bin Pad



**Note:**  
All Lot Numbers, 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.

**Source Information:**  
Site boundaries: Veris.  
Adjoining information: Veris.  
Contours: Qspatial.  
Environment constraints: Saunders Havill Group.  
Existing Q100: Engeny.  
North South Arterial Alignment: Colliers.

Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Ridgetop 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
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m	3.0m	3.0m
Garage	n/a	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	0.9m	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	2.0m	1.5m	1.5m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		n/a		n/a		n/a		n/a	
Non Built to Boundary	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	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	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	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	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		60%		75%	

TO BE READ IN CONJUNCTION WITH 110056-632 STAGE 14 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 636

Rev No: —

DATE: 13 MARCH 2024

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD

FLAGSTONE CA3 SOUTH

STAGE 14J, 14K & 14P

PLAN OF SUBDIVISION

PEET

URBAN DESIGN

Level 8

31 Duncan Street

PO Box 1559

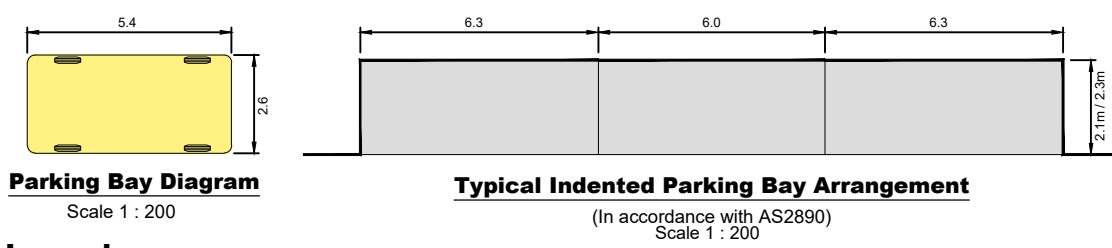
Fortitude Valley QLD 4006

T +61 7 3539 9500

W rpsgroup.com

A TETRA TECH COMPANY

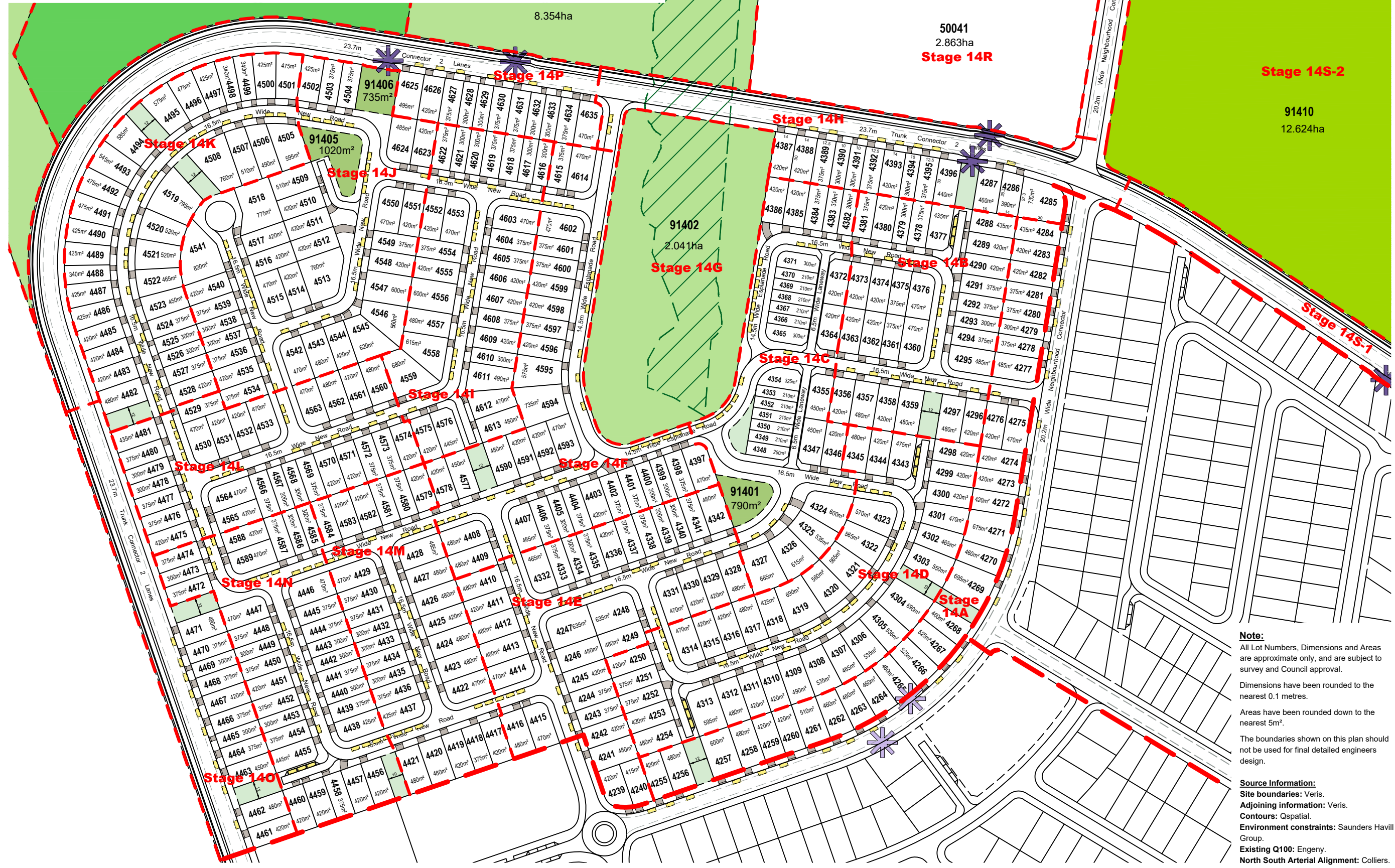




**Parking Breakdown**

Total On-Street Visitor Parking Spaces Provided	305
Total Residential Dwellings	402
Total On-Street Visitor Parking Spaces Required	302
(based on 0.75 per dwelling)	

- Legend**
- General**
- Application Boundary
  - Stage Boundary
  - Sub Stage Boundary
  - Environmental Constraints
  - Existing Q100
- Open Space**
- Conservation Buffer
  - Corridor Park / Conservation
  - Neighbourhood Recreation Park
  - Local Recreation Park
  - Linear Connections
- On-Street Parking**
- Indicative Car Park Location
  - Indicative Driveway



**Note:**  
All Lot Numbers, 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.

**Source Information:**  
Site boundaries: Veris.  
Adjoining information: Veris.  
Contours: Qspatial.  
Environment constraints: Saunders Havill Group.  
Existing Q100: Engeny.  
North South Arterial Alignment: Colliers.

FLAGSTONE CA3 SOUTH  
STAGE 14  
PARKING MANAGEMENT PLAN