

Land Budget

Land Use	Overall	
	Area	%
Area of Application Boundary	85.822 ha	100.0%
Saleable Area		
Residential Allotments	31.036 ha	36.2%
Total Area of Allotments	31.036 ha	36.2%
Utilities		
Water Pump Station	0.062 ha	0.1%
Total Area of Utilities	0.062 ha	0.1%
Road		
New Beith Road	0.318 ha	0.4%
Neighbourhood Connector (26.9m)	0.602 ha	0.7%
Neighbourhood Connector (21m)	3.637 ha	4.2%
Neighbourhood Access Street (16.5m)	13.117 ha	15.3%
Laneway (6.5m)	0.123 ha	0.1%
Pedestrian Linkages	0.504 ha	0.6%
Total Area of New Road	18.301 ha	21.3%
Open Space		
Conservation Buffer	7.589 ha	8.8%
Corridor Park / Conservation	26.074 ha	30.4%
Neighbourhood Recreation Park	1.922 ha	2.2%
Local Recreation Park	0.646 ha	0.8%
Local Linear Recreation Park	0.192 ha	0.2%
Total Open Space	36.423 ha	42.4%

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

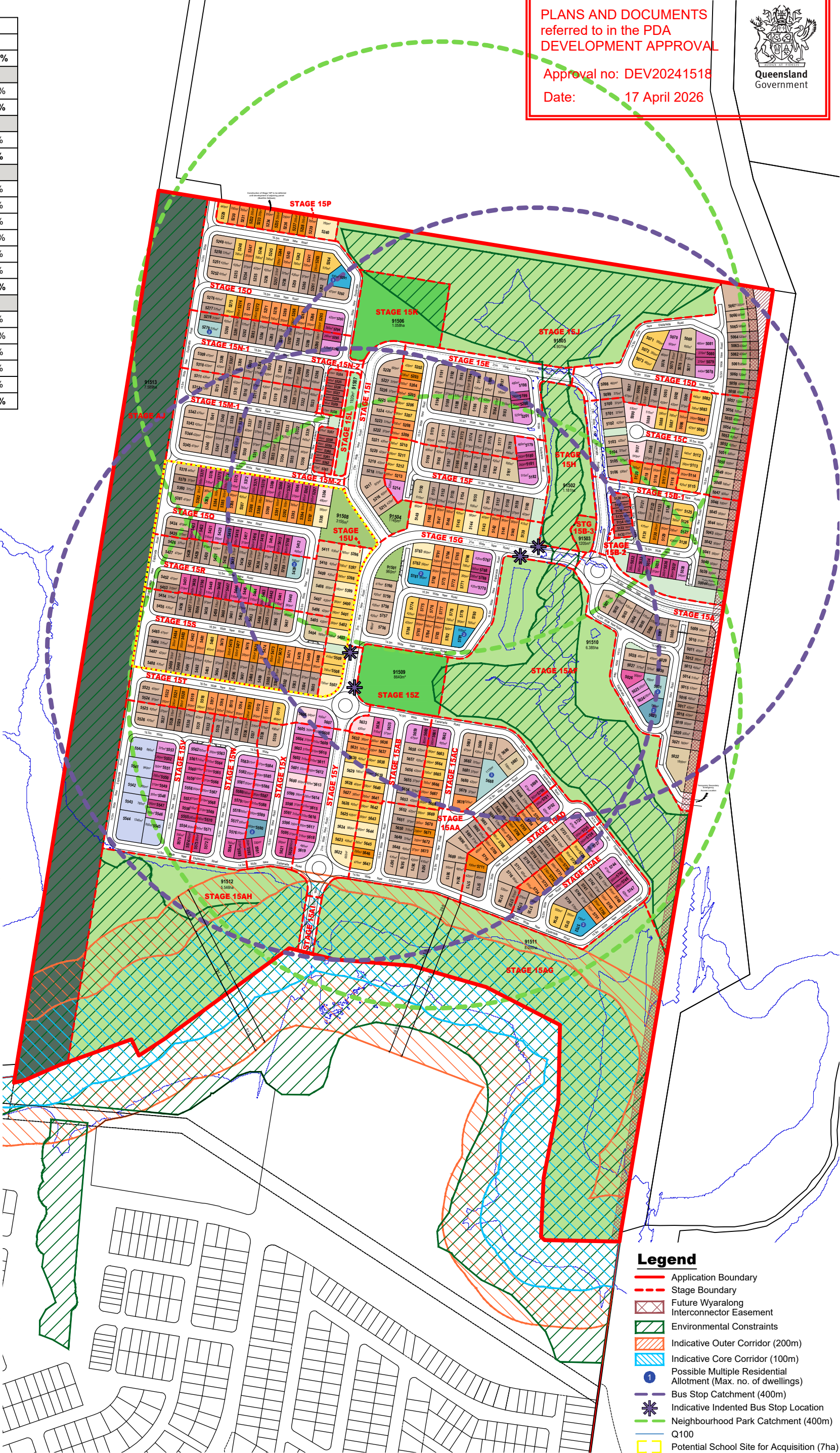
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Colliers.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

Yield Breakdown

Lot Type	Overall	
	Yield	%
25m Deep Product		
Terrace 7.5m Allotment	15	1.9%
Terrace 9m Allotment	6	0.8%
Villa 10.5m Allotment	58	7.3%
Premium Villa 12.5m Allotment	46	5.8%
Courtyard 14m Allotment	58	7.3%
Premium Traditional 20m Allotment	8	1.0%
Possible Multi-Residential Allotment	2	0.3%
Subtotal	193	24.4%
28m Deep Product		
Villa 10.5m Allotment	42	5.3%
Premium Villa 12.5m Allotment	89	11.3%
Courtyard 14m Allotment	72	9.1%
Premium Traditional 20m Allotment	14	1.8%
Possible Multi-Residential Allotment	4	0.5%
Subtotal	221	28.0%
30m Deep Product		
Villa 10.5m Allotment	72	9.1%
Premium Villa 12.5m Allotment	148	18.7%
Courtyard 14m Allotment	137	17.3%
Premium Traditional 20m Allotment	9	1.1%
Possible Multi-Residential Allotment	4	0.5%
Subtotal	370	46.8%
30m+ Deep Product		
Courtyard 14m Allotment	—	0.0%
Premium Courtyard 16m Allotment	—	0.0%
Premium Traditional 20m Allotment	6	0.8%
Subtotal	6	0.8%
Total Residential Allotments	790	100.0%
Residential Net Density	15.4 dw/ha	
Utilities	Lots	
Water Pump Station	1	
Sub Total	1	
Total Allotments	791	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	802	
Maximum Potential Net Residential Density	15.7 dw/ha	

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV20241518
Date: 17 April 2026



- Legend**
- Application Boundary
 - Stage Boundary
 - Future Wyaralong Interconnector Easement
 - Environmental Constraints
 - Indicative Outer Corridor (200m)
 - Indicative Core Corridor (100m)
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Bus Stop Catchment (400m)
 - Indicative Indented Bus Stop Location
 - Neighbourhood Park Catchment (400m)
 - Q100
 - Potential School Site for Acquisition (7ha)

PLAN REF: 110056 - 643
Rev No: H
DATE: 2 APRIL 2026
CLIENT: PEET
DRAWN BY: JC/BM
CHECKED BY: MD/CK



FLAGSTONE CA3 NORTH
STAGE 15 OVERALL
PLAN OF SUBDIVISION

PEET URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
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A TETRA TECH COMPANY

Yield Breakdown																															
Lot Type	Stage 15A	Stage 15B-1	Stage 15B-2	Stage 15C	Stage 15D	Stage 15E	Stage 15F	Stage 15G	Stage 15I	Stage 15M-1	Stage 15M-2	Stage 15N-1	Stage 15N-2	Stage 15O	Stage 15P	Stage 15Q	Stage 15R	Stage 15S	Stage 15T	Stage 15U	Stage 15V	Stage 15W	Stage 15X	Stage 15Y	Stage 15AA	Stage 15AB	Stage 15AC	Stage 15AD	Stage 15AE	Overall	
25m Deep Product																															
Terrace 7.5m Allotment	—	—	5	—	—	—	—	—	—	—	5	—	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	15	2%
Terrace 9m Allotment	—	—	2	—	—	—	—	—	—	—	2	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	1%
Villa 10.5m Allotment	—	5	—	—	2	2	2	2	—	—	—	1	—	1	—	17	6	—	—	—	5	4	3	—	—	1	2	2	3	58	7%
Premium Villa 12.5m Allotment	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	7	6	—	—	—	7	8	9	6	—	1	—	—	—	46	6%
Courtyard 14m Allotment	2	1	—	—	3	2	3	2	—	—	—	1	—	1	—	3	1	—	1	—	7	9	8	5	—	2	2	2	3	58	7%
Premium Traditional 20m Allotment	—	—	—	3	—	—	—	—	—	—	—	—	—	—	—	1	—	—	1	—	—	—	1	1	—	1	—	—	—	8	1%
Possible Multi-Residential Allotment	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	2	0%
Subtotal	4	7	7	3	5	4	5	4	—	—	7	2	7	2	—	28	13	—	2	—	19	21	22	12	—	5	4	4	6	193	24%
28m Deep Product																															
Villa 10.5m Allotment	—	3	—	—	—	1	—	—	—	—	—	—	—	6	5	9	—	7	3	—	—	—	—	—	2	—	—	3	3	42	5%
Premium Villa 12.5m Allotment	—	5	—	3	—	4	1	18	—	—	—	—	—	9	5	4	—	9	8	—	—	—	—	3	3	3	3	5	6	89	11%
Courtyard 14m Allotment	—	4	—	8	3	3	3	12	—	—	—	—	—	6	1	1	—	1	2	7	—	—	—	5	5	2	4	1	4	72	9%
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	3	—	—	—	—	—	—	1	1	—	—	—	4	—	—	—	3	1	1	—	—	—	14	2%
Possible Multi-Residential Allotment	—	—	—	—	—	—	—	2	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	4	1%
Subtotal	—	12	—	11	3	8	4	35	—	—	—	—	—	22	12	15	—	17	13	11	—	—	—	11	11	6	7	9	14	221	28%
30m Deep Product																															
Villa 10.5m Allotment	4	2	—	4	8	4	1	—	—	6	—	7	—	2	—	2	9	13	—	—	2	1	—	—	1	—	2	3	1	72	9%
Premium Villa 12.5m Allotment	11	7	—	13	8	10	10	—	5	15	—	11	—	6	—	1	4	17	1	—	3	4	1	—	5	2	6	3	5	148	19%
Courtyard 14m Allotment	10	3	—	5	7	10	6	5	9	18	—	7	—	9	—	3	7	7	1	—	3	—	1	—	9	4	6	6	1	137	17%
Premium Traditional 20m Allotment	1	—	—	—	1	—	3	—	—	—	—	—	—	—	—	—	2	1	—	—	—	—	—	—	—	—	1	—	—	9	1%
Possible Multi-Residential Allotment	1	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1	—	—	—	—	—	—	—	—	—	1	—	—	4	1%
Subtotal	27	12	—	22	24	24	20	5	14	39	—	26	—	17	—	6	23	38	2	—	8	5	2	—	15	6	16	12	7	370	47%
30m+ Deep Product																															
Courtyard 14m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Premium Courtyard 16m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	—	—	—	—	—	—	—	—	6	1%
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	—	—	—	—	—	—	—	—	6	1%
Total Residential Allotments	31	31	7	36	32	36	29	44	14	39	7	28	7	41	12	49	36	55	17	11	33	26	24	23	26	17	27	25	27	790	100%
Residential Net Density	12.8 dw/ha	13.5 dw/ha	49.3 dw/ha	16.1 dw/ha	13.6 dw/ha	14.9 dw/ha	16.6 dw/ha	12.5 dw/ha	10.3 dw/ha	15.7 dw/ha	47.0 dw/ha	16.9 dw/ha	47.0 dw/ha	16.1 dw/ha	26.7 dw/ha	20.2 dw/ha	19.7 dw/ha	21.4 dw/ha	11.5 dw/ha	19.3 dw/ha	14.5 dw/ha	20.0 dw/ha	18.9 dw/ha	15.1 dw/ha	15.5 dw/ha	17.2 dw/ha	15.2 dw/ha	17.1 dw/ha	15.5 dw/ha	15.4 dw/ha	
Utilities	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots
Water Pump Station	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	
Sub Total	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	
Total Allotments	31	32	7	36	32	36	29	44	14	39	7	28	7	41	12	49	36	55	17	11	33	26	24	23	26	17	27	25	27	791	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	33	31	7	36	32	36	29	46	14	39	7	29	7	43	12	49	37	55	17	11	33	26	25	23	26	17	29	25	28	802	
Maximum Potential Net Residential Density	13.6 dw/ha	13.5 dw/ha	49.3 dw/ha	16.1 dw/ha	13.6 dw/ha	14.9 dw/ha	16.6 dw/ha	13.1 dw/ha	10.3 dw/ha	15.7 dw/ha	47.0 dw/ha	17.5 dw/ha	47.0 dw/ha	16.9 dw/ha	26.7 dw/ha	20.2 dw/ha	20.2 dw/ha	21.4 dw/ha	11.5 dw/ha	19.3 dw/ha	14.5 dw/ha	20.0 dw/ha	19.7 dw/ha	15.1 dw/ha	15.5 dw/ha	17.2 dw/ha	16.3 dw/ha	17.1 dw/ha	16.1 dw/ha	15.7 dw/ha	

Land Budget																																											
Land Use	Stage 15A	Stage 15B-1	Stage 15B-2	Stage 15B-3	Stage 15C	Stage 15D	Stage 15E	Stage 15F	Stage 15G	Stage 15H	Stage 15I	Stage 15J	Stage 15K	Stage 15L	Stage 15M-1	Stage 15M-2	Stage 15N-1	Stage 15N-2	Stage 15O	Stage 15P	Stage 15Q	Stage 15R	Stage 15S	Stage 15T	Stage 15U	Stage 15V	Stage 15W	Stage 15X	Stage 15Y	Stage 15Z	Stage 15AA	Stage 15AB	Stage 15AC	Stage 15AD	Stage 15AE	Stage 15AF	Stage 15AG	Stage 15AH	Stage 15AI	Stage 15AJ	Overall		
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%		
Area of Application Boundary	3.144 ha	2.371 ha	0.142 ha	0.120 ha	2.234 ha	2.491 ha	2.409 ha	1.746 ha	3.517 ha	1.181 ha	1.356 ha	4.907 ha	1.058 ha	0.192 ha	2.483 ha	0.149 ha	1.658 ha	0.149 ha	2.541 ha	0.449 ha	2.421 ha	1.830 ha	2.572 ha	1.477 ha	0.571 ha	2.276 ha	1.303 ha	1.271 ha	1.522 ha	0.864 ha	1.679 ha	0.986 ha	1.776 ha	1.466 ha	1.744 ha	6.413 ha	8.070 ha	5.546 ha	0.149 ha	7.589 ha	85.822 ha	100.0%	
Saleable Area																																											
Residential Allotments	1.580 ha	1.203 ha	0.142 ha	—	1.573 ha	1.505 ha	1.415 ha	1.211 ha	1.780 ha	—	0.609 ha	—	—	—	1.532 ha	0.149 ha	1.071 ha	0.149 ha	1.568 ha	0.449 ha	1.588 ha	1.301 ha	2.001 ha	0.636 ha	0.517 ha	1.458 ha	0.873 ha	0.848 ha	0.924 ha	—	1.070 ha	0.689 ha	1.163 ha	0.971 ha	1.061 ha	—	—	—	—	—	31.036 ha	36.2%	
Total Area of Allotments	1.580 ha	1.203 ha	0.142 ha	—	1.573 ha	1.505 ha	1.415 ha	1.211 ha	1.780 ha	—	0.609 ha	—	—	—	1.532 ha	0.149 ha	1.071 ha	0.149 ha	1.568 ha	0.449 ha	1.588 ha	1.301 ha	2.001 ha	0.636 ha	0.517 ha	1.458 ha	0.873 ha	0.848 ha	0.924 ha	—	1.070 ha	0.689 ha	1.163 ha	0.971 ha	1.061 ha	—	—	—	—	—	31.036 ha	36.2%	
Utilities																																											
Water Pump Station	—	0.062 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.062 ha	0.1%	
Total Area of Utilities	—	0.062 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.062 ha	0.1%	
Road																																											
New Belth Road	0.115 ha	0.015 ha	—	—	0.004 ha	0.141 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.028 ha	0.015 ha	—	—	—	0.318 ha	0.4%
Neighbourhood Connector (26.9m)	0.602 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.602 ha	0.7%		
Neighbourhood Connector (21m)	—	0.226 ha	—	—	0.213 ha	0.132 ha	0.470 ha	—	0.848 ha	—	0.633 ha	—	—	—	—	—	—	—	—	—	—	—	0.348 ha	0.020 ha	—	—	—	0.598 ha	—	—	—	—	—	—	—	—	—	—	—	0.149 ha	—	3.637 ha	4.2%
Neighbourhood Access Street (16.5m)	0.833 ha	0.514 ha	—	—	0.414 ha	0.713 ha	0.524 ha	0.488 ha	0.747 ha	—	—	—	—	—	0.887 ha	—	0.546 ha	—	0.973 ha	—	0.517 ha	0.529 ha	0.571 ha	0.493 ha	—	0.818 ha	0.430 ha	0.423 ha	—	—	0.609 ha	0.297 ha	0.613 ha	0.495 ha	0.683 ha	—	—	—	—	—	—	13.117 ha	15.3%
Laneway (6.5m)	—	0.041 ha	—	—	—	—	—	—	—	—	—	—	—	—	0.041 ha	—	0.041 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.123 ha	0.1%	
Pedestrian Linkages	0.014 ha	0.310 ha	—	—	0.030 ha	—	—	0.047 ha	0.046 ha	—	—	—	—	—	0.023 ha	—	—	—	—	—	—	—	—	0.034 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.504 ha	0.6%
Total Area of New Road	1.564 ha	1.106 ha	—	—	0.661 ha	0.986 ha	0.994 ha	0.535 ha	1.641 ha	—	0.633 ha	—	—	—	0.951 ha	—	0.587 ha	—	0.973 ha	—	0.517 ha	0.529 ha	0.571 ha	0.841 ha	0.054 ha	0.818 ha	0.430 ha	0.423 ha	0.598 ha	—	0.609 ha	0.297 ha	0.613 ha	0.495 ha	0.683 ha	0.028 ha	0.015 ha	—	0.149 ha	—	18.301 ha	21.3%	
Open Space																																											
Conservation Buffer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.589 ha	7.589 ha	8.8%	
Corridor Park / Conservation	—	—	—	—	—	—	—	—	—	1.181 ha	—	4.907 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.385 ha	8.055 ha	5.546 ha	—	—	26.074 ha	30.4%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	1.058 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.864 ha	—	—	—	—	—	—	—	—	—	—	—	1.922 ha	2.2%
Local Recreation Park	—	—	—	0.120 ha	—	—	—	—	0.096 ha	—	0.114 ha	—	—	—	—	—	—	—	—	—	0.316 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.646 ha	0.8%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	0.192 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.192 ha	0.2%	
Total Open Space	—	—	—	0.120 ha	—	—	—	—	0.096 ha	1.181 ha	0.114 ha	4.907 ha	1.058 ha	0.192 ha	—	—	—	—	—	—	0.316 ha	—	—	—	—	—	—	—	—	0.864 ha	—	—	—	—	—	6.385 ha	8.055 ha	5.546 ha	—	7.589 ha	36.423 ha	42.4%	

Yield Breakdown

	Stage 15A	Stage 15B-1	Stage 15B-2	Overall	
Lot Type	Yield	Yield	Yield	Yield	%
25m Deep Product					
Terrace 7.5m Allotment	—	—	5	5	7.2%
Terrace 9m Allotment	—	—	2	2	2.9%
Villa 10.5m Allotment	—	5	—	5	7.2%
Premium Villa 12.5m Allotment	1	1	—	2	2.9%
Courtyard 14m Allotment	2	1	—	3	4.3%
Premium Traditional 20m Allotment	—	—	—	—	0.0%
Possible Multi-Residential Allotment	1	—	—	1	1.4%
Subtotal	4	7	7	18	26.1%
28m Deep Product					
Villa 10.5m Allotment	—	3	—	3	4.3%
Premium Villa 12.5m Allotment	—	5	—	5	7.2%
Courtyard 14m Allotment	—	4	—	4	5.8%
Premium Traditional 20m Allotment	—	—	—	—	0.0%
Possible Multi-Residential Allotment	—	—	—	—	0.0%
Subtotal	—	12	—	12	17.4%
30m Deep Product					
Villa 10.5m Allotment	4	2	—	6	8.7%
Premium Villa 12.5m Allotment	11	7	—	18	26.1%
Courtyard 14m Allotment	10	3	—	13	18.8%
Premium Traditional 20m Allotment	1	—	—	1	1.4%
Possible Multi-Residential Allotment	1	—	—	1	1.4%
Subtotal	27	12	—	39	56.5%
30m+ Deep Product					
Courtyard 14m Allotment	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
Total Residential Allotments	31	31	7	69	100.0%
Residential Net Density	12.8 dw/ha	13.5 dw/ha	49.3 dw/ha		
Utilities	Lots	Lots	Lots	Lots	
Water Pump Station	—	1	—	1	
Sub Total	—	1	—	1	
Total Allotments	31	32	7	70	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	33	31	7	71	
Maximum Potential Net Residential Density	13.6 dw/ha	13.5 dw/ha	49.3 dw/ha		

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

Site boundaries: Veris.

Adjoining information: Veris.

Contours: Colliers.

Rectified Environment constraints:

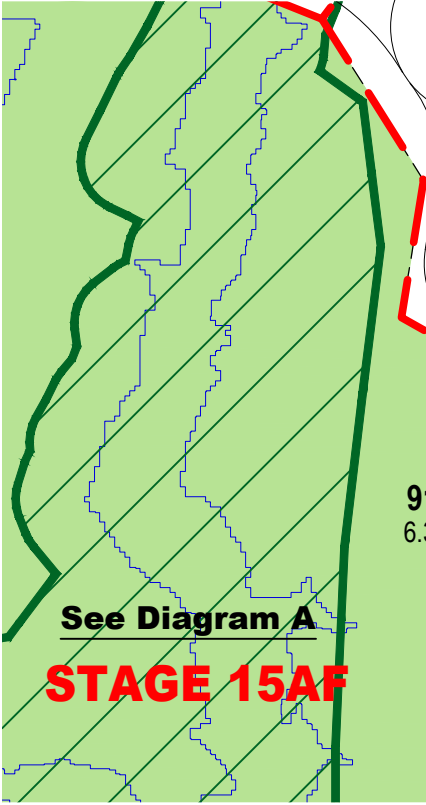
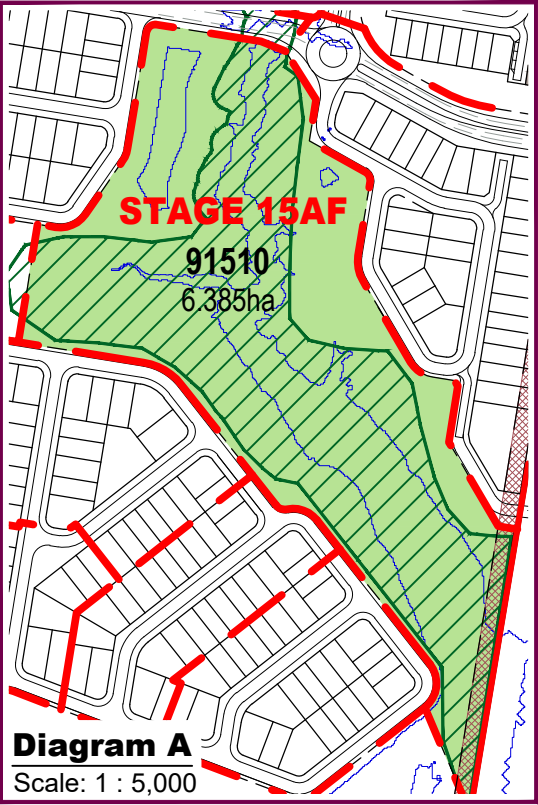
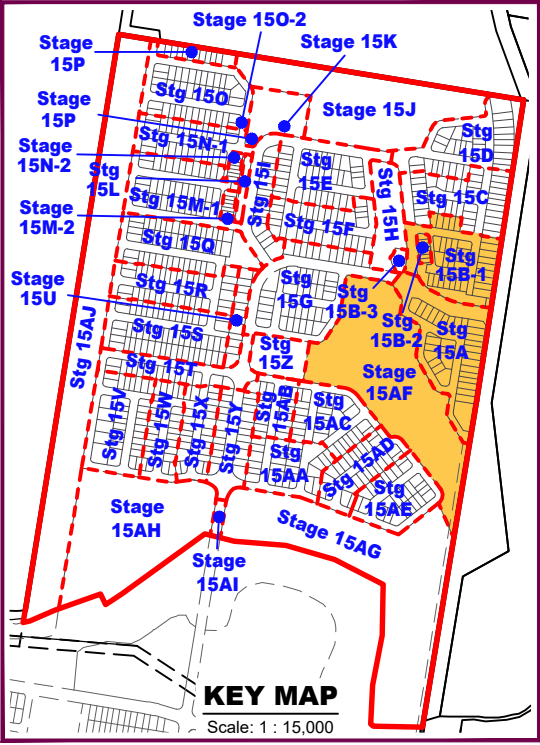
Saunders Havill Group.

Q100: Engeny.

North South Arterial Alignment: Colliers.

Legend

- Application Boundary
- Stage Boundary
- Future Wyaralong Interconnector Easement
- Environmental Constraints
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Q100



Land Use	Stage 15A	Stage 15B-1	Stage 15B-2	Stage 15AF	Overall	
	Area	Area	Area	Area	Area	%
Area of Application Boundary	3.144 ha	2.371 ha	0.142 ha	6.413 ha	12.070 ha	100.0%
Saleable Area						
Residential Allotments	1.580 ha	1.203 ha	0.142 ha	—	2.925 ha	24.2%
Total Area of Allotments	1.580 ha	1.203 ha	0.142 ha	—	2.925 ha	24.2%
Utilities						
Water Pump Station	—	0.062 ha	—	—	0.062 ha	0.5%
Total Area of Utilities	—	0.062 ha	—	—	0.062 ha	0.5%
Road						
New Beith Road	0.115 ha	0.015 ha	—	0.028 ha	0.158 ha	1.3%
Neighbourhood Connector (26.9m)	0.602 ha	—	—	—	0.602 ha	5.0%
Neighbourhood Connector (21m)	—	0.226 ha	—	—	0.226 ha	1.9%
Neighbourhood Access Street (16.5m)	0.833 ha	0.514 ha	—	—	1.347 ha	11.2%
Laneway (6.5m)	—	0.041 ha	—	—	0.041 ha	0.3%
Pedestrian Linkages	0.014 ha	0.310 ha	—	—	0.324 ha	2.7%
Total Area of New Road	1.564 ha	1.106 ha	—	0.028 ha	2.698 ha	22.4%
Open Space						
Conservation Buffer	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	6.385 ha	6.385 ha	52.9%
Neighbourhood Recreation Park	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Total Open Space	—	—	—	6.385 ha	6.385 ha	52.9%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV20241518

Date: 17 April 2026



PLAN REF: 110056 - 645

Rev No: H

DATE: 2 APRIL 2026

CLIENT: PEET

DRAWN BY: JC/BM

CHECKED BY: MD/CK



FLAGSTONE CA3 NORTH

STAGE 15A, 15B-1, 15B-2 & 15AF

PLAN OF SUBDIVISION

PEET

URBAN DESIGN

Level 8

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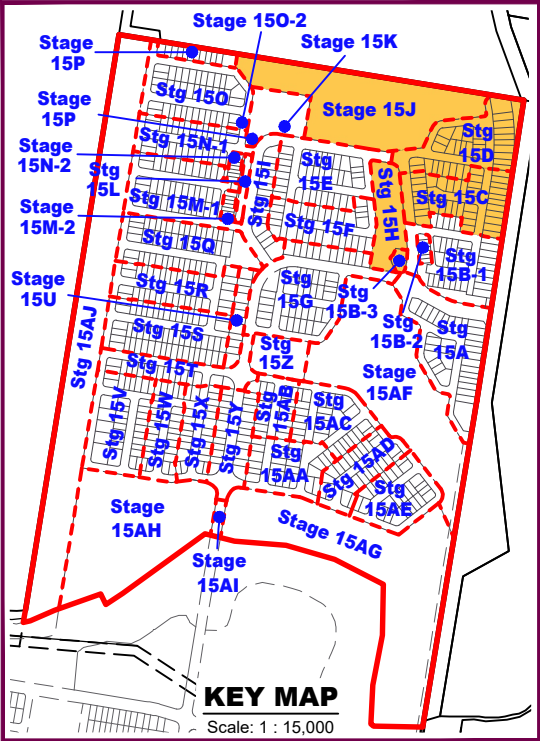
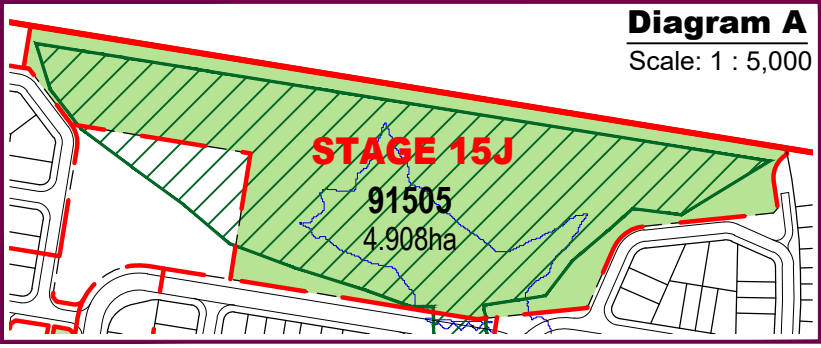
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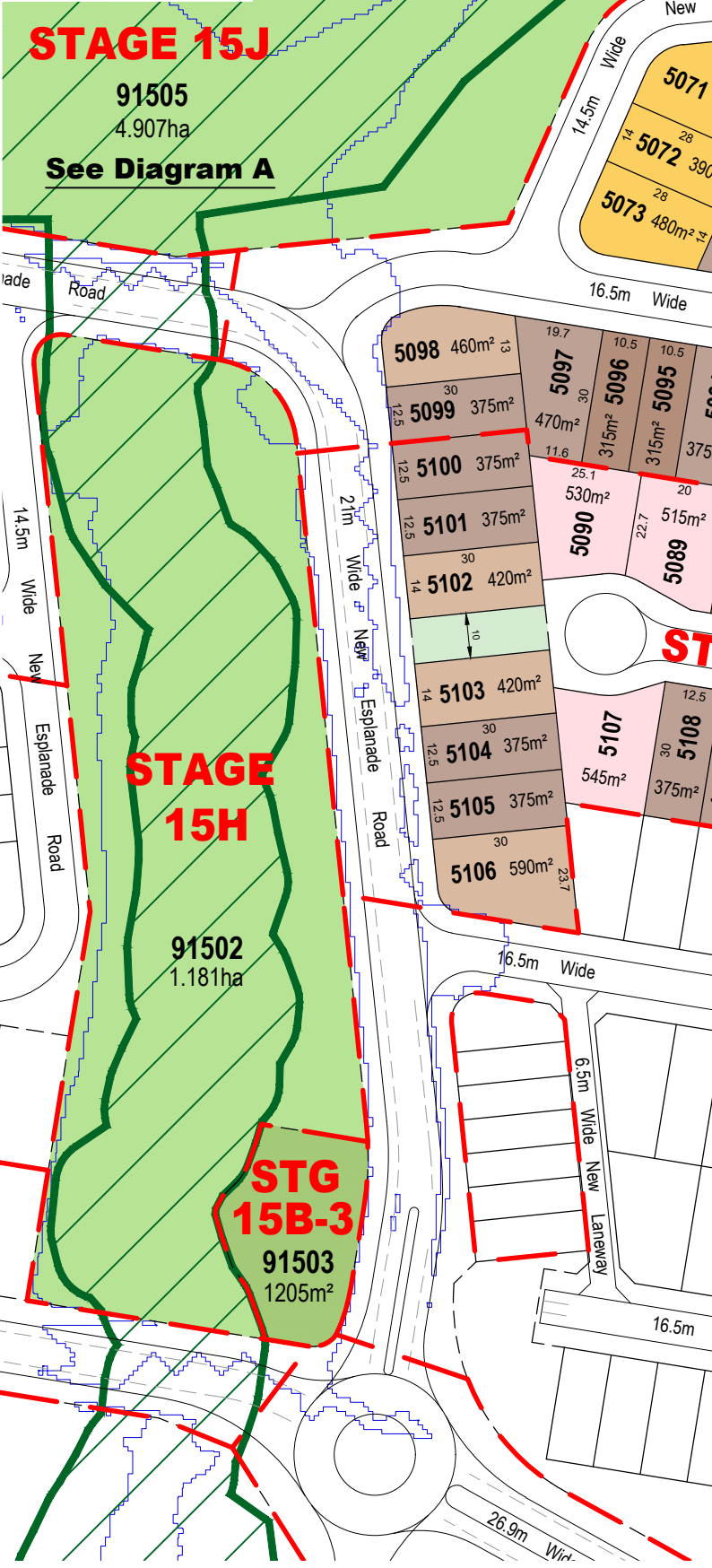


- Legend**
- Application Boundary
 - Stage Boundary
 - Future Wyaralong Interconnector Easement
 - Environmental Constraints
 - Q100

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Colliers.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

Land Use	Stage 15B-3	Stage 15C	Stage 15D	Stage 15H	Stage 15J	Overall	
	Area	Area	Area	Area	Area	Area	%
Area of Application Boundary	0.120 ha	2.234 ha	2.491 ha	1.181 ha	4.907 ha	10.933 ha	100.0%
Saleable Area							
Residential Allotments	—	1.573 ha	1.505 ha	—	—	3.078 ha	28.2%
Total Area of Allotments	—	1.573 ha	1.505 ha	—	—	3.078 ha	28.2%
Utilities							
Water Pump Station	—	—	—	—	—	—	0.0%
Total Area of Utilities	—	—	—	—	—	—	0.0%
Road							
New Beith Road	—	0.004 ha	0.141 ha	—	—	0.145 ha	1.3%
Neighbourhood Connector (26.9m)	—	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	0.213 ha	0.132 ha	—	—	0.345 ha	3.2%
Neighbourhood Access Street (16.5m)	—	0.414 ha	0.713 ha	—	—	1.127 ha	10.3%
Laneway (6.5m)	—	—	—	—	—	—	0.0%
Pedestrian Linkages	—	0.030 ha	—	—	—	0.030 ha	0.3%
Total Area of New Road	—	0.661 ha	0.986 ha	—	—	1.647 ha	15.1%
Open Space							
Conservation Buffer	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	1.181 ha	4.907 ha	6.088 ha	55.7%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.0%
Local Recreation Park	0.120 ha	—	—	—	—	0.120 ha	1.1%
Local Linear Recreation Park	—	—	—	—	—	—	0.0%
Total Open Space	0.120 ha	—	—	1.181 ha	4.907 ha	6.208 ha	56.8%



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV20241518

Date: 17 April 2026



Lot Type	Yield Breakdown		Overall	
	Stage 15C	Stage 15D	Yield	%
25m Deep Product				
Terrace 7.5m Allotment	—	—	—	0.0%
Terrace 9m Allotment	—	—	—	0.0%
Villa 10.5m Allotment	—	2	2	2.9%
Premium Villa 12.5m Allotment	—	—	—	0.0%
Courtyard 14m Allotment	—	3	3	4.4%
Premium Traditional 20m Allotment	3	—	3	4.4%
Subtotal	3	5	8	11.8%
28m Deep Product				
Villa 10.5m Allotment	—	—	—	0.0%
Premium Villa 12.5m Allotment	3	—	3	4.4%
Courtyard 14m Allotment	8	3	11	16.2%
Premium Traditional 20m Allotment	—	—	—	0.0%
Possible Multi-Residential Allotment	—	—	—	0.0%
Subtotal	11	3	14	20.6%
30m Deep Product				
Villa 10.5m Allotment	4	8	12	17.6%
Premium Villa 12.5m Allotment	13	8	21	30.9%
Courtyard 14m Allotment	5	7	12	17.6%
Premium Traditional 20m Allotment	—	1	1	1.5%
Possible Multi-Residential Allotment	—	—	—	0.0%
Subtotal	22	24	46	67.6%
30m+ Deep Product				
Courtyard 14m Allotment	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
Total Residential Allotments	36	32	68	100.0%
Residential Net Density	16.1 dw/ha	13.6 dw/ha		
Utilities				
Water Pump Station	—	—	—	—
Sub Total	—	—	—	—
Total Allotments	36	32	68	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	36	32	68	
Maximum Potential Net Residential Density	16.1 dw/ha	13.6 dw/ha		

PLAN REF: 110056 – 646

Rev No: H

DATE: 2 APRIL 2026

CLIENT: PEET

DRAWN BY: JC/BM

CHECKED BY: MD/CK

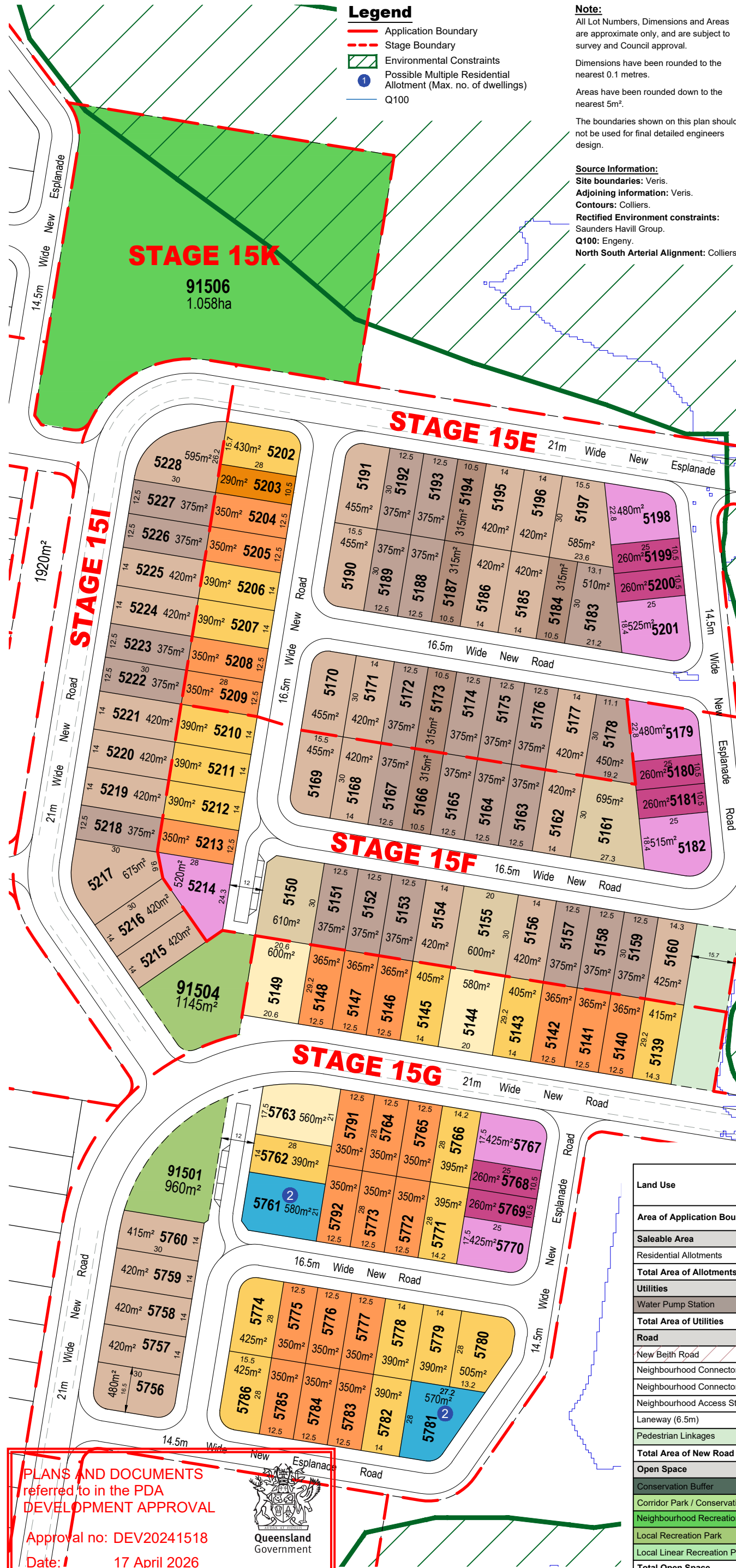


FLAGSTONE CA3 NORTH STAGE 15B-3, 15C, 15D, 15H & 15J PLAN OF SUBDIVISION

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Legend

- Application Boundary
- Stage Boundary
- Environmental Constraints
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Q100

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

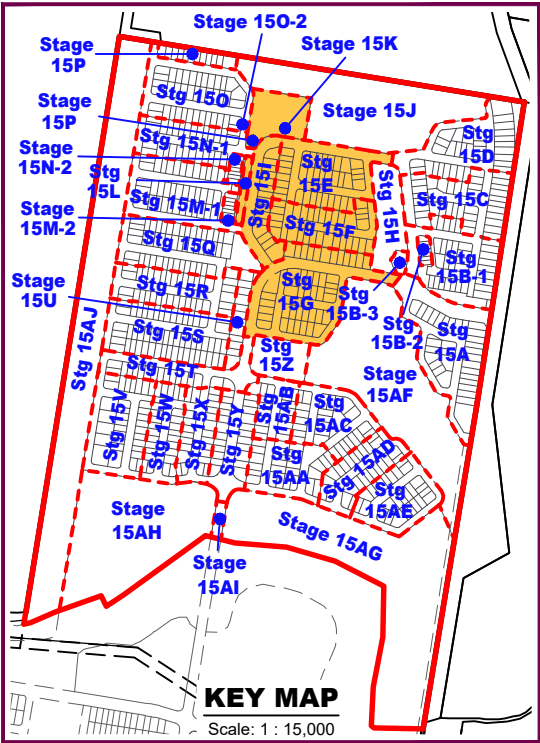
Areas have been rounded down to the nearest 5m².

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

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Colliers.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

Yield Breakdown

Lot Type	Stage 15E	Stage 15F	Stage 15G	Stage 15I	Overall	
	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product						
Terrace 7.5m Allotment	—	—	—	—	—	0.0%
Terrace 9m Allotment	—	—	—	—	—	0.0%
Villa 10.5m Allotment	2	2	2	—	6	4.9%
Premium Villa 12.5m Allotment	—	—	—	—	—	0.0%
Courtyard 14m Allotment	2	3	2	—	7	5.7%
Premium Traditional 20m Allotment	—	—	—	—	—	0.0%
Subtotal	4	5	4	—	13	10.6%
28m Deep Product						
Villa 10.5m Allotment	1	—	—	—	1	0.8%
Premium Villa 12.5m Allotment	4	1	18	—	23	18.7%
Courtyard 14m Allotment	3	3	12	—	18	14.6%
Premium Traditional 20m Allotment	—	—	3	—	3	2.4%
Possible Multi-Residential Allotment	—	—	2	—	2	1.6%
Subtotal	8	4	35	—	47	38.2%
30m Deep Product						
Villa 10.5m Allotment	4	1	—	—	5	4.1%
Premium Villa 12.5m Allotment	10	10	—	5	25	20.3%
Courtyard 14m Allotment	10	6	5	9	30	24.4%
Premium Traditional 20m Allotment	—	3	—	—	3	2.4%
Possible Multi-Residential Allotment	—	—	—	—	—	0.0%
Subtotal	24	20	5	14	63	51.2%
30m+ Deep Product						
Courtyard 14m Allotment	—	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	0.0%
Total Residential Allotments	36	29	44	14	123	100.0%
Residential Net Density	14.9 dw/ha	16.6 dw/ha	12.5 dw/ha	10.3 dw/ha		
Utilities						
Water Pump Station	—	—	—	—	—	—
Sub Total	—	—	—	—	—	—
Total Allotments						
	36	29	44	14	123	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)						
	36	29	46	14	125	
Maximum Potential Net Residential Density						
	14.9 dw/ha	16.6 dw/ha	13.1 dw/ha	10.3 dw/ha		



Land Budget

Land Use	Stage 15E	Stage 15F	Stage 15G	Stage 15I	Stage 15K	Overall	
	Area	Area	Area	Area	Area	Area	%
Area of Application Boundary							
	2.409 ha	1.746 ha	3.517 ha	1.356 ha	1.058 ha	10.086 ha	100.0%
Saleable Area							
Residential Allotments	1.415 ha	1.211 ha	1.780 ha	0.609 ha	—	5.015 ha	49.7%
Total Area of Allotments	1.415 ha	1.211 ha	1.780 ha	0.609 ha	—	5.015 ha	49.7%
Utilities							
Water Pump Station	—	—	—	—	—	—	0.0%
Total Area of Utilities	—	—	—	—	—	—	0.0%
Road							
New Beith Road	—	—	—	—	—	—	0.0%
Neighbourhood Connector (26.9m)	—	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	0.470 ha	—	0.848 ha	0.633 ha	—	1.951 ha	19.3%
Neighbourhood Access Street (16.5m)	0.524 ha	0.488 ha	0.747 ha	—	—	1.759 ha	17.4%
Laneway (6.5m)	—	—	—	—	—	—	0.0%
Pedestrian Linkages	—	0.047 ha	0.046 ha	—	—	0.093 ha	0.9%
Total Area of New Road	0.994 ha	0.535 ha	1.641 ha	0.633 ha	—	3.803 ha	37.7%
Open Space							
Conservation Buffer	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	1.058 ha	—	1.058 ha	10.5%
Local Recreation Park	—	—	0.096 ha	0.114 ha	—	0.210 ha	2.1%
Local Linear Recreation Park	—	—	—	—	—	—	0.0%
Total Open Space	—	—	0.096 ha	0.114 ha	1.058 ha	1.268 ha	12.6%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV20241518
Date: 17 April 2026



PLAN REF: 110056 – 647
Rev No: H
DATE: 2 APRIL 2026
CLIENT: PEET
DRAWN BY: JC/BM
CHECKED BY: MD/CK



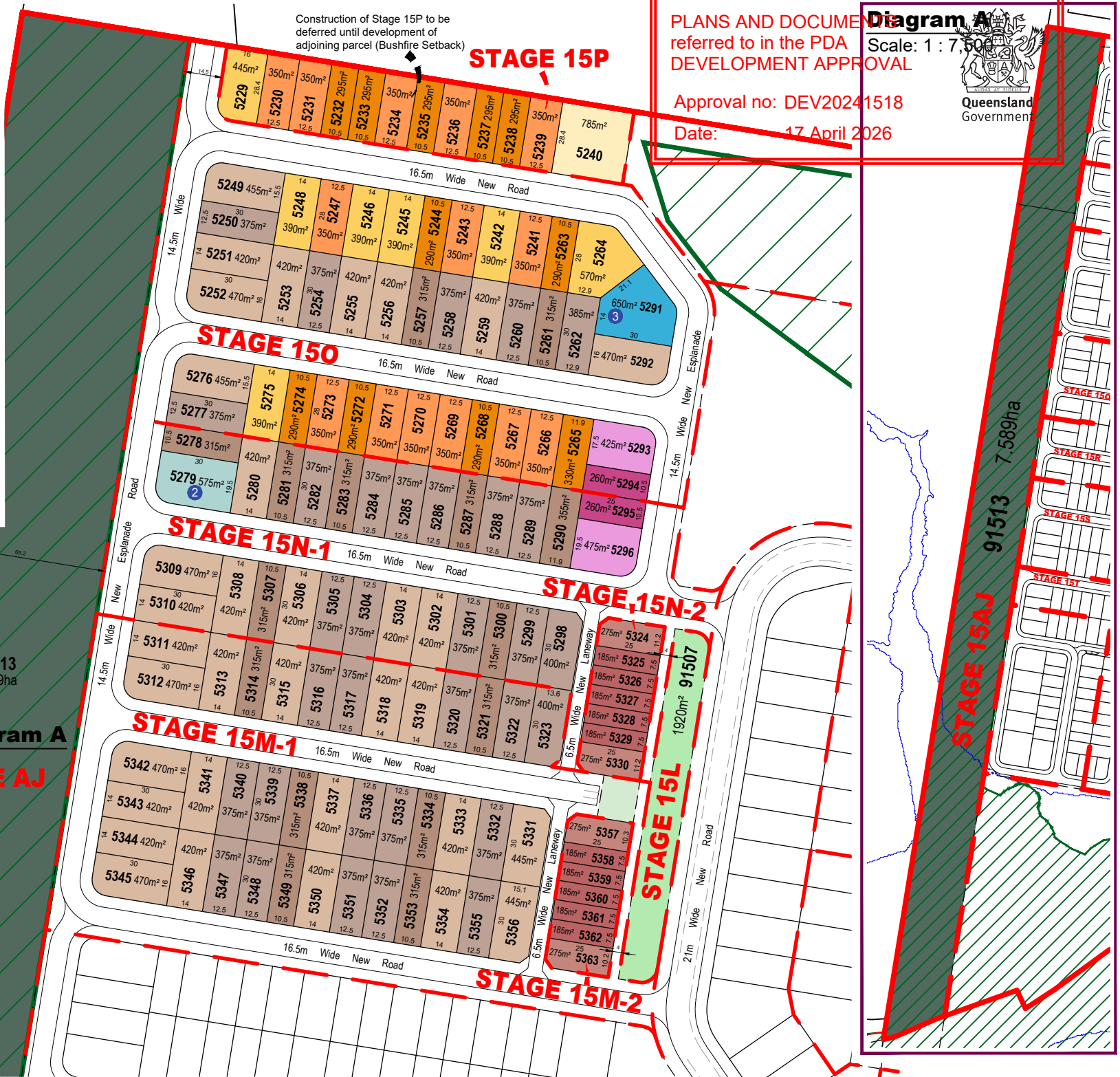
FLAGSTONE CA3 NORTH
STAGE 15E, 15F, 15G, 15I & 15K
PLAN OF SUBDIVISION

PEET

URBAN DESIGN
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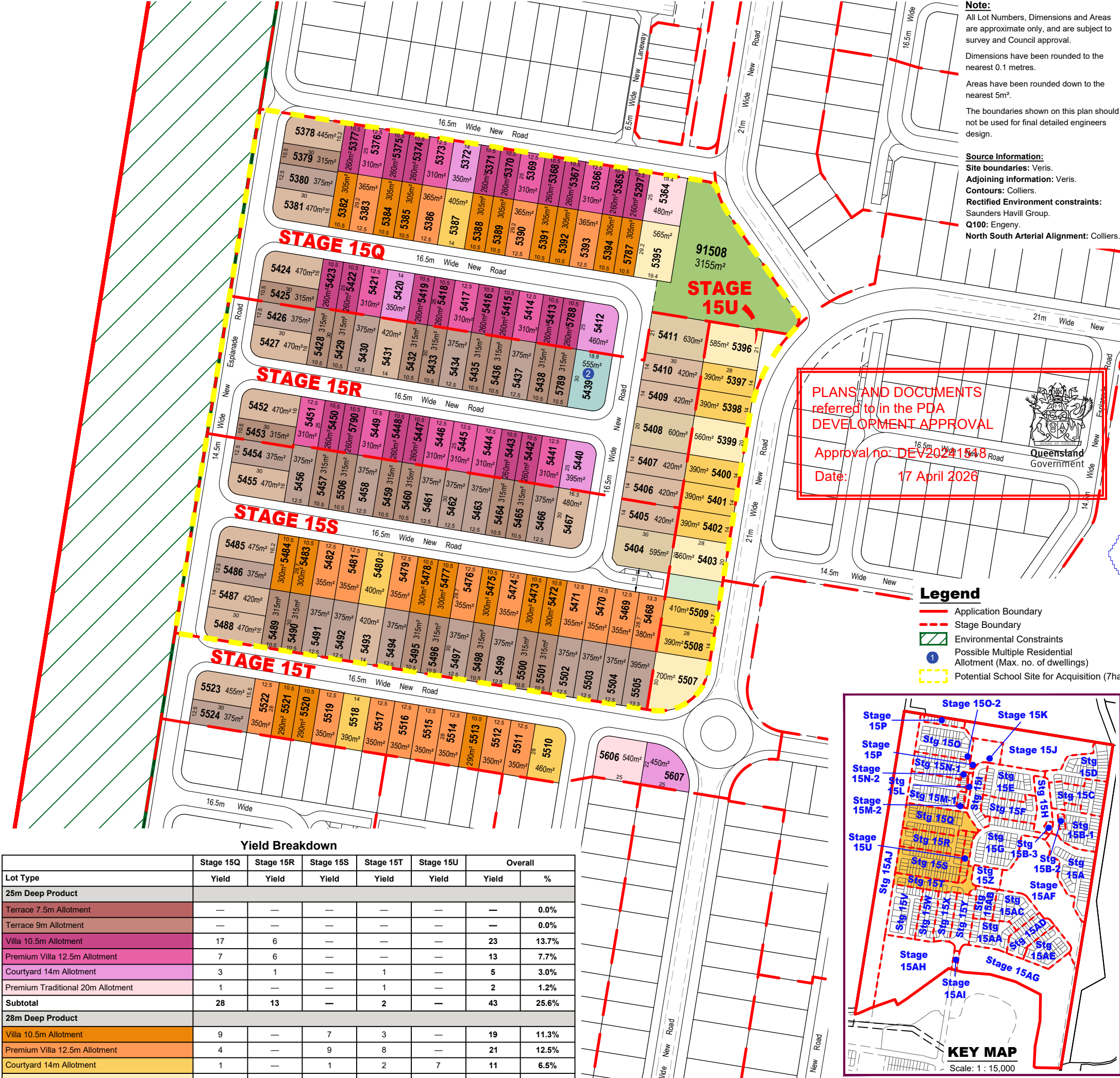
Legend

- Application Boundary
- Stage Boundary
- Environmental Constraints
- Q100

Land Use	Stage 15L	Stage 15M-1	Stage 15M-2	Stage 15N-1	Stage 15N-2	Stage 15O	Stage 15P	Stage 15AJ	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Application Boundary	0.192 ha	2.483 ha	0.149 ha	1.658 ha	0.149 ha	2.541 ha	0.449 ha	7.589 ha	15.210 ha	100.0%
Saleable Area										
Residential Allotments	—	1.532 ha	0.149 ha	1.071 ha	0.149 ha	1.568 ha	0.449 ha	—	4.918 ha	32.3%
Total Area of Allotments	—	1.532 ha	0.149 ha	1.071 ha	0.149 ha	1.568 ha	0.449 ha	—	4.918 ha	32.3%
Utilities										
Water Pump Station	—	—	—	—	—	—	—	—	—	0.0%
Total Area of Utilities	—	—	—	—	—	—	—	—	—	0.0%
Road										
New Beith Road	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Connector (26.9m)	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	—	0.887 ha	—	0.546 ha	—	0.973 ha	—	—	2.406 ha	15.8%
Laneway (6.5m)	—	0.041 ha	—	0.041 ha	—	—	—	—	0.082 ha	0.5%
Pedestrian Linkages	—	0.023 ha	—	—	—	—	—	—	0.023 ha	0.2%
Total Area of New Road	—	0.951 ha	—	0.587 ha	—	0.973 ha	—	—	2.511 ha	16.5%
Open Space										
Conservation Buffer	—	—	—	—	—	—	—	7.589 ha	7.589 ha	49.9%
Corridor Park / Conservation	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	0.192 ha	—	—	—	—	—	—	—	0.192 ha	1.3%
Total Open Space	0.192 ha	—	—	—	—	—	—	7.589 ha	7.781 ha	51.2%

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



Yield Breakdown							
	Stage 15Q	Stage 15R	Stage 15S	Stage 15T	Stage 15U	Overall	
Lot Type	Yield	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product							
Terrace 7.5m Allotment	—	—	—	—	—	—	0.0%
Terrace 9m Allotment	—	—	—	—	—	—	0.0%
Villa 10.5m Allotment	17	6	—	—	—	23	13.7%
Premium Villa 12.5m Allotment	7	6	—	—	—	13	7.7%
Courtyard 14m Allotment	3	1	—	1	—	5	3.0%
Premium Traditional 20m Allotment	1	—	—	1	—	2	1.2%
Subtotal	28	13	—	2	—	43	25.6%
28m Deep Product							
Villa 10.5m Allotment	9	—	7	3	—	19	11.3%
Premium Villa 12.5m Allotment	4	—	9	8	—	21	12.5%
Courtyard 14m Allotment	1	—	1	2	7	11	6.5%
Premium Traditional 20m Allotment	1	—	—	—	4	5	3.0%
Possible Multi-Residential Allotment	—	—	—	—	—	—	0.0%
Subtotal	15	—	17	13	11	56	33.3%
30m Deep Product							
Villa 10.5m Allotment	2	9	13	—	—	24	14.3%
Premium Villa 12.5m Allotment	1	4	17	1	—	23	13.7%
Courtyard 14m Allotment	3	7	7	1	—	18	10.7%
Premium Traditional 20m Allotment	—	2	1	—	—	3	1.8%
Possible Multi-Residential Allotment	—	1	—	—	—	1	0.6%
Subtotal	6	23	38	2	—	69	41.1%
30m+ Deep Product							
Courtyard 14m Allotment	—	—	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	—	0.0%
Total Residential Allotments	49	36	55	17	11	168	100.0%
Residential Net Density	20.2 dw/ha	19.7 dw/ha	21.4 dw/ha	11.5 dw/ha	19.3 dw/ha		
Utilities	Lots	Lots	Lots	Lots	Lots	Lots	
Water Pump Station	—	—	—	—	—	—	
Sub Total	—	—	—	—	—	—	
Total Allotments	49	36	55	17	11	168	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	49	37	55	17	11	169	
Maximum Potential Net Residential Density	20.2 dw/ha	20.2 dw/ha	21.4 dw/ha	11.5 dw/ha	19.3 dw/ha		

Land Budget							
Land Use	Stage 15Q	Stage 15R	Stage 15S	Stage 15T	Stage 15U	Overall	
	Area	Area	Area	Area	Area	Area	%
Area of Application Boundary	2.421 ha	1.830 ha	2.572 ha	1.477 ha	0.571 ha	8.871 ha	100.0%
Saleable Area							
Residential Allotments	1.588 ha	1.301 ha	2.001 ha	0.636 ha	0.517 ha	6.043 ha	68.1%
Total Area of Allotments	1.588 ha	1.301 ha	2.001 ha	0.636 ha	0.517 ha	6.043 ha	68.1%
Utilities							
Water Pump Station	—	—	—	—	—	—	0.0%
Total Area of Utilities	—	—	—	—	—	—	0.0%
Road							
New Beith Road	—	—	—	—	—	—	0.0%
Neighbourhood Connector (26.9m)	—	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	0.348 ha	0.020 ha	0.368 ha	4.1%
Neighbourhood Access Street (16.5m)	0.517 ha	0.529 ha	0.571 ha	0.493 ha	—	2.110 ha	23.8%
Laneway (6.5m)	—	—	—	—	—	—	—
Pedestrian Linkages	—	—	—	—	0.034 ha	0.034 ha	0.4%
Total Area of New Road	0.517 ha	0.529 ha	0.571 ha	0.841 ha	0.054 ha	2.512 ha	28.3%
Open Space							
Conservation Buffer	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.0%
Local Recreation Park	0.316 ha	—	—	—	—	0.316 ha	3.6%
Local Linear Recreation Park	—	—	—	—	—	—	0.0%
Total Open Space	0.316 ha	—	—	—	—	0.316 ha	3.6%

Land Use	Stage 15V	Stage 15W	Stage 15X	Stage 15Y	Stage 15AH	Stage 15AI	Overall	
	Area	Area	Area	Area	Area	Area	Area	%
Area of Application Boundary	2.276 ha	1.303 ha	1.271 ha	1.522 ha	5.546 ha	0.149 ha	12.068 ha	100.0%
Saleable Area								
Residential Allotments	1.458 ha	0.873 ha	0.848 ha	0.924 ha	—	—	4.103 ha	34.0%
Total Area of Allotments	1.458 ha	0.873 ha	0.848 ha	0.924 ha	—	—	4.103 ha	34.0%
Utilities								
Water Pump Station	—	—	—	—	—	—	—	0.0%
Total Area of Utilities	—	—	—	—	—	—	—	0.0%
Road								
New Beith Road	—	—	—	—	—	—	—	0.0%
Neighbourhood Connector (26.9m)	—	—	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	0.598 ha	—	0.149 ha	0.747 ha	6.2%
Neighbourhood Access Street (16.5m)	0.818 ha	0.430 ha	0.423 ha	—	—	—	1.671 ha	13.8%
Laneway (6.5m)	—	—	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	—	—	—	—	0.0%
Total Area of New Road	0.818 ha	0.430 ha	0.423 ha	0.598 ha	—	0.149 ha	2.418 ha	20.0%
Open Space								
Conservation Buffer	—	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	5.546 ha	—	5.546 ha	46.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	5.546 ha	—	5.546 ha	46.0%

	Stage 15V	Stage 15W	Stage 15X	Stage 15Y	Overall	
Lot Type	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product						
Terrace 7.5m Allotment	—	—	—	—	—	0.0%
Terrace 9m Allotment	—	—	—	—	—	0.0%
Villa 10.5m Allotment	5	4	3	—	12	11.3%
Premium Villa 12.5m Allotment	7	8	9	6	30	28.3%
Courtyard 14m Allotment	7	9	8	5	29	27.4%
Premium Traditional 20m Allotment	—	—	1	1	2	1.9%
Possible Multi-Residential Allotment	—	—	1	—	1	0.9%
Subtotal	19	21	22	12	74	69.8%
28m Deep Product						
Villa 10.5m Allotment	—	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	3	3	2.8%
Courtyard 14m Allotment	—	—	—	5	5	4.7%
Premium Traditional 20m Allotment	—	—	—	3	3	2.8%
Possible Multi-Residential Allotment	—	—	—	—	—	0.0%
Subtotal	—	—	—	11	11	10.4%
30m Deep Product						
Villa 10.5m Allotment	2	1	—	—	3	2.8%
Premium Villa 12.5m Allotment	3	4	1	—	8	7.5%
Courtyard 14m Allotment	3	—	1	—	4	3.8%
Premium Traditional 20m Allotment	—	—	—	—	—	0.0%
Possible Multi-Residential Allotment	—	—	—	—	—	0.0%
Subtotal	8	5	2	—	15	14.2%
30m+ Deep Product						
Courtyard 14m Allotment	—	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	6	—	—	—	6	5.7%
Subtotal	6	—	—	—	6	5.7%
Total Residential Allotments	33	26	24	23	106	100.0%
Residential Net Density	14.5 dw/ha	20.0 dw/ha	18.9 dw/ha	15.1 dw/ha		
Utilities	Lots	Lots	Lots	Lots	Lots	
Water Pump Station	—	—	—	—	—	
Sub Total	—	—	—	—	—	
Total Allotments	33	26	24	23	106	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	33	26	25	23	107	
Maximum Potential Net Residential Density	14.5 dw/ha	20.0 dw/ha	19.7 dw/ha	15.1 dw/ha		

Legend

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

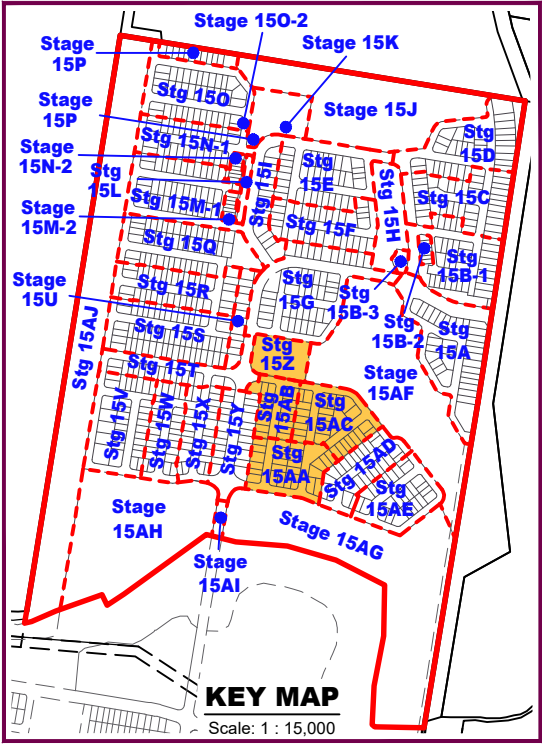
Lot	Area (m²)	Area (m²)	Area (m²)	Area (m²)	Area (m²)	Area (m²)
5525	420m²	375m²	315m²	315m²	375m²	420m²
5526	470m²	375m²	315m²	315m²	375m²	420m²
5527	375m²	315m²	315m²	315m²	375m²	420m²
5528	315m²	315m²	315m²	315m²	375m²	420m²
5529	315m²	315m²	315m²	315m²	375m²	420m²
5530	315m²	315m²	315m²	315m²	375m²	420m²
5531	315m²	315m²	315m²	315m²	375m²	420m²
5532	315m²	315m²	315m²	315m²	375m²	420m²
5533	315m²	315m²	315m²	315m²	375m²	420m²
5534	315m²	315m²	315m²	315m²	375m²	420m²
5535	315m²	315m²	315m²	315m²	375m²	420m²
5536	315m²	315m²	315m²	315m²	375m²	420m²
5537	315m²	315m²	315m²	315m²	375m²	420m²
5538	315m²	315m²	315m²	315m²	375m²	420m²
5539	490m²	315m²	315m²	315m²	375m²	420m²
5540	880m²	375m²	315m²	315m²	375m²	420m²
5541	840m²	375m²	315m²	315m²	375m²	420m²
5542	785m²	310m²	310m²	310m²	375m²	420m²
5543	785m²	310m²	310m²	310m²	375m²	420m²
5544	1340m²	310m²	310m²	310m²	375m²	420m²
5545	850m²	310m²	310m²	310m²	375m²	420m²
5546	350m²	310m²	310m²	310m²	375m²	420m²
5547	260m²	310m²	310m²	310m²	375m²	420m²
5548	310m²	310m²	310m²	310m²	375m²	420m²
5549	310m²	310m²	310m²	310m²	375m²	420m²
5550	260m²	310m²	310m²	310m²	375m²	420m²
5551	350m²	310m²	310m²	310m²	375m²	420m²
5552	260m²	310m²	310m²	310m²	375m²	420m²
5553	375m²	310m²	310m²	310m²	375m²	420m²
5554	375m²	310m²	310m²	310m²	375m²	420m²
5555	260m²	310m²	310m²	310m²	375m²	420m²
5556	310m²	310m²	310m²	310m²	375m²	420m²
5557	310m²	310m²	310m²	310m²	375m²	420m²
5558	350m²	310m²	310m²	310m²	375m²	420m²
5559	310m²	310m²	310m²	310m²	375m²	420m²
5560	310m²	310m²	310m²	310m²	375m²	420m²
5561	310m²	310m²	310m²	310m²	375m²	420m²
5562	350m²	310m²	310m²	310m²	375m²	420m²
5563	350m²	310m²	310m²	310m²	375m²	420m²
5564	310m²	310m²	310m²	310m²	375m²	420m²
5565	310m²	310m²	310m²	310m²	375m²	420m²
5566	310m²	310m²	310m²	310m²	375m²	420m²
5567	350m²	310m²	310m²	310m²	375m²	420m²
5568	310m²	310m²	310m²	310m²	375m²	420m²
5569	310m²	310m²	310m²	310m²	375m²	420m²
5570	260m²	310m²	310m²	310m²	375m²	420m²
5571	350m²	310m²	310m²	310m²	375m²	420m²
5572	350m²	310m²	310m²	310m²	375m²	420m²
5573	260m²	310m²	310m²	310m²	375m²	420m²
5574	260m²	310m²	310m²	310m²	375m²	420m²
5575	350m²	310m²	310m²	310m²	375m²	420m²
5576	395m²	310m²	310m²	310m²	375m²	420m²
5577	350m²	310m²	310m²	310m²	375m²	420m²
5578	350m²	310m²	310m²	310m²		

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Colliers.
Rectified Environment constraints:
 Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

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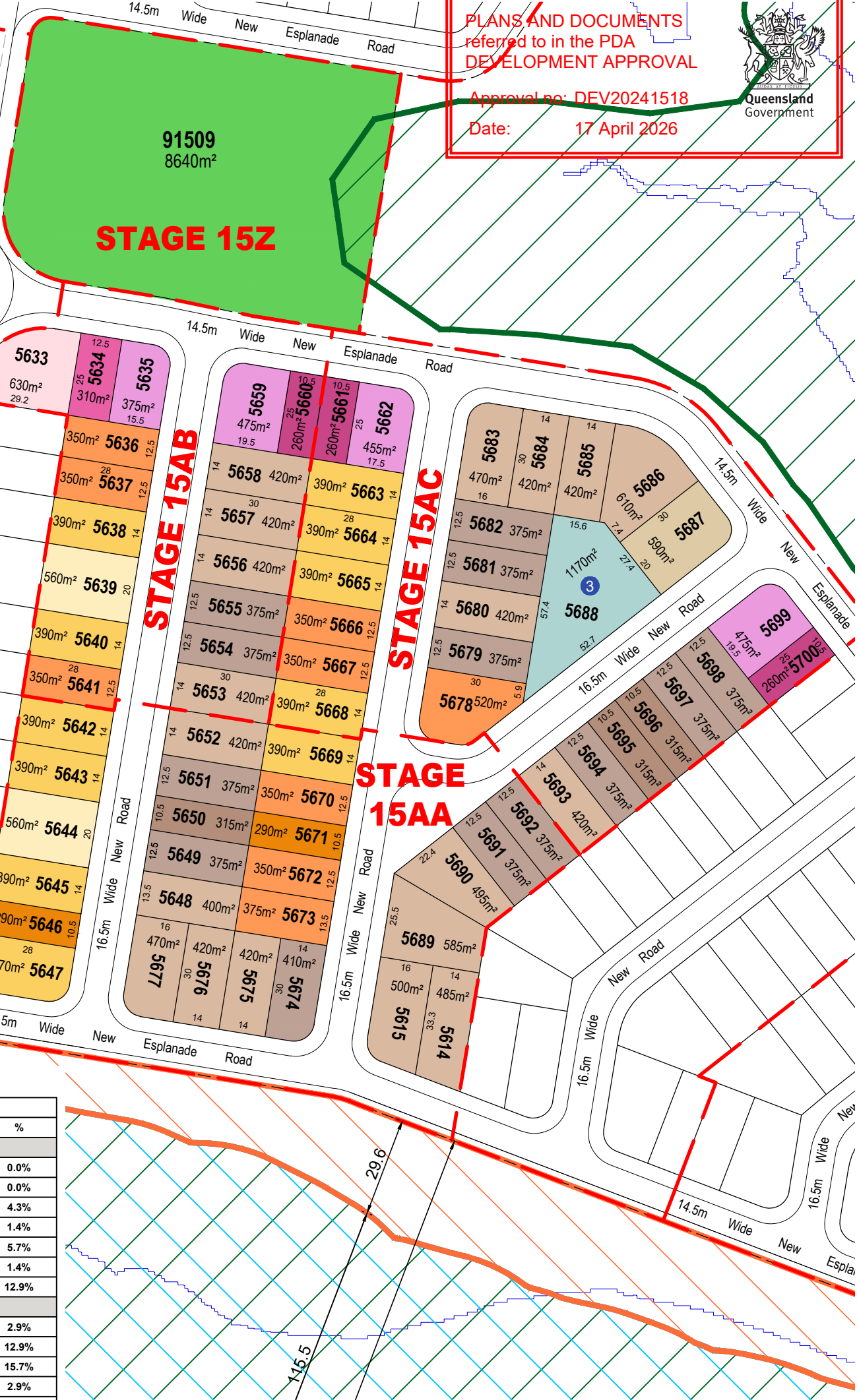


Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

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North South Arterial Alignment: Colliers.

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

Yield Breakdown					
	Stage 15AA	Stage 15AB	Stage 15AC	Overall	
Lot Type	Yield	Yield	Yield	Yield	%
25m Deep Product					
Terrace 7.5m Allotment	—	—	—	—	0.0%
Terrace 9m Allotment	—	—	—	—	0.0%
Villa 10.5m Allotment	—	1	2	3	4.3%
Premium Villa 12.5m Allotment	—	1	—	1	1.4%
Courtyard 14m Allotment	—	2	2	4	5.7%
Premium Traditional 20m Allotment	—	1	—	1	1.4%
Subtotal	—	5	4	9	12.9%
28m Deep Product					
Villa 10.5m Allotment	2	—	—	2	2.9%
Premium Villa 12.5m Allotment	3	3	3	9	12.9%
Courtyard 14m Allotment	5	2	4	11	15.7%
Premium Traditional 20m Allotment	1	1	—	2	2.9%
Possible Multi-Residential Allotment	—	—	—	—	0.0%
Subtotal	11	6	7	24	34.3%
30m Deep Product					
Villa 10.5m Allotment	1	—	2	3	4.3%
Premium Villa 12.5m Allotment	5	2	6	13	18.6%
Courtyard 14m Allotment	9	4	6	19	27.1%
Premium Traditional 20m Allotment	—	—	1	1	1.4%
Possible Multi-Residential Allotment	—	—	1	1	1.4%
Subtotal	15	6	16	37	52.9%
30m+ Deep Product					
Courtyard 14m Allotment	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
Total Residential Allotments	26	17	27	70	100.0%
Residential Net Density	15.5 dw/ha	17.2 dw/ha	15.2 dw/ha		
Utilities	Lots	Lots	Lots	Lots	
Water Pump Station	—	—	—	—	
Sub Total	—	—	—	—	
Total Allotments	26	17	27	70	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	26	17	29	72	
Maximum Potential Net Residential Density	15.5 dw/ha	17.2 dw/ha	16.3 dw/ha		



PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV20241518
Date: 17 April 2026



Land Use	Stage 15Z	Stage 15AA	Stage 15AB	Stage 15AC	Overall	
	Area	Area	Area	Area	Area	%
Area of Application Boundary						
	0.864 ha	1.679 ha	0.986 ha	1.776 ha	5.305 ha	100.0%
Saleable Area						
Residential Allotments	—	1.070 ha	0.689 ha	1.163 ha	2.922 ha	55.1%
Total Area of Allotments	—	1.070 ha	0.689 ha	1.163 ha	2.922 ha	55.1%
Utilities						
Water Pump Station	—	—	—	—	—	0.0%
Total Area of Utilities	—	—	—	—	—	0.0%
Road						
New Beith Road	—	—	—	—	—	0.0%
Neighbourhood Connector (26.9m)	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	—	0.609 ha	0.297 ha	0.613 ha	1.519 ha	28.6%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	—	—	0.0%
Total Area of New Road	—	0.609 ha	0.297 ha	0.613 ha	1.519 ha	28.6%
Open Space						
Conservation Buffer	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	0.864 ha	—	—	—	0.864 ha	16.3%
Local Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Total Open Space	0.864 ha	—	—	—	0.864 ha	16.3%

PLAN REF: 110056 – 651
Rev No: H
DATE: 2 APRIL 2026
CLIENT: PEET
DRAWN BY: JC/BM
CHECKED BY: MD/CK



FLAGSTONE CA3 NORTH STAGE 15Z, 15AA, 15AB & 15AC PLAN OF SUBDIVISION

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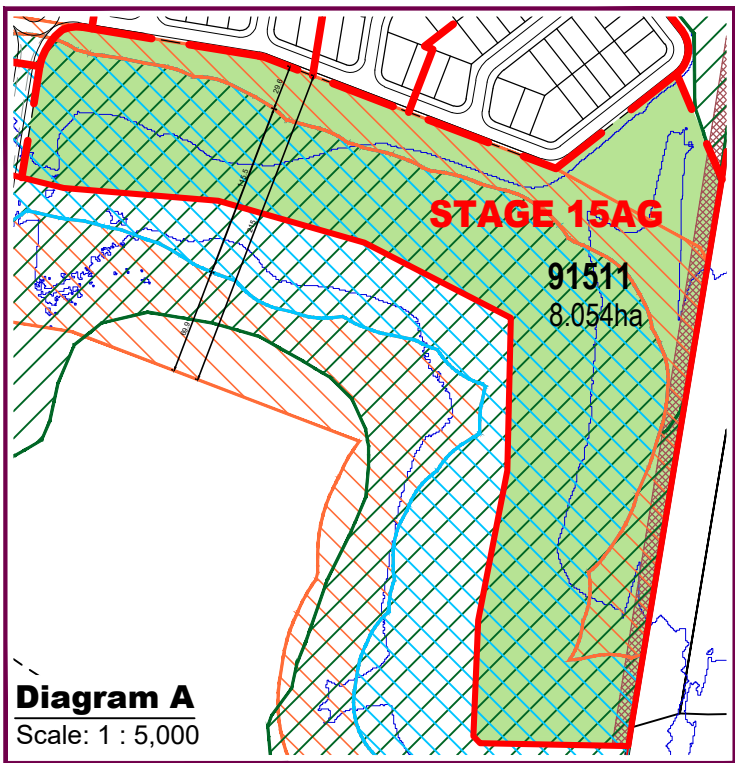
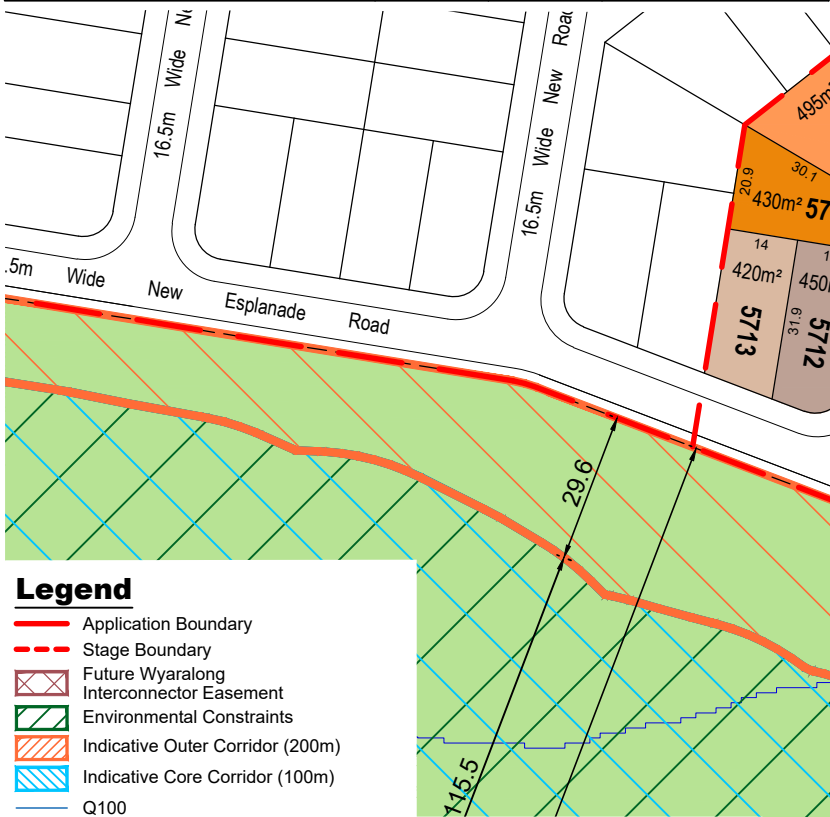
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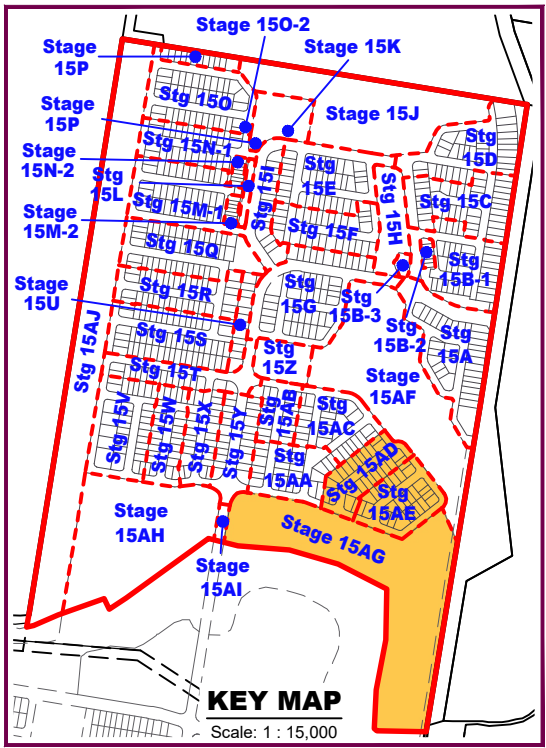
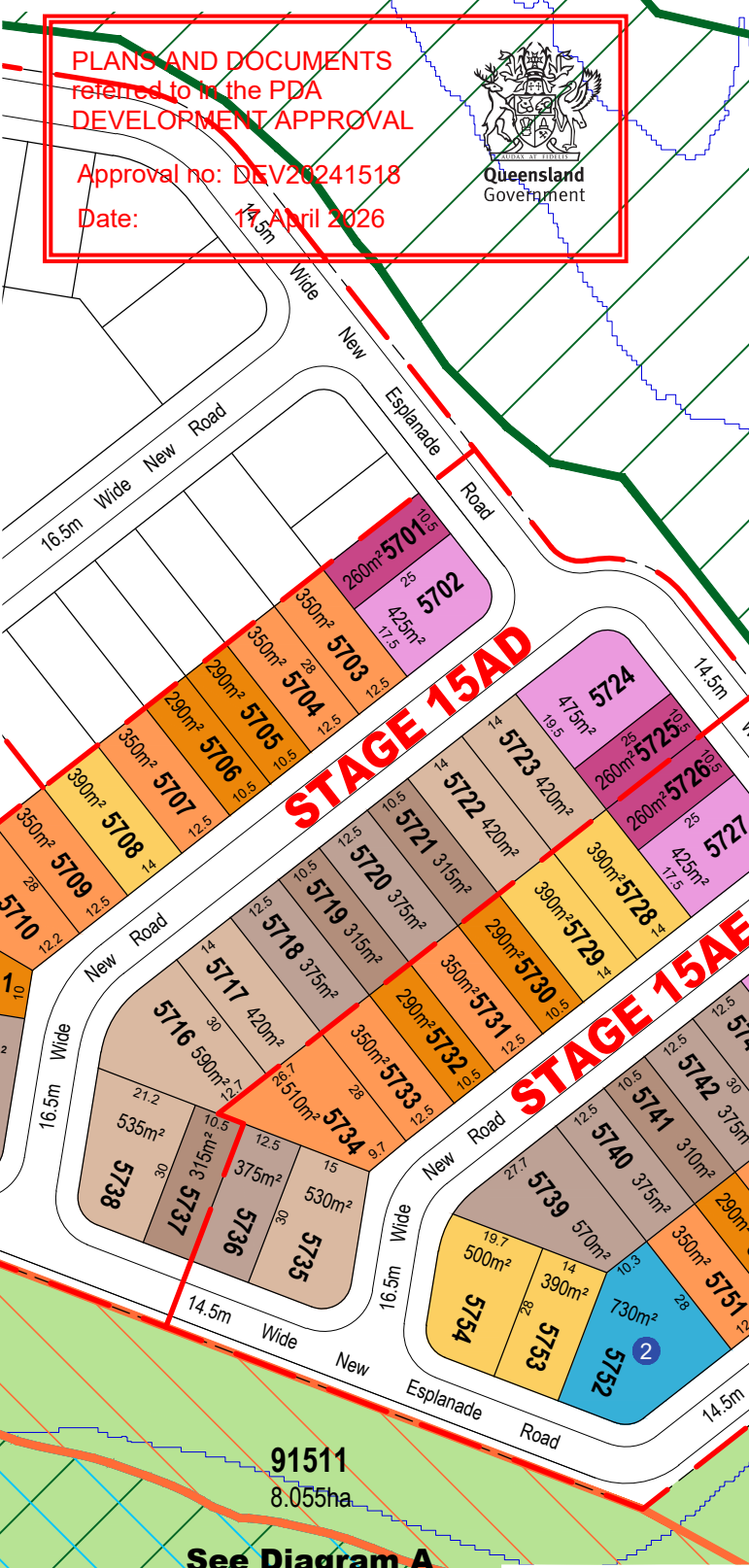
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Yield Breakdown				
	Stage 15AD	Stage 15AE	Overall	
Lot Type	Yield	Yield	Yield	%
25m Deep Product				
Terrace 7.5m Allotment	—	—	—	0.0%
Terrace 9m Allotment	—	—	—	0.0%
Villa 10.5m Allotment	2	3	5	9.6%
Premium Villa 12.5m Allotment	—	—	—	0.0%
Courtyard 14m Allotment	2	3	5	9.6%
Premium Traditional 20m Allotment	—	—	—	0.0%
Subtotal	4	6	10	19.2%
28m Deep Product				
Villa 10.5m Allotment	3	3	6	11.5%
Premium Villa 12.5m Allotment	5	6	11	21.2%
Courtyard 14m Allotment	1	4	5	9.6%
Premium Traditional 20m Allotment	—	—	—	0.0%
Possible Multi-Residential Allotment	—	1	1	1.9%
Subtotal	9	14	23	44.2%
30m Deep Product				
Villa 10.5m Allotment	3	1	4	7.7%
Premium Villa 12.5m Allotment	3	5	8	15.4%
Courtyard 14m Allotment	6	1	7	13.5%
Premium Traditional 20m Allotment	—	—	—	0.0%
Possible Multi-Residential Allotment	—	—	—	0.0%
Subtotal	12	7	19	36.5%
30m+ Deep Product				
Courtyard 14m Allotment	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
Total Residential Allotments	25	27	52	100.0%
Residential Net Density	17.1 dw/ha	15.5 dw/ha		
Utilities	Lots	Lots	Lots	
Water Pump Station	—	—	—	
Sub Total	—	—	—	
Total Allotments	25	27	52	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	25	28	53	
Maximum Potential Net Residential Density	17.1 dw/ha	16.1 dw/ha		



Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Colliers.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.



FLAGSTONE CA3 NORTH STAGE 15AD, 15AE & 15AG PLAN OF SUBDIVISION

PEET

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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	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	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	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																
Rear of Lot (from laneway boundary including garage)	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		75%	

Legend

General

- Application Boundary
- Stage Boundary
- Future Wyaralong Interconnector Easement
- Environmental Constraints
- Indicative APZ
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 2m High Noise Barrier
- Q100

Open Space

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

Allotment Details

- 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)
- 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:
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Adjoining Information: Veris.
Contours: Colliers.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV20241518

Date: 17 April 2026



TO BE READ IN CONJUNCTION WITH 110056-654 STAGE 15 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 653
Rev No: H
DATE: 2 APRIL 2026
CLIENT: PEET
DRAWN BY: JC/BM
CHECKED BY: MD/CK



0 40 80 120 160 200 1 : 4,000 @ A3

FLAGSTONE CA3 NORTH
STAGE 15 OVERALL
PLAN OF DEVELOPMENT

PEET

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Notes:

General

- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.
- All lots subject to an acoustic assessment to determine level of acoustic treatments.
- Buildings shall be constructed in accordance with Bushfire AS3959.
- For allotments identified as bushfire impacted allotments within the BFMP:
 - Construction, setbacks and locations of buildings may be affected by bushfire risk.
 - Buildings in these areas are to comply with the requirements of the BFMP approved as part of this application.
- Secondary dwellings are not permitted on lots less than 400m².
- Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.
- 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.
- Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.
- Provisions in this POD do not relate to the following allotments: the Water Pump Station (lot 50044).

Setbacks

- 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.
- 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.
- Boundary setbacks are measured to the outermost projection of the structure.
- 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.
- Eaves to be provided at a minimum depth of 450mm (other than where a building or building component is built to boundary). If no eave is adopted, the setback must be increased by 450mm.
- 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.
- 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.
- 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.
- 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 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

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

On-site car parking and driveways

- 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).
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - The garage door:
 - Width must not exceed 4.8m
 - Must have a minimum 450mm eave above it
 - Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - Must have a sectional, tilt or roller door.
 - The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - 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.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.
- Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or a laneway dwelling.
- 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.
- 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.
- Garages and carports accessed from a Laneway must be built setback 0.45m to the eave / 0.9m to the wall from the laneway boundary, unless otherwise dimensioned on the Plan of Development. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- 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.
- 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.
- Driveways must be completed prior to occupation of the dwelling.

Fencing

- Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- 1.8m high solid side fencing (good neighbour style) must not protrude forward of the front building line.
- Fencing on side boundaries that extends forward of the building line 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.
- Fencing on all park or street frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
- 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.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.

Retaining Walls

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

Building Articulation

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

Slope and Building Footings

- 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.
- 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.
- 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

- 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 Multiple Residential Allotments

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

Additional Criteria for Secondary Dwellings

- Floor area must be between a minimum of 40m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- 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.
- 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.
- Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

Laneway Allotment - Allotments serviced by a laneway.

Site Cover - Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is -

- in a landscaped or open space area, including, for example, a gazebo or shade structure; or
- a basement that is completely below ground level and used for car parking; or
- the eaves of a building; or
- a sun shade.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV20241518
Date: 17 April 2026



FLAGSTONE CA3 NORTH
STAGE 15 OVERALL
PLAN OF DEVELOPMENT NOTES

PEET

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

rps

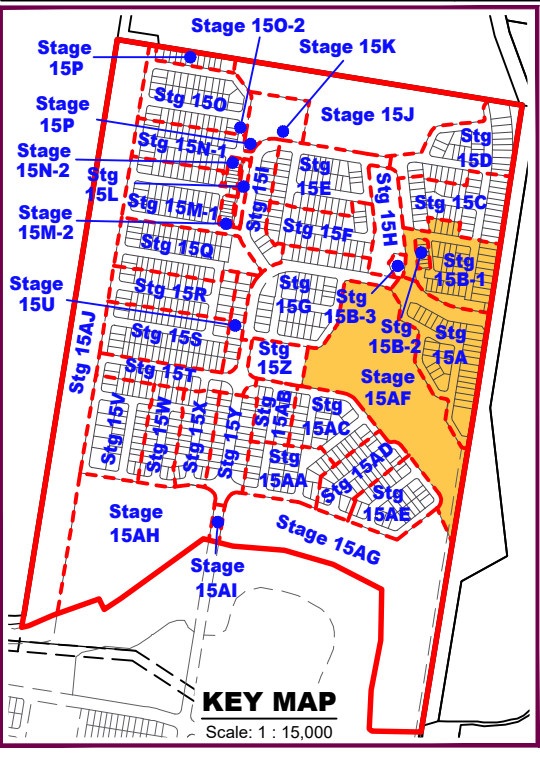
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PLAN REF: 110056 – 654
Rev No: H
DATE: 2 APRIL 2026
CLIENT: PEET
DRAWN BY: JC/BM
CHECKED BY: MD/CK



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	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	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	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																
Rear of Lot (from laneway boundary including garage)	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		75%	



Legend

General

- Application Boundary
- Stage Boundary
- Future Wyaralong Interconnector Easement
- Environmental Constraints
- Indicative APZ
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 2m High Noise Barrier
- Q100

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
- No Vehicle Access
- Primary Frontage
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Bin Pad

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV20241518
Date: 17 April 2026



Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Colliers.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

PLAN REF: 110056 - 655
Rev No: H
DATE: 2 APRIL 2026
CLIENT: PEET
DRAWN BY: JC/BM
CHECKED BY: MD/CK



FLAGSTONE CA3 NORTH
STAGE 15A, 15B-1, 15B-2 & 15AF
PLAN OF DEVELOPMENT

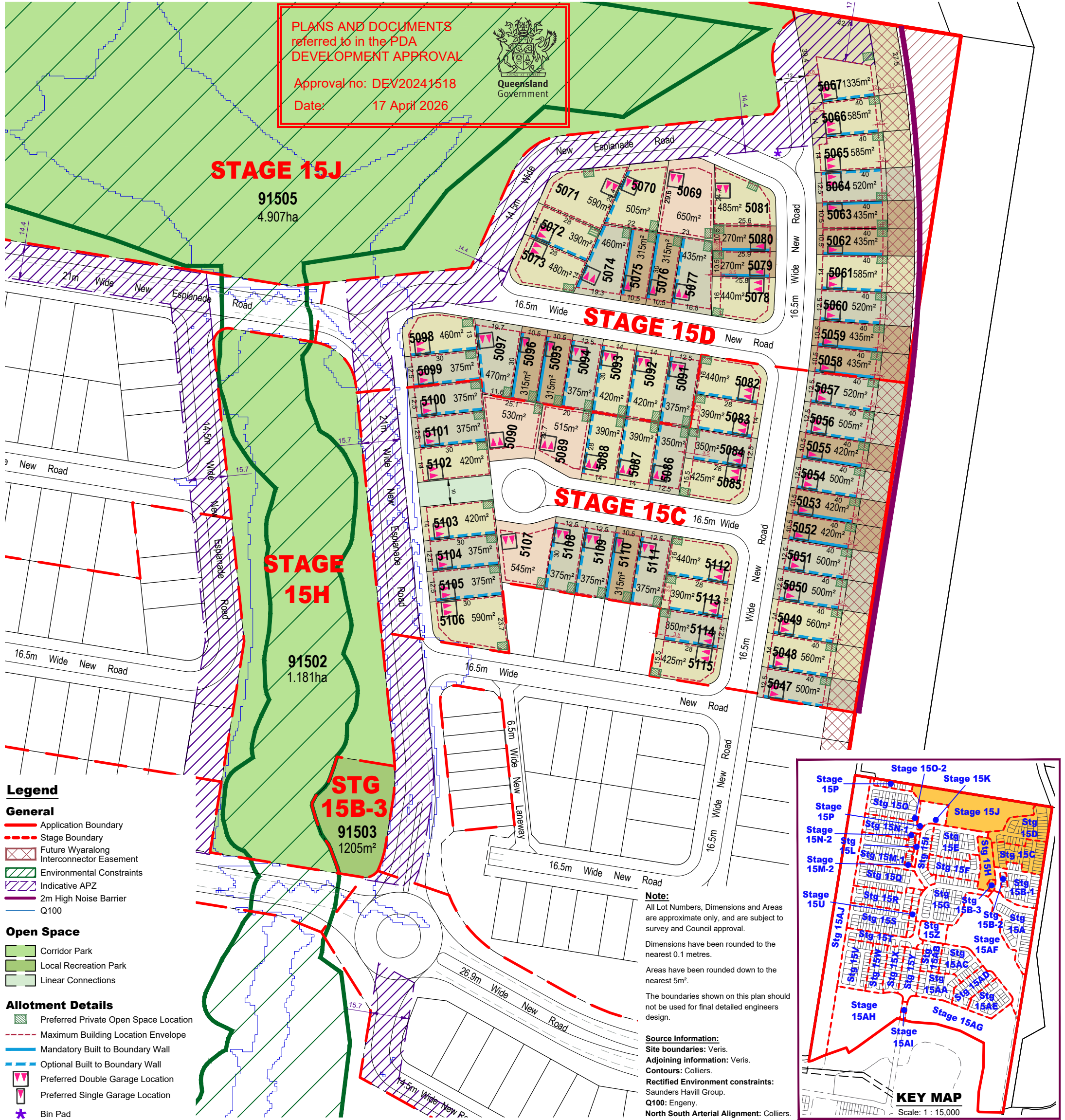
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Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	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	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	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	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																
Rear of Lot (from laneway boundary including garage)	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		75%	

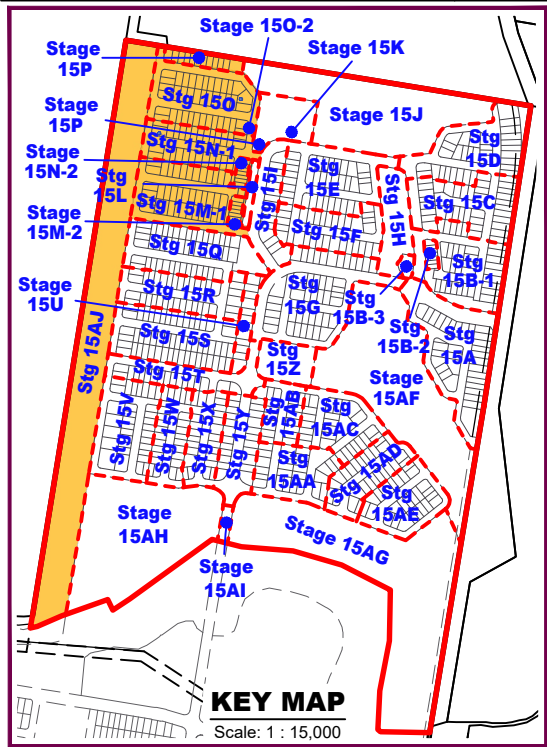
TO BE READ IN CONJUNCTION WITH 110056-654 STAGE 15 OVERALL PLAN OF DEVELOPMENT NOTES



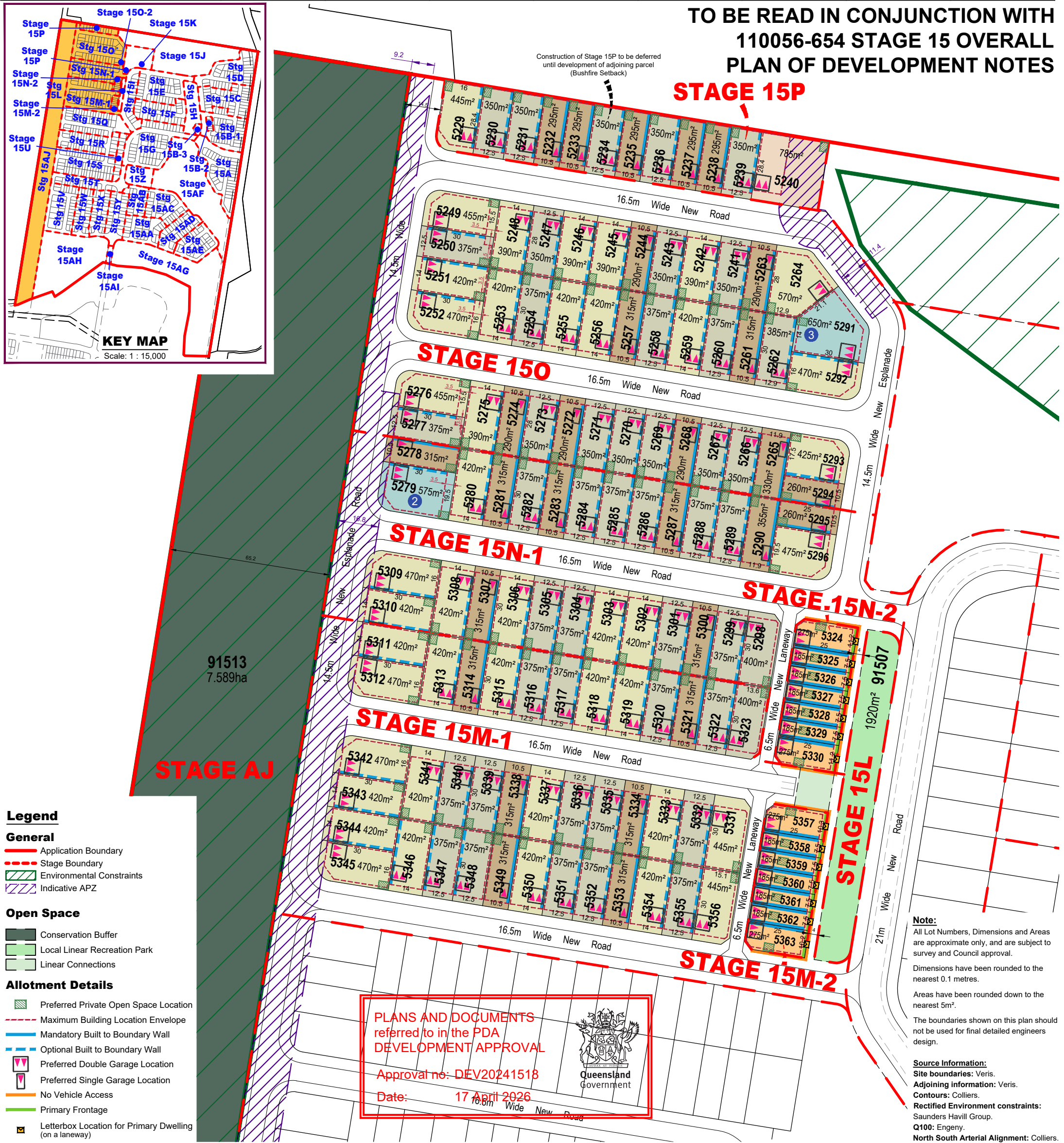
Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground 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	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	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	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																
Rear of Lot (from laneway boundary including garage)	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		75%	



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	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	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	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																
Rear of Lot (from laneway boundary including garage)	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	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
110056-654 STAGE 15 OVERALL
PLAN OF DEVELOPMENT NOTES

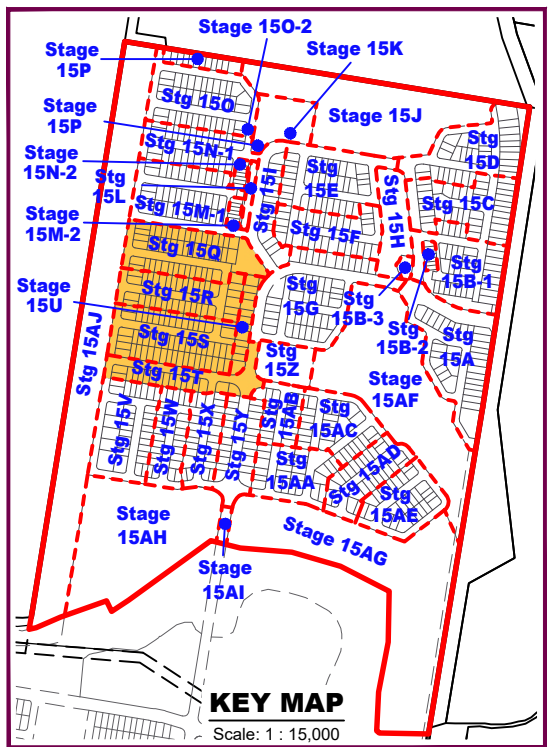




- Legend**
General
 - Stage Boundary
 - Environmental Constraints
 - Indicative APZ
 - Possible Multiple Residential Allotment (Max. no. of dwellings)**Open Space**
 - Local Recreation Park
 - Linear Connections**Allotment Details**
 - Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Double Garage Location
 - Preferred Single Garage Location
 - 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.

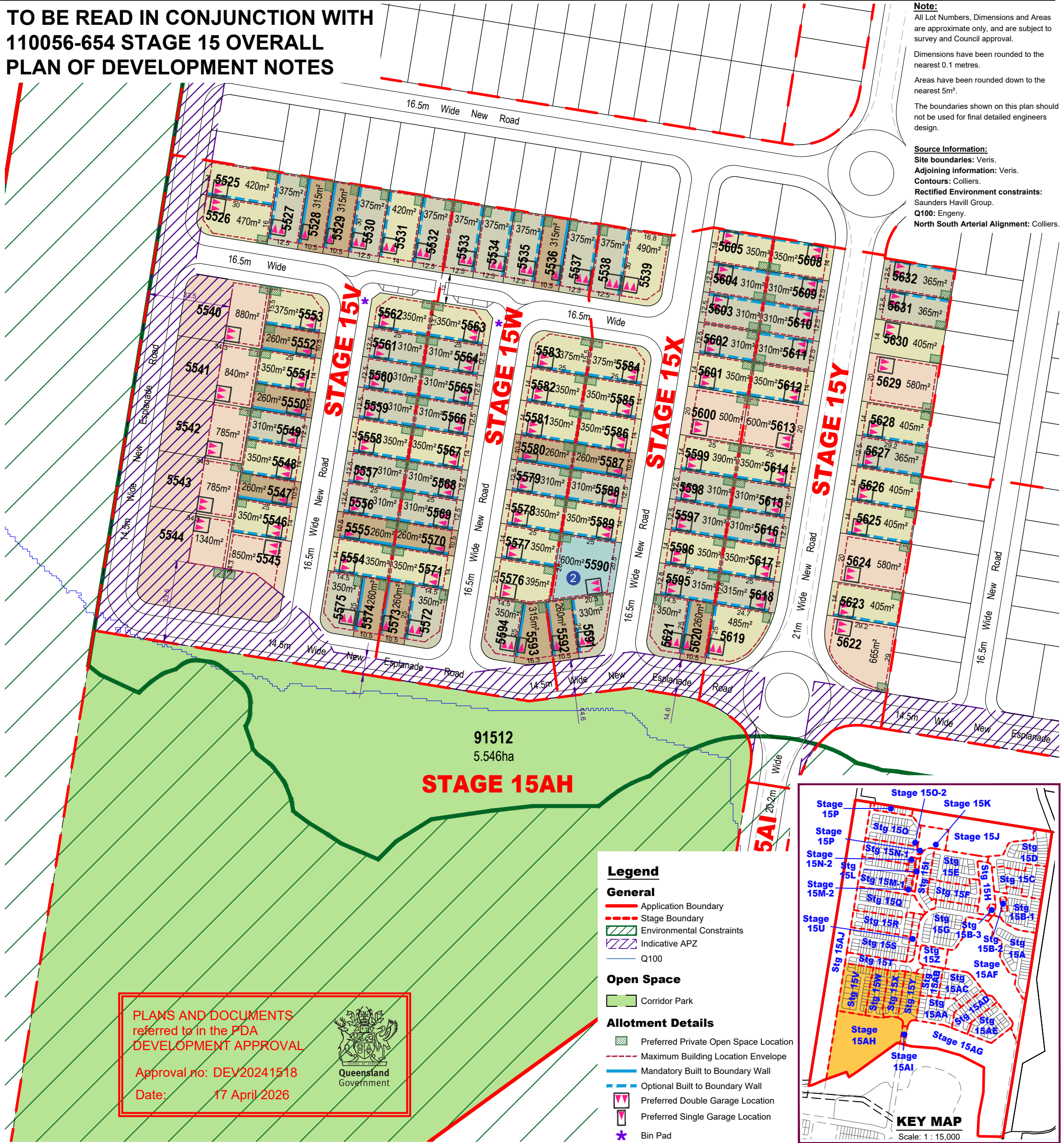
Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Colliers.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.



Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		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	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	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	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																
Rear of Lot (from laneway boundary including garage)	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		75%	

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	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	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	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																
Rear of Lot (from laneway boundary including garage)	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	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
110056-654 STAGE 15 OVERALL
PLAN OF DEVELOPMENT NOTES



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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Colliers.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV20241518

Date: 17 April 2026



FLAGSTONE CA3 NORTH
STAGE 15V, 15W, 15X, 15Y, 15AH & 15AI
PLAN OF DEVELOPMENT

PEET

URBAN DESIGN
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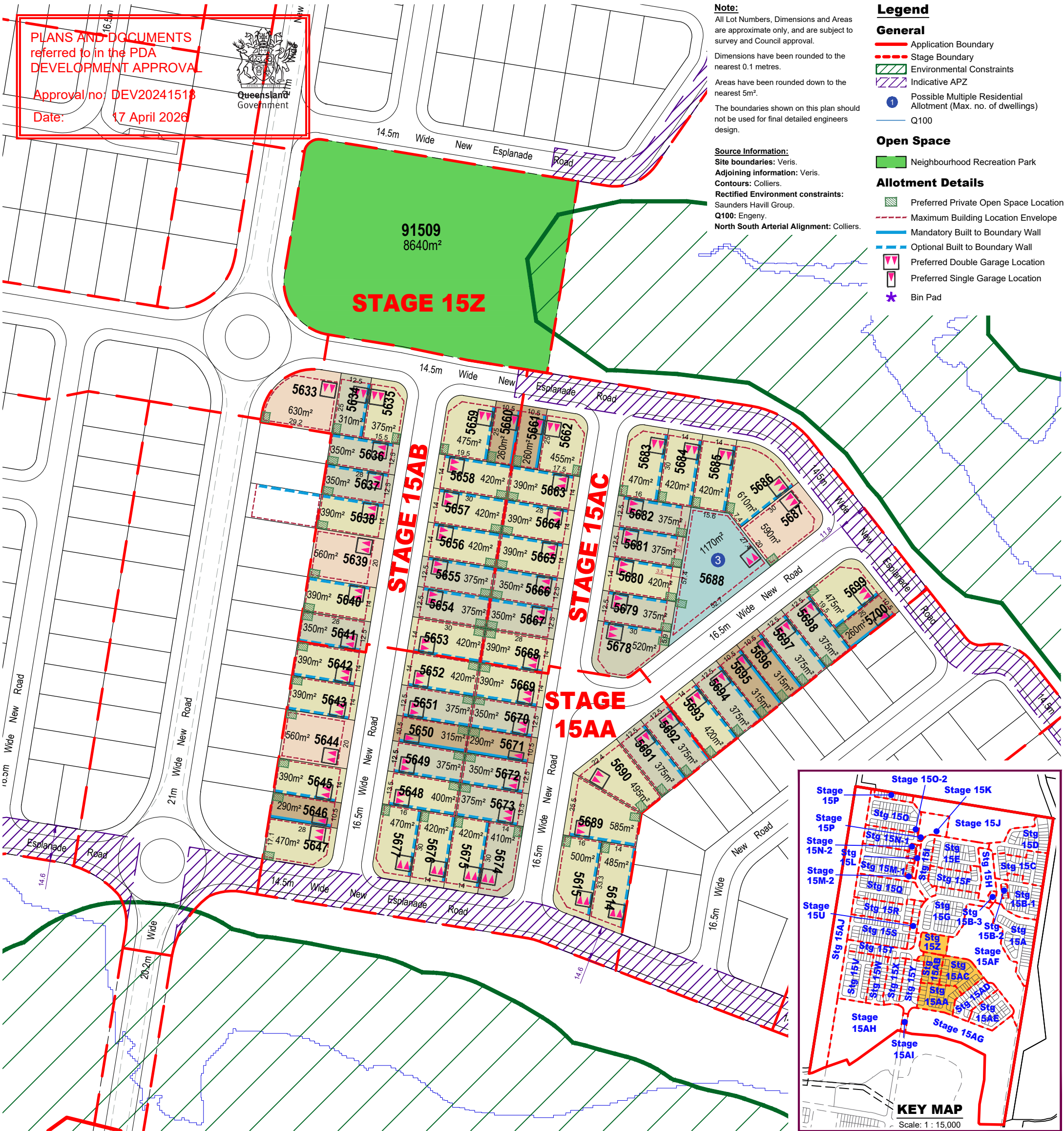
PLAN REF: 110056 – 660

Rev No: H
DATE: 2 APRIL 2026
CLIENT: PEET
DRAWN BY: JC/BM
CHECKED BY: MD/CK



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TO BE READ IN CONJUNCTION WITH 110056-654 STAGE 15 OVERALL PLAN OF DEVELOPMENT NOTES

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	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	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	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																
Rear of Lot (from laneway boundary including garage)	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		75%	

PLAN REF: 110056 – 661

Rev No: H

DATE: 2 APRIL 2026

CLIENT: PEET

DRAWN BY: JC/BM

CHECKED BY: MD/CK



FLAGSTONE CA3 NORTH
STAGE 15Z, 15AA, 15AB & 15AC
PLAN OF DEVELOPMENT

PEET

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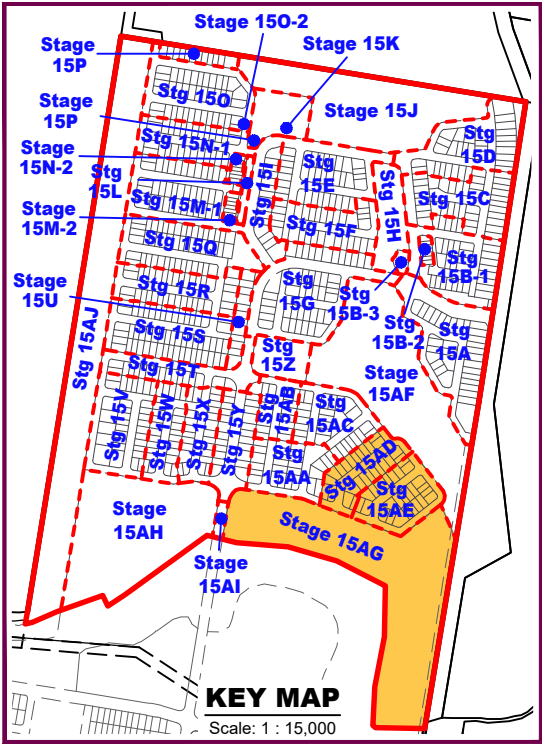
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Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	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	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Side - General Lots																
Built to Boundary	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	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	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																
Rear of Lot (from laneway boundary including garage)	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		75%	



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

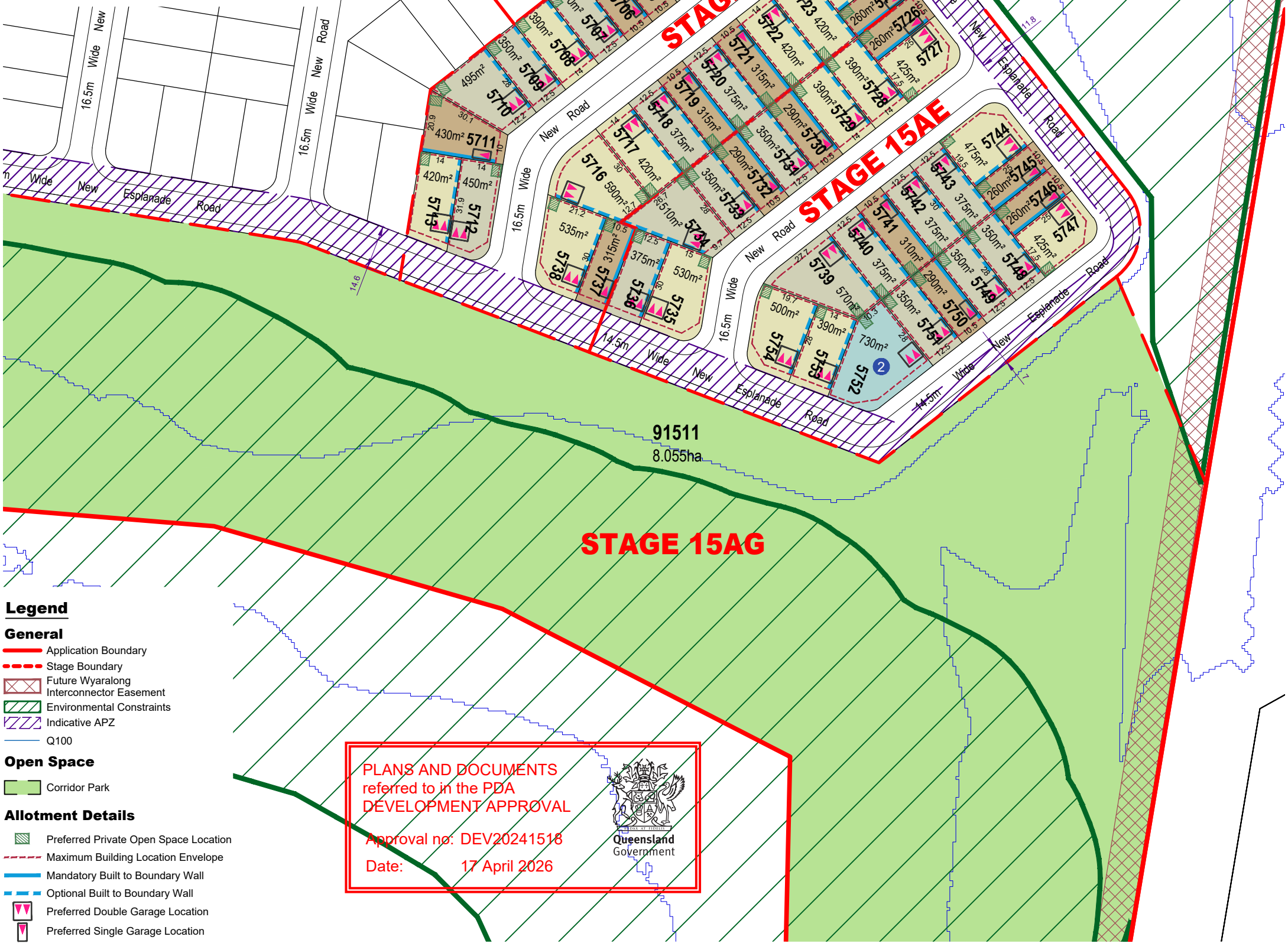
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Contours: Colliers.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

**TO BE READ IN CONJUNCTION WITH
110056-654 STAGE 15 OVERALL
PLAN OF DEVELOPMENT NOTES**



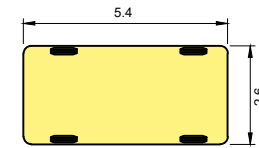
- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Future Wyaralong Interconnector Easement
 - Environmental Constraints
 - Indicative APZ
 - Q100
- Open Space**
- Corridor Park
- Allotment Details**
- Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Double Garage Location
 - Preferred Single Garage Location

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

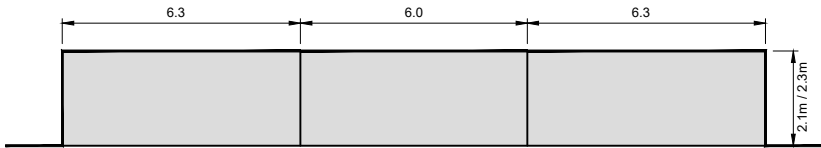
Approval no: DEV20241518

Date: 17 April 2026





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 608
Total Residential Dwellings 790
Total On-Street Visitor Parking Spaces Required 593
(based on 0.75 per dwelling)

Legend

General

- Application Boundary
- Stage Boundary
- Future Wyaralong Interconnector Easement
- Environmental Constraints
- Q100

Open Space

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

On-Street Parking

- Indicative Car Park Location
- Indicative Driveway
- Indicative Potential Multi-Residential Driveway

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV20241518
Date: 17 April 2026



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Q100: Engeny.
North South Arterial Alignment: Colliers.

PLAN REF: 110056 – 663
Rev No: H
DATE: 2 APRIL 2026
CLIENT: PEET
DRAWN BY: JC/BM
CHECKED BY: MD/CK



FLAGSTONE CA3 NORTH STAGE 15 PARKING MANAGEMENT PLAN

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