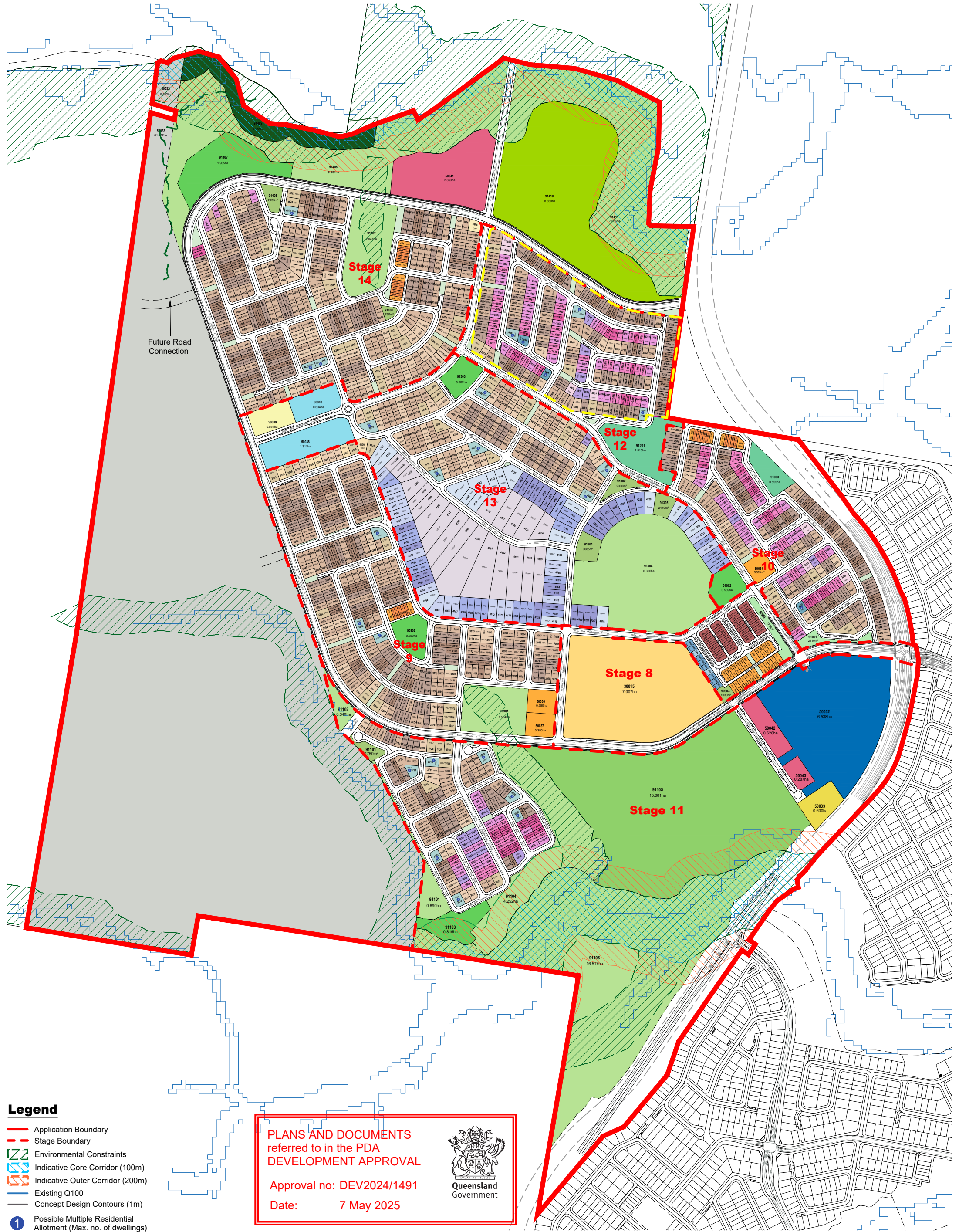




- Legend**
- Application Boundary
 - Stage Boundary
 - Environmental Constraints
 - Indicative Core Corridor (100m)
 - Indicative Outer Corridor (200m)
 - Existing Q100
 - Concept Design Contours (1m)
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Potential School Site for Acquisition (12ha)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025



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

PLAN REF: 110056 – 639

Rev No: B

DATE: 12 DECEMBER 2024

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD

FLAGSTONE CA3 SOUTH

STAGES 8 - 14

OVERALL PLAN OF SUBDIVISION



URBAN DESIGN

Level 8

31 Duncan Street

PO Box 1559

Fortitude Valley QLD 4006

T +61 7 3539 9500

W rpsgroup.com



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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 Product									
Premium Villa 12.5m Allotment	—	8	—	—	—	—	—	8	0%
Courtyard 14m Allotment	—	2	—	—	—	—	—	2	0%
Subtotal	—	10	—	—	—	—	—	10	1%
25m Deep Terrace Product									
Terrace 9.5m Allotment	—	32	—	—	—	—	—	32	2%
Subtotal	—	32	—	—	—	—	—	32	2%
25m Deep Product									
Villa 10m Allotment	—	—	13	16	11	—	—	40	2%
Premium Villa 12.5m Allotment	—	—	23	13	38	—	2	76	5%
Courtyard 14m Allotment	—	—	22	17	30	—	3	72	4%
Premium Courtyard 16m Allotment	—	—	2	9	5	1	—	17	1%
Premium Traditional 20m Allotment	—	—	4	—	4	—	—	8	0%
Possible Multiple Residential Allotment	—	—	1	—	2	—	—	3	0%
Subtotal	—	—	65	55	90	1	5	216	13%
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	—	58	30	13	27	—	50	178	11%
Premium Villa 12.5m Allotment	—	88	51	29	66	23	110	367	23%
Courtyard 14m Allotment	—	117	39	33	40	63	153	445	27%
Premium Courtyard 16m Allotment	—	25	6	10	8	35	45	129	8%
Traditional 18m Allotment	—	4	—	—	—	1	—	5	0%
Premium Traditional 20m Allotment	—	10	6	6	4	15	16	57	4%
Possible Multiple Residential Allotment	—	3	—	7	3	6	3	22	1%
Subtotal	—	305	132	98	148	143	377	1203	74%
50m+ Deep Product									
Courtyard 14m Allotment	—	—	—	—	—	25	—	25	2%
Premium Courtyard 16m Allotment	—	—	—	—	—	25	—	25	2%
Traditional 18m Allotment	—	—	—	—	—	20	—	20	1%
Premium Traditional 20m Allotment	—	—	—	—	—	18	—	18	1%
Ridgetop Allotment	—	—	—	—	—	21	—	21	1%
Subtotal	—	—	—	—	—	109	—	109	7%
Total Residential Allotments	—	378	210	153	238	253	396	1628	100%
Residential Net Density	—	16.3 dw/ha	15.5 dw/ha	13.1 dw/ha	14.8 dw/ha	8.9 dw/ha	15.1 dw/ha	13.6 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	—	—	—	2	—	—	1	3	
Balance Allotment	—	—	—	—	—	—	2	2	
Subtotal	1	2	1	4	—	3	3	14	
Total Allotments	1	380	211	157	238	256	399	1642	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	381	211	165	246	264	401	1668	
Maximum Potential Net Residential Density	—	16.4 dw/ha	15.5 dw/ha	14.1 dw/ha	15.3 dw/ha	9.3 dw/ha	15.3 dw/ha	13.9 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	%
	10.176 ha	28.014 ha	16.967 ha	66.285 ha	16.056 ha	37.553 ha	144.025 ha	319.076 ha	100.0%
Saleable Area									
Residential Allotments	—	14.554 ha	7.934 ha	6.274 ha	9.374 ha	21.607 ha	16.542 ha	76.285 ha	23.9%
Medium Density	—	—	—	0.915 ha	—	—	2.863 ha	3.778 ha	1.2%
Local Centre	—	—	—	—	—	1.945 ha	—	1.945 ha	0.6%
District Centre	—	—	—	6.538 ha	—	—	—	6.538 ha	2.0%
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	7.007 ha	—	—	—	—	—	—	7.007 ha	2.2%
Total Area of Allotments	7.007 ha	15.254 ha	8.235 ha	14.327 ha	9.374 ha	24.103 ha	19.405 ha	97.705 ha	30.6%
Road									
North South Arterial Dedication (incl. batters)	0.266 ha	—	3.079 ha	9.561 ha	—	—	0.132 ha	13.038 ha	4.1%
Trunk Connector 2 Lanes (23.7m)	2.195 ha	2.521 ha	—	0.144 ha	0.028 ha	0.327 ha	4.135 ha	9.350 ha	2.9%
Neighbourhood Connector (20.2m)	0.708 ha	1.746 ha	0.598 ha	1.224 ha	1.753 ha	1.016 ha	0.687 ha	7.732 ha	2.4%
Neighbourhood Access Street (16.5m)	—	5.229 ha	3.513 ha	3.143 ha	3.133 ha	4.373 ha	6.101 ha	25.492 ha	8.0%
Laneway (6.5m)	—	0.380 ha	0.075 ha	—	—	—	0.082 ha	0.537 ha	0.2%
Pedestrian Linkages	—	0.365 ha	0.132 ha	0.088 ha	0.255 ha	0.129 ha	0.642 ha	1.611 ha	0.5%
Total Area of New Road	3.169 ha	10.241 ha	7.397 ha	14.160 ha	5.169 ha	5.845 ha	11.779 ha	57.760 ha	18.1%
Open Space									
Conservation Buffer	—	—	—	—	—	—	1.988 ha	1.988 ha	0.6%
Corridor Park / Conservation	—	1.564 ha	—	21.807 ha	—	6.350 ha	18.061 ha	47.782 ha	15.0%
Stormwater Management	—	—	0.555 ha	—	1.513 ha	—	—	2.068 ha	0.6%
Regional Sports	—	—	—	15.001 ha	—	—	—	15.001 ha	4.7%
District Sports	—	—	—	—	—	—	8.560 ha	8.560 ha	2.7%
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	—	0.103 ha	—	0.175 ha	—	0.753 ha	0.293 ha	1.324 ha	0.4%
Local Linear Recreation Park	—	0.272 ha	0.241 ha	—	—	—	—	0.513 ha	0.2%
Total Open Space	—	2.519 ha	1.335 ha	37.798 ha	1.513 ha	7.605 ha	30.807 ha	81.577 ha	25.6%
Balance Allotments									
Balance Allotment	—	—	—	—	—	—	82.034 ha	82.034 ha	25.7%
Total Balance Allotments	—	—	—	—	—	—	82.034 ha	82.034 ha	25.7%

PLAN REF: 110056 - 640
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Not to Scale @ A3

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31 Duncan Street
PO Box 1559
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