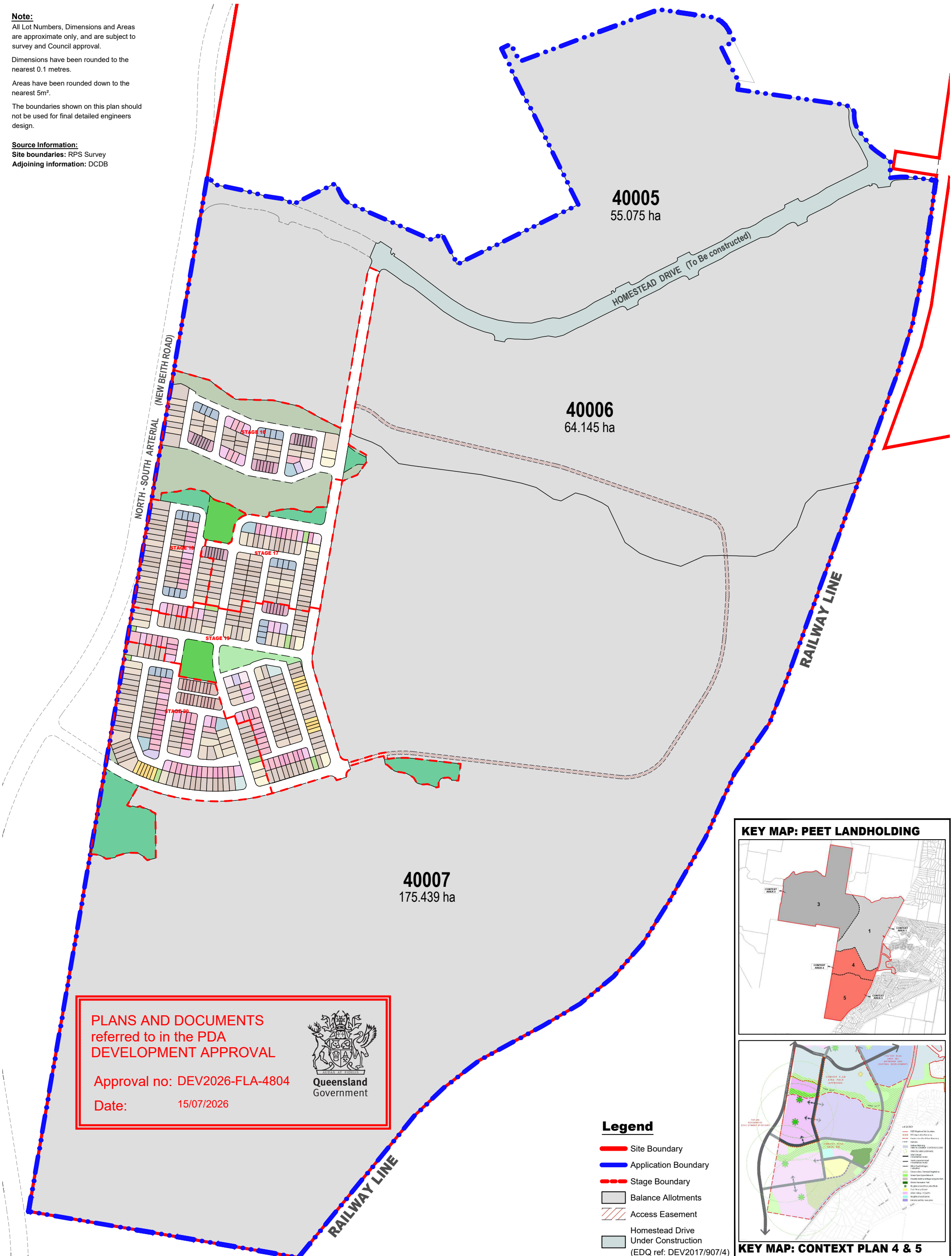


Note:
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4804

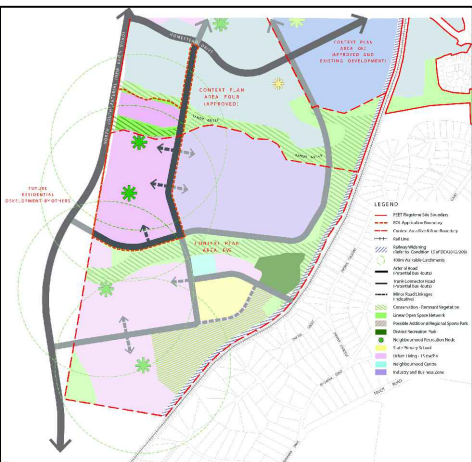
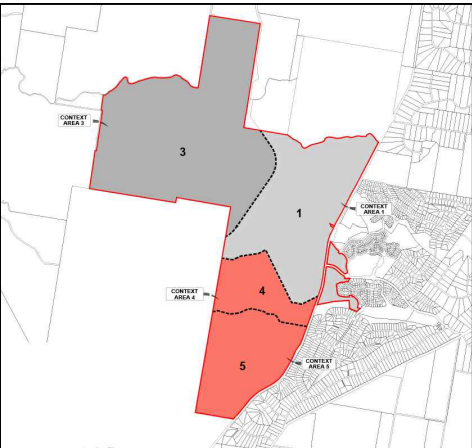
Date: 15/07/2026



Legend

- Site Boundary
- Application Boundary
- Stage Boundary
- Balance Allotments
- Access Easement
- Homestead Drive Under Construction (EDQ ref: DEV2017/907/4)

KEY MAP: PEET LANDHOLDING



KEY MAP: CONTEXT PLAN 4 & 5

PLAN REF: 110056 – 703

Rev No: A

DATE: 15 May 2026

CLIENT: PEET

DRAWN BY: CB

CHECKED BY: CK



0 100 200 300 400 500 1 : 7,500 @ A3

**FLAGSTONE CA5
Overall Application
STAGES 16 - 20**

URBAN DESIGN
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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: RPS Survey
Adjoining information: DCDB
Rectified Environment constraints: Saunders Havill Group.
Defined Flood Event: Engeny.
Waterway Stability Buffers: Engeny.

Yield Breakdown		
Lot Type	Overall	
20m Deep Product		
Squat Lots	28	5.2%
Subtotal	28	5.2%
25m Deep Product		
Terrace 6.6m Allotment Front Loaded	18	3.4%
Terrace 7.5m Allotment Front Loaded	10	1.9%
Terrace 9m Allotment Front Loaded End	10	1.9%
Terrace 7.5m Allotment Rear Loaded	14	2.6%
Terrace 9m Allotment Rear Loaded End	8	1.5%
Villa 10.5m Allotment	34	6.3%
Premium Villa 12.5m Allotment	58	10.8%
Courtyard 14m Allotment	24	4.5%
Premium Courtyard 16m Allotment	4	0.7%
Premium Traditional 18m Allotment	4	0.7%
Possible Multi-Residential Allotment	4	0.7%
Subtotal	188	35.0%
30m Deep Product		
Terrace 7.5m Allotment Front Loaded	8	1.5%
Terrace 9m Allotment Front Loaded End	6	1.1%
Villa 10.5m Allotment	74	13.8%
Premium Villa 12.5m Allotment	149	27.7%
Courtyard 14m Allotment	56	10.4%
Premium Courtyard 16m Allotment	19	3.5%
Premium Traditional 18m Allotment	7	1.3%
Possible Multi-Residential Allotment	2	0.4%
Subtotal	321	59.8%
Total Residential Allotments	537	100.0%
Total Residential Dwellings	543	
Residential Net Density	16.8 dw/ha	

Land Budget		
Land Use	CA5 North	
	Area	%
Area of Application Boundary	43.763 ha	100.0%
Saleable Area		
Residential Allotments	19.99 ha	45.7%
Total Area of Allotments	19.99 ha	45.7%
Road		
Trunk Collector Road (23.8m)	2.90 ha	6.6%
Neighbourhood Connector (22.9m)	1.18 ha	2.7%
Neighbourhood Connector (21.0m)	2.23 ha	5.1%
Neighbourhood Access Street (16.5m)	6.81 ha	15.6%
Laneway (6.5m)	0.07 ha	0.2%
Pedestrian Linkages	0.25 ha	0.6%
Access Easement	0.07 ha	0.2%
Total Area of New Road	13.50 ha	30.8%
Open Space		
Drainage	3.55 ha	8.1%
Corridor Park / Conservation	4.95 ha	11.3%
Neighbourhood Recreation Park	1.25 ha	2.9%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	0.53 ha	1.2%
Total Open Space	10.28 ha	23.5%

Legend

- Site Boundary
- Application Boundary
- Stage Boundary
- Access Easement
- 400m Neighbourhood Park Catchment
- Hard Environmental Constraint (PMAV)
- Waterway Stability Buffer
- Defined Flood Extent
- Balance Allotments
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Signage Lease

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4804
Date: 15/07/2026



TO BE READ IN CONJUNCTION WITH 110056-703 OVERALL APPLICATION

PLAN REF: 110056 – 704
Rev No: A
DATE: 15 May 2026
CLIENT: PEET
DRAWN BY: CB
CHECKED BY: CK



FLAGSTONE CA5
PLAN OF SUBDIVISION
STAGES 16 - 20

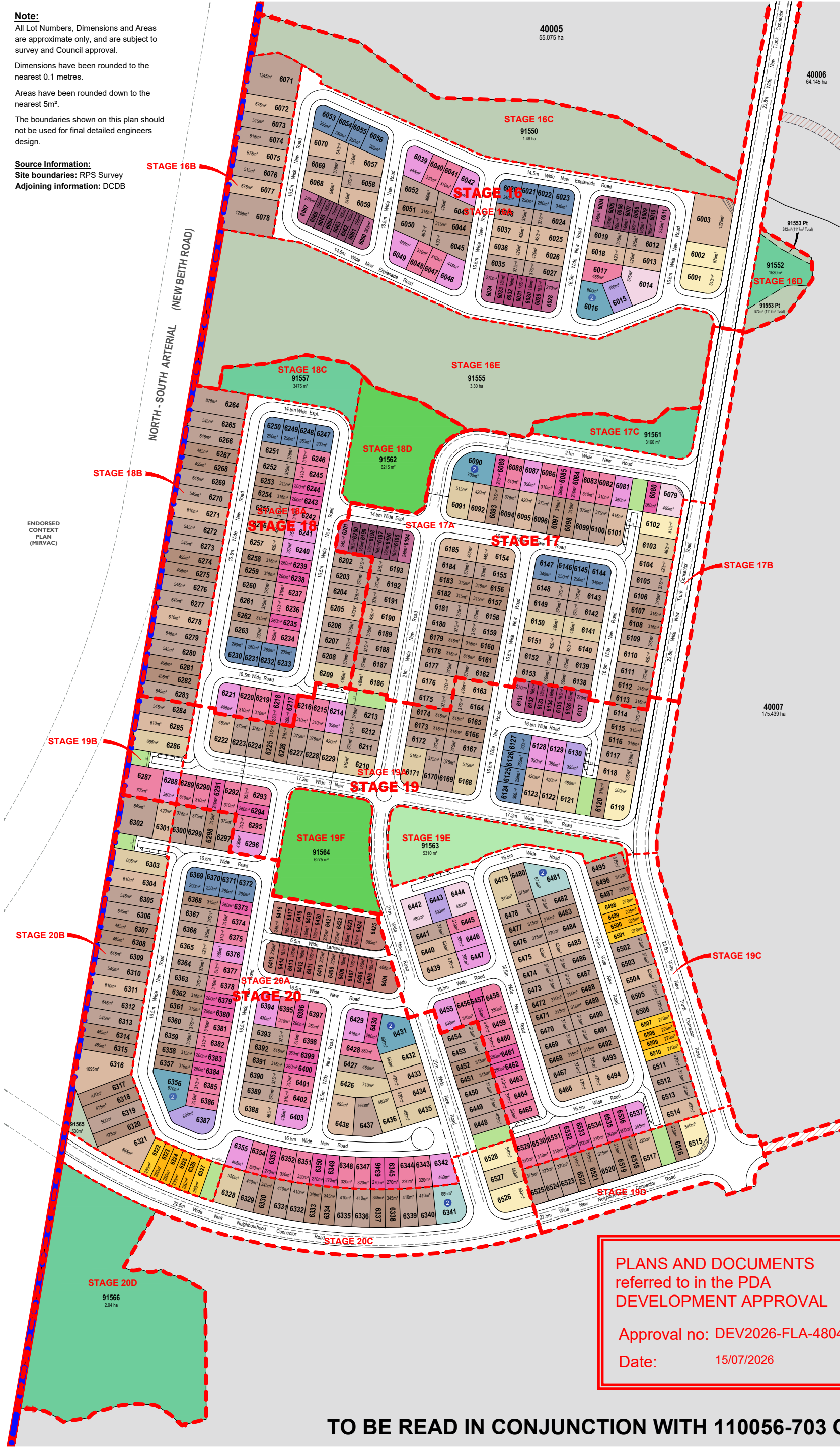
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Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB



Yield Breakdown		
Lot Type	Overall	
20m Deep Product		
Squat Lots	28	5.2%
Subtotal	28	5.2%
25m Deep Product		
Terrace 6.6m Allotment Front Loaded	18	3.4%
Terrace 7.5m Allotment Front Loaded	10	1.9%
Terrace 9m Allotment Front Loaded End	10	1.9%
Terrace 7.5m Allotment Rear Loaded	14	2.6%
Terrace 9m Allotment Rear Loaded End	8	1.5%
Villa 10.5m Allotment	34	6.3%
Premium Villa 12.5m Allotment	58	10.8%
Courtyard 14m Allotment	24	4.5%
Premium Courtyard 16m Allotment	4	0.7%
Premium Traditional 18m Allotment	4	0.7%
Possible Multi-Residential Allotment	4	0.7%
Subtotal	188	35.0%
30m Deep Product		
Terrace 7.5m Allotment Front Loaded	8	1.5%
Terrace 9m Allotment Front Loaded End	6	1.1%
Villa 10.5m Allotment	74	13.8%
Premium Villa 12.5m Allotment	149	27.7%
Courtyard 14m Allotment	56	10.4%
Premium Courtyard 16m Allotment	19	3.5%
Premium Traditional 18m Allotment	7	1.3%
Possible Multi-Residential Allotment	2	0.4%
Subtotal	321	59.8%
Total Residential Allotments	537	100.0%
Total Residential Dwellings	543	
Residential Net Density	16.8 dw/ha	

Land Budget		
Land Use	CA5 North	
	Area	%
Area of Application Boundary	43.763 ha	100.0%
Saleable Area		
Residential Allotments	19.99 ha	45.7%
Total Area of Allotments	19.99 ha	45.7%
Road		
Trunk Collector Road (23.8m)	2.90 ha	6.6%
Neighbourhood Connector (22.9m)	1.18 ha	2.7%
Neighbourhood Connector (21.0m)	2.23 ha	5.1%
Neighbourhood Access Street (16.5m)	6.81 ha	15.6%
Laneway (6.5m)	0.07 ha	0.2%
Pedestrian Linkages	0.25 ha	0.6%
Access Easement	0.07 ha	0.2%
Total Area of New Road	13.50 ha	30.8%
Open Space		
Drainage	3.55 ha	8.1%
Corridor Park / Conservation	4.95 ha	11.3%
Neighbourhood Recreation Park	1.25 ha	2.9%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	0.53 ha	1.2%
Total Open Space	10.28 ha	23.5%

Legend

- Site Boundary
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Access Easement
- Balance Allotments
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Signage Lease

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4804

Date: 15/07/2026



TO BE READ IN CONJUNCTION WITH 110056-703 OVERALL APPLICATION

PLAN REF: 110056 – 705

Rev No: A
DATE: 15 May 2026
CLIENT: PEET
DRAWN BY: CB
CHECKED BY: CK



FLAGSTONE CA5
PLAN OF SUBDIVISION SUB-STAGING
STAGES 16 - 20

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Yield Breakdown		
Lot Type	Stage 16	
20m Deep Product		
Squat Lots	8	10.3%
Subtotal	8	10.3%
25m Deep Product		
Terrace 6.6m Allotment Front Loaded	12	15.4%
Terrace 7.5m Allotment Front Loaded	5	6.4%
Terrace 9m Allotment Front Loaded End	6	7.7%
Terrace 7.5m Allotment Rear Loaded	—	0.0%
Terrace 9m Allotment Rear Loaded End	—	0.0%
Villa 10.5m Allotment	—	0.0%
Premium Villa 12.5m Allotment	5	6.4%
Courtyard 14m Allotment	4	5.1%
Premium Courtyard 16m Allotment	1	1.3%
Premium Traditional 18m Allotment	1	1.3%
Possible Multi-Residential Allotment	1	1.3%
Subtotal	35	44.9%
30m Deep Product		
Terrace 7.5m Allotment Front Loaded	—	0.0%
Terrace 9m Allotment Front Loaded End	—	0.0%
Villa 10.5m Allotment	2	2.6%
Premium Villa 12.5m Allotment	17	21.8%
Courtyard 14m Allotment	14	17.9%
Premium Courtyard 16m Allotment	—	0.0%
Premium Traditional 18m Allotment	2	2.6%
Possible Multi-Residential Allotment	—	0.0%
Subtotal	35	44.9%
Total Residential Allotments	78	100.0%
Total Residential Dwellings	79	
Residential Net Density	16.3 dw/ha	

Land Budget		
Land Use	Stage 16	
	Area	%
Area of Application Boundary	11.06 ha	100.0%
Saleable Area		
Residential Allotments	3.07 ha	27.8%
Total Area of Allotments	3.07 ha	27.8%
Road		
Trunk Collector Road (23.8m)	1.16 ha	10.4%
Neighbourhood Connector (22.9m)	—	0.0%
Neighbourhood Connector (21.0m)	—	0.0%
Neighbourhood Access Street (16.5m)	1.79 ha	16.2%
Laneway (6.5m)	—	0.0%
Pedestrian Linkages	—	0.0%
Access Easement	—	0.0%
Total Area of New Road	2.95 ha	26.6%
Open Space		
Drainage	0.15 ha	1.4%
Corridor Park / Conservation	4.89 ha	44.2%
Neighbourhood Recreation Park	—	0.0%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	—	0.0%
Total Open Space	5.05 ha	45.6%

Note:
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Areas have been rounded down to the nearest 5m².
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Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB

PLAN REF: 110056 – 706

Rev No: A

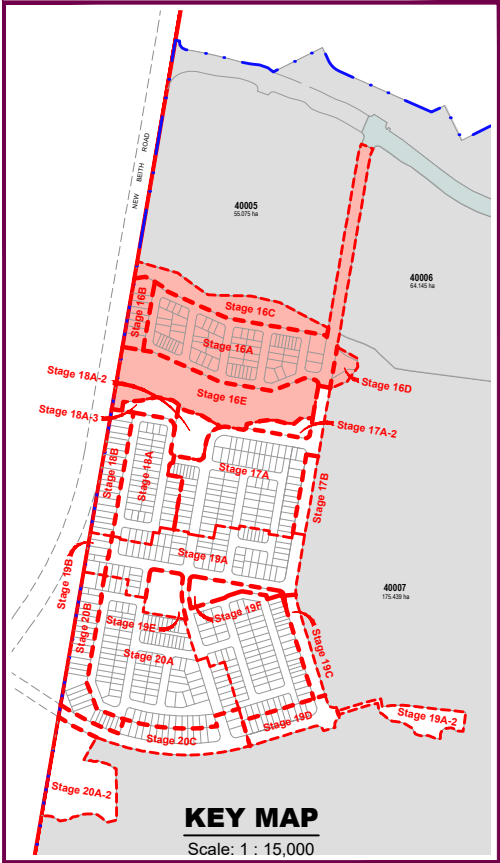
DATE: 15 May 2026

CLIENT: PEET

DRAWN BY: CB

CHECKED BY: CK

1 : 2,000 @ A3



FLAGSTONE CA5
PLAN OF SUBDIVISION
STAGE 16

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Yield Breakdown		
Lot Type	Stage 17	
20m Deep Product		
Squat Lots	4	4.6%
Subtotal	4	4.6%
25m Deep Product		
Terrace 6.6m Allotment Front Loaded	6	6.9%
Terrace 7.5m Allotment Front Loaded	—	0.0%
Terrace 9m Allotment Front Loaded End	2	2.3%
Terrace 7.5m Allotment Rear Loaded	—	0.0%
Terrace 9m Allotment Rear Loaded End	—	0.0%
Villa 10.5m Allotment	4	4.6%
Premium Villa 12.5m Allotment	4	4.6%
Courtyard 14m Allotment	2	2.3%
Premium Courtyard 16m Allotment	—	0.0%
Premium Traditional 18m Allotment	1	1.1%
Possible Multi-Residential Allotment	1	1.1%
Subtotal	20	23.0%
30m Deep Product		
Terrace 7.5m Allotment Front Loaded	—	0.0%
Terrace 9m Allotment Front Loaded End	—	0.0%
Villa 10.5m Allotment	15	17.2%
Premium Villa 12.5m Allotment	31	35.6%
Courtyard 14m Allotment	11	12.6%
Premium Courtyard 16m Allotment	5	5.7%
Premium Traditional 18m Allotment	1	1.1%
Possible Multi-Residential Allotment	—	0.0%
Subtotal	63	72.4%
Total Residential Allotments	87	100.0%
Total Residential Dwellings	88	
Residential Net Density	19.0 dw/ha	

Land Budget		
Land Use	Stage 17	
	Area	%
Area of Application Boundary	5.65 ha	100.0%
Saleable Area		
Residential Allotments	3.09 ha	54.6%
Total Area of Allotments	3.09 ha	54.6%
Road		
Trunk Collector Road (23.8m)	0.70 ha	12.5%
Neighbourhood Connector (22.9m)	—	0.0%
Neighbourhood Connector (21.0m)	0.79 ha	13.9%
Neighbourhood Access Street (16.5m)	0.73 ha	12.8%
Laneway (6.5m)	—	0.0%
Pedestrian Linkages	0.03 ha	0.8%
Access Easement	—	0.0%
Total Area of New Road	2.25 ha	39.8%
Open Space		
Drainage	0.32 ha	5.6%
Corridor Park / Conservation	—	0.0%
Neighbourhood Recreation Park	—	0.0%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	—	0.0%
Total Open Space	0.32 ha	5.6%

Note:
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Areas have been rounded down to the nearest 5m².
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Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB

PLAN REF: 110056 – 707

Rev No: A
DATE: 15 May 2026
CLIENT: PEET
DRAWN BY: CB
CHECKED BY: CK

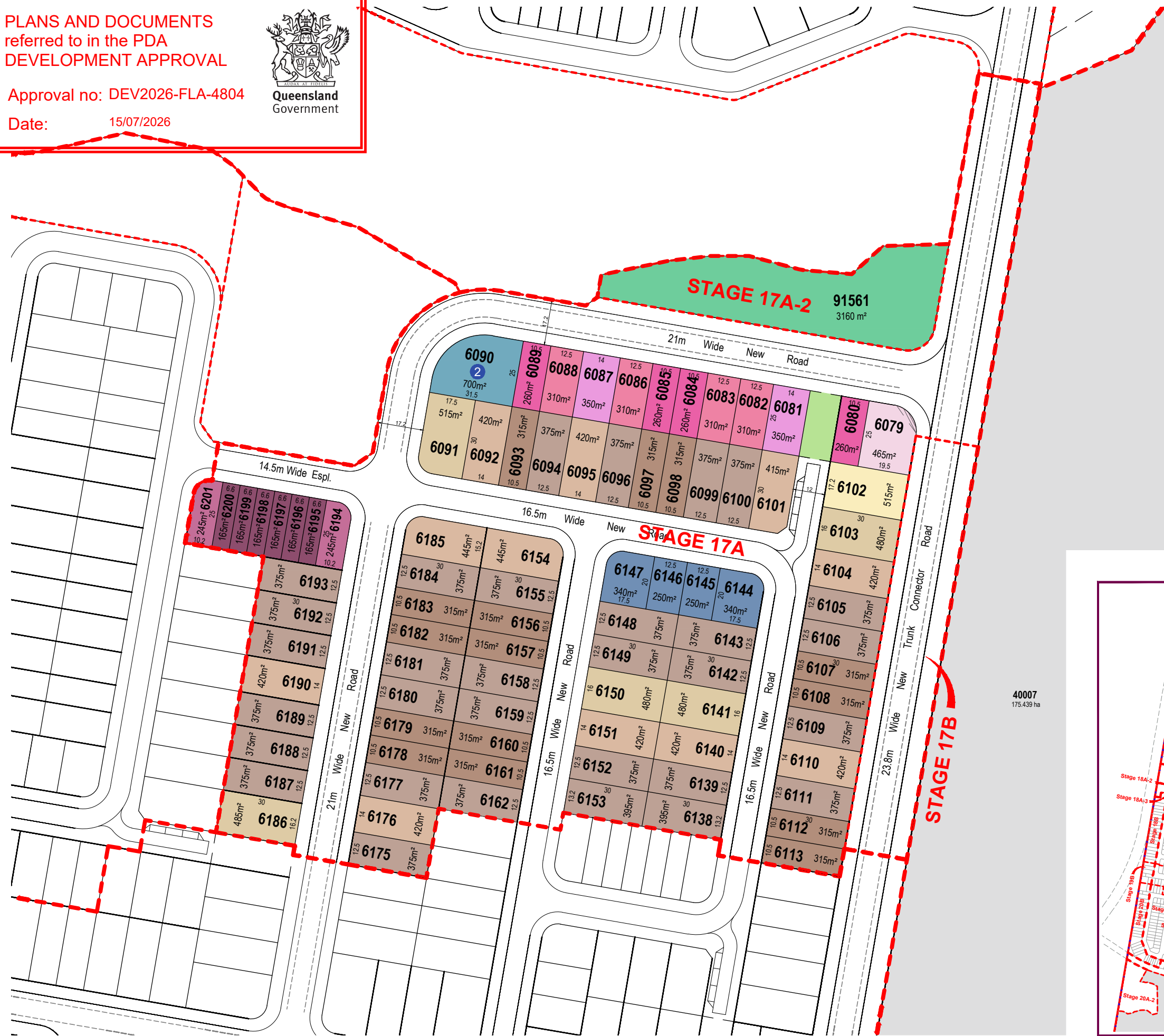


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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

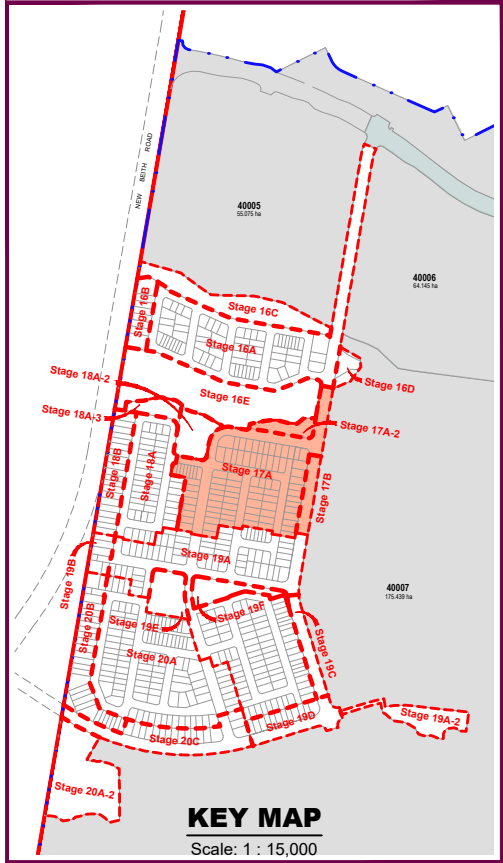
Approval no: DEV2026-FLA-4804

Date: 15/07/2026



Legend

- Site Boundary
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Entry Signage Lease
- Balance Allotments
- Homestead Drive
- Possible Multiple Residential Allotment (Max. no. of dwellings)



FLAGSTONE CA5
PLAN OF SUBDIVISION
STAGE 17

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Yield Breakdown		
Lot Type	Stage 18	
20m Deep Product		
Squat Lots	8	11.9%
Subtotal	8	11.9%
25m Deep Product		
Terrace 6.6m Allotment Front Loaded	—	0.0%
Terrace 7.5m Allotment Front Loaded	—	0.0%
Terrace 9m Allotment Front Loaded End	—	0.0%
Terrace 7.5m Allotment Rear Loaded	—	0.0%
Terrace 9m Allotment Rear Loaded End	—	0.0%
Villa 10.5m Allotment	7	10.4%
Premium Villa 12.5m Allotment	8	11.9%
Courtyard 14m Allotment	3	4.5%
Premium Courtyard 16m Allotment	—	0.0%
Premium Traditional 18m Allotment	—	0.0%
Possible Multi-Residential Allotment	—	0.0%
Subtotal	18	26.9%
30m Deep Product		
Terrace 7.5m Allotment Front Loaded	—	0.0%
Terrace 9m Allotment Front Loaded End	—	0.0%
Villa 10.5m Allotment	11	16.4%
Premium Villa 12.5m Allotment	24	35.8%
Courtyard 14m Allotment	5	7.5%
Premium Courtyard 16m Allotment	1	1.5%
Premium Traditional 18m Allotment	—	0.0%
Possible Multi-Residential Allotment	—	0.0%
Subtotal	41	61.2%
Total Residential Allotments	67	100.0%
Total Residential Dwellings	67	
Residential Net Density	15.9 dw/ha	

Land Budget		
Land Use	Stage 18	
	Area	%
Area of Application Boundary	4.55 ha	100.0%
Saleable Area		
Residential Allotments	2.63 ha	57.8%
Total Area of Allotments	2.63 ha	57.8%
Road		
Trunk Collector Road (23.8m)	—	0.0%
Neighbourhood Connector (22.9m)	—	0.0%
Neighbourhood Connector (21.0m)	—	0.0%
Neighbourhood Access Street (16.5m)	0.95 ha	20.9%
Laneway (6.5m)	—	0.0%
Pedestrian Linkages	—	0.0%
Access Easement	—	0.0%
Total Area of New Road	0.95 ha	20.9%
Open Space		
Drainage	0.35 ha	7.6%
Corridor Park / Conservation	—	0.0%
Neighbourhood Recreation Park	0.62 ha	13.7%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	—	0.0%
Total Open Space	0.97 ha	21.3%

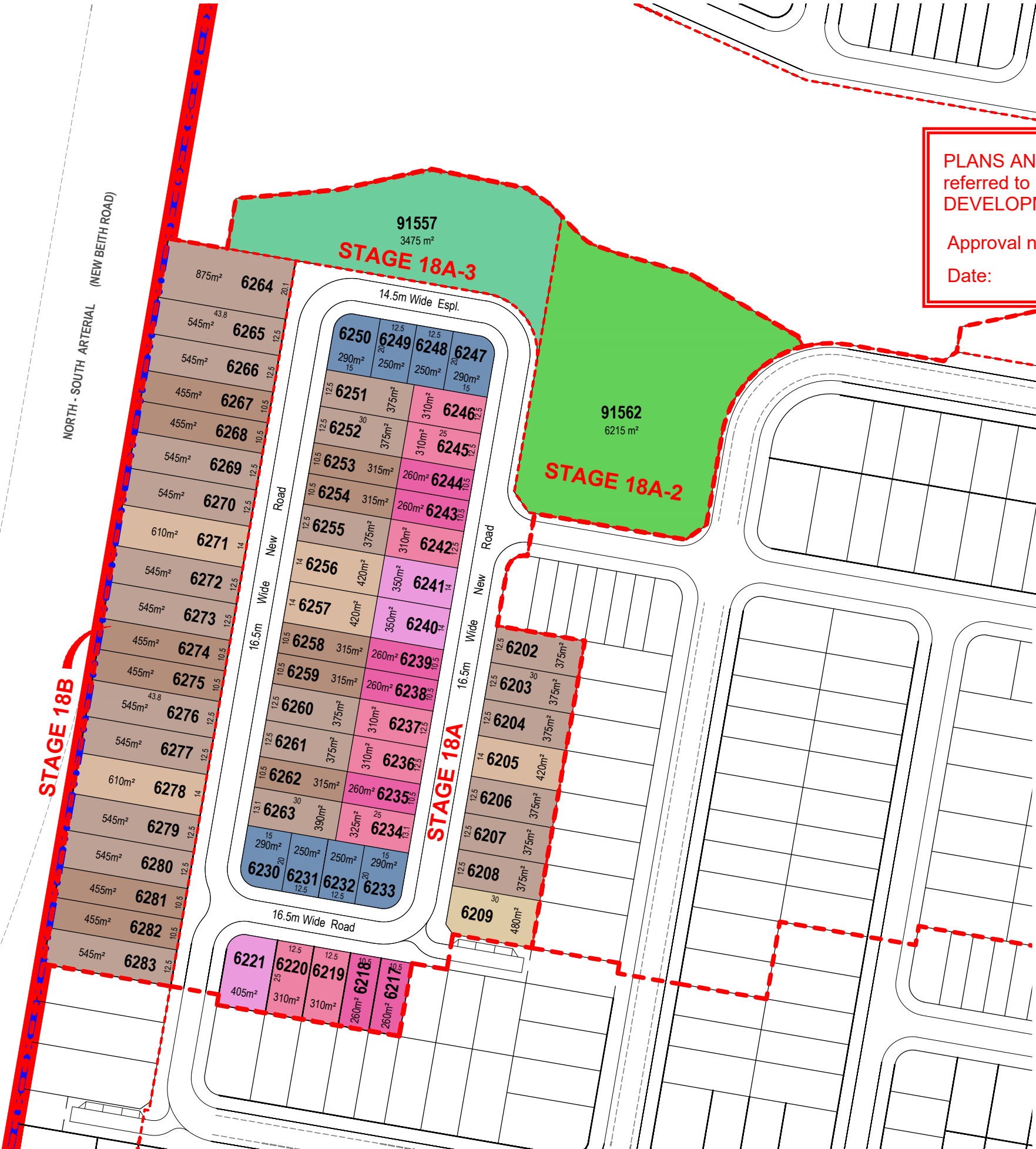
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Areas have been rounded down to the nearest 5m².
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Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB

PLAN REF: **110056 – 708**
Rev No: **A**
DATE: 15 May 2026
CLIENT: PEET
DRAWN BY: CB
CHECKED BY: CK



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



PLANS AND DOCUMENTS
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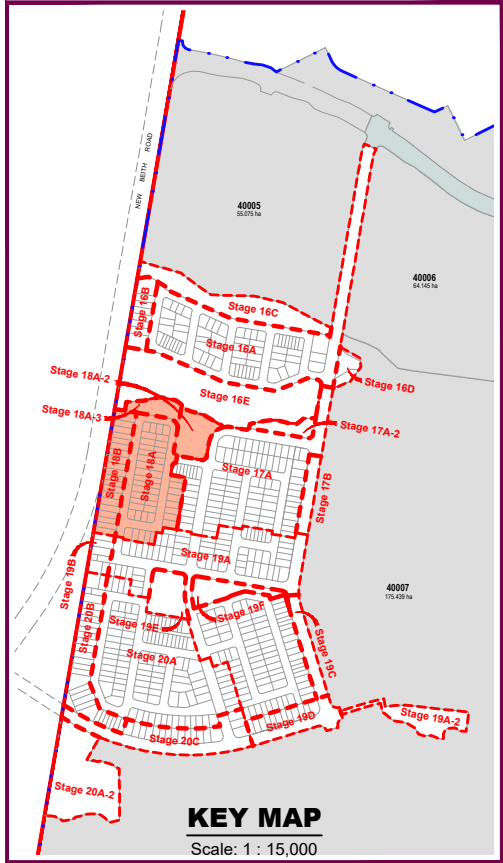
Approval no: DEV2026-FLA-4804

Date: 15/07/2026



Legend

- Site Boundary
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Entry Signage Lease
- Balance Allotments
- Homestead Drive
- Possible Multiple Residential Allotment (Max. no. of dwellings)

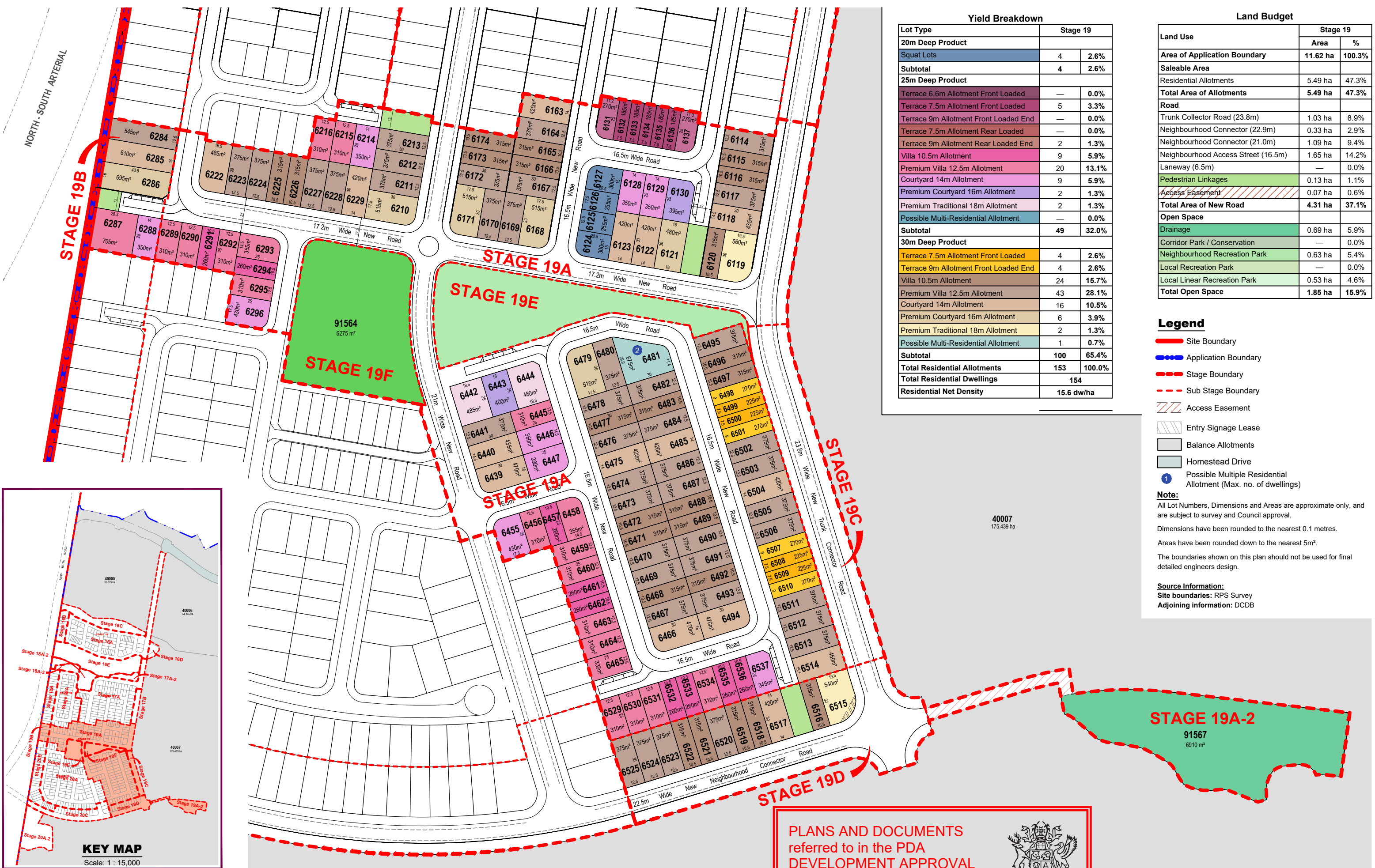


FLAGSTONE CA5
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Yield Breakdown		
Lot Type		Stage 19
20m Deep Product		
Squat Lots	4	2.6%
Subtotal		4 2.6%
25m Deep Product		
Terrace 6.6m Allotment Front Loaded	—	0.0%
Terrace 7.5m Allotment Front Loaded	5	3.3%
Terrace 9m Allotment Front Loaded End	—	0.0%
Terrace 7.5m Allotment Rear Loaded	—	0.0%
Terrace 9m Allotment Rear Loaded End	2	1.3%
Villa 10.5m Allotment	9	5.9%
Premium Villa 12.5m Allotment	20	13.1%
Courtyard 14m Allotment	9	5.9%
Premium Courtyard 16m Allotment	2	1.3%
Premium Traditional 18m Allotment	2	1.3%
Possible Multi-Residential Allotment	—	0.0%
Subtotal		49 32.0%
30m Deep Product		
Terrace 7.5m Allotment Front Loaded	4	2.6%
Terrace 9m Allotment Front Loaded End	4	2.6%
Villa 10.5m Allotment	24	15.7%
Premium Villa 12.5m Allotment	43	28.1%
Courtyard 14m Allotment	16	10.5%
Premium Courtyard 16m Allotment	6	3.9%
Premium Traditional 18m Allotment	2	1.3%
Possible Multi-Residential Allotment	1	0.7%
Subtotal		100 65.4%
Total Residential Allotments		153 100.0%
Total Residential Dwellings		154
Residential Net Density		15.6 dw/ha

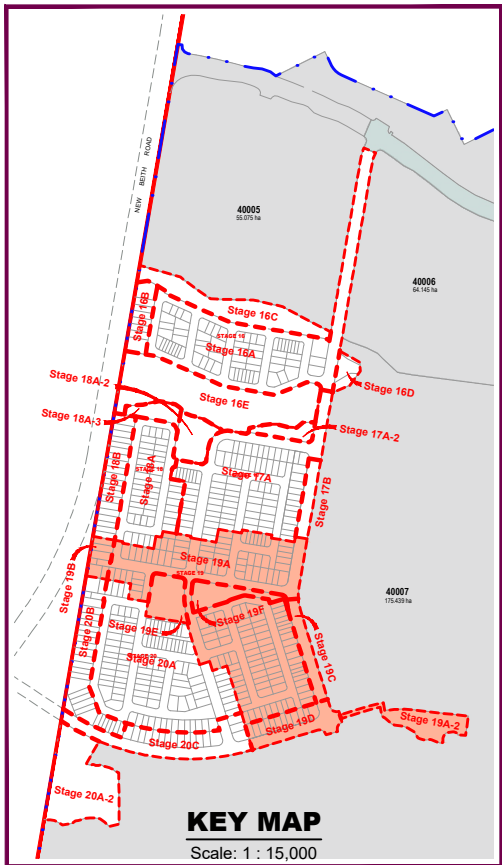
Land Budget		
Land Use	Stage 19	
	Area	%
Area of Application Boundary	11.62 ha	100.3%
Saleable Area		
Residential Allotments	5.49 ha	47.3%
Total Area of Allotments	5.49 ha	47.3%
Road		
Trunk Collector Road (23.8m)	1.03 ha	8.9%
Neighbourhood Connector (22.9m)	0.33 ha	2.9%
Neighbourhood Connector (21.0m)	1.09 ha	9.4%
Neighbourhood Access Street (16.5m)	1.65 ha	14.2%
Laneway (6.5m)	—	0.0%
Pedestrian Linkages	0.13 ha	1.1%
Access Easement	0.07 ha	0.6%
Total Area of New Road	4.31 ha	37.1%
Open Space		
Drainage	0.69 ha	5.9%
Corridor Park / Conservation	—	0.0%
Neighbourhood Recreation Park	0.63 ha	5.4%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	0.53 ha	4.6%
Total Open Space	1.85 ha	15.9%

Legend

- Site Boundary
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Access Easement
- Entry Signage Lease
- Balance Allotments
- Homestead Drive
- 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: RPS Survey
Adjoining information: DCDB



Yield Breakdown		
Lot Type	Stage 20	
20m Deep Product		
Squat Lots	4	2.6%
Subtotal	4	2.6%
25m Deep Product		
Terrace 6.6m Allotment Front Loaded	—	0.0%
Terrace 7.5m Allotment Front Loaded	—	0.0%
Terrace 9m Allotment Front Loaded End	—	0.0%
Terrace 7.5m Allotment Rear Loaded	14	9.2%
Terrace 9m Allotment Rear Loaded End	8	5.3%
Villa 10.5m Allotment	14	9.2%
Premium Villa 12.5m Allotment	21	13.8%
Courtyard 14m Allotment	6	3.9%
Premium Courtyard 16m Allotment	1	0.7%
Premium Traditional 18m Allotment	—	0.0%
Possible Multi-Residential Allotment	2	1.3%
Subtotal	66	43.4%
30m Deep Product		
Terrace 7.5m Allotment Front Loaded	4	2.6%
Terrace 9m Allotment Front Loaded End	2	1.3%
Villa 10.5m Allotment	22	14.5%
Premium Villa 12.5m Allotment	34	22.4%
Courtyard 14m Allotment	10	6.6%
Premium Courtyard 16m Allotment	7	4.6%
Premium Traditional 18m Allotment	2	1.3%
Possible Multi-Residential Allotment	1	0.7%
Subtotal	82	53.9%
Total Residential Allotments	152	100.0%
Total Residential Dwellings	155	
Residential Net Density	17.6 dw/ha	

Land Budget		
Land Use	Stage 20	
	Area	%
Area of Application Boundary	10.88 ha	100.0%
Saleable Area		
Residential Allotments	5.71 ha	52.5%
Total Area of Allotments	5.71 ha	52.5%
Road		
Trunk Collector Road (23.8m)	—	0.0%
Neighbourhood Connector (22.9m)	0.88 ha	8.1%
Neighbourhood Connector (21.0m)	0.36 ha	3.3%
Neighbourhood Access Street (16.5m)	1.69 ha	15.5%
Laneway (6.5m)	0.07 ha	0.6%
Pedestrian Linkages	0.09 ha	0.8%
Access Easement	—	0.0%
Total Area of New Road	3.08 ha	28.3%
Open Space		
Drainage	2.04 ha	18.7%
Corridor Park / Conservation	0.05 ha	0.5%
Neighbourhood Recreation Park	—	0.0%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	—	0.0%
Total Open Space	2.09 ha	19.2%

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: RPS Survey
Adjoining information: DCDB

PLAN REF: 110056 – 710

Rev No: A

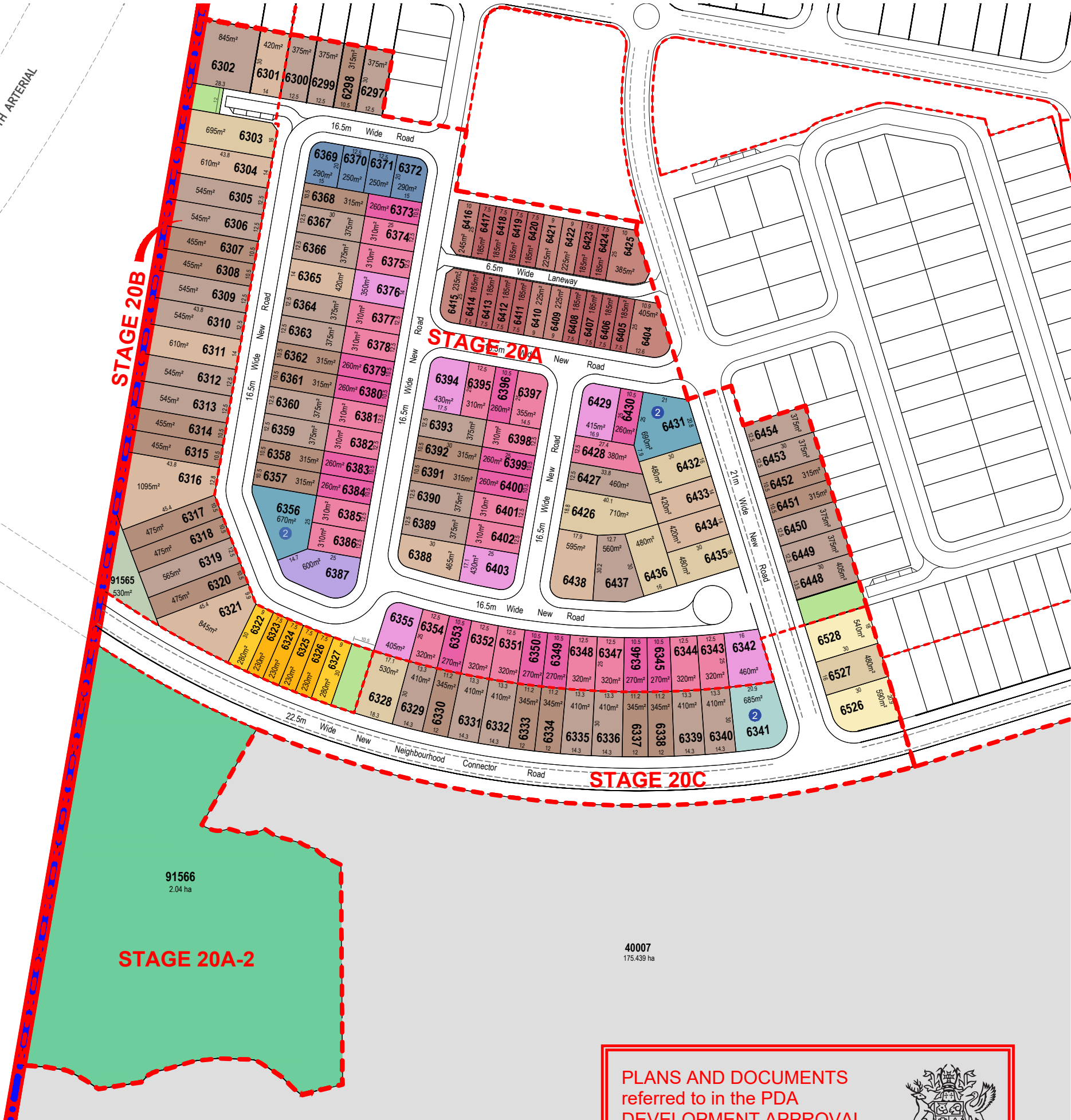
DATE: 15 May 2026

CLIENT: PEET

DRAWN BY: CB

CHECKED BY: CK

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



Notes:

General

- 1. All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
- 2. The maximum height of buildings shall not exceed two (2) storeys.
- 3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.
- 4. All lots subject to an acoustic assessment to determine level of acoustic treatments.
- 5. Buildings shall be constructed in accordance with Bushfire AS3959.
- 6. Secondary dwellings are not permitted on lots less than 400m².
- 7. Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.
- 8. 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.
- 9. Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

- 10. 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.
- 11. 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.
- 12. Boundary setbacks are measured to the outermost projection of the structure.
- 13. 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.
- 14. 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.
- 15. 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 (on the low side).
- 16. 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 (on the low side).
- 17. 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.

- 18. In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
 - In the case of Terrace and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
 - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional, Ridgetop Allotments and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

Private Open Space

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

On-site car parking and driveways

- 21. 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).
- 22. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - b. The garage door:
 - i. Width must not exceed 4.8m
 - ii. Must have a minimum 450mm eave above it
 - iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - iv. Must have a sectional, tilt or roller door.
 - c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - i. A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.

- 23. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or a laneway dwelling.
- 24. 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.
- 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 B99 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

- 31. Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- 32. 1.8m high solid side fencing (good neighbour style) must not protrude forward of the front building line.
- 33. 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.
- 34. 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.
- 35. 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.
- 36. Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- 37. Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- 38. Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.

Retaining Walls

- 39. 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.
- 40. No timber retaining walls over 1.0m or adjoining parks or public streets.
- 41. Walls over 1.0m require RPEQ certification.

Building Articulation

- 42. 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
- 43. 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.
- 44. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- 45. 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.
- 46. 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.
- 47. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- 48. Screened drying and rubbish bins area must be behind the main face of the dwelling.
- 49. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

- 50. 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.
- 51. 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.
- 52. 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

- 53. 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 Secondary Dwellings

- 54. Floor area must be between a minimum of 45m² and 75m².
- 55. Materials, detailing, colours and roof form are consistent with those of the primary house.
- 56. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- 57. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- 58. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- 59. 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.
- 60. 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.
- 61. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- 62. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.
- 63. 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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4804

Date: 15/07/2026



PLAN REF: 110056 – 712

Rev No: A
DATE: 15 May 2026
CLIENT: PEET
DRAWN BY: CB
CHECKED BY: CK



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

FLAGSTONE CA5
PLAN OF DEVELOPMENT NOTES
STAGE 16 - 20

URBAN DESIGN
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PO Box 1559
Fortitude Valley QLD 4006
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A TETRA TECH COMPANY

Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Squat 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	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	1.95m	1.95m	1.95m	1.95m	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	4.05m	2.55m	2.55m
Garage	4.55m	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	4.55m	n/a	4.55m	n/a
Rear	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Side - General Lots																				
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.45m	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%		90%		70%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	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	1.05m	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)	n/a	n/a	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
Site Cover	75%		75%		70%		65%		60%		60%		60%		60%		60%		75%	

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: RPS Survey
Adjoining information: DCDB

Legend

General

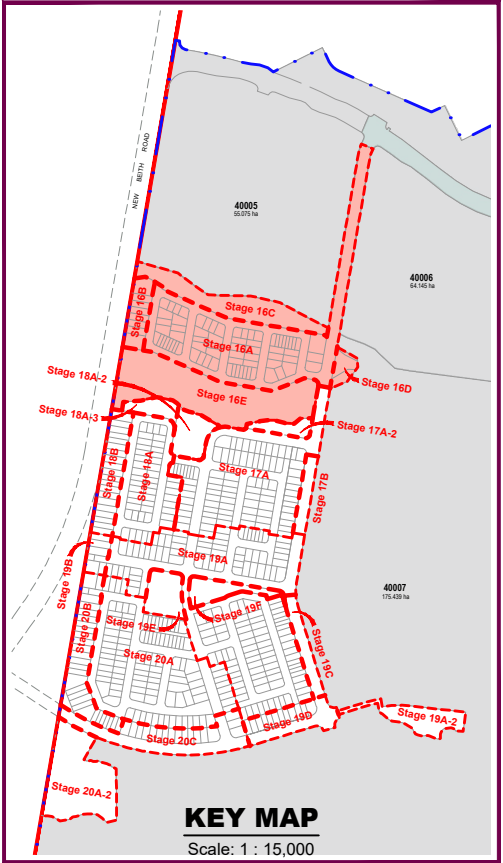
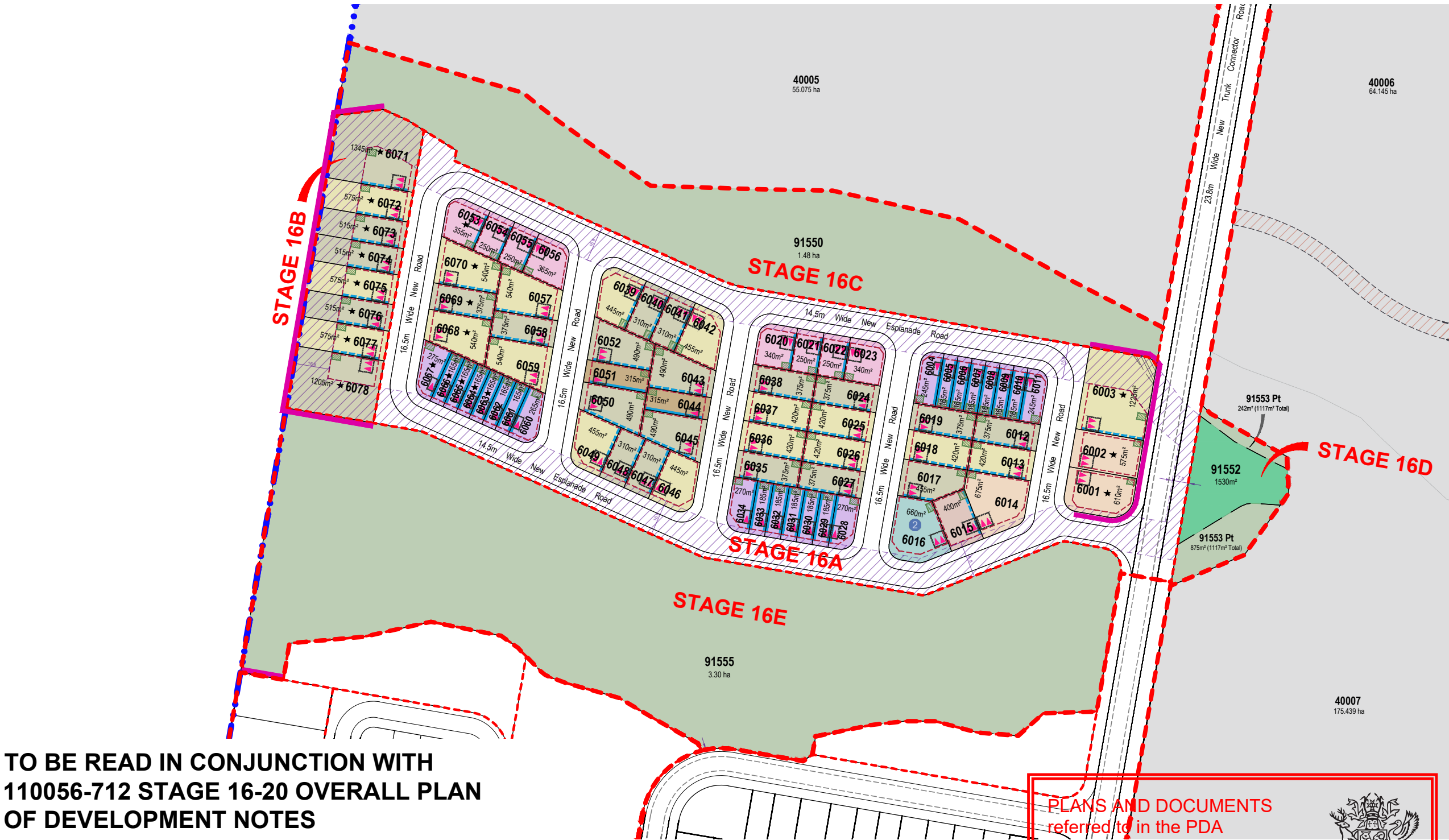
- Application Boundary
- Stage Boundary
- Access Easement
- Balance Allotments
- Homestead Drive
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 2m High Noise Barrier
- Preliminary APZ

Open Space

- Drainage
- Corridor Park/Conservation
- Neighbourhood Recreation Park
- Local Linear Recreation Park

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Double Garage Location
- Preferred Single Garage Location
- Lot Impacted by Potential Acoustic Requirements
- Letterbox location for Primary Dwelling (on a laneway)
- Bin Pad



TO BE READ IN CONJUNCTION WITH
110056-712 STAGE 16-20 OVERALL PLAN
OF DEVELOPMENT NOTES

PLAN REF: 110056 – 713

Rev No: A

DATE: 15 May 2026

CLIENT: PEET

DRAWN BY: CB

CHECKED BY: CK

020406080100

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FLAGSTONE CA5
PLAN OF DEVELOPMENT
STAGE 16

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4804
Date: 15/07/2026



URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
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	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	1.95m	1.95m	1.95m	1.95m	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	4.05m	2.55m	2.55m
Garage	4.55m	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	4.55m	n/a	4.55m	n/a
Rear	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Side - General Lots																				
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.45m	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%		90%		70%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	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	1.05m	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)	n/a	n/a	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
Site Cover	75%		75%		70%		65%		60%		60%		60%		60%		60%		75%	

TO BE READ IN CONJUNCTION WITH
110056-712 STAGE 16-20 OVERALL PLAN
OF DEVELOPMENT NOTES

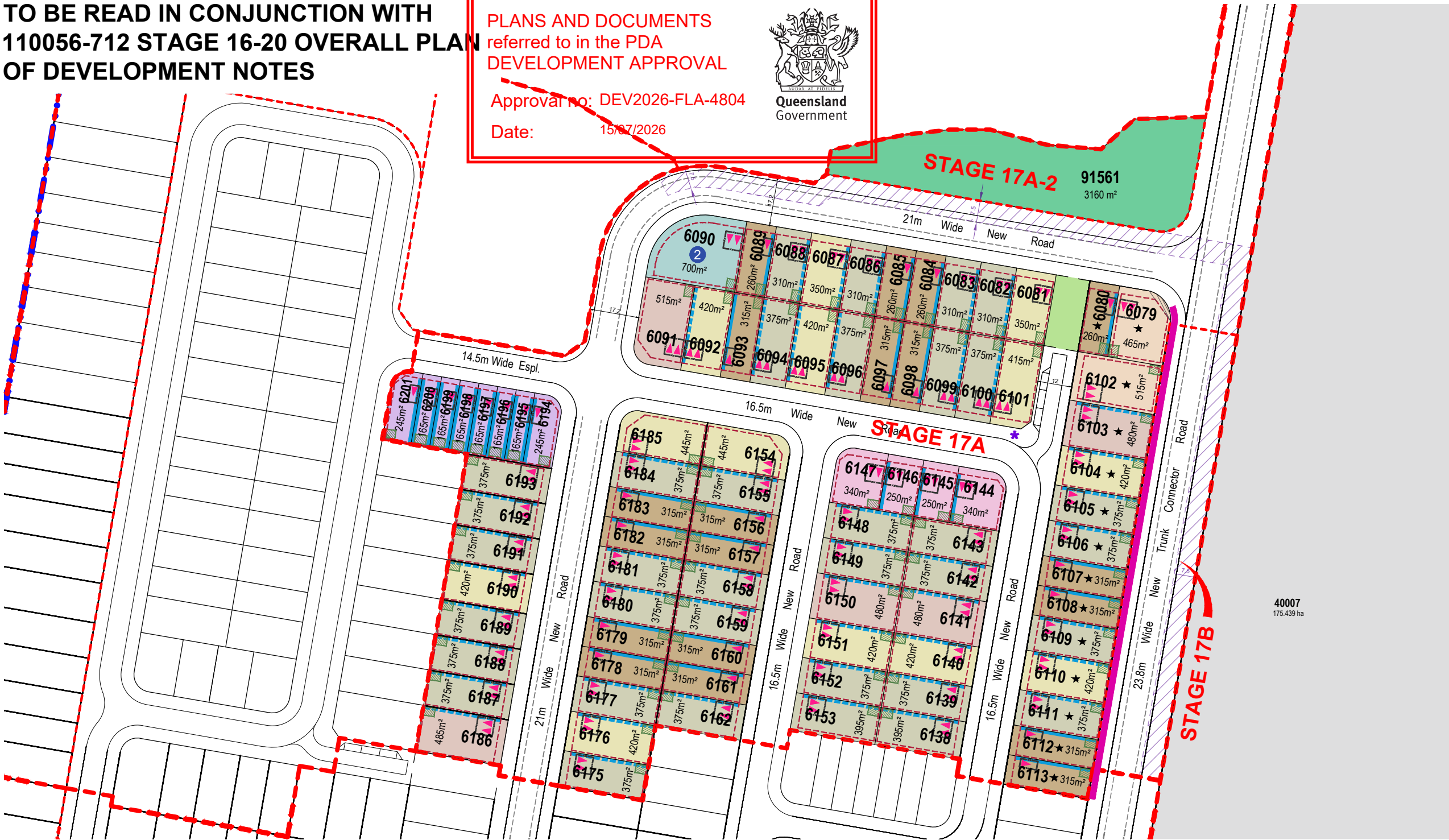
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4804

Date: 15/07/2026



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: RPS Survey

Adjoining information: DCDB

Legend

General

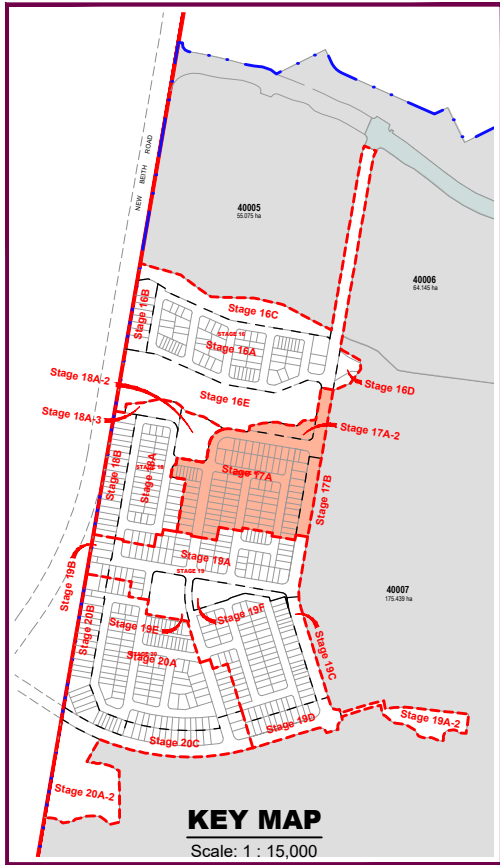
- Application Boundary
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- Access Easement
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- Preliminary APZ

Open Space

- Drainage
- Corridor Park/Conservation
- Neighbourhood Recreation Park
- Local Linear Recreation Park

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Double Garage Location
- Preferred Single Garage Location
- Lot Impacted by Potential Acoustic Requirements
- Letterbox location for Primary Dwelling (on a laneway)
- Bin Pad



PLAN REF: 110056 – 714

Rev No: A

DATE: 15 May 2026

CLIENT: PEET

DRAWN BY: CB

CHECKED BY: CK



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

FLAGSTONE CA5
PLAN OF DEVELOPMENT
STAGE 17

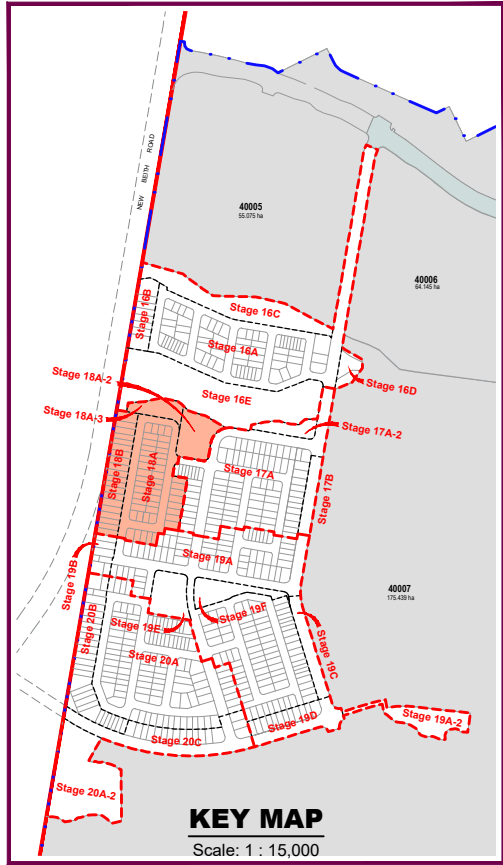
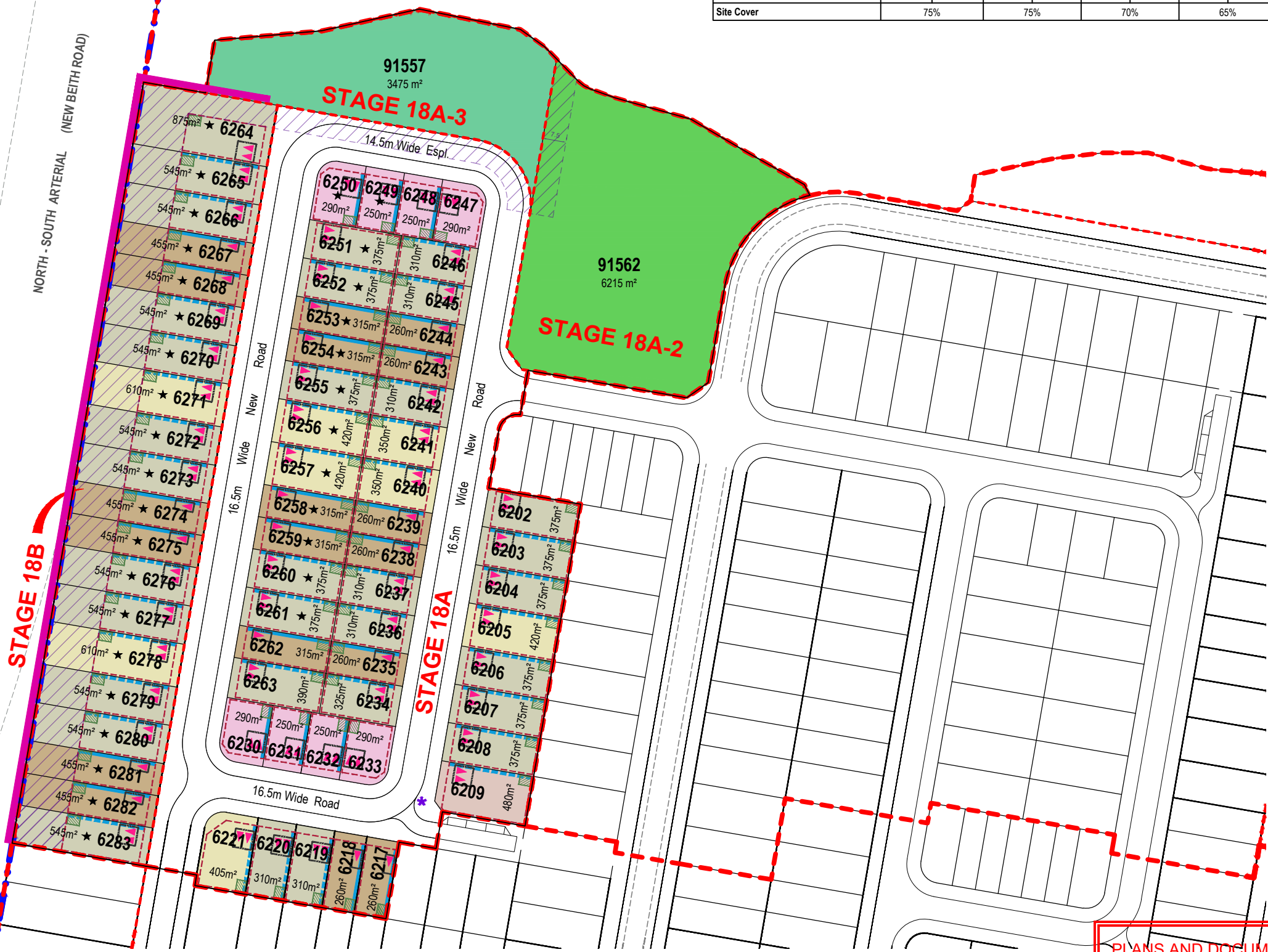
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Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Squat Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional 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	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	1.95m	1.95m	1.95m	1.95m	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	4.05m	2.55m	2.55m
Garage	4.55m	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	4.55m	n/a	4.55m	n/a
Rear	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Side - General Lots																				
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.45m	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%		90%		70%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	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	1.05m	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)	n/a	n/a	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
Site Cover	75%		75%		70%		65%		60%		60%		60%		60%		60%		75%	



Legend
General

- Application Boundary
- Stage Boundary
- Access Easement
- Balance Allotments
- Homestead Drive
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- 2m High Noise Barrier
- Preliminary APZ

Open Space

- Drainage
- Corridor Park/Conservation
- Neighbourhood Recreation Park
- Local Linear Recreation Park

Allotment Details

- Preferred Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Double Garage Location
- Preferred Single Garage Location
- Lot Impacted by Potential Acoustic Requirements
- Letterbox location for Primary Dwelling (on a laneway)
- Bin Pad

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

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB

TO BE READ IN CONJUNCTION WITH
110056-712 STAGE 16-20 OVERALL PLAN
OF DEVELOPMENT NOTES

PLAN REF: 110056 – 715
Rev No: A
DATE: 15 May 2026
CLIENT: PEET
DRAWN BY: CB
CHECKED BY: CK

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

FLAGSTONE CA5
PLAN OF DEVELOPMENT
STAGE 18

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

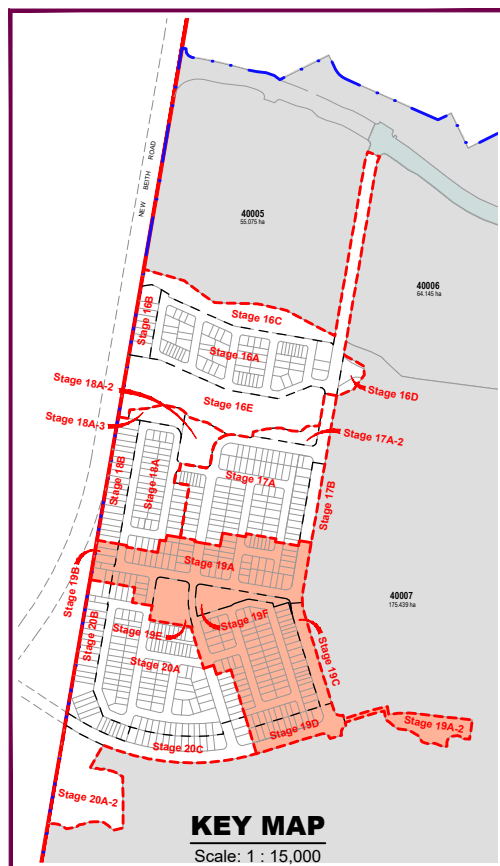
Approval no: DEV2026-FLA-4804
Date: 15/07/2026

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

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB

TO BE READ IN CONJUNCTION WITH 110056-712 STAGE 16-20 OVERALL PLAN OF DEVELOPMENT NOTES

Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Squat 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	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	1.95m	1.95m	1.95m	1.95m	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	4.05m	2.55m	2.55m
Garage	4.55m	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	4.55m	n/a	4.55m	n/a
Rear	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Side - General Lots																				
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.45m	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%		90%		70%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	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	1.05m	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)	n/a	n/a	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
Site Cover	75%		75%		70%		65%		60%		60%		60%		60%		60%		75%	

**FLAGSTONE CA5
PLAN OF DEVELOPMENT
STAGE 19**

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4804

Date: 15/07/2026



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