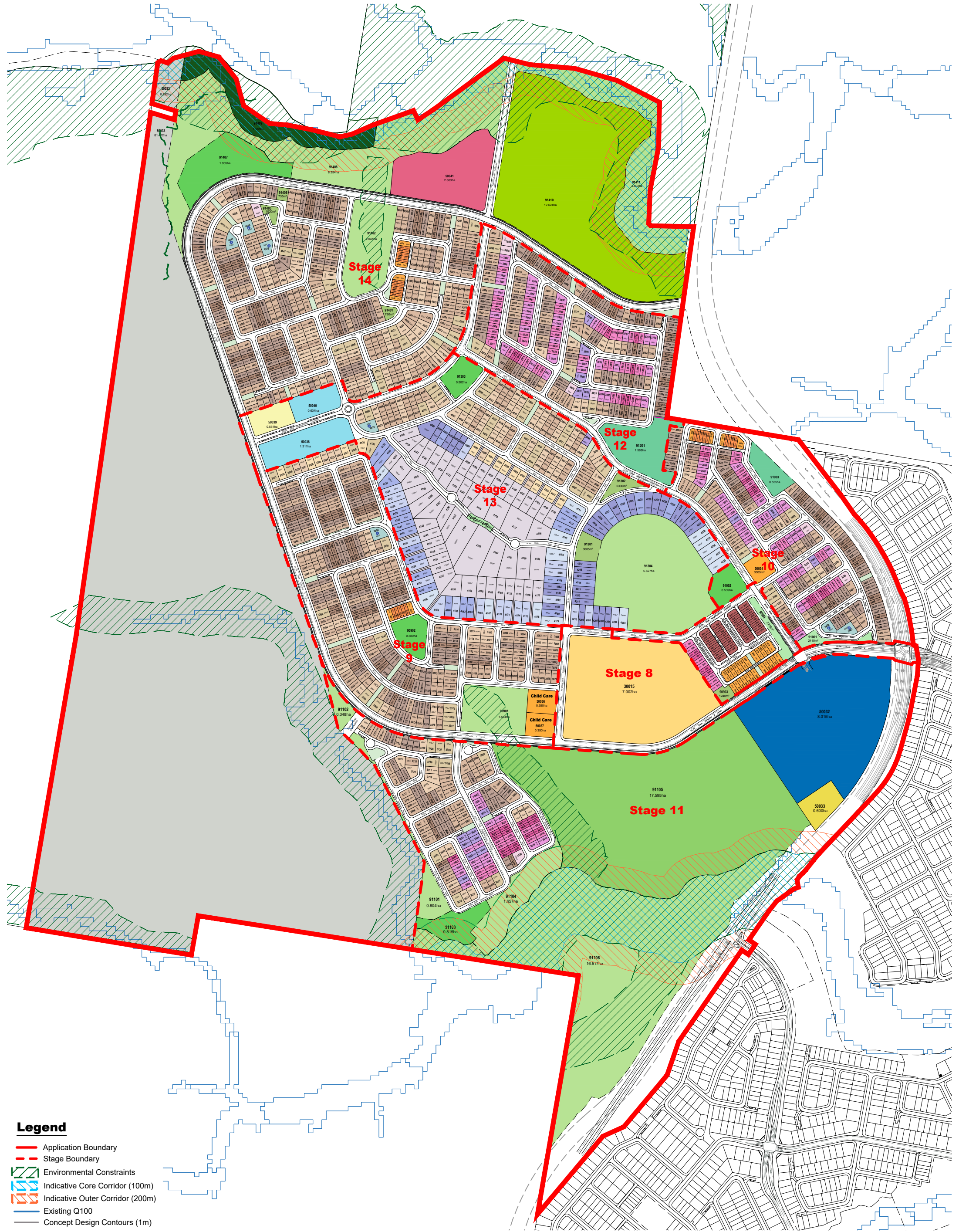




- Legend**
- Application Boundary
 - Stage Boundary
 - Environmental Constraints
 - Indicative Core Corridor (100m)
 - Indicative Outer Corridor (200m)
 - Existing Q100
 - Concept Design Contours (1m)
 - 1 Possible Multiple Residential Allotment (Max. no. of dwellings)

TO BE READ IN CONJUNCTION WITH 110056-640 STAGES 8-14 OVERALL STATISTICS

PLAN REF: **110056 – 639**
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FLAGSTONE CA3 SOUTH
STAGES 8 - 14
OVERALL PLAN OF SUBDIVISION

PEET

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CA3 SOUTH - Stage 8 - 14 Yield Breakdown									
Lot Type	Stage 8	Stage 9	Stage 10	Stage 11	Stage 12	Stage 13	Stage 14	Overall	
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
25m Deep Terrace Product									
Terrace 9.5m Allotment	—	32	—	—	—	—	—	32	2%
Subtotal	—	32	—	—	—	—	—	32	2%
25m Deep Product									
Villa 10m Allotment	—	4	8	15	7	—	—	34	2%
Premium Villa 12.5m Allotment	—	7	21	15	41	—	—	84	5%
Courtyard 14m Allotment	—	—	28	16	33	—	—	77	5%
Premium Courtyard 16m Allotment	—	—	3	8	5	1	—	17	1%
Premium Traditional 20m Allotment	—	—	4	1	4	—	1	10	1%
Subtotal	—	11	64	55	90	1	1	222	14%
28m Deep Terrace Product									
Terrace 7.5m Allotment	—	5	9	—	—	—	10	24	1%
Terrace 9.5m Allotment	—	26	4	—	—	—	4	34	2%
Subtotal	—	31	13	—	—	—	14	58	4%
30m Deep Product									
Villa 10m Allotment	—	53	23	5	26	—	47	154	9%
Premium Villa 12.5m Allotment	—	89	52	29	66	—	94	330	20%
Courtyard 14m Allotment	—	123	42	40	43	37	170	455	28%
Premium Courtyard 16m Allotment	—	24	6	15	8	44	54	151	9%
Traditional 18m Allotment	—	4	—	—	—	11	—	15	1%
Premium Traditional 20m Allotment	—	11	5	9	5	22	14	66	4%
Possible Multiple Residential Allotment	—	1	2	—	—	1	3	7	0%
Subtotal	—	305	130	98	148	115	382	1178	72%
50m+ Deep Product									
Courtyard 14m Allotment	—	—	—	—	—	30	—	30	2%
Premium Courtyard 16m Allotment	—	—	—	—	—	25	—	25	2%
Traditional 18m Allotment	—	—	—	—	—	20	—	20	1%
Premium Traditional 20m Allotment	—	—	—	—	—	14	—	14	1%
Ridgetop Allotment	—	—	—	—	—	56	—	56	3%
Subtotal	—	—	—	—	—	145	—	145	9%
Total Residential Allotments	—	379	207	153	238	261	397	1635	100%
Residential Net Density	—	14.7 dw/ha	15.3 dw/ha	13.6 dw/ha	14.8 dw/ha	8.9 dw/ha	11.9 dw/ha	12.6 dw/ha	
Super Lots									
Local Centre	—	—	—	—	—	2	—	2	
District Centre	—	—	—	1	—	—	—	1	
Ambulance	—	—	—	1	—	—	—	1	
Child Care	—	2	1	—	—	—	—	3	
Community Centre	—	—	—	—	—	1	—	1	
State Primary School	1	—	—	—	—	—	—	1	
Medium Density Allotment	—	—	—	—	—	—	1	1	
Balance Allotment	—	—	—	—	—	—	2	2	
Subtotal	1	2	1	2	—	3	3	12	
Total Allotments	1	381	208	155	238	264	400	1647	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	380	209	153	238	262	402	1644	
Maximum Potential Net Residential Density	—	14.7 dw/ha	15.5 dw/ha	13.6 dw/ha	14.8 dw/ha	8.9 dw/ha	12.1 dw/ha	12.7 dw/ha	

CA3 SOUTH - Stage 8 - 14 Land Budget									
Land Use	Stage 8	Stage 9	Stage 10	Stage 11	Stage 12	Stage 13	Stage 14	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	%
	10.082 ha	28.083 ha	16.892 ha	66.313 ha	16.131 ha	37.552 ha	144.019 ha	319.072 ha	100.0%
Saleable Area									
Residential Allotments	—	14.631 ha	7.860 ha	6.287 ha	9.271 ha	23.013 ha	16.894 ha	77.956 ha	24.4%
Medium Density	—	—	—	—	—	—	2.863 ha	2.863 ha	0.9%
Local Centre	—	—	—	—	—	1.945 ha	—	1.945 ha	0.6%
District Centre	—	—	—	8.015 ha	—	—	—	8.015 ha	2.5%
Ambulance	—	—	—	0.600 ha	—	—	—	0.600 ha	0.2%
Child Care	—	0.700 ha	0.301 ha	—	—	—	—	1.001 ha	0.3%
Community Centre	—	—	—	—	—	0.551 ha	—	0.551 ha	0.2%
State Primary School	7.002 ha	—	—	—	—	—	—	7.002 ha	2.2%
Total Area of Allotments	7.002 ha	15.331 ha	8.161 ha	14.902 ha	9.271 ha	25.509 ha	19.757 ha	99.933 ha	31.3%
Road									
North South Arterial Dedication (incl. batters)	0.266 ha	—	3.079 ha	9.562 ha	—	—	0.132 ha	13.039 ha	4.1%
Trunk Connector 2 Lanes (23.7m)	2.102 ha	2.498 ha	—	0.144 ha	0.028 ha	0.327 ha	4.052 ha	9.151 ha	2.9%
Neighbourhood Connector (20.2m)	0.712 ha	1.771 ha	0.598 ha	0.689 ha	1.746 ha	1.016 ha	0.687 ha	7.219 ha	2.3%
Neighbourhood Access Street (16.5m)	—	5.257 ha	3.512 ha	3.116 ha	3.243 ha	3.813 ha	5.971 ha	24.912 ha	7.8%
Laneway (6.5m)	—	0.320 ha	0.075 ha	—	—	—	0.082 ha	0.477 ha	0.1%
Pedestrian Linkages	—	0.365 ha	0.132 ha	0.163 ha	0.256 ha	0.122 ha	0.535 ha	1.573 ha	0.5%
Total Area of New Road	3.080 ha	10.211 ha	7.396 ha	13.674 ha	5.273 ha	5.278 ha	11.459 ha	56.371 ha	17.7%
Open Space									
Conservation Buffer	—	—	—	—	—	—	1.988 ha	1.988 ha	0.6%
Corridor Park / Conservation	—	1.564 ha	—	19.327 ha	—	5.627 ha	13.997 ha	40.515 ha	12.7%
Stormwater Management	—	—	0.555 ha	—	1.588 ha	—	—	2.143 ha	0.7%
Regional Sports	—	—	—	17.595 ha	—	—	—	17.595 ha	5.5%
District Sports	—	—	—	—	—	—	12.624 ha	12.624 ha	4.0%
Neighbourhood Recreation Park	—	0.580 ha	0.539 ha	0.815 ha	—	0.502 ha	1.905 ha	4.341 ha	1.4%
Local Recreation Park	—	0.124 ha	—	—	—	0.542 ha	0.255 ha	0.921 ha	0.3%
Local Linear Recreation Park	—	0.273 ha	0.241 ha	—	—	0.092 ha	—	0.606 ha	0.2%
Total Open Space	—	2.541 ha	1.335 ha	37.737 ha	1.588 ha	6.763 ha	30.769 ha	80.733 ha	25.3%
Balance Allotments									
Balance Allotment	—	—	—	—	—	—	82.034 ha	82.034 ha	25.7%
Total Balance Allotments	—	—	—	—	—	—	82.034 ha	82.034 ha	25.7%

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