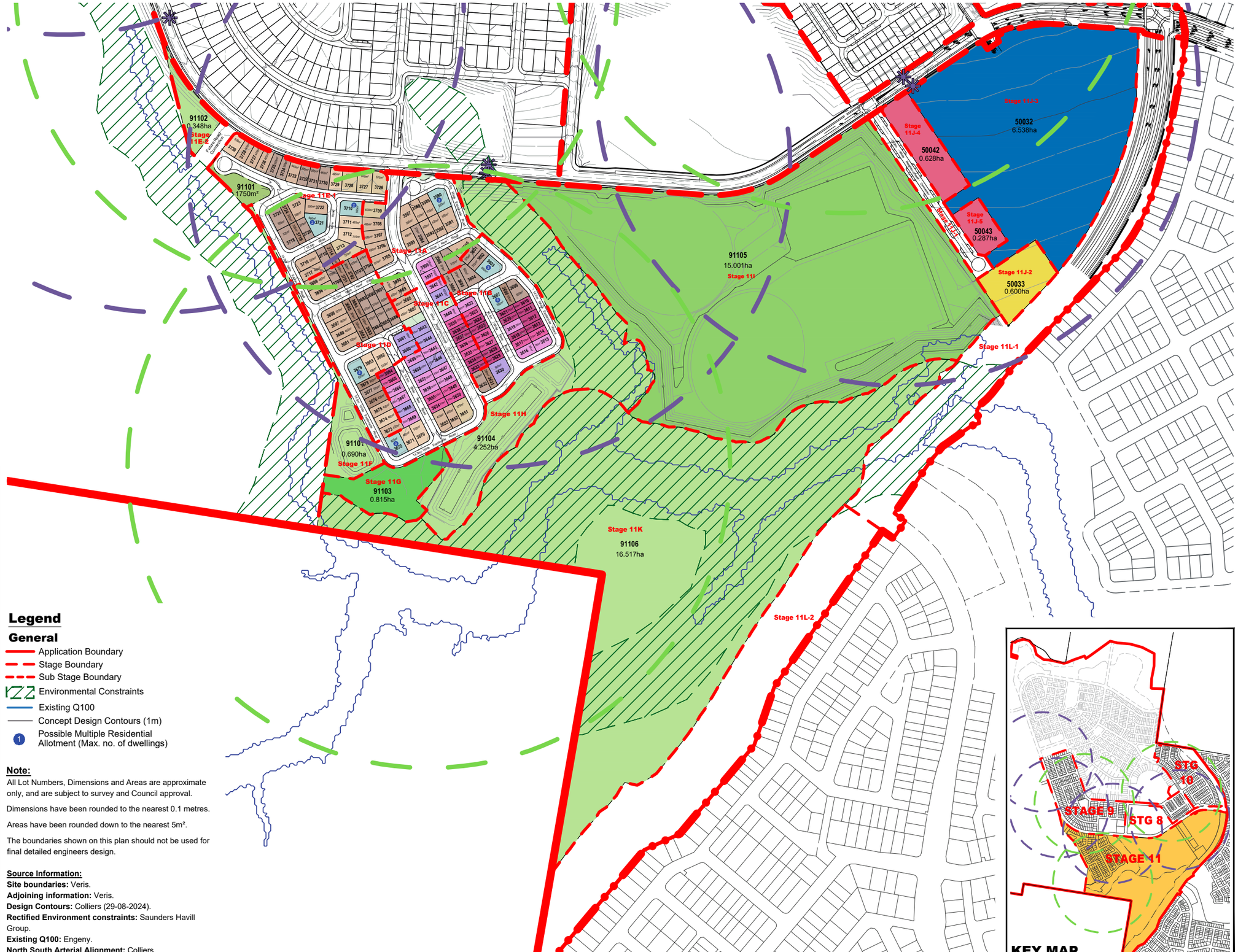
Land Budget

Land Use	Overall	
	Area	%
Area of Application Boundary	**66.285 ha**	**100.0%**
Saleable Area		
Residential Allotments	6.274 ha	9.5%
District Centre	6.538 ha	9.9%
Ambulance	0.600 ha	0.9%
Medium Density	0.915 ha	1.4%
Total Area of Allotments	**14.327 ha**	**21.6%**
Road		
North South Arterial Dedication (incl. batters)	9.561 ha	14.4%
Trunk Connector 2 Lanes (23.7m)	0.144 ha	0.2%
Neighbourhood Connector (20.2m)	1.224 ha	1.8%
Neighbourhood Access Street (16.5m)	3.143 ha	4.7%
Laneway (6.5m)	—	0.0%
Pedestrian Linkages	0.088 ha	0.1%
Total Area of New Road	**14.160 ha**	**21.4%**
Open Space		
Conservation Buffer	—	0.0%
Corridor Park / Conservation	21.807 ha	32.9%
Stormwater Management	—	0.0%
Regional Sports	15.001 ha	22.6%
District Sports	—	0.0%
Neighbourhood Recreation Park	0.815 ha	1.2%
Local Recreation Park	0.175 ha	0.3%
Local Linear Recreation Park	—	0.0%
Total Open Space	**37.798 ha**	**57.0%**

Yield Breakdown

Lot Type	Overall	
	Yield	%
25m Deep Product		
Villa 10m Allotment	16	10.5%
Premium Villa 12.5m Allotment	13	8.5%
Courtyard 14m Allotment	17	11.1%
Premium Courtyard 16m Allotment	9	5.9%
Premium Traditional 20m Allotment	—	0.0%
Subtotal	**55**	**35.9%**
30m Deep Product		
Villa 10m Allotment	13	8.5%
Premium Villa 12.5m Allotment	29	19.0%
Courtyard 14m Allotment	33	21.6%
Premium Courtyard 16m Allotment	10	6.5%
Traditional 18m Allotment	—	0.0%
Premium Traditional 20m Allotment	6	3.9%
Possible Multiple Residential Allotment	7	4.6%
Subtotal	**98**	**64.1%**
Total Residential Allotments	**153**	**100.0%**
Residential Net Density	**13.1 dw/ha**	
Super Lots		
District Centre	**1**	
Ambulance	**1**	
Medium Density Allotment	**2**	
Subtotal	**4**	
Total Allotments	**157**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**165**	
Maximum Potential Net Residential Density	**14.1 dw/ha**	



Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Concept Design Contours (1m)
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)

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.
Design Contours: Colliers (29-08-2024).
Rectified Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

TO BE READ IN CONJUNCTION WITH 110056-585B STAGE 11 OVERALL STATISTICS

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025

Queensland Government

PLAN REF: **110056 – 584**
Rev No: **B**
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: MM / JC
CHECKED BY: MD

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FLAGSTONE CA3 SOUTH
STAGE 11 OVERALL PLAN OF SUBDIVISION

PEET

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Yield Breakdown

Lot Type	Stage 11A	Stage 11B	Stage 11C	Stage 11D	Stage 11E-1	Stage 11F	Stage 11G	Stage 11H	Stage 11I	Stage 11J-1	Stage 11J-2	Stage 11J-3	Stage 11J-4	Stage 11J-5	Stage 11K	Stage 11L	Overall	
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product																		
Villa 10m Allotment	—	11	5	—	—	—	—	—	—	—	—	—	—	—	—	—	**16**	**10.5%**
Premium Villa 12.5m Allotment	—	5	8	—	—	—	—	—	—	—	—	—	—	—	—	—	**13**	**8.5%**
Courtyard 14m Allotment	2	4	11	—	—	—	—	—	—	—	—	—	—	—	—	—	**17**	**11.1%**
Premium Courtyard 16m Allotment	—	1	6	2	—	—	—	—	—	—	—	—	—	—	—	—	**9**	**5.9%**
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Subtotal	**2**	**21**	**30**	**2**	**—**	**—**	**—**	**—**	**—**	—	—	—	—	—	—	—	**55**	**35.9%**
30m Deep Product																		
Villa 10m Allotment	—	2	—	8	3	—	—	—	—	—	—	—	—	—	—	—	**13**	**8.5%**
Premium Villa 12.5m Allotment	3	7	—	10	9	—	—	—	—	—	—	—	—	—	—	—	**29**	**19.0%**
Courtyard 14m Allotment	14	—	3	8	8	—	—	—	—	—	—	—	—	—	—	—	**33**	**21.6%**
Premium Courtyard 16m Allotment	—	—	3	3	4	—	—	—	—	—	—	—	—	—	—	—	**10**	**6.5%**
Traditional 18m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Premium Traditional 20m Allotment	1	—	1	—	4	—	—	—	—	—	—	—	—	—	—	—	**6**	**3.9%**
Possible Multiple Residential Allotment	1	2	1	1	2	—	—	—	—	—	—	—	—	—	—	—	**7**	**4.6%**
Subtotal	**19**	**11**	**8**	**30**	**30**	**—**	**—**	**—**	**—**	—	—	—	—	—	—	—	**98**	**64.1%**
Total Residential Allotments	**21**	**32**	**38**	**32**	**30**	**—**	**—**	**—**	**—**	—	—	—	—	—	—	—	**153**	**100.0%**
Residential Net Density	**11.6 dw/ha**	**17.3 dw/ha**	**16.6 dw/ha**	**16.1 dw/ha**	**12.3 dw/ha**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**13.1 dw/ha**	
Super Lots																		
District Centre	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1	
Ambulance	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	1	
Medium Density Allotment	—	—	—	—	—	—	—	—	—	—	—	—	1	1	—	—	2	
Subtotal	—	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1**	**1**	**1**	**1**	**—**	**—**	**4**	
Total Allotments	**21**	**32**	**38**	**32**	**30**	**—**	**—**	**—**	**—**	**—**	**1**	**1**	**1**	**1**	**—**	**—**	**157**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**23**	**36**	**40**	**34**	**32**	**—**	**—**	**—**	**—**	—	—	—	—	—	—	—	**165**	
Maximum Potential Net Residential Density	**12.7 dw/ha**	**19.5 dw/ha**	**17.5 dw/ha**	**17.1 dw/ha**	**13.2 dw/ha**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**14.1 dw/ha**	

Land Budget

Land Use	Stage 11A	Stage 11B	Stage 11C	Stage 11D	Stage 11E-1	Stage 11E-2	Stage 11F	Stage 11G	Stage 11H	Stage 11I	Stage 11J-1	Stage 11J-2	Stage 11J-3	Stage 11J-4	Stage 11J-5	Stage 11K	Stage 11L-1	Stage 11L-2	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Application Boundary	**1.816 ha**	**1.848 ha**	**2.283 ha**	**1.991 ha**	**2.431 ha**	**0.492 ha**	**0.690 ha**	**0.815 ha**	**4.252 ha**	**15.001 ha**	**0.535 ha**	**0.600 ha**	**6.538 ha**	**0.628 ha**	**0.287 ha**	**16.517 ha**	**4.456 ha**	**5.105 ha**	**66.285 ha**	**100.0%**
Saleable Area																				
Residential Allotments	0.998 ha	1.112 ha	1.402 ha	1.307 ha	1.455 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	**6.274 ha**	**9.5%**
Medium Density	—	—	—	—	—	—	—	—	—	—	—	—	—	0.628 ha	0.287 ha	—	—	—	**0.915 ha**	**1.4%**
District Centre	—	—	—	—	—	—	—	—	—	—	—	—	6.538 ha	—	—	—	—	—	**6.538 ha**	**9.9%**
Ambulance	—	—	—	—	—	—	—	—	—	—	—	0.600 ha	—	—	—	—	—	—	**0.600 ha**	**0.9%**
Total Area of Allotments	**0.998 ha**	**1.112 ha**	**1.402 ha**	**1.307 ha**	**1.455 ha**	**—**	**—**	**—**	**—**	**—**	**—**	**0.600 ha**	**6.538 ha**	**0.628 ha**	**0.287 ha**	**—**	**—**	**—**	**14.327 ha**	**21.6%**
Road																				
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.456 ha	5.105 ha	**9.561 ha**	**14.4%**
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	0.144 ha	—	—	—	—	—	—	—	—	—	—	—	—	**0.144 ha**	**0.2%**
Neighbourhood Connector (20.2m)	0.330 ha	—	0.359 ha	—	—	—	—	—	—	—	0.535 ha	—	—	—	—	—	—	—	**1.224 ha**	**1.8%**
Neighbourhood Access Street (16.5m)	0.465 ha	0.736 ha	0.457 ha	0.684 ha	0.801 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	**3.143 ha**	**4.7%**
Laneway (6.5m)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Pedestrian Linkages	0.023 ha	—	0.065 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.088 ha**	**0.1%**
Total Area of New Road	**0.818 ha**	**0.736 ha**	**0.881 ha**	**0.684 ha**	**0.801 ha**	**0.144 ha**	**—**	**—**	**—**	**—**	**0.535 ha**	**—**	**—**	**—**	**—**	**—**	**4.456 ha**	**5.105 ha**	**14.160 ha**	**21.4%**
Open Space																				
Conservation Buffer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Corridor Park / Conservation	—	—	—	—	—	0.348 ha	0.690 ha	—	4.252 ha	—	—	—	—	—	—	16.517 ha	—	—	**21.807 ha**	**32.9%**
Stormwater Management	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Regional Sports	—	—	—	—	—	—	—	—	—	15.001 ha	—	—	—	—	—	—	—	—	**15.001 ha**	**22.6%**
District Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.815 ha	—	—	—	—	—	—	—	—	—	—	**0.815 ha**	**1.2%**
Local Recreation Park	—	—	—	—	0.175 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	**0.175 ha**	**0.3%**
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**—**	**0.175 ha**	**0.348 ha**	**0.690 ha**	**0.815 ha**	**4.252 ha**	**15.001 ha**	**—**	**—**	**—**	**—**	**—**	**16.517 ha**	**—**	**—**	**37.798 ha**	**57.0%**

PLAN REF: **110056 – 585**
Rev No: **B**
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: MM / JC
CHECKED BY: MD

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025

Queensland Government

FLAGSTONE CA3 SOUTH
STAGE 11 OVERALL STATISTICS

PEET

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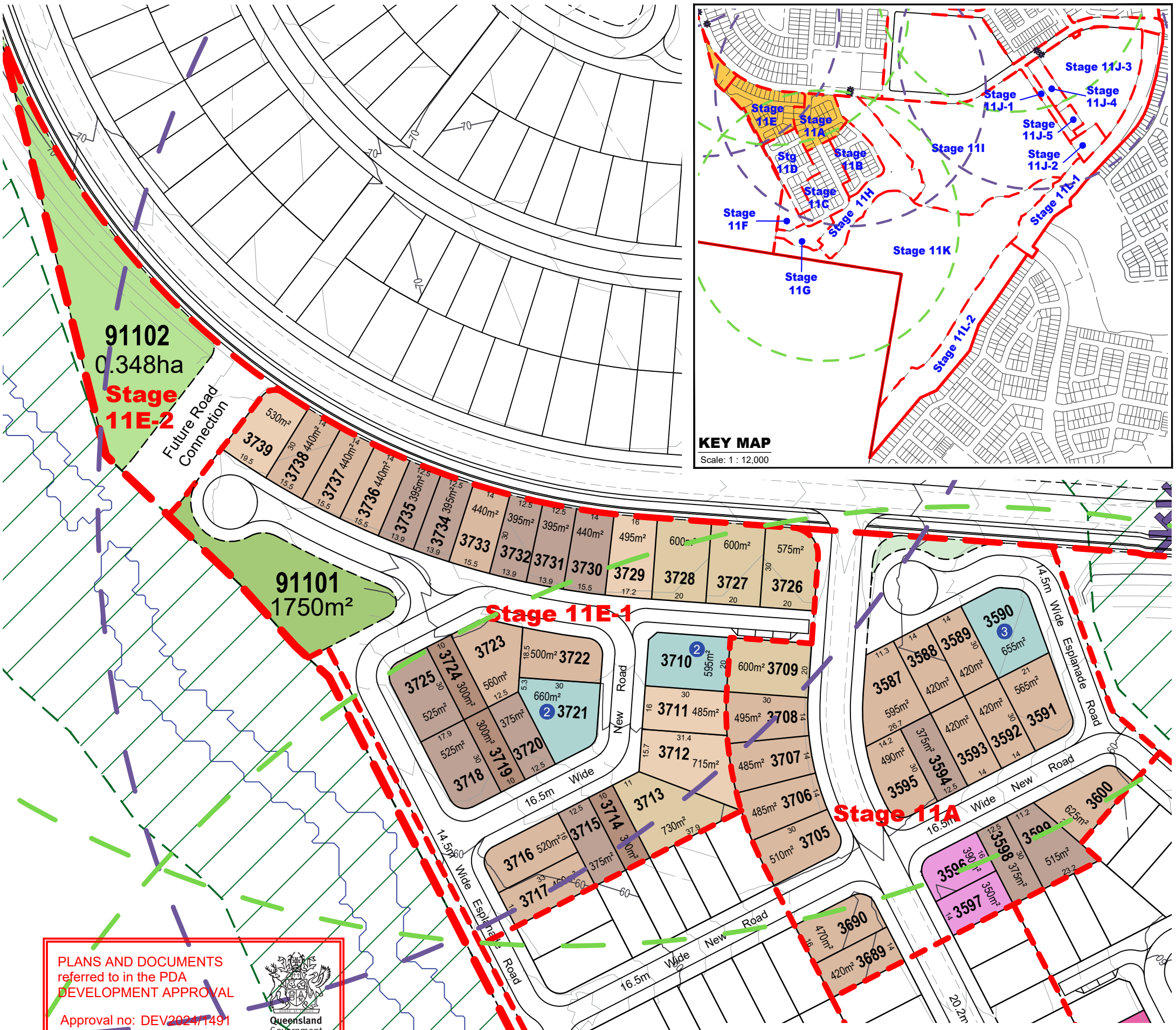
A TETRA TECH COMPANY



Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Concept Design Contours (1m)
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 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.
Design Contours: Colliers (29-08-2024).
Rectified Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

Land Budget

Land Use	Stage 11A	Stage 11E-1	Stage 11E-2	Overall	
	Area	Area	Area	Area	%
Area of Application Boundary	**1.816 ha**	**2.431 ha**	**0.492 ha**	**4.739 ha**	**100.0%**
Saleable Area					
Residential Allotments	0.998 ha	1.455 ha	—	**2.453 ha**	**51.8%**
Medium Density	—	—	—	—	0.0%
District Centre	—	—	—	—	0.0%
Ambulance	—	—	—	—	0.0%
Total Area of Allotments	**0.998 ha**	**1.455 ha**	**—**	**2.453 ha**	**51.8%**
Road					
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	0.144 ha	—	0.0%
Neighbourhood Connector (20.2m)	0.330 ha	—	—	**0.330 ha**	**7.0%**
Neighbourhood Access Street (16.5m)	0.465 ha	0.801 ha	—	**1.266 ha**	**26.7%**
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	0.023 ha	—	—	**0.023 ha**	**0.5%**
Total Area of New Road	**0.818 ha**	**0.801 ha**	**0.144 ha**	**1.763 ha**	**37.2%**
Open Space					
Conservation Buffer	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	0.348 ha	—	0.0%
Stormwater Management	—	—	—	—	0.0%
Regional Sports	—	—	—	—	0.0%
District Sports	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Local Recreation Park	—	0.175 ha	—	**0.175 ha**	**3.7%**
Local Linear Recreation Park	—	—	—	—	0.0%
Total Open Space	**—**	**0.175 ha**	**0.348 ha**	**0.523 ha**	**11.0%**

Yield Breakdown

Lot Type	Stage 11A	Stage 11E-1	Overall	
	Yield	Yield	Yield	%
25m Deep Product				
Villa 10m Allotment	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	0.0%
Courtyard 14m Allotment	2	—	**2**	**3.9%**
Premium Courtyard 16m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	0.0%
Subtotal	**2**	**—**	**2**	**3.9%**
30m Deep Product				
Villa 10m Allotment	—	3	**3**	**5.9%**
Premium Villa 12.5m Allotment	3	9	**12**	**23.5%**
Courtyard 14m Allotment	14	8	**22**	**43.1%**
Premium Courtyard 16m Allotment	—	4	**4**	**7.8%**
Traditional 18m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	1	4	**5**	**9.8%**
Possible Multiple Residential Allotment	1	2	**3**	**5.9%**
Subtotal	**19**	**30**	**49**	**96.1%**
Total Residential Allotments	**21**	**30**	**51**	**100.0%**
Residential Net Density	**11.6 dw/ha**	**12.3 dw/ha**		
Super Lots	**Lots**	**Lots**	**Lots**	
District Centre	—	—	—	
Ambulance	—	—	—	
Medium Density Allotment	—	—	—	
Subtotal	**—**	**—**	**—**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**23**	**32**	**55**	
Maximum Potential Net Residential Density	**12.7 dw/ha**	**13.2 dw/ha**		

PLAN REF: 110056 – 586
Rev No: B
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: MM / JC
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0 20 40 60 80 100 1 : 1,500 @ A3

FLAGSTONE CA3 SOUTH
STAGE 11A - 11E
PLAN OF SUBDIVISION

PEET

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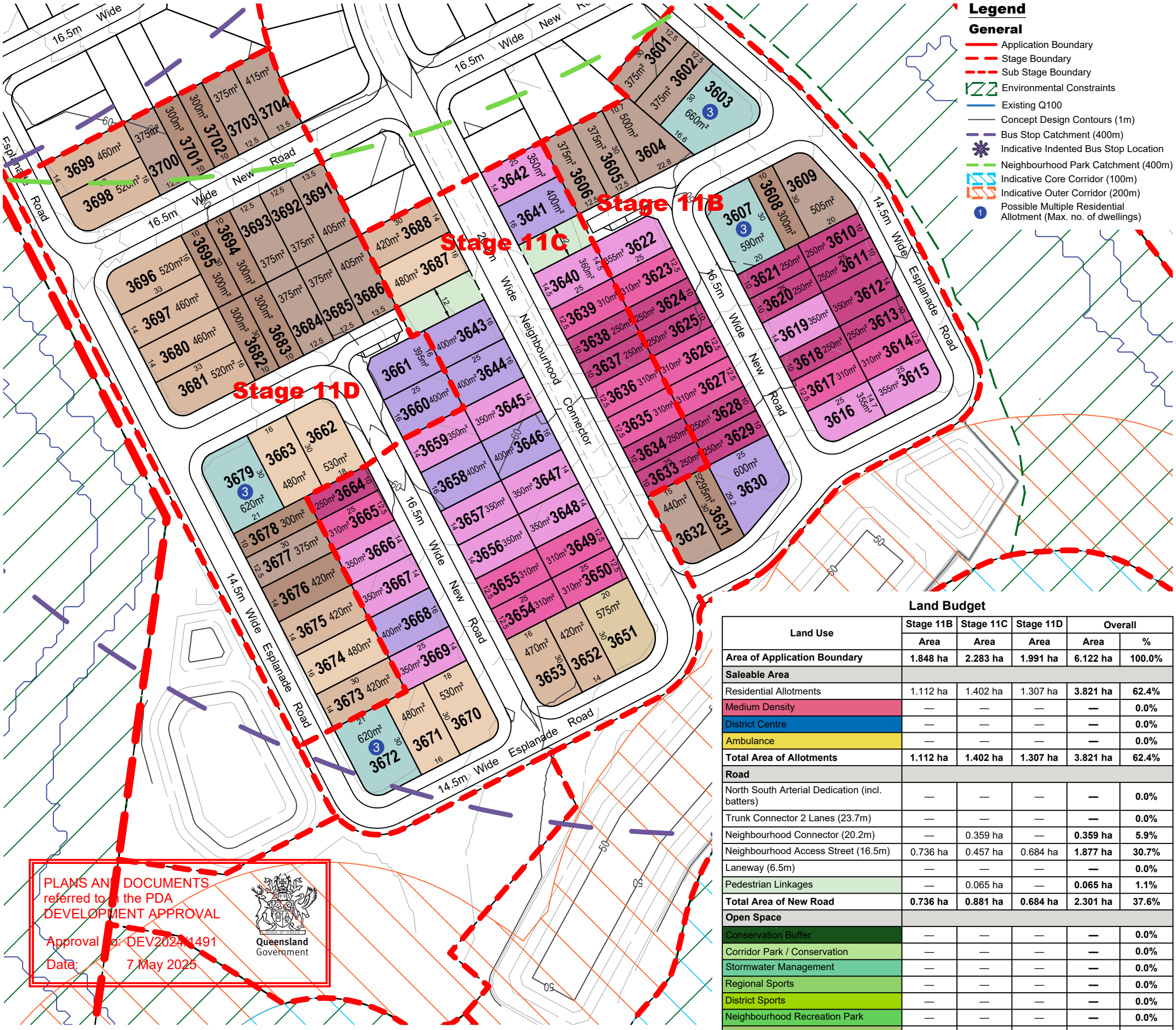
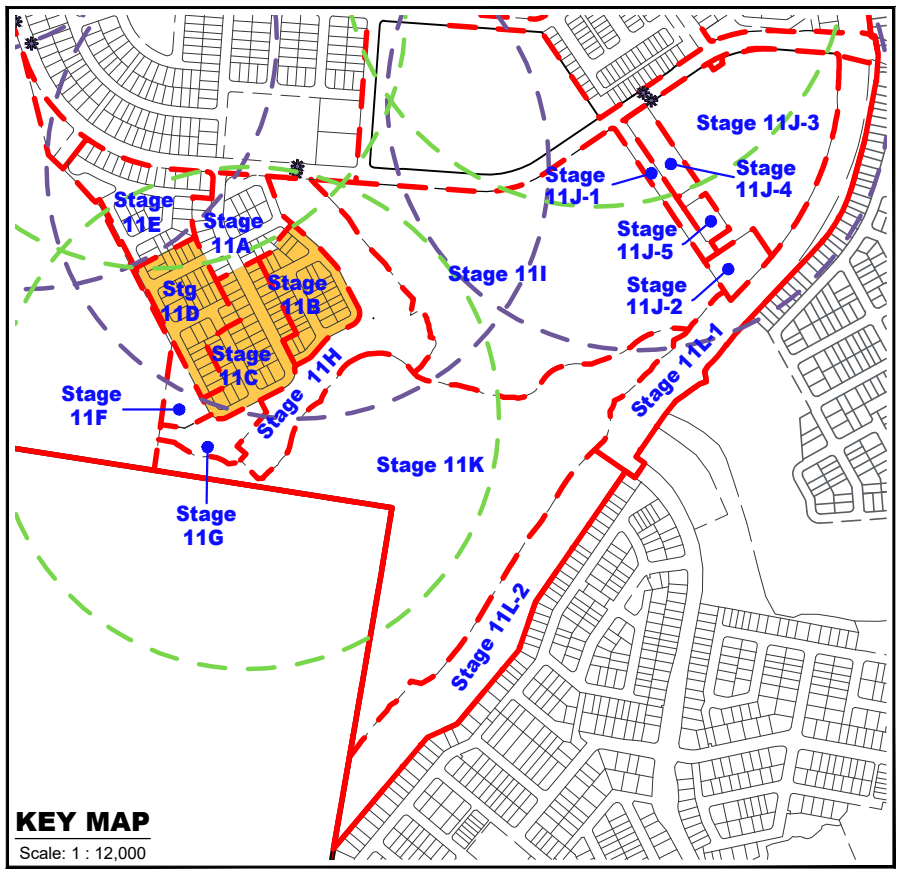


Land Budget

Land Use	Stage 11B	Stage 11C	Stage 11D	Overall	
	Area	Area	Area	Area	%
Area of Application Boundary	**1.848 ha**	**2.283 ha**	**1.991 ha**	**6.122 ha**	**100.0%**
Saleable Area					
Residential Allotments	1.112 ha	1.402 ha	1.307 ha	**3.821 ha**	**62.4%**
Medium Density	—	—	—	**—**	**0.0%**
District Centre	—	—	—	**—**	**0.0%**
Ambulance	—	—	—	**—**	**0.0%**
Total Area of Allotments	**1.112 ha**	**1.402 ha**	**1.307 ha**	**3.821 ha**	**62.4%**
Road					
North South Arterial Dedication (incl. batters)	—	—	—	**—**	**0.0%**
Trunk Connector 2 Lanes (23.7m)	—	—	—	**—**	**0.0%**
Neighbourhood Connector (20.2m)	—	0.359 ha	—	**0.359 ha**	**5.9%**
Neighbourhood Access Street (16.5m)	0.736 ha	0.457 ha	0.684 ha	**1.877 ha**	**30.7%**
Laneway (6.5m)	—	—	—	**—**	**0.0%**
Pedestrian Linkages	—	0.065 ha	—	**0.065 ha**	**1.1%**
Total Area of New Road	**0.736 ha**	**0.881 ha**	**0.684 ha**	**2.301 ha**	**37.6%**
Open Space					
Conservation Buffer	—	—	—	**—**	**0.0%**
Corridor Park / Conservation	—	—	—	**—**	**0.0%**
Stormwater Management	—	—	—	**—**	**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%**

Yield Breakdown

Lot Type	Stage 11B	Stage 11C	Stage 11D	Overall	
	Yield	Yield	Yield	Yield	%
25m Deep Product					
Villa 10m Allotment	11	5	—	**16**	**15.7%**
Premium Villa 12.5m Allotment	5	8	—	**13**	**12.7%**
Courtyard 14m Allotment	4	11	—	**15**	**14.7%**
Premium Courtyard 16m Allotment	1	6	2	**9**	**8.8%**
Premium Traditional 20m Allotment	—	—	—	**—**	**0.0%**
Subtotal	**21**	**30**	**2**	**53**	**52.0%**
30m Deep Product					
Villa 10m Allotment	2	—	8	**10**	**9.8%**
Premium Villa 12.5m Allotment	7	—	10	**17**	**16.7%**
Courtyard 14m Allotment	—	3	8	**11**	**10.8%**
Premium Courtyard 16m Allotment	—	3	3	**6**	**5.9%**
Traditional 18m Allotment	—	—	—	**—**	**0.0%**
Premium Traditional 20m Allotment	—	1	—	**1**	**1.0%**
Possible Multiple Residential Allotment	2	1	1	**4**	**3.9%**
Subtotal	**11**	**8**	**30**	**49**	**48.0%**
Total Residential Allotments	**32**	**38**	**32**	**102**	**100.0%**
Residential Net Density	**17.3 dw/ha**	**16.6 dw/ha**	**16.1 dw/ha**		
Super Lots	**Lots**	**Lots**	**Lots**	**Lots**	
District Centre	—	—	—	**—**	
Ambulance	—	—	—	**—**	
Medium Density Allotment	—	—	—	—	
Subtotal	**—**	**—**	**—**	**—**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**36**	**40**	**34**	**110**	
Maximum Potential Net Residential Density	**19.5 dw/ha**	**17.5 dw/ha**	**17.1 dw/ha**		



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Areas have been rounded down to the nearest 5m².

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Adjoining information: Veris.
Design Contours: Colliers (29-08-2024).
Rectified Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

PLAN REF: 110056 – 587
Rev No: B
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: MM / JC
CHECKED BY: MD

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

FLAGSTONE CA3 SOUTH
STAGE 11B - 11D
PLAN OF SUBDIVISION

PEET

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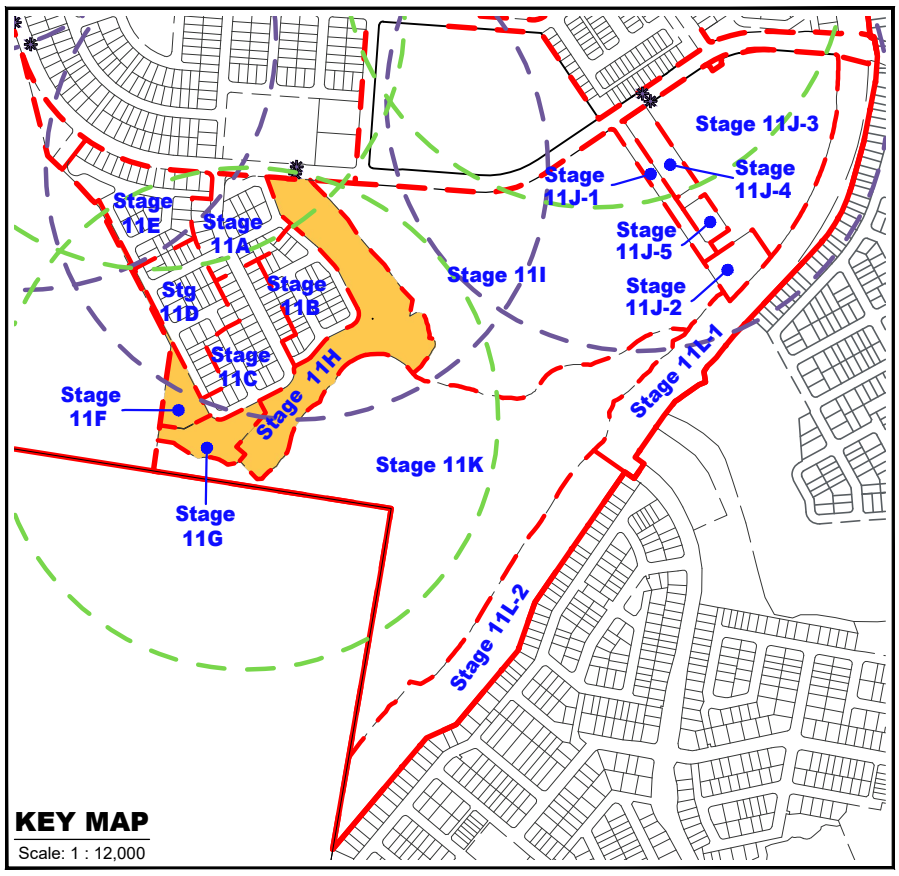
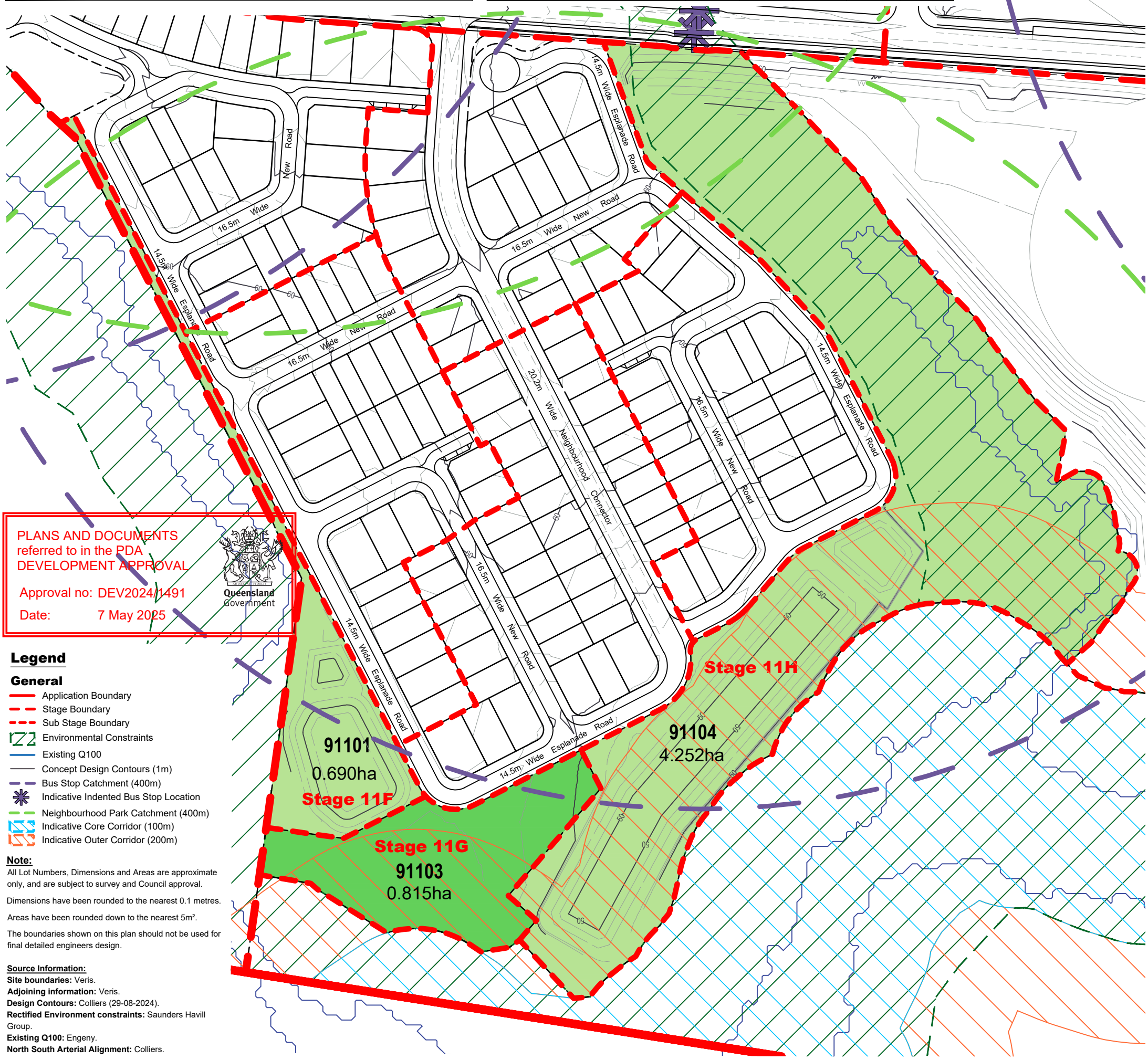


Land Budget

Land Use	Stage 11F	Stage 11G	Stage 11H	Overall	
	Area	Area	Area	Area	%
Area of Application Boundary	**0.690 ha**	**0.815 ha**	**4.252 ha**	**5.757 ha**	**100%**
Saleable Area					
Residential Allotments	—	—	—	—	0.0%
Medium Density	—	—	—	—	0.0%
District Centre	—	—	—	—	0.0%
Ambulance	—	—	—	—	0.0%
Total Area of Allotments	—	—	—	—	0.0%
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)	—	—	—	—	0.0%
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	—	0.0%
Total Area of New Road	—	—	—	—	0.0%
Open Space					
Conservation Buffer	—	—	—	—	0.0%
Corridor Park / Conservation	0.690 ha	—	4.252 ha	**4.942 ha**	**85.8%**
Stormwater Management	—	—	—	—	0.0%
Regional Sports	—	—	—	—	0.0%
District Sports	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	0.815 ha	—	**0.815 ha**	**14.2%**
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Total Open Space	**0.690 ha**	**0.815 ha**	**4.252 ha**	**5.757 ha**	**100.0%**



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025

Queensland Government

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- 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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North South Arterial Alignment: Colliers.

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CHECKED BY: MD

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FLAGSTONE CA3 SOUTH
STAGE 11F - 11H
PLAN OF SUBDIVISION

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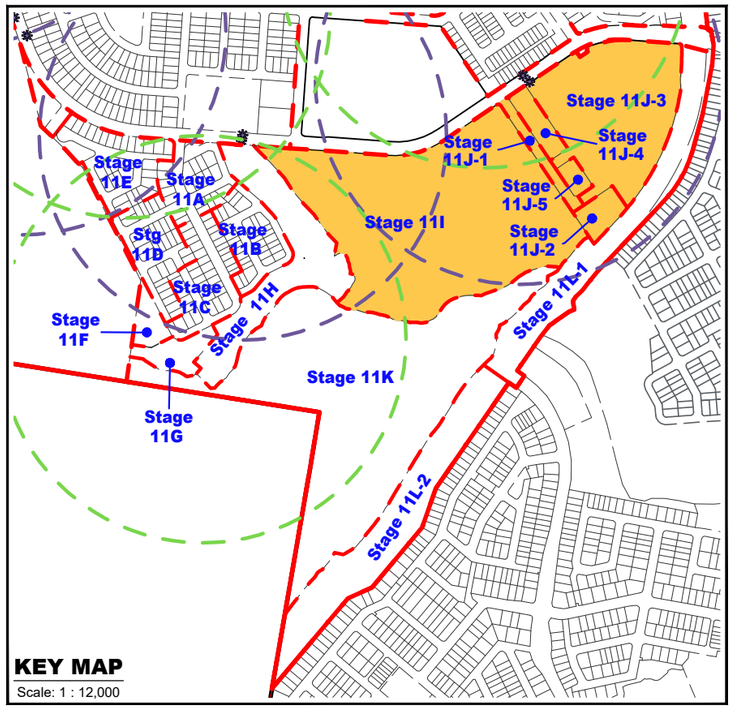

Land Budget

Land Use	Stage 11I	Stage 11J-1	Stage 11J-2	Stage 11J-3	Stage 11J-4	Stage 11J-5	Overall	
	Area	Area	Area	Area	Area	Area	Area	%
Area of Application Boundary	**15.001**	**0.535 ha**	**0.600 ha**	**6.538 ha**	**0.628 ha**	**0.287 ha**	**23.589 ha**	**100.0%**
Saleable Area								
Residential Allotments	—	—	—	—	—	—	—	0.0%
Medium Density	—	—	—	—	0.628 ha	0.287 ha	**0.915 ha**	**3.9%**
District Centre	—	—	—	6.538 ha	—	—	**6.538 ha**	**27.7%**
Ambulance	—	—	0.600 ha	—	—	—	**0.600 ha**	**2.5%**
Total Area of Allotments	—	—	**0.600 ha**	**6.538 ha**	**0.628 ha**	**0.287 ha**	**8.053 ha**	**34.1%**
Road								
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	0.535 ha	—	—	—	—	**0.535 ha**	**2.3%**
Neighbourhood Access Street (16.5m)	—	—	—	—	—	—	—	0.0%
Laneway (6.5m)	—	—	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	—	—	—	—	0.0%
Total Area of New Road	—	**0.535 ha**	—	—	—	—	**0.535 ha**	**2.3%**
Open Space								
Conservation Buffer	—	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	—	—	0.0%
Stormwater Management	—	—	—	—	—	—	—	0.0%
Regional Sports	15.001 ha	—	—	—	—	—	**15.001 ha**	**63.6%**
District Sports	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	—	0.0%
Total Open Space	**15.001 ha**	—	—	—	—	—	**15.001 ha**	**63.6%**

Yield Breakdown

Lot Type	Stage 11J-1	Stage 11J-2	Stage 11J-3	Stage 11J-4	Stage 11J-5	Overall	
	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	—	—	—	—	—	—	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%
Total Residential Allotments	—	—	—	—	—	—	0.0%
Residential Net Density	—	—	—	—	—		
Super Lots							
District Centre	—	—	1	—	—	**1**	
Ambulance	—	1	—	—	—	**1**	
Medium Density Allotment	—	—	—	1	1	**2**	
Subtotal	—	**1**	**1**	**1**	**1**	**4**	
Total Allotments	—	**1**	**1**	**1**	**1**	**4**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	—	—	—	—	—	
Maximum Potential Net Residential Density	—	—	—	—	—	—	

Legend

General

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

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025

Queensland Government

PLAN REF: **110056 – 589**
Rev No: **B**
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD

0 30 60 90 120 150 **1 : 3,000 @ A0**

FLAGSTONE CA3 SOUTH
STAGE 11I - 11J
PLAN OF SUBDIVISION

PEET

URBAN DESIGN
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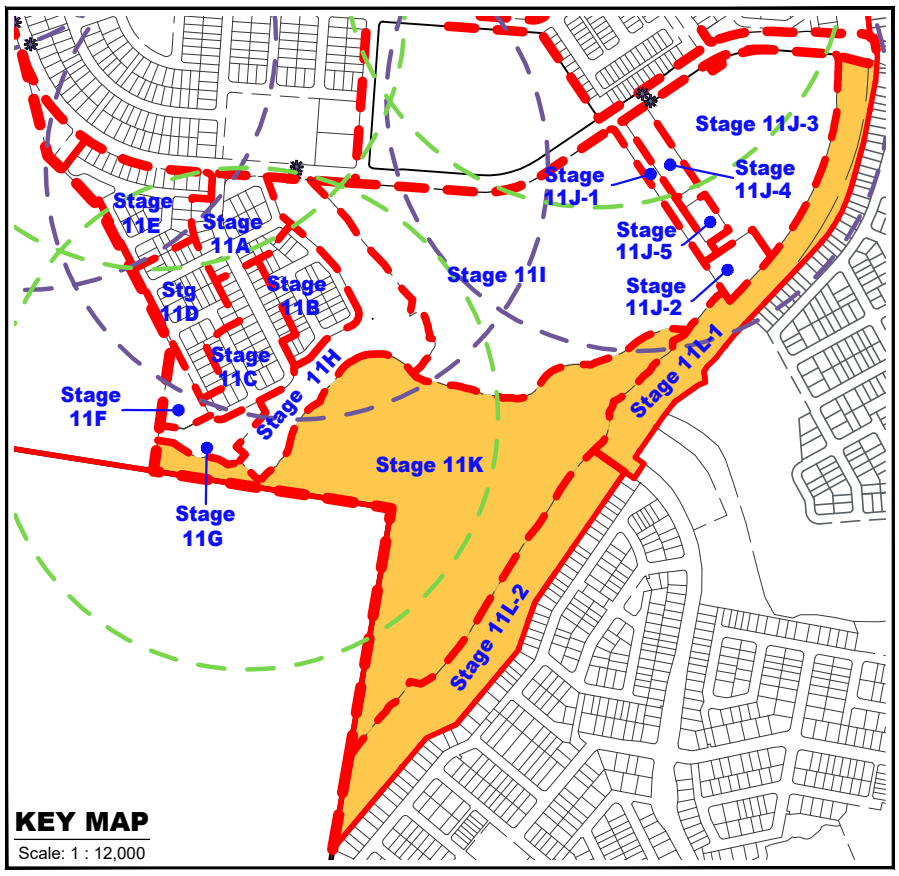

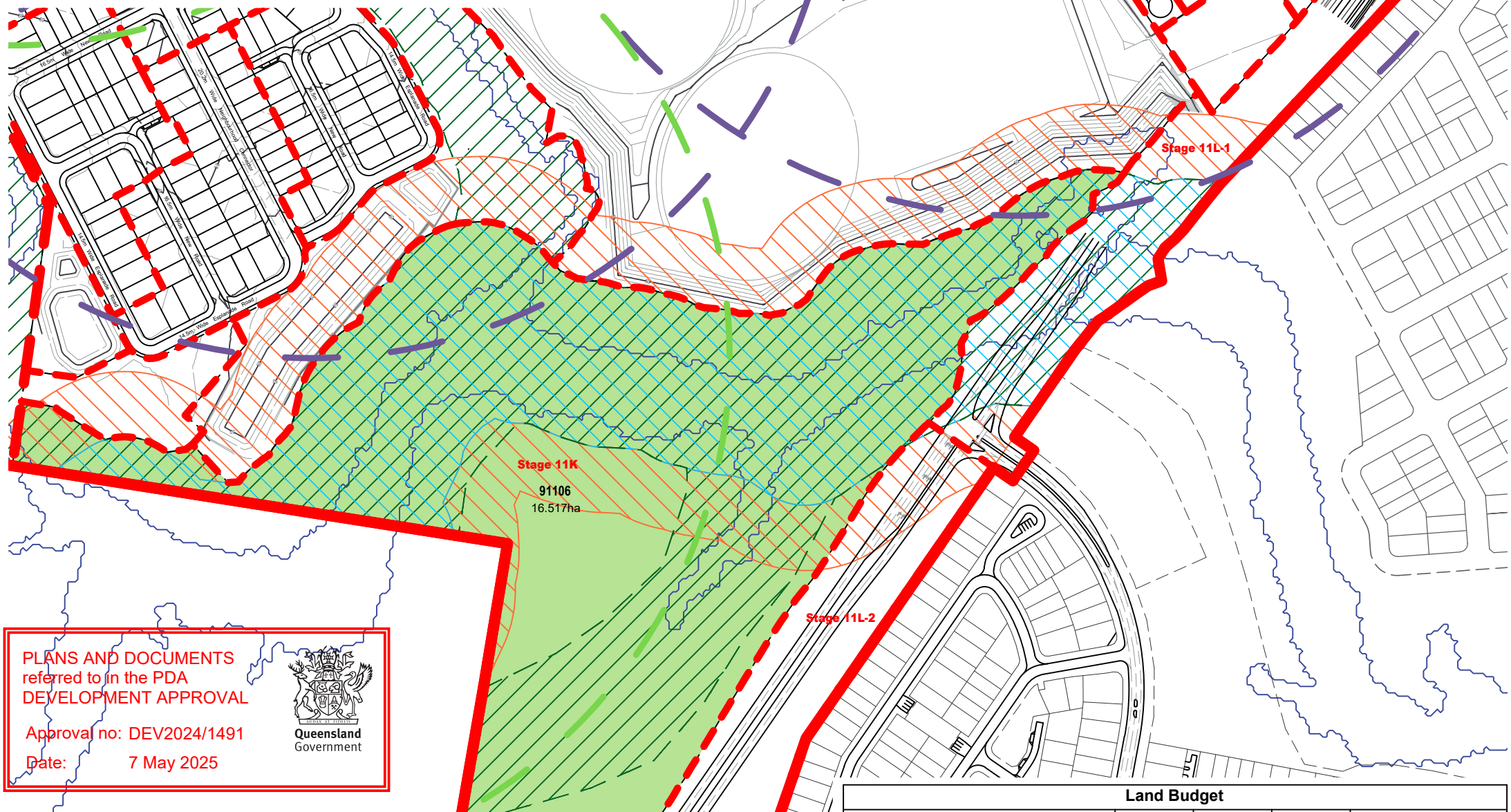

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Legend

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- Stage Boundary
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Land Budget

Land Use	Stage 11K	Stage 11L-1	Stage 11L-2	Overall	
				Area	%
Area of Application Boundary	**16.517 ha**	**4.456 ha**	**5.105 ha**	**26.078 ha**	**100.0%**
Saleable Area					
Residential Allotments	—	—	—	—	**0.0%**
Medium Density	—	—	—	—	**0.0%**
District Centre	—	—	—	—	**0.0%**
Ambulance	—	—	—	—	**0.0%**
Total Area of Allotments	**—**	**—**	**—**	**—**	**0.0%**
Road					
North South Arterial Dedication (incl. batters)	—	4.456 ha	5.105 ha	**9.561 ha**	**36.7%**
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	**0.0%**
Neighbourhood Connector (20.2m)	—	—	—	—	**0.0%**
Neighbourhood Access Street (16.5m)	—	—	—	—	**0.0%**
Laneway (6.5m)	—	—	—	—	**0.0%**
Pedestrian Linkages	—	—	—	—	**0.0%**
Total Area of New Road	**—**	**4.456 ha**	**5.105 ha**	**9.561 ha**	**36.7%**
Open Space					
Conservation Buffer	—	—	—	—	**0.0%**
Corridor Park / Conservation	16.517 ha	—	—	—	**0.0%**
Stormwater Management	—	—	—	—	**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	**16.517 ha**	**—**	**—**	**16.517 ha**	**63.3%**

PLAN REF: 110056 – 590
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0 40 80 120 160 200 1 : 4,000 @ A3

FLAGSTONE CA3 SOUTH
STAGE 11I & 11J
PLAN OF SUBDIVISION

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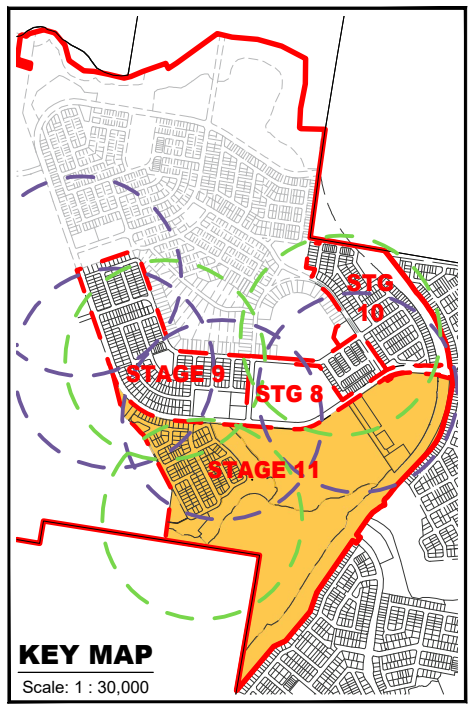

91102
0.348ha
Stage 11E-2

91101
1750m²

Future Road Connection

Stage 11E-1

Stage 11A

Stage 11B

Stage 11C

Stage 11D

Stage 11H

91101
0.690ha
Stage 11F

Stage 11G
91103
0.815ha

91104
4.252ha

14.5m Wide Esplanade Road

16.5m Wide New Road

Neighbourhood Connector

Legend

General

- Application Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary

Open Space

- Corridor Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Linear Connections
- Environmental Constraints
- Existing Q100
- Concept Design Contours (1m)
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Core Corridor (100m)
- Indicative Outer Corridor (200m)

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

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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		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
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
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
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	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
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		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	1.0m	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	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
Site Cover	75%		65%		60%		60%		60%		60%		60%		75%	

TO BE READ IN CONJUNCTION WITH 110056-592B STAGE 11 OVERALL PLAN OF DEVELOPMENT NOTES

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FLAGSTONE CA3 SOUTH
STAGE 11A - 11E
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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 Medium Density Allotments (lot 50041, 50042 and 50043). 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. Approved uses also includes 'Other Residential' - where limited to accommodation for disadvantaged persons, accommodation for persons who are being nursed, require ongoing supervision/support or are convalescing or crisis accommodation (including persons escaping domestic violence). A separate MCU application will need to be submitted for Residential care facility or retirement facility uses.
10. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

11. 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.
12. 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.
13. Boundary setbacks are measured to the wall of the structure.
14. 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.
15. Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
16. 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.
17. 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.
18. 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.
19. 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

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

On-site car parking and driveways

22. 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).
23. 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."
24. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or a laneway dwelling.
25. 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.
26. 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.
27. 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.
28. Maximum of one driveway per dwelling unless it is a MR lot.
29. 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.
30. 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.
31. Driveways must be completed prior to occupation of the dwelling.

Fencing

32. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
33. Fencing on all open space and/or street frontages has a maximum height of 1.2 metres where solid or has a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent. This does not apply to side boundary fencing that abuts open space.
34. 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.
35. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
36. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
37. 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.
38. Fencing on shared side boundaries of lots 4134-4138 and 4189-4130 to comply with the following:
    - 1.8m high good neighbour style fencing permitted for the first 30 metres of the side boundary to ensure privacy between dwellings, measured from the primary street frontage. Good neighbour style fencing must not protrude forward of the front building
    - No side fencing or timber post and rail rural style fencing for the remainder of the side boundary.
    - Timber post and rail rural style fencing is to be 1200mm high sanded and stained hard wood posts at 2400mm intervals with rails at 600mm and 1100mm. Both rails must be level. Transparent infill panels of chainmesh are permitted - if adopted, a bottom rail must be incorporated which follows the angle of the ground and spaced 50mm above ground level.
39. Fencing on the rear boundaries of lots 4111-4115, 4125-4133, 4139-4144 and 4147-4188 must be 1.8m high good neighbour style fencing and adopt one consistent and uniform design to ensure allotments with multiple neighbours have consistent fencing.

Retaining Walls

40. 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.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

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

Slope and Building Footings

51. 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.
52. 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.
53. 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

54. 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

55. Steep Residential Allotments controls relate to all allotments within Stages 13A, 13B,13C, 13G and 13H.
56. Building design and construction techniques are to minimse cut and fill of sloping sites through site responsive home designs that consider:
    - Stepped floor levels to take up the site slope withing the building;
    - Split level home designs; and/or
    - Part slab / part posts and been construction; and/or
    - Pole home construction.
57. Building design, cut and/or fill on site must not negatively impact the conveyance of stormwater or adversely affect neighbouring properties
58. Building design should consider the retention of existing vegetation outside of the BLE.
59. Any views into the undercroft of the home from the public street or park must be screened through architectual elements, such as vertical or horizontal battens or alttice screening that complements the aesthetic of the home.
60. Class 10 buildings or structures are permitted within the prescribed building envelope and contribute towards site cover percentage.
61. Refer to POD Note 38 and 39 for additional fencing controls.

Additional Criteria for Multiple Residential Allotments (excluding Lots 50041, 50042 & 50043)

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

Additional Criteria for Secondary Dwellings

66. Floor area must be between a minimum of 45m² and 75m².
67. Materials, detailing, colours and roof form are consistent with those of the primary house.
68. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
69. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
70. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
71. 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.
72. 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.
73. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
74. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.
75. Subdivision of Secondary Dwellings is not permitted.

Definitions

Laneway Allotment - Allotments serviced by a laneway.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025

Queensland Government

PLAN REF: 110056 – 592
Rev No: B
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: MM / JC
CHECKED BY: MD

FLAGSTONE CA3 SOUTH
STAGE 11 OVERALL
PLAN OF DEVELOPMENT NOTES

PEET

URBAN DESIGN
Level 8
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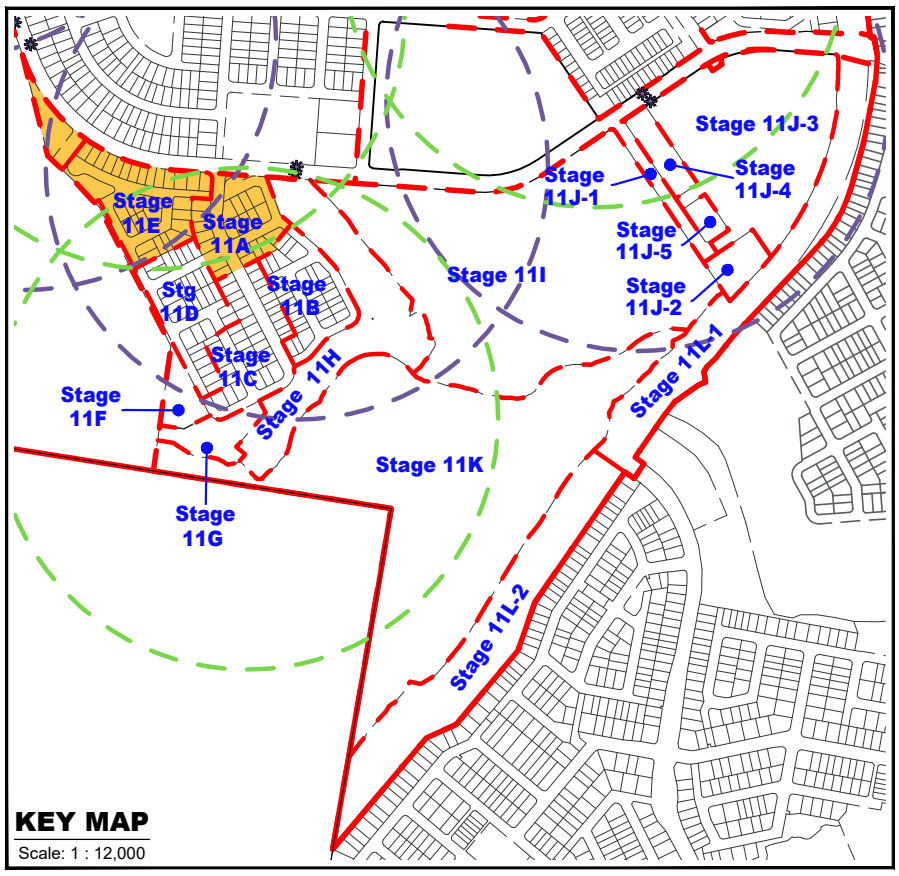
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

A TETRA TECH COMPANY



Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Concept Design Contours (1m)
- 1 Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

- Corridor 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
- ★ Lot Impacted by Potential Acoustic Requirements
- ✱ 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.
Design Contours: Colliers (29-08-2024).
Rectified 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		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
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
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
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	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
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		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	1.0m	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	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
Site Cover	75%		65%		60%		60%		60%		60%		60%		75%	

TO BE READ IN CONJUNCTION WITH 110056-592B STAGE 11 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 593
Rev No: B
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: MM / JC
CHECKED BY: MD

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

FLAGSTONE CA3 SOUTH
STAGE 11A - 11E
PLAN OF DEVELOPMENT

PEET

URBAN DESIGN
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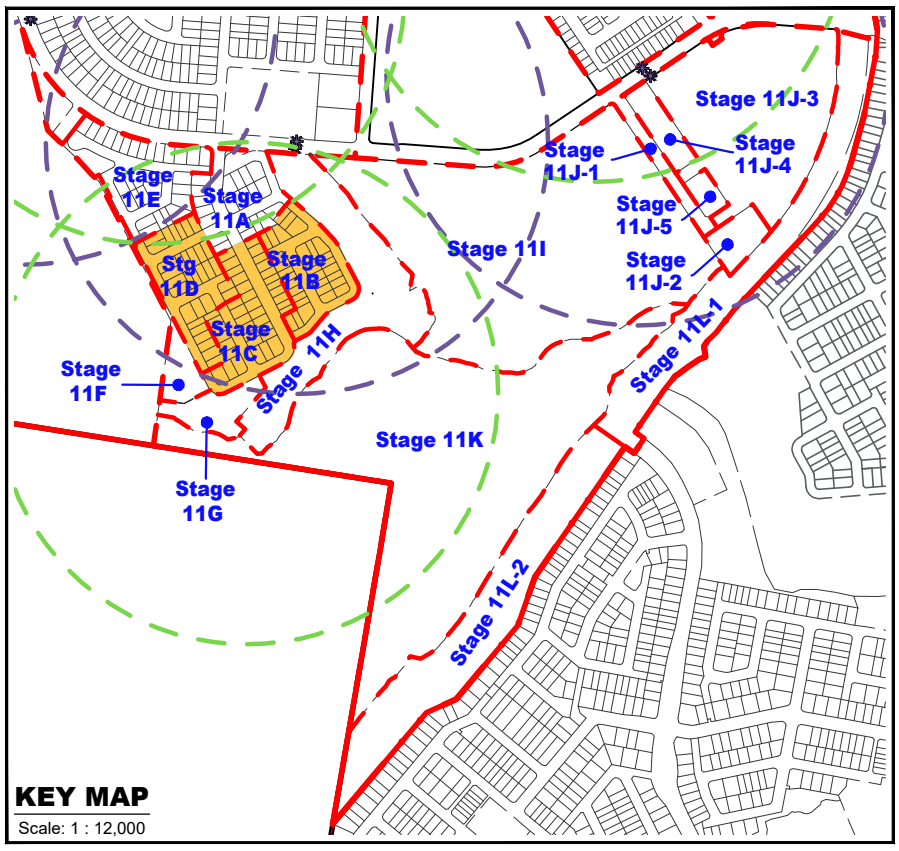

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Concept Design Contours (1m)
- 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
- Preferred Single Garage Location
- Bin Pad
- Indicative Core Corridor (100m)
- Indicative Outer Corridor (200m)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025

Queensland Government

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.

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

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	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
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
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	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
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		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	1.0m	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	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
Site Cover	75%		65%		60%		60%		60%		60%		60%		75%	

TO BE READ IN CONJUNCTION WITH 110056-592B STAGE 11 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 594
Rev No: B
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: MM / JC
CHECKED BY: MD

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

FLAGSTONE CA3 SOUTH
STAGE 11B - 11D
PLAN OF DEVELOPMENT

PEET

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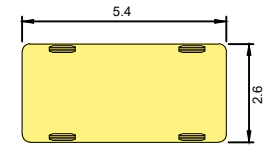
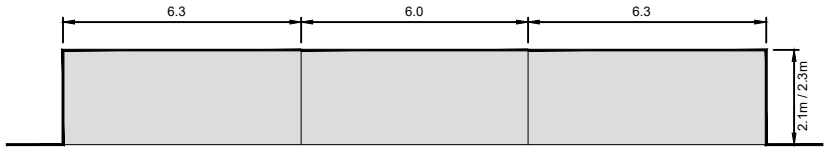


Parking Bay Diagram
Scale 1 : 200



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

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 119
Total Residential Dwellings 153
Total On-Street Visitor Parking Spaces Required 115
(based on 0.75 per dwelling)

91102
0.348ha
Stage 11E-2

Future Road Connection

Stage 11E-1

91101
1750m²

Stage 11A

Stage 11B

Stage 11C

Stage 11D

Stage 11H

91101
0.690ha
Stage 11F

Stage 11G
91103
0.815ha

91104
4.252ha

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491
Date: 7 May 2025

Queensland Government

Legend

General
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Indicative Core Corridor (100m)
- Indicative Outer Corridor (200m)

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

On-Street Parking
- Indicative Car Park Location
- Indicative Driveway

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.

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

PLAN REF: 110056 – 595
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DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: MM / JC
CHECKED BY: MD

0 20 40 60 80 100 1 : 2,000 @ A3

FLAGSTONE CA3 SOUTH
STAGE 11
PARKING MANAGEMENT PLAN

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