

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)
- Possible Multiple Residential Allotment (Max. no. of dwellings)

Yield Breakdown

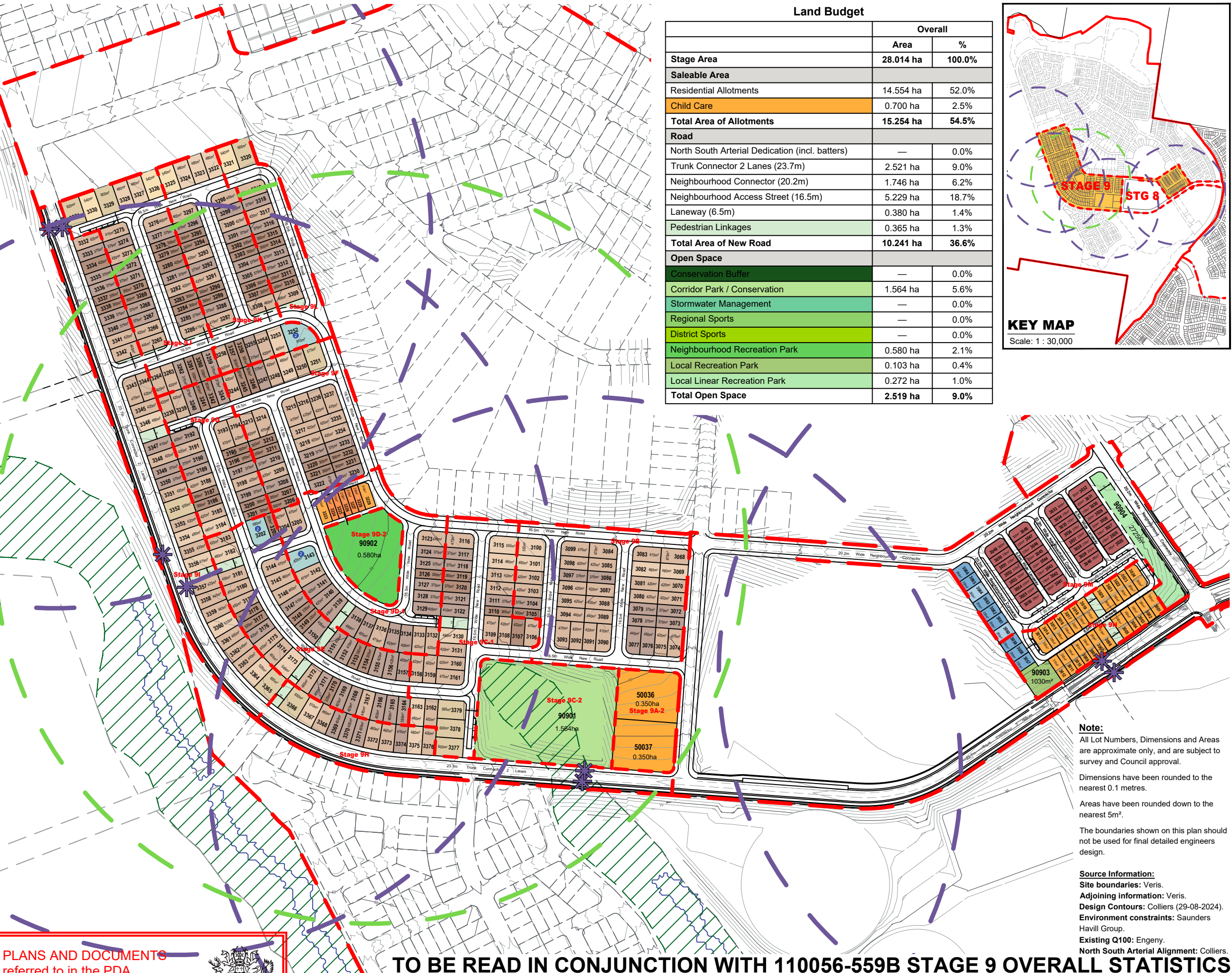
Lot Type	Overall	
	Yield	%
20.5m Deep Product		
Premium Villa 12.5m Allotment	8	2.1%
Courtyard 14m Allotment	2	0.5%
Subtotal	10	2.6%
25m Deep Terrace Product		
Terrace 9.5m Allotment	32	8.5%
Subtotal	32	8.5%
25m Deep Product		
Villa 10m Allotment	—	0.0%
Premium Villa 12.5m Allotment	—	0.0%
Courtyard 14m Allotment	—	0.0%
Premium Courtyard 16m Allotment	—	0.0%
Premium Traditional 20m Allotment	—	0.0%
Subtotal	—	0.0%
28m Deep Terrace Product		
Terrace 7.5m Allotment	5	1.3%
Terrace 9.5m Allotment	26	6.9%
Subtotal	31	8.2%
30m Deep Product		
Villa 10m Allotment	58	15.3%
Premium Villa 12.5m Allotment	88	23.3%
Courtyard 14m Allotment	117	31.0%
Premium Courtyard 16m Allotment	25	6.6%
Traditional 18m Allotment	4	1.1%
Premium Traditional 20m Allotment	10	2.6%
Possible Multiple Residential Allotment	3	0.8%
Subtotal	305	80.7%
Total Residential Allotments	378	100.0%
Residential Net Density	16.3 dw/ha	
Super Lots		
Child Care	2	
Subtotal	2	
Total Allotments	380	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	381	
Maximum Potential Net Residential Density	16.4 dw/ha	

Land Budget

	Overall	
	Area	%
Stage Area	28.014 ha	100.0%
Saleable Area		
Residential Allotments	14.554 ha	52.0%
Child Care	0.700 ha	2.5%
Total Area of Allotments	15.254 ha	54.5%
Road		
North South Arterial Dedication (incl. batters)	—	0.0%
Trunk Connector 2 Lanes (23.7m)	2.521 ha	9.0%
Neighbourhood Connector (20.2m)	1.746 ha	6.2%
Neighbourhood Access Street (16.5m)	5.229 ha	18.7%
Laneway (6.5m)	0.380 ha	1.4%
Pedestrian Linkages	0.365 ha	1.3%
Total Area of New Road	10.241 ha	36.6%
Open Space		
Conservation Buffer	—	0.0%
Corridor Park / Conservation	1.564 ha	5.6%
Stormwater Management	—	0.0%
Regional Sports	—	0.0%
District Sports	—	0.0%
Neighbourhood Recreation Park	0.580 ha	2.1%
Local Recreation Park	0.103 ha	0.4%
Local Linear Recreation Park	0.272 ha	1.0%
Total Open Space	2.519 ha	9.0%

KEY MAP

Scale: 1 : 30,000



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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491
Date: 7 May 2025



FLAGSTONE CA3 SOUTH
STAGE 9 OVERALL
PLAN OF SUBDIVISION

TO BE READ IN CONJUNCTION WITH 110056-559B STAGE 9 OVERALL STATISTICS

PEET

URBAN DESIGN
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PLAN REF: 110056 – 558

Rev No: B
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: JC/MM
CHECKED BY: MD



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

Yield Breakdown																			
Lot Type	Stage 9A-1	Stage 9A-2	Stage 9B	Stage 9C-1	Stage 9C-2	Stage 9D-1	Stage 9D-2	Stage 9E	Stage 9F	Stage 9G	Stage 9H	Stage 9I	Stage 9J	Stage 9K	Stage 9L	Stage 9M	Stage 9N	Overall	
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
20.5m Deep Product																			
Premium Villa 12.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5	3	8	2.1%
Courtyard 14m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	2	0.5%
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7	3	10	2.6%
25m Deep Terrace Product																			
Terrace 9.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	32	—	32	8.5%
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	32	—	32	8.5%
25m Deep Product																			
Villa 10m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
28m Deep Terrace Product																			
Terrace 7.5m Allotment	—	—	—	—	—	5	—	—	—	—	—	—	—	—	—	—	—	5	1.3%
Terrace 9.5m Allotment	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	24	26	6.9%
Subtotal	—	—	—	—	—	7	—	—	—	—	—	—	—	—	—	—	24	31	8.2%
30m Deep Product																			
Villa 10m Allotment	—	—	1	4	—	1	—	8	10	8	—	3	9	10	4	—	—	58	15.3%
Premium Villa 12.5m Allotment	—	—	9	5	—	12	—	14	7	7	4	8	10	8	4	—	—	88	23.3%
Courtyard 14m Allotment	—	—	24	12	—	7	—	11	14	8	4	16	9	9	3	—	—	117	31.0%
Premium Courtyard 16m Allotment	—	—	4	4	—	—	—	2	1	1	2	5	2	4	—	—	—	25	6.6%
Traditional 18m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	2	1	1	—	—	4	1.1%
Premium Traditional 20m Allotment	—	—	—	3	—	—	—	—	1	—	1	2	2	—	1	—	—	10	2.6%
Possible Multiple Residential Allotment	—	—	—	—	—	1	—	1	—	—	—	—	—	1	—	—	—	3	0.8%
Subtotal	—	—	38	28	—	21	—	36	33	24	11	34	34	33	13	—	—	305	80.7%
Total Residential Allotments	—	—	38	28	—	28	—	36	33	24	11	34	34	33	13	39	27	378	100.0%
Residential Net Density	—	—	14.7 dw/ha	14.3 dw/ha	—	14.7 dw/ha	—	17.3 dw/ha	17.6 dw/ha	20.2 dw/ha	20.5 dw/ha	21.3 dw/ha	18.0 dw/ha	18.4 dw/ha	13.3 dw/ha	12.3 dw/ha	24.4 dw/ha	16.3 dw/ha	
Super Lots																			
Child Care	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	
Subtotal	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	
Total Allotments	—	2	38	28	—	28	—	36	33	24	11	34	34	33	13	39	27	380	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	—	38	28	—	29	—	37	33	24	11	34	34	34	13	39	27	381	
Maximum Potential Net Residential Density	—	—	14.7 dw/ha	14.3 dw/ha	—	15.3 dw/ha	—	17.7 dw/ha	17.6 dw/ha	20.2 dw/ha	20.5 dw/ha	21.3 dw/ha	18.0 dw/ha	18.9 dw/ha	13.3 dw/ha	12.3 dw/ha	24.4 dw/ha	16.4 dw/ha	

Land Budget																			
Land Use	Stage 9A-1	Stage 9A-2	Stage 9B	Stage 9C-1	Stage 9C-2	Stage 9D-1	Stage 9D-2	Stage 9E	Stage 9F	Stage 9G	Stage 9H	Stage 9I	Stage 9J	Stage 9K	Stage 9L	Stage 9M	Stage 9N	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Stage Area	0.047 ha	0.700 ha	2.584 ha	1.952 ha	1.564 ha	1.899 ha	0.580 ha	2.085 ha	1.877 ha	1.186 ha	1.604 ha	3.004 ha	1.887 ha	1.798 ha	0.978 ha	3.164 ha	1.105 ha	28.014 ha	100.0%
Saleable Area																			
Residential Allotments	—	—	1.631 ha	1.234 ha	—	1.071 ha	—	1.496 ha	1.280 ha	0.895 ha	0.506 ha	1.475 ha	1.367 ha	1.317 ha	0.518 ha	0.996 ha	0.768 ha	14.554 ha	52.0%
Child Care	—	0.700 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.700 ha	2.5%
Total Area of Allotments	—	0.700 ha	1.631 ha	1.234 ha	—	1.071 ha	—	1.496 ha	1.280 ha	0.895 ha	0.506 ha	1.475 ha	1.367 ha	1.317 ha	0.518 ha	0.996 ha	0.768 ha	15.254 ha	54.5%
Road																			
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	0.047 ha	—	—	—	—	—	—	—	—	—	1.068 ha	1.406 ha	—	—	—	—	—	2.521 ha	9.0%
Neighbourhood Connector (20.2m)	—	—	0.010 ha	—	—	—	—	—	—	—	—	—	—	—	—	1.736 ha	—	1.746 ha	6.2%
Neighbourhood Access Street (16.5m)	—	—	0.943 ha	0.681 ha	—	0.756 ha	—	0.499 ha	0.597 ha	0.291 ha	—	0.050 ha	0.509 ha	0.470 ha	0.433 ha	—	—	5.229 ha	18.7%
Laneway (6.5m)	—	—	—	—	—	0.041 ha	—	—	—	—	—	—	—	—	—	0.160 ha	0.179 ha	0.380 ha	1.4%
Pedestrian Linkages	—	—	—	0.037 ha	—	0.031 ha	—	0.090 ha	—	—	0.030 ha	0.073 ha	0.011 ha	0.011 ha	0.027 ha	—	0.055 ha	0.365 ha	1.3%
Total Area of New Road	0.047 ha	—	0.953 ha	0.718 ha	—	0.828 ha	—	0.589 ha	0.597 ha	0.291 ha	1.098 ha	1.529 ha	0.520 ha	0.481 ha	0.460 ha	1.896 ha	0.234 ha	10.241 ha	36.6%
Open Space																			
Conservation Buffer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	1.564 ha	—	—	—	—	—	—	—	—	—	—	—	—	1.564 ha	5.6%
Stormwater Management	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Regional Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.580 ha	—	—	—	—	—	—	—	—	—	—	0.580 ha	2.1%
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.103 ha	0.103 ha	0.4%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.272 ha	—	0.272 ha	1.0%
Total Open Space	—	—	—	—	1.564 ha	—	0.580 ha	—	—	—	—	—	—	—	—	0.272 ha	0.103 ha	2.519 ha	9.0%

PLAN REF: 110056 – 559

Rev No: B
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: JC/MM
CHECKED BY: MD



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025



FLAGSTONE CA3 SOUTH STAGE 9 OVERALL STATISTICS

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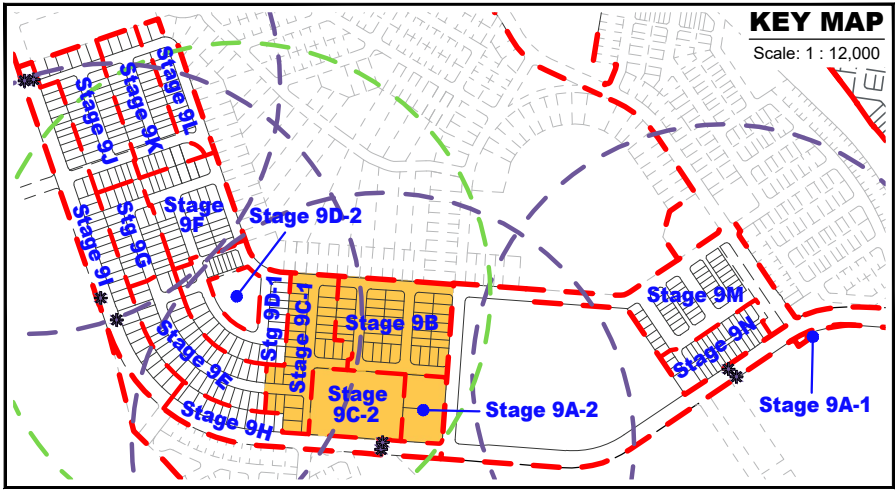
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Yield Breakdown					
Lot Type	Stage 9A-2	Stage 9B	Stage 9C-1	Overall	
	Yield	Yield	Yield	Yield	%
20.5m Deep Product					
Premium Villa 12.5m Allotment	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
25m Deep Terrace Product					
Terrace 9.5m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
25m Deep Product					
Villa 10m Allotment	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
28m Deep Terrace Product					
Terrace 7.5m Allotment	—	—	—	—	0.0%
Terrace 9.5m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
30m Deep Product					
Villa 10m Allotment	—	1	4	5	7.6%
Premium Villa 12.5m Allotment	—	9	5	14	21.2%
Courtyard 14m Allotment	—	24	12	36	54.5%
Premium Courtyard 16m Allotment	—	4	4	8	12.1%
Traditional 18m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	3	3	4.5%
Possible Multiple Residential Allotment	—	—	—	—	0.0%
Subtotal	—	38	28	66	100.0%
Total Residential Allotments	—	38	28	66	100.0%
Residential Net Density	—	14.7 dw/ha	14.3 dw/ha		
Super Lots					
Child Care	2	0	0	2	
Subtotal	2	0	0	2	
Total Allotments	2	38	28	68	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	38	28	66	
Maximum Potential Net Residential Density	—	14.7 dw/ha	14.3 dw/ha		

Land Budget						
	Stage 9A-2	Stage 9B	Stage 9C-1	Stage 9C-2	Overall	
	Area	Area	Area	Area	Area	%
Stage Area	0.700 ha	2.584 ha	1.952 ha	1.564 ha	6.800 ha	100.0%
Saleable Area						
Residential Allotments	—	1.631 ha	1.234 ha	—	2.865 ha	42.1%
Child Care	0.700 ha	—	—	—	0.700 ha	10.3%
Total Area of Allotments	0.700 ha	1.631 ha	1.234 ha	—	3.565 ha	52.4%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	0.010 ha	—	—	0.010 ha	0.1%
Neighbourhood Access Street (16.5m)	—	0.943 ha	0.681 ha	—	1.624 ha	23.9%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	0.037 ha	—	0.037 ha	0.5%
Total Area of New Road	—	0.953 ha	0.718 ha	—	1.671 ha	24.6%
Open Space						
Conservation Buffer	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	1.564 ha	1.564 ha	23.0%
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	—	—	—	1.564 ha	1.564 ha	23.0%



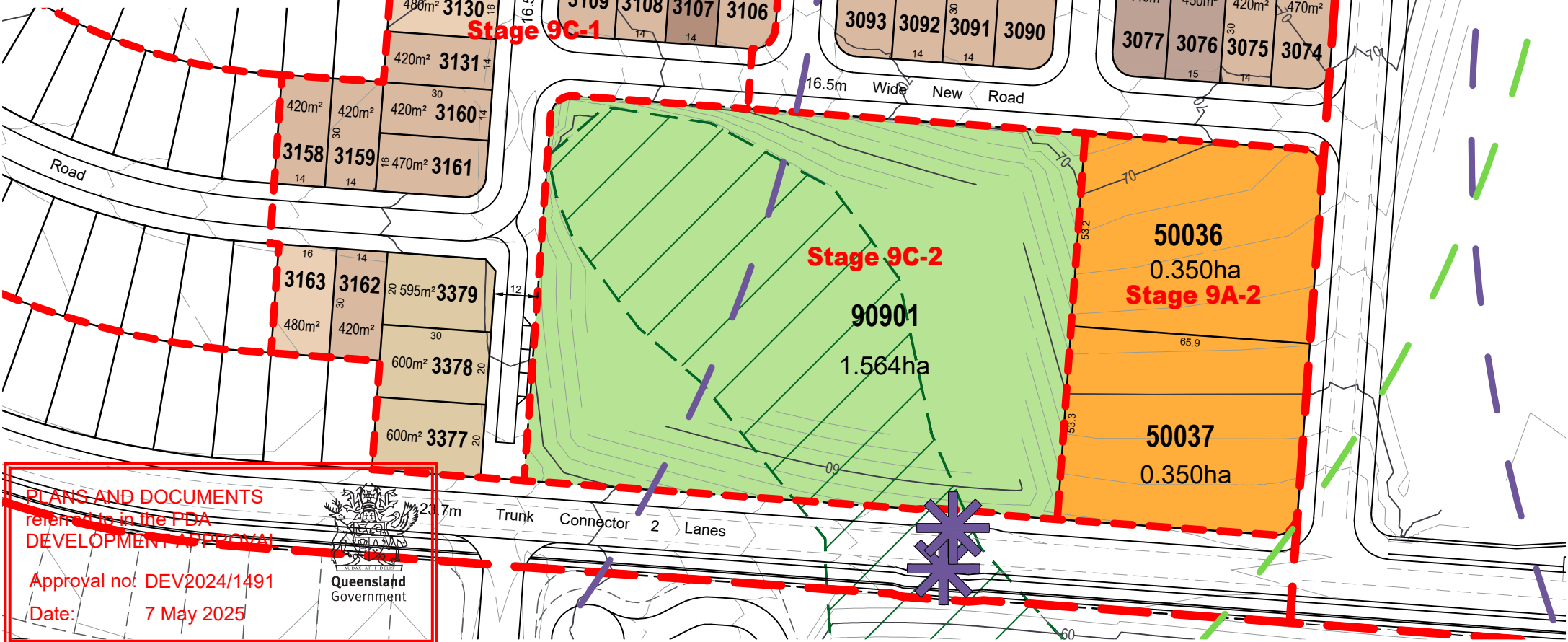
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Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

Legend

General

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



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referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2024/1491
Date: 7 May 2025

Queensland Government

PLAN REF: **110056 – 560**
Rev No: **B**
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: JC/MM
CHECKED BY: MD

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

FLAGSTONE CA3 SOUTH STAGE 9A-2, 9B, 9C-1 & 9C-2 PLAN OF SUBDIVISION

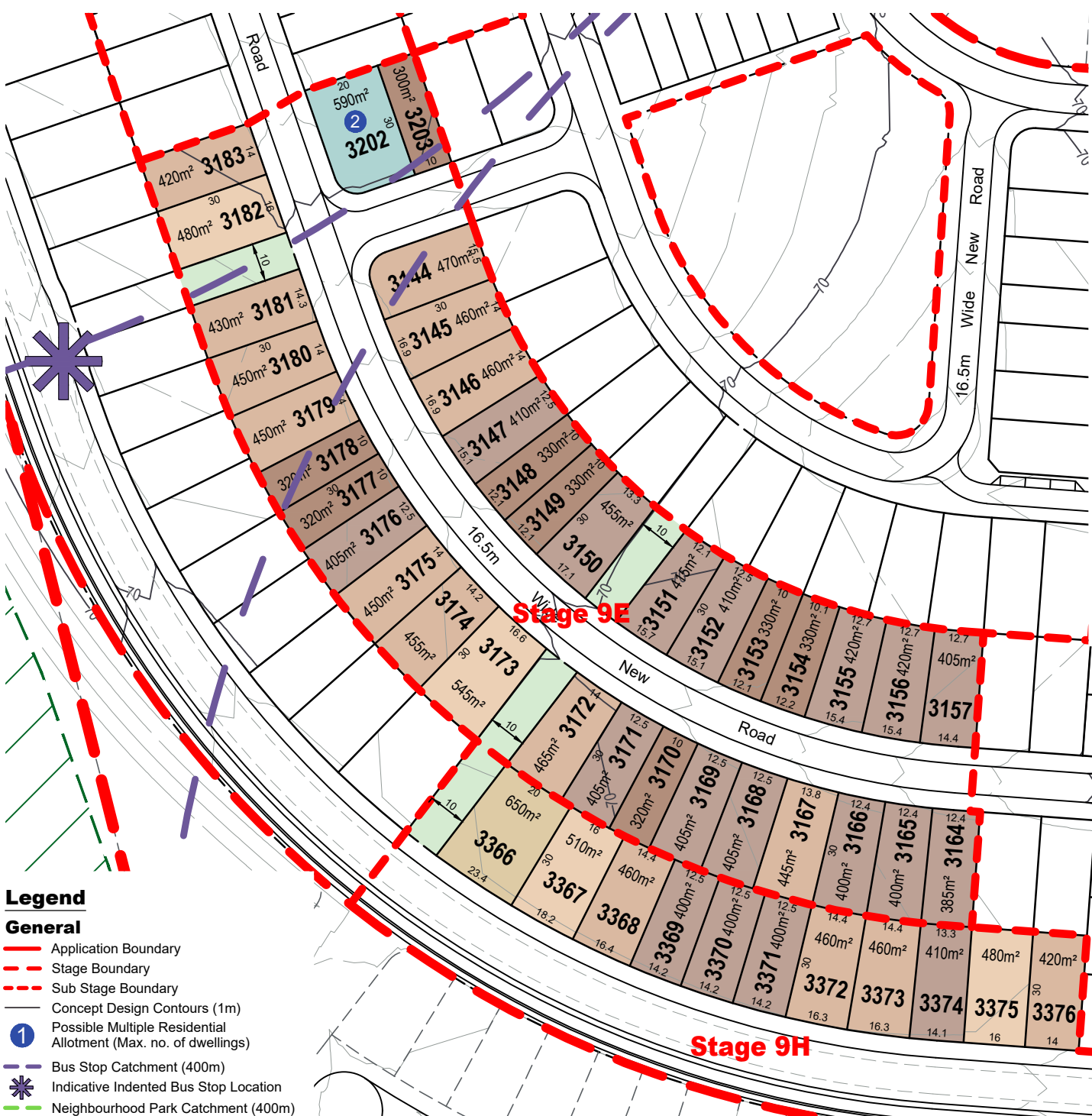
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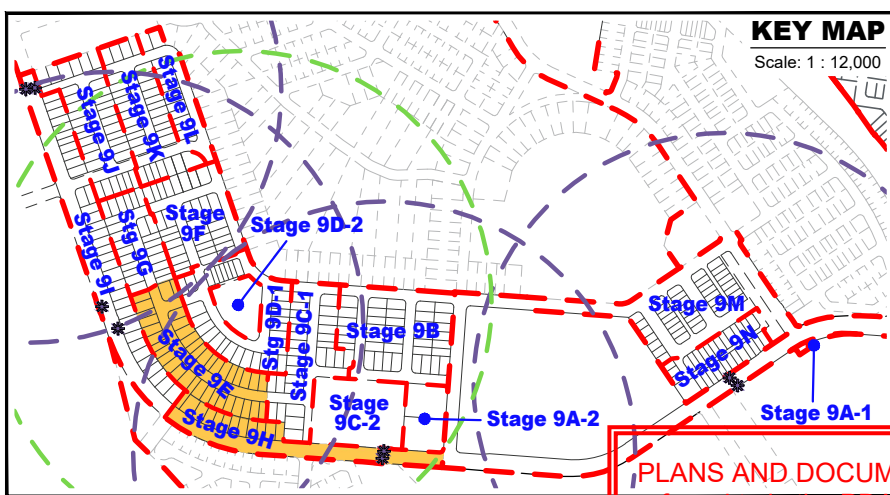
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A TETRA TECH COMPANY



- Legend**
- General**
- Application 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
 - Neighbourhood Park Catchment (400m)



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025



FLAGSTONE CA3 SOUTH STAGE 9E & 9H PLAN OF SUBDIVISION

Land Budget

	Stage 9E	Stage 9H	Overall	
	Area	Area	Area	%
Stage Area	2.085 ha	1.604 ha	3.689 ha	100.0%
Saleable Area				
Residential Allotments	1.496 ha	0.506 ha	2.002 ha	54.3%
Child Care	—	—	—	0.0%
Total Area of Allotments	1.496 ha	0.506 ha	2.002 ha	54.3%
Road				
North South Arterial Dedication (incl. batters)	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	1.068 ha	1.068 ha	29.0%
Neighbourhood Connector (20.2m)	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.499 ha	—	0.499 ha	13.5%
Laneway (6.5m)	—	—	—	0.0%
Pedestrian Linkages	0.090 ha	0.030 ha	0.120 ha	3.3%
Total Area of New Road	0.589 ha	1.098 ha	1.687 ha	45.7%
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 9E	Stage 9H	Overall	
	Yield	Yield	Yield	%
20.5m Deep Product				
Premium Villa 12.5m Allotment	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
25m Deep Terrace Product				
Terrace 9.5m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
25m Deep Product				
Villa 10m Allotment	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
28m Deep Terrace Product				
Terrace 7.5m Allotment	—	—	—	0.0%
Terrace 9.5m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
30m Deep Product				
Villa 10m Allotment	8	—	8	17.0%
Premium Villa 12.5m Allotment	14	4	18	38.3%
Courtyard 14m Allotment	11	4	15	31.9%
Premium Courtyard 16m Allotment	2	2	4	8.5%
Traditional 18m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	—	1	1	2.1%
Possible Multiple Residential Allotment	1	—	1	2.1%
Subtotal	36	11	47	100.0%
Total Residential Allotments	36	11	47	100.0%
Residential Net Density	17.3 dw/ha	20.5 dw/ha		
Super Lots				
Child Care	—	—	—	—
Subtotal	—	—	—	—
Total Allotments	36	11	47	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	37	11	48	
Maximum Potential Net Residential Density	17.7 dw/ha	20.5 dw/ha		

Note:
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
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Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Design Contours: Colliers (29-08-2024).
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

PLAN REF: 110056 – 561
Rev No: B
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: JC/MM
CHECKED BY: MD



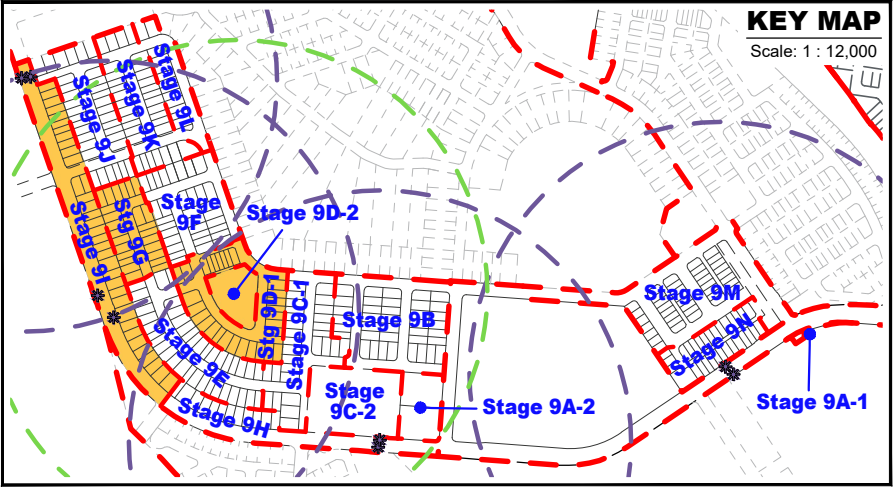
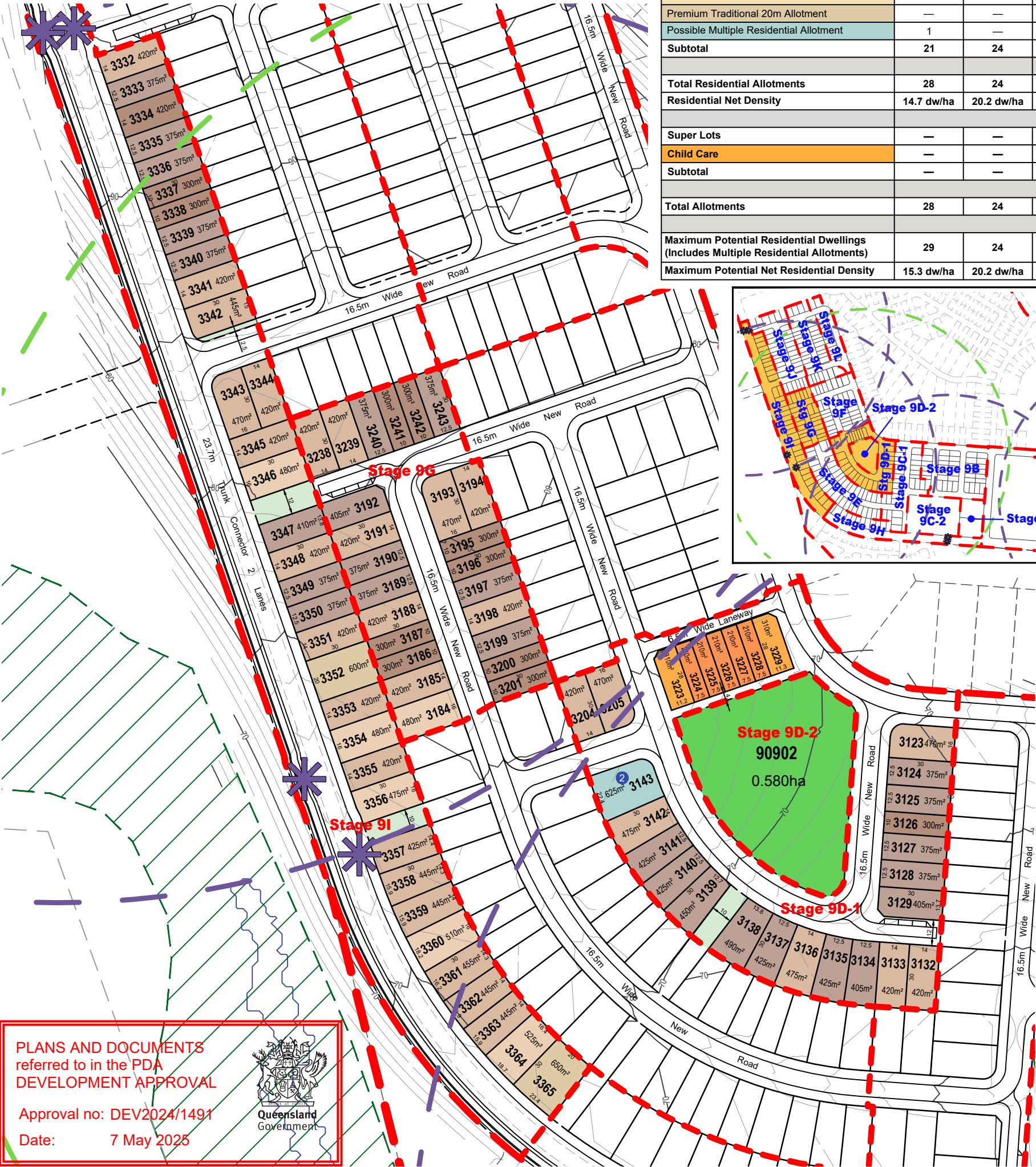
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Land Budget						
	Stage 9D-1	Stage 9D-2	Stage 9G	Stage 9I	Overall	
	Area	Area	Area	Area	Area	%
Stage Area	1.899 ha	0.580 ha	1.186 ha	3.004 ha	6.669 ha	100.0%
Saleable Area						
Residential Allotments	1.071 ha	—	0.895 ha	1.475 ha	3.441 ha	51.6%
Child Care	—	—	—	—	—	0.0%
Total Area of Allotments	1.071 ha	—	0.895 ha	1.475 ha	3.441 ha	51.6%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	1.406 ha	1.406 ha	21.1%
Neighbourhood Connector (20.2m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.756 ha	—	0.291 ha	0.050 ha	1.097 ha	16.4%
Laneway (6.5m)	0.041 ha	—	—	—	0.041 ha	0.6%
Pedestrian Linkages	0.031 ha	—	—	0.073 ha	0.104 ha	1.6%
Total Area of New Road	0.828 ha	—	0.291 ha	1.529 ha	2.648 ha	39.7%
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	—	0.580 ha	—	—	0.580 ha	8.7%
Local Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Total Open Space	—	0.580 ha	—	—	0.580 ha	8.7%

Yield Breakdown					
Lot Type	Stage 9D-1	Stage 9G	Stage 9I	Overall	
	Yield	Yield	Yield	Yield	%
20.5m Deep Product					
Premium Villa 12.5m Allotment	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
25m Deep Terrace Product					
Terrace 9.5m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
25m Deep Product					
Villa 10m Allotment	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
28m Deep Terrace Product					
Terrace 7.5m Allotment	5	—	—	5	5.8%
Terrace 9.5m Allotment	2	—	—	2	2.3%
Subtotal	7	—	—	7	8.1%
30m Deep Product					
Villa 10m Allotment	1	8	3	12	14.0%
Premium Villa 12.5m Allotment	12	7	8	27	31.4%
Courtyard 14m Allotment	7	8	16	31	36.0%
Premium Courtyard 16m Allotment	—	1	5	6	7.0%
Traditional 18m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	2	2	2.3%
Possible Multiple Residential Allotment	1	—	—	1	1.2%
Subtotal	21	24	34	79	91.9%
				—	
Total Residential Allotments	28	24	34	86	100.0%
Residential Net Density	14.7 dw/ha	20.2 dw/ha	21.3 dw/ha		
Super Lots	—	—	—	—	
Child Care	—	—	—	—	
Subtotal	—	—	—	—	
Total Allotments	28	24	34	86	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	29	24	34	87	
Maximum Potential Net Residential Density	15.3 dw/ha	20.2 dw/ha	21.3 dw/ha		



- 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).
- Environment constraints: Saunders Havill Group.
- Existing Q100: Engeny.
- North South Arterial Alignment: Colliers.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025

Queensland Government

PLAN REF: 110056 – 562

Rev No: B

DATE: 12 DECEMBER 2024

CLIENT: PEET

DRAWN BY: JC/MM

CHECKED BY: MD

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

FLAGSTONE CA3 SOUTH
STAGE 9D-1, 9D-2, 9G & 9I
PLAN OF SUBDIVISION

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- Legend

General
- Application Boundary

Stage Boundary

Sub Stage Boundary

1

Possible Multiple Residential Allotment (Max. no. of dwellings)

Concept Design Contours (1m)

Bus Stop Catchment (400m)

Indicative Indented Bus Stop Location

Neighbourhood Park Catchment (400m)

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

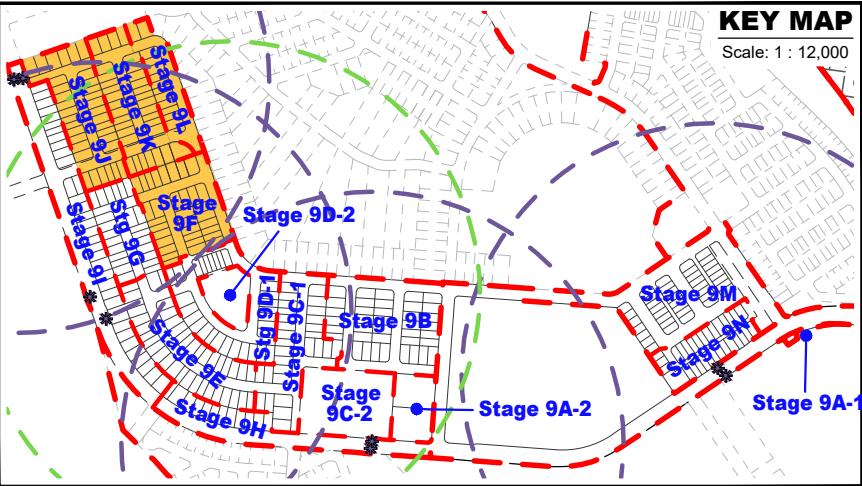
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025



Yield Breakdown						
Lot Type	Stage 9F	Stage 9J	Stage 9K	Stage 9L	Overall	
	Yield	Yield	Yield	Yield	Yield	%
20.5m Deep Product						
Premium Villa 12.5m Allotment	—	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	0.0%
25m Deep Terrace Product						
Terrace 9.5m Allotment	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	0.0%
25m Deep Product						
Villa 10m Allotment	—	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	0.0%
28m Deep Terrace Product						
Terrace 7.5m Allotment	—	—	—	—	—	0.0%
Terrace 9.5m Allotment	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	0.0%
30m Deep Product						
Villa 10m Allotment	10	9	10	4	33	29.2%
Premium Villa 12.5m Allotment	7	10	8	4	29	25.7%
Courtyard 14m Allotment	14	9	9	3	35	31.0%
Premium Courtyard 16m Allotment	1	2	4	—	7	6.2%
Traditional 18m Allotment	—	2	1	1	4	3.5%
Premium Traditional 20m Allotment	1	2	—	1	4	3.5%
Possible Multiple Residential Allotment	—	—	1	—	1	0.9%
Subtotal	33	34	33	13	113	100.0%
Total Residential Allotments	33	34	33	13	113	100.0%
Residential Net Density	17.6 dw/ha	18.0 dw/ha	20.5 dw/ha	21.3 dw/ha		
Super Lots	—	—	—	—	—	
Child Care	—	—	—	—	—	
Subtotal	—	—	—	—	—	
Total Allotments	33	34	33	13	34	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	33	34	34	13	34	
Maximum Potential Net Residential Density	17.6 dw/ha	18.0 dw/ha	18.9 dw/ha	13.3 dw/ha		

Land Budget						
	Stage 9F	Stage 9J	Stage 9K	Stage 9L	Overall	
	Area	Area	Area	Area	Area	%
Stage Area	1.877 ha	1.887 ha	1.798 ha	0.978 ha	6.540 ha	100.0%
Saleable Area						
Residential Allotments	1.280 ha	1.367 ha	1.317 ha	0.518 ha	4.482 ha	68.5%
Child Care	—	—	—	—	—	0.0%
Total Area of Allotments	1.280 ha	1.367 ha	1.317 ha	0.518 ha	4.482 ha	68.5%
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)	0.597 ha	0.509 ha	0.470 ha	0.433 ha	2.009 ha	30.7%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	0.011 ha	0.011 ha	0.027 ha	0.049 ha	0.7%
Total Area of New Road	0.597 ha	0.520 ha	0.481 ha	0.460 ha	2.058 ha	31.5%
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%

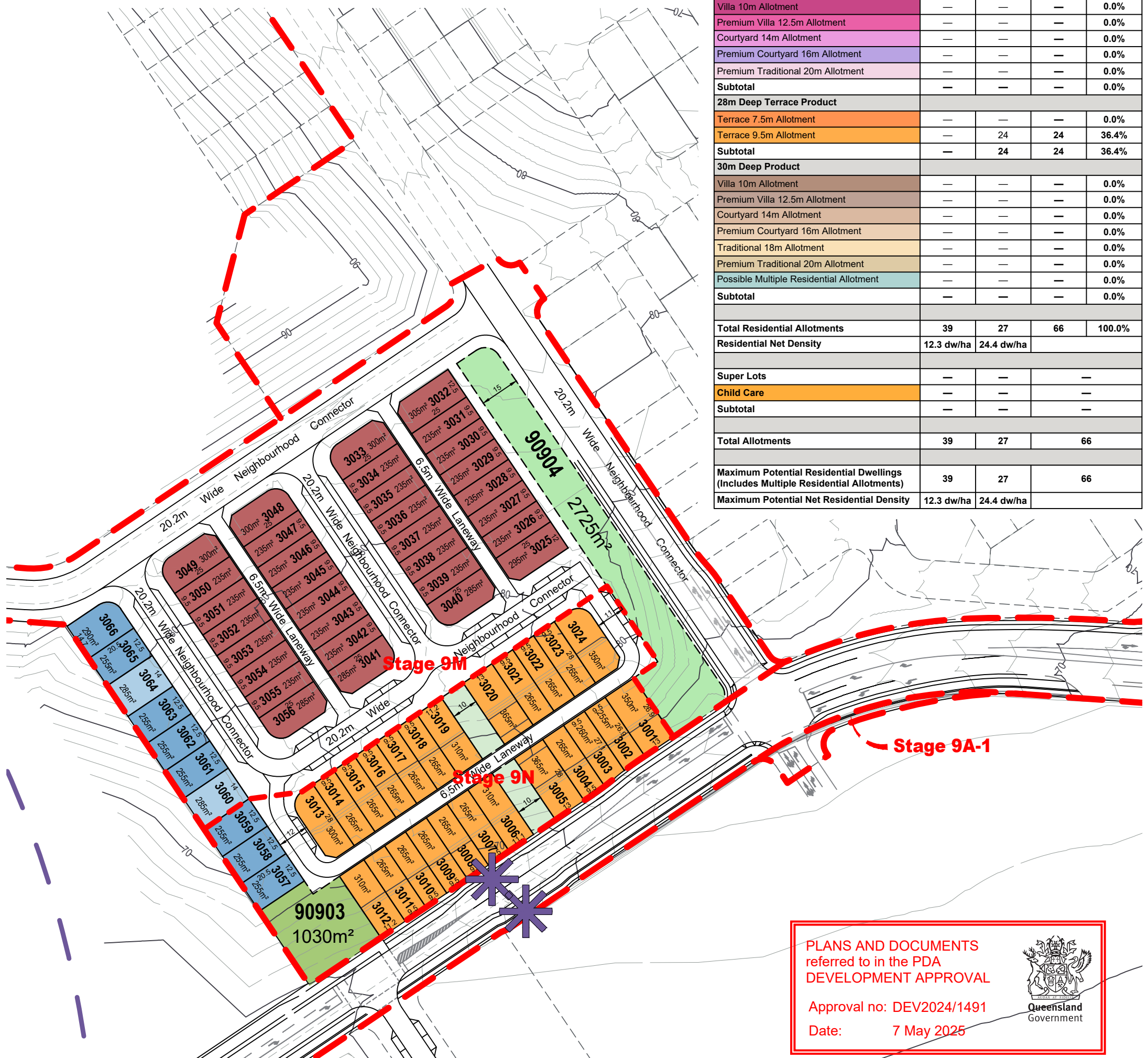
General

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

	Stage 9A-1	Stage 9M	Stage 9N	Overall	
	Area	Area	Area	Area	%
Stage Area	0.047 ha	3.164 ha	1.105 ha	4.316 ha	100.0%
Saleable Area					
Residential Allotments	—	0.996 ha	0.768 ha	1.764 ha	40.9%
Child Care	—	—	—	—	0.0%
Total Area of Allotments	—	0.996 ha	0.768 ha	1.764 ha	40.9%
Road					
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	0.047 ha	—	—	0.047 ha	1.1%
Neighbourhood Connector (20.2m)	—	1.736 ha	—	1.736 ha	40.2%
Neighbourhood Access Street (16.5m)	—	—	—	—	0.0%
Landeway (6.5m)	—	0.160 ha	0.179 ha	0.339 ha	7.9%
Pedestrian Linkages	—	—	0.055 ha	0.055 ha	1.3%
Total Area of New Road	0.047 ha	1.896 ha	0.234 ha	2.177 ha	50.4%
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	—	—	0.103 ha	0.103 ha	2.4%
Local Linear Recreation Park	—	0.272 ha	—	0.272 ha	6.3%
Total Open Space	—	0.272 ha	0.103 ha	0.375 ha	8.7%



Lot Type	Stage 9M	Stage 9N	Overall	
	Yield	Yield	Yield	%
20.5m Deep Product				
Premium Villa 12.5m Allotment	5	3	8	12.1%
Courtyard 14m Allotment	2	—	2	3.0%
Subtotal	7	3	10	15.2%
25m Deep Terrace Product				
Terrace 9.5m Allotment	32	—	32	48.5%
Subtotal	32	—	32	48.5%
25m Deep Product				
Villa 10m Allotment	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
28m Deep Terrace Product				
Terrace 7.5m Allotment	—	—	—	0.0%
Terrace 9.5m Allotment	—	24	24	36.4%
Subtotal	—	24	24	36.4%
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	39	27	66	100.0%
Residential Net Density	12.3 dw/ha	24.4 dw/ha		
Super Lots	—	—	—	
Child Care	—	—	—	
Subtotal	—	—	—	
Total Allotments	39	27	66	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	39	27	66	
Maximum Potential Net Residential Density	12.3 dw/ha	24.4 dw/ha		



Date: 7 May 2025



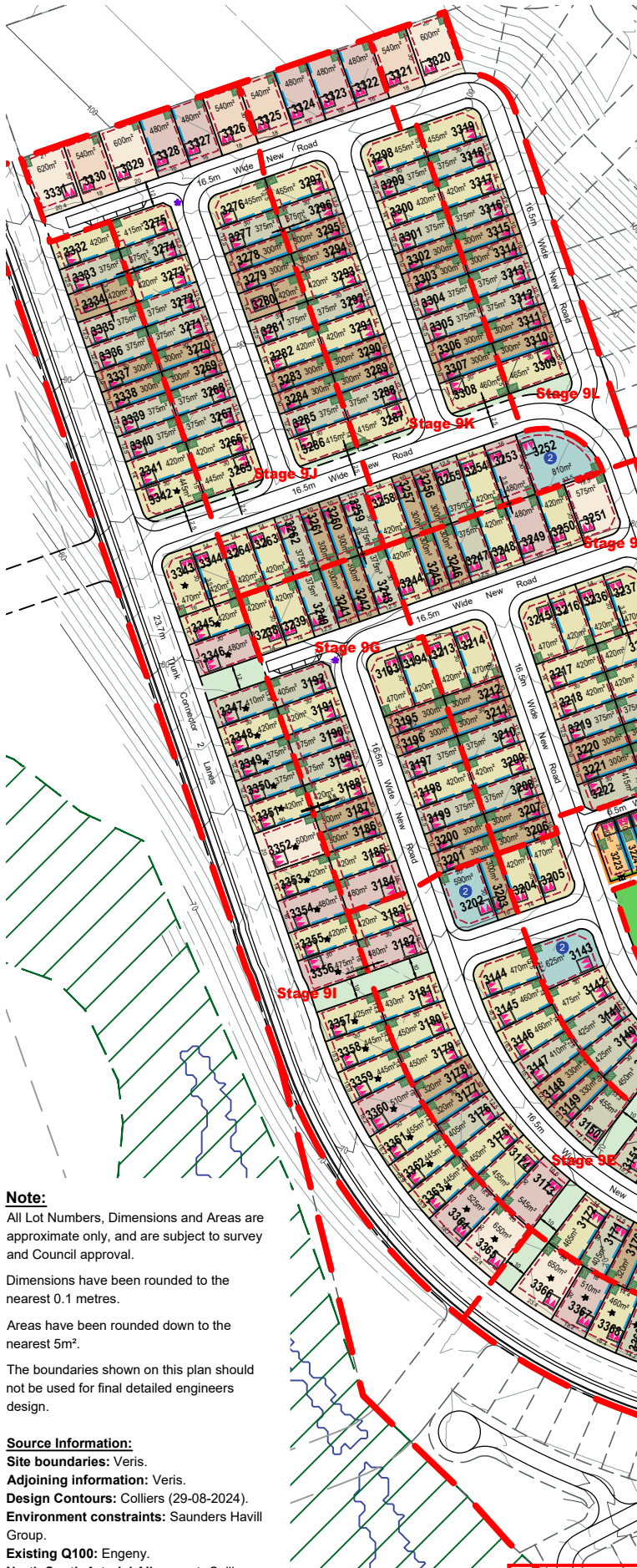
FLAGSTONE CA3 SOUTH STAGE 9A-1, 9M & 9N PLAN OF SUBDIVISION

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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		Multiple Residential Allotments (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%	

Legend

General

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

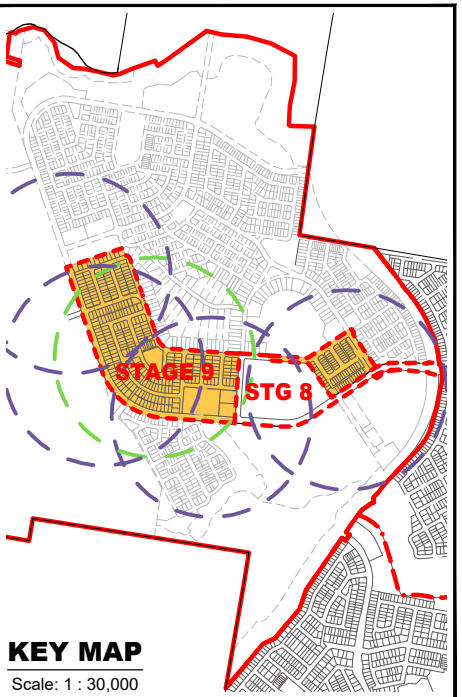
Open Space

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

Allotment Details

- Split Level Allotments
- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- No Vehicle Access
- Primary Frontage

- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- 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.

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

TO BE READ IN CONJUNCTION WITH 110056-566B STAGE 9 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 565
Rev No: B
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: JC/MM
CHECKED BY: MD

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2024/1491
Date: 7 May 2025



FLAGSTONE CA3 SOUTH
STAGE 9 OVERALL
PLAN OF SUBDIVISION



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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 minimise 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 architectural 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.
- Definitions
- Laneway Allotment - Allotments serviced by a laneway.
- PLAN REF: 110056 – 566
- Rev No: B
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: JC
CHECKED BY: MD
-
- PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
- Approval no: DEV2024/1491
- Date: 7 May 2025
-
- FLAGSTONE CA3 SOUTH
STAGE 9 OVERALL
PLAN OF DEVELOPMENT NOTES
-
- URBAN DESIGN
Level 8
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Fortitude Valley QLD 4006
T +61 7 3539 9500
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-
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Legend

General

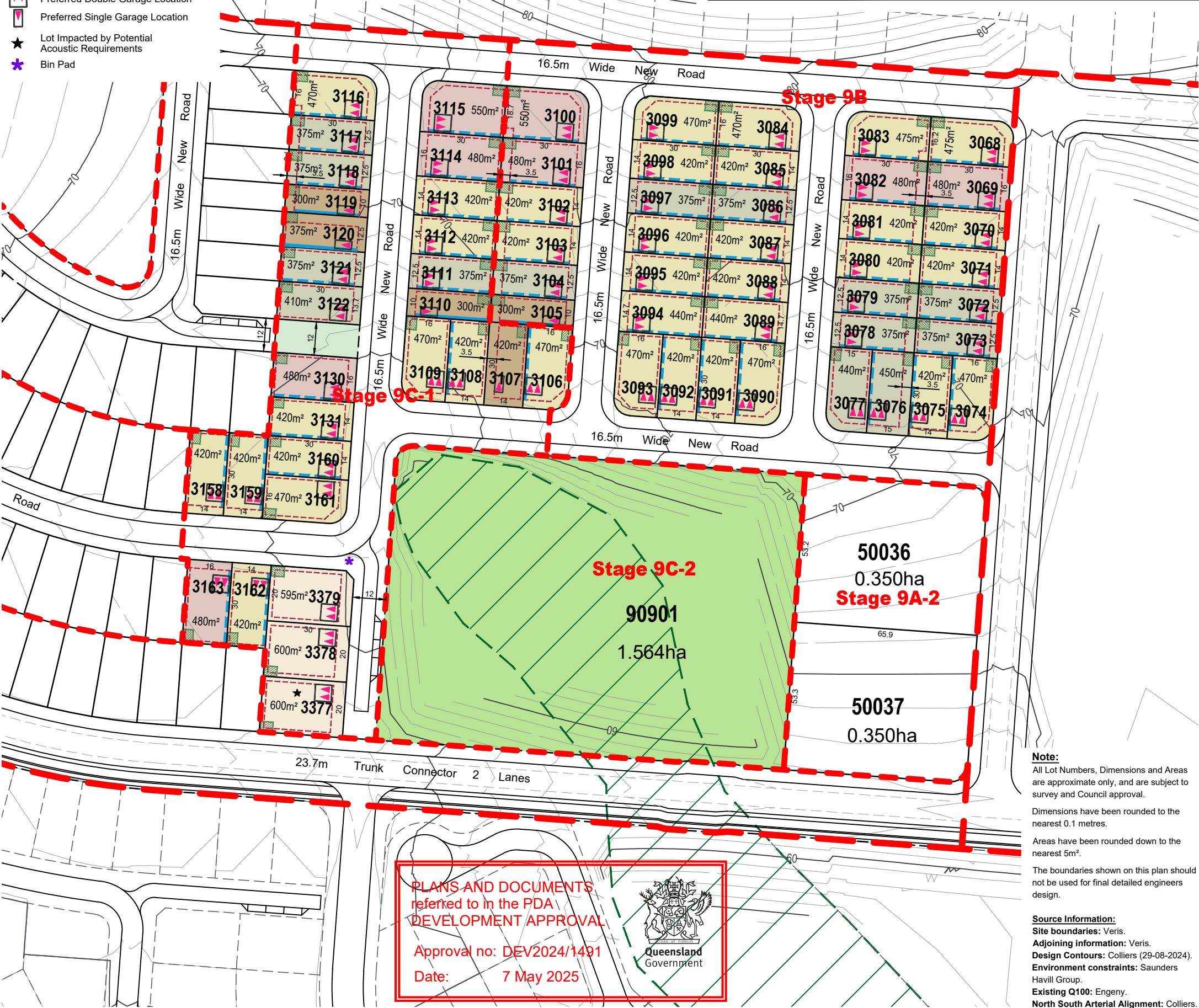
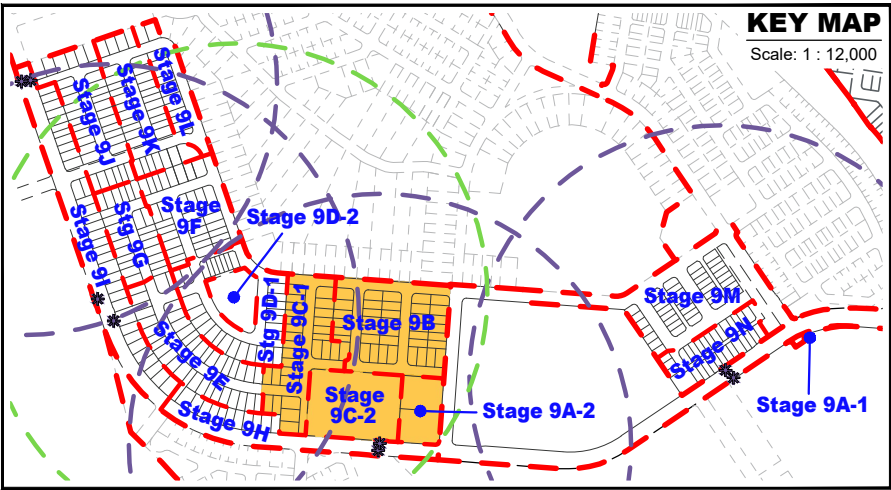
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Concept Design Contours (1m)

Open Space

- Corridor 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).
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 Allotments (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 110056-566B STAGE 9 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 567

Rev No: B

DATE: 12 DECEMBER 2024

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD

FLAGSTONE CA3 SOUTH

STAGE 9A-2, 9B, 9C-1 & 9C-2

PLAN OF DEVELOPMENT

PEET

URBAN DESIGN

Level 8

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Fortitude Valley QLD 4006

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Legend

General

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

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.

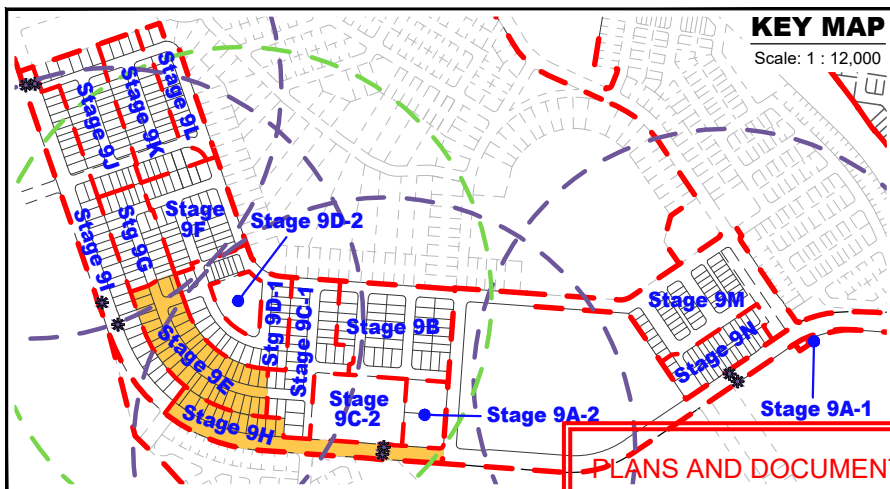
Adjoining information: Veris.

Design Contours: Colliers (29-08-2024).

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 Allotments (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%	



FLAGSTONE CA3 SOUTH
STAGE 9E & 9H
PLAN OF DEVELOPMENT

PEET

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PLAN REF: 110056 - 568

Rev No: B

DATE: 12 DECEMBER 2024

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD

PLANS AND DOCUMENTS

referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

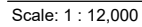
Date: 7 May 2025



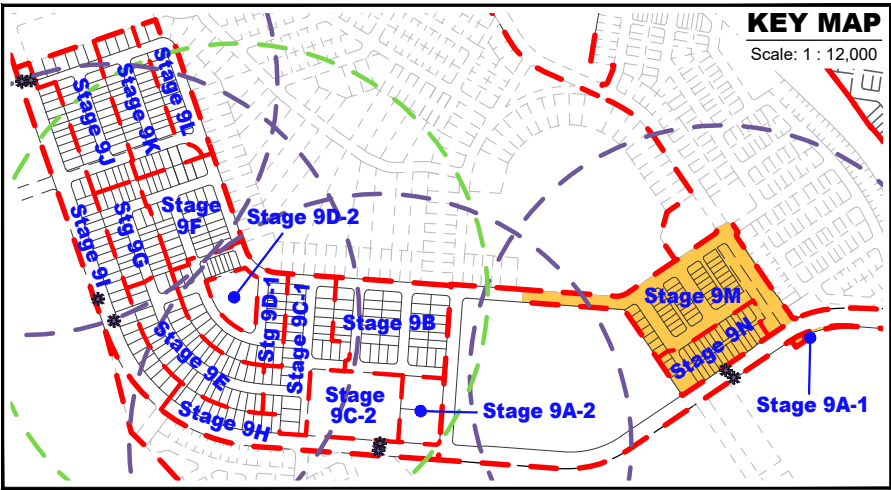
**Queensland
Government**

North South Arterial Alignment: Colliers.

 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 Allotments (MR)	
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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
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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%	

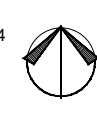
TO BE READ IN CONJUNCTION WITH 110056-566B STAGE 9 OVERALL PLAN OF DEVELOPMENT NOTES



Note:
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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).
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

PLAN REF: **110056 – 572**
Rev No: **B**
DATE: 12 DECEMBER 2024
CLIENT: PEET
DRAWN BY: JC/MM
CHECKED BY: MD



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025



FLAGSTONE CA3 SOUTH STAGE 9 PARKING MANAGEMENT PLAN

PEET

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