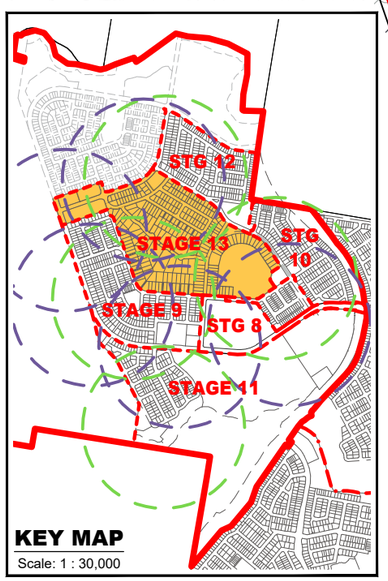
Land Budget

Land Use	Overall	
	Area	%
Stage Area	**37.552 ha**	**100.0%**
Saleable Area		
Residential Allotments	23.013 ha	61.3%
Local Centre	1.945 ha	5.2%
Local Community Centre	0.551 ha	1.5%
Total Area of Allotments	**25.509 ha**	**67.9%**
Road		
Trunk Connector 2 Lanes (23.7m)	0.327 ha	0.9%
Neighbourhood Connector (20.2m)	1.016 ha	2.7%
Neighbourhood Access Street (16.5m)	3.813 ha	10.2%
Pedestrian Linkages	0.122 ha	0.3%
Total Area of New Road	**5.278 ha**	**14.1%**
Open Space		
Corridor Park / Conservation	5.627 ha	15.0%
Neighbourhood Recreation Park	0.502 ha	1.3%
Local Recreation Park	0.542 ha	1.4%
Local Linear Recreation Park	0.092 ha	0.2%
Total Open Space	**6.763 ha**	**18.0%**

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	1	0.4%
Premium Traditional 20m Allotment	—	0.0%
Subtotal	**1**	**0.4%**
30m Deep Product		
Villa 10m Allotment	—	0.0%
Premium Villa 12.5m Allotment	—	0.0%
Courtyard 14m Allotment	37	14.2%
Premium Courtyard 16m Allotment	44	16.9%
Traditional 18m Allotment	11	4.2%
Premium Traditional 20m Allotment	22	8.4%
Possible Multiple Residential Allotment	1	0.4%
Subtotal	**115**	**44.1%**
50m+ Deep Product		
Courtyard 14m Allotment	30	11.5%
Premium Courtyard 16m Allotment	25	9.6%
Traditional 18m Allotment	20	7.7%
Premium Traditional 20m Allotment	14	5.4%
Ridgetop Allotment	56	21.5%
Subtotal	**145**	**55.6%**
Total Residential Allotments	**261**	**100.0%**
Residential Net Density	**8.9 dw/ha**	
Super Lots		
Local Centre	2	
Community Centre	1	
Subtotal	**3**	
Total Allotments	**264**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**262**	
Maximum Potential Net Residential Density	**8.9 dw/ha**	



Legend

General

- Application Boundary
- Precinct Boundary
- Stage Boundary
- Sub Stage Boundary
- Concept Design Contours (1m)
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Indicative On-Street Bus Stop Location
- Neighbourhood Park Catchment (400m)

TO BE READ IN CONJUNCTION WITH 110056-608 STAGE 13 OVERALL STATISTICS

PLAN REF: 110056 – 607
Rev No: –
DATE: 13 MARCH 2024
CLIENT: PEET
DRAWN BY: JC
CHECKED BY: MD

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FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL
PLAN OF SUBDIVISION

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Yield Breakdown

Lot Type	Stage 13A	Stage 13B	Stage 13C	Stage 13D	Stage 13E	Stage 13F	Stage 13G	Stage 13H	Stage 13I	Stage 13J-1	Stage 13J-2	Stage 13J-3	Stage 13J-4	Stage 13K	Stage 13L	Stage 13M	Overall	
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product																		
Villa 10m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Premium Villa 12.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Courtyard 14m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Premium Courtyard 16m Allotment	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	1	0%
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Subtotal	**—**	**—**	**—**	**—**	**1**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1**	**0%**
30m Deep Product																		
Villa 10m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Premium Villa 12.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Courtyard 14m Allotment	—	—	—	15	6	9	—	—	—	—	—	—	—	7	—	—	37	14%
Premium Courtyard 16m Allotment	—	—	—	16	6	16	—	2	—	—	—	—	—	4	—	—	44	17%
Traditional 18m Allotment	—	—	—	—	—	—	1	10	—	—	—	—	—	—	—	—	11	4%
Premium Traditional 20m Allotment	—	—	—	8	2	8	1	—	—	—	—	—	—	3	—	—	22	8%
Possible Multiple Residential Allotment	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	1	0%
Subtotal	**—**	**—**	**—**	**39**	**14**	**34**	**2**	**12**	**—**	**—**	**—**	**—**	**—**	**14**	**—**	**—**	**115**	**44%**
50m+ Deep Product																		
Courtyard 14m Allotment	13	—	12	—	—	—	—	—	5	—	—	—	—	—	—	—	30	11%
Premium Courtyard 16m Allotment	3	4	7	—	—	—	10	—	1	—	—	—	—	—	—	—	25	10%
Traditional 18m Allotment	6	8	—	—	—	—	5	—	1	—	—	—	—	—	—	—	20	8%
Premium Traditional 20m Allotment	3	3	7	—	—	—	1	—	—	—	—	—	—	—	—	—	14	5%
Ridgetop Allotment	—	15	—	—	—	—	15	19	7	—	—	—	—	—	—	—	56	21%
Subtotal	**25**	**30**	**26**	**—**	**—**	**—**	**31**	**19**	**14**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**145**	**56%**
Total Residential Allotments	**25**	**30**	**26**	**39**	**15**	**34**	**33**	**31**	**14**	**—**	**—**	**—**	**—**	**14**	**—**	**—**	**261**	**100%**
Residential Net Density	**10.3 dw/ha**	**6.3 dw/ha**	**7.8 dw/ha**	**12.4 dw/ha**	**20.4 dw/ha**	**11.9 dw/ha**	**7.3 dw/ha**	**9.1 dw/ha**	**9.2 dw/ha**	**—**	**—**	**—**	**—**	**11.1 dw/ha**	**—**	**—**	**8.9 dw/ha**	
Super Lots																		
Local Centre	—	—	—	—	—	—	—	—	—	—	1	—	1	—	—	—	2	
Community Centre	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1	
Subtotal	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1**	**1**	**1**	**—**	**—**	**—**	**3**	
Total Allotments	**25**	**30**	**26**	**39**	**15**	**34**	**33**	**31**	**14**	**—**	**1**	**1**	**1**	**14**	**—**	**—**	**264**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**25**	**30**	**26**	**39**	**15**	**35**	**33**	**31**	**14**	**—**	**—**	**—**	**—**	**14**	**—**	**—**	**262**	
Maximum Potential Net Residential Density	**10.3 dw/ha**	**6.3 dw/ha**	**7.8 dw/ha**	**12.4 dw/ha**	**20.4 dw/ha**	**12.2 dw/ha**	**7.3 dw/ha**	**9.1 dw/ha**	**9.2 dw/ha**	**—**	**—**	**—**	**—**	**11.1 dw/ha**	**—**	**—**	**8.9 dw/ha**	

Land Budget

Land Use	Stage 13A	Stage 13B	Stage 13C	Stage 13D	Stage 13E	Stage 13F	Stage 13G	Stage 13H	Stage 13I	Stage 13J-1	Stage 13J-2	Stage 13J-3	Stage 13J-4	Stage 13K	Stage 13L	Stage 13M	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Stage Area	**2.418 ha**	**4.755 ha**	**3.314 ha**	**3.139 ha**	**0.735 ha**	**2.860 ha**	**4.490 ha**	**3.407 ha**	**1.522 ha**	**1.022 ha**	**1.311 ha**	**0.551 ha**	**0.634 ha**	**1.263 ha**	**0.502 ha**	**5.627 ha**	**37.552 ha**	**100.0%**
Saleable Area																		
Residential Allotments	2.018 ha	4.469 ha	2.448 ha	1.980 ha	0.705 ha	1.770 ha	3.995 ha	3.407 ha	1.522 ha	—	—	—	—	0.699 ha	—	—	**23.013 ha**	**61.3%**
Local Centre	—	—	—	—	—	—	—	—	—	—	1.311 ha	—	0.634 ha	—	—	—	**1.945 ha**	**5.2%**
Local Community Centre	—	—	—	—	—	—	—	—	—	—	—	0.551 ha	—	—	—	—	**0.551 ha**	**1.5%**
Total Area of Allotments	**2.018 ha**	**4.469 ha**	**2.448 ha**	**1.980 ha**	**0.705 ha**	**1.770 ha**	**3.995 ha**	**3.407 ha**	**1.522 ha**	**—**	**1.311 ha**	**0.551 ha**	**0.634 ha**	**0.699 ha**	**—**	**—**	**25.509 ha**	**67.9%**
Road																		
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.0%**
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	—	—	—	—	0.327 ha	—	—	—	—	—	—	**0.327 ha**	**0.9%**
Neighbourhood Connector (20.2m)	—	—	—	—	—	—	—	—	—	0.526 ha	—	—	—	0.490 ha	—	—	**1.016 ha**	**2.7%**
Neighbourhood Access Street (16.5m)	0.400 ha	0.239 ha	0.324 ha	1.098 ha	—	1.059 ha	0.450 ha	—	—	0.169 ha	—	—	—	0.074 ha	—	—	**3.813 ha**	**10.2%**
Laneway (6.5m)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.0%**
Pedestrian Linkages	—	—	—	0.061 ha	0.030 ha	0.031 ha	—	—	—	—	—	—	—	—	—	—	**0.122 ha**	**0.3%**
Total Area of New Road	**0.400 ha**	**0.239 ha**	**0.324 ha**	**1.159 ha**	**0.030 ha**	**1.090 ha**	**0.450 ha**	**—**	**—**	**1.022 ha**	**—**	**—**	**—**	**0.564 ha**	**—**	**—**	**5.278 ha**	**14.1%**
Open Space																		
Conservation Buffer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.0%**
Corridor Park / Conservation	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.627 ha	**5.627 ha**	**15.0%**
Stormwater Management	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.0%**
Regional Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.0%**
District Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.502 ha	—	**0.502 ha**	**1.3%**
Local Recreation Park	—	—	0.542 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.542 ha**	**1.4%**
Local Linear Recreation Park	—	0.047 ha	—	—	—	—	0.045 ha	—	—	—	—	—	—	—	—	—	**0.092 ha**	**0.2%**
Total Open Space	**—**	**0.047 ha**	**0.542 ha**	**—**	**—**	**—**	**0.045 ha**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.502 ha**	**5.627 ha**	**6.763 ha**	**18.0%**

PLAN REF: **110056 – 608**
Rev No: —
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FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL STATISTICS

PEET

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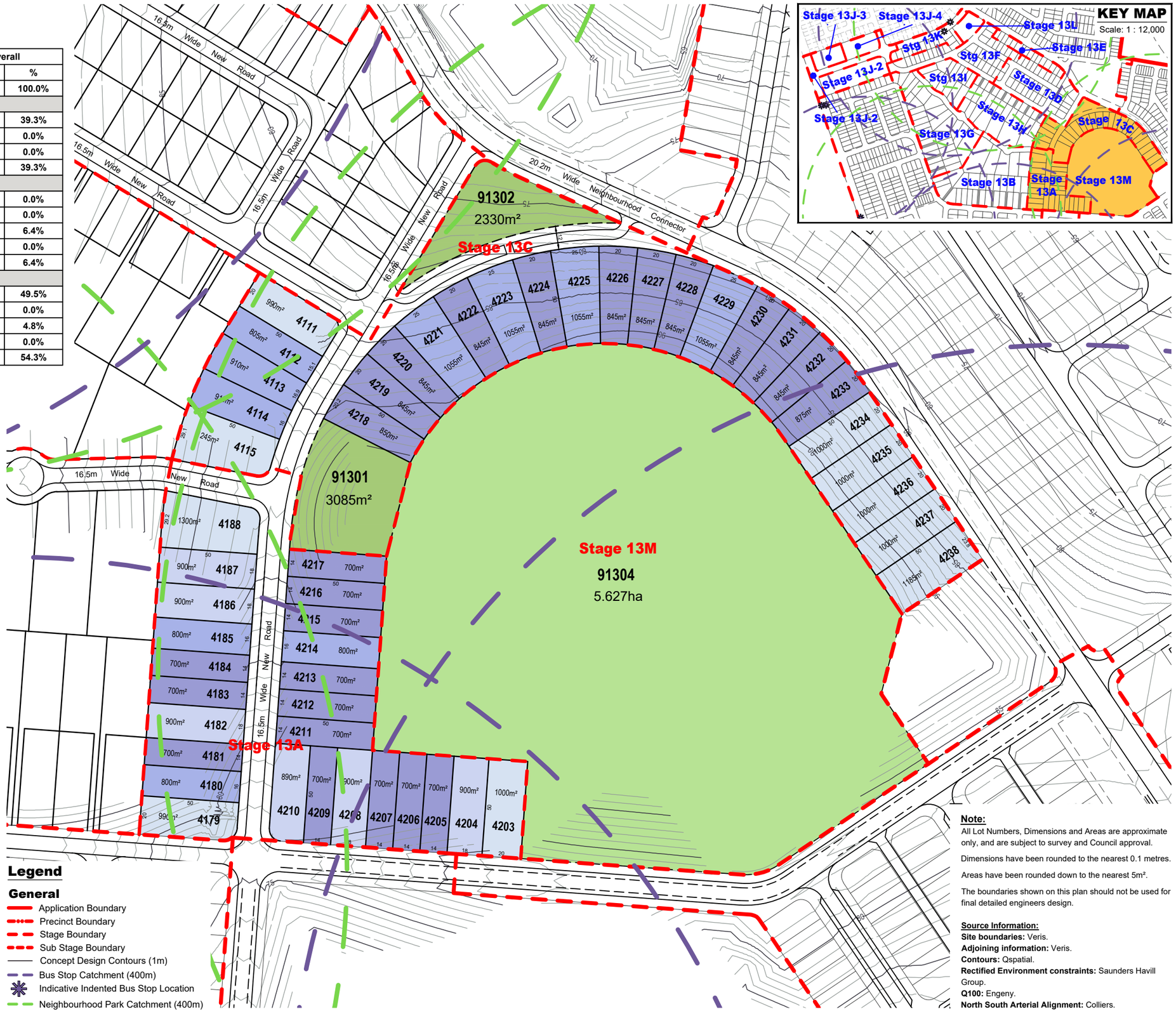
Land Budget

Land Use	Stage 13A	Stage 13C	Stage 13M	Overall	
	Area	Area	Area	Area	%
Stage Area	**2.418 ha**	**3.314 ha**	**5.627 ha**	**11.359 ha**	**100.0%**
Saleable Area					
Residential Allotments	2.018 ha	2.448 ha	—	**4.466 ha**	**39.3%**
Local Centre	—	—	—	**—**	**0.0%**
Local Community Centre	—	—	—	**—**	**0.0%**
Total Area of Allotments	**2.018 ha**	**2.448 ha**	**—**	**4.466 ha**	**39.3%**
Road					
Trunk Connector 2 Lanes (23.7m)	—	—	—	**—**	**0.0%**
Neighbourhood Connector (20.2m)	—	—	—	**—**	**0.0%**
Neighbourhood Access Street (16.5m)	0.400 ha	0.324 ha	—	**0.724 ha**	**6.4%**
Pedestrian Linkages	—	—	—	**—**	**0.0%**
Total Area of New Road	**0.400 ha**	**0.324 ha**	**—**	**0.724 ha**	**6.4%**
Open Space					
Corridor Park / Conservation	—	—	5.627 ha	**5.627 ha**	**49.5%**
Neighbourhood Recreation Park	—	—	—	**—**	**0.0%**
Local Recreation Park	—	0.542 ha	—	**0.542 ha**	**4.8%**
Local Linear Recreation Park	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**0.542 ha**	**5.627 ha**	**6.169 ha**	**54.3%**

Yield Breakdown

Lot Type	Stage 13A	Stage 13C	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%**
30m 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%**
Traditional 18m Allotment	—	—	**—**	**0.0%**
Premium Traditional 20m Allotment	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	**—**	**0.0%**
Subtotal	—	—	**—**	**0.0%**
50m+ Deep Product				
Courtyard 14m Allotment	13	12	**25**	**49.0%**
Premium Courtyard 16m Allotment	3	7	**10**	**19.6%**
Traditional 18m Allotment	6	—	**6**	**11.8%**
Premium Traditional 20m Allotment	3	7	**10**	**19.6%**
Ridgetop Allotment	—	—	**—**	**0.0%**
Subtotal	25	26	**51**	**100.0%**
Total Residential Allotments	**25**	**26**	**51**	**100.0%**
Residential Net Density	**10.3 dw/ha**	**7.8 dw/ha**		
Super Lots				
Local Centre	—	—	**—**	
Community Centre	—	—	**—**	
Subtotal	**—**	**—**	**—**	
Total Allotments	**25**	**26**	**51**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**25**	**26**	**51**	
Maximum Potential Net Residential Density	**10.3 dw/ha**	**7.8 dw/ha**		



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.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

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STAGE 13A, 13C & 13M
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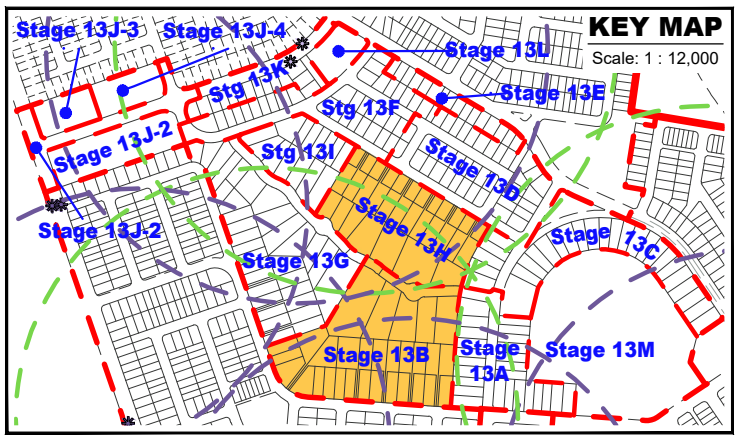


Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

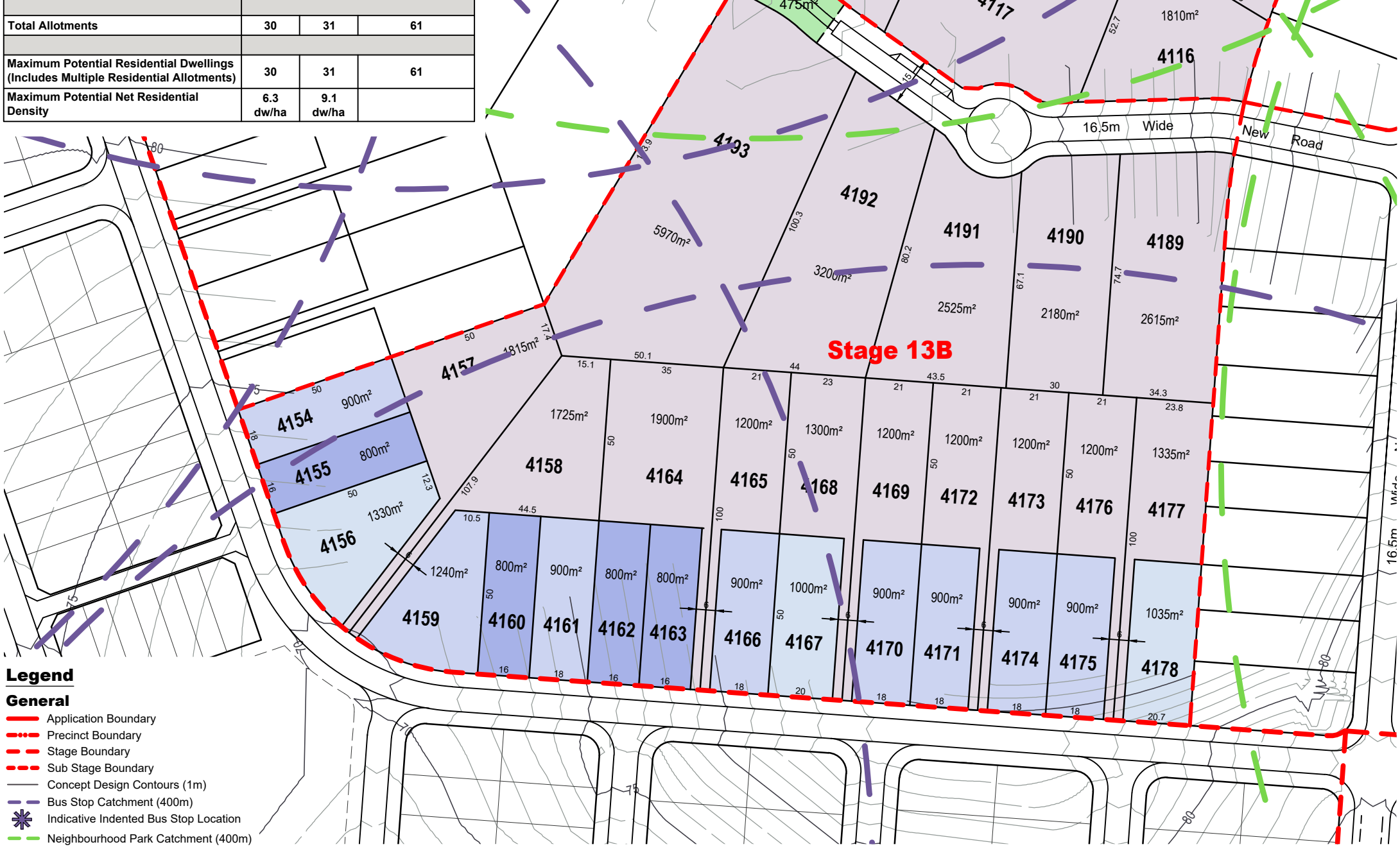
Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.
Contours:
Aerial photography:
Environment constraints:

Land Budget

Land Use	Stage 13B	Stage 13H	Overall	
	Area	Area	Area	%
Stage Area	**4.755 ha**	**3.407 ha**	**8.162 ha**	**100.0%**
Saleable Area				
Residential Allotments	4.469 ha	3.407 ha	**7.876 ha**	**96.5%**
Local Centre	—	—	**—**	**0.0%**
Local Community Centre	—	—	**—**	**0.0%**
Total Area of Allotments	**4.469 ha**	**3.407 ha**	**7.876 ha**	**96.5%**
Road				
Trunk Connector 2 Lanes (23.7m)	—	—	**—**	**0.0%**
Neighbourhood Connector (20.2m)	—	—	**—**	**0.0%**
Neighbourhood Access Street (16.5m)	0.239 ha	—	**0.239 ha**	**2.9%**
Pedestrian Linkages	—	—	**—**	**0.0%**
Total Area of New Road	**0.239 ha**	**—**	**0.239 ha**	**2.9%**
Open Space				
Corridor Park / Conservation	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	**—**	**0.0%**
Local Recreation Park	—	—	**—**	**0.0%**
Local Linear Recreation Park	0.047 ha	—	**0.047 ha**	**0.6%**
Total Open Space	**0.047 ha**	**—**	**0.047 ha**	**0.6%**

Yield Breakdown

Lot Type	Stage 13B	Stage 13H	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%**
30m Deep Product				
Villa 10m Allotment	—	—	**—**	**0.0%**
Premium Villa 12.5m Allotment	—	—	**—**	**0.0%**
Courtyard 14m Allotment	—	—	**—**	**0.0%**
Premium Courtyard 16m Allotment	—	2	**2**	**3.3%**
Traditional 18m Allotment	—	10	**10**	**16.4%**
Premium Traditional 20m Allotment	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	**—**	**0.0%**
Subtotal	—	12	**12**	**19.7%**
50m+ Deep Product				
Courtyard 14m Allotment	—	—	**—**	**0.0%**
Premium Courtyard 16m Allotment	4	—	**4**	**6.6%**
Traditional 18m Allotment	8	—	**8**	**13.1%**
Premium Traditional 20m Allotment	3	—	**3**	**4.9%**
Ridgetop Allotment	15	19	**34**	**55.7%**
Subtotal	30	19	**49**	**80.3%**
Total Residential Allotments	**30**	**31**	**61**	**100.0%**
Residential Net Density	**6.3 dw/ha**	**9.1 dw/ha**		
Super Lots				
Local Centre	—	—	**—**	
Community Centre	—	—	**—**	
Subtotal	**—**	**—**	**—**	
Total Allotments	**30**	**31**	**61**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**30**	**31**	**61**	
Maximum Potential Net Residential Density	**6.3 dw/ha**	**9.1 dw/ha**		



Legend

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

PLAN REF: 110056 – 610
Rev No: –
DATE: 13 MARCH 2024
CLIENT: PEET
DRAWN BY: JC
CHECKED BY: MD

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FLAGSTONE CA3 SOUTH
STAGE 13B & 13H
PLAN OF SUBDIVISION

PEET

URBAN DESIGN
Level 8
31 Duncan Street
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Fortitude Valley QLD 4006
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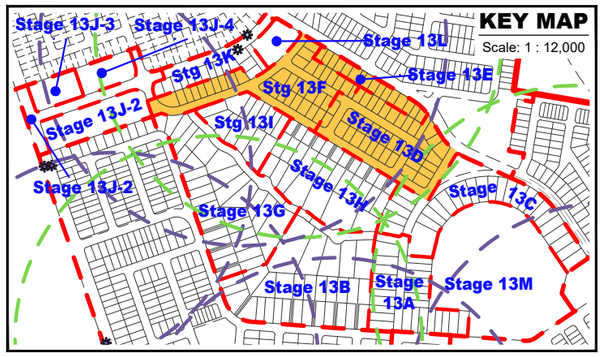
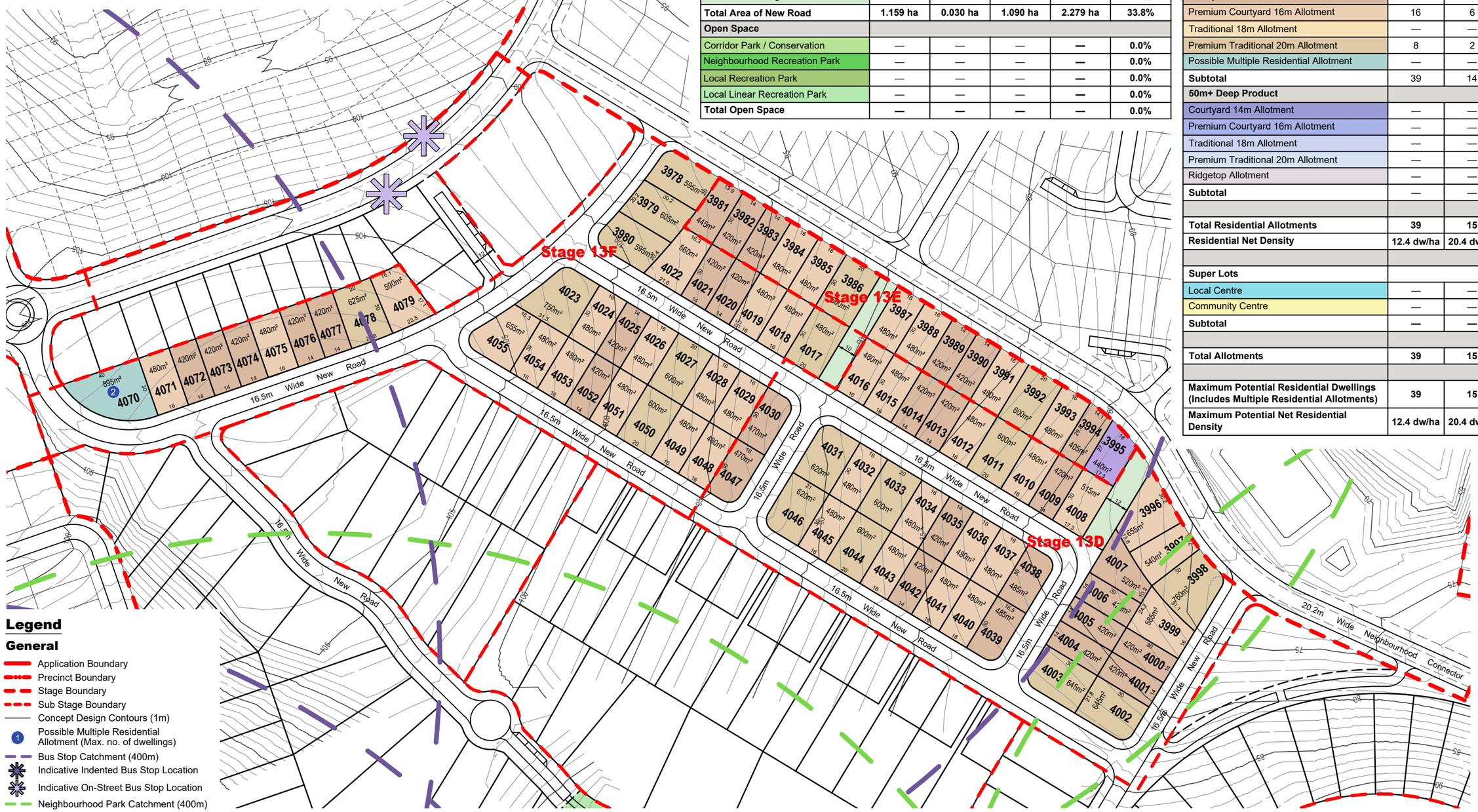


Land Budget

Land Use	Stage 13D	Stage 13E	Stage 13F	Overall	
	Area	Area	Area	Area	%
Stage Area	**3.139 ha**	**0.735 ha**	**2.860 ha**	**6.734 ha**	**100.0%**
Saleable Area					
Residential Allotments	1.980 ha	0.705 ha	1.770 ha	**4.455 ha**	**66.2%**
Local Centre	—	—	—	—	**0.0%**
Local Community Centre	—	—	—	—	**0.0%**
Total Area of Allotments	**1.980 ha**	**0.705 ha**	**1.770 ha**	**4.455 ha**	**66.2%**
Road					
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	**0.0%**
Neighbourhood Connector (20.2m)	—	—	—	—	**0.0%**
Neighbourhood Access Street (16.5m)	1.098 ha	—	1.059 ha	**2.157 ha**	**32.0%**
Pedestrian Linkages	0.061 ha	0.030 ha	0.031 ha	**0.122 ha**	**1.8%**
Total Area of New Road	**1.159 ha**	**0.030 ha**	**1.090 ha**	**2.279 ha**	**33.8%**
Open Space					
Corridor Park / Conservation	—	—	—	—	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	**0.0%**
Local Recreation Park	—	—	—	—	**0.0%**
Local Linear Recreation Park	—	—	—	—	**0.0%**
Total Open Space	**—**	**—**	**—**	**—**	**0.0%**

Yield Breakdown

Lot Type	Stage 13D	Stage 13E	Stage 13F	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	—	1	—	**1**	**1.1%**
Premium Traditional 20m Allotment	—	—	—	—	**0.0%**
Subtotal	—	1	—	**1**	**1.1%**
30m Deep Product					
Villa 10m Allotment	—	—	—	—	**0.0%**
Premium Villa 12.5m Allotment	—	—	—	—	**0.0%**
Courtyard 14m Allotment	15	6	9	**30**	**34.1%**
Premium Courtyard 16m Allotment	16	6	16	**38**	**43.2%**
Traditional 18m Allotment	—	—	—	—	**0.0%**
Premium Traditional 20m Allotment	8	2	8	**18**	**20.5%**
Possible Multiple Residential Allotment	—	—	1	**1**	**1.1%**
Subtotal	39	14	34	**87**	**98.9%**
50m+ Deep Product					
Courtyard 14m Allotment	—	—	—	—	**0.0%**
Premium Courtyard 16m Allotment	—	—	—	—	**0.0%**
Traditional 18m Allotment	—	—	—	—	**0.0%**
Premium Traditional 20m Allotment	—	—	—	—	**0.0%**
Ridgetop Allotment	—	—	—	—	**0.0%**
Subtotal	—	—	—	—	**0.0%**
Total Residential Allotments	**39**	**15**	**34**	**88**	**100.0%**
Residential Net Density	**12.4 dw/ha**	**20.4 dw/ha**	**11.9 dw/ha**		
Super Lots					
Local Centre	—	—	—	—	
Community Centre	—	—	—	—	
Subtotal	—	—	—	—	
Total Allotments	**39**	**15**	**34**	**88**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**39**	**15**	**35**	**89**	
Maximum Potential Net Residential Density	**12.4 dw/ha**	**20.4 dw/ha**	**12.2 dw/ha**		



Legend

General

- Application Boundary
- Precinct Boundary
- Stage Boundary
- Sub Stage Boundary
- Concept Design Contours (1m)
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Indicative On-Street 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.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

110056 – 611

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FLAGSTONE CA3 SOUTH
STAGE 13D - 13F
PLAN OF SUBDIVISION

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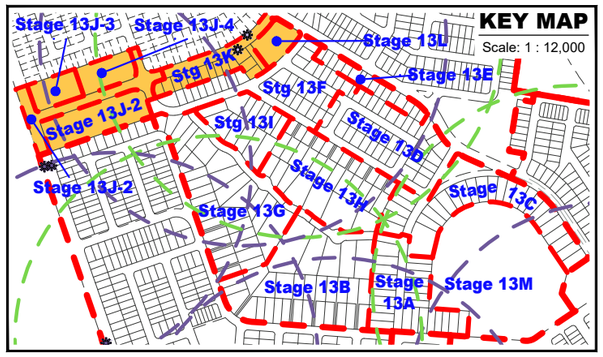

Note:
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Legend

General

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

Land Budget

Land Use	Stage 13J-1	Stage 13J-2	Stage 13J-3	Stage 13J-4	Stage 13K	Stage 13L	Overall	
	Area	Area	Area	Area	Area	Area	Area	%
Stage Area	**1.022 ha**	**1.311 ha**	**0.551 ha**	**0.634 ha**	**1.263 ha**	**0.502 ha**	**5.283 ha**	**100.0%**
Saleable Area								
Residential Allotments	—	—	—	—	0.699 ha	—	**0.699 ha**	**13.2%**
Local Centre	—	1.311 ha	—	0.634 ha	—	—	**1.945 ha**	**36.8%**
Local Community Centre	—	—	0.551 ha	—	—	—	**0.551 ha**	**10.4%**
Total Area of Allotments	**—**	**1.311 ha**	**0.551 ha**	**0.634 ha**	**0.699 ha**	**—**	**3.195 ha**	**60.5%**
Road								
Trunk Connector 2 Lanes (23.7m)	0.327 ha	—	—	—	—	—	**0.327 ha**	**6.2%**
Neighbourhood Connector (20.2m)	0.526 ha	—	—	—	0.490 ha	—	**1.016 ha**	**19.2%**
Neighbourhood Access Street (16.5m)	0.169 ha	—	—	—	0.074 ha	—	**0.243 ha**	**4.6%**
Pedestrian Linkages	—	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**1.022 ha**	**—**	**—**	**—**	**0.564 ha**	**—**	**1.586 ha**	**30.0%**
Open Space								
Corridor Park / Conservation	—	—	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	—	0.502 ha	**0.502 ha**	**9.5%**
Local Recreation Park	—	—	—	—	—	—	**—**	**0.0%**
Local Linear Recreation Park	—	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**—**	**—**	**0.502 ha**	**0.502 ha**	**9.5%**

Yield Breakdown

Lot Type	Stage 13J-2	Stage 13J-3	Stage 13J-4	Stage 13K	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%**
30m Deep Product						
Villa 10m Allotment	—	—	—	—	**—**	**0.0%**
Premium Villa 12.5m Allotment	—	—	—	—	**—**	**0.0%**
Courtyard 14m Allotment	—	—	—	7	**7**	**50.0%**
Premium Courtyard 16m Allotment	—	—	—	4	**4**	**28.6%**
Traditional 18m Allotment	—	—	—	—	**—**	**0.0%**
Premium Traditional 20m Allotment	—	—	—	3	**3**	**21.4%**
Possible Multiple Residential Allotment	—	—	—	—	**—**	**0.0%**
Subtotal	—	—	—	14	**14**	**100.0%**
50m+ Deep Product						
Courtyard 14m Allotment	—	—	—	—	**—**	**0.0%**
Premium Courtyard 16m Allotment	—	—	—	—	**—**	**0.0%**
Traditional 18m Allotment	—	—	—	—	**—**	**0.0%**
Premium Traditional 20m Allotment	—	—	—	—	**—**	**0.0%**
Ridgetop Allotment	—	—	—	—	**—**	**0.0%**
Subtotal	—	—	—	—	**—**	**0.0%**
Total Residential Allotments	**—**	**—**	**—**	**14**	**14**	**100.0%**
Residential Net Density	**—**	**—**	**—**	**11.1 dw/ha**		
Super Lots						
Local Centre	1	—	1	—	**2**	
Community Centre	—	1	—	—	**1**	
Subtotal	**1**	**1**	**1**	**—**	**3**	
Total Allotments	**1**	**1**	**1**	**14**	**17**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**—**	**—**	**—**	**14**	**14**	
Maximum Potential Net Residential Density	**—**	**—**	**—**	**11.1 dw/ha**		

PLAN REF: 110056 – 612
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CHECKED BY: MD

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FLAGSTONE CA3 SOUTH
STAGE 13J-2, 13J-3, 13J-4, 13K & 13L
PLAN OF SUBDIVISION

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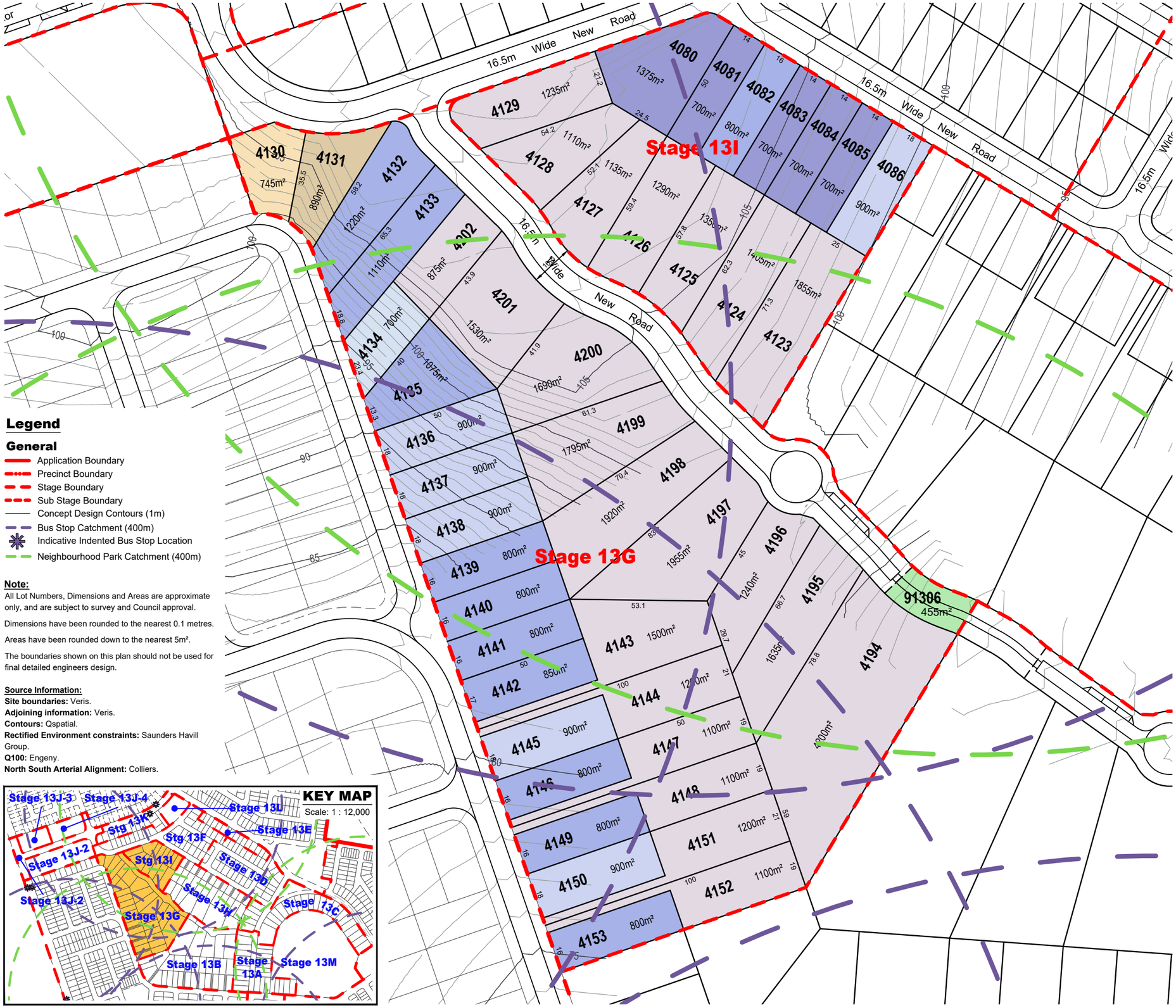

Yield Breakdown

Lot Type	Stage 13G Yield	Stage 13I Yield	Overall Yield	Overall %
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%
30m 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%
Traditional 18m Allotment	1	—	1	2.1%
Premium Traditional 20m Allotment	1	—	1	2.1%
Possible Multiple Residential Allotment	—	—	—	0.0%
Subtotal	2	—	2	4.3%
50m+ Deep Product				
Courtyard 14m Allotment	—	5	5	10.6%
Premium Courtyard 16m Allotment	10	1	11	23.4%
Traditional 18m Allotment	5	1	6	12.8%
Premium Traditional 20m Allotment	1	—	1	2.1%
Ridgetop Allotment	15	7	22	46.8%
Subtotal	31	14	45	95.7%
Total Residential Allotments	33	14	47	100.0%
Residential Net Density	7.3 dw/ha	9.2 dw/ha		
Super Lots				
Local Centre	—	—	—	
Community Centre	—	—	—	
Subtotal	—	—	—	
Total Allotments	33	14	47	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	33	14	47	
Maximum Potential Net Residential Density	7.3 dw/ha	9.2 dw/ha		

Land Budget

Land Use	Stage 13G Area	Stage 13I Area	Overall Area	Overall %
Stage Area	4.490 ha	1.522 ha	6.012 ha	100.0%
Saleable Area				
Residential Allotments	3.995 ha	1.522 ha	5.517 ha	91.8%
Local Centre	—	—	—	0.0%
Local Community Centre	—	—	—	0.0%
Total Area of Allotments	3.995 ha	1.522 ha	5.517 ha	91.8%
Road				
Trunk Connector 2 Lanes (23.7m)	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.450 ha	—	0.450 ha	7.5%
Pedestrian Linkages	—	—	—	0.0%
Total Area of New Road	0.450 ha	—	0.450 ha	7.5%
Open Space				
Corridor Park / Conservation	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	0.0%
Local Recreation Park	—	—	—	0.0%
Local Linear Recreation Park	0.045 ha	—	0.045 ha	0.7%
Total Open Space	0.045 ha	—	0.045 ha	0.7%

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FLAGSTONE CA3 SOUTH STAGE 13
STAGE 13G & I
PLAN OF SUBDIVISION

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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
- Precinct Boundary
- Stage Boundary
- Sub Stage Boundary
- Concept Design Contours (1m)
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

- Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Recreation Park
- Linear Connections

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- Preferred Double Garage Location
- Bin Pad
- Potential Tree Retention Within Lot Subject to Detailed Engineering and Dwelling Design

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.

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Contours: Qspatial.
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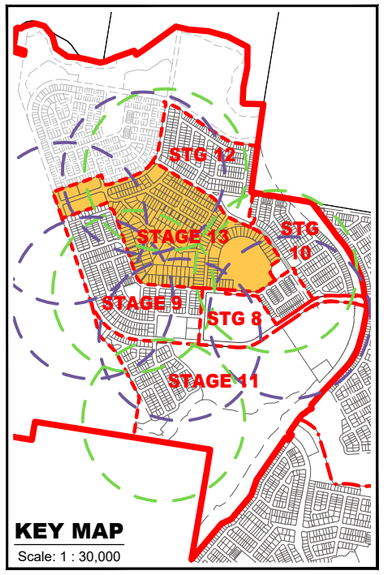
Q100: Engeny.
North South Arterial Alignment: Colliers.



TO BE READ IN CONJUNCTION WITH 110056-615 STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES

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FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL
PLAN OF DEVELOPMENT

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Notes:

General

1. All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
2. The maximum height of buildings shall not exceed two (2) storeys.
3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.
4. All lots subject to an acoustic assessment to determine level of acoustic treatments.
5. Buildings shall be constructed in accordance with Bushfire AS3959.
6. Secondary dwellings are not permitted on lots less than 400m².
7. 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.
8. Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.
9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

10. 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.
11. 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.
12. Boundary setbacks are measured to the wall of the structure.
13. 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.
14. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
15. 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.
16. 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.
17. 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.
18. 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

19. Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres.
20. Private open space must be directly accessible from a living space.

On-site car parking and driveways

21. 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).
22. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
    a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
    b. The garage door:
    i. Width must not exceed 4.8m
    ii. Must have a minimum 450mm eave above it
    iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
    iv. Must have a sectional, tilt or roller door.
    c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
    i. 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.
    ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
    iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
    d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide."
23. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or a laneway dwelling.
24. 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.
25. 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.
26. 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.
27. Maximum of one driveway per dwelling unless it is a MR lot.
28. 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.
29. 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.
30. Driveways must be completed prior to occupation of the dwelling.

Fencing

31. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
32. 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.
33. 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.
34. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
35. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
36. 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

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

Building Articulation

40. 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
41. 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.
42. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
43. 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.
44. 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.
45. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
46. Screened drying and rubbish bins area must be behind the main face of the dwelling.
47. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

48. 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.
49. 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.
50. 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

51. 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

52. Steep Residential Allotments controls relate to all allotments within Stages 13A, 13B,13C, 13G and 13H.
53. Building design, cut and/or fill on site must not negatively impact the conveyance of stormwater or adversely affect neighbouring properties.
54. Building design should consider the retention of existing vegetation and natural topography where viable.
55. 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.
56. 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)

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

Additional Criteria for Secondary Dwellings

61. Floor area must be between a minimum of 30m² and 75m².
62. Materials, detailing, colours and roof form are consistent with those of the primary house.
63. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
64. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
65. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
66. 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.
67. 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.
68. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
69. 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 – 615
Rev No: –
DATE: 13 MARCH 2024
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD

FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL
PLAN OF DEVELOPMENT NOTES

PEET
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Level 8
31 Duncan Street
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Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

A TETRA TECH COMPANY

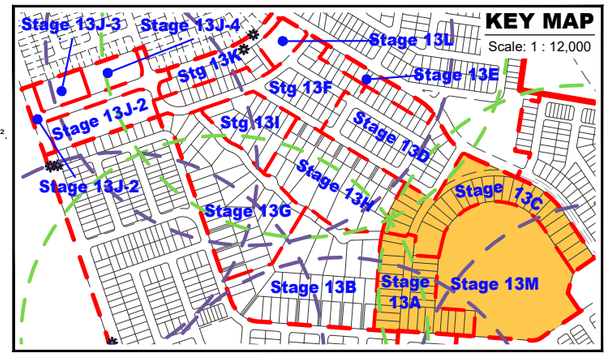
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

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.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.
Existing Trees: Saunders Havill Group.



Legend

General
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Concept Design Contours (1m)

Open Space
- Corridor Park
- Local Recreation Park

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
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad
- Potential Tree Retention Within Lot Subject to Detailed Engineering and Dwelling Design

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 110056-615 STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 616
Rev No: –
DATE: 13 MARCH 2024
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD

0 20 40 60 80 100 1 : 1,500 @ A3

FLAGSTONE CA3 SOUTH
STAGE 13A, 13C & 13M
PLAN OF DEVELOPMENT

PEET
URBAN DESIGN
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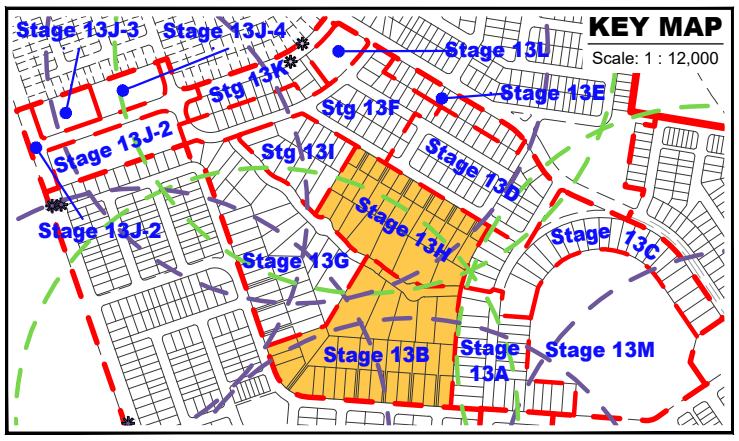

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Concept Design Contours (1m)

Open Space

- Local Linear Recreation Park

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad
- Potential Tree Retention Within Lot Subject to Detailed Engineering and Dwelling Design

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.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.
Existing Trees: Saunders Havill Group.

Stage 13H

Stage 13B

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 110056-615 STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 617
Rev No: –
DATE: 13 MARCH 2024
CLIENT: PEET
DRAWN BY: JC
CHECKED BY: MD

0 20 40 60 80 100 1 : 1,500 @ A3

FLAGSTONE CA3 SOUTH
STAGE 13B & 13H
PLAN OF DEVELOPMENT

PEET
URBAN DESIGN
Level 8
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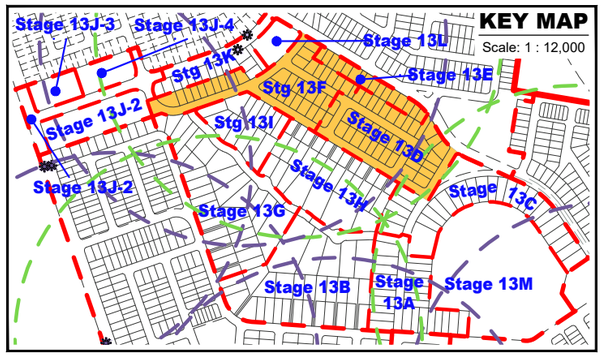
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com
A TETRA TECH COMPANY



Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Concept Design Contours (1m)
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

- 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
- ★ Lot Impacted by Potential Acoustic Requirements

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: Registered Survey Plans.
Adjoining information: DCDB.
Contours:
Aerial photography:
Environment constraints:

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 110056-615 STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 618
Rev No: –
DATE: 13 MARCH 2024
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD

0 20 40 60 80 100 1 : 1,500 @ A3

FLAGSTONE CA3 SOUTH
STAGE 13D - 13F
PLAN OF DEVELOPMENT

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URBAN DESIGN
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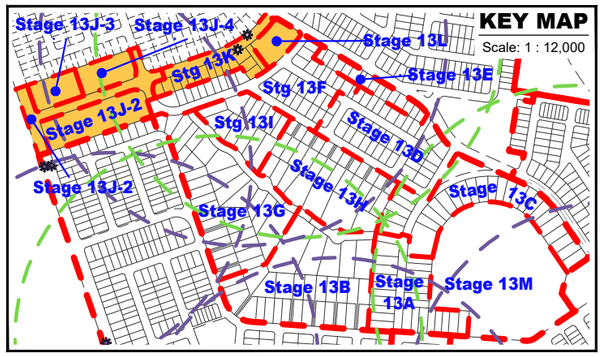
A TETRA TECH COMPANY



Note:

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Areas have been rounded down to the nearest 5m².

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Source Information:

Site boundaries: Veris.
Adjoining information: Veris.
Contours: Qspatial.
Rectified Environment constraints: Saunders Havill Group.
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 110056-615 STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES

FLAGSTONE CA3 SOUTH
STAGE 13K & 13L
PLAN OF DEVELOPMENT

PLAN REF: 110056 – 620
Rev No: –
DATE: 13 MARCH 2024
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD

0 10 20 30 40 50 1 : 1,000 @ A3

URBAN DESIGN
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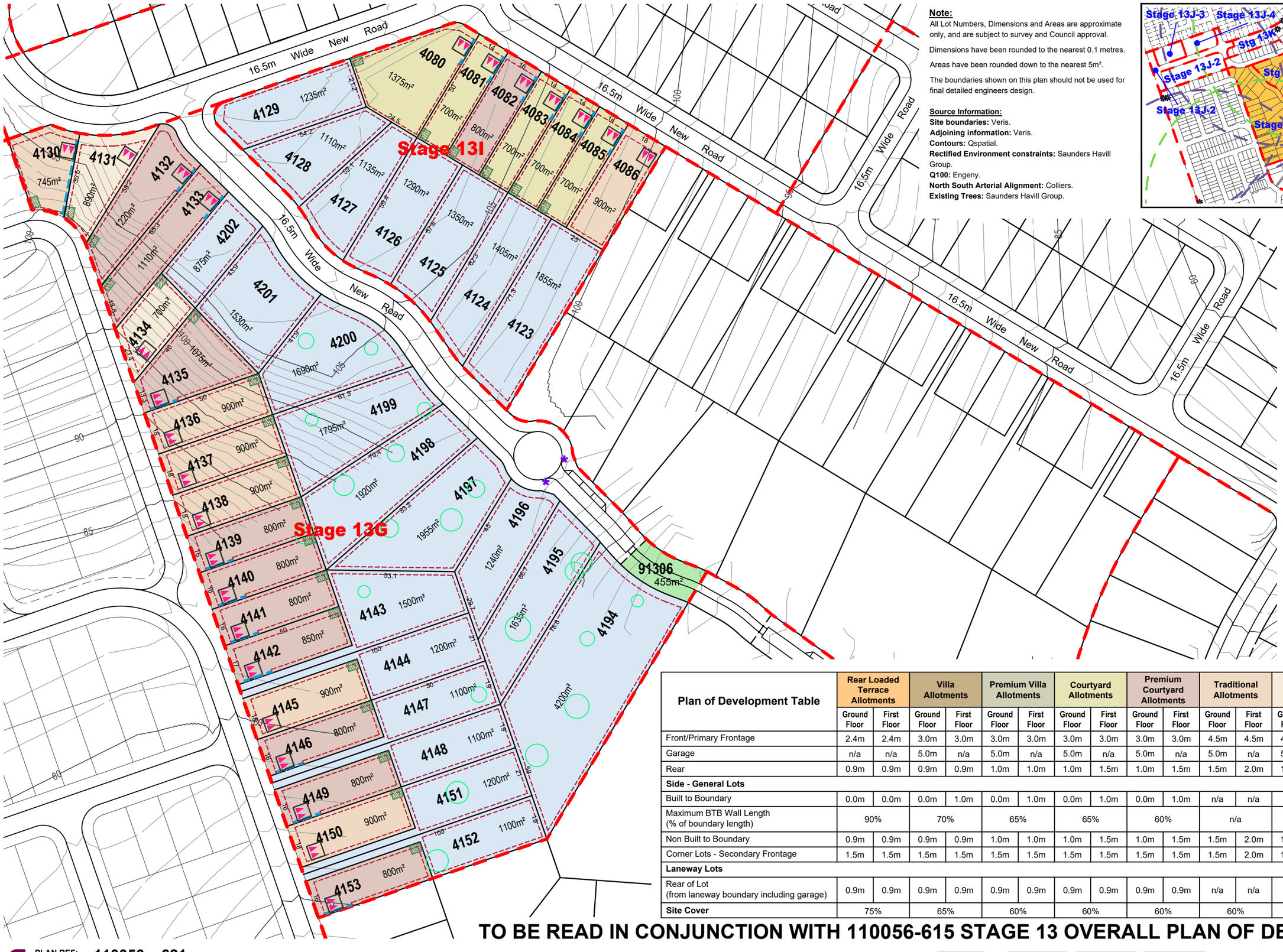

Note:
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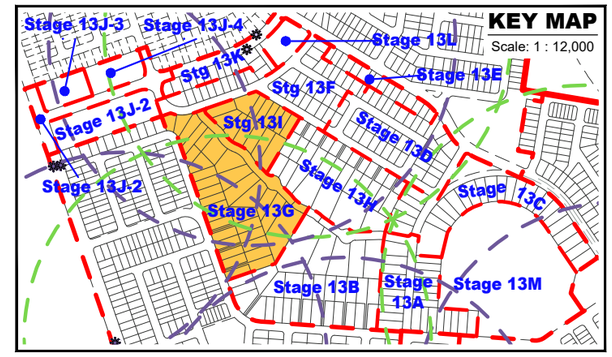
Dimensions have been rounded to the nearest 0.1 metres.

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.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.
Existing Trees: Saunders Havill Group.



Legend

General
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Concept Design Contours (1m)

Open Space
- Local Linear Recreation Park

Allotment Details
- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- Preferred Double Garage Location
- Bin Pad
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad
- Potential Tree Retention Within Lot Subject to Detailed Engineering and Dwelling Design

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 110056-615 STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES

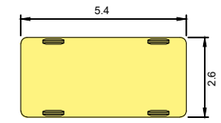
PLAN REF: 110056 – 621
Rev No: –
DATE: 13 MARCH 2024
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD

0 20 40 60 80 100 1 : 1,500 @ A3

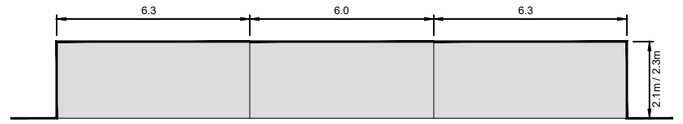
FLAGSTONE CA3 SOUTH
STAGE 13G & 13I
PLAN OF DEVELOPMENT

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 Bay Diagram
Scale 1 : 200



Typical Indented Parking Bay Arrangement
(In accordance with AS2890)
Scale 1 : 200

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 179
Total Residential Dwellings 261
Total On-Street Visitor Parking Spaces Required 197
(based on 0.75 per dwelling)

Legend

General
- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary

Open Space
- Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Recreation Park
- Linear Connections

Note:
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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: Registered Survey Plans.
Adjoining information: DCDB.
Contours:
Aerial photography:
Environment constraints:

PLAN REF: 110056 – 622
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DATE: 13 MARCH 2024
CLIENT: PEET
DRAWN BY: JC
CHECKED BY: MD

0 30 60 90 120 150 1 : 3,000 @ A3

FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL
PARKING MANAGEMENT PLAN

PEET

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