

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



Legend

- Application Boundary
- - - Stage Boundary
- Lease Area (Signage)
- Environmental Constraints
- Indicative Core Corridor (100m)
- Indicative Outer Corridor (200m)
- Existing Q100
- 1 Possible Multiple Residential Allotment (Max. no. of dwellings)

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

PLAN REF: 110056 – 639

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JC

CHECKED BY: CK



FLAGSTONE CA3 SOUTH

STAGES 8 - 14

OVERALL PLAN OF SUBDIVISION

PEET

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CA3 SOUTH - Stage 8 - 14 Yield Breakdown									
Lot Type	Stage 8	Stage 9	Stage 10	Stage 11	Stage 12	Stage 13	Stage 14	Overall	
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
20.5m Deep Product									
Premium Villa 12.5m Allotment	—	8	—	—	—	—	—	8	0%
Courtyard 14m Allotment	—	2	—	—	—	—	—	2	0%
Subtotal	—	10	—	—	—	—	—	10	1%
25m Deep Terrace Product									
Terrace 9.5m Allotment	—	32	—	—	—	—	—	32	2%
Subtotal	—	32	—	—	—	—	—	32	2%
25m Deep Product									
Villa 10.5m Allotment	—	—	25	17	7	—	—	49	3%
Premium Villa 12.5m Allotment	—	—	24	17	39	—	2	82	5%
Courtyard 14m Allotment	—	—	12	12	31	—	3	58	4%
Premium Courtyard 16m Allotment	—	—	4	11	4	1	—	20	1%
Premium Traditional 20m Allotment	—	—	—	—	4	—	—	4	0%
Possible Multiple Residential Allotment	—	—	3	1	2	—	—	6	0%
Subtotal	—	—	68	58	87	1	5	219	13%
28m Deep Terrace Product									
Terrace 7.5m Allotment	—	5	—	—	—	—	10	15	1%
Terrace 9.5m Allotment	—	26	—	—	—	—	4	30	2%
Subtotal	—	31	—	—	—	—	14	45	3%
30m Deep Product									
Villa 10.5m Allotment	—	60	40	12	27	—	52	191	12%
Premium Villa 12.5m Allotment	—	95	66	28	64	23	111	387	24%
Courtyard 14m Allotment	—	108	32	33	42	63	152	430	26%
Premium Courtyard 16m Allotment	—	26	3	10	10	35	43	127	8%
Traditional 18m Allotment	—	4	—	—	—	1	—	5	0%
Premium Traditional 20m Allotment	—	9	1	6	4	15	16	51	3%
Possible Multiple Residential Allotment	—	3	—	6	3	6	3	21	1%
Subtotal	—	305	142	95	150	143	377	1212	74%
50m+ Deep Product									
Courtyard 14m Allotment	—	—	—	—	—	25	—	25	2%
Premium Courtyard 16m Allotment	—	—	5	—	—	20	—	25	2%
Traditional 18m Allotment	—	—	3	—	—	17	—	20	1%
Premium Traditional 20m Allotment	—	—	2	—	—	16	—	18	1%
Ridgetop Allotment	—	—	—	—	—	21	—	21	1%
Subtotal	—	—	10	—	—	99	—	109	7%
Total Residential Allotments	—	378	220	153	237	243	396	1627	100%
Residential Net Density	—	16.9 dw/ha	14.9 dw/ha	13.1 dw/ha	16.0 dw/ha	8.8 dw/ha	15.0 dw/ha	13.6 dw/ha	
Super Lots									
Local Centre	—	—	—	—	—	2	—	2	
District Centre	—	—	—	1	—	—	—	1	
Ambulance	—	—	—	1	—	—	—	1	
Child Care	—	2	—	—	—	—	—	2	
Community Centre	—	—	—	—	—	1	—	1	
State Primary School	1	—	—	—	—	—	—	1	
Medium Density Allotment	—	—	—	2	—	—	1	3	
Balance Allotment	—	—	5	—	—	—	2	7	
Management Lot	—	—	2	1	—	—	—	3	
Subtotal	1	2	7	5	—	3	3	21	
Utilities									
Water Booster Pump Station	—	—	—	—	—	—	—	—	
Water Booster Pump Station	—	—	—	—	—	—	—	—	
Total Allotments	1	380	227	158	237	246	399	1648	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	381	—	0	245	254	401	1281	

CA3 SOUTH - Stage 8 - 14 Land Budget									
Land Use	Stage 8	Stage 9	Stage 10	Stage 11	Stage 12	Stage 13	Stage 14	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	%
	9.685 ha	27.098 ha	19.675 ha	65.728 ha	16.262 ha	36.596 ha	144.021 ha	319.065 ha	100.0%
Saleable Area									
Residential Allotments	—	14.527 ha	8.721 ha	6.286 ha	9.663 ha	20.684 ha	16.547 ha	76.428 ha	24.0%
Medium Density	—	—	—	0.897 ha	—	—	2.863 ha	3.760 ha	1.2%
Local Centre	—	—	—	—	—	1.945 ha	—	1.945 ha	0.6%
District Centre	—	—	—	6.147 ha	—	—	—	6.147 ha	1.9%
Ambulance	—	—	—	0.600 ha	—	—	—	0.600 ha	0.2%
Child Care	—	0.691 ha	—	—	—	—	—	0.691 ha	0.2%
Community Centre	—	—	—	—	—	0.551 ha	—	0.551 ha	0.2%
State Primary School	7.061 ha	—	—	—	—	—	—	7.061 ha	2.2%
Management Lot	—	—	0.528 ha	0.359 ha	—	—	—	0.887 ha	0.3%
Total Area of Allotments	7.061 ha	15.218 ha	9.249 ha	14.289 ha	9.663 ha	23.180 ha	19.410 ha	98.070 ha	30.7%
Utilities									
Water Booster Pump Station	—	—	0.065 ha	—	—	—	—	0.065 ha	0.0%
Area of Utilities	—	—	0.065 ha	—	—	—	—	0.065 ha	0.0%
Road									
North South Arterial Dedication (incl. batters)	—	—	3.011 ha	9.049 ha	—	—	0.126 ha	12.186 ha	3.8%
Trunk Connector 2 Lanes (23.7m)	1.596 ha	2.432 ha	0.907 ha	0.144 ha	—	0.327 ha	4.052 ha	9.458 ha	3.0%
Neighbourhood Connector (20.2m)	1.029 ha	1.000 ha	1.085 ha	1.221 ha	1.715 ha	1.057 ha	0.688 ha	7.795 ha	2.4%
Neighbourhood Access Street (16.5m)	—	5.229 ha	3.468 ha	3.123 ha	3.181 ha	4.309 ha	6.177 ha	25.487 ha	8.0%
Laneway (6.5m)	—	0.362 ha	—	—	—	—	0.083 ha	0.445 ha	0.1%
Pedestrian Linkages	—	0.359 ha	0.030 ha	0.088 ha	0.254 ha	0.129 ha	0.638 ha	1.498 ha	0.5%
Total Area of New Road	2.625 ha	9.382 ha	8.501 ha	13.625 ha	5.150 ha	5.822 ha	11.764 ha	56.869 ha	17.8%
Open Space									
Conservation Buffer	—	—	—	—	—	—	1.988 ha	1.988 ha	0.6%
Corridor Park / Conservation	—	1.564 ha	—	21.806 ha	—	6.350 ha	18.067 ha	47.787 ha	15.0%
Stormwater Management	—	—	0.699 ha	—	1.449 ha	—	—	2.148 ha	0.7%
Regional Sports	—	—	—	15.017 ha	—	—	—	15.017 ha	4.7%
District Sports	—	—	—	—	—	—	8.560 ha	8.560 ha	2.7%
Neighbourhood Recreation Park	—	0.580 ha	0.539 ha	0.816 ha	—	0.500 ha	1.905 ha	4.340 ha	1.4%
Local Recreation Park	—	0.097 ha	—	0.175 ha	—	0.744 ha	0.293 ha	1.309 ha	0.4%
Local Linear Recreation Park	—	0.257 ha	0.272 ha	—	—	—	—	0.529 ha	0.2%
Total Open Space	—	2.498 ha	1.510 ha	37.814 ha	1.449 ha	7.594 ha	30.813 ha	81.678 ha	25.6%
Balance Allotments									
Balance Allotment	—	—	0.350 ha	—	—	—	82.034 ha	82.384 ha	25.8%
Total Balance Allotments	—	—	0.350 ha	—	—	—	82.034 ha	82.384 ha	25.8%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



PLAN REF: 110056 – 640

Rev No: H
DATE: 04 MARCH 2026
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD



Not to Scale @ A3

FLAGSTONE CA3 SOUTH STAGES 8 - 14 OVERALL PLAN OF SUBDIVISION STATISTICS

PEET

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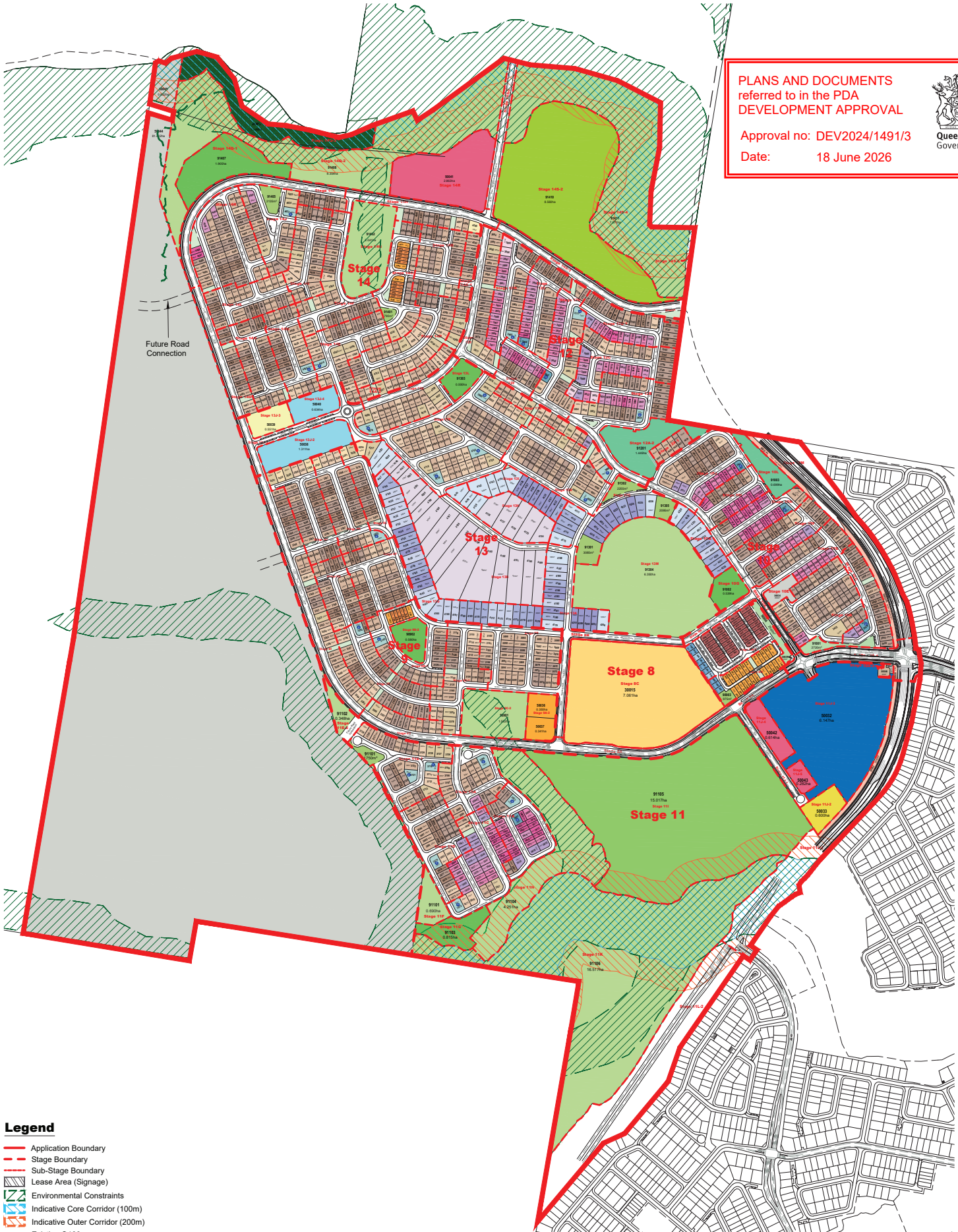


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DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



Legend

- Application Boundary
- Stage Boundary
- Sub-Stage Boundary
- Lease Area (Signage)
- Environmental Constraints
- Indicative Core Corridor (100m)
- Indicative Outer Corridor (200m)
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)

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

PLAN REF: 110056 - 686

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD



FLAGSTONE CA3 SOUTH

STAGES 8 - 14

OVERALL PLAN OF SUBDIVISION SUB-STAGING

PEET

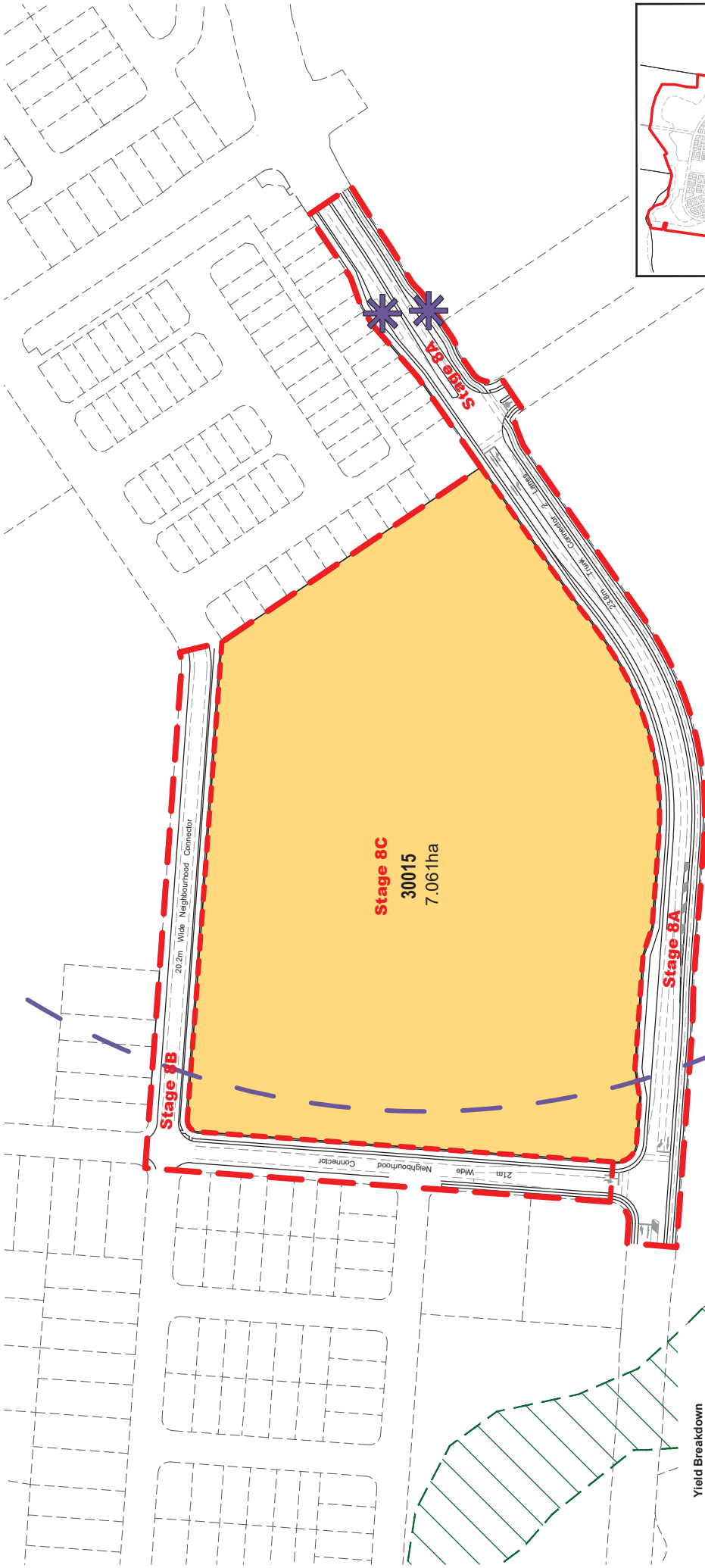
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Yield Breakdown

	Yield	%
Super Lots		
State Primary School	1	100.0%
Sub Total	1	100.0%

Land Budget

Land Use	Stage 8A	Stage 8B	Stage 8C	Overall
	Area	Area	Area	Area
Stage Area	1,595 ha	1,029 ha	7,061 ha	9,685 ha
Saleable Area				
State Primary School	—	—	7,061 ha	7,061 ha
Total Area of Saleable Area	—	—	7,061 ha	7,061 ha
Road				
North South Arterial Dedication (incl. batters)	—	—	—	—
Trunk Connector 2 Lines (23.8m)	1,595 ha	—	—	1,595 ha
Neighbourhood Connector (21m)	—	1,029 ha	—	1,029 ha
Total Area of Road	1,595 ha	1,029 ha	—	2,625 ha

- Legend**
- Application Boundary
 - Stage Boundary
 - Existing O100
 - Bus Stop Catchment (400m)
 - Indicative Indented Bus Stop Location

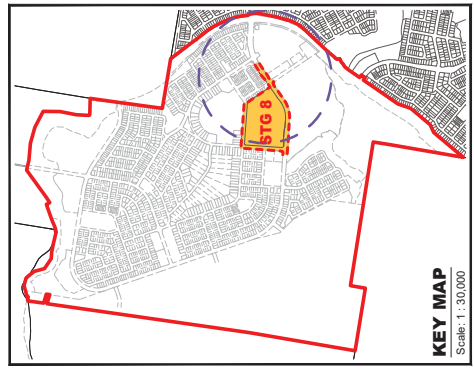
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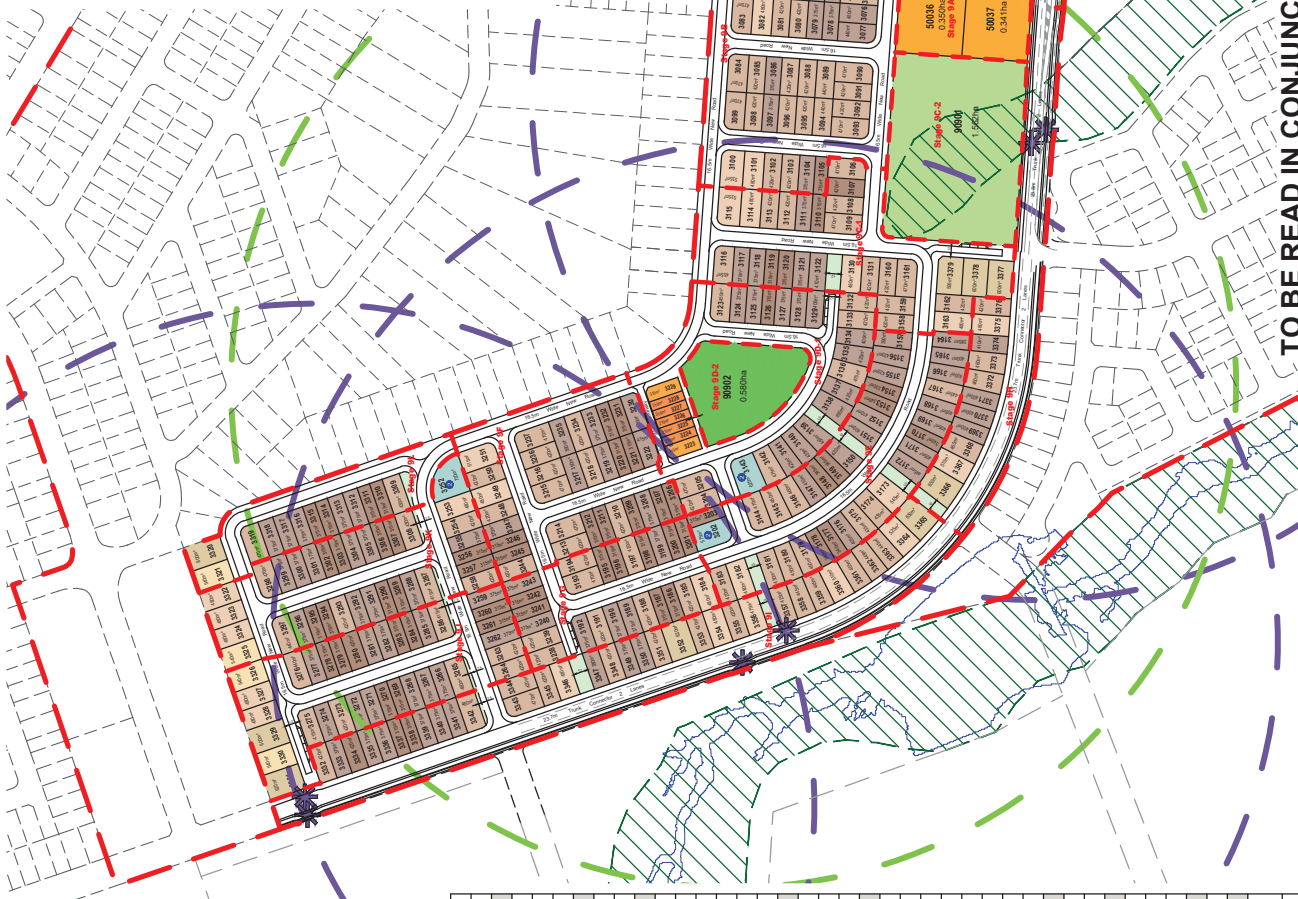
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers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

Source Information:
Site Information: VLS
Adjoining Information: VLS
Rectified Environment constraints: Saunders Hayll Group
Q100: Engary
North South Arterial Alignment: Colliers.

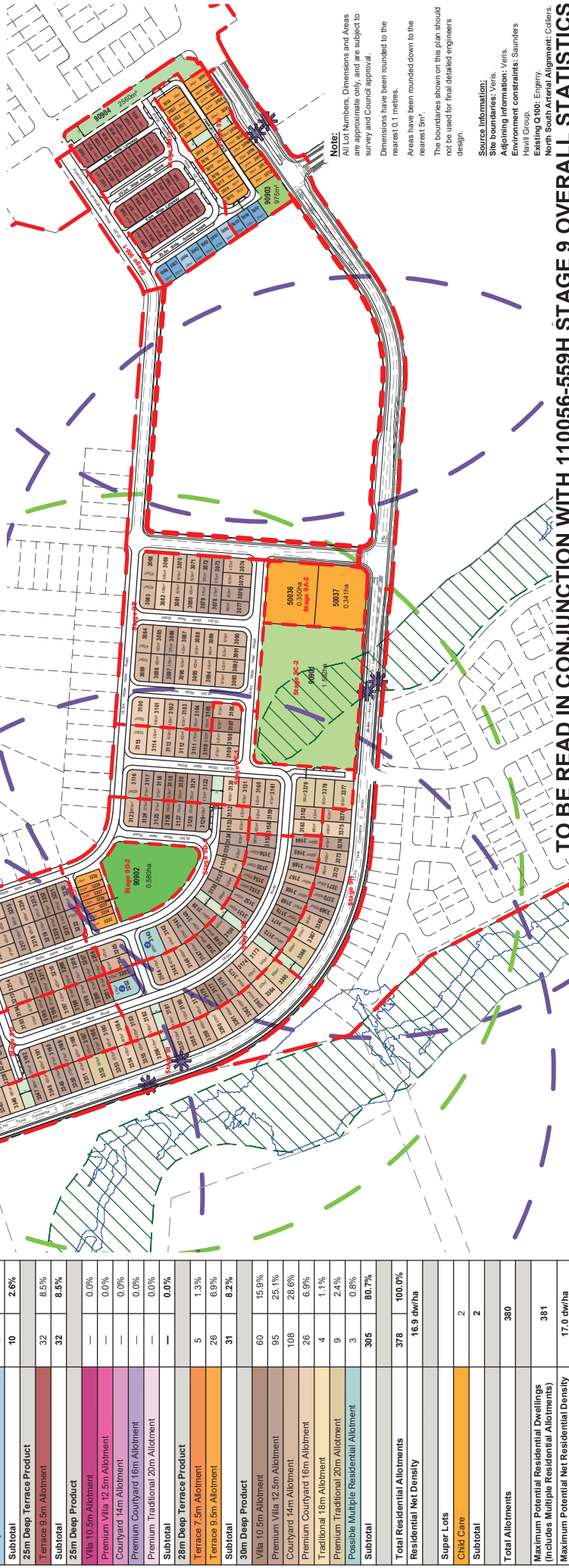




Land Budget		
	Overall	%
Stage Area	27,098 ha	100.0%
Saleable Area	14,527 ha	53.6%
Residential Allotments	0.691 ha	2.6%
Child Care	15,218 ha	56.2%
Total Area of Allotments		
Road		
North South Arterial Dedication (incl. barriers)	—	0.0%
Trunk Connector 2 Lanes (23.7m)	2,432 ha	9.0%
Neighbourhood Connector (20.2m)	1,000 ha	3.7%
Neighbourhood Access Street (16.5m)	5,229 ha	19.3%
Lane-way (6.5m)	0,362 ha	1.3%
Pedestrian Linkages	0,359 ha	1.3%
Total Area of New Road	9,382 ha	34.6%
Open Space		
Regional Park / Conservation	1,564 ha	5.8%
Stormwater Management	—	0.0%
Regional Sports	—	0.0%
District Sports	—	0.0%
Neighbourhood Recreation Park	0,580 ha	2.1%
Local Recreation Park	0,097 ha	0.4%
Local Linear Recreation Park	0,257 ha	0.9%
Total Open Space	2,498 ha	9.2%



Yield Breakdown		
Lot Type	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 10.5m 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 10.5m Allotment	60	15.9%
Premium Villa 12.5m Allotment	95	25.1%
Courtyard 14m Allotment	108	28.6%
Premium Courtyard 16m Allotment	26	6.9%
Traditional 18m Allotment	4	1.1%
Premium Traditional 20m Allotment	9	2.4%
Possible Multiple Residential Allotment	3	0.8%
Subtotal	305	80.7%
Total Residential Allotments	378	100.0%
Residential Net Density	16.9 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	17.0 dw/ha	



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

PLAN REF: 110056 – 558

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JC/MM

CHECKED BY: MD

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Neighbourhood Park Catchment (400m)
- Possible Multiple Residential Allotment (Max. no. of dwellings)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026

KEY MAP

Scale: 1:30,000

Source Information:

Site boundaries: Veris.

Adjoining information: Veris.

Environment constraints: Saunders Haval Group.

Existing Q100: Engery North South Arterial: Callers

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.

PEET

URBAN DESIGN

Level 8

300 Swan Street

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Fortitude Valley QLD 4006

W 190 400 600

W 190 400 600

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Yield Breakdown

Lot Type	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-2	Stage 9N	Overall
	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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.1%
Courtyard 14m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.0%
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.6%
25m Deep Terrace Product	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Terrace 9.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.5%
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.5%
25m Deep Product	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Villa 10.5m 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.3%
Terrace 9.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.9%
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.2%
30m Deep Product	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Villa 10.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	15.9%
Premium Villa 12.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	25.1%
Courtyard 14m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	28.6%
Premium Courtyard 16m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.9%
Traditional 18m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.1%
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.4%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.6%
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	80.7%
Total Residential Allotments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	100.0%
Residential Net Density	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	16.9 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	18.4 dw/ha	13.3 dw/ha	19.1 dw/ha	25.3 dw/ha	17.0 dw/ha

Land Budget

Land Use	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-1	Stage 9M-2	Stage 9N	Overall
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Stage Area	0.891 ha	2.584 ha	1.952 ha	1.564 ha	1.899 ha	0.580 ha	1.872 ha	1.872 ha	1.191 ha	1.562 ha	3.004 ha	1.890 ha	1.795 ha	0.978 ha	2.040 ha	1.066 ha	27.098 ha	100.0%
Saleable Area	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Residential Allotments	—	1.631 ha	1.234 ha	—	1.071 ha	—	1.496 ha	1.277 ha	0.898 ha	0.506 ha	1.475 ha	1.370 ha	1.314 ha	0.518 ha	—	0.986 ha	0.741 ha	14.527 ha
Child Care	0.891 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.891 ha	53.6%
Total Area of Allotments	0.891 ha	1.631 ha	1.234 ha	—	1.071 ha	—	1.496 ha	1.277 ha	0.898 ha	0.506 ha	1.475 ha	1.370 ha	1.314 ha	0.518 ha	—	0.986 ha	0.741 ha	15.218 ha
Road	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.6%
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	—	—	—	—	1.026 ha	1.406 ha	—	—	—	—	—	2.432 ha	9.0%
Neighbourhood Connector (20.2m)	—	0.010 ha	—	—	—	—	—	—	—	—	—	—	—	0.345 ha	—	—	1.000 ha	3.7%
Neighbourhood Access Street (16.5m)	—	0.943 ha	0.681 ha	—	0.756 ha	—	0.489 ha	0.956 ha	0.293 ha	—	0.059 ha	0.909 ha	0.470 ha	0.433 ha	—	—	5.229 ha	19.3%
Laneway (6.5m)	—	—	—	—	0.041 ha	—	—	—	—	—	—	—	—	—	—	—	0.179 ha	0.6%
Pedestrian Linkages	—	—	—	—	0.031 ha	—	0.090 ha	—	—	0.030 ha	0.075 ha	0.011 ha	0.011 ha	0.027 ha	—	—	0.359 ha	1.3%
Total Area of New Road	—	0.953 ha	0.718 ha	—	0.828 ha	—	0.589 ha	0.892 ha	0.293 ha	1.056 ha	1.529 ha	0.920 ha	0.481 ha	0.460 ha	0.345 ha	0.787 ha	9.382 ha	34.6%
Open Space	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Stormwater Management	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5.8%
Regional Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.1%
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.097 ha	0.4%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.257 ha	0.9%
Total Open Space	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.097 ha	0.4%
	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.489 ha	9.2%

PLAN REF: 110056 – 559

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JC/MM

CHECKED BY: MD



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV/2024/149/1/3

Date: 18 June 2026

FLAGSTONE CA3 SOUTH
STAGE 9 OVERALL
STATISTICS

URBAN DESIGN

Level 8
3000 Swan Street
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Lot Type	Yield Breakdown				
	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 10.5m 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 10.5m 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	—	—	2	
Subtotal	2	—	—	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		

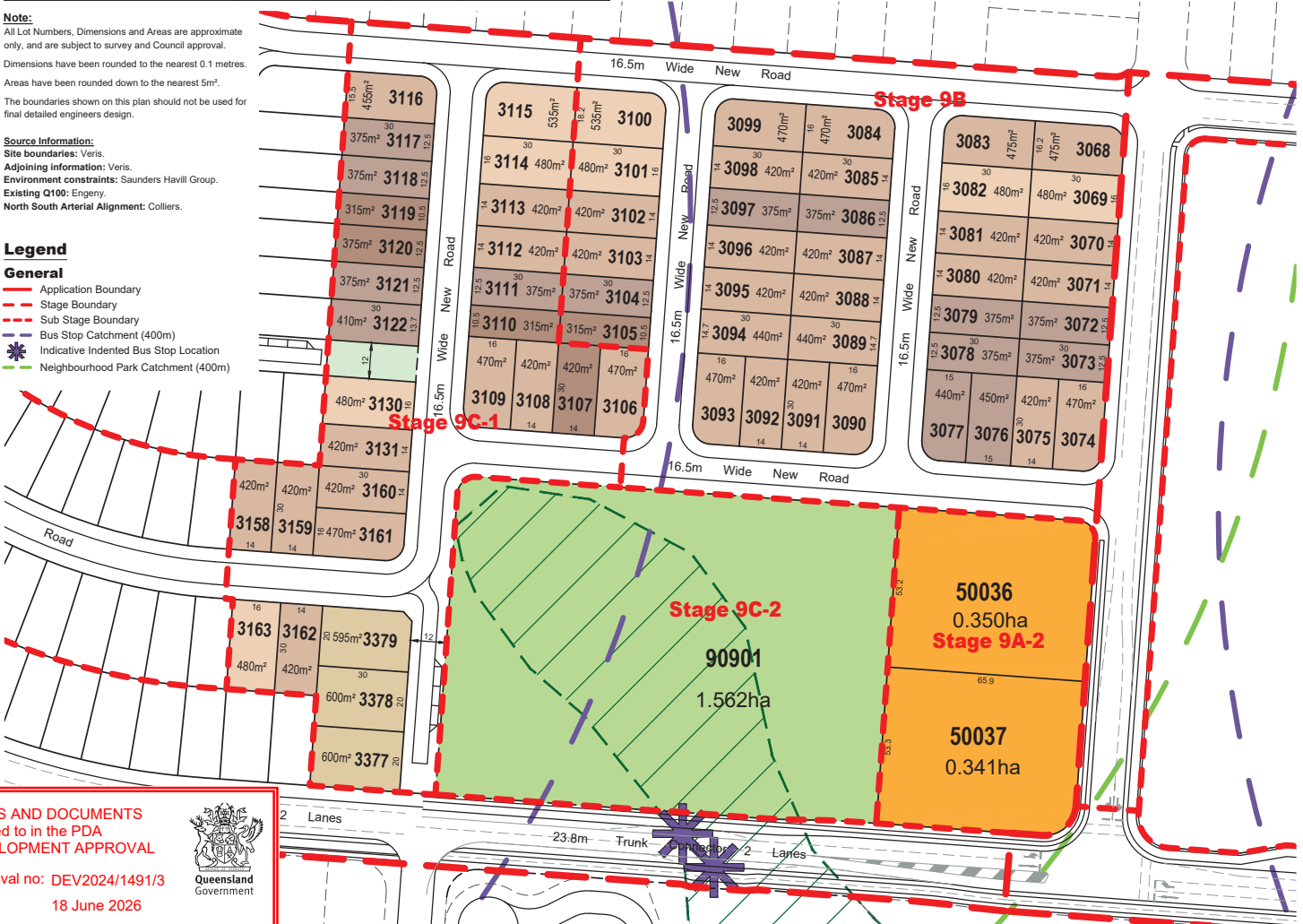
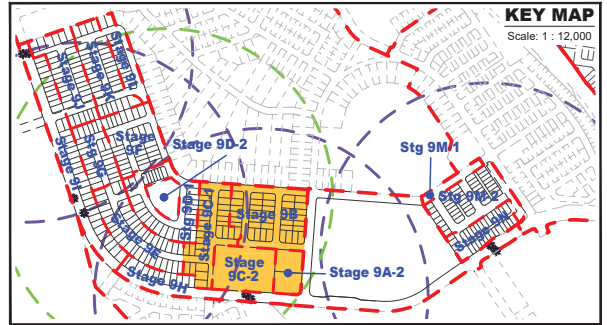
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers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

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

Legend

- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Bus Stop Catchment (400m)
 - Indicative Indented Bus Stop Location
 - Neighbourhood Park Catchment (400m)

	Land Budget					
	Stage 9A-2	Stage 9B	Stage 9C-1	Stage 9C-2	Overall	
	Area	Area	Area	Area	Area	%
Stage Area	0.691 ha	2.584 ha	1.952 ha	1.564 ha	6.791 ha	100.0%
Saleable Area						
Residential Allotments	—	1.631 ha	1.234 ha	—	2.865 ha	42.2%
Child Care	0.691 ha	—	—	—	0.691 ha	10.2%
Total Area of Allotments	0.691 ha	1.631 ha	1.234 ha	—	3.556 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 Parks	—	—	—	—	—	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%



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3
Date: 18 June 2026



PLAN REF: 110056 – 560
Rev No: H
DATE: 04 MARCH 2026
CLIENT: PEET
DRAWN BY: JC/MM
CHECKED BY: MD



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

PEET

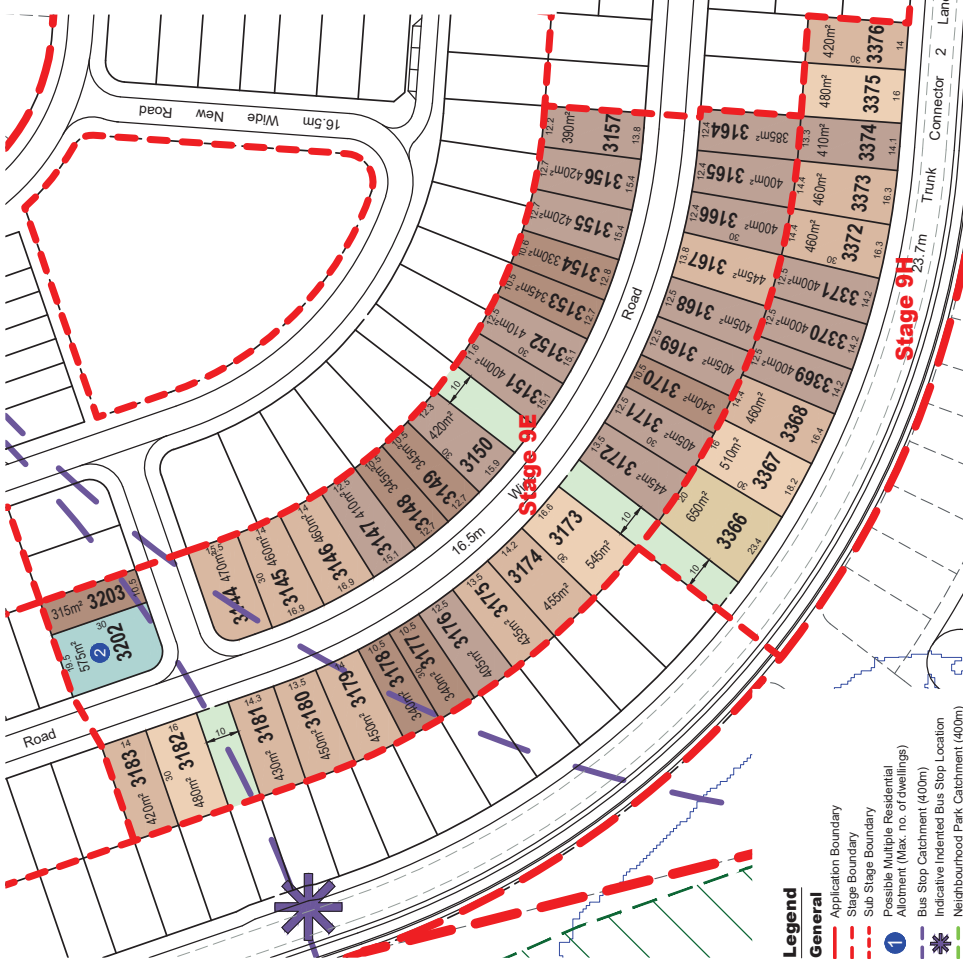
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Yield Breakdown				
Lot Type	Stage 9E	Stage 9H	Overall	
	Yield	Yield	Yield	%
20.5m Deep Product	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
25m Deep Terrace Product	—	—	—	0.0%
Terrace 9.5m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
25m Deep Product	—	—	—	0.0%
Villa 10.5m 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	—	—	—	0.0%
Terrace 7.5m Allotment	—	—	—	0.0%
Terrace 9.5m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
30m Deep Product	—	—	—	0.0%
Villa 10.5m Allotment	8	—	8	17.0%
Premium Villa 12.5m Allotment	15	4	19	40.4%
Courtyard 14m Allotment	10	4	14	29.8%
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		

Land Budget				
Stage Area	Stage 9E	Stage 9H	Overall	
	Area	Area	Area	%
Stage Area	2,085 ha	1,562 ha	3,647 ha	100.0%
Saleable Area	1,498 ha	0,506 ha	2,002 ha	54.9%
Residential Allotments	—	—	—	0.0%
Child Care	—	—	—	0.0%
Total Area of Allotments	1,498 ha	0,506 ha	2,002 ha	54.9%
Road	—	—	—	0.0%
North South Arterial Dedication (incl. batters)	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	1,026 ha	1,026 ha	28.1%
Neighbourhood Connector (20.2m)	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.499 ha	—	0.499 ha	13.7%
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	1,056 ha	1,645 ha	45.1%
Open Space	—	—	—	0.0%
Greenfield 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%



PLAN REF: 110056 - 561

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JCM

CHECKED BY: MD

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV/2024/1491/3

Date: 18 June 2026

PEET

URBAN DESIGN

Level 8

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Fortitude Valley QLD 4006

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FLAGSTONE CA3 SOUTH

STAGE 9E & 9H

PLAN OF SUBDIVISION

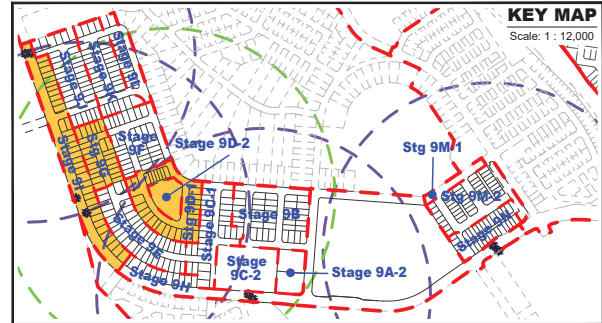
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Note:
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Environment constraints: Saunders Havill Group.
Existing Q100: Enginy.
North South Arterial Alignment: Collens.

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	1.191 ha	3.004 ha	6.674 ha 100.0%
Saleable Area					
Residential Allotments	1.071 ha	—	0.898 ha	1.475 ha	3.444 ha 51.6%
Child Care	—	—	—	—	— 0.0%
Total Area of Allotments	1.071 ha	—	0.898 ha	1.475 ha	3.444 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	—	0.293 ha	0.050 ha	1.099 ha 16.5%
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	—	0.293 ha	1.529 ha	2.650 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	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 10.5m 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 10.5m Allotment	1	9	3	13	15.1%
Premium Villa 12.5m Allotment	12	6	9	27	31.4%
Courtyard 14m Allotment	7	8	15	30	34.9%
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		



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



PLAN REF: 110056 – 562

Rev No: H

DATE: 04 MARCH 2026

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

PEET

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Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Neighbourhood Park Catchment (400m)

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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Legend

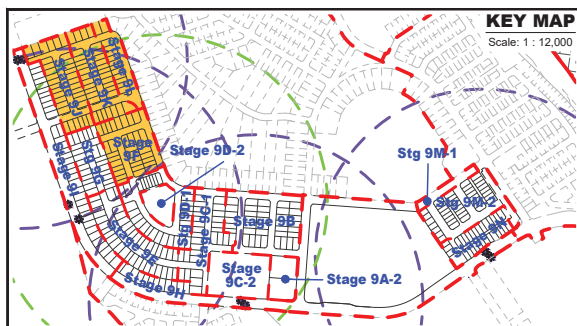
General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- 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: DEV2024/1491/3

Date: 18 June 2026



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 10.5m 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 10.5m Allotment	11	9	10	4	34	30.1%
Premium Villa 12.5m Allotment	8	12	10	5	35	31.0%
Courtyard 14m Allotment	12	7	7	2	28	24.8%
Premium Courtyard 16m Allotment	2	2	4	—	8	7.1%
Traditional 18m Allotment	—	2	1	1	4	3.5%
Premium Traditional 20m Allotment	—	2	—	1	3	2.7%
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	113	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	33	34	34	13	114	
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	1.872 ha	1.890 ha	1.795 ha	0.978 ha	6.535 ha	100.0%
Saleable Area						
Residential Allotments	1.277 ha	1.370 ha	1.314 ha	0.518 ha	4.479 ha	68.5%
Child Care	—	—	—	—	—	0.0%
Total Area of Allotments	1.277 ha	1.370 ha	1.314 ha	0.518 ha	4.479 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)	0.595 ha	0.509 ha	0.470 ha	0.433 ha	2.007 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	0.595 ha	0.520 ha	0.481 ha	0.460 ha	2.056 ha	31.5%
Open Space						
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%

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

PLAN REF: 110056 – 563

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JC/MM

CHECKED BY: MD



FLAGSTONE CA3 SOUTH STAGE 9F & 9J - 9L PLAN OF SUBDIVISION

PEET

URBAN DESIGN
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Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- 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.

Environment constraints: Saunders Havill Group.

Existing Q100: Engeny.

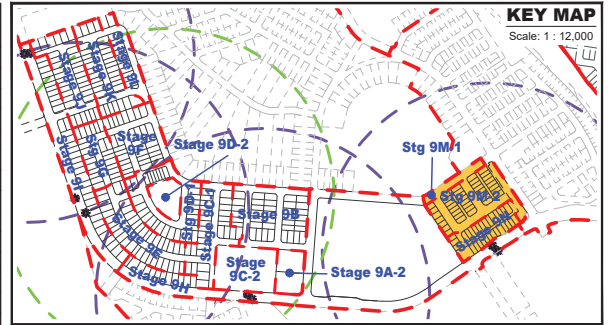
North South Arterial Alignment: Colliers.

Land Budget

	Stage 9M-1	Stage 9M-2	Stage 9N	Overall	
	Area	Area	Area	Area	%
Stage Area	0.345 ha	2.040 ha	1.066 ha	3.451 ha	100.0%
Saleable Area					
Residential Allotments	—	0.996 ha	0.741 ha	1.737 ha	50.3%
Child Care	—	—	—	—	0.0%
Total Area of Allotments	—	0.996 ha	0.741 ha	1.737 ha	50.3%
Road					
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	0.0%
Neighbourhood Connector (20.2m)	0.345 ha	0.645 ha	—	0.990 ha	28.7%
Neighbourhood Access Street (16.5m)	—	—	—	—	0.0%
Laneway (6.5m)	—	0.142 ha	0.179 ha	0.321 ha	9.3%
Pedestrian Linkages	—	—	0.049 ha	0.049 ha	1.4%
Total Area of New Road	0.345 ha	0.787 ha	0.228 ha	1.360 ha	39.4%
Open Space					
Neighbourhood Park	—	—	—	—	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	—	—	0.097 ha	0.097 ha	2.8%
Local Linear Recreation Park	—	0.257 ha	—	0.257 ha	7.4%
Total Open Space	—	0.257 ha	0.097 ha	0.354 ha	10.3%

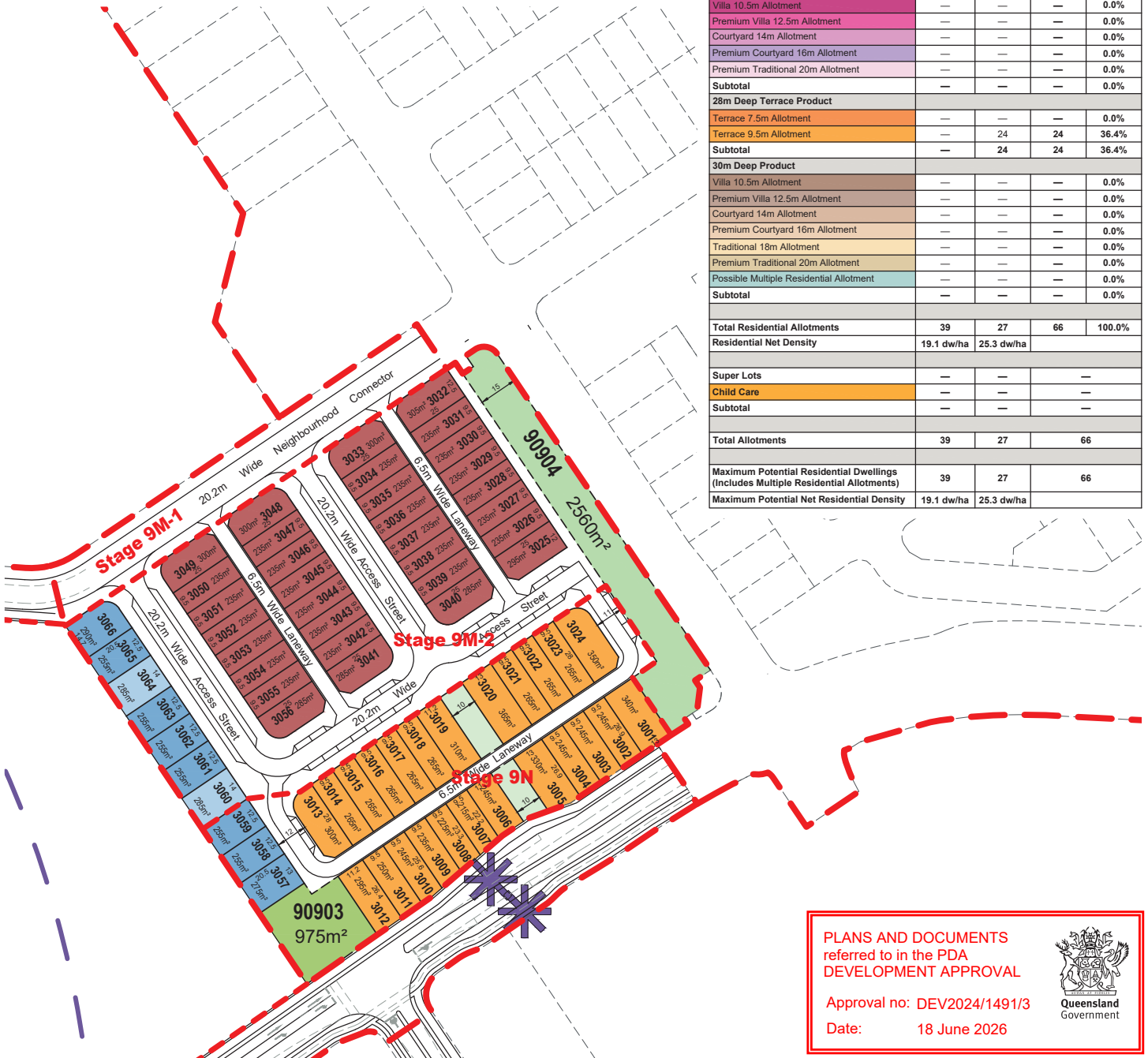
KEY MAP

Scale: 1 : 12,000



Yield Breakdown

Lot Type	Stage 9M-2	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 10.5m 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 10.5m 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	19.1 dw/ha	25.3 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	19.1 dw/ha	25.3 dw/ha		



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



Queensland Government

PLAN REF: 110056 – 564

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JC

CHECKED BY: MD



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

PEET

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Plan of Development Table									
Rear Loaded Terrace Allotments	Ground Floor	First Floor	Ground Floor	First Floor	Village Allotments	Ground Floor	First Floor	Courtyard Allotments	Premium Courtyard Allotments
Front/Primary Frontage	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m
Garage	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m
Side - General Lots	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m
Side - General Lots	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Maximum BTB Wall Length (% of boundary length)	90%				70%			65%	
Non Built to Boundary	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m
Lane/Lot	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m
Rear of Lot (from lane/way boundary including garage)	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m
Site Cover	75%				65%			60%	

General

Stage Boundary

Sub Stage Boundary

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

Environmental Constraints

Existing Q100

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

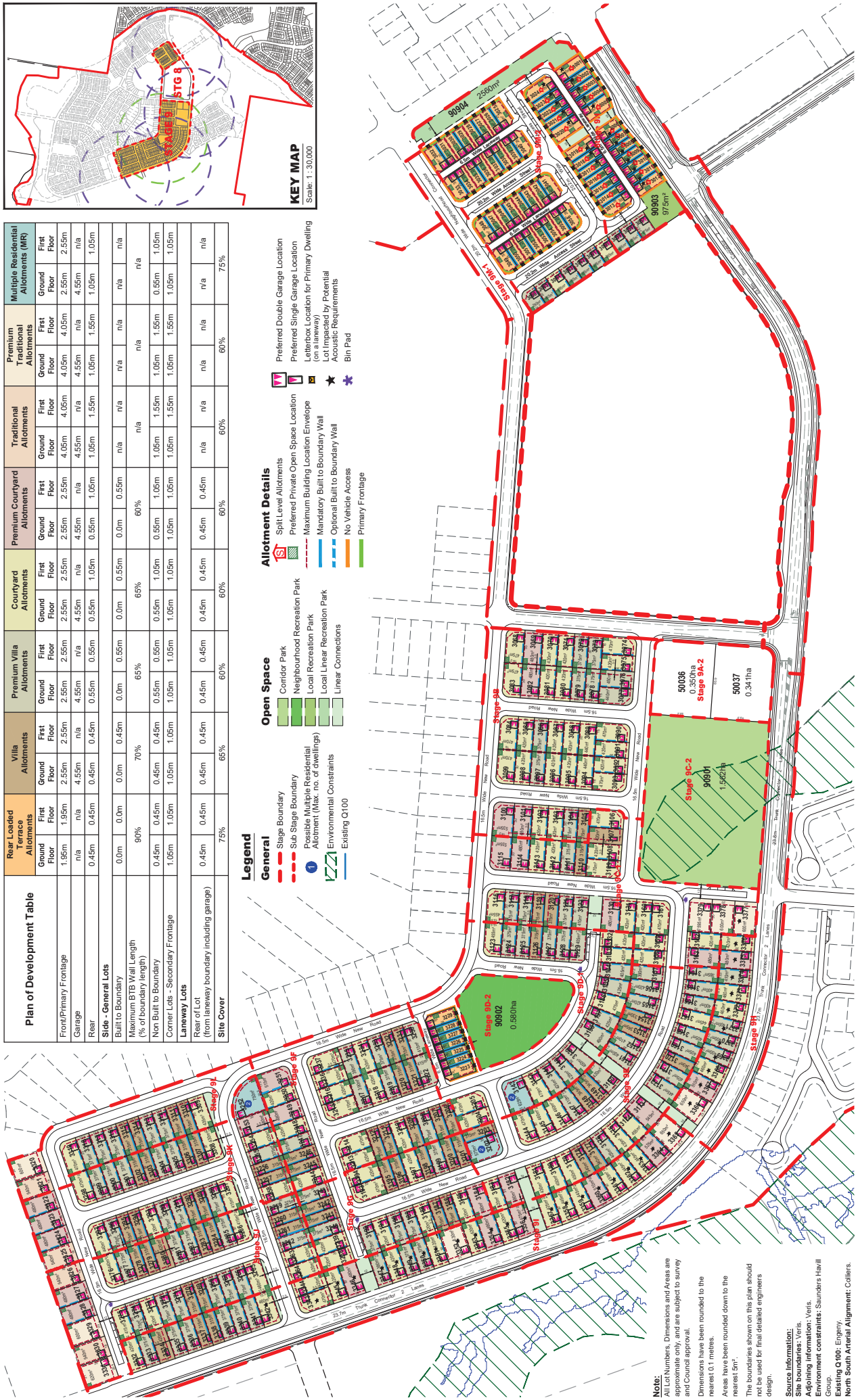
Preferred Double Garage Location

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.

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Environment constraints: Saunders Hail Group.
Easements: O'Neil, Eganey.
North South Aerial Alignment: Callers.

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

PLAN REF: 110056 - 565
Rev No: H
DATE: 04 MARCH 2026
CLIENT: PEET
DRAWN BY: JCM
CHECKED BY: MD

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2024/149/1/3
Date: 18 June 2026



FLAGSTONE CA3 SOUTH STAGE 9 OVERALL PLAN OF SUBDIVISION

URBAN DESIGN

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W pearlgroup.com

PEET

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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 AS3359.
 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 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.

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
24. 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, lift or roller door.
25. The front facade 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 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
 - iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - d. Driveways are to be constructed on a verge on Lots between 10.0m and 12.49m wide.
24. Double car garages are permitted on any double street dwelling built on a Lot between 10.0m and 12.49m or a laneway dwelling.
 25. Driveways are to be constructed in accordance with 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 0.45m 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.
 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. 1.8m high solid side fencing (good neighbour style) must not protrude forward of the front building line.
34. 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. This does not apply to side boundary fencing that abuts open space.
35. 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.
36. Fencing on all park or street frontages is constructed with visible posts, which are at least 1200mm x 120mm and 100mm higher than the infill railings or panels.
37. Fencing on lanes can be screen fencing at 1.8m high along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).

39. 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.
40. Fencing on shared side boundaries of lots 4134-4138, 4188-4202, 4145-4146, and 4227-4228 to comply with the following:
 - 1.8m high solid side fencing (good neighbour style) is 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 line.
 - 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.

Slope and Building Footings

53. 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.
54. 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.
55. 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

56. 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

57. Steep Residential Allotments controls relate to all allotments within Stages 13A, 13B, 13C, 13G and 13H.

Building Articulation

45. 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 facade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materialsWhere 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.
47. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.

48. All building materials must be suitably coloured, stained or painted, including retaining, fences, driveways, pedestrian entries or both.
49. 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.
50. Homes must address all street frontages with driveways, pedestrian entries or both.

51. Screened drying and rubbish bins area must be behind the main face of the dwelling.
52. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

62. Class 10 buildings or structures are permitted under the prescribed building envelope and contribute towards site cover percentage.
63. Refer to POD Note 38 and 39 for additional fencing controls.

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

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

Additional Criteria for Secondary Dwellings

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

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 in its outmost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is -
- a. in a landscaped or open space area, including, for example, a gazebo or shade structure; or
 - b. a basement that is completely below ground level and used for car parking; or
 - c. the eaves of a building; or
 - d. a sun shade.

PLAN REF: 110056 - 566

Rev No: H
DATE: 04 MARCH 2026
CLIENT: PEET
DRAWN BY: JC
CHECKED BY: MD



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026

FLAGSTONE CA3 SOUTH STAGE 9 OVERALL PLAN OF DEVELOPMENT NOTES

PEET

URBAN DESIGN

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Legend

General

- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

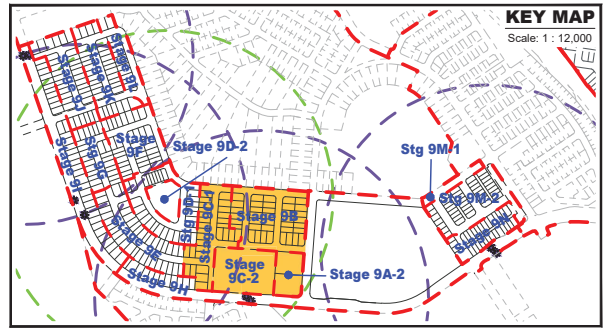
Approval no: DEV2024/1491/3

Date: 18 June 2026



KEY MAP

Scale: 1 : 12,000



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.
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	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 110056-566H STAGE 9 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 - 567

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD



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

PEET

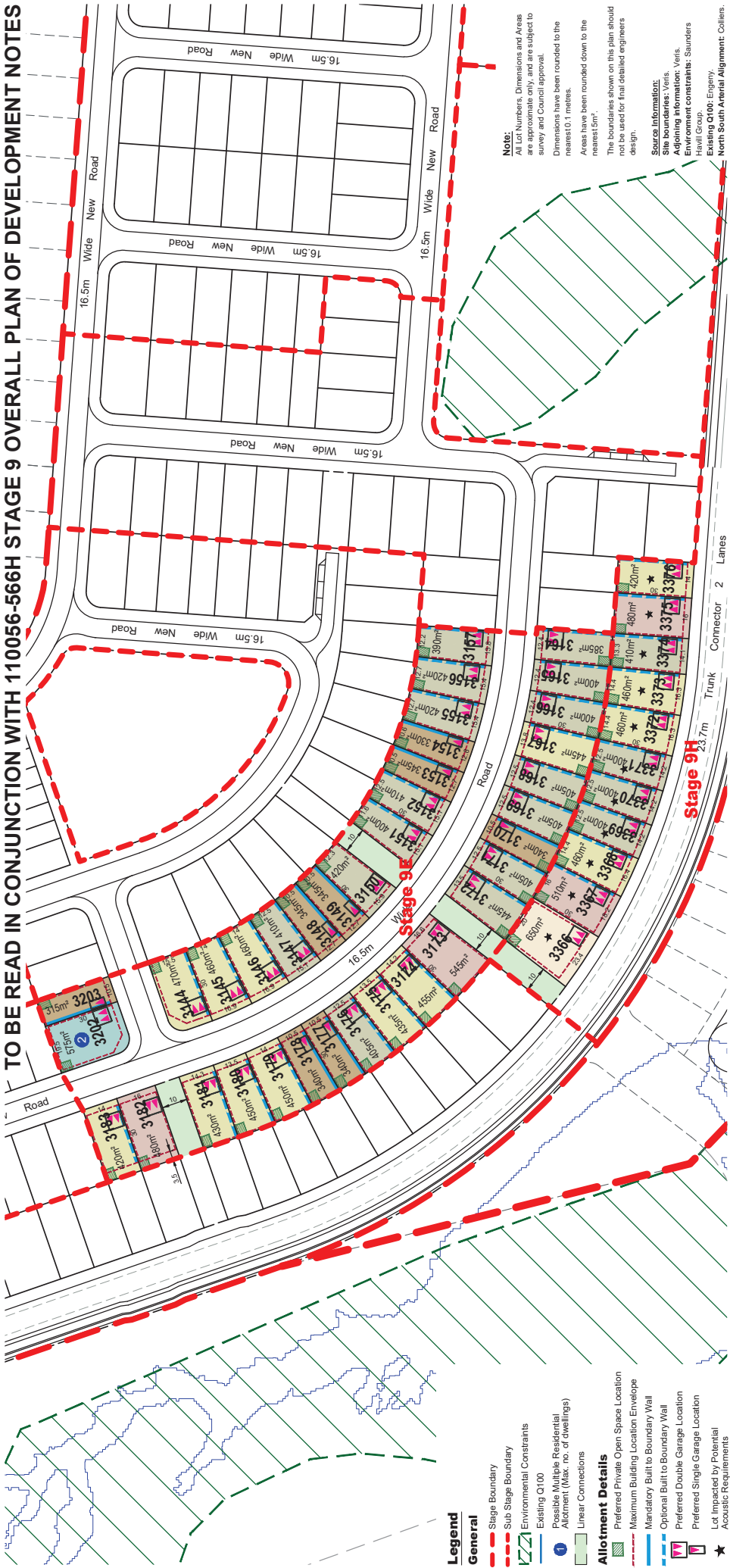
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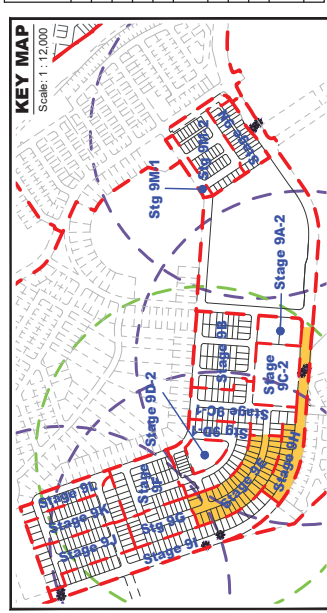
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TO BE READ IN CONJUNCTION WITH 110056-566H STAGE 9 OVERALL PLAN OF DEVELOPMENT NOTES



Plan of Development Table		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Residential Allotments (MR)	
Ground	First Floor	Ground	First Floor	Ground	First Floor	Ground	First Floor	Ground	First Floor	Ground	First Floor	Ground	First Floor	Ground	First Floor
1.95m	1.95m	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
Garage	n/a	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
Rear	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	0.55m	1.05m	1.05m	1.05m	1.05m
Site - General Lots															
Built to Boundary	0.0m	0.0m	0.0m	0.45m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%			70%		65%		65%		60%		n/a		n/a	
Non Built to Boundary	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	0.55m	0.55m	0.55m	1.05m	1.05m	1.05m	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	1.05m	1.05m	1.05m	1.05m
Lane way 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	0.45m	n/a	n/a	n/a	n/a
Site Cover	75%			65%		60%		60%		60%		60%		75%	



PLAN REF: 110056 - 568

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV/2024/1491/3

Date: 18 June 2026

PEET

URBAN DESIGN

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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



Queensland
Government

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.

Environment constraints: Saunders

Havill Group.

Existing Q100: Engeny.

North South Arterial Alignment: Colliers.

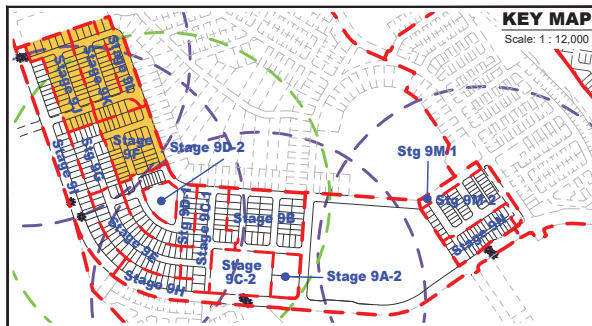
Legend

General

- Stage Boundary
- Sub Stage Boundary
- ① Possible Multiple Residential Allotment (Max. no. of dwellings)

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



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 110056-566H STAGE 9 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 - 570

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD



FLAGSTONE CA3 SOUTH
STAGE 9F & 9J - 9L
PLAN OF DEVELOPMENT

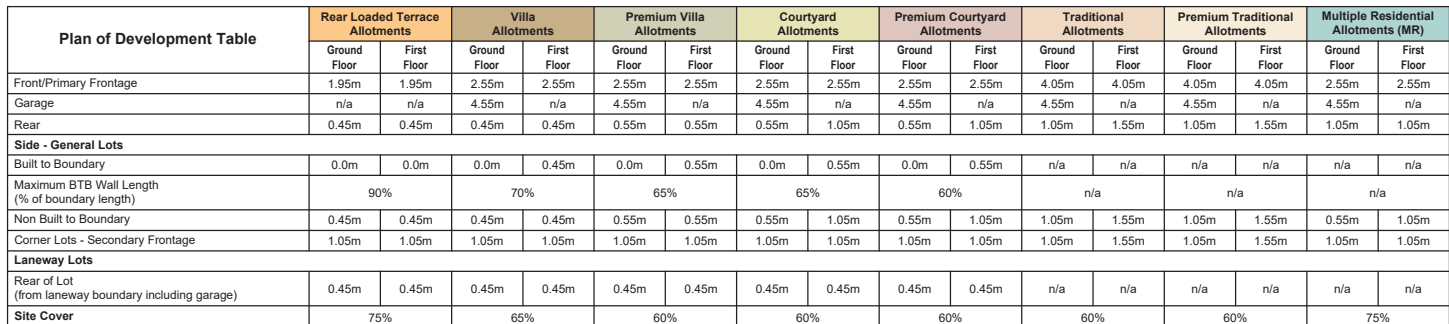
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PLAN REF: **110056 - 571**
 Rev No: **H**
 DATE: 04 MARCH 2026
 CLIENT: PEET
 DRAWN BY: JC / MM
 CHECKED BY: MD

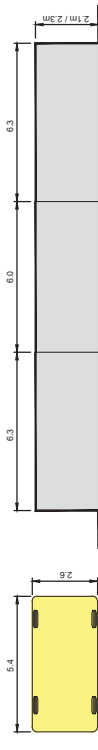


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FLAGSTONE CA3 SOUTH
STAGE 9M & 9N
PLAN OF DEVELOPMENT

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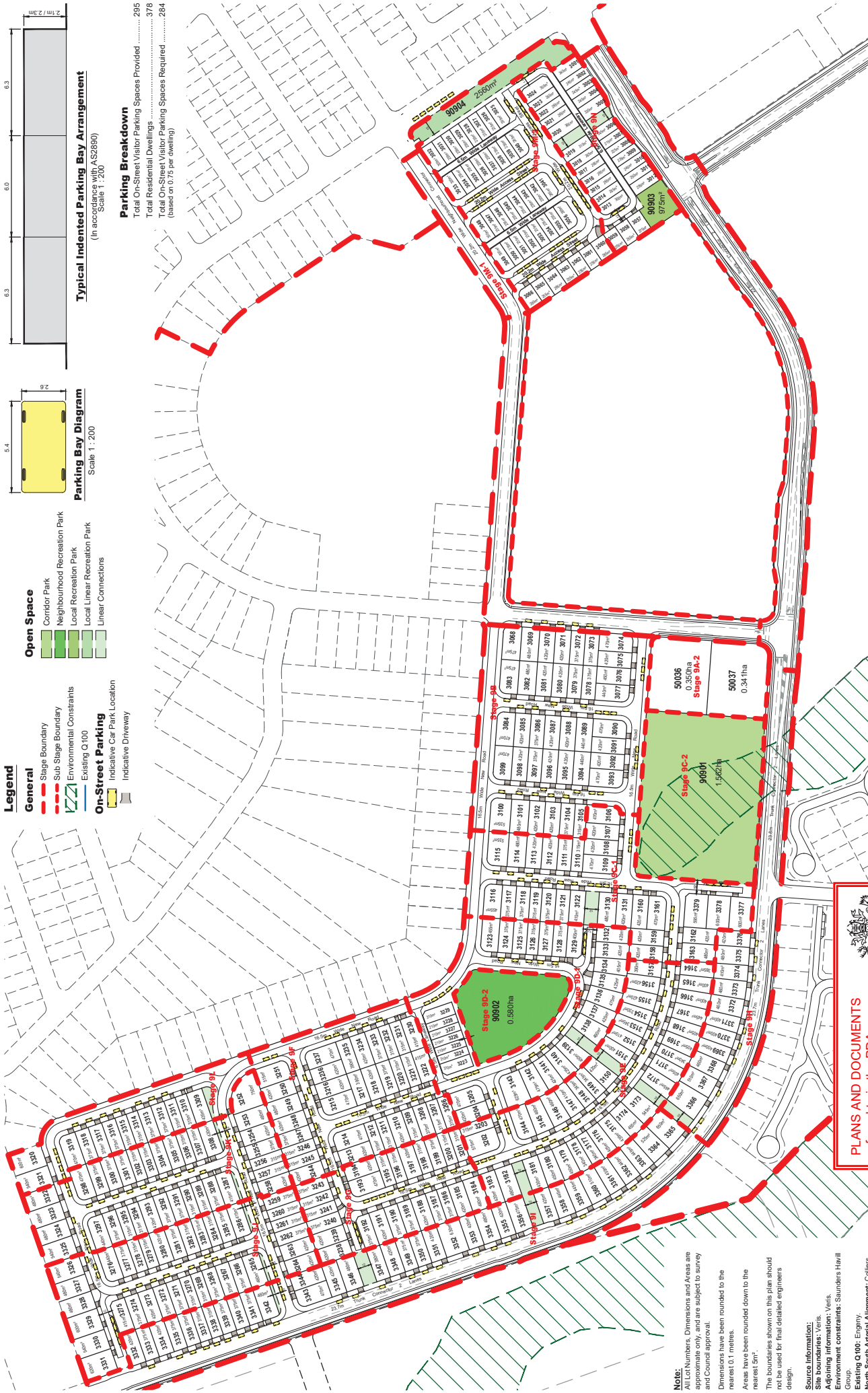
Parking Bay Diagram
Scale 1 : 200

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

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	295
Total Residential Dwellings	378
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	284

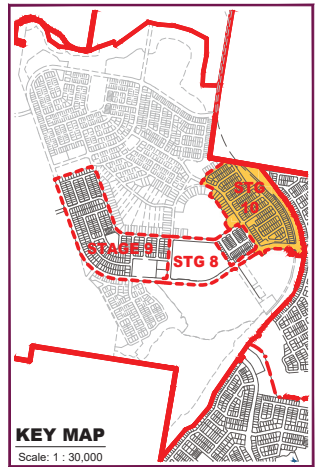
- Legend**
- General**
- Stage Boundary
 - Sub Stage Boundary
 - Environmental Constraints
 - Existing Q100
- Open Space**
- Corridor Park
 - Neighbourhood Recreation Park
 - Local Recreation Park
 - Local Linear Recreation Park
 - Linear Connections
- On-Street Parking**
- Indicative Car Park Location
 - Indicative Driveway



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



Yield Breakdown

Lot Type	Overall	
	Yield	%
25m Deep Product		
Villa 10.5m Allotment	25	11.4%
Premium Villa 12.5m Allotment	24	10.9%
Courtyard 14m Allotment	12	5.5%
Premium Courtyard 16m Allotment	4	1.8%
Premium Traditional 20m Allotment	—	0.0%
Possible Multiple Residential Allotment	3	1.4%
Subtotal	68	30.9%
30m Deep Product		
Villa 10.5m Allotment	40	18.2%
Premium Villa 12.5m Allotment	66	30.0%
Courtyard 14m Allotment	32	14.5%
Premium Courtyard 16m Allotment	3	1.4%
Traditional 18m Allotment	—	0.0%
Premium Traditional 20m Allotment	1	0.5%
Possible Multiple Residential Allotment	—	0.0%
Subtotal	142	64.5%
50m+ Deep Product		
Premium Courtyard 16m Allotment	5	2.3%
Traditional 18m Allotment	3	1.4%
Premium Traditional 20m Allotment	2	0.9%
Subtotal	10	4.5%
Total Residential Allotments	220	100.0%
Residential Net Density	14.9 dw/ha	
Super Lots		
Balance Lot	5	
Management Lot	2	
Sub Total	7	
Utilities		
Water Booster Pump Station	1	
Sub Total	1	
Total Allotments	228	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	223	

Land Budget

Land Use	Overall	
	Area	%
Stage Area	19.675 ha	100.0%
Saleable Area		
Residential Allotments	8.721 ha	44.3%
Balance Lot	0.350 ha	1.8%
Management Lot	0.528 ha	2.7%
Total Area of Allotments	9.599 ha	48.8%
Utilities		
Water Booster Pump Station	0.065 ha	0.3%
Total Area of Utilities	0.065 ha	0.3%
Road		
North South Arterial Dedication (incl. batters)	3.011 ha	15.3%
Trunk Connector 2 Lanes (23.7m)	0.907 ha	4.6%
Neighbourhood Connector (20.2m-21m)	1.085 ha	5.5%
Neighbourhood Access Street (16.5m)	3.468 ha	17.6%
Pedestrian Linkages	0.030 ha	0.2%
Total Area of New Road	8.501 ha	43.2%
Open Space		
Conservation Buffer	—	0.0%
Stormwater Management	0.699 ha	3.6%
Regional Sports	—	0.0%
District Sports	—	0.0%
Neighbourhood Recreation Park	0.539 ha	2.7%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	0.272 ha	1.4%
Total Open Space	1.510 ha	7.7%

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease
- Existing Q100
- 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.
Q100: Engery.
North South Arterial Alignment: Colliers.

TO BE READ IN CONJUNCTION WITH 110056-574 STAGE 10 OVERALL STATISTICS

PLAN REF: 110056 - 573

Rev No: H

DATE: 16 APRIL 2026

CLIENT: PEET

DRAWN BY: JC / MM / BM

CHECKED BY: CK



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FLAGSTONE CA3 SOUTH
STAGE 10 OVERALL
PLAN OF SUBDIVISION

PEET

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Yield Breakdown

Lot Type	Stage 10A-1	Stage 10A-2	Stage 10A-3	Stage 10B	Stage 10C	Stage 10D	Stage 10E	Stage 10F	Stage 10G	Stage 10H	Stage 10I	Stage 10J	Stage 10K	Stage 10L	Stage 10M	Overall
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product																
Villa 10.5m Allotment	—	—	—	—	—	—	—	2	—	12	7	4	—	—	—	25 11.4%
Premium Villa 12.5m Allotment	—	—	—	6	—	1	—	4	—	6	3	4	—	—	—	24 10.9%
Courtyard 4m Allotment	—	—	—	2	1	1	—	4	—	1	1	2	—	—	—	12 5.5%
Premium Courtyard 16m Allotment	—	—	—	—	1	—	—	1	—	—	—	2	—	—	—	4 1.8%
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	— 0.0%
Possible Multiple Residential Allotment	—	—	—	—	1	—	—	—	—	1	—	1	—	—	—	3 1.4%
Subtotal	—	—	—	8	3	2	—	11	—	20	11	13	—	—	—	68 30.9%
30m Deep Product																
Villa 10.5m Allotment	—	—	—	6	6	—	—	8	—	1	6	13	—	—	—	40 18.2%
Premium Villa 12.5m Allotment	—	—	—	8	12	22	—	12	—	3	4	5	—	—	—	66 30.0%
Courtyard 4m Allotment	—	—	—	4	1	17	—	2	—	2	1	5	—	—	—	32 14.5%
Premium Courtyard 16m Allotment	—	—	—	—	—	1	—	1	—	—	—	1	—	—	—	3 1.4%
Traditional 18m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	— 0.0%
Premium Traditional 20m Allotment	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	1 0.5%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	— 0.0%
Subtotal	—	—	—	18	19	41	—	23	—	6	11	24	—	—	—	142 64.5%
50m+ Deep Product																
Premium Courtyard 16m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5 2.3%
Traditional 18m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3 1.4%
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2 0.9%
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10 4.5%
Total Residential Allotments	—	—	—	26	22	43	—	34	—	26	22	37	10	—	—	220 100.0%
Residential Net Density	—	—	—	19.7 dw/ha	13.6 dw/ha	16.8 dw/ha	—	18.6 dw/ha	—	19.0 dw/ha	19.1 dw/ha	15.5 dw/ha	11.3 dw/ha	—	—	14.9 dw/ha
Super Lots																
Balance Lot	1	1	1	—	1	—	1	—	—	—	—	—	—	—	—	5
Management Lot	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2
Sub Total	2	1	1	—	1	—	1	—	—	—	—	—	—	—	—	7
Utilities																
Water Booster Pump Station	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	1
Sub Total	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	1
Total Allotments	2	1	2	26	23	43	1	34	—	26	22	37	10	—	1	228
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	—	—	26	23	43	—	34	—	27	22	38	10	—	—	223

Land Budget

Land Use	Stage 10A-1	Stage 10A-2	Stage 10A-3	Stage 10B	Stage 10C	Stage 10D	Stage 10E	Stage 10F	Stage 10G	Stage 10H	Stage 10I	Stage 10J	Stage 10K	Stage 10L	Stage 10M	Overall
Stage Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Salable Area	1,441 ha	0,475 ha	0,087 ha	1,319 ha	1,632 ha	2,555 ha	0,299 ha	1,825 ha	0,539 ha	1,368 ha	1,154 ha	2,390 ha	0,883 ha	0,699 ha	3,009 ha	19,676 ha 100%
Residential Allotments	—	—	—	0,936 ha	0,880 ha	1,842 ha	—	1,235 ha	—	0,858 ha	0,713 ha	1,374 ha	0,883 ha	—	—	8,721 ha 44.3%
Balance Lot	0,004 ha	0,015 ha	0,022 ha	—	0,012 ha	—	0,299 ha	—	—	—	—	—	—	—	—	0,550 ha 1.8%
Management Lot	0,031 ha	—	—	—	—	—	—	—	—	—	—	—	—	0,497 ha	—	0,528 ha 2.7%
Total Area of Allotments	0,035 ha	0,013 ha	0,022 ha	0,936 ha	0,892 ha	1,842 ha	0,299 ha	1,235 ha	—	0,858 ha	0,713 ha	1,374 ha	0,883 ha	—	—	9,859 ha 48.8%
Utilities	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Water Booster Pump Station	—	—	0,065 ha	—	—	—	—	—	—	—	—	—	—	—	—	0,065 ha 0.3%
Total Area of Utilities	—	—	0,065 ha	—	—	—	—	—	—	—	—	—	—	—	—	0,065 ha 0.3%
Road	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
North South Arterial Dedication (incl. barriers)	0,499 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	2,512 ha	3,011 ha 15.3%
Trunk Connector 2 Lanes (23.7m)	0,907 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0,907 ha 4.6%
Neighbourhood Connector (20.2m-21m)	—	0,368 ha	—	—	—	—	—	0,186 ha	—	0,145 ha	0,119 ha	0,267 ha	—	—	—	1,085 ha 5.5%
Neighbourhood Access Street (16.5m)	—	0,094 ha	—	0,383 ha	0,438 ha	0,713 ha	—	0,404 ha	—	0,365 ha	0,322 ha	0,749 ha	—	—	—	3,468 ha 17.6%
Pedestrian Linkages	—	—	—	—	0,030 ha	—	—	—	—	—	—	—	—	—	—	0,030 ha 0.2%
Total Area of New Road	1,406 ha	0,462 ha	—	0,383 ha	0,468 ha	0,713 ha	—	0,590 ha	—	0,510 ha	0,441 ha	1,016 ha	—	—	2,512 ha	8,501 ha 43.2%
Open Space	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Conservation Buffer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	— 0.0%
Corridor Park / Conservation	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	— 0.0%
Stormwater Management	—	—	—	—	—	—	—	—	—	—	—	—	—	0,699 ha	—	0,699 ha 3.6%
Regional Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	— 0.0%
District Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	— 0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	0,539 ha	—	—	—	—	—	—	0,539 ha 2.7%
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	— 0.0%
Local Linear Recreation Park	—	—	—	—	0,272 ha	—	—	—	—	—	—	—	—	—	—	0,272 ha 1.4%
Total Open Space	—	—	—	—	0,272 ha	—	—	—	0,539 ha	—	—	—	—	0,699 ha	—	1,810 ha 7.7%

PLAN REF: 110056 – 574

Rev No: H

DATE: 16 APRIL 2026

CLIENT: PEET

DRAWN BY: JC / MM / BM

CHECKED BY: CK

Not to Scale @ A3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV/2024/1491/3

Date: 18 June 2026



FLAGSTONE CA3 SOUTH
STAGE 10 OVERALL
STATISTICS

PEET

URBAN DESIGN

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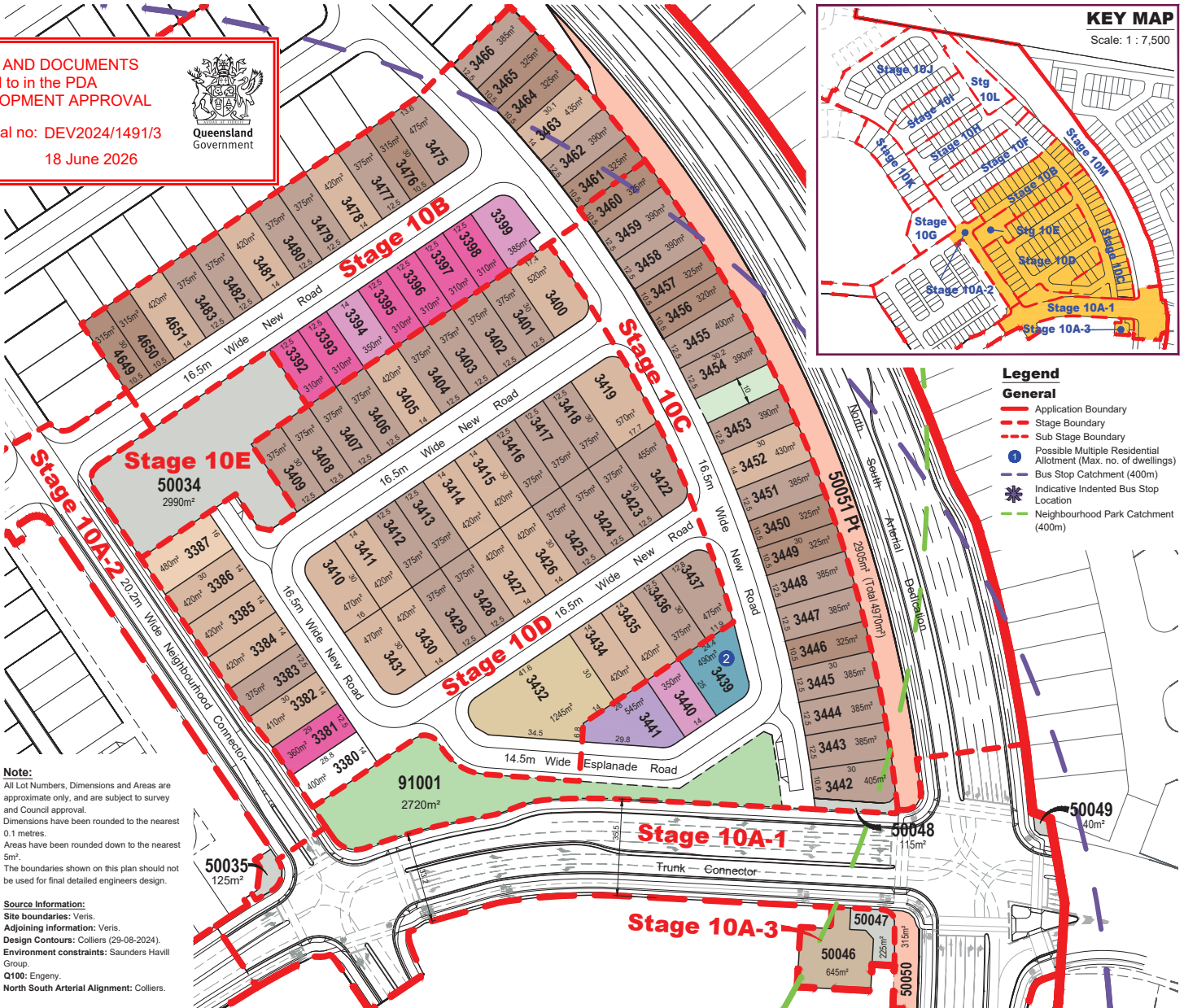
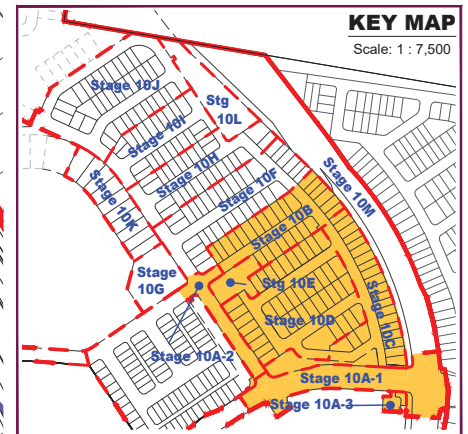
Yield Breakdown									
Lot Type	Stage 10A-2	Stage 10A-3	Stage 10B	Stage 10C	Stage 10D	Stage 10E	Overall		
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%	
25m Deep Product									
Villa 10.5m Allotment	—	—	—	—	—	—	—	0.0%	
Premium Villa 12.5m Allotment	—	—	6	—	1	—	7	7.7%	
Courtyard 14m Allotment	—	—	2	1	1	—	4	4.4%	
Premium Courtyard 16m Allotment	—	—	—	1	—	—	1	1.1%	
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	0.0%	
Possible Multiple Residential Allotment	—	—	—	1	—	—	1	1.1%	
Subtotal	—	—	8	3	2	—	13	14.3%	
30m Deep Product									
Villa 10.5m Allotment	—	—	6	6	—	—	12	13.2%	
Premium Villa 12.5m Allotment	—	—	8	12	22	—	42	46.2%	
Courtyard 14m Allotment	—	—	4	1	17	—	22	24.2%	
Premium Courtyard 16m Allotment	—	—	—	—	1	—	1	1.1%	
Traditional 18m Allotment	—	—	—	—	—	—	—	0.0%	
Premium Traditional 20m Allotment	—	—	—	—	1	—	1	1.1%	
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	0.0%	
Subtotal	—	—	18	19	41	—	78	85.7%	
Total Residential Allotments	—	—	26	22	43	—	91	100.0%	
Residential Net Density	—	—	19.7 dw/ha	13.6 dw/ha	16.8 dw/ha	—	—	—	
Super Lots									
Balance Lot	1	1	—	1	—	1	4		
Sub Total	1	1	—	1	—	1	4		
Utilities									
Water Booster Pump Station	—	1	—	—	—	—	1		
Sub Total	—	1	—	—	—	—	1		
Total Allotments	1	2	26	23	43	1	95		
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	—	26	23	43	—	92		
Maximum Potential Net Residential Density	—	—	19.7 dw/ha	14.2 dw/ha	16.8 dw/ha	—	—		

Land Budget									
Land Use	Stage 10A-1	Stage 10A-2	Stage 10A-3	Stage 10B	Stage 10C	Stage 10D	Stage 10E	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	%
Stage Area	1.441 ha	0.475 ha	0.087 ha	1.319 ha	1.632 ha	2.555 ha	0.299 ha	7.808 ha	100.0%
Saleable Area	—	—	—	0.936 ha	0.880 ha	1.842 ha	—	3.658 ha	46.8%
Residential Allotments	—	—	—	0.936 ha	0.880 ha	1.842 ha	—	3.658 ha	46.8%
Balance Lot	0.004 ha	0.013 ha	0.022 ha	—	0.012 ha	—	0.299 ha	0.350 ha	4.5%
Total Area of Allotments	0.035 ha	0.013 ha	0.022 ha	0.936 ha	0.892 ha	1.842 ha	0.299 ha	4.039 ha	51.7%
Utilities	—	—	—	—	—	—	—	—	—
Water Booster Pump Station	—	—	0.065 ha	—	—	—	—	0.065 ha	0.8%
Total Area of Utilities	—	—	0.065 ha	—	—	—	—	0.065 ha	0.8%
Road	—	—	—	—	—	—	—	—	—
North South Arterial Dedication (incl. batters)	0.499 ha	—	—	—	—	—	—	0.499 ha	6.4%
Trunk Connector 2 Lanes (23.7m)	0.907 ha	—	—	—	—	—	—	0.907 ha	11.6%
Neighbourhood Connector (20.2m-21m)	—	0.368 ha	—	—	—	—	—	0.368 ha	4.7%
Neighbourhood Access Street (16.5m)	—	0.094 ha	—	0.383 ha	0.438 ha	0.713 ha	—	1.628 ha	20.9%
Pedestrian Linkages	—	—	—	—	0.030 ha	—	—	0.030 ha	0.4%
Total Area of New Road	1.406 ha	0.462 ha	—	0.383 ha	0.468 ha	0.713 ha	—	3.432 ha	44.0%
Open Space	—	—	—	—	—	—	—	—	—
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	—	—	—	—	0.272 ha	—	—	0.272 ha	3.5%
Total Open Space	—	—	—	—	0.272 ha	—	—	0.272 ha	3.5%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 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.
Design Contours: Colliers (29-08-2024).
Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Bus Stop Catchment (400m)
 - Indicative Indented Bus Stop Location
 - Neighbourhood Park Catchment (400m)

PLAN REF: 110056 – 575
Rev No: H
DATE: 16 APRIL 2026
CLIENT: PEET
DRAWN BY: JC / MM / BM
CHECKED BY: CK



FLAGSTONE CA3 SOUTH
STAGE 10A - 10E
PLAN OF SUBDIVISION

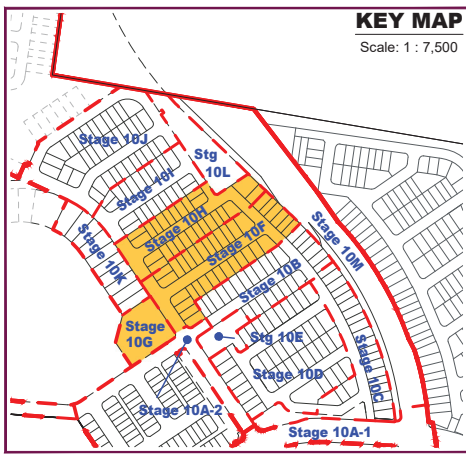
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Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease
- 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: DEV2024/1491/3

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Note:

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

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Adjoining information: Veris.

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

Environment constraints: Saunders Havill Group.

Q100: Engeny.

North South Arterial Alignment: Colliers.

Stage 10G

91002

0.539ha

Yield Breakdown

Lot Type	Stage 10F		Stage 10H		Overall	
	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product						
Villa 10.5m Allotment	2	12	14	23.3%		
Premium Villa 12.5m Allotment	4	6	10	16.7%		
Courtyard 14m Allotment	4	1	5	8.3%		
Premium Courtyard 16m Allotment	1	—	1	1.7%		
Premium Traditional 20m Allotment	—	—	—	0.0%		
Possible Multiple Residential Allotment	—	1	1	1.7%		
Subtotal	11	20	31	51.7%		
30m Deep Product						
Villa 10.5m Allotment	8	1	9	15.0%		
Premium Villa 12.5m Allotment	12	3	15	25.0%		
Courtyard 14m Allotment	2	2	4	6.7%		
Premium Courtyard 16m Allotment	1	—	1	1.7%		
Traditional 18m Allotment	—	—	—	0.0%		
Premium Traditional 20m Allotment	—	—	—	0.0%		
Possible Multiple Residential Allotment	—	—	—	0.0%		
Subtotal	23	6	29	48.3%		
Total Residential Allotments	34	26	60	100.0%		
Residential Net Density	18.6 dw/ha	19.0 dw/ha				
Super Lots						
Balance Lot	—	—	—	—		
Sub Total	—	—	—	—		
Total Allotments	34	26	60			
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	34	27	61			
Maximum Potential Net Residential Density	18.6 dw/ha	19.7 dw/ha				

Land Budget

Land Use	Stage 10F		Stage 10G		Stage 10H		Overall	
	Area	Area	Area	Area	Area	Area	%	%
Stage Area	1.825 ha	0.539 ha	1.368 ha	3.732 ha	100.0%			
Saleable Area								
Residential Allotments	1.235 ha	—	0.858 ha	2.093 ha	56.1%			
Balance Lot	—	—	—	—	0.0%			
Total Area of Allotments	1.235 ha	—	0.858 ha	2.093 ha	56.1%			
Road								
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%			
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	0.0%			
Neighbourhood Connector (20.2m-21m)	0.186 ha	—	0.145 ha	0.331 ha	8.9%			
Neighbourhood Access Street (16.5m)	0.404 ha	—	0.365 ha	0.769 ha	20.6%			
Pedestrian Linkages	—	—	—	—	0.0%			
Total Area of New Road	0.590 ha	—	0.510 ha	1.100 ha	29.5%			
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	—	0.539 ha	—	0.539 ha	14.4%			
Local Recreation Park	—	—	—	—	0.0%			
Local Linear Recreation Park	—	—	—	—	0.0%			
Total Open Space	—	0.539 ha	—	0.539 ha	14.4%			

PLAN REF: 110056 – 576

Rev No: H

DATE: 16 APRIL 2026

CLIENT: PEET

DRAWN BY: JC / MM / BM

CHECKED BY: CK



FLAGSTONE CA3 SOUTH STAGE 10F - 10H PLAN OF SUBDIVISION

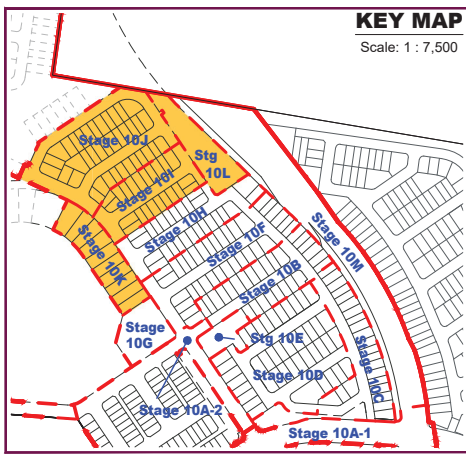
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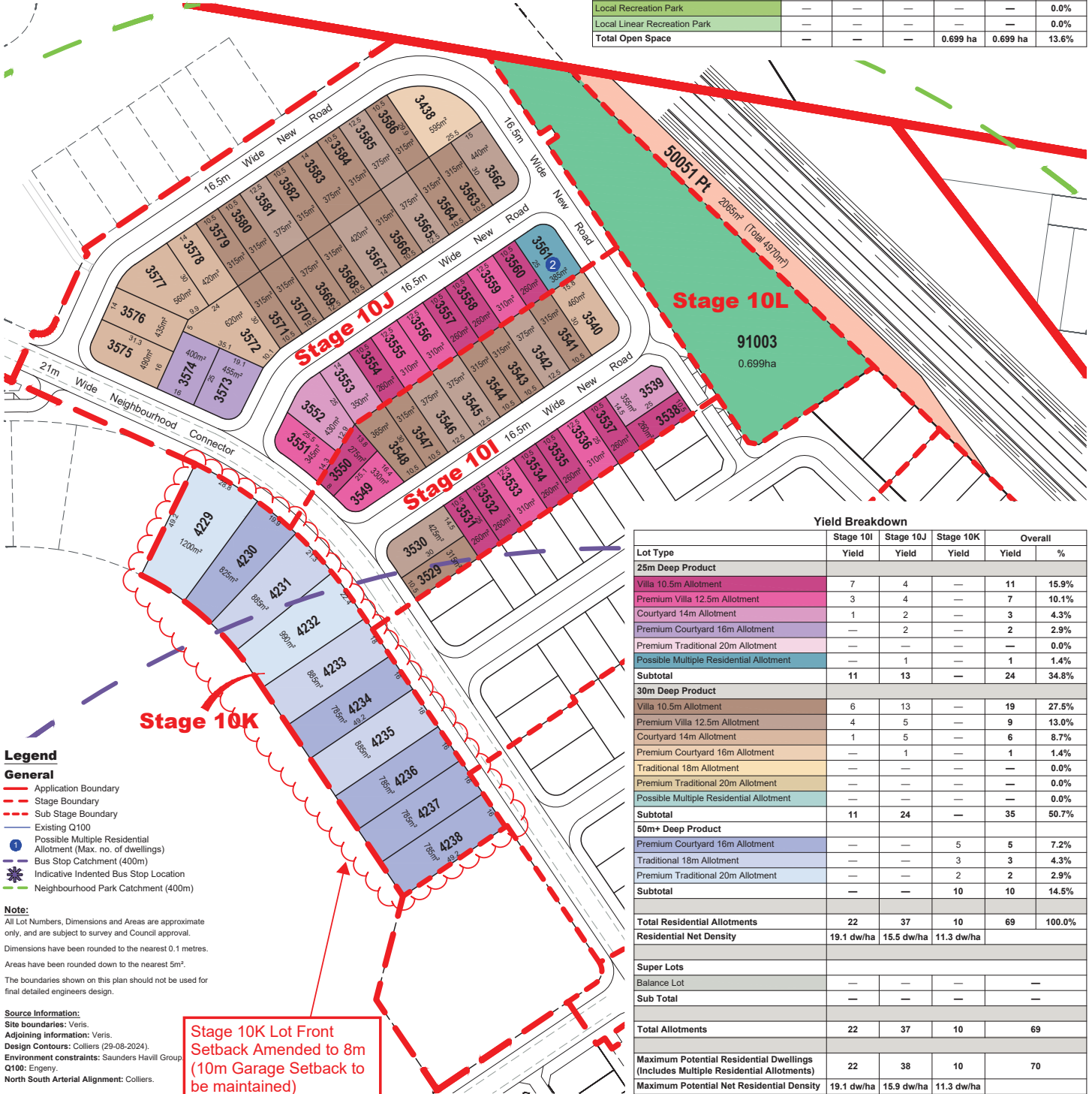


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3
Date: 18 June 2026



Land Use	Land Budget					
	Stage 10I	Stage 10J	Stage 10K	Stage 10L	Overall	
Area	Area	Area	Area	Area	Area	%
Stage Area	1.154 ha	2.390 ha	0.883 ha	0.699 ha	5.126 ha	82.8%
Saleable Area						
Residential Allotments	0.713 ha	1.374 ha	0.883 ha	—	2.970 ha	57.9%
Balance Lot	—	—	—	—	—	0.0%
Total Area of Allotments	0.713 ha	1.374 ha	0.883 ha	—	2.087 ha	40.7%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	0.0%
Neighbourhood Connector (20.2m-21m)	0.119 ha	0.267 ha	—	—	0.386 ha	7.5%
Neighbourhood Access Street (16.5m)	0.322 ha	0.749 ha	—	—	1.071 ha	20.9%
Pedestrian Linkages	—	—	—	—	—	0.0%
Total Area of New Road	0.441 ha	1.016 ha	—	—	1.457 ha	28.4%
Open Space						
Corridor Park / Conservation	—	—	—	—	—	0.0%
Stormwater Management	—	—	—	0.699 ha	0.699 ha	13.6%
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	—	—	—	0.699 ha	0.699 ha	13.6%



Lot Type	Yield Breakdown				
	Stage 10I	Stage 10J	Stage 10K	Overall	
Yield	Yield	Yield	Yield	Yield	%
25m Deep Product					
Villa 10.5m Allotment	7	4	—	11	15.9%
Premium Villa 12.5m Allotment	3	4	—	7	10.1%
Courtyard 14m Allotment	1	2	—	3	4.3%
Premium Courtyard 16m Allotment	—	2	—	2	2.9%
Premium Traditional 20m Allotment	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	1	—	1	1.4%
Subtotal	11	13	—	24	34.6%
30m Deep Product					
Villa 10.5m Allotment	6	13	—	19	27.5%
Premium Villa 12.5m Allotment	4	5	—	9	13.0%
Courtyard 14m Allotment	1	5	—	6	8.7%
Premium Courtyard 16m Allotment	—	1	—	1	1.4%
Traditional 18m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	0.0%
Subtotal	11	24	—	35	50.7%
50m+ Deep Product					
Premium Courtyard 16m Allotment	—	—	5	5	7.2%
Traditional 18m Allotment	—	—	3	3	4.3%
Premium Traditional 20m Allotment	—	—	2	2	2.9%
Subtotal	—	—	10	10	14.5%
Total Residential Allotments	22	37	10	69	100.0%
Residential Net Density	19.1 dw/ha	15.5 dw/ha	11.3 dw/ha		
Super Lots					
Balance Lot	—	—	—	—	—
Sub Total	—	—	—	—	—
Total Allotments	22	37	10	69	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	22	38	10	70	
Maximum Potential Net Residential Density	19.1 dw/ha	15.9 dw/ha	11.3 dw/ha		

PLAN REF: 110056 – 577
Rev No: H
DATE: 16 APRIL 2026
CLIENT: PEET
DRAWN BY: JC / MM / BM
CHECKED BY: MD



FLAGSTONE CA3 SOUTH
STAGE 10I - 10L
PLAN OF SUBDIVISION

PEET

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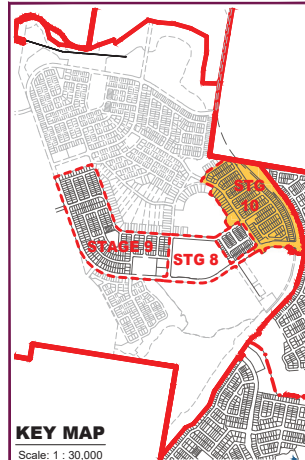
**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2024/1491/3
Date: 18 June 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.
Design Contours: Colliers (29-08-2024).
Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.



Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease
- Existing Q100
- 2m High Noise Barrier

Open Space

- Neighbourhood Recreation Park
- Stormwater Detention
- 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

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 110056-579 STAGE 10 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 - 578
Rev No: H
DATE: 23 APRIL 2026
CLIENT: PEET
DRAWN BY: JC / MM / BM
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FLAGSTONE CA3 SOUTH
STAGE 10 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.
- Secondary dwellings are not permitted on lots less than 400m².
- 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 50036, 50037); the State Primary School allotment (lot 50015); 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.
- 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.

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, Ridgtop 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

- 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 facade 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 driveway.
- 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 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.
- 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.
- Fencing on shared side boundaries of lots 4134-4138, 4189-4202, 4145-4146, and 4227-4228 to comply with the following:
 - 1.8m high solid side fencing (good neighbour style) is 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 line.
 - 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.
- 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

- 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 Steep Residential Allotments

- Steep Residential Allotments controls relate to all allotments within Stages 13A, 13B, 13C, 13G and 13H.
- 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 with the building;
 - Split level home designs; and/or
 - Part slab / part posts and been construction; and/or
 - Pole home construction.
- Building design, cut and/or fill on site must not negatively impact the conveyance of stormwater or adversely affect neighbouring properties
- Building design should consider the retention of existing vegetation outside of the BLE.
- 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 lattice screening that complements the aesthetic of the home.
- Class 10 buildings or structures are permitted within the prescribed building envelope and contribute towards site cover percentage.
- Refer to POD Note 38 and 39 for additional fencing controls.

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

- 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 45m² 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.
- Subdivision of Secondary Dwellings is not permitted.

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.

Stage 10k lots front setback to be 8m (10m garage setback to be maintained.)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



PLAN REF: 110056 – 579

Rev No: H

DATE: 16 APRIL 2026

CLIENT: PEET

DRAWN BY: JC

CHECKED BY: CK



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FLAGSTONE CA3 SOUTH
STAGE 10 OVERALL
PLAN OF DEVELOPMENT NOTES

PEET

URBAN DESIGN
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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%	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

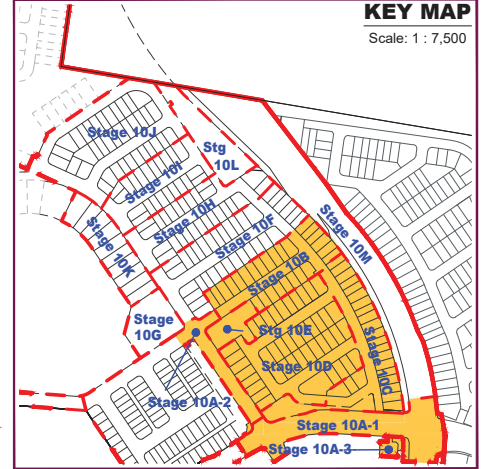
Date: 18 June 2026



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KEY MAP

Scale: 1 : 7,500



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



Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 2m High Noise Barrier

Open Space

- Local Linear Recreation Park
- Linear Connections

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Double Garage Location
- Preferred Single Garage Location
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad

TO BE READ IN CONJUNCTION WITH 110056-579 STAGE 10 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 - 580

Rev No: H

DATE: 23 APRIL 2026

CLIENT: PEET

DRAWN BY: JC / MM / BM

CHECKED BY: CK



FLAGSTONE CA3 SOUTH

STAGE 10A - 10E

PLAN OF DEVELOPMENT

PEET

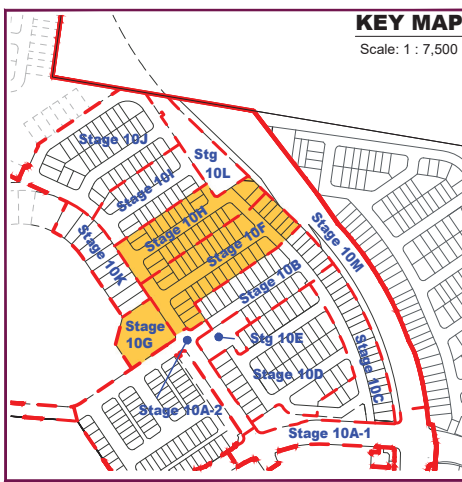
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Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease
- 2m High Noise Barrier

Open Space

- Stormwater Detention
- 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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



Queensland
Government



Note:

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Site boundaries: Veris.
Adjoining information: Veris.
Design Contours: Colliers (29-08-2024).
Environment constraints: Saunders Havill Group.
Grid: 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%	

TO BE READ IN CONJUNCTION WITH 110056-579 STAGE 10 OVEALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 581

Rev No: H

DATE: 16 APRIL 2026

CLIENT: PEET

DRAWN BY: JC / MM / BM

CHECKED BY: CK



FLAGSTONE CA3 SOUTH

STAGE 10F - 10H

PLAN OF DEVELOPMENT

PEET

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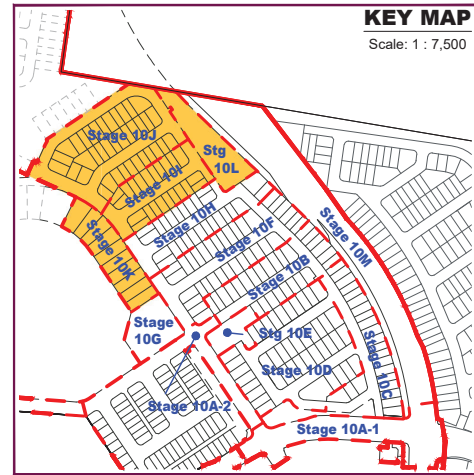
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Note:
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Areas have been rounded down to the nearest 5m².
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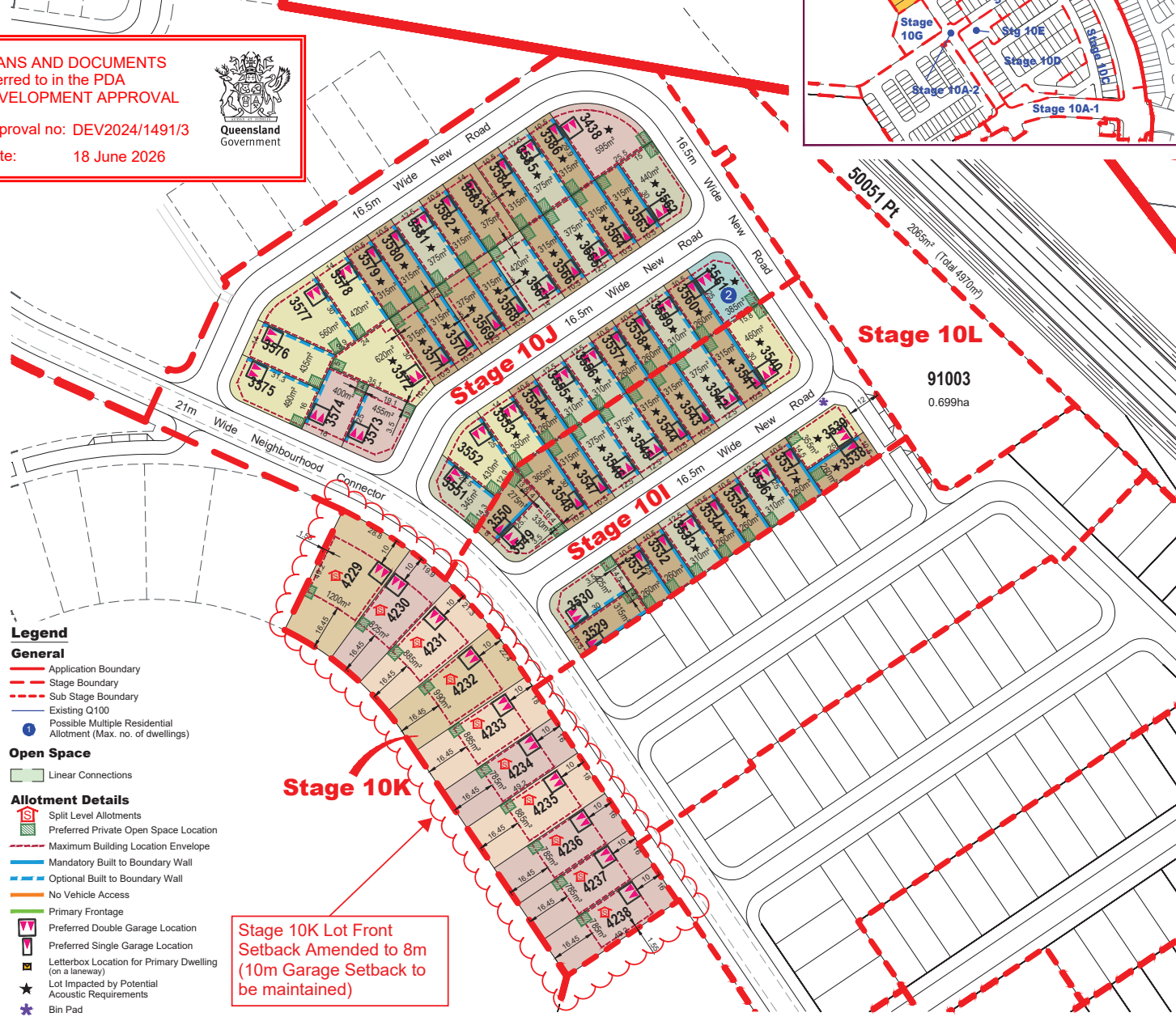
Source Information:
Site boundaries: Veris.
Adjoining Information: Veris.
Design Contours: Colliers (29-08-2024).
Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3
Date: 18 June 2026


Queensland Government



- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Existing Q100
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
- Open Space**
- 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

Stage 10K Lot Front Setback Amended to 8m (10m Garage Setback to be maintained)

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

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



Legend

General

- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100

Open Space

- Neighbourhood Recreation Park
- Stormwater Management
- Local Linear Recreation Park
- Linear Connections

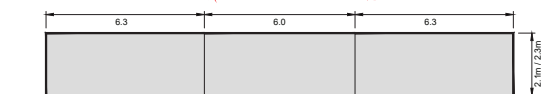
On-Street Parking

- Indicative Car Park Location
- Indicative Driveway



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	176
Total Residential Dwellings	220
Total On-Street Visitor Parking Spaces Required	165
(based on 0.75 per dwelling)	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



Queensland
Government

PLAN REF: 110056 – 583

Rev No: H
DATE: 16 APRIL 2026
CLIENT: PEET
DRAWN BY: JC / MM / BM
CHECKED BY: CK



FLAGSTONE CA3 SOUTH STAGE 10 PARKING MANAGEMENT PLAN

PEET

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Land Budget

Land Use	Area	Overall
Area of Application Boundary	65,728 ha	100.0%
Saleable Area		
Residential Allotments	6,286 ha	9.6%
District Centre	6,147 ha	9.4%
Ambulance	0,600 ha	0.9%
Medium Density	0,897 ha	1.4%
Management Lot	0,359 ha	0.5%
Total Area of Allotments	14,289 ha	21.7%
Road		
North South Arterial Dedication (incl. batters)	9,049 ha	13.5%
Trunk Connector 2 Lanes (23.7m)	0,144 ha	0.2%
Neighbourhood Connector (21m)	1,221 ha	1.9%
Neighbourhood Access Street (16.5m)	3,123 ha	4.8%
Local Road (6.5m)	—	0.0%
Pedestrian Linkages	0,086 ha	0.1%
Total Area of New Road	13,625 ha	20.7%
Open Space		
Corridor Park / Conservation	21,806 ha	33.2%
Stormwater Management	—	0.0%
Regional Sports	15,017 ha	22.8%
District Sports	—	0.0%
Neighbourhood Recreation Park	0,816 ha	1.2%
Local Recreation Park	0,175 ha	0.3%
Local Linear Recreation Park	—	0.0%
Total Open Space	37,814 ha	57.5%

Yield Breakdown

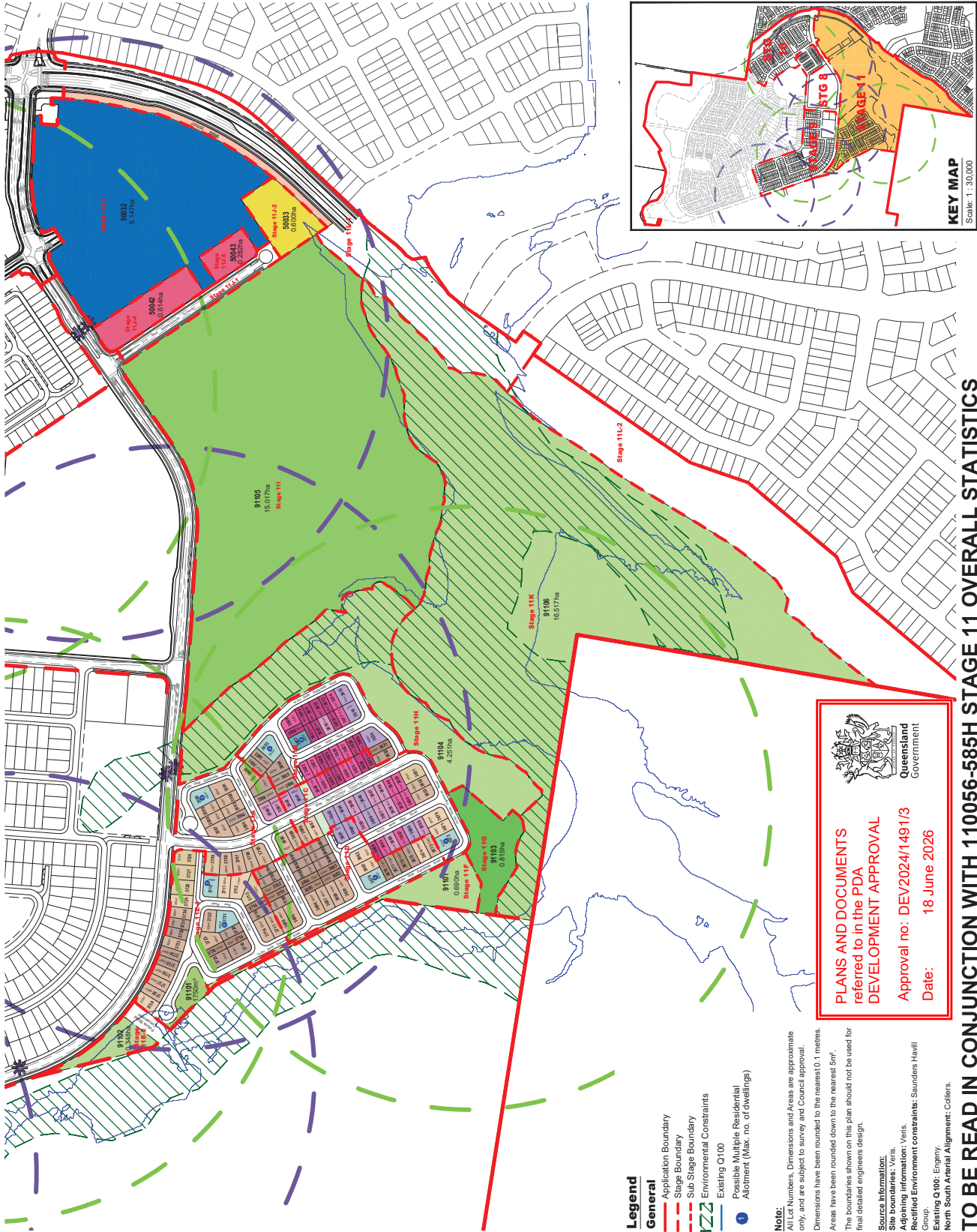
Lot Type	Yield	Overall
25m Deep Product	17	11.1%
Villa 10.5m Allotment	17	11.1%
Premium Villa 12.5m Allotment	12	7.8%
Courtyard 14m Allotment	11	7.2%
Premium Courtyard 16m Allotment	1	0.7%
Possible Multiple Residential Allotment	58	37.9%
Subtotal	12	7.8%
30m Deep Product	28	18.3%
Villa 10.5m Allotment	33	21.6%
Premium Villa 12.5m Allotment	10	6.5%
Courtyard 14m Allotment	—	0.0%
Premium Courtyard 16m Allotment	6	3.9%
Possible Multiple Residential Allotment	6	3.9%
Subtotal	95	62.1%
Total Residential Allotments	153	100.0%
Residential Net Density	13.1 dw/ha	
Super Lots		
District Centre	1	
Ambulance	1	
Medium Density Allotment	2	
Management Lot	1	
Subtotal	5	
Total Allotments	158	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	165	
Maximum Potential Net Residential Density	14.1 dw/ha	

PLAN REF: 110056 – 584

Rev No: H
DATE: 17 FEBRUARY 2026
CLIENT: PEET
DRAWN BY: MM/JC
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Legend

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

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval. Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m². The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site Information:
Adjoining Information: Veils.

Rectified Environment constraints: Saunders Havill Group.

Existing Q100: Engrity.

North South Arterial Alignment: Colliers.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



Queensland
Government

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

FLAGSTONE CA3 SOUTH
STAGE 11 OVERALL
PLAN OF SUBDIVISION

URBAN DESIGN

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KEY MAP

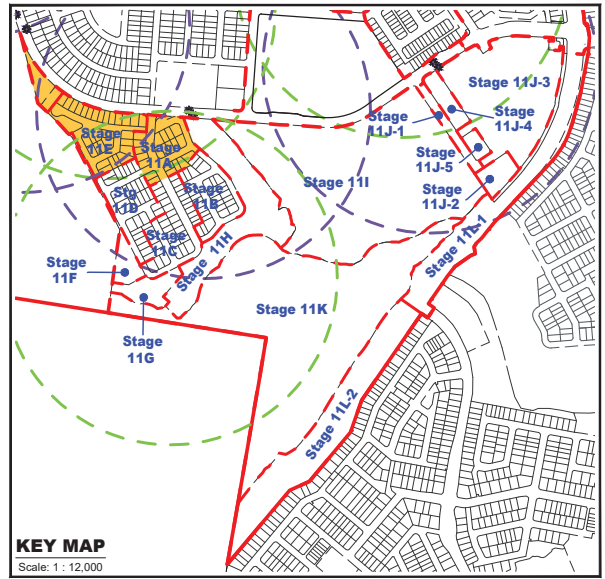
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PLANS AND DOCUMENTS
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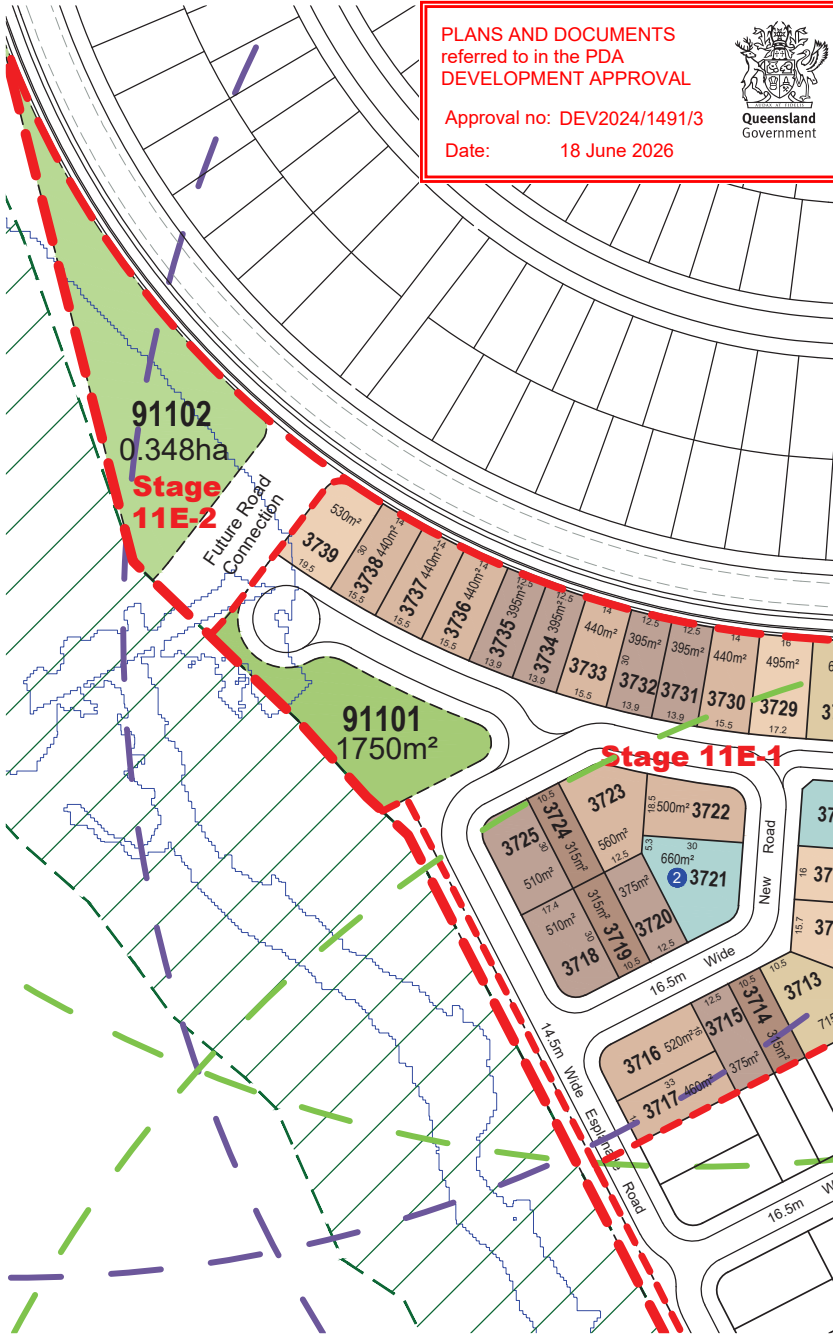
Approval no: DEV2024/1491/3

Date: 18 June 2026



KEY MAP

Scale: 1:12,000



Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- 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.
Rectified Environment constraints: Saunders Havi Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

Land Use	Land Budget				Overall
	Stage 11A	Stage 11E-1	Stage 11E-2	Area	
Area of Application Boundary	1.798 ha	2.431 ha	0.492 ha	4.721 ha	100.0%
Saleable Area					
Residential Allotments	0.998 ha	1.455 ha	—	2.453 ha	52.0%
Medium Density	—	—	—	—	0.0%
District Centre	—	—	—	—	0.0%
Ambulance	—	—	—	—	0.0%
Total Area of Allotments	0.998 ha	1.455 ha	—	2.453 ha	52.0%
Road					
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	0.144 ha	—	0.0%
Neighbourhood Connector (21m)	0.329 ha	—	—	0.329 ha	7.0%
Neighbourhood Access Street (16.5m)	0.448 ha	0.801 ha	—	1.249 ha	26.5%
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	0.023 ha	—	—	0.023 ha	0.5%
Total Area of New Road	0.800 ha	0.801 ha	0.144 ha	1.745 ha	37.0%
Open Space					
Corridor Park / Conservation	—	—	0.348 ha	—	0.0%
Stormwater Management	—	—	—	—	0.0%
Regional Sports	—	—	—	—	0.0%
District Sports	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Local Recreation Park	—	0.175 ha	—	0.175 ha	3.7%
Local Linear Recreation Park	—	—	—	—	0.0%
Total Open Space	—	0.175 ha	0.348 ha	0.523 ha	11.1%

Yield Breakdown

Lot Type	Stage 11A		Stage 11E-1		Overall	
	Yield		Yield		Yield	%
25m Deep Product						
Villa 10.5m Allotment	—	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	—	0.0%
Courtyard 14m Allotment	2	—	—	—	2	3.9%
Premium Courtyard 16m Allotment	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	0.0%
Subtotal	2	—	—	—	2	3.9%
30m Deep Product						
Villa 10.5m Allotment	—	—	3	—	3	5.9%
Premium Villa 12.5m Allotment	3	—	8	—	11	21.6%
Courtyard 14m Allotment	14	—	9	—	23	45.1%
Premium Courtyard 16m Allotment	—	—	4	—	4	7.8%
Traditional 18m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	1	—	4	—	5	9.8%
Possible Multiple Residential Allotment	1	—	2	—	3	5.9%
Subtotal	19	—	30	—	49	96.1%
Total Residential Allotments	21	—	30	—	51	100.0%
Residential Net Density	11.7 dw/ha	—	12.3 dw/ha	—	—	—
Super Lots						
District Centre	—	—	—	—	—	—
Ambulance	—	—	—	—	—	—
Medium Density Allotment	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	23	—	32	—	55	—
Maximum Potential Net Residential Density	12.8 dw/ha	—	13.2 dw/ha	—	—	—

PLAN REF: 110056 – 586

Rev No: H

DATE: 17 FEBRUARY 2026

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

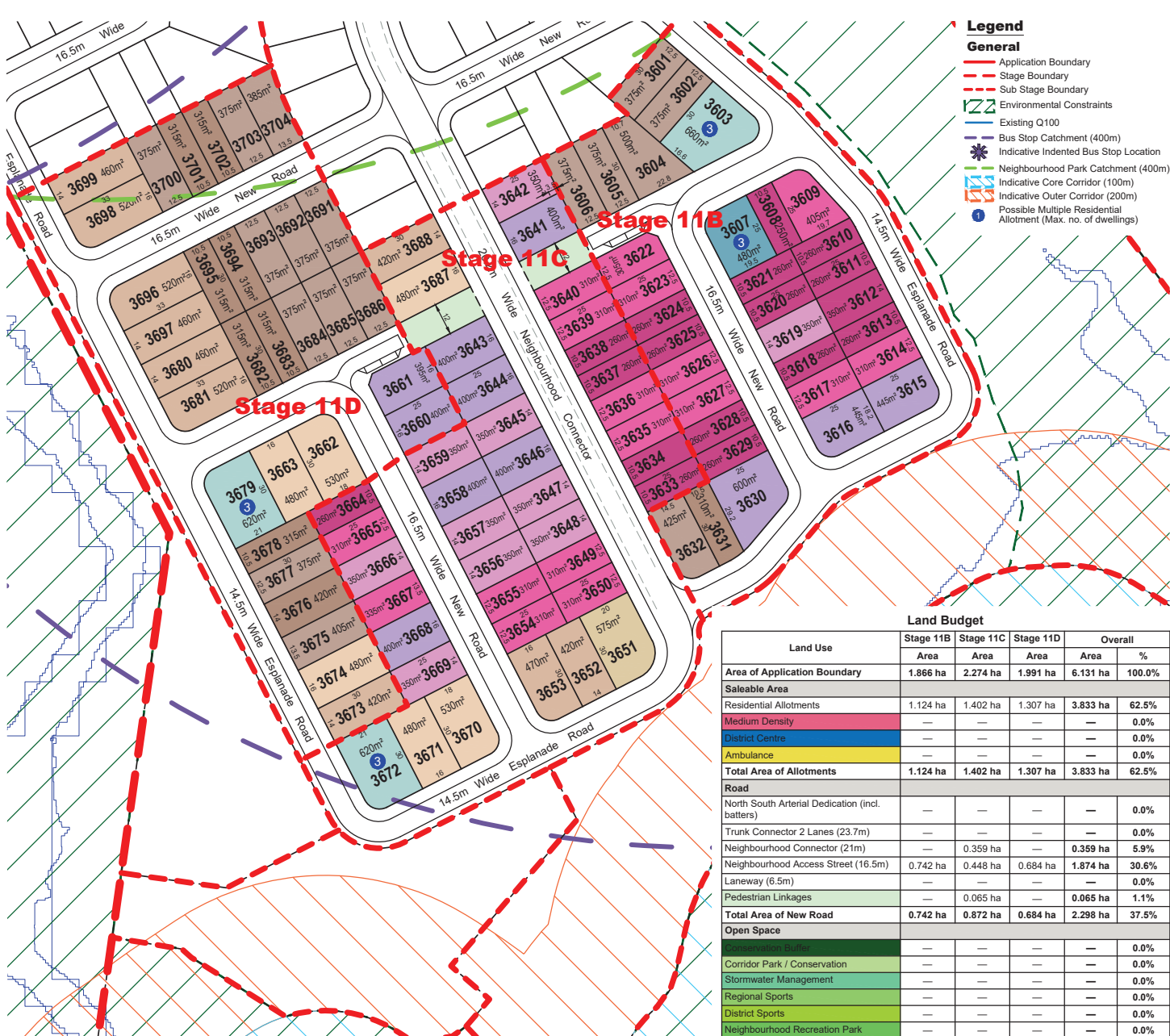
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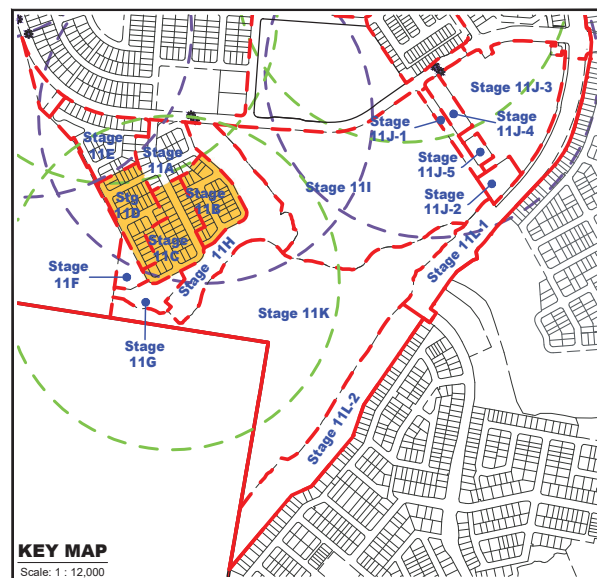


Land Budget

Land Use	Stage 11B	Stage 11C	Stage 11D	Overall	
Area of Application Boundary	1.866 ha	2.274 ha	1.991 ha	6.131 ha	100.0%
Saleable Area					
Residential Allotments	1.124 ha	1.402 ha	1.307 ha	3.833 ha	62.5%
Medium Density	—	—	—	—	0.0%
District Centre	—	—	—	—	0.0%
Ambulance	—	—	—	—	0.0%
Total Area of Allotments	1.124 ha	1.402 ha	1.307 ha	3.833 ha	62.5%
Road					
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	0.359 ha	—	0.359 ha	5.9%
Neighbourhood Access Street (16.5m)	0.742 ha	0.448 ha	0.684 ha	1.874 ha	30.6%
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	—	0.065 ha	—	0.065 ha	1.1%
Total Area of New Road	0.742 ha	0.872 ha	0.684 ha	2.298 ha	37.5%
Open Space					
Neighbourhood Park	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	0.0%
Stormwater Management	—	—	—	—	0.0%
Regional Sports	—	—	—	—	0.0%
District Sports	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Total Open Space	—	—	—	—	0.0%

Yield Breakdown

Lot Type	Stage 11B	Stage 11C	Stage 11D	Overall	
	Yield	Yield	Yield	Yield	%
25m Deep Product					
Villa 10.5m Allotment	12	5	—	17	16.7%
Premium Villa 12.5m Allotment	7	10	—	17	16.7%
Courtyard 14m Allotment	1	9	—	10	9.8%
Premium Courtyard 16m Allotment	3	6	2	11	10.8%
Possible Multiple Residential Allotment	1	—	—	1	1.0%
Subtotal	24	30	2	56	54.9%
30m Deep Product					
Villa 10.5m Allotment	1	—	8	9	8.8%
Premium Villa 12.5m Allotment	6	—	11	17	16.7%
Courtyard 14m Allotment	—	3	7	10	9.8%
Premium Courtyard 16m Allotment	—	3	3	6	5.9%
Traditional 18m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	1	—	1	1.0%
Possible Multiple Residential Allotment	1	1	1	3	2.9%
Subtotal	8	8	30	46	45.1%
Total Residential Allotments	32	38	32	102	100.0%
Residential Net Density	17.1 dw/ha	16.7 dw/ha	16.1 dw/ha		
Super Lots					
District Centre	—	—	—	—	—
Ambulance	—	—	—	—	—
Medium Density Allotment	—	—	—	—	—
Subtotal	—	—	—	—	—
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	36	40	34	110	
Maximum Potential Net Residential Density	19.3 dw/ha	17.6 dw/ha	17.1 dw/ha		



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



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.

Rectified Environment constraints: Saunders Havill Group.

Existing Q100: Engery.

North South Arterial Alignment: Colliers.

PLAN REF: 110056 – 587

Rev No: H

DATE: 17 FEBRUARY 2026

CLIENT: PEET

DRAWN BY: MM / JC

CHECKED BY: MD



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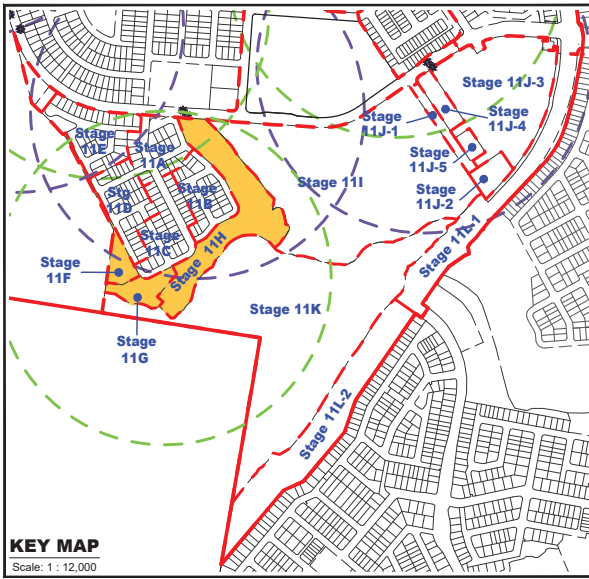
**FLAGSTONE CA3 SOUTH
STAGE 11B - 11D
PLAN OF SUBDIVISION**

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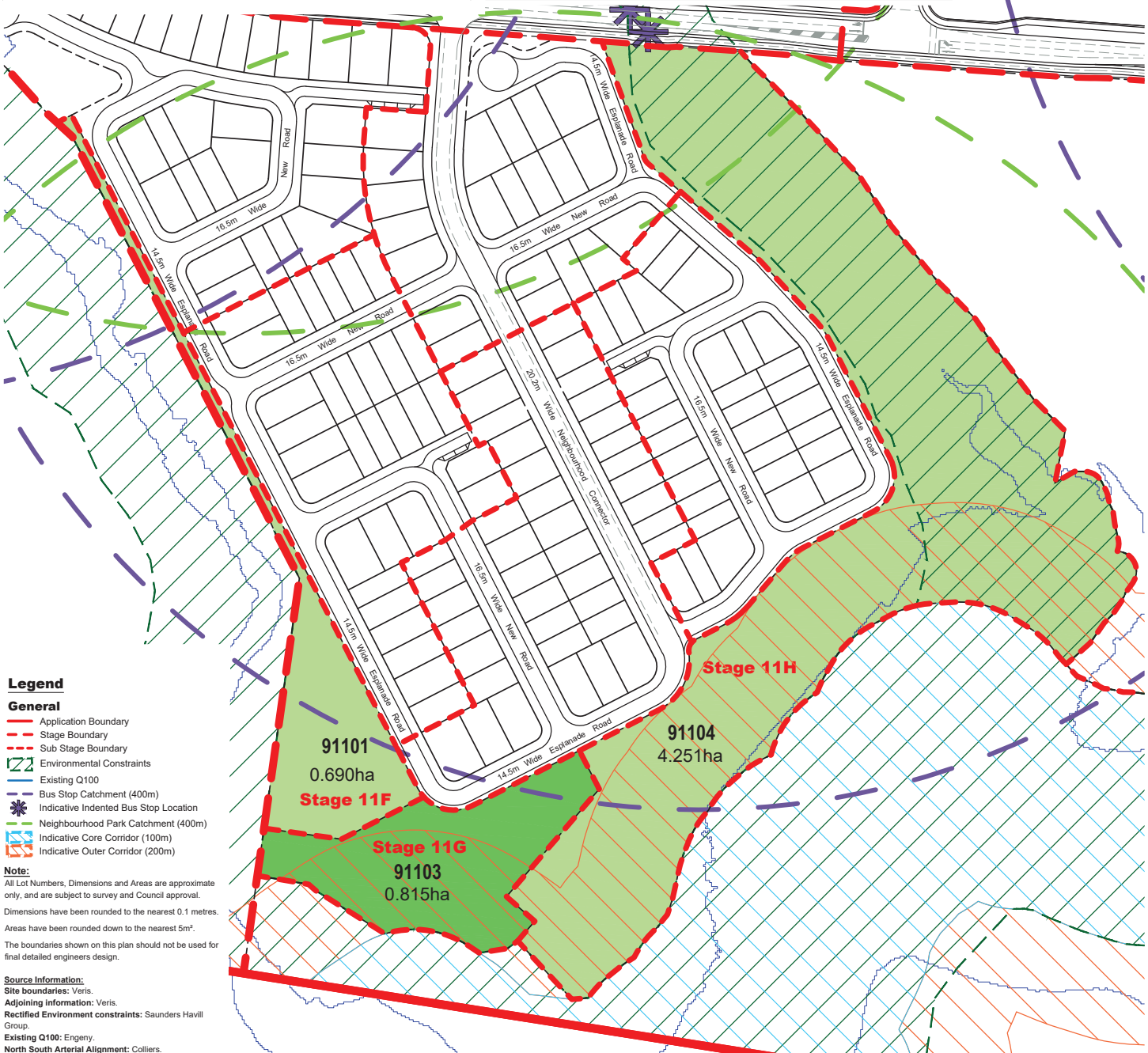


Land Use	Land Budget				
	Stage 11F	Stage 11G	Stage 11H	Overall	
Area of Application Boundary	0.690 ha	0.816 ha	4.251 ha	5.757 ha	100%
Saleable Area					
Residential Allotments	—	—	—	—	0.0%
Medium Density	—	—	—	—	0.0%
District Centre	—	—	—	—	0.0%
Ambulance	—	—	—	—	0.0%
Total Area of Allotments	—	—	—	—	0.0%
Road					
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	—	—	—	—	0.0%
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	—	0.0%
Total Area of New Road	—	—	—	—	0.0%
Open Space					
Conservation Buffer	—	—	—	—	0.0%
Corridor Park / Conservation	0.690 ha	—	4.251 ha	4.941 ha	85.8%
Stormwater Management	—	—	—	—	0.0%
Regional Sports	—	—	—	—	0.0%
District Sports	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	0.816 ha	—	0.816 ha	14.2%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Total Open Space	0.690 ha	0.816 ha	4.251 ha	5.757 ha	100.0%

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Neighbourhood Park Catchment (400m)
- Indicative Core Corridor (100m)
- Indicative Outer Corridor (200m)

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.

Rectified Environment constraints: Saunders Havill Group.

Existing Q100: Engeny.

North South Arterial Alignment: Colliers.

PLAN REF: 110056 - 588

Rev No: H

DATE: 17 FEBRUARY 2026

CLIENT: PEET

DRAWN BY: MM / JC

CHECKED BY: MD

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FLAGSTONE CA3 SOUTH

STAGE 11F - 11H

PLAN OF SUBDIVISION

PEET

URBAN DESIGN

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31 Duncan Street

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Fortitude Valley QLD 4006

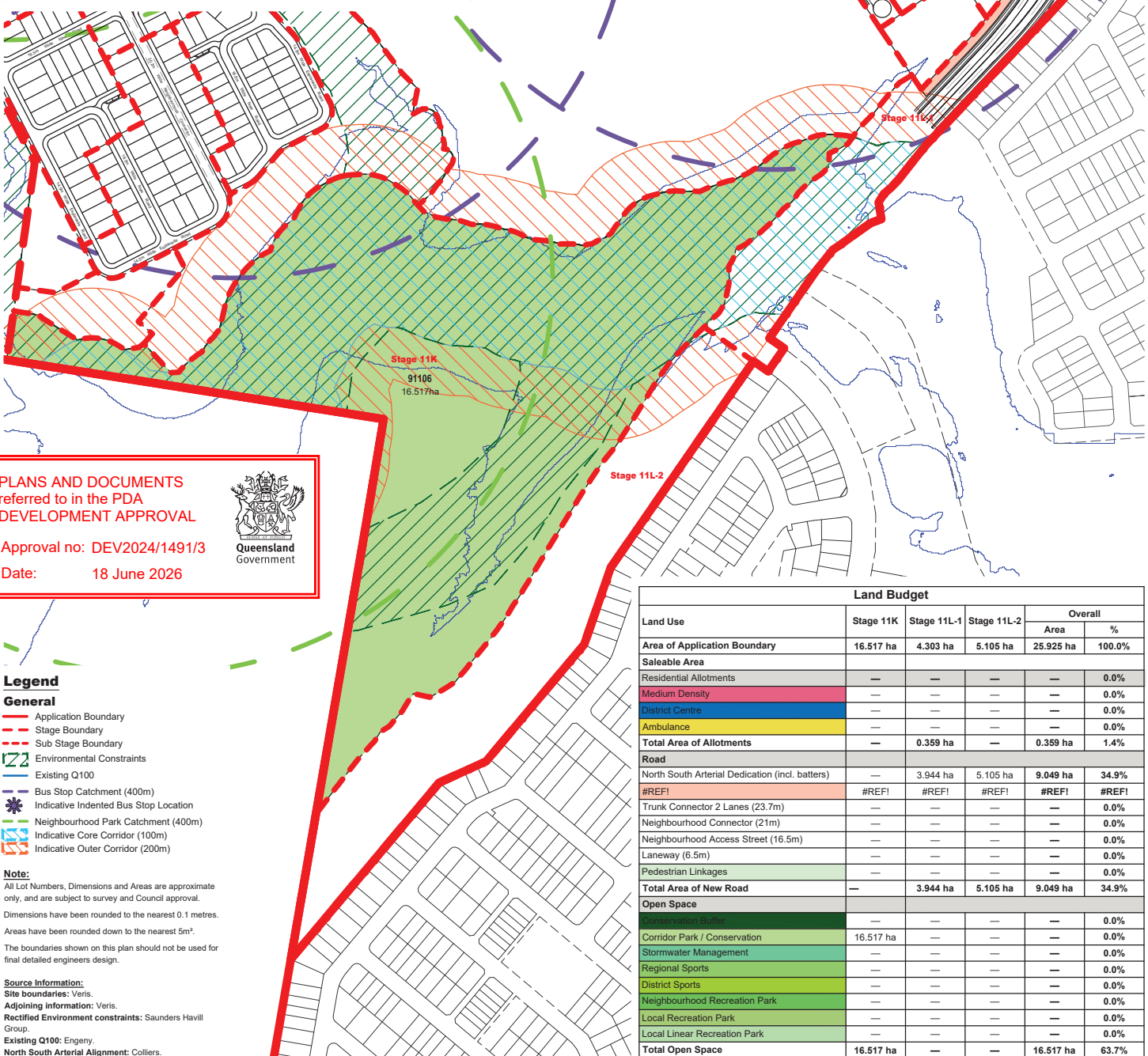
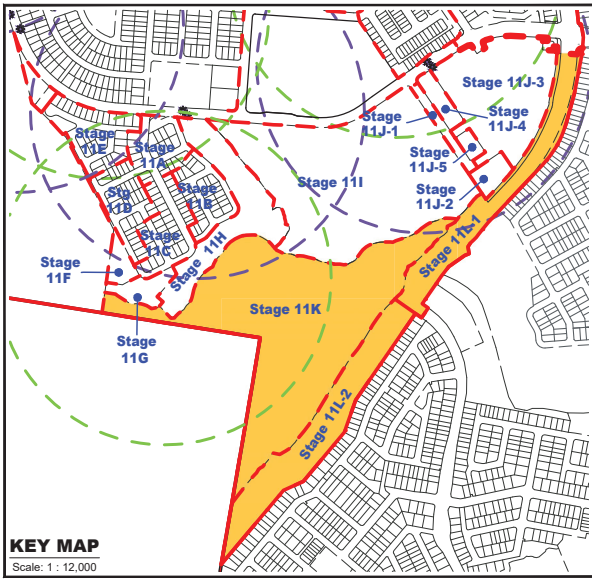
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Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Neighbourhood Park Catchment (400m)
- Indicative Core Corridor (100m)
- Indicative Outer Corridor (200m)

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

Land Budget					
Land Use	Stage 11K	Stage 11L-1	Stage 11L-2	Overall	
				Area	%
Area of Application Boundary	16.517 ha	4.303 ha	5.105 ha	25.925 ha	100.0%
Saleable Area					
Residential Allotments	—	—	—	—	0.0%
Medium Density	—	—	—	—	0.0%
District Centre	—	—	—	—	0.0%
Ambulance	—	—	—	—	0.0%
Total Area of Allotments	—	0.359 ha	—	0.359 ha	1.4%
Road					
North South Arterial Dedication (incl. batters)	—	3.944 ha	5.105 ha	9.049 ha	34.9%
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	—	—	—	—	0.0%
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	—	0.0%
Total Area of New Road	—	3.944 ha	5.105 ha	9.049 ha	34.9%
Open Space					
Corridor Park / Conservation	16.517 ha	—	—	—	0.0%
Stormwater Management	—	—	—	—	0.0%
Regional Sports	—	—	—	—	0.0%
District Sports	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Total Open Space	16.517 ha	—	—	16.517 ha	63.7%

PLAN REF: 110056 – 590
Rev No: H
DATE: 17 FEBRUARY 2026
CLIENT: PEET
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**FLAGSTONE CA3 SOUTH
STAGE 11L-1 & 11J
PLAN OF SUBDIVISION**



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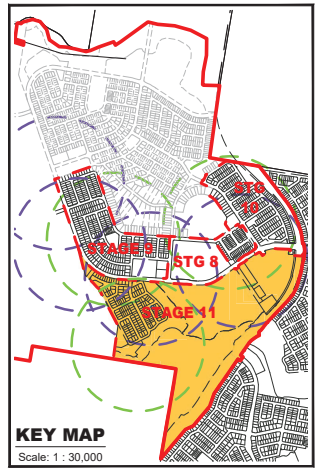
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Date: 18 June 2026



91102
0.348ha
Stage
11E-2

91101
1750m²

Stage 11E-1

Stage 11A

Stage 11B

Stage 11C

Stage 11D

Stage 11H

91101
0.690ha
Stage 11F

Stage 11G

91103
0.815ha

91104
4.251ha

Legend

General

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

Open Space

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

Environmental Constraints

- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Core Corridor (100m)
- Indicative Outer Corridor (200m)

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Double Garage Location
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad

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

Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential 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 110056-592F STAGE 11 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 - 591

Rev No: H

DATE: 17 FEBRUARY 2026

CLIENT: PEET

DRAWN BY: MM / JC

CHECKED BY: MD



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

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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.
- Secondary dwellings are not permitted on lots less than 400m².
- 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 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.
- 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.

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, Ridgeway 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

- 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 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.
- 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.
- Fencing on shared side boundaries of lots 4134-4138, 4189-4202, 4145-4146, and 4227-4228 to comply with the following:
 - 1.8m high solid side fencing (good neighbour style) is 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 line.
 - 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.
- 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

- 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.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



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 Steep Residential Allotments

- Steep Residential Allotments controls relate to all allotments within Stages 13A, 13B, 13C, 13G and 13H.
- 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 with the building;
 - Split level home designs; and/or
 - Part slab / part posts and been construction; and/or
 - Pole home construction.
- Building design, cut and/or/ fill on site must not negatively impact the conveyance of stormwater or adversely affect neighbouring properties
- Building design should consider the retention of existing vegetation outside of the BLE.
- 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 lattice screening that complements the aesthetic of the home.
- Class 10 buildings or structures are permitted within the prescribed building envelope and contribute towards site cover percentage.
- Refer to POD Note 38 and 39 for additional fencing controls.

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

- 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 45m² 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.
- Subdivision of Secondary Dwellings is not permitted.

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.

PLAN REF: 110056 – 592

Rev No: H

DATE: 17 FEBRUARY 2026

CLIENT: PEET

DRAWN BY: MM / JC

CHECKED BY: MD



FLAGSTONE CA3 SOUTH STAGE 11 OVERALL PLAN OF DEVELOPMENT NOTES

PEET

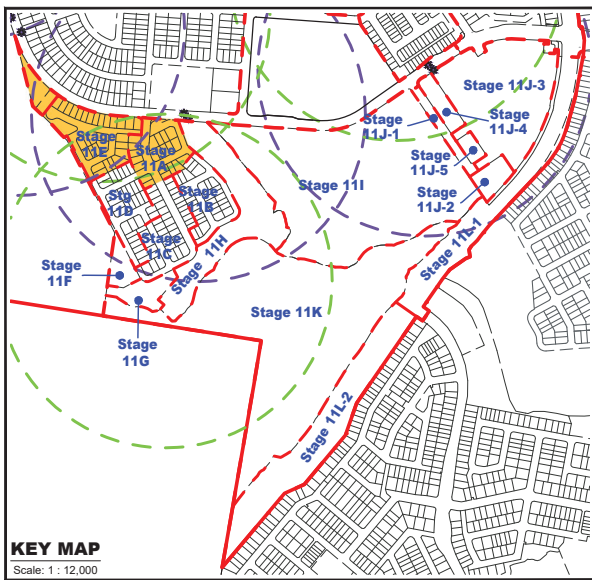
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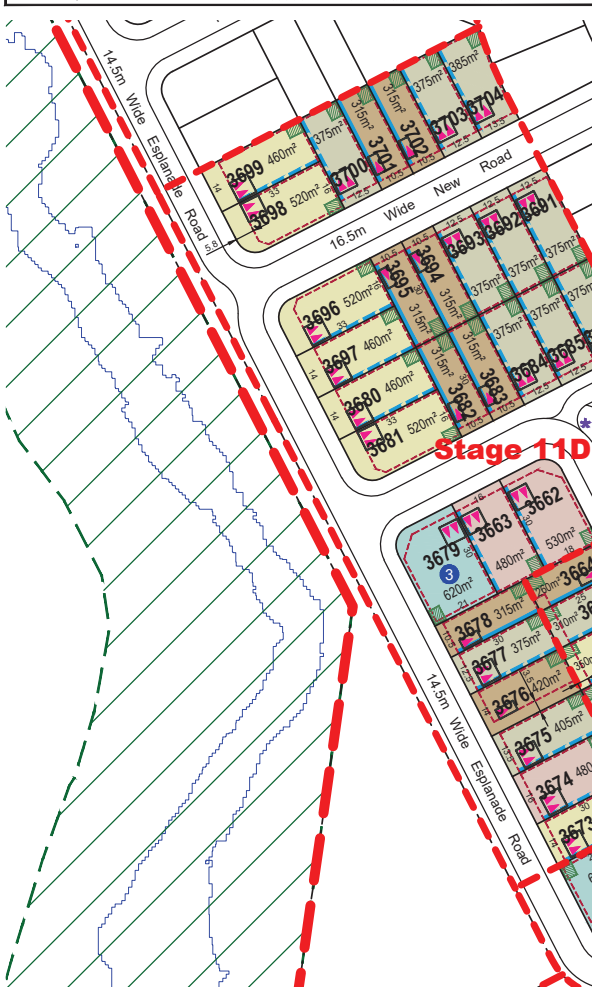
- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Environmental Constraints
 - Existing Q100
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
- Open Space**
- Corridor Park
 - Local Recreation Park
 - Linear Connections
- Allotment Details**
- Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Double Garage Location
 - Preferred Single Garage Location
 - Lot Impacted by Potential Acoustic Requirements
 - Bin Pad

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



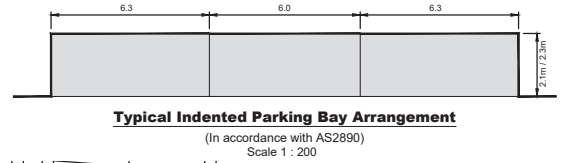
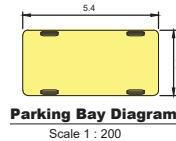
 Indicative Outer Corridor (200m)

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Design Contours: Colliers (30-07-2025).
Rectified Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential 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																
Build 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%	

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Parking Breakdown

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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3
Date: 18 June 2026

Legend

General

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

Open Space

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

On-Street Parking

- Indicative Car Park Location
- Indicative Driveway

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

PLAN REF: 110056 – 595
Rev No: H
DATE: 17 FEBRUARY 2026
CLIENT: PEET
DRAWN BY: MM / JC
CHECKED BY: MD



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FLAGSTONE CA3 SOUTH STAGE 11 PARKING MANAGEMENT PLAN

PEET

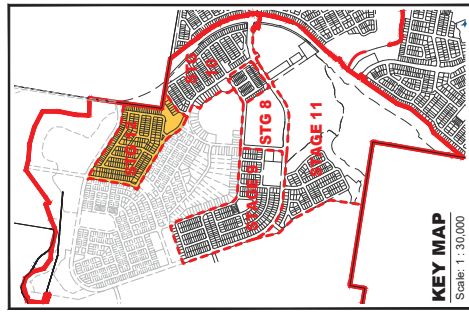
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TO BE READ IN CONJUNCTION WITH 110056-597 STAGE 12 OVERALL STATISTICS



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2024/149/13
Date: 18 June 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 3m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site: 110056-597
Adjoining Information: Vells
Environment constraints: Saunders Hovill Group
Existing Q100: Engany
North South Arterial Alignment: Collers.

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FLAGSTONE CA3 SOUTH
STAGE 12 OVERALL
PLAN OF SUBDIVISION

Land Budget			
Land Use	Area	%	Overall
Area of Application Boundary	16,262 ha	100.0%	
Saleable Area			
Residential Allotments	9,663 ha	59.4%	
Total Area of Allotments	9,663 ha	59.4%	
Road			
North South Arterial Dedication (incl. batters)	—	0.0%	
Trunk Connector 2 Lines (23.7m)	—	0.0%	
Neighbourhood Connector (20.2m-21m)	1,715 ha	10.5%	
Neighbourhood Access Street (16.5m)	3,181 ha	19.6%	
Laneway (6.5m)	—	0.0%	
Pedestrian Linings	0.254 ha	1.6%	
Total Area of New Road	5,150 ha	31.7%	
Open Space			
Corridor Park / Conservation	—	0.0%	
Stormwater Management	1,449 ha	8.9%	
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	1,449 ha	8.9%	

Yield Breakdown

Lot Type	Overall
25m Deep Product	
Villa 10.5m Allotment	7
Premium Villa 12.5m Allotment	39
Courtyard 14m Allotment	31
Premium Courtyard 16m Allotment	4
Premium Traditional 20m Allotment	4
Premium Traditional 20m Allotment	2
Subtotal	87
30m Deep Product	
Villa 10.5m Allotment	27
Premium Villa 12.5m Allotment	64
Courtyard 14m Allotment	42
Premium Courtyard 16m Allotment	10
Traditional 18m Allotment	—
Premium Traditional 20m Allotment	4
Possible Multiple Residential Allotment	3
Subtotal	150
Total Residential Allotments	237
Residential Net Density	16.0 dw/ha
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	245
Maximum Potential Net Residential Density	16.5 dw/ha

Legend

- General
- Application Boundary
- Stage Boundary
- Sub-Stage Boundary
- Environmental Constraints
- Existing Q100
- Neighbourhood Park Catchment (400m)
- Possible Multiple Residential Allotment (Max. no. of dwellings)

PLAN REF: 110056 - 596

Rev No: H
DATE: 16 APRIL 2026
CLIENT: PEET
DRAWN BY: JC
CHECKED BY: MD / CK



0 20 40 60 80 100 120 140 1:2,500 @ A3



FLAGSTONE CA3 SOUTH
STAGE 12 OVERALL
STATISTICS

PEET

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Yield Breakdown

Lot Type	Stage 12A-1		Stage 12B		Stage 12C		Stage 12D-1		Stage 12D-2		Stage 12E		Stage 12F		Stage 12G		Stage 12H		Stage 12I		Overall	
	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area
26m Deep Product																						
Villa 10.5m Allotment	—	—	1	—	—	—	2	—	—	—	—	3	1	—	—	—	—	—	—	7	—	3.0%
Premium Villa 12.5m Allotment	—	—	4	8	5	—	5	—	—	6	4	3	9	—	—	—	—	—	—	39	—	16.5%
Courtyard 14m Allotment	—	—	3	—	5	4	4	—	—	5	2	6	—	—	—	—	—	—	—	31	—	13.1%
Premium Courtyard 16m Allotment	—	—	—	—	3	1	—	—	—	—	—	—	—	—	—	—	—	—	—	4	—	1.7%
Premium Traditional 20m Allotment	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	2	—	—	4	—	1.7%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	2	—	0.8%
Subtotal	—	—	8	18	12	—	12	—	12	9	11	17	—	—	—	—	17	—	—	87	—	36.7%
30m Deep Product																						
Villa 10.5m Allotment	—	—	4	3	9	1	—	—	—	3	5	2	—	—	—	—	—	—	—	27	—	11.4%
Premium Villa 12.5m Allotment	2	14	8	8	8	—	4	—	—	4	10	6	8	—	—	—	6	—	—	64	—	27.0%
Courtyard 14m Allotment	4	—	4	5	1	—	—	—	—	9	1	3	6	—	—	—	9	—	—	42	—	17.7%
Premium Courtyard 16m Allotment	—	—	2	3	1	—	—	—	—	2	—	—	—	—	—	—	1	—	—	10	—	4.2%
Traditional 18m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	1	—	—	—	—	—	—	1	—	—	—	—	—	—	2	—	—	4	—	1.7%
Possible Multiple Residential Allotment	—	—	1	—	—	—	—	—	—	1	—	—	—	—	—	—	1	—	—	3	—	1.3%
Subtotal	6	26	19	37	19	1	17	1	17	8	19	15	20	—	—	—	15	—	—	150	—	63.3%
Total Residential Allotments																						
Residential Net Density	—	—	13.5 dw/ha	17.1 dw/ha	19.5 dw/ha	19.5 dw/ha	23.8 dw/ha	13.9 dw/ha	13.9 dw/ha	17.6 dw/ha	19.5 dw/ha	18.4 dw/ha	18.4 dw/ha	20.8 dw/ha	19.6 dw/ha	19.6 dw/ha	11.0 dw/ha	—	—	237	—	100.0%
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)																						
Maximum Potential Net Residential Density	16.9 dw/ha	16.9 dw/ha	35	37	31	31	1	32	17	17.6 dw/ha	20.8 dw/ha	19.6 dw/ha	20.8 dw/ha	19.6 dw/ha	19.6 dw/ha	11.0 dw/ha	—	—	—	245	—	16.5 dw/ha

Land Budget

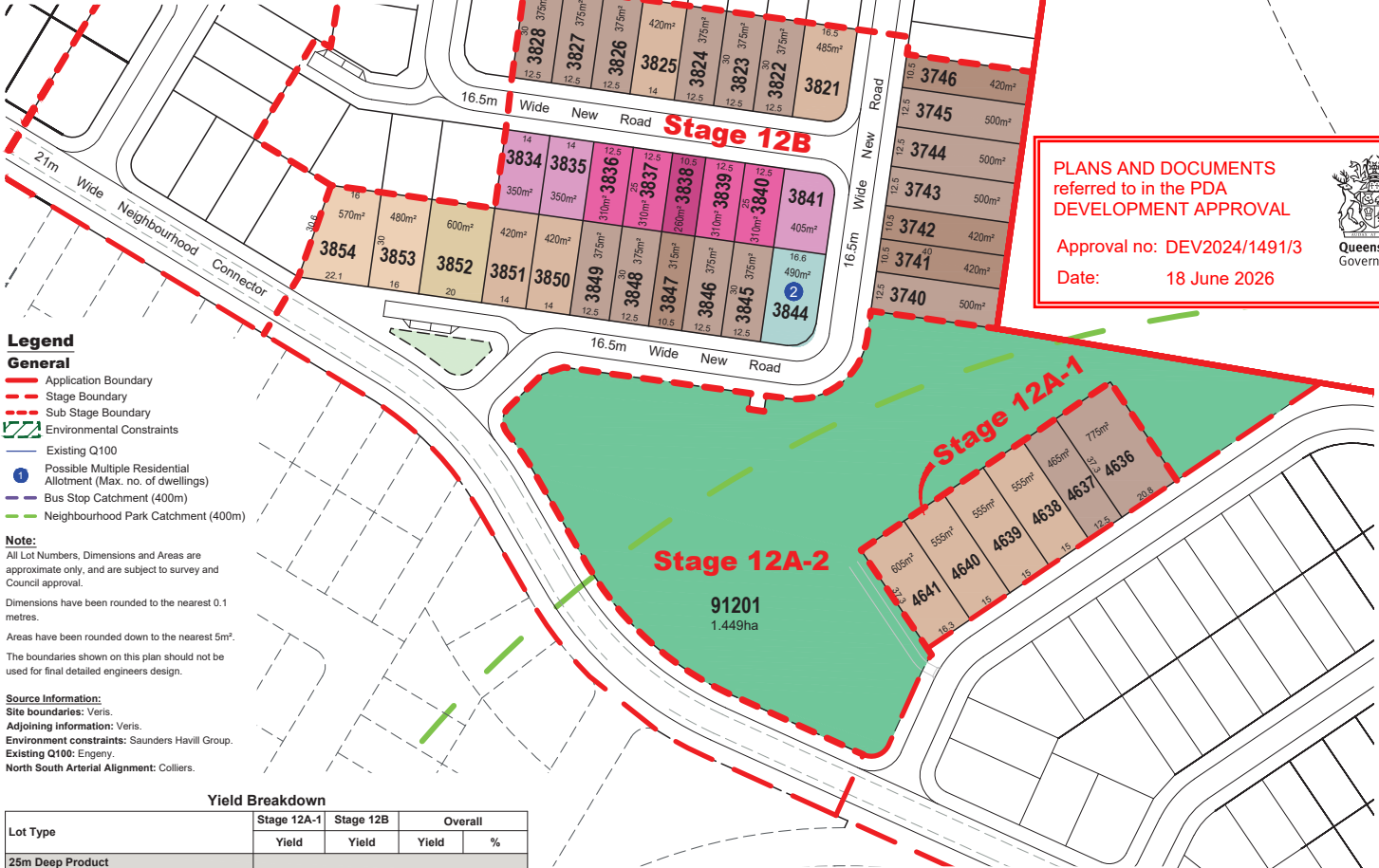
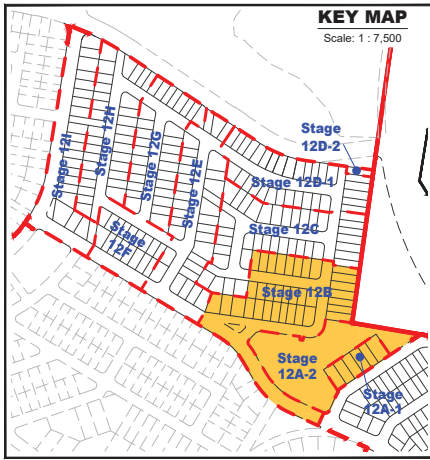
Land Use	Stage 12A-1		Stage 12A-2		Stage 12B		Stage 12C		Stage 12D-1		Stage 12D-2		Stage 12E		Stage 12F		Stage 12G		Stage 12H		Stage 12I		Overall		
	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	Area	Yield	
Area of Application Boundary	0.354 ha	1,449 ha	1,449 ha	2,527 ha	2,527 ha	2,155 ha	2,155 ha	1,589 ha	0.042 ha	0.042 ha	0.042 ha	0.042 ha	2,887 ha	0.968 ha	0.968 ha	1,542 ha	1,542 ha	1,735 ha	1,511 ha	1,511 ha	16,262 ha	100.0%	16,262 ha	100.0%	
Saleable Area	0.353 ha	—	—	1,394 ha	1,394 ha	1,565 ha	1,565 ha	1,171 ha	0.042 ha	0.042 ha	0.042 ha	0.042 ha	1,261 ha	0.580 ha	0.580 ha	1,147 ha	1,147 ha	1,250 ha	0.910 ha	0.910 ha	9,663 ha	59.4%	9,663 ha	59.4%	
Residential Allotments	0.353 ha	—	—	1,394 ha	1,394 ha	1,565 ha	1,565 ha	1,171 ha	0.042 ha	0.042 ha	0.042 ha	0.042 ha	1,261 ha	0.580 ha	0.580 ha	1,147 ha	1,147 ha	1,250 ha	0.910 ha	0.910 ha	9,663 ha	59.4%	9,663 ha	59.4%	
Road																									
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Neighbourhood Connector (20.2m-21m)	0.501 ha	—	—	0.501 ha	—	—	—	—	—	—	—	—	0.207 ha	0.198 ha	—	—	—	—	0.809 ha	—	—	—	1,715 ha	10.5%	
Neighbourhood Access Street (16.5m)	0.001 ha	—	—	0.620 ha	—	0.593 ha	0.593 ha	0.418 ha	—	—	—	—	0.504 ha	0.190 ha	0.190 ha	0.395 ha	0.395 ha	0.460 ha	—	—	—	—	3,181 ha	19.6%	
Laneway (6.5m)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Pedestrian Linkages	—	—	—	0.022 ha	—	0.593 ha	0.593 ha	0.418 ha	—	—	—	—	0.115 ha	—	—	—	—	0.025 ha	0.092 ha	—	—	—	0.254 ha	1.6%	
Total Area of New Road	0.001 ha	—	—	1.143 ha	—	0.593 ha	0.593 ha	0.418 ha	—	—	—	—	0.826 ha	0.398 ha	0.398 ha	0.395 ha	0.395 ha	0.465 ha	0.901 ha	—	—	—	5,160 ha	31.7%	
Open Space																									
Corridor Park / Conservation	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%	
Stormwater Management	—	—	—	1,449 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,449 ha	8.9%	
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	—	—	—	1,449 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,449 ha	8.9%



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



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Queensland
Government

- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Environmental Constraints
 - Existing Q100
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Bus Stop Catchment (400m)
 - 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.

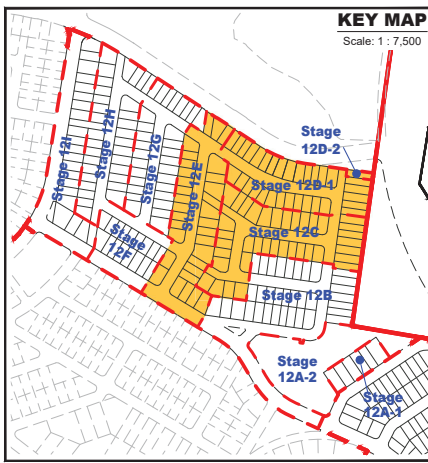
Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

Yield Breakdown

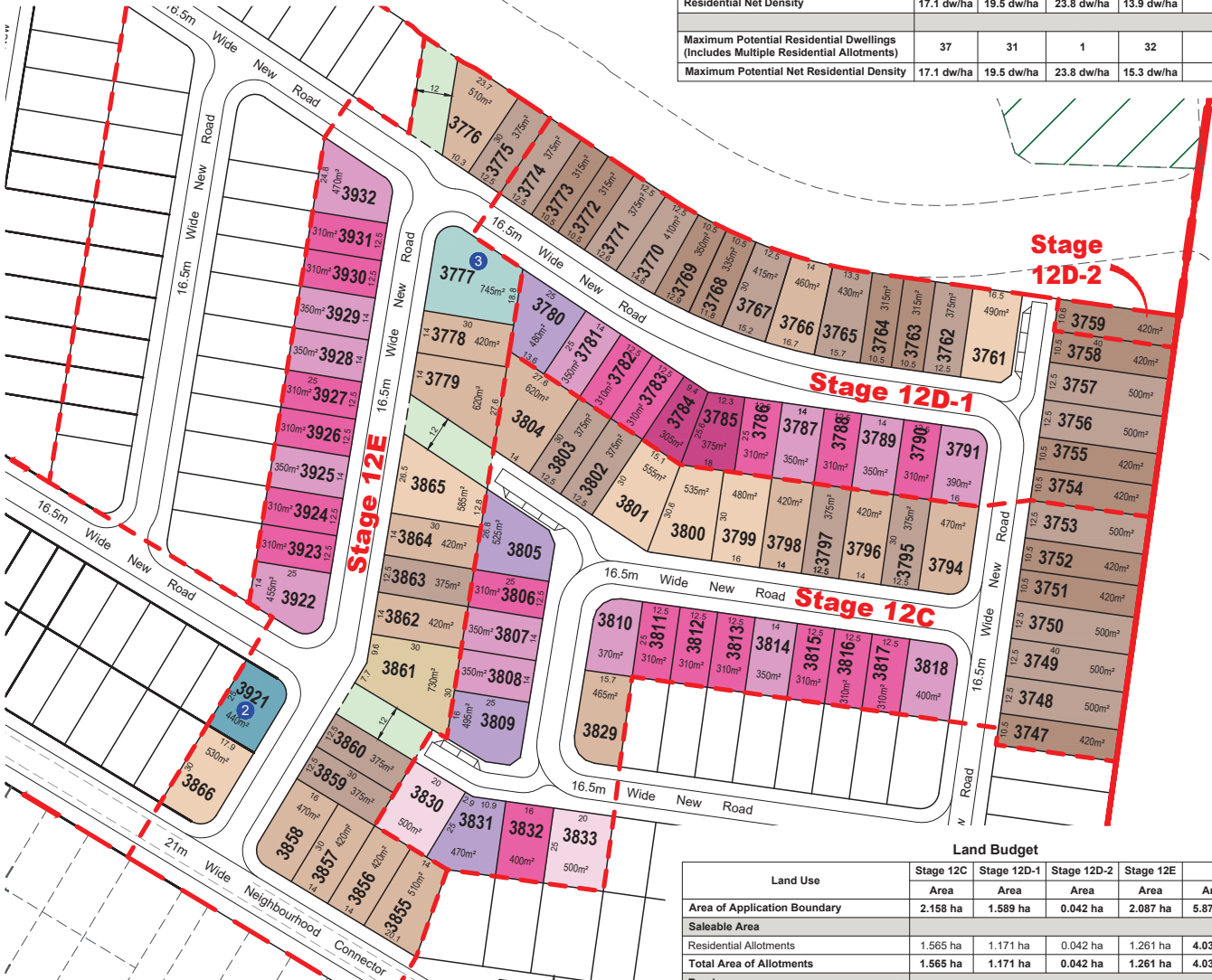
Lot Type	Stage 12A-1		Stage 12B		Overall	
	Yield		Yield		Yield	%
25m Deep Product						
Villa 10.5m Allotment	—	1	1	2.5%		
Premium Villa 12.5m Allotment	—	4	4	10.0%		
Courtyard 14m Allotment	—	3	3	7.5%		
Premium Courtyard 16m Allotment	—	—	—	0.0%		
Premium Traditional 20m Allotment	—	—	—	0.0%		
Possible Multiple Residential Allotment	—	—	—	0.0%		
Subtotal	—	8	8	20.0%		
30m Deep Product						
Villa 10.5m Allotment	—	4	4	10.0%		
Premium Villa 12.5m Allotment	2	14	16	40.0%		
Courtyard 14m Allotment	4	4	8	20.0%		
Premium Courtyard 16m Allotment	—	2	2	5.0%		
Traditional 18m Allotment	—	—	—	0.0%		
Premium Traditional 20m Allotment	—	1	1	2.5%		
Possible Multiple Residential Allotment	—	1	1	2.5%		
Subtotal	6	26	32	80.0%		
Total Residential Allotments	6	34	40	100.0%		
Residential Net Density	—	13.5 dw/ha				
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	6	35	41			
Maximum Potential Net Residential Density	16.9 dw/ha	13.9 dw/ha				

Land Budget

Land Use	Stage 12A-1		Stage 12A-2		Stage 12B		Overall	
	Area		Area		Area		Area	%
Area of Application Boundary	0.354 ha		1.449 ha		2.527 ha		4.330 ha	100.0%
Saleable Area								
Residential Allotments	0.353 ha	—	1.384 ha	1.737 ha	40.1%			
Total Area of Allotments	0.353 ha	—	1.384 ha	1.737 ha	40.1%			
Road								
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%			
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	0.0%			
Neighbourhood Connector (20.2m-21m)	—	—	0.501 ha	0.501 ha	11.6%			
Neighbourhood Access Street (16.5m)	0.001 ha	—	0.620 ha	0.621 ha	14.3%			
Laneway (6.5m)	—	—	—	—	0.0%			
Pedestrian Linkages	—	—	0.022 ha	0.022 ha	0.5%			
Total Area of New Road	0.001 ha	—	1.143 ha	1.144 ha	26.4%			
Open Space								
Corridor Park / Conservation	—	—	—	—	0.0%			
Stormwater Management	—	1.449 ha	—	1.449 ha	33.5%			
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	—	1.449 ha	—	1.449 ha	33.5%			



Yield Breakdown						
Lot Type	Stage 12C	Stage 12D-1	Stage 12D-2	Stage 12E	Overall	
	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product						
Villa 10.5m Allotment	—	2	—	—	2	2.0%
Premium Villa 12.5m Allotment	8	5	—	6	19	19.4%
Courtyard 14m Allotment	5	4	—	5	14	14.3%
Premium Courtyard 16m Allotment	3	1	—	—	4	4.1%
Premium Traditional 20m Allotment	2	—	—	—	2	2.0%
Possible Multiple Residential Allotment	—	—	—	1	1	1.0%
Subtotal	18	12	—	12	42	42.9%
30m Deep Product						
Villa 10.5m Allotment	3	9	1	—	13	13.3%
Premium Villa 12.5m Allotment	8	8	—	4	20	20.4%
Courtyard 14m Allotment	5	1	—	9	15	15.3%
Premium Courtyard 16m Allotment	3	1	—	2	6	6.1%
Traditional 18m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	1	1	1.0%
Possible Multiple Residential Allotment	—	—	—	1	1	1.0%
Subtotal	19	19	1	17	56	57.1%
Total Residential Allotments	37	31	1	29	98	100.0%
Residential Net Density	17.1 dw/ha	19.5 dw/ha	23.8 dw/ha	13.9 dw/ha		
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	37	31	1	32	101	
Maximum Potential Net Residential Density	17.1 dw/ha	19.5 dw/ha	23.8 dw/ha	15.3 dw/ha		



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3
Date: 18 June 2026



Legend

General

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

Note:

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

Source Information:

Site boundaries: Veris.
Adjoining information: Veris.
Environment constraints: Saunders Havill Group.
Existing Q100: Engery.
North South Arterial Alignment: Colliers.

Land Budget

Land Use	Stage 12C	Stage 12D-1	Stage 12D-2	Stage 12E	Overall	
Area	Area	Area	Area	Area	Area	%
Area of Application Boundary	2.158 ha	1.589 ha	0.042 ha	2.087 ha	5.876 ha	100.0%
Saleable Area						
Residential Allotments	1.565 ha	1.171 ha	0.042 ha	1.261 ha	4.039 ha	68.7%
Total Area of Allotments	1.565 ha	1.171 ha	0.042 ha	1.261 ha	4.039 ha	68.7%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	0.207 ha	0.207 ha	3.5%
Neighbourhood Connector (20.2m-21m)	—	—	—	0.504 ha	1.515 ha	25.8%
Neighbourhood Access Street (16.5m)	0.593 ha	0.418 ha	—	—	—	0.0%
LaneWAY (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	0.115 ha	0.115 ha	2.0%
Total Area of New Road	0.593 ha	0.418 ha	—	0.826 ha	1.837 ha	31.3%
Open Space						
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%

PLAN REF: 110056 – 599

Rev No: H
DATE: 16 APRIL 2026
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD



FLAGSTONE CA3 SOUTH
STAGE 12C - 12E
PLAN OF SUBDIVISION

PEET

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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

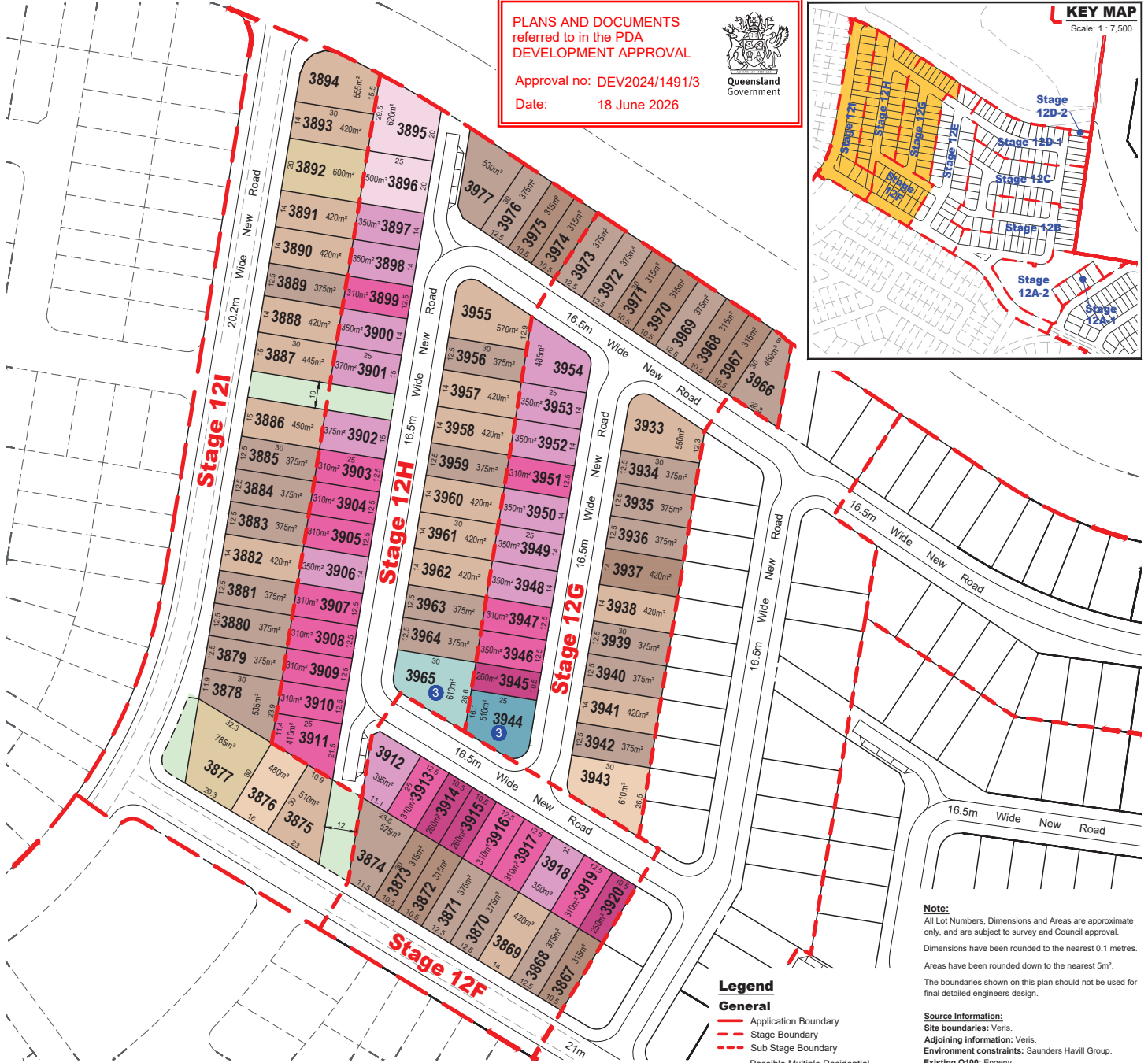
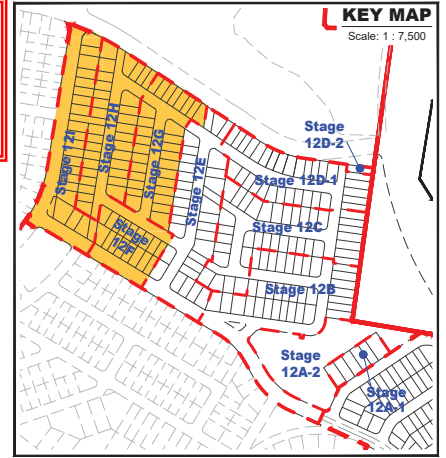
Date: 18 June 2026



Queensland
Government

KEY MAP

Scale: 1 : 7,500



Note:
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Areas have been rounded down to the nearest 5m².
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Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Possible Multiple Residential Allotment (Max. no. of dwellings)

Yield Breakdown

Lot Type	Stage 12F	Stage 12G	Stage 12H	Stage 12I	Overall	
	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product						
Villa 10.5m Allotment	3	1	—	—	4	4.0%
Premium Villa 12.5m Allotment	4	3	9	—	16	16.2%
Courtyard 14m Allotment	2	6	6	—	14	14.1%
Premium Courtyard 16m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	2	—	2	2.0%
Possible Multiple Residential Allotment	—	1	—	—	1	1.0%
Subtotal	9	11	17	—	37	37.4%
30m Deep Product						
Villa 10.5m Allotment	3	5	2	—	10	10.1%
Premium Villa 12.5m Allotment	4	10	6	8	28	28.3%
Courtyard 14m Allotment	1	3	6	9	19	19.2%
Premium Courtyard 16m Allotment	—	1	—	1	2	2.0%
Traditional 18m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	2	2	2.0%
Possible Multiple Residential Allotment	—	—	1	—	1	1.0%
Subtotal	8	19	15	20	62	62.6%
Total Residential Allotments	17	30	32	20	99	100.0%
Residential Net Density	17.6 dw/ha	19.5 dw/ha	18.4 dw/ha	11.0 dw/ha		
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	17	32	34	20	103	
Maximum Potential Net Residential Density	17.6 dw/ha	20.8 dw/ha	19.6 dw/ha	11.0 dw/ha		

Land Budget

Land Use	Stage 12F	Stage 12G	Stage 12H	Stage 12I	Overall	
	Area	Area	Area	Area	Area	%
Area of Application Boundary	0.968 ha	1.542 ha	1.735 ha	1.811 ha	6.056 ha	100.0%
Saleable Area						
Residential Allotments	0.580 ha	1.147 ha	1.250 ha	0.910 ha	3.887 ha	64.2%
Total Area of Allotments	0.580 ha	1.147 ha	1.250 ha	0.910 ha	3.887 ha	64.2%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	0.0%
Neighbourhood Connector (20.2m-21m)	0.198 ha	—	—	0.809 ha	1.007 ha	16.6%
Neighbourhood Access Street (16.5m)	0.190 ha	0.395 ha	0.460 ha	—	1.045 ha	17.3%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	0.025 ha	0.092 ha	0.117 ha	1.9%
Total Area of New Road	0.388 ha	0.395 ha	0.485 ha	0.901 ha	2.169 ha	35.8%
Open Space						
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%

PLAN REF: 110056 – 600

Rev No: H

DATE: 16 APRIL 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD



FLAGSTONE CA3 SOUTH
STAGE 12F - 12I
PLAN OF SUBDIVISION

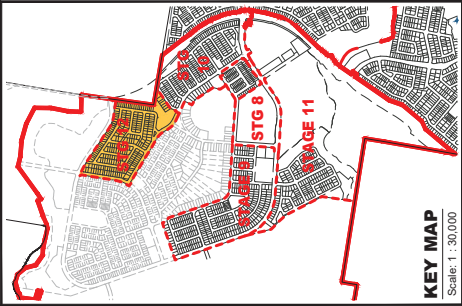
PEET

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rps

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



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Areas have been rounded down to the nearest 5m².
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Source information:
Site boundaries: Veis.
Adjoining information: Veis.
Environment constraints: Saunders Havi Group.
Existing Q100: Engeny.
North South Aerial Alignment: Collers.

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 2m High Noise Barrier

Open Space

- Stormwater Detention
- Linear Connections

Allotment Details

- Spill Level Allotments
- 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

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	Roof	Ground Floor	First Floor	Roof	Ground Floor	First Floor	Roof	Ground Floor	First Floor	Roof	Ground Floor	First Floor	Roof	Ground Floor	First Floor	Roof	Ground Floor	First Floor	Roof	
Front/Primary Frontage	1.95m	1.95m	n/a	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	2.55m	2.55m	2.55m	
Garage	n/a	n/a	n/a	4.55m	n/a	n/a	4.55m	n/a	n/a	4.55m	n/a	n/a	4.55m	n/a	n/a	4.55m	4.55m	n/a	4.55m	n/a	n/a	
Rear	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	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	60%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
Maximum BTB Wall Length (% of boundary length)	90%			70%			65%			65%			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	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.05m	1.55m	1.05m	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	1.05m	1.05m	1.05m	1.55m	1.05m	1.05m	1.55m	1.05m	1.05m		
Lane/way 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	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
Site Cover	75%			65%			60%			60%			60%			60%			75%			

TO BE READ IN CONJUNCTION WITH 1100556-602H STAGE 12 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 1100556 - 601

Rev No: H

DATE: 23 APRIL 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026

FLAGSTONE CA3 SOUTH STAGE 12 OVERALL PLAN OF DEVELOPMENT



URBAN DESIGN
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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.
- Secondary dwellings are not permitted on lots less than 400m².
- 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 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.
- 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.

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, Ridgtop 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

- 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
 - The front facade 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 driveway.
- 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 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.
- 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.
- Fencing on shared side boundaries of lots 4134-4138, 4189-4202, 4145-4146, and 4227-4228 to comply with the following:
 - 1.8m high solid side fencing (good neighbour style) is 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 line.
 - 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.
- 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

- 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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



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 Steep Residential Allotments

- Steep Residential Allotments controls relate to all allotments within Stages 13A, 13B, 13C, 13G and 13H.
- 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 with the building;
 - Split level home designs; and/or
 - Part slab / part posts and been construction; and/or
 - Pole home construction.
- Building design, cut and/or fill on site must not negatively impact the conveyance of stormwater or adversely affect neighbouring properties
- Building design should consider the retention of existing vegetation outside of the BLE.
- 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 lattice screening that complements the aesthetic of the home.
- Class 10 buildings or structures are permitted within the prescribed building envelope and contribute towards site cover percentage.
- Refer to POD Note 38 and 39 for additional fencing controls.

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

- 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 45m² 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.
- Subdivision of Secondary Dwellings is not permitted.

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.

PLAN REF: 110056 – 602

Rev No: H
DATE: 16 APRIL 2026
CLIENT: PEET
DRAWN BY: JC
CHECKED BY: MD



FLAGSTONE CA3 SOUTH
STAGE 12 OVERALL
PLAN OF DEVELOPMENT NOTES

PEET

URBAN DESIGN
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

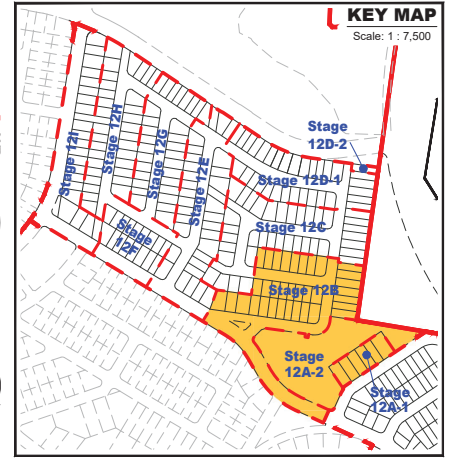
Date: 18 June 2026



Queensland
Government

KEY MAP

Scale: 1 : 7,500



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.

Environment constraints: Saunders Havill Group.

Existing O100: Engeny.

North South Arterial Alignment: Colliers.

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- 2m High Noise Barrier
- Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

- Stormwater Detention
- 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
- Preferred Double Garage Location
- Preferred Single Garage Location
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad

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 110056-602 STAGE 12 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 - 603

Rev No: H

DATE: 23 APRIL 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD / CK



FLAGSTONE CA3 SOUTH

STAGE 12A - 12B

PLAN OF DEVELOPMENT

PEET

URBAN DESIGN
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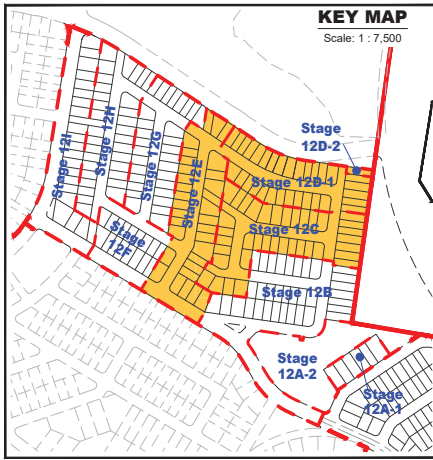
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DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



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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.

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

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- 2m High Noise Barrier
- Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

- Linear Connections

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Double Garage Location
- Preferred Single Garage Location
- Lot Impacted by Potential Acoustic Requirements
- Bin Pad



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 110056-602 STAGE 12 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 - 604

Rev No: H

DATE: 16 APRIL 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD



FLAGSTONE CA3 SOUTH
STAGE 12C - 12E
PLAN OF DEVELOPMENT

PEET

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Approval no: DEV2024/1491/3

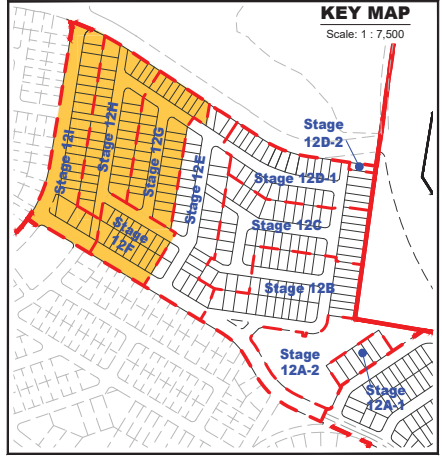
Date: 18 June 2026



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KEY MAP

Scale: 1 : 7,500



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 110056-602 STAGE 12 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 - 605
Rev No: H
DATE: 16 APRIL 2026
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD



FLAGSTONE CA3 SOUTH
STAGE 12F - 12I
PLAN OF DEVELOPMENT

PEET

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Land Budget table with columns: Land Use, Stage Area, Area, Overall. Rows include Stage Area, Residential Allotments, Local Centre, Local Community Centre, Total Area of Allotments, Road, Open Space, and various park areas.

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.

Source Information: Site boundaries: Vets. Adjoining Information: Vets. Design Contour: Collars (30-07-2025). Rectified Environment constraints: Collars (30-07-2025). North South Arterial Alignment: Collars.



Yield Breakdown table with columns: Lot Type, Overall, Yield, %. Rows include 25m Deep Product, 30m Deep Product, 50m+ Deep Product, and various residential allotment types.

- Legend
- General
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Possible Multiple Residential Allotment (No. of dwellings)
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Indicative On-Street Bus Stop Location
- Neighbourhood Park Catchment (400m)

TO BE READ IN CONJUNCTION WITH 110056-608H STAGE 13 OVERALL STATISTICS



FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL
PLAN OF SUBDIVISION



PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2024/149/13
Date: 18 June 2026

PLAN REF: 110056 - 607
Rev No: H
DATE: 04 MARCH 2026
CLIENT: PEET
DRAWN BY: JC
CHECKED BY: MD
Scale: 1 : 30,000

Yield Breakdown

Lot Type	Stage 13A	Stage 13B	Stage 13C	Stage 13D	Stage 13E	Stage 13F	Stage 13G	Stage 13H	Stage 13I	Stage 13J-1	Stage 13J-2	Stage 13J-3	Stage 13J-4	Stage 13K	Stage 13L	Stage 13M	Overall
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product																	
Villa 10.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Premium Villa 12.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Courtyard 14m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Premium Courtyard 16m Allotment	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	0%
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Subtotal	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	0%
30m Deep Product																	
Villa 10.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Premium Villa 12.5m Allotment	—	—	—	11	—	12	—	—	—	—	—	—	—	—	—	—	9%
Courtyard 14m Allotment	—	—	—	18	6	27	—	—	—	—	—	—	—	—	—	—	26%
Premium Courtyard 16m Allotment	—	—	—	6	8	14	—	—	—	—	—	—	—	7	—	—	14%
Traditional 18m Allotment	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Premium Traditional 20m Allotment	—	1	—	2	2	6	—	—	—	—	—	—	—	4	—	—	6%
Possible Multiple Residential Allotment	—	—	—	1	1	3	—	—	—	—	—	—	—	1	—	—	2%
Subtotal	—	2	—	38	17	62	—	—	—	—	—	—	—	24	—	—	59%
50m+ Deep Product																	
Courtyard 14m Allotment	7	—	6	—	—	—	5	—	7	—	—	—	—	—	—	—	10%
Premium Courtyard 16m Allotment	2	—	5	—	—	—	12	—	1	—	—	—	—	—	—	—	8%
Traditional 18m Allotment	3	—	—	—	—	—	14	—	—	—	—	—	—	—	—	—	7%
Premium Traditional 20m Allotment	3	2	3	—	—	—	1	3	4	—	—	—	—	—	—	—	7%
Ridgeloop Allotment	—	16	—	—	—	—	—	5	—	—	—	—	—	—	—	—	9%
Subtotal	15	18	14	—	—	—	32	8	12	—	—	—	—	—	—	—	41%
Total Residential Allotments	15	20	14	38	18	62	32	8	12	—	1	—	—	24	—	243	100%
Residential Net Density	8.9 dw/ha	3.3 dw/ha	5.9 dw/ha	14.2 dw/ha	17.3 dw/ha	13.1 dw/ha	11.3 dw/ha	4.8 dw/ha	10.5 dw/ha	—	—	—	—	13.5 dw/ha	—	—	8.8 dw/ha
Super Lots																	
Local Centre	—	—	—	—	—	—	—	—	—	—	1	—	1	—	—	—	2
Community Centre	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1
Subtotal	—	—	—	—	—	—	—	—	—	—	1	1	1	—	—	—	3
Total Allotments	15	20	14	38	18	62	32	8	12	—	1	1	1	24	—	—	246
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	15	20	14	40	20	68	32	8	12	—	—	—	—	25	—	—	254
Maximum Potential Net Residential Density	8.9 dw/ha	3.3 dw/ha	5.9 dw/ha	14.9 dw/ha	19.2 dw/ha	14.3 dw/ha	11.3 dw/ha	4.8 dw/ha	10.5 dw/ha	—	—	—	—	14.1 dw/ha	—	—	9.2 dw/ha

Land Budget

Land Use	Stage 13A	Stage 13B	Stage 13C	Stage 13D	Stage 13E	Stage 13F	Stage 13G	Stage 13H	Stage 13I	Stage 13J-1	Stage 13J-2	Stage 13J-3	Stage 13J-4	Stage 13K	Stage 13L	Stage 13M	Overall
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Stage Area	1,692 ha	6,418 ha	2,392 ha	2,683 ha	1,042 ha	4,742 ha	2,837 ha	1,664 ha	1,442 ha	1,161 ha	1,311 ha	0,551 ha	0,634 ha	1,777 ha	0,500 ha	6,350 ha	36,896 ha
Saleable Area	1,295 ha	5,667 ha	1,334 ha	1,690 ha	0,901 ha	2,948 ha	2,837 ha	1,664 ha	1,133 ha	—	—	—	—	1,215 ha	—	—	20,684 ha
Residential Allotments	—	—	—	—	—	—	—	—	—	—	1,311 ha	0,551 ha	0,634 ha	—	—	—	2,945 ha
Local Centre	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	53%
Local Community Centre	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0,551 ha
Total Area of Allotments	1,295 ha	5,667 ha	1,334 ha	1,690 ha	0,901 ha	2,948 ha	2,837 ha	1,664 ha	1,133 ha	—	1,311 ha	0,551 ha	0,634 ha	1,215 ha	—	—	23,160 ha
Road																	
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	—	—	—	—	0.327 ha	—	—	—	—	—	—	0.327 ha
Neighbourhood Connector (20.2m)	—	—	—	—	—	—	—	—	—	0.568 ha	—	—	—	—	—	—	1,057 ha
Neighbourhood Access Street (16.5m)	0.397 ha	0.451 ha	0.314 ha	0.993 ha	0.051 ha	1.764 ha	—	—	—	0.266 ha	—	—	—	0.073 ha	—	—	4,309 ha
Laneway (6.5m)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	—	0.090 ha	0.030 ha	—	—	0.009 ha	—	—	—	—	—	—	—	0.129 ha
Total Area of New Road	0.397 ha	0.451 ha	0.314 ha	0.993 ha	0.144 ha	1.794 ha	—	—	0.009 ha	1.161 ha	—	—	—	0.562 ha	—	—	5,822 ha
Open Space																	
Green Space Buffer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Corridor Park / Conservation	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6,350 ha	17.4%
Stormwater Management	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Regional Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.500 ha
Local Recreation Park	—	—	—	0.744 ha	—	—	—	—	—	—	—	—	—	—	—	—	0.744 ha
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	0.744 ha	—	—	—	—	—	—	—	—	—	—	0.500 ha	6,350 ha	7,594 ha

PLAN REF: 110056 – 608

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JC

CHECKED BY: MD



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026

FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL
STATISTICS

PEET

URBAN DESIGN

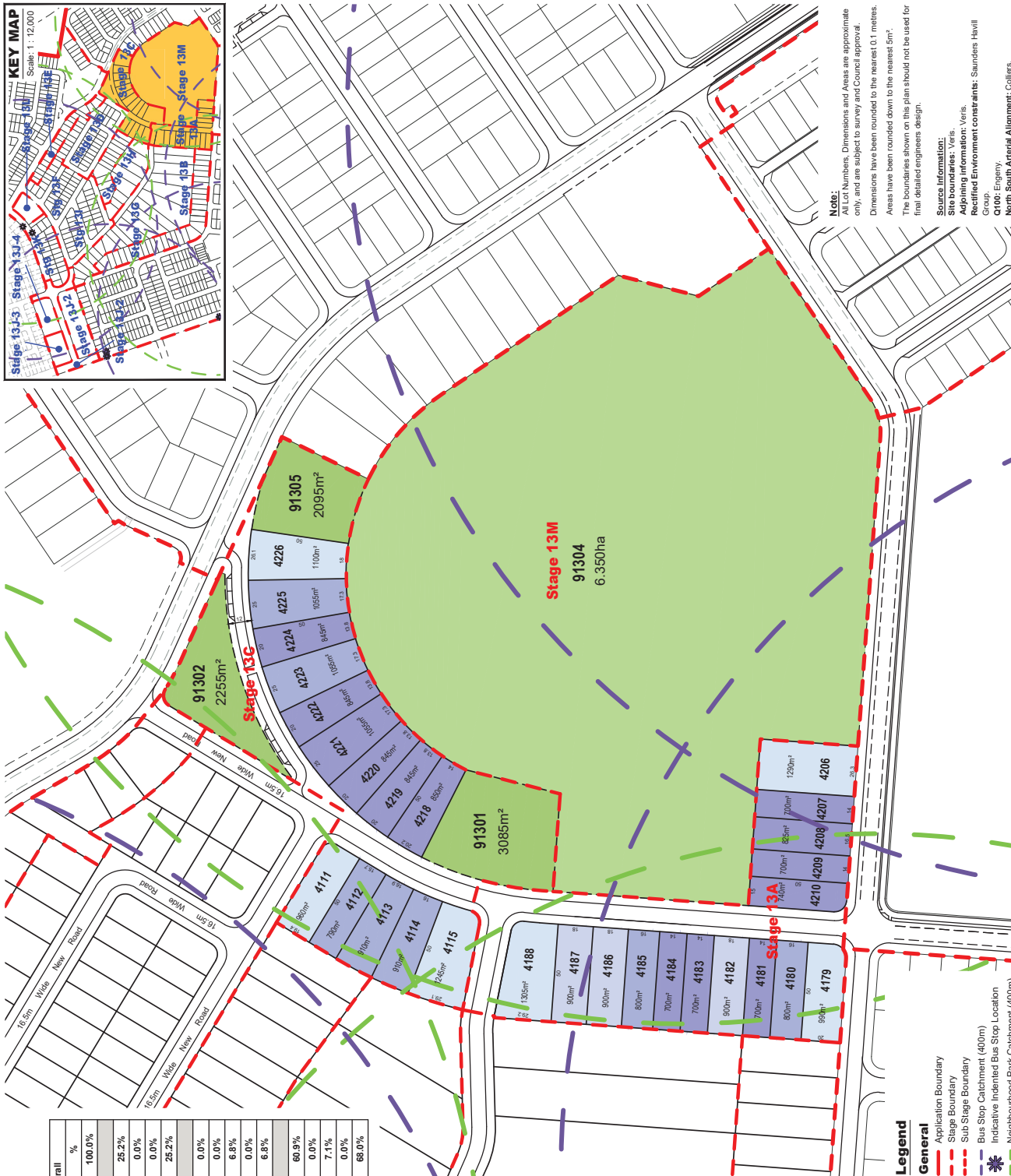
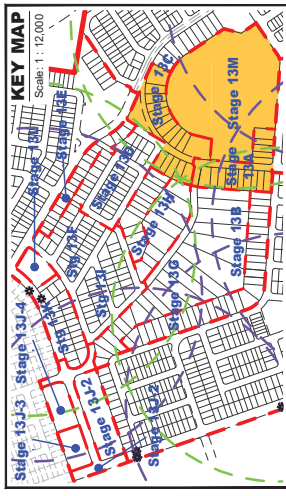
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Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this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

Source Information:
Site boundaries: Veris
Applying Information: Veris
Rectified Environment constraints: Saunders Hayll
Group: Q100: Ergony
North South Arterial Alignment: Colliers.

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**FLAGSTONE CA3 SOUTH STAGE 13
STAGE 13A, 13C & 13M
PLAN OF SUBDIVISION**



**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

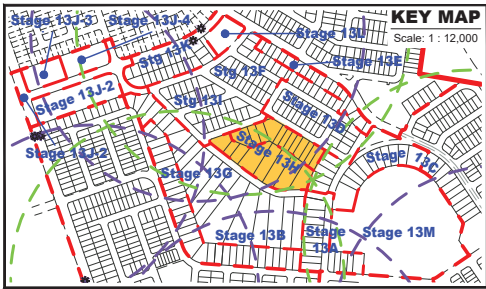
Approval no: DEV2024/1491/3
Date: 18 June 2026

Land Budget				
Land Use	Stage 13A	Stage 13C	Stage 13M	Overall
Area	Area	Area	Area	%
Stage Area	1,592 ha	2,392 ha	6,350 ha	10,434 ha 100.0%
Setback Area				
Residential Allotments	1,295 ha	1,334 ha	—	2,629 ha 25.2%
Local Centre	—	—	—	— 0.0%
Local Community Centre	—	—	—	— 0.0%
Total Area of Allotments	1,295 ha	1,334 ha	—	2,629 ha 25.2%
Road				
Trunk Connector 2 Lines (23.7m)	—	—	—	— 0.0%
Neighbourhood Connector (20.2m)	—	—	—	— 0.0%
Neighbourhood Access Street (16.5m)	0.397 ha	0.314 ha	—	0.711 ha 6.8%
Pedestrian Linkages	—	—	—	— 0.0%
Total Area of New Road	0.397 ha	0.314 ha	—	0.711 ha 6.8%
Open Space				
Corridor Park / Conservation	—	—	6,350 ha	6,350 ha 60.9%
Neighbourhood Recreation Park	—	—	—	— 0.0%
Local Recreation Park	—	0.744 ha	—	0.744 ha 7.1%
Local Linear Recreation Park	—	—	—	— 0.0%
Total Open Space	—	0.744 ha	6,350 ha	7,094 ha 68.0%

Yield Breakdown				
Lot Type	Stage 13A	Stage 13C	Stage 13M	Overall
Yield	Yield	Yield	Yield	%
25m Deep Product				
Villa 10.5m Allotment	—	—	—	— 0.0%
Premium Villa 12.5m Allotment	—	—	—	— 0.0%
Courtyard 14m Allotment	—	—	—	— 0.0%
Premium Courtyard 16m Allotment	—	—	—	— 0.0%
Premium Traditional 20m Allotment	—	—	—	— 0.0%
Subtotal	—	—	—	— 0.0%
30m Deep Product				
Villa 10.5m 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%
50m+ Deep Product				
Courtyard 14m Allotment	7	6	13	44.8%
Premium Courtyard 16m Allotment	2	5	7	24.1%
Traditional 18m Allotment	3	—	3	10.3%
Premium Traditional 20m Allotment	3	3	6	20.7%
Ridgetop Allotment	—	—	—	— 0.0%
Subtotal	15	14	29	100.0%
Total Residential Allotments	15	14	29	100.0%
Residential Net Density	8.9 dw/ha	5.9 dw/ha	—	—
Super Lots				
Local Centre	—	—	—	—
Community Centre	—	—	—	—
Subtotal	—	—	—	—
Total Allotments	15	14	29	—
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	15	14	29	—
Maximum Potential Net Residential Density	8.9 dw/ha	5.9 dw/ha	—	—

PLAN REF: 110056 – 609
Rev No: H
DATE: 04 MARCH 2026
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD





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

Land Budget

Land Use	Stage 13H	Stage 13I	Overall	
	Area	Area	Area	%
Stage Area	1.664 ha	1.142 ha	2.806 ha	100.0%
Saleable Area				
Residential Allotments	1.664 ha	1.133 ha	2.797 ha	99.7%
Local Centre	—	—	—	0.0%
Local Community Centre	—	—	—	0.0%
Total Area of Allotments	1.664 ha	1.133 ha	2.797 ha	99.7%
Road				
Trunk Connector 2 Lanes (23.7m)	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	—	—	—	0.0%
Pedestrian Linkages	—	0.009 ha	0.009 ha	0.3%
Total Area of New Road	—	0.009 ha	0.009 ha	0.3%
Open Space				
Corridor Park / Conservation	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	0.0%
Local Recreation Park	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	0.0%
Total Open Space	—	—	—	0.0%

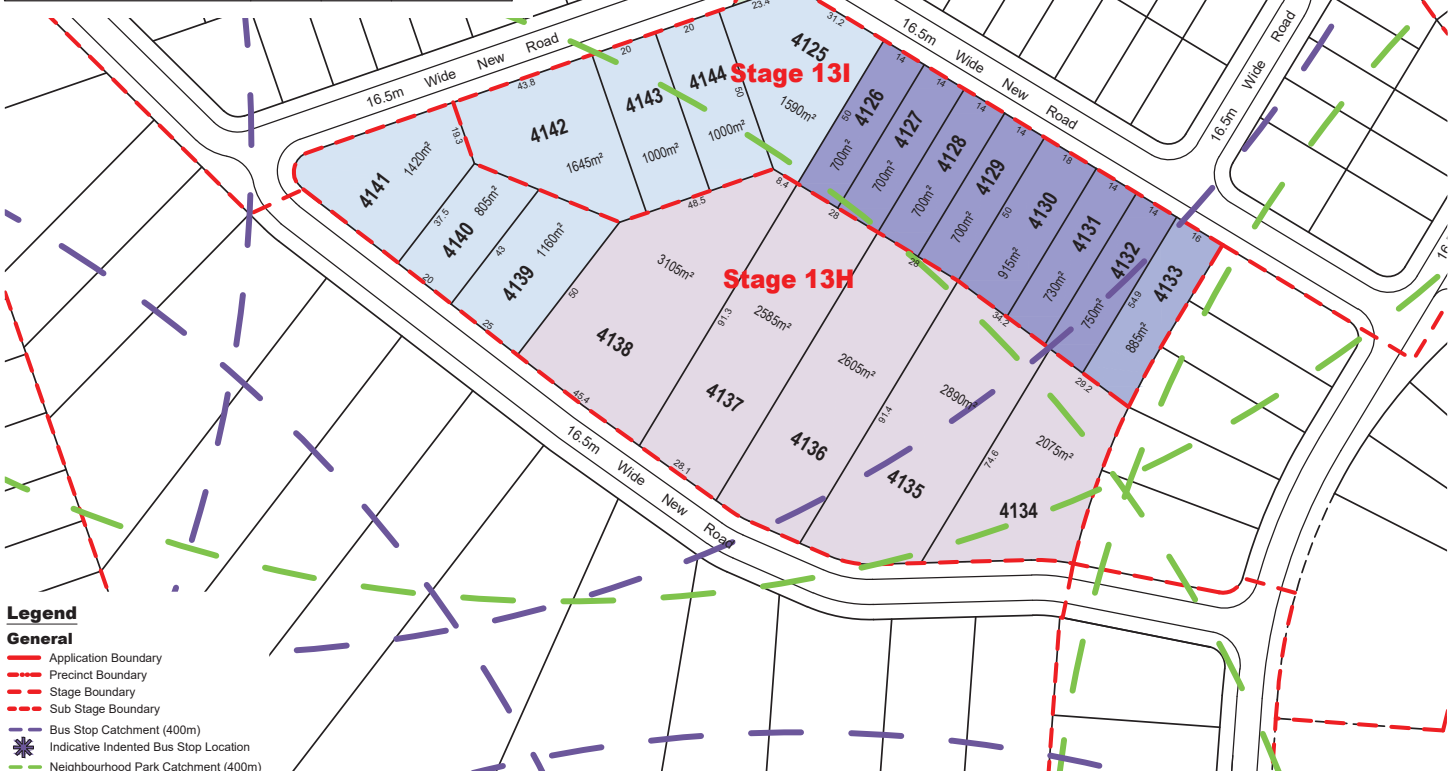
Yield Breakdown

Lot Type	Stage 13H	Stage 13I	Overall	
	Yield	Yield	Yield	%
25m Deep Product				
Villa 10.5m Allotment	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
30m Deep Product				
Villa 10.5m 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%
50m+ Deep Product				
Courtyard 14m Allotment	—	7	7	35.0%
Premium Courtyard 16m Allotment	—	1	1	5.0%
Traditional 18m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	3	4	7	35.0%
Ridgetop Allotment	5	—	5	25.0%
Subtotal	8	12	20	100.0%
Total Residential Allotments	8	12	20	100.0%
Residential Net Density	4.8 dw/ha	10.5 dw/ha		
Super Lots				
Local Centre	—	—	—	—
Community Centre	—	—	—	—
Subtotal	—	—	—	—
Total Allotments	8	12	20	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	8	12	20	
Maximum Potential Net Residential Density	4.8 dw/ha	10.5 dw/ha		

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



Legend

General

- Application Boundary
- Precinct Boundary
- Stage Boundary
- Sub Stage Boundary
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Neighbourhood Park Catchment (400m)

PLAN REF: 110056 – 610

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JC

CHECKED BY: MD



FLAGSTONE CA3 SOUTH
STAGE 13H & 13I
PLAN OF SUBDIVISION

PEET

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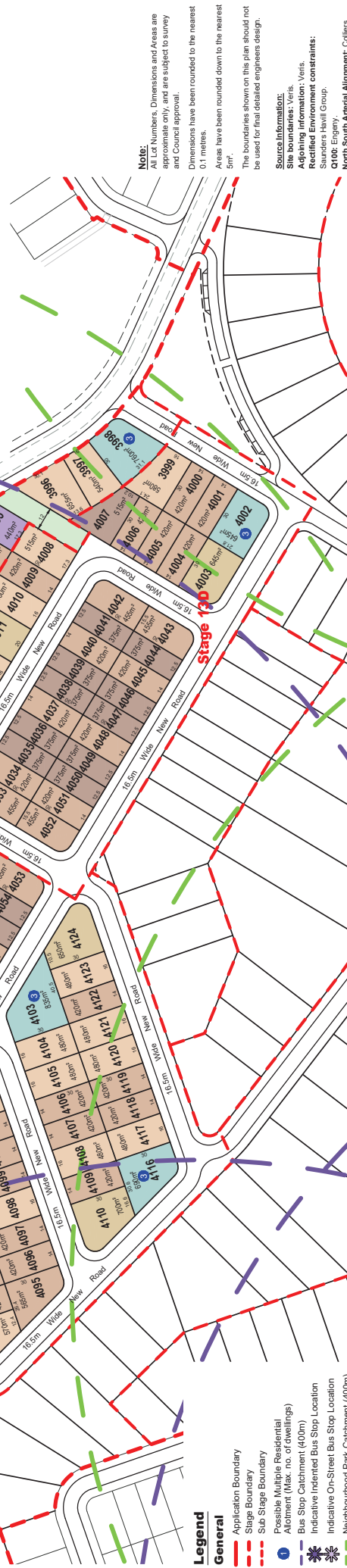
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Yield Breakdown								
Lot Type	Stage 13D		Stage 13E		Stage 13F		Overall	
	Yield		Yield		Yield		Yield	%
25m Deep Product		—	—	—	—	—	—	0.0%
	Villa 10.5m Allotment	—	—	—	—	—	—	0.0%
	Premium Villa 12.5m Allotment	—	—	—	—	—	—	0.0%
	Courtyard 14m Allotment	—	—	—	—	—	—	0.0%
	Premium Courtyard 16m Allotment	—	1	—	—	1	—	0.0%
	Premium Traditional 20m Allotment	—	—	—	—	—	—	0.0%
Subtotal	—	1	—	—	1	—	1	0.0%
30m Deep Product		—	—	—	—	—	—	0.0%
	Villa 10.5m Allotment	11	—	12	23	19.5%	51	43.2%
	Premium Villa 12.5m Allotment	18	6	27	51	43.2%	28	23.7%
	Premium Courtyard 16m Allotment	6	8	14	28	23.7%	—	—
	Traditional 18m Allotment	—	—	—	—	—	—	0.0%
	Premium Traditional 20m Allotment	2	2	6	10	8.5%	5	4.2%
Possible Multiple Residential Allotment	1	1	3	5	4.2%	—	—	
Subtotal	38	17	62	117	99.2%	—	—	—
50m+ Deep Product		—	—	—	—	—	—	0.0%
	Courtyard 14m Allotment	—	—	—	—	—	—	0.0%
	Premium Courtyard 16m Allotment	—	—	—	—	—	—	0.0%
	Traditional 18m Allotment	—	—	—	—	—	—	0.0%
	Premium Traditional 20m Allotment	—	—	—	—	—	—	0.0%
	Ridgtop Allotment	—	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	—	—	0.0%
Total Residential Allotments	38	18	62	118	100.0%	—	—	—
Residential Net Density	14.2 dw/ha	17.3 dw/ha	10.1 dw/ha	—	—	—	—	—
Super Lots	—	—	—	—	—	—	—	—
Local Centre	—	—	—	—	—	—	—	—
Community Centre	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
Total Allotments	38	18	62	118	—	—	—	—
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	40	20	68	128	—	—	—	—
Maximum Potential Net Residential Density	14.9 dw/ha	19.2 dw/ha	14.3 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 m^2 .

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

Source Information:
Site boundaries: Veris.
Adjoining Information: Veris.
Rectified Environment constraints:
Oceana Havit Group.
North South Alignment: Callers

Source information:
 Site boundaries: Veris.
 Adjoining information: Veris.
Recified Environment constraints:
 Saunders Havill Group.
 Q100: Engvy.
 North South Arterial Alignment: Colliers

Q100: Engeny.
North South Arterial Alignment: Colliers

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FLAGSTONE CA3 SOUTH
STAGE 13D - 13F
PLAN OF SUBDIVISION



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

PLAN REF: **110056 - 611**

Rev No: **H**

DATE: **04 MARCH 2026**

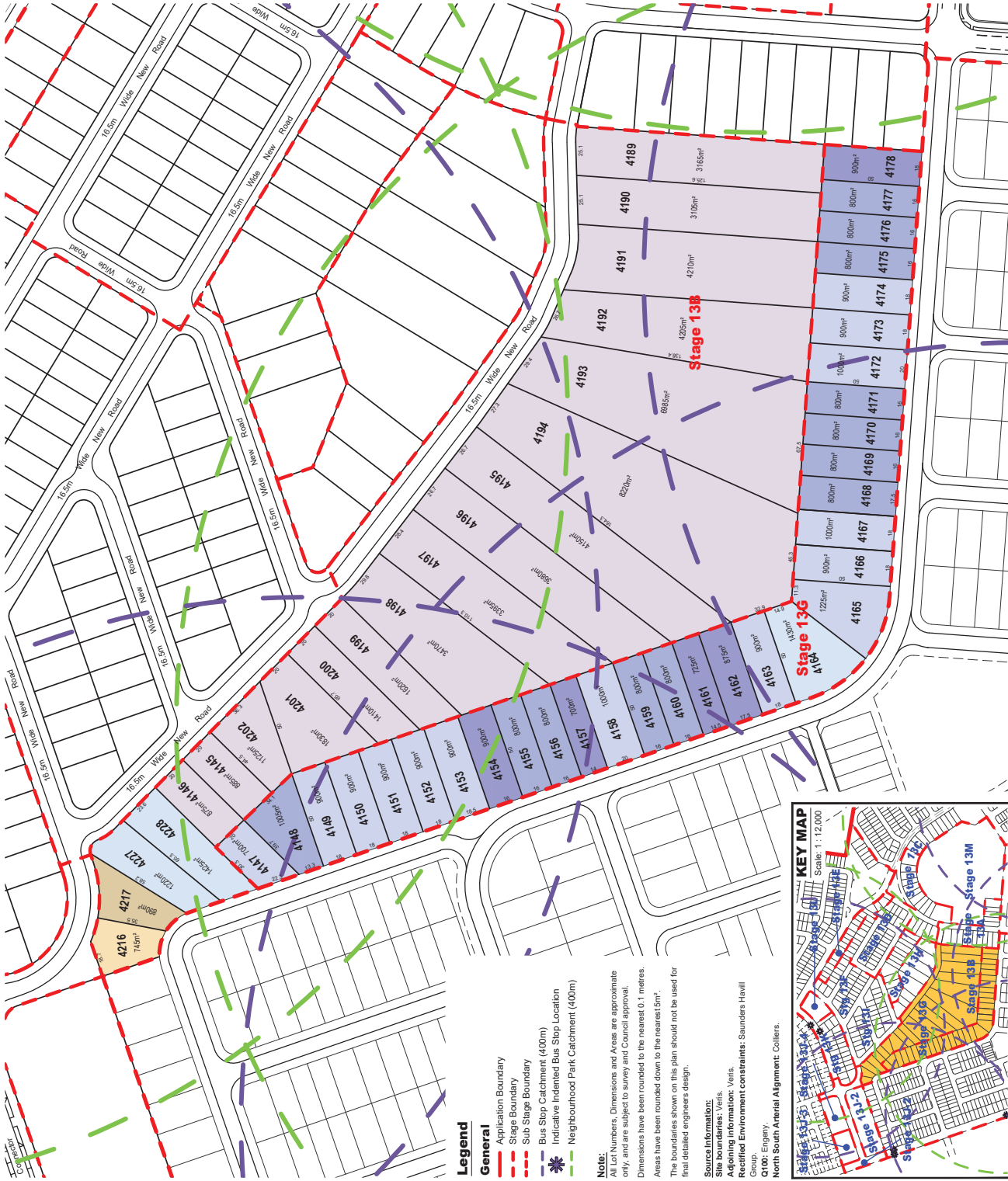
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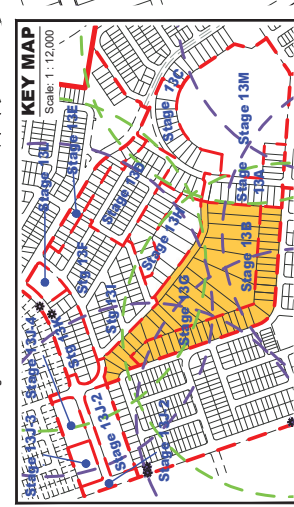
0 20 40 60 80 100



- Legend**
- General
 - Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - 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.
Recified Environment constraints: Saunders Havill Group.
Q100: Engany North South Arterial Alignment: Colliers.



PLAN REF: 110056 - 613
Rev No: H
DATE: 04 MARCH 2026
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2024/1491/3
Date: 18 June 2026



FLAGSTONE CA3 SOUTH STAGE 13
STAGE 13B & 13G
PLAN OF SUBDIVISION

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Lot Type	Stage 13B		Stage 13G		Overall	
	Yield	Area	Yield	Area	Yield	%
25m Deep Product	—	—	—	—	—	—
Villa 10.5m Allotment	—	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	0.0%
30m Deep Product	—	—	—	—	—	—
Villa 10.5m Allotment	—	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	—	0.0%
Traditional 18m Allotment	1	—	—	—	1	1.9%
Premium Traditional 20m Allotment	1	—	—	—	1	1.9%
Possible Multiple Residential Allotment	—	—	—	—	—	0.0%
Subtotal	2	—	—	—	2	3.8%
50m+ Deep Product	—	—	—	—	—	—
Courtyard 14m Allotment	—	—	—	—	—	9.6%
Premium Courtyard 16m Allotment	—	—	—	—	—	12%
Traditional 18m Allotment	—	—	—	—	—	23.1%
Premium Traditional 20m Allotment	2	—	—	—	2	14%
Ridgeline Allotment	16	—	—	—	16	5.8%
Subtotal	18	—	—	—	18	30.5%
Total Residential Allotments	20	—	—	—	20	50%
Residential Net Density	3.3 dw/ha	—	11.3 dw/ha	—	3.3 dw/ha	100.0%
Super Lots	—	—	—	—	—	—
Local Centre	—	—	—	—	—	—
Community Centre	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—
Total Allotments	20	—	32	—	52	—
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	20	—	32	—	52	—
Maximum Potential Net Residential Density	3.3 dw/ha	—	11.3 dw/ha	—	3.3 dw/ha	—

Land Use	Stage 13B		Stage 13G		Overall	
	Area	%	Area	%	Area	%
Stage Area	6.148	100.0%	2.837	100.0%	8.985	100.0%
Saleable Area	—	—	—	—	—	—
Residential Allotments	5.667	92.2%	2.837	100.0%	8.504	94.6%
Local Centre	—	—	—	—	—	—
Local Community Centre	—	—	—	—	—	—
Total Area of Allotments	5.667	92.2%	2.837	100.0%	8.504	94.6%
Road	—	—	—	—	—	—
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	—
Neighbourhood Connector (20.2m)	—	—	—	—	—	—
Neighbourhood Access Street (16.5m)	—	—	—	—	—	—
Pedestrian Linkages	—	—	—	—	—	—
Total Area of New Road	—	—	—	—	—	—
Open Space	—	—	—	—	—	—
Corridor Park / Conservation	—	—	—	—	—	—
Neighbourhood Recreation Park	—	—	—	—	—	—
Local Recreation Park	—	—	—	—	—	—
Local Linear Recreation Park	—	—	—	—	—	—
Total Open Space	—	—	—	—	—	—

Notes:

General

1. All development is to be undertaken in accordance with the Development Code, 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 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 outermost projection 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 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.
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 lots that about 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, Traditional, Ridgeway 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.
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.

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:
- 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 facade 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 be 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.

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. 1.8m high solid side fencing (good neighbour style) must not protrude forward of the front building line.
34. 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.
35. 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.
36. Fencing on all park or street frontages is constructed with visible posts, which are at least 1200mm x 120mm and 100mm higher than the infill palings or panels.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).

39. 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.
40. Fencing on shared side boundaries of lots 4134-4138, 4189-4202, 4145-4146, and 4227-4242 to comply with the following:
- 1.8m high solid side fencing (good neighbour style) is 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 line.
 - 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.

41. 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

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

Building Articulation

45. 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 facade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materials
46. 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.
47. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.

48. All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Unreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
49. 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.

50. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
51. Screened drying and rubbish bins area must be behind the main face of the dwelling.
52. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

53. 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.
55. 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

56. 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

57. Steep Residential Allotments controls relate to all allotments within Stages 13A, 13B, 13C, 13G and 13H.
58. 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 including the building;
 - Split level home designs; and/or
 - Part slab / part posts and been construction; and/or
 - Pole home construction.

59. Building design, cut and/or fill on site must not negatively impact the conveyance of stormwater or adversely affect neighbouring properties
60. Building design should consider the retention of existing vegetation outside of the BLE.
61. 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 lattice screening that complements the aesthetic of the home.

62. Class 10 buildings or structures are permitted within the prescribed building envelope and contribute towards site cover percentage.
63. Refer to POD Note 38 and 39 for additional fencing controls.

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

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

Additional Criteria for Secondary Dwellings

68. Floor area must be between a minimum of 45m² and 75m².
69. Materials, detailing, colours and roof form are consistent with those of the primary house.
70. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
71. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
72. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
73. 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.
74. The driveway must be shared with the primary house, however on corner allotments with a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
75. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
76. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.
77. Subdivision of Secondary Dwellings is not permitted.

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

PLAN REF: 110056 – 615

Rev No: H

DATE: 04 MARCH 2026

PEET

DRAWN BY: JC / MM

CHECKED BY: MD



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



Queensland Government

FLAGSTONE CA3 SOUTH

STAGE 13 OVERALL

PLAN OF DEVELOPMENT NOTES



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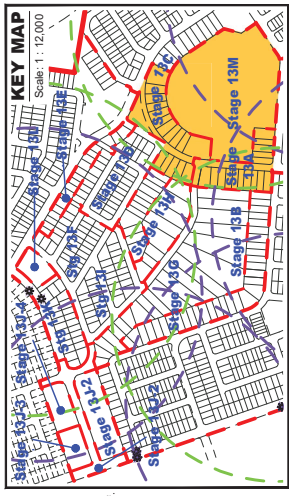
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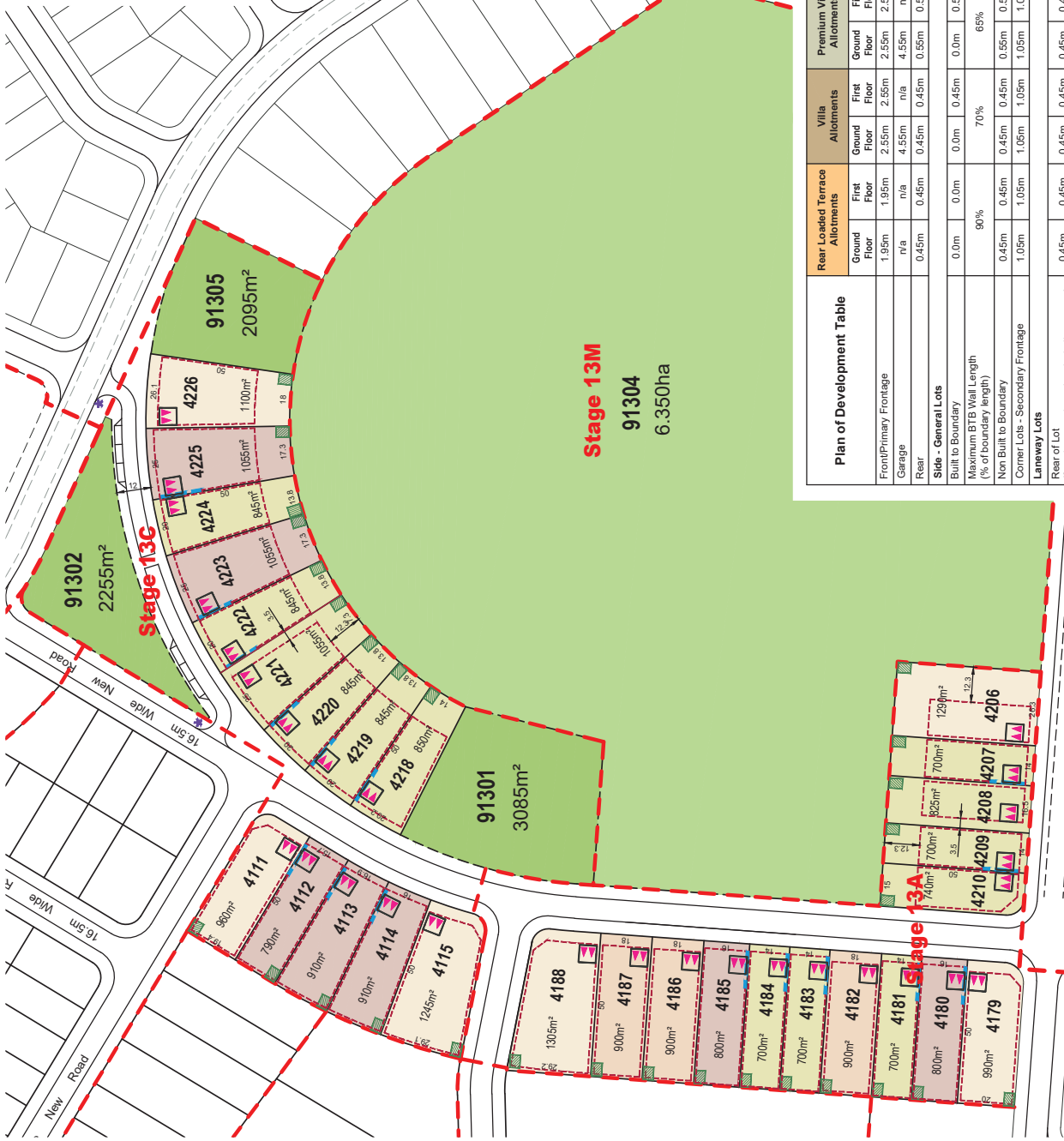
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Note:
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Veris.
Adjoining Environment constraints: Saunders Havel Group.
North Arrow: Alignment: Collars.
Existing Trees: Saunders Havel Group.

- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
- Open Space**
- Corridor Park
 - Local Recreation Park
- Allotment Details**
- Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Optional Built to Boundary Wall
 - Preferred Double Garage Location
 - Lot Impacted by Potential Acoustic Requirements
 - Bin Pad
 - Potential Tree Retention Within Lot
 - Subject to Detailed Engineering and Dwelling Design



PLAN REF: 110056 – 616
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DATE: 04 MARCH 2026
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CHECKED BY: MD

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DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3
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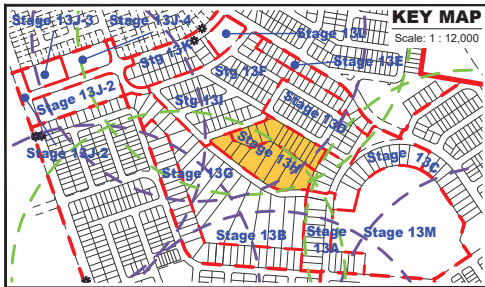
TO BE READ IN CONJUNCTION WITH 110056-615H STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES

FLAGSTONE CA3 SOUTH
STAGE 13A, 13C & 13M
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)		Ridgetop Allotments	
		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	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	4.05m	4.05m
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	4.55m	n/a
Rear		0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	0.55m	0.55m	0.55m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m
Side - General Lots																			
Built to Boundary		0.0m	0.0m	0.0m	0.0m	0.55m	0.55m	0.55m	0.55m	0.55m	0.55m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)				70%		65%		65%		60%		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Non Built to Boundary		0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	0.55m	0.55m	0.55m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m
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	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m
Laneway Lots																			
Rear of Lot (from lane boundary including garage)		0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m
Site Cover				75%		65%		60%		60%		60%		60%		75%		60%	



Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary

Open Space

- Linear Connections

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- Preferred Double Garage Location
- Potential Tree Retention Within Lot Subject to Detailed Engineering and Dwelling Design

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



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)		Ridgetop Allotments	
	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	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	4.05m	4.05m
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	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	1.05m	1.55m
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	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		n/a		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	1.05m	1.55m
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	1.05m	1.55m
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	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		75%		60%	

TO BE READ IN CONJUNCTION WITH 110056-615H STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 - 617

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JC

CHECKED BY: MD



FLAGSTONE CA3 SOUTH STAGE 13B & 13H PLAN OF DEVELOPMENT

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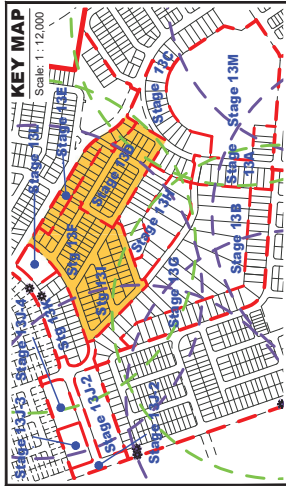
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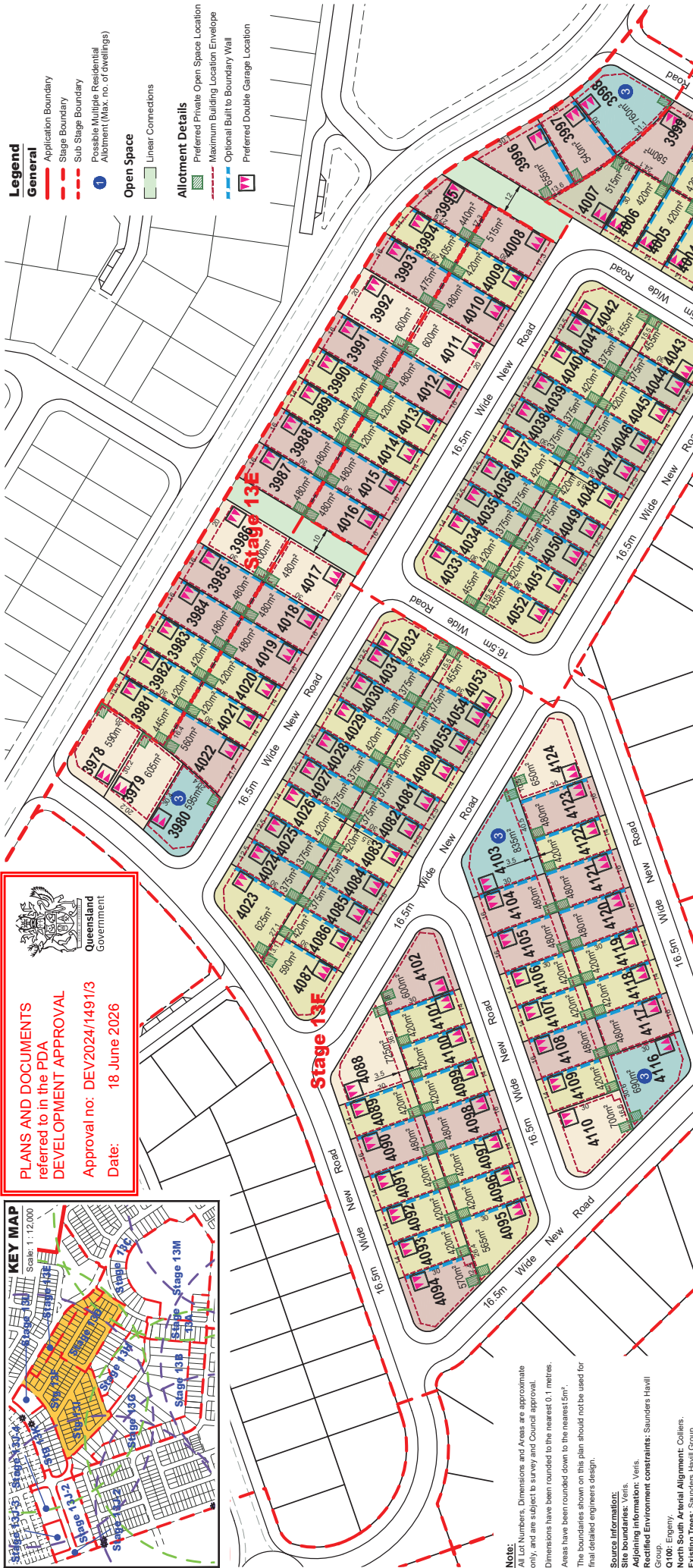
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/13
Date: 18 June 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.

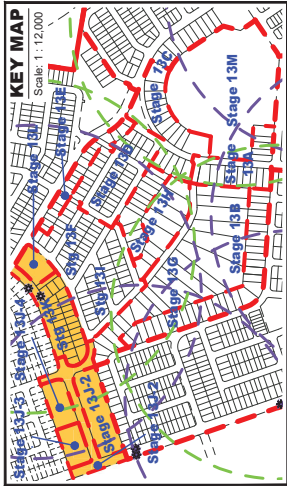
Source Information:
Site boundaries: Velis
Vicinity: Velis
Rectified Environment constraints: Saunders Havill Group.
Q100: Engery.
North South Aerial Alignment: Colliers.
Existing Trees: Saunders Havill Group.

Plan of Development Table											
Rear Loaded Terrace Allotments	Villas Allotments	Premium Villa Allotments	Courtyard Allotments	Premium Courtyard Allotments	Traditional Allotments	Premium Traditional Allotments	Multiple Residential Allotments (MR)	Ridgetop Allotments			Site Cover
								Ground Floor	First Floor	First Floor	
Ground	First	Ground	First	Ground	First	Ground	First	Ground	First	First	
1.95m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	2.55m	4.05m	4.05m	4.05m	
Garage	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	n/a	
Rear	0.45m	0.45m	0.55m	0.55m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	
Side - General Lots											
Built to Boundary	0.0m	0.0m	0.0m	0.0m	n/a	n/a	n/a	n/a	n/a	n/a	
Maximum BTB Wall Length (% of boundary length)	90%	70%	65%	60%	n/a	n/a	n/a	n/a	n/a	n/a	
Non Built to Boundary	0.45m	0.45m	0.55m	0.55m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	
Laneway Lots											
Rear of lot (from laneway boundary including garage)	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%	75%	60%	60%	60%	

TO BE READ IN CONJUNCTION WITH 110056-615H STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES

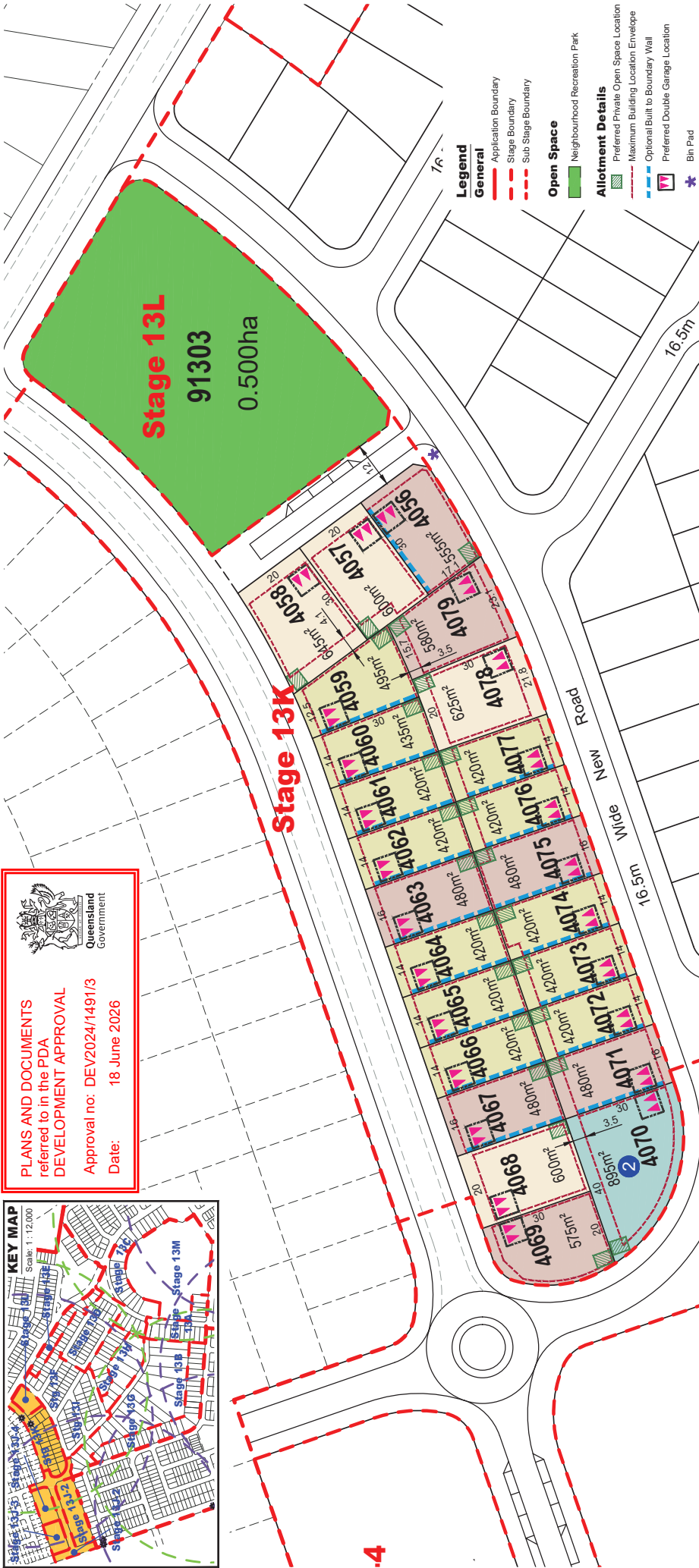
PLAN REF: 110056 - 618
Rev No: H
DATE: 04 MARCH 2026
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD

**FLAGSTONE CA3 SOUTH
STAGE 13D - 13F
PLAN OF DEVELOPMENT**



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3
Date: 18 June 2026



- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
- Open Space**
- Neighbourhood Recreation Park
- Allotment Details**
- Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Optional Built to Boundary Wall
 - Preferred Double Garage Location
 - Bn Pad

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 (MK)		Ridgeway Allotments	
				Ground	First Floor	Ground	First Floor	Ground	First Floor	Ground	First Floor	Ground	First Floor	Ground	First Floor	Ground	First Floor	Ground	First Floor	Ground	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	4.05m	4.05m
Garage				n/a	n/a	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	4.55m	4.55m	4.55m	4.55m	n/a	4.55m	4.55m	4.55m
Rear				0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	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	n/a	n/a
Maximum B/B Wall Length (% of boundary length)				90%			70%	65%		65%		60%		n/a		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	1.05m	1.55m
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	1.05m	1.55m
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	n/a	n/a
Site Cover				75%			65%	60%		60%		60%		60%		60%		75%		60%	

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 engineering design.

Site boundaries: Veris.
Adjoining information: Veris.
Rectified Environment constraints: Saunders Havill Group.
Q100: Ergany.
North South Arterial Alignment: Colliers.

TO BE READ IN CONJUNCTION WITH 110056-615H STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES

FLAGSTONE CA3 SOUTH
STAGE 13K & 13L
PLAN OF DEVELOPMENT

PLAN REF: 110056 - 620

Rev No: H
DATE: 04 MARCH 2026
CLIENT: PEET
DRAWN BY: JC/MM
CHECKED BY: MD

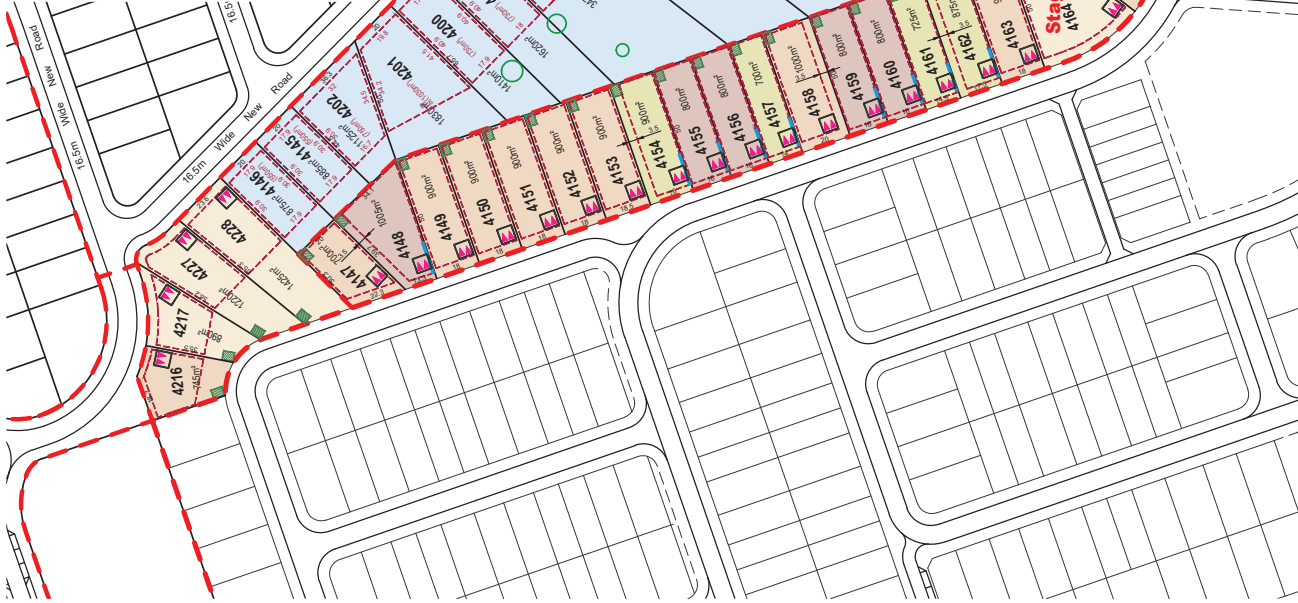


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Plan of Development Table																																							
Rear Loaded Terrace Allotments				Villa Allotments				Premium Villa Allotments				Courtyard Allotments				Premium Courtyard Allotments				Traditional Allotments				Premium Traditional Allotments				Multiple Residential Allotments (MR)				Ridgetop Allotments							
Ground Floor				First Floor				Ground Floor				First Floor				Ground Floor				First Floor				Ground Floor				First Floor				Ground Floor				First Floor			
Front/Primary Frontage				2.55m				2.55m				2.55m				2.55m				2.55m				4.05m				4.05m				2.55m				4.05m			
Garage				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				0.55m				0.55m				1.05m				1.05m				1.55m				1.55m			
Side - General Lots																																							
Built to Boundary				0.0m				0.45m				0.55m				0.0m				0.55m				n/a				n/a				n/a				n/a			
Maximum BTB Wall Length (% of boundary length)				90%				70%				65%				65%				65%				n/a				n/a				n/a				n/a			
Non Built to Boundary				0.45m				0.45m				0.55m				0.55m				1.05m				1.05m				1.55m				1.05m				1.55m			
Corner Lots - Secondary Frontage				1.05m				1.05m				1.05m				1.05m				1.05m				1.05m				1.55m				1.05m				1.55m			
Laneway Lots																																							
Rear of Lot (from laneway boundary including garage)				0.45m				0.45m				0.45m				0.45m				0.45m				n/a				n/a				n/a				n/a			
Site Cover				75%				65%				80%				60%				60%				60%				60%				75%				60%			



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV/2024/1491/3

Date: 18 June 2026

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- Preferred Double Garage Location
- Potential Tree Retention Within Lot
- Subject to Detailed Engineering and Dwelling Design

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

Rectified Environment constraints: Saunders Havill Group

Q100: Enginny

North South Aerial Alignment: Collins

Existing Trees: Saunders Havill Group

TO BE READ IN CONJUNCTION WITH 110056-615H STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES

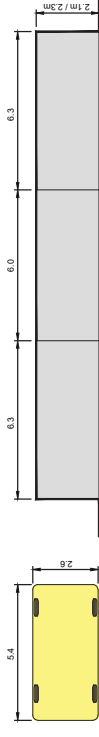
FLAGSTONE CA3 SOUTH
STAGE 13B & 13G
PLAN OF DEVELOPMENT

PLAN REF: 110056 - 621
Rev No: H
DATE: 04 MARCH 2026
CLIENT: PEET
DRAWN BY: JC / MM
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Typical Indented Parking Bay Arrangement
(In accordance with AS2890)
Scale 1:200

Parking Bay Diagram
Scale 1:200

Legend

General

Site Boundary

Proposed Stage Boundary

Proposed Sub Stage Boundary

Open Space

Corridor Park

Neighbourhood Recreation Park

Local Recreation Park

Local Linear Recreation Park

Linear Connections

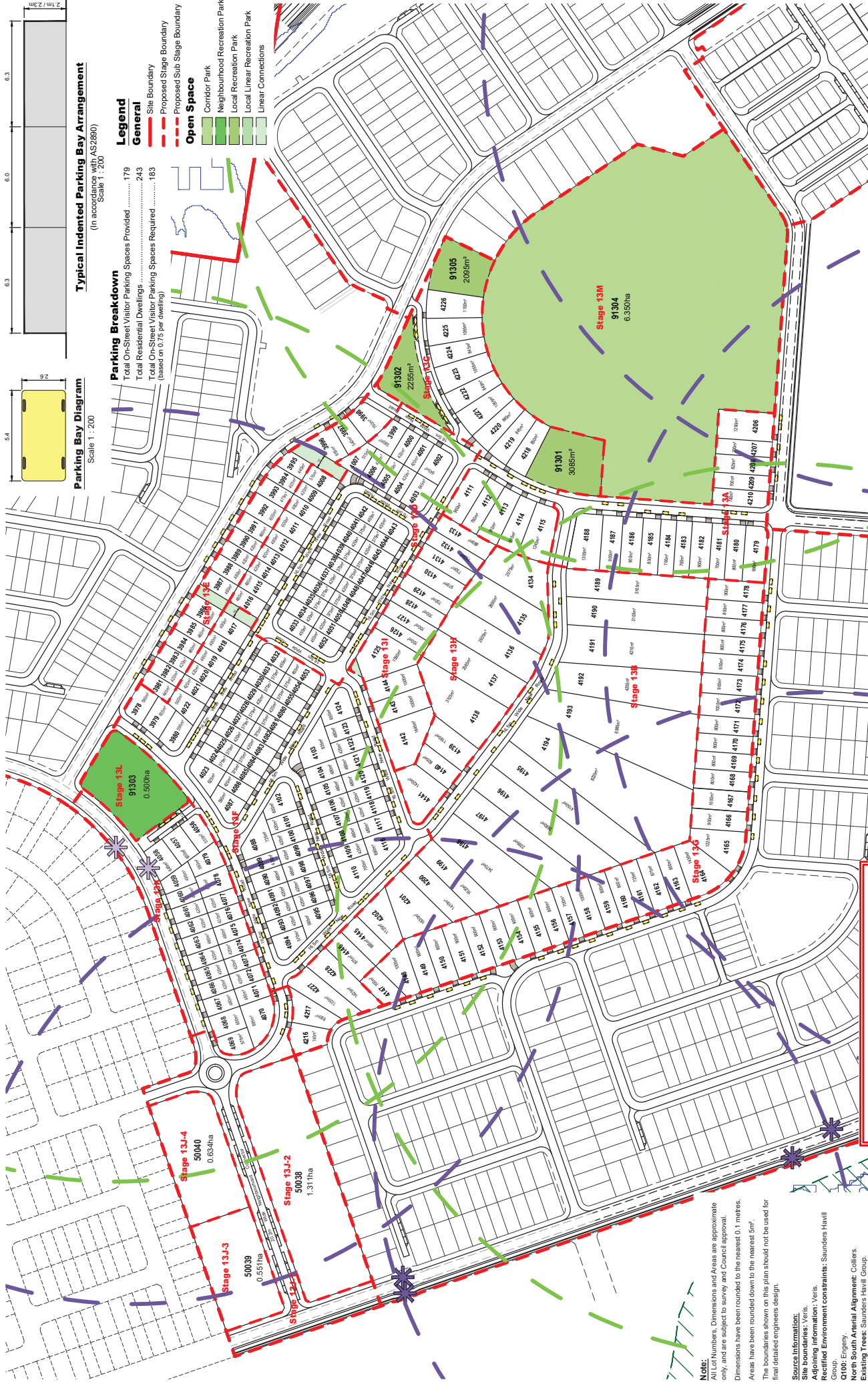
Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 179

Total Residential Dwellings 243

Total On-Street Visitor Parking Spaces Required 183

(based on 0.75 per dwelling)



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.

Rectified Environment constraints: Saunders Havill Group.

Q100: Engery.

North South Arterial Alignment: Colliers.

Existing Trees: Saunders Havill Group.

PLAN REF: 110056 - 622

Rev No: H

DATE: 04 MARCH 2026

CLIENT: PEET

DRAWN BY: JC

CHECKED BY: MD

PLANS AND DOCUMENTS referred to in the PDA

DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



FLAGSTONE CA3 SOUTH STAGE 13 OVERALL PARKING MANAGEMENT PLAN

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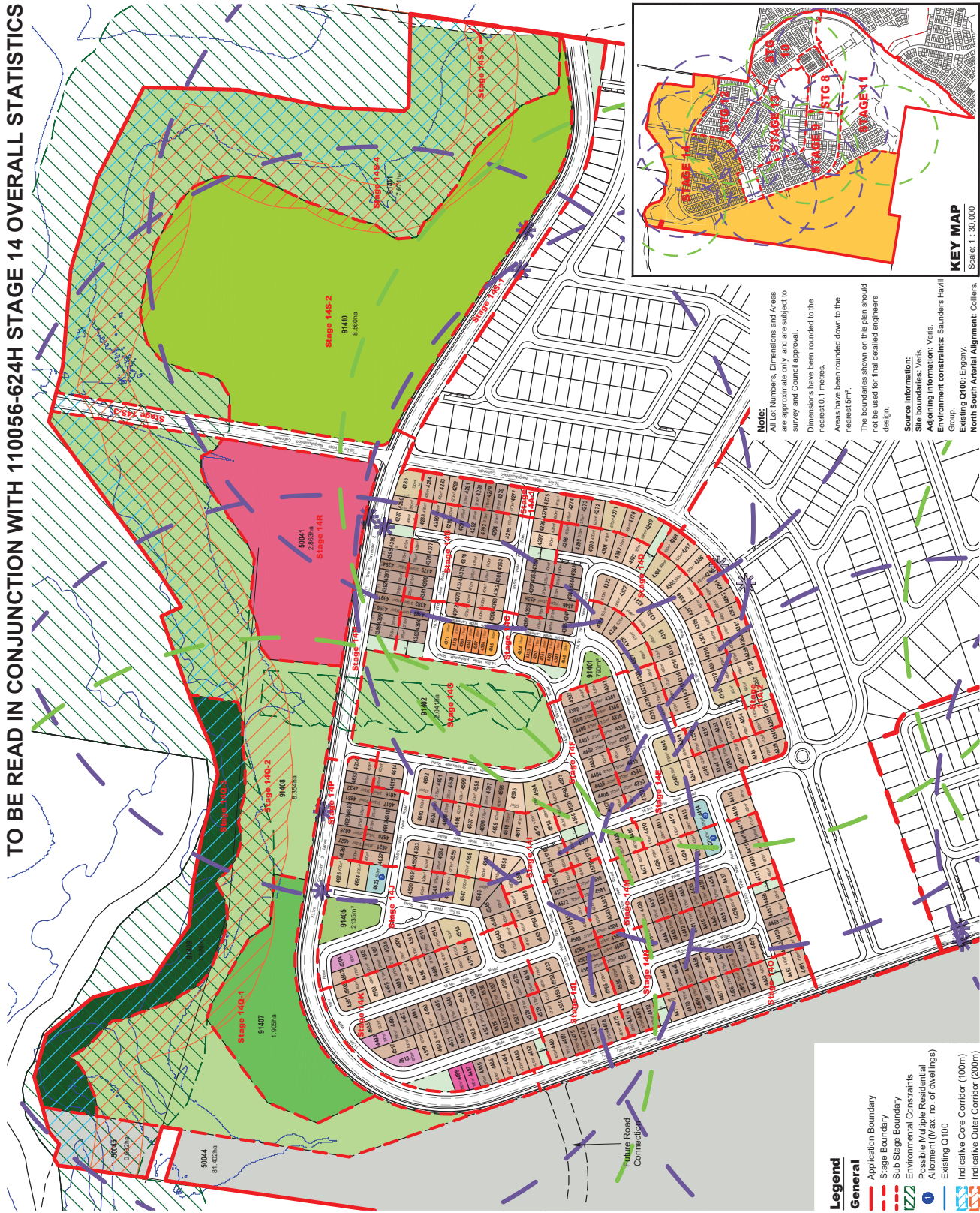
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TO BE READ IN CONJUNCTION WITH 110056-624H STAGE 14 OVERALL STATISTICS



Yield Breakdown		
Lot Type	Yield	%
25m Deep Product	—	0.0%
Villa 10.5m Allotment	2	0.5%
Premium Villa 12.5m Allotment	3	0.8%
Courtyard 14m Allotment	—	0.0%
Premium Courtyard 16m Allotment	—	0.0%
Premium Traditional 20m Allotment	5	1.3%
Subtotal	14	3.5%
28m Deep Terrace Product	10	2.5%
Terrace 9m Allotment	4	1.0%
Subtotal	14	3.5%
30m Deep Product	52	13.1%
Premium Villa 12.5m Allotment	111	28.0%
Courtyard 14m Allotment	152	38.4%
Premium Courtyard 16m Allotment	43	10.9%
Traditional 18m Allotment	—	0.0%
Premium Traditional 20m Allotment	16	4.0%
Possible Multiple Residential Allotment	3	0.8%
Subtotal	377	95.2%
Total Residential Allotments	396	100.0%
Residential Net Density	15.0 dw/ha	
Super Lots		
Medium Density Allotment	1	
Balance Allotment	2	
Subtotal	3	
Total Allotments	399	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	401	
Maximum Potential Net Residential Density	15.2 dw/ha	

Land Budget		
Land Use	Area	%
Saleable Area	144,021 ha	100.0%
Residential Allotments	16,547 ha	11.5%
Medium Density	2,863 ha	2.0%
Total Area of Allotments	19,410 ha	13.5%
Road		
North South Arterial Dedication (incl. batters)	0.126 ha	0.1%
Trunk Connector 2 Lanes (23.7m)	4.052 ha	2.8%
Neighbourhood Connector (20.2m)	0.688 ha	0.5%
Neighbourhood Access Street (16.5m)	6.177 ha	4.3%
Laneeway (6.5m)	0.083 ha	0.1%
Pedestrian Linings	0.638 ha	0.4%
Total Area of New Road	11,764 ha	8.2%
Open Space		
Corridor Park / Conservation	1,988 ha	1.4%
Regional Sports	18,087 ha	12.5%
District Sports	—	0.0%
Neighbourhood Recreation Park	8,650 ha	5.9%
Local Recreation Park	1,905 ha	1.3%
Local Linear Recreation Park	0.293 ha	0.2%
Total Open Space	30,813 ha	21.4%
Balance Allotment	82,034 ha	57.0%
Total Total Balance Allotment	82,034 ha	57.0%

PLAN REF: 110056 – 623

Rev No: H

DATE: 17 FEBRUARY 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026

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FLAGSTONE CA3 SOUTH

STAGE 14 OVERALL

PLAN OF SUBDIVISION

KEY MAP

Scale 1 : 30,000

STAGE 140-1

STAGE 140-2

STAGE 140-3

STAGE 140-4

STAGE 140-5

STAGE 140-6

STAGE 140-7

STAGE 140-8

STAGE 140-9

STAGE 140-10

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Yield Breakdown							
Lot Type	Stage 14A-1		Stage 14A-2		Stage 14B		Overall
	Yield		Yield		Yield		
25m Deep Product							
Villa 10.5m 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	—	—	—	10	—	10	8.3%
Terrace 9m Allotment	—	—	—	4	—	4	3.3%
Subtotal	—	—	—	14	—	14	11.7%
30m Deep Product							
Villa 10.5m Allotment	1	—	3	2	1	7	5.8%
Premium Villa 12.5m Allotment	4	—	12	5	7	28	23.3%
Courtyard 14m Allotment	9	8	12	4	13	46	38.3%
Premium Courtyard 16m Allotment	—	5	1	1	11	18	15.0%
Traditional 18m Allotment	—	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	2	1	—	1	3	7	5.8%
Possible Multiple Residential Allotment	—	—	—	—	—	—	0.0%
Subtotal	16	14	28	13	35	106	88.3%
Total Residential Allotments	16	14	28	27	35	120	100.0%
Residential Net Density	20.1 dw/ha	19.8 dw/ha	17.7 dw/ha	14.8 dw/ha	15.6 dw/ha		
Super Lots	Lots	Lots	Lots	Lots	Lots	Lots	
Medium Density Allotment	—	—	—	—	—	—	
Subtotal	—	—	—	—	—	—	
Total Allotments	16	14	28	27	35	120	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	16	14	28	27	35	120	
Maximum Potential Net Residential Density	20.1 dw/ha	19.8 dw/ha	17.7 dw/ha	14.8 dw/ha	15.6 dw/ha		

Land Budget							
Land Use	Stage 14A-1		Stage 14A-2		Stage 14B		Overall
	Area		Area		Area		
	0.798 ha	0.706 ha	1.577 ha	1.830 ha	2.250 ha	7.161 ha	100.0%
Saleable Area							
Residential Allotments	0.717 ha	0.670 ha	1.117 ha	0.912 ha	1.664 ha	5.080 ha	70.9%
Medium Density	—	—	—	—	—	—	0.0%
Total Area of Allotments	0.717 ha	0.670 ha	1.117 ha	0.912 ha	1.664 ha	5.080 ha	70.9%
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)	0.051 ha	—	0.429 ha	0.673 ha	0.556 ha	1.709 ha	23.9%
Laneway (6.5m)	—	—	—	0.083 ha	—	0.083 ha	1.2%
Pedestrian Linkages	0.030 ha	0.036 ha	0.036 ha	0.077 ha	0.030 ha	0.209 ha	2.9%
Total Area of New Road	0.081 ha	0.036 ha	0.465 ha	0.833 ha	0.586 ha	2.001 ha	27.9%
Open Space							
Corridor Park / Conservation	—	—	—	—	—	—	0.0%
Regional Sports	—	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	0.079 ha	—	0.079 ha	1.1%
Local Linear Recreation Park	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	0.079 ha	—	0.079 ha	1.1%

Legend

General

- Site Boundary
- Stage Boundary
- Sub Stage Boundary
- 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.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

PLAN REF: 110056 – 625

Rev No: H

DATE: 17 FEBRUARY 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD



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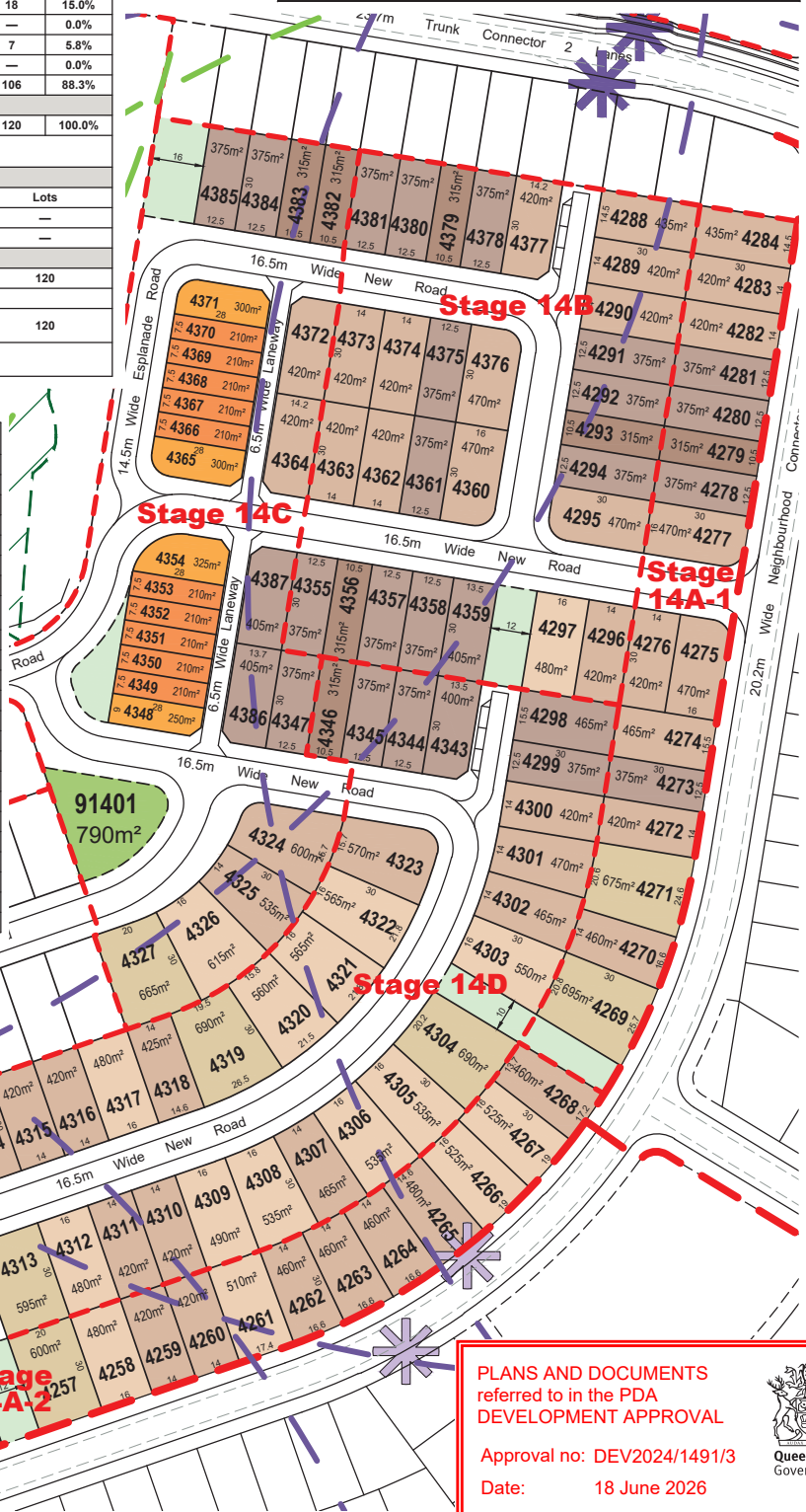
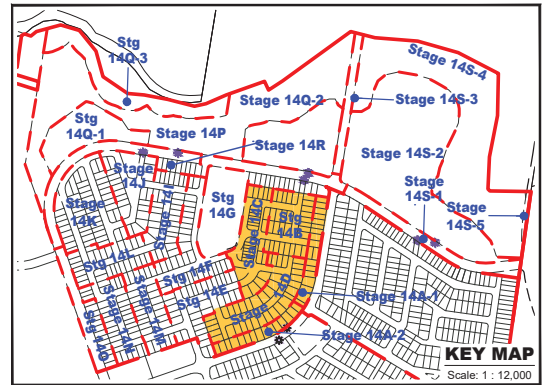
FLAGSTONE CA3 SOUTH STAGE 14A - 14D PLAN OF SUBDIVISION

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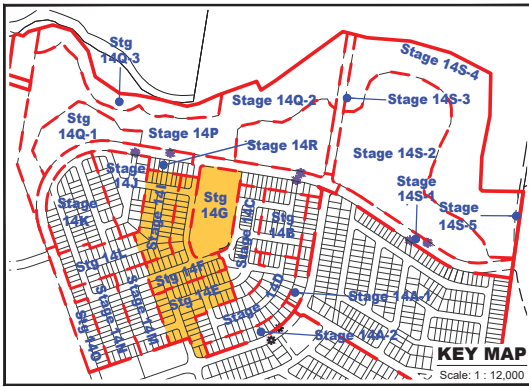


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 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.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

Legend

General

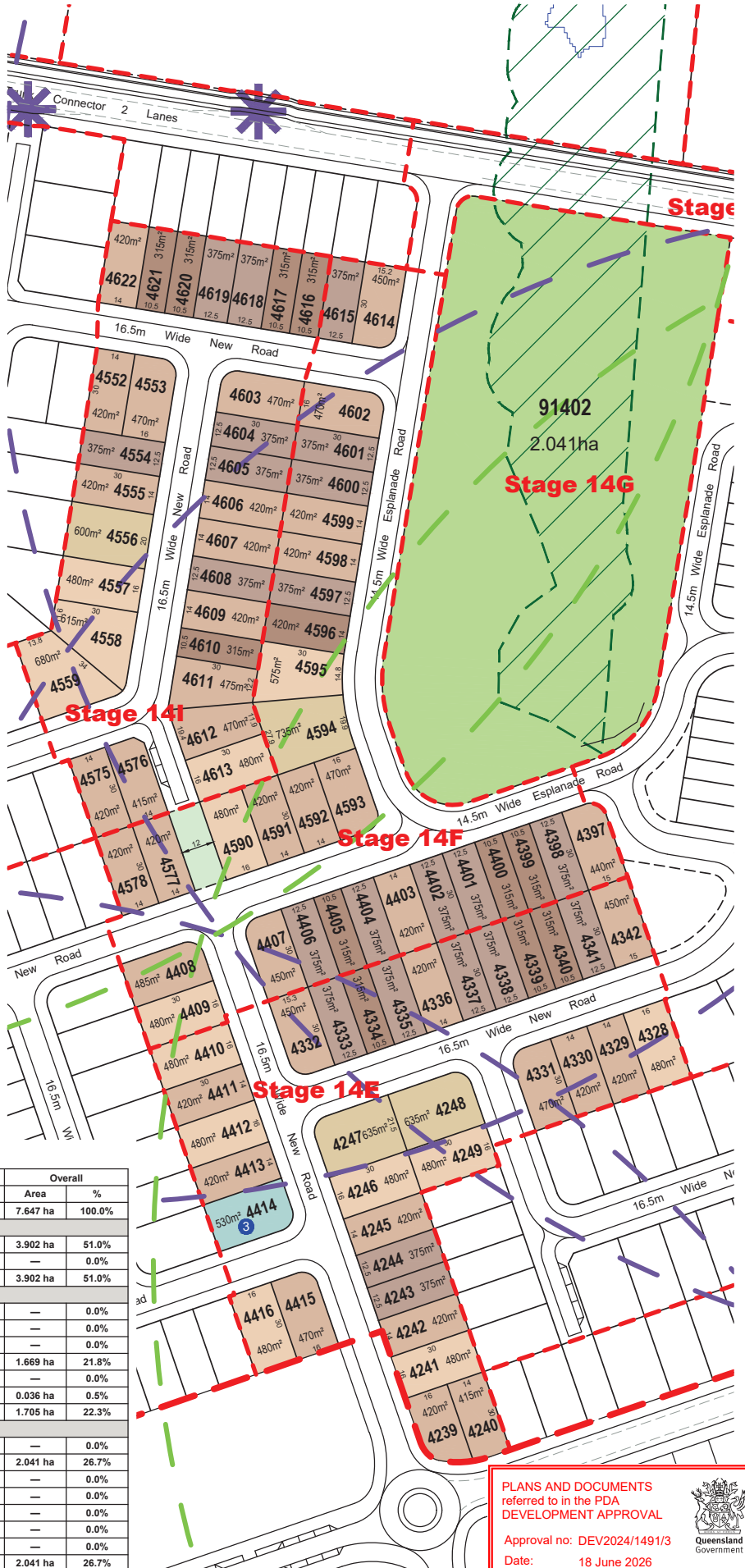
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Neighbourhood Park Catchment (400m)

Yield Breakdown

Lot Type	Stage 14E	Stage 14F	Stage 14I	Overall	
Yield	Yield	Yield	Yield	Yield	%
25m Deep Product					
Villa 10.5m 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 9m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
30m Deep Product					
Villa 10.5m Allotment	3	4	5	12	13.2%
Premium Villa 12.5m Allotment	7	9	6	22	24.2%
Courtyard 14m Allotment	13	13	12	38	41.8%
Premium Courtyard 16m Allotment	7	3	4	14	15.4%
Traditional 18m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	2	1	1	4	4.4%
Possible Multiple Residential Allotment	1	—	—	1	1.1%
Subtotal	33	30	28	91	100.0%
Total Residential Allotments	33	30	28	91	100.0%
Residential Net Density	16.7 dw/ha	15.0 dw/ha	17.1 dw/ha		
Super Lots	Lots	Lots	Lots	Lots	
Medium Density Allotment	—	—	—	—	
Subtotal	—	—	—	—	
Total Allotments	33	30	28	91	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	35	30	28	93	
Maximum Potential Net Residential Density	17.7 dw/ha	15.0 dw/ha	17.1 dw/ha		

Land Budget

Land Use	Stage 14E	Stage 14F	Stage 14G	Stage 14I	Overall	
Area	Area	Area	Area	Area	Area	%
	1.979 ha	1.995 ha	2.041 ha	1.632 ha	7.647 ha	100.0%
Saleable Area						
Residential Allotments	1.436 ha	1.273 ha	—	1.193 ha	3.902 ha	51.0%
Medium Density	—	—	—	—	—	0.0%
Total Area of Allotments	1.436 ha	1.273 ha	—	1.193 ha	3.902 ha	51.0%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.543 ha	0.686 ha	—	0.440 ha	1.669 ha	21.8%
LANEWAY (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	0.036 ha	—	—	0.036 ha	0.5%
Total Area of New Road	0.543 ha	0.722 ha	—	0.440 ha	1.705 ha	22.3%
Open Space						
Conservation Buffer	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	2.041 ha	—	2.041 ha	26.7%
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	—	—	2.041 ha	—	2.041 ha	26.7%



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



PLAN REF: 110056 – 626

Rev No: H

DATE: 17 FEBRUARY 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD



FLAGSTONE CA3 SOUTH STAGE 14E - 14G & 14I PLAN OF SUBDIVISION

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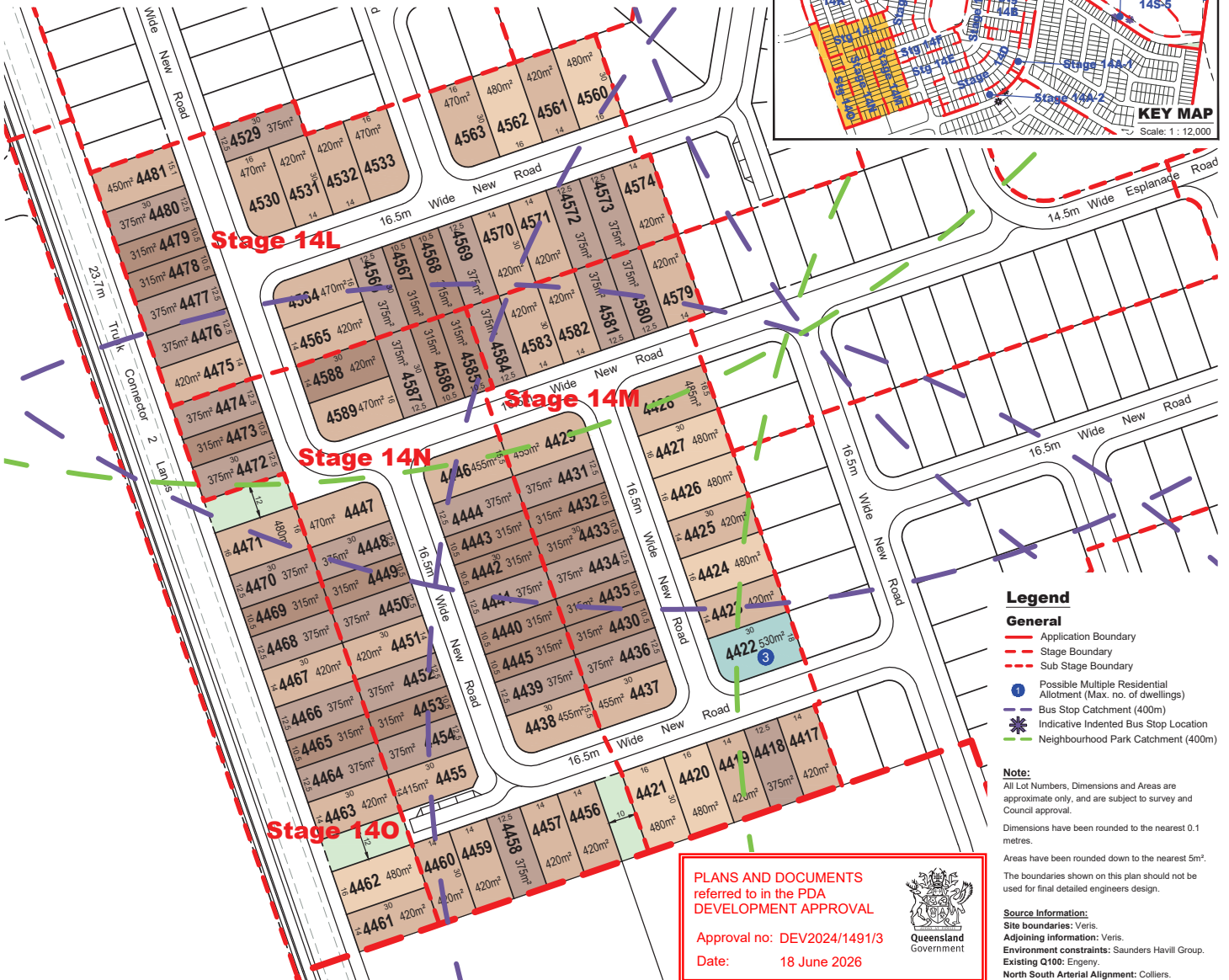
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Yield Breakdown						
Lot Type	Stage 14L	Stage 14M	Stage 14N	Stage 14O	Overall	
	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product						
Villa 10.5m Allotment	—	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	—	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 9m Allotment	—	—	—	—	—	0.0%
Subtotal	—	—	—	—	—	0.0%
30m Deep Product						
Villa 10.5m Allotment	4	4	10	2	20	20.8%
Premium Villa 12.5m Allotment	8	7	11	4	30	31.3%
Courtyard 14m Allotment	13	10	10	4	37	38.5%
Premium Courtyard 16m Allotment	2	5	—	1	8	8.3%
Traditional 18m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	1	—	—	1	1.0%
Subtotal	27	27	31	11	96	100.0%
Total Residential Allotments	27	27	31	11	96	100.0%
Residential Net Density	17.8 dw/ha	17.4 dw/ha	18.4 dw/ha	21.7 dw/ha		
Super Lots	Lots	Lots	Lots	Lots	Lots	
Medium Density Allotment	—	—	—	—	—	
Subtotal	—	—	—	—	—	
Total Allotments	27	27	31	11	96	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	27	29	31	11	98	
Maximum Potential Net Residential Density	17.8 dw/ha	18.7 dw/ha	18.4 dw/ha	21.7 dw/ha		

Land Budget						
Land Use	Stage 14L	Stage 14M	Stage 14N	Stage 14O	Overall	
	Area	Area	Area	Area	Area	%
	1.521 ha	1.552 ha	1.681 ha	1.248 ha	6.002 ha	100.0%
Saleable Area						
Residential Allotments	1.092 ha	1.116 ha	1.175 ha	0.435 ha	3.818 ha	63.6%
Medium Density	—	—	—	—	—	0.0%
Total Area of Allotments	1.092 ha	1.116 ha	1.175 ha	0.435 ha	3.818 ha	63.6%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	0.741 ha	0.741 ha	12.3%
Neighbourhood Connector (20.2m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.429 ha	0.436 ha	0.476 ha	—	1.341 ha	22.3%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	0.030 ha	0.072 ha	0.102 ha	1.7%
Total Area of New Road	0.429 ha	0.436 ha	0.506 ha	0.813 ha	2.184 ha	36.4%
Open Space						
Corridor Park / Conservation	—	—	—	—	—	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%



PLAN REF: 110056 – 627
 Rev No: H
 DATE: 17 FEBRUARY 2026
 CLIENT: PEET
 DRAWN BY: JC / MM
 CHECKED BY: MD

FLAGSTONE CA3 SOUTH
 STAGE 14L, 14M - 14O
 PLAN OF SUBDIVISION

PEET

URBAN DESIGN
 Level 6
 31 Duncan Street
 PO Box 1559
 Fortitude Valley QLD 4006
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Land Use	Land Budget					
	Stage 14J	Stage 14K	Stage 14P	Stage 14Q-1	Overall	
	Area	Area	Area	Area	Area	%
	1.828 ha	2.854 ha	1.632 ha	1.905 ha	8.219 ha	100.0%
Saleable Area						
Residential Allotments	1.016 ha	1.923 ha	0.325 ha	—	3.264 ha	39.7%
Medium Density	—	—	—	—	—	0.0%
Total Area of Allotments	1.016 ha	1.923 ha	0.325 ha	—	3.264 ha	39.7%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	1.307 ha	—	1.307 ha	15.9%
Neighbourhood Connector (20.2m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.583 ha	0.829 ha	—	—	1.412 ha	17.2%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	0.015 ha	0.102 ha	—	—	0.117 ha	1.4%
Total Area of New Road	0.598 ha	0.931 ha	1.307 ha	—	2.836 ha	34.5%
Open Space						
Conservation Buffer	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	0.0%
Regional Sports	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	1.905 ha	1.905 ha	23.2%
Local Recreation Park	0.214 ha	—	—	—	0.214 ha	2.6%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Total Open Space	0.214 ha	—	—	1.905 ha	2.119 ha	25.8%

Yield Breakdown					
Lot Type	Stage 14J	Stage 14K	Stage 14P	Overall	
	Yield	Yield	Yield	Yield	%
25m Deep Product					
Villa 10.5m Allotment	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	2	—	2	2.6%
Courtyard 14m Allotment	1	2	—	3	3.9%
Premium Courtyard 16m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	0.0%
Subtotal	1	4	—	5	6.5%
28m Deep Terrace Product					
Terrace 7.5m Allotment	—	—	—	—	0.0%
Terrace 9m Allotment	—	—	—	—	0.0%
Subtotal	—	—	—	—	0.0%
30m Deep Product					
Villa 10.5m Allotment	—	5	5	10	13.0%
Premium Villa 12.5m Allotment	7	16	3	26	33.8%
Courtyard 14m Allotment	8	20	1	29	37.7%
Premium Courtyard 16m Allotment	—	2	—	2	2.6%
Traditional 18m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	4	—	—	4	5.2%
Possible Multiple Residential Allotment	1	—	—	1	1.3%
Subtotal	20	43	9	72	93.5%
Total Residential Allotments	21	47	9	77	100.0%
Residential Net Density	11.5 dw/ha	16.5 dw/ha	27.7 dw/ha		
Super Lots	Lots	Lots	Lots	Lots	
Medium Density Allotment	—	—	—	—	
Subtotal	—	—	—	—	
Total Allotments	21	47	9	77	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	22	47	9	78	
Maximum Potential Net Residential Density	12.0 dw/ha	16.5 dw/ha	27.7 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.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

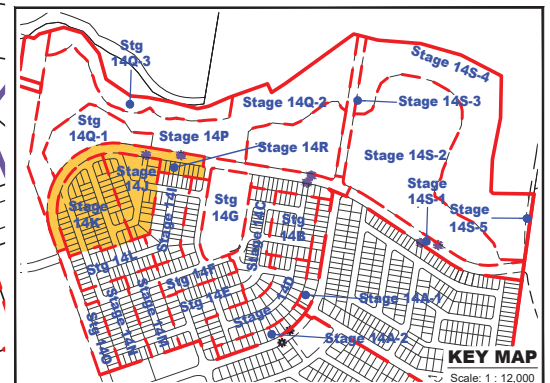
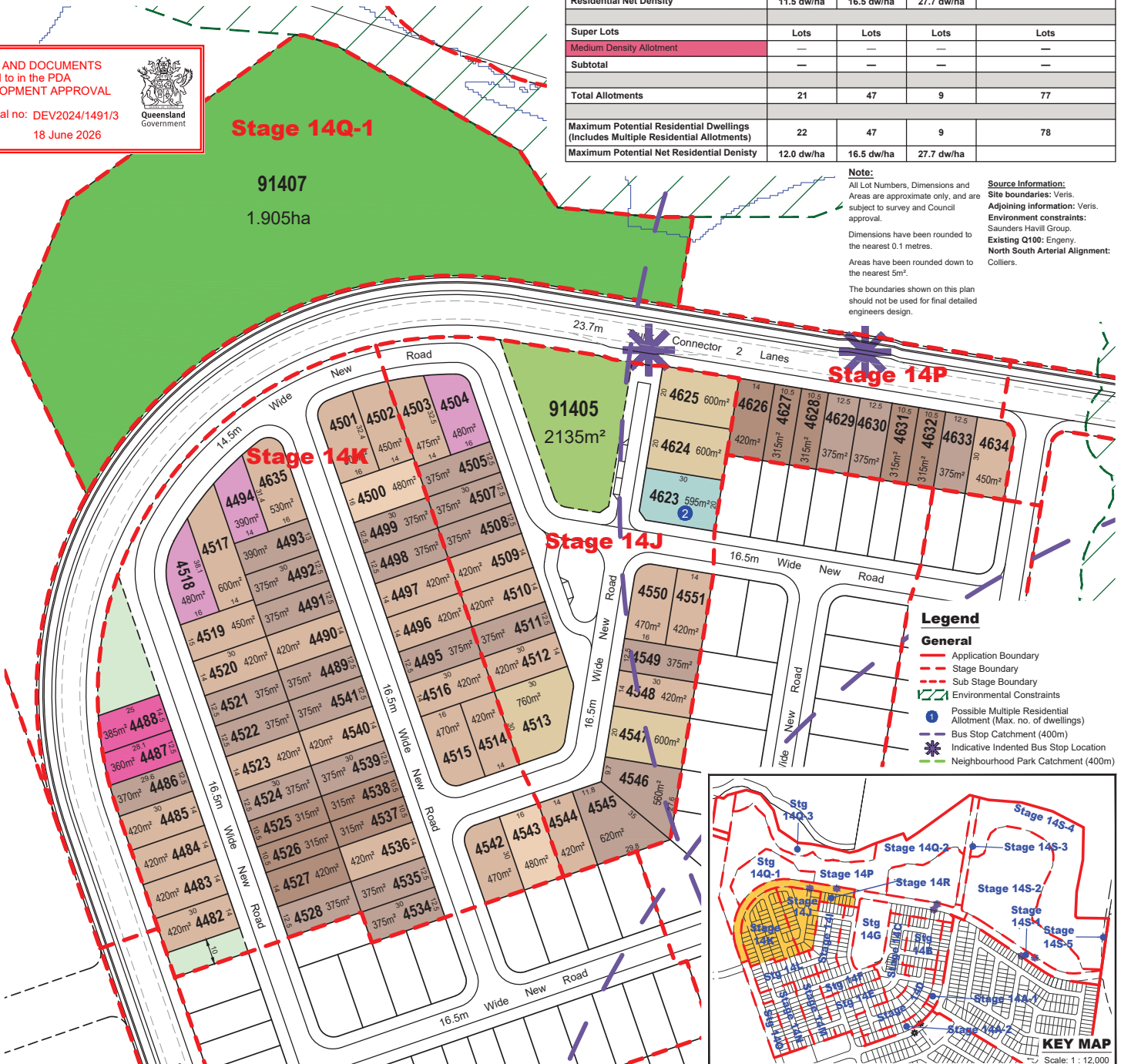
Approval no: DEV2024/1491/3

Date: 18 June 2026



Stage 14Q-1

91407
1.905ha



PLAN REF: 110056 – 628

Rev No: H

DATE: 17 FEBRUARY 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD



FLAGSTONE CA3 SOUTH
STAGE 14J, 14K, 14P & 14Q-1
PLAN OF SUBDIVISION

PEET

URBAN DESIGN
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Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Existing Q100
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Neighbourhood Park Catchment (400m)
- Indicative Core Corridor (100m)
- Indicative Outer Corridor (200m)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026



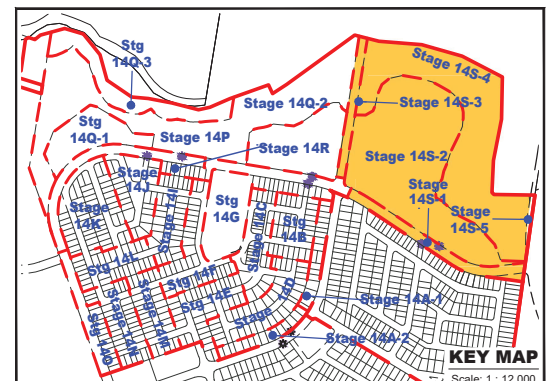
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Source Information:
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Adjoining information: Veris.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.



Land Budget

Land Use	Stage 14S-1	Stage 14S-2	Stage 14S-3	Stage 14S-4	Stage 14S-5	Overall	
	Area	Area	Area	Area	Area	Area	%
	1.218 ha	8.560 ha	0.688 ha	7.674 ha	0.123 ha	18.263 ha	100.0%
Saleable Area							
Residential Allotments	—	—	—	—	—	—	0.0%
Medium Density	—	—	—	—	—	—	0.0%
Total Area of Allotments	—	—	—	—	—	—	0.0%
Road							
North South Arterial Dedication (incl. batters)	—	—	—	0.003 ha	0.123 ha	0.126 ha	0.7%
Trunk Connector 2 Lanes (23.7m)	1.127 ha	—	—	—	—	1.127 ha	6.2%
Neighbourhood Connector (20.2m)	—	—	0.688 ha	—	—	0.688 ha	3.8%
Neighbourhood Access Street (16.5m)	—	—	—	—	—	—	0.0%
Laneway (6.5m)	—	—	—	—	—	—	0.0%
Pedestrian Linkages	0.091 ha	—	—	—	—	0.091 ha	0.5%
Total Area of New Road	1.218 ha	—	0.688 ha	0.003 ha	0.123 ha	2.032 ha	11.1%
Open Space							
Corridor Park / Conservation	—	—	—	7.671 ha	—	7.671 ha	42.0%
Regional Sports	—	—	—	—	—	—	0.0%
District Sports	—	8.560 ha	—	—	—	8.560 ha	46.9%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	0.0%
Total Open Space	—	8.560 ha	—	7.671 ha	—	16.231 ha	88.9%



PLAN REF: 110056 – 630

Rev No: H

DATE: 17 FEBRUARY 2026

CLIENT: PEET

DRAWN BY: JC

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FLAGSTONE CA3 SOUTH STAGE 14S-1 - 14S-5 PLAN OF DEVELOPMENT

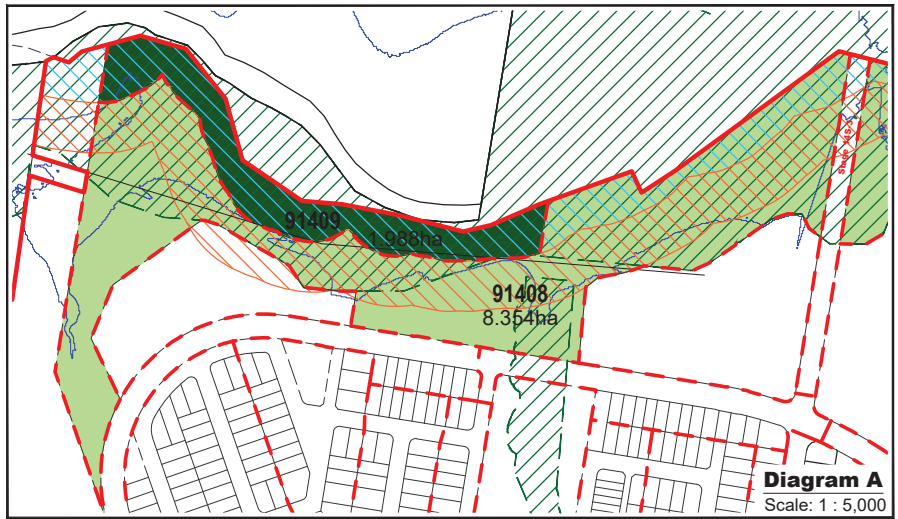
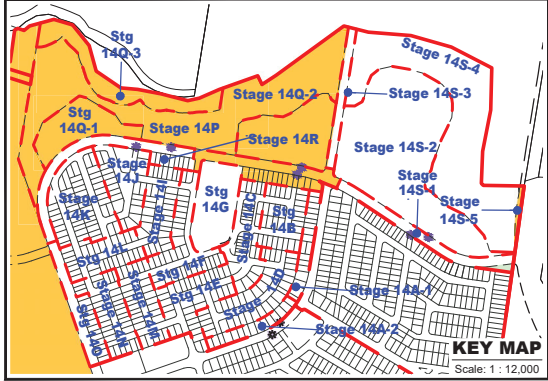
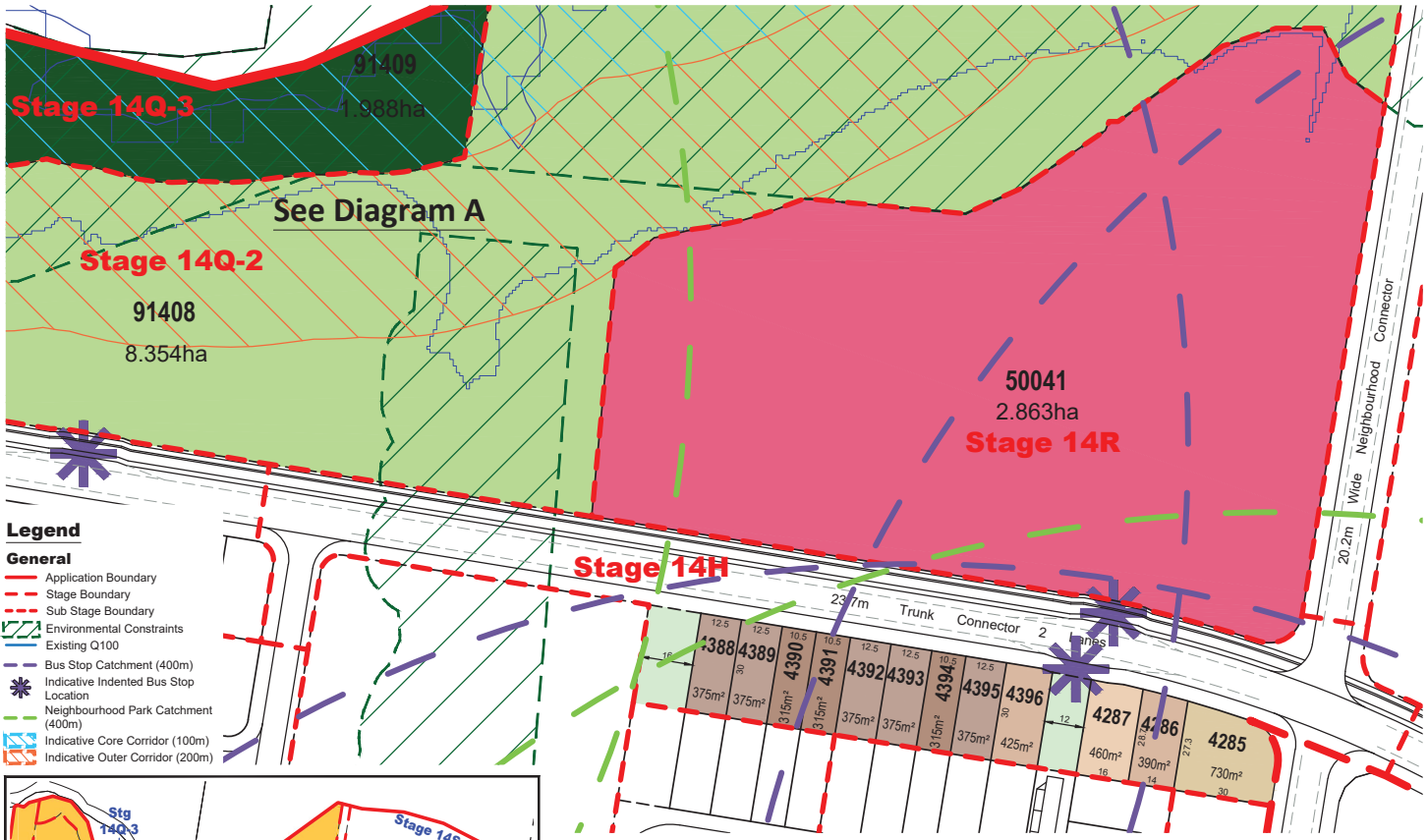
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Yield Breakdown

Lot Type	Stage 14H	Stage 14R	Overall	
	Yield	Yield	Yield	%
25m Deep Product				
Villa 10.5m 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 9m Allotment	—	—	—	0.0%
Subtotal	—	—	—	0.0%
30m Deep Product				
Villa 10.5m Allotment	3	—	3	25.0%
Premium Villa 12.5m Allotment	5	—	5	41.7%
Courtyard 14m Allotment	2	—	2	16.7%
Premium Courtyard 16m Allotment	1	—	1	8.3%
Traditional 18m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	1	—	1	8.3%
Possible Multiple Residential Allotment	—	—	—	0.0%
Subtotal	12	—	12	100.0%
Total Residential Allotments	12	—	12	100.0%
Residential Net Density	19.6 dw/ha	—		
Super Lots				
Medium Density Allotment	—	1	1	
Subtotal	—	1	1	
Total Allotments	12	1	13	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	12	—	12	
Maximum Potential Net Residential Density	19.6 dw/ha	—		

Land Budget

Land Use	Stage 14H	Stage 14Q-2	Stage 14Q-3	Stage 14R	Overall	
	Area	Area	Area	Area	Area	%
	1.489 ha	8.355 ha	1.988 ha	2.863 ha	14.695 ha	100.0%
Saleable Area						
Residential Allotments	0.483 ha	—	—	—	0.483 ha	3.3%
Medium Density	—	—	—	2.863 ha	2.863 ha	19.5%
Total Area of Allotments	0.483 ha	—	—	2.863 ha	3.346 ha	22.8%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	0.877 ha	—	—	—	0.877 ha	6.0%
Neighbourhood Connector (20.2m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.046 ha	—	—	—	0.046 ha	0.3%
Landway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	0.083 ha	—	—	—	0.083 ha	0.6%
Total Area of New Road	1.006 ha	—	—	—	1.006 ha	6.8%
Open Space						
Conservation Buffer	—	—	1.988 ha	—	1.988 ha	13.5%
Corridor Park / Conservation	—	8.355 ha	—	—	8.355 ha	56.9%
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	—	8.355 ha	1.988 ha	—	10.343 ha	70.4%

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2024/1491/3
Date: 18 June 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.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

PLAN REF: 110056 – 629

Rev No: H

DATE: 17 FEBRUARY 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD



FLAGSTONE CA3 SOUTH STAGE 14H, 14Q-2, 14Q-3 & 14R PLAN OF DEVELOPMENT

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- Notes:**
- General**
1. All development is to be undertaken in accordance with the Development Code, 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 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.
- 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 2400mm behind the pillar of the garage door, and
 - iv. Must have a sectional, tilt or roller door.
 - c. The front facade 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.
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. Driveways are to be accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
25. 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.
26. 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 B9B Vehicle.
27. Maximum of one driveway per dwelling unless it is a MR lot.
28. 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.
29. 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.
30. 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. 1.8m high solid side fencing (good neighbour style) must not protrude forward of the front building line.
34. 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.
35. 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.
36. Fencing on all park or street frontages is constructed with visible posts, which are at least 1200mm x 120mm and 100mm higher than the infill palings or panels.
37. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
38. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
39. 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.
40. Fencing on shared side boundaries of lots 4134-4138, 4189-4202, 4145-4146, and 4227-4228 to comply with the following:
- 1.8m high solid side fencing (good neighbour style) is 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 line.
 - No side fencing of 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.
41. Fencing on the rear boundaries of lots 4111-4115, 4125-4133, 4139-4144 and 4147-4148, 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**
42. 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.
43. No timber retaining walls over 1.0m or adjoining parks or public streets.
44. Walls over 1.0m require RPEQ certification.
- Building Articulation**
45. 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 facade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materials
46. 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.
47. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
48. All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Unreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
49. 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.
50. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
51. Screened drying and rubbish bins area must be behind the main face of the dwelling.
52. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.
- Slope and Building Footings**
53. 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.
55. 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**
56. 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**
57. Steep Residential Allotments controls relate to all allotments within Stages 13A, 13B, 13C, 13G and 13H.
58. 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 including the building;
 - Split level home designs; and/or
 - Part slab / part posts and been construction; and/or
 - Pole home construction.
59. Building design, cut and/or fill on site must not negatively impact the conveyance of stormwater or adversely affect neighbouring properties
60. Building design should consider the retention of existing vegetation outside of the BLE.
61. 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 allisce screening that complements the aesthetic of the home.
62. Class 10 buildings or structures are permitted within the prescribed building envelope and contribute towards site cover percentage.
63. Refer to POD Note 38 and 39 for additional fencing controls.
- Additional Criteria for Multiple Residential Allotments (excluding Lots 50041, 50042 & 50043)**
64. Buildings must address all street frontages with driveways, pedestrian entries or both.
65. All dwellings must have a clearly identifiable front door, which is undercover.
66. Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.
67. Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.
- Additional Criteria for Secondary Dwellings**
68. Floor area must be between a minimum of 45m² and 75m².
69. Materials, detailing, colours and roof form are consistent with those of the primary house.
70. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
71. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
72. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
73. 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.
74. The driveway must be shared with the primary house, however on corner allotments with a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
75. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
76. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.
77. Subdivision of Secondary Dwellings is not permitted.
- 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 -
- a. in a landscaped or open space area, including, for example, a gazebo or shade structure; or
 - b. a basement that is completely below ground level and used for car parking, or
 - c. the eaves of a building; or
 - d. a sun shade.

PLAN REF: 110056 – 632

Rev No: H

DATE: 17 FEBRUARY 2028

CLIENT: PEET

DRAWN BY: JC

CHECKED BY: MD



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 2026

FLAGSTONE CA3 SOUTH

STAGE 14 OVERALL

PLAN OF DEVELOPMENT NOTES

PEET

URBAN DESIGN

3 Level 8

PO Box 1559

Fortitude Valley QLD 4006

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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 110056-632H STAGE 14 OVERALL PLAN OF DEVELOPMENT NOTES

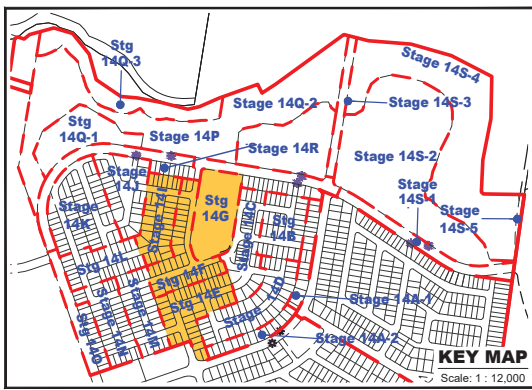
PLAN REF: 110056 - 633
Rev No: H
DATE: 17 FEBRUARY 2026
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD

FLAGSTONE CA3 SOUTH
STAGE 14A - 14D
PLAN OF DEVELOPMENT

PEET
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Level 6
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Fortitude Valley QLD 4006
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Legend

General

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

Open Space

- Corridor 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
- Preferred Double Garage Location
- Preferred Single Garage Location
- Bin Pad

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 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.

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
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	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 110056-632H STAGE 14 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 - 634

Rev No: H

DATE: 17 FEBRUARY 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD



FLAGSTONE CA3 SOUTH
STAGE 14E - 14G & 14I
PLAN OF DEVELOPMENT

PEET

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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3
Date: 18 June 2026



Queensland
Government

Legend

General

Application Boundary

Stage Boundary

Sub Stage Boundary

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

Open Space

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

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.
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	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 110056-632H STAGE 14 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 635
Rev No: H
DATE: 17 FEBRUARY 2026
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD



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

FLAGSTONE CA3 SOUTH
STAGE 14L, 14M - 14O
PLAN OF DEVELOPMENT



URBAN DESIGN
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Legend

General

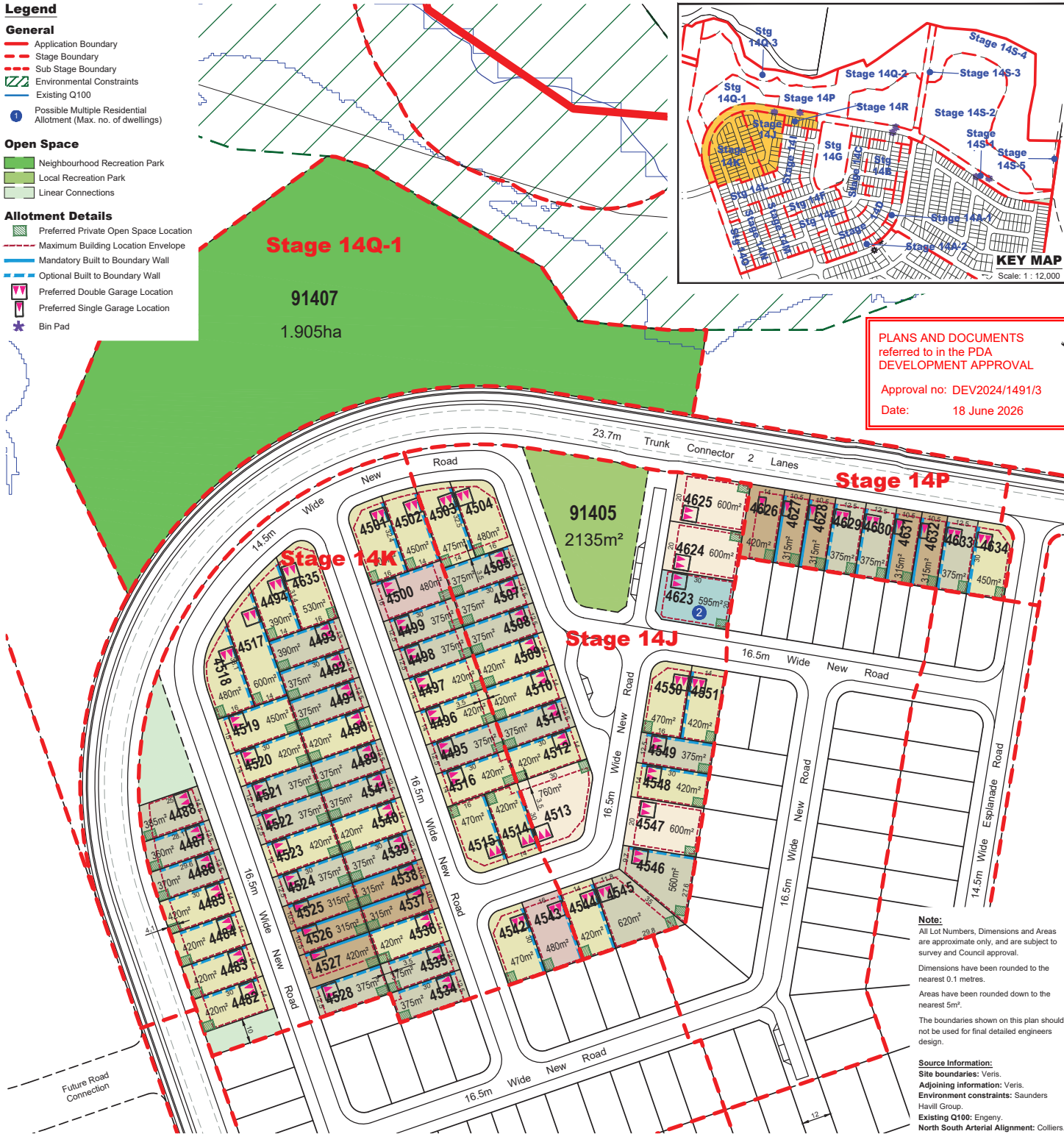
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

- Neighbourhood Recreation Park
- Local Recreation Park
- Linear Connections

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Double Garage Location
- Preferred Single Garage Location
- Bin Pad



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3

Date: 18 June 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.
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	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 110056-632H STAGE 14 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 - 636

Rev No: H

DATE: 17 FEBRUARY 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD

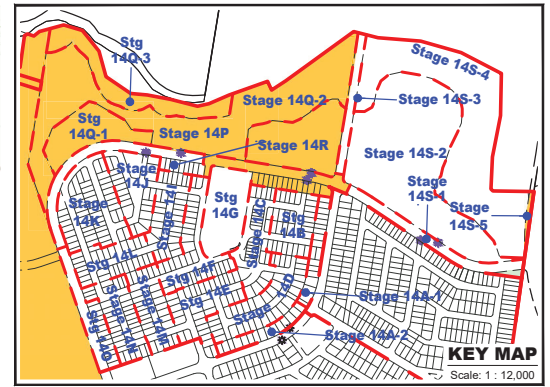
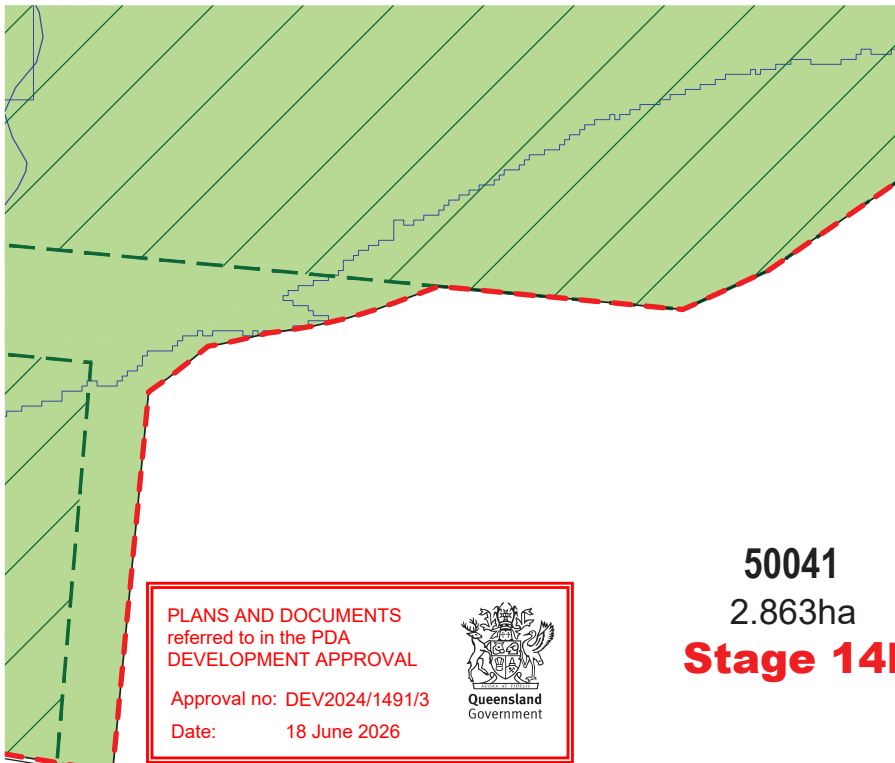


FLAGSTONE CA3 SOUTH
STAGE 14J, 14K & 14P
PLAN OF SUBDIVISION

PEET URBAN DESIGN
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3
Date: 18 June 2026



50041
2.863ha
Stage 14R

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints

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

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.
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	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 110056-632H STAGE 14 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 - 637

Rev No: H

DATE: 17 FEBRUARY 2026

CLIENT: PEET

DRAWN BY: JC / MM

CHECKED BY: MD



FLAGSTONE CA3 SOUTH
STAGE 14H & 14R
PLAN OF SUBDIVISION

PEET

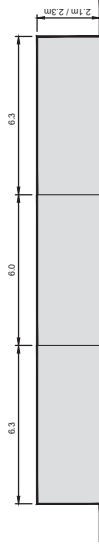
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Typical Indented Parking Bay Arrangement

Scale 1 : 200

Legend

General

-  Application Boundary
-  Stage Boundary
-  Sub Stage Boundary
-  Environmental Constraints

Open Space

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

On-Street Parking

- Indicative Car Park Location
Indicative Driveway



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.
Joining information: Veris.
Environment constraints: Saunders Havill
Group.
Existing Q100: Ergeney.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1491/3
Date: 18 June 2026

PLAN REF: 110056 - 638

Rev No: H
DATE: 17 FEBRUARY 2026
CLIENT: PEET
DRAWN BY: JC / MM
CHECKED BY: MD

CHECKED BY: MLD	0	20	40	60	80	100	120	140	1.250 @ A3
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FLAGSTONE CA3 SOUTH
STAGE 14
PARKING MANAGEMENT PLAN

URBAN DESIGN
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