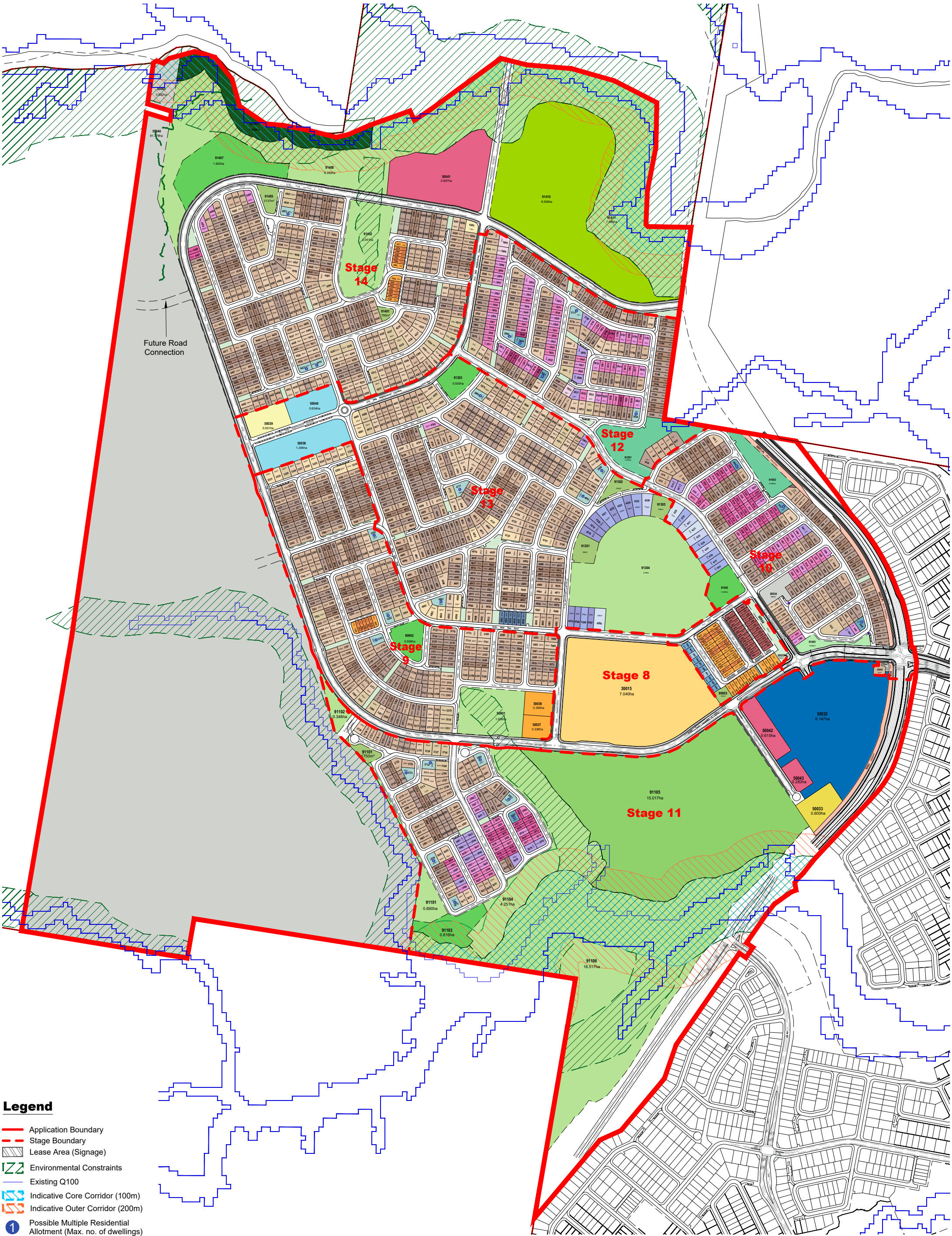




- Legend**
- Application Boundary
 - Stage Boundary
 - Lease Area (Signage)
 - Environmental Constraints
 - Existing Q100
 - Indicative Core Corridor (100m)
 - Indicative Outer Corridor (200m)
 - Possible Multiple Residential Allotment (Max. no. of dwellings)

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

PLAN REF: 110056 – 639
Rev No: I
DATE: 22 JULY 2026
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0 100 200 300 400 500 1 : 7,500 @ A3

FLAGSTONE CA3 SOUTH
STAGES 8 - 14
OVERALL PLAN OF SUBDIVISION

PEET

URBAN DESIGN
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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	0.1%
Subtotal	—	10	—	—	—	—	—	10	1%
25m Deep Terrace Product									
Terrace 9.5m Allotment	—	24	—	—	—	—	—	24	1%
Subtotal	—	24	—	—	—	—	—	24	1%
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	1	3	59	3%
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	2	5	220	12%
28m Deep Product									
Terrace 7.5m Allotment	—	15	—	—	—	—	10	25	1%
Terrace 9.5m Allotment	—	30	—	—	—	—	4	34	2%
Subtotal	—	45	—	—	—	—	14	59	3%
30m Deep Product									
Terrace 9.5m Allotment	—	—	—	—	—	6	—	6	0.3%
Villa 10.5m Allotment	—	47	40	12	27	40	52	218	12%
Premium Villa 12.5m Allotment	—	92	66	28	64	122	111	483	27%
Courtyard 14m Allotment	—	117	32	33	42	133	152	509	28%
Premium Courtyard 16m Allotment	—	26	3	10	10	61	43	153	9%
Traditional 18m Allotment	—	7	—	—	—	11	—	18	1%
Premium Traditional 20m Allotment	—	10	1	6	4	12	16	49	3%
Possible Multiple Residential Allotment	—	3	—	6	3	5	3	20	1%
Subtotal	—	302	142	95	150	390	377	1456	81%
50m+ Deep Product									
Courtyard 14m Allotment	—	—	—	—	—	8	—	8	0%
Premium Courtyard 16m Allotment	—	—	5	—	—	4	—	9	1%
Traditional 18m Allotment	—	—	3	—	—	1	—	4	0%
Premium Traditional 20m Allotment	—	—	2	—	—	1	—	3	0%
Subtotal	—	—	10	—	—	14	—	24	1%
Total Residential Allotments	—	381	220	153	237	406	396	1793	100%
Residential Net Density	—	17.9 dw/ha	14.9 dw/ha	13.1 dw/ha	16.0 dw/ha	14.0 dw/ha	15.1 dw/ha	15.1 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	—	—	1	—	—	—	—	1	
Water Booster Pump Station	—	—	1	—	—	—	—	1	
Total Allotments	1	383	228	158	237	409	399	1815	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	384	223	165	245	415	401	1833	
Maximum Potential Net Residential Density	—	18.1 dw/ha	15.1 dw/ha	14.1 dw/ha	16.5 dw/ha	14.3 dw/ha	15.3 dw/ha	15.4 dw/ha	

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	%
	7.040 ha	25.949 ha	19.675 ha	65.727 ha	16.235 ha	37.815 ha	144.017 ha	316.458 ha	100.0%
Saleable Area									
Residential Allotments	—	14.689 ha	8.688 ha	6.283 ha	9.687 ha	18.293 ha	16.506 ha	74.146 ha	23.4%
Medium Density	—	—	—	0.897 ha	—	—	2.847 ha	3.744 ha	1.2%
Local Centre	—	—	—	—	—	1.928 ha	—	1.928 ha	0.6%
District Centre	—	—	—	6.147 ha	—	—	—	6.147 ha	1.9%
Ambulance	—	—	—	0.600 ha	—	—	—	0.600 ha	0.2%
Child Care	—	0.682 ha	—	—	—	—	—	0.682 ha	0.2%
Community Centre	—	—	—	—	—	0.551 ha	—	0.551 ha	0.2%
State Primary School	7.040 ha	—	—	—	—	—	—	7.040 ha	2.2%
Management Lot	—	—	0.528 ha	0.359 ha	—	—	—	0.887 ha	0.3%
Total Area of Allotments	7.040 ha	15.371 ha	9.216 ha	14.286 ha	9.687 ha	20.771 ha	19.353 ha	95.724 ha	30.2%
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)	—	—	3.004 ha	9.049 ha	—	—	0.137 ha	12.190 ha	3.9%
Trunk Connector 2 Lanes (23.8m)	—	2.485 ha	0.914 ha	0.143 ha	—	0.328 ha	4.173 ha	8.043 ha	2.5%
Neighbourhood Connector (21m)	—	0.414 ha	1.197 ha	1.227 ha	1.696 ha	1.111 ha	0.643 ha	6.288 ha	2.0%
Neighbourhood Access Street (16.5m)	—	4.829 ha	3.389 ha	3.117 ha	3.185 ha	7.491 ha	6.185 ha	28.195 ha	8.9%
Laneway (6.5m)	—	0.119 ha	—	—	—	0.060 ha	0.082 ha	0.261 ha	0.1%
Pedestrian Linkages	—	0.330 ha	0.030 ha	0.089 ha	0.246 ha	0.467 ha	0.621 ha	1.782 ha	0.6%
Total Area of New Road	—	8.177 ha	8.534 ha	13.625 ha	5.126 ha	9.457 ha	11.841 ha	56.759 ha	17.9%
Open Space									
Conservation Buffer	—	—	—	—	—	—	1.988 ha	1.988 ha	0.6%
Corridor Park / Conservation	—	1.556 ha	—	21.808 ha	—	6.348 ha	18.056 ha	47.768 ha	15.1%
Stormwater Management	—	—	0.699 ha	—	1.423 ha	—	—	2.122 ha	0.7%
Regional Sports	—	—	—	15.017 ha	—	—	—	15.017 ha	4.7%
District Sports	—	—	—	—	—	—	8.556 ha	8.556 ha	2.7%
Neighbourhood Recreation Park	—	0.506 ha	0.539 ha	0.816 ha	—	0.500 ha	1.903 ha	4.264 ha	1.3%
Local Recreation Park	—	0.102 ha	—	0.175 ha	—	0.742 ha	0.293 ha	1.312 ha	0.4%
Local Linear Recreation Park	—	0.259 ha	0.272 ha	—	—	—	—	0.531 ha	0.2%
Total Open Space	—	2.423 ha	1.510 ha	37.816 ha	1.423 ha	7.590 ha	30.796 ha	81.558 ha	25.8%
Balance Allotments									
Balance Allotment	—	—	0.349 ha	—	—	—	82.024 ha	82.373 ha	26.0%
Total Balance Allotments	—	—	0.349 ha	—	—	—	82.024 ha	82.373 ha	26.0%

PLAN REF: 110056 – 640

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

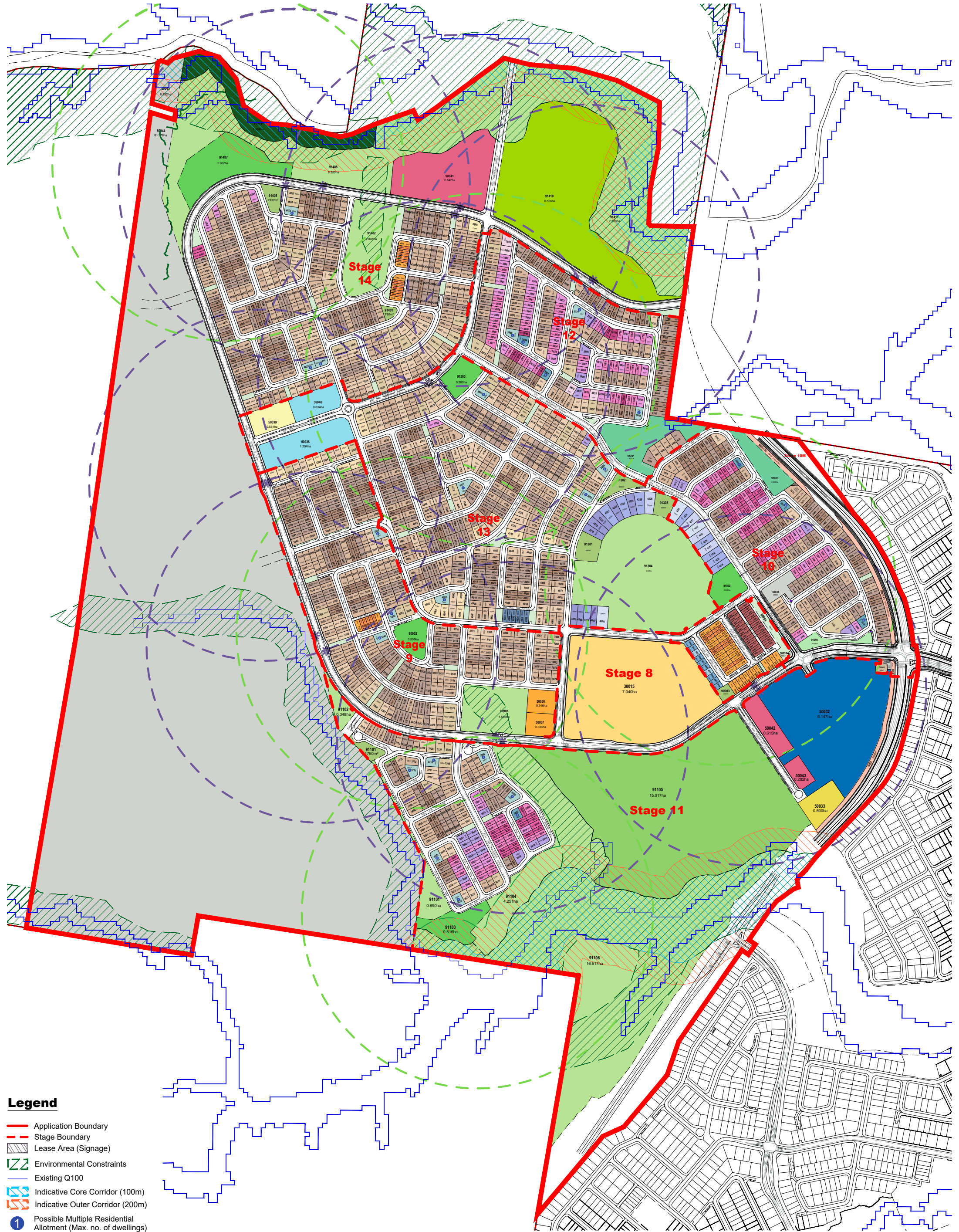
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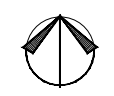
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- Legend**
- Application Boundary
 - Stage Boundary
 - Lease Area (Signage)
 - Environmental Constraints
 - Existing Q100
 - Indicative Core Corridor (100m)
 - Indicative Outer Corridor (200m)
 - Possible Multiple Residential Allotment (Max. no. of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

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

PLAN REF: 110056 – 639
Rev No: I
DATE: 22 JULY 2026
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FLAGSTONE CA3 SOUTH
STAGES 8 - 14
OVERALL PLAN OF SUBDIVISION CATCHMENT

PEET

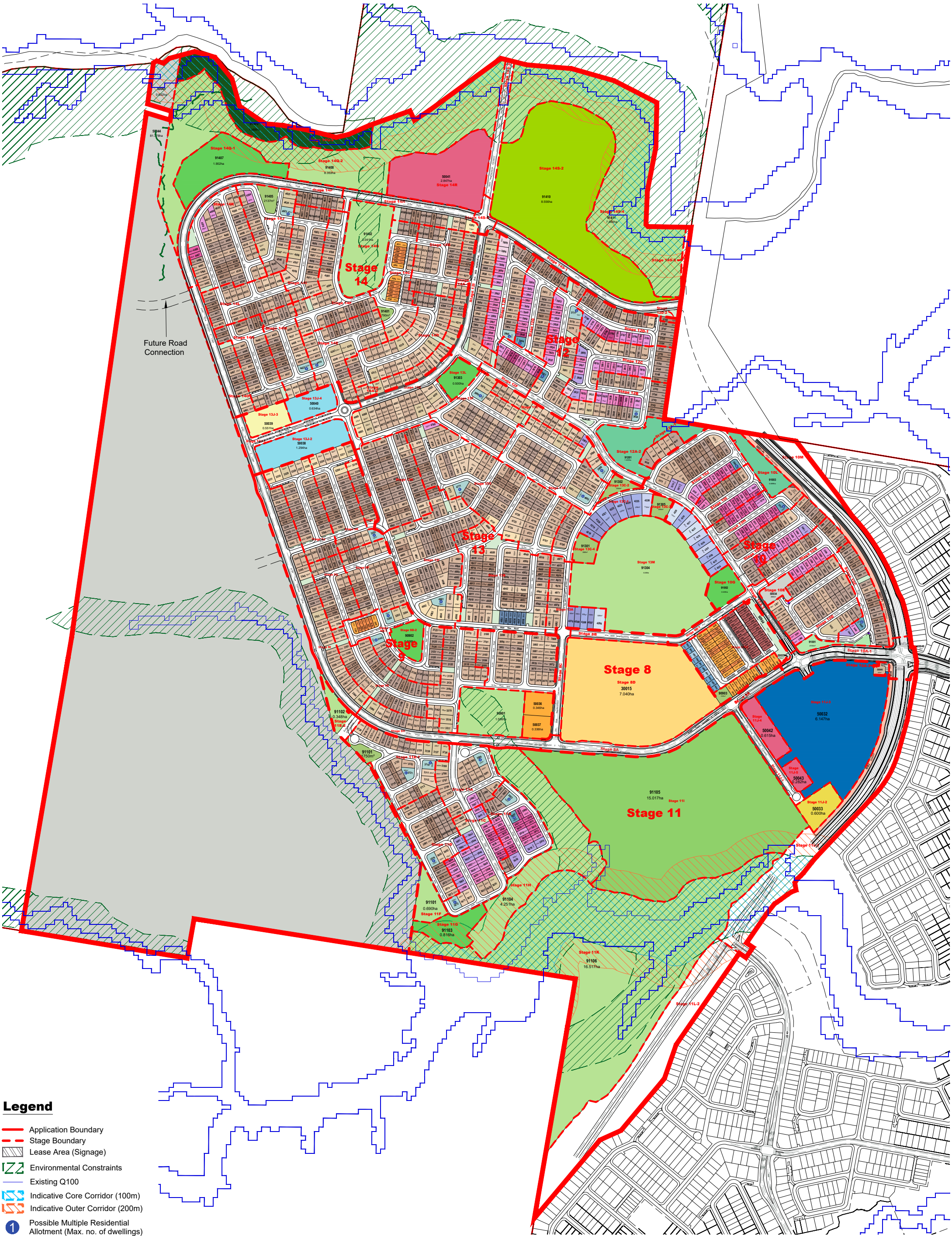
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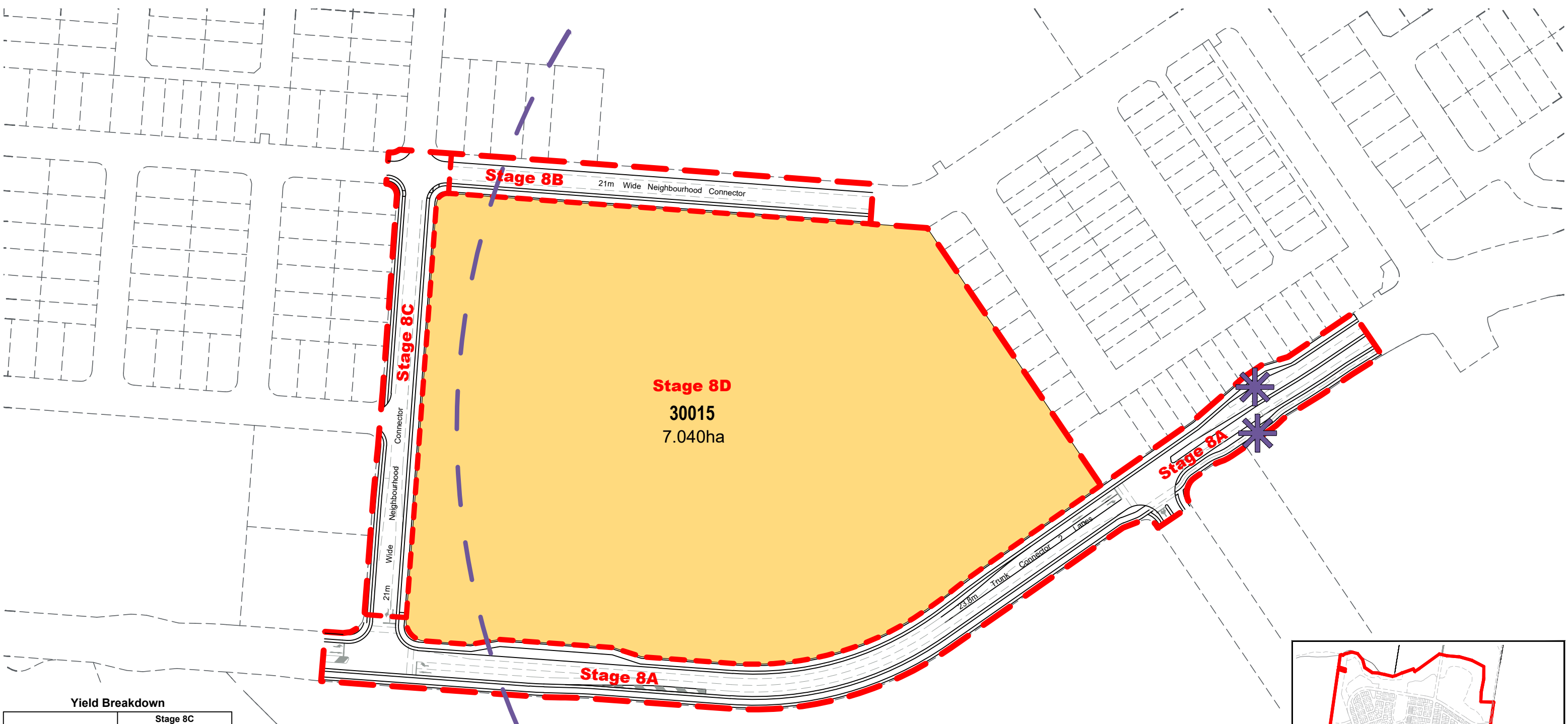
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0 100 200 300 400 500 1 : 7,500 @ A3



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

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



Yield Breakdown		
	Stage 8C	
	Yield	%
Super Lots		
State Primary School	1	100.0%
Sub Total	1	100.0%

Land Use	Stage 8A		Stage 8B		Stage 8C		Stage 8D		Overall	
	Area		Area		Area		Area		Area	%
Stage Area	1.595 ha		1.029 ha				7.040 ha		9.650 ha	100.0%
Saleable Area										
State Primary School	—		—		—		7.040 ha		7.040 ha	73.0%
Total Area of Saleable Area	—		—		—		7.040 ha		7.040 ha	73.0%
Road										
North South Arterial Dedication (incl. batters)	—		—		—		—		—	0.0%
Trunk Connector 2 Lanes (23.8m)	1.597 ha		—		—		—		1.597 ha	16.5%
Neighbourhood Connector (21m)	—		0.466 ha		0.547 ha		—		1.013 ha	10.5%
Total Area of Road	1.597 ha		0.466 ha		0.547 ha		—		2.610 ha	27.0%

- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Existing Q100
 - Bus Stop Catchment (400m)
 - Indicative Indented Bus Stop Location

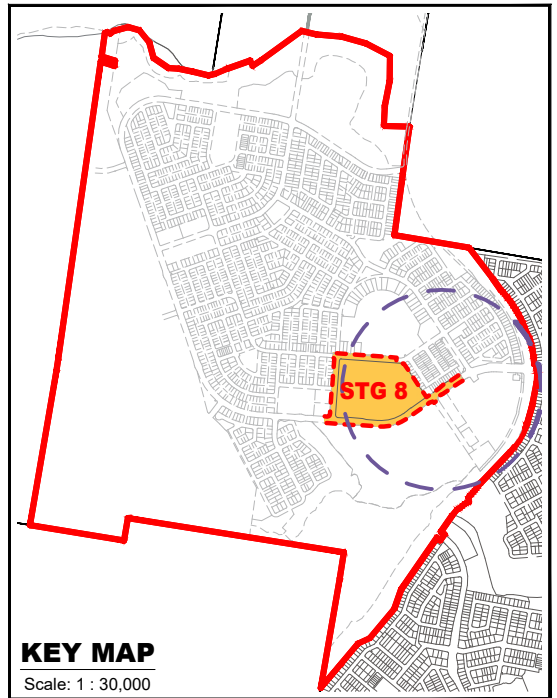
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

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.
North South Arterial Alignment: Colliers.



PLAN REF: **110056 – 557**
Rev No: **I**
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: JC / CK
CHECKED BY: CK



FLAGSTONE CA3 SOUTH
STAGE 8
PLAN OF SUBDIVISION



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Legend

General

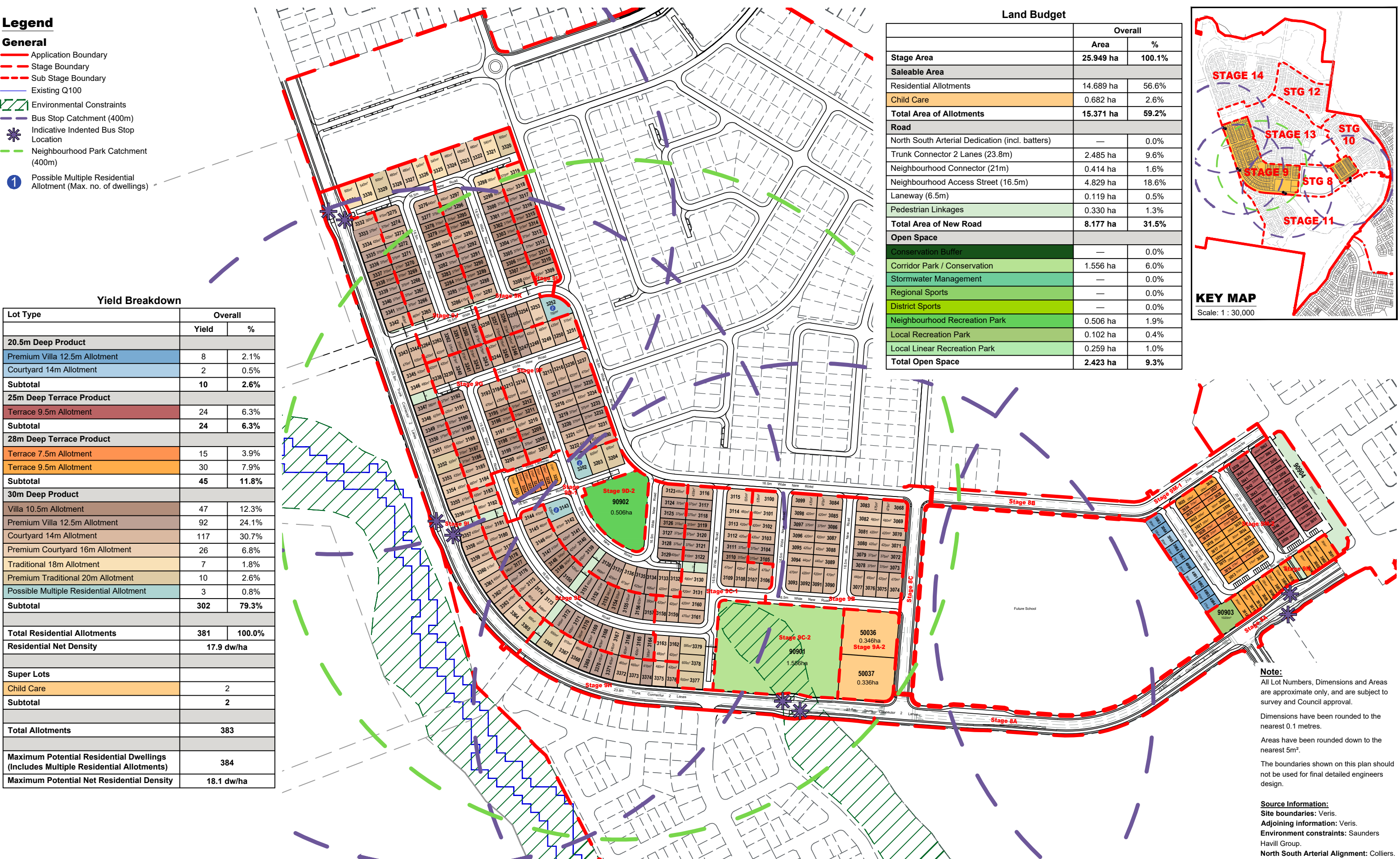
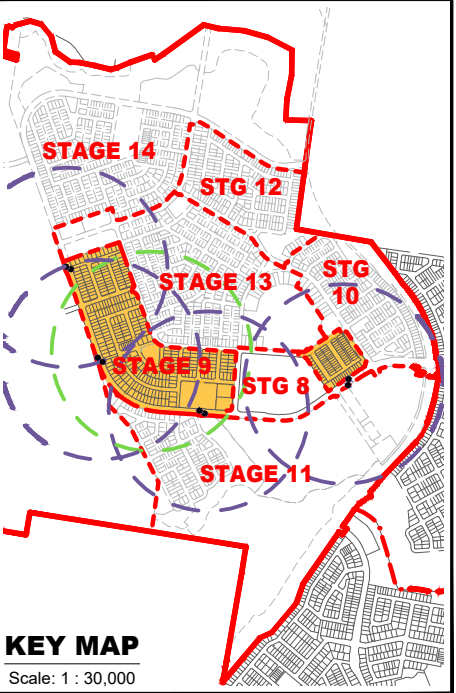
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Existing Q100
- Environmental Constraints
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Neighbourhood Park Catchment (400m)
- Possible Multiple Residential Allotment (Max. no. of dwellings)

Yield Breakdown

Lot Type	Overall	
	Yield	%
20.5m Deep Product		
Premium Villa 12.5m Allotment	8	2.1%
Courtyard 14m Allotment	2	0.5%
Subtotal	10	2.6%
25m Deep Terrace Product		
Terrace 9.5m Allotment	24	6.3%
Subtotal	24	6.3%
28m Deep Terrace Product		
Terrace 7.5m Allotment	15	3.9%
Terrace 9.5m Allotment	30	7.9%
Subtotal	45	11.8%
30m Deep Product		
Villa 10.5m Allotment	47	12.3%
Premium Villa 12.5m Allotment	92	24.1%
Courtyard 14m Allotment	117	30.7%
Premium Courtyard 16m Allotment	26	6.8%
Traditional 18m Allotment	7	1.8%
Premium Traditional 20m Allotment	10	2.6%
Possible Multiple Residential Allotment	3	0.8%
Subtotal	302	79.3%
Total Residential Allotments	381	100.0%
Residential Net Density	17.9 dw/ha	
Super Lots		
Child Care	2	
Subtotal	2	
Total Allotments	383	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	384	
Maximum Potential Net Residential Density	18.1 dw/ha	

Land Budget

	Overall	
	Area	%
Stage Area	25.949 ha	100.1%
Saleable Area		
Residential Allotments	14.689 ha	56.6%
Child Care	0.682 ha	2.6%
Total Area of Allotments	15.371 ha	59.2%
Road		
North South Arterial Dedication (incl. batters)	—	0.0%
Trunk Connector 2 Lanes (23.8m)	2.485 ha	9.6%
Neighbourhood Connector (21m)	0.414 ha	1.6%
Neighbourhood Access Street (16.5m)	4.829 ha	18.6%
Laneway (6.5m)	0.119 ha	0.5%
Pedestrian Linkages	0.330 ha	1.3%
Total Area of New Road	8.177 ha	31.5%
Open Space		
Conservation Buffer	—	0.0%
Corridor Park / Conservation	1.556 ha	6.0%
Stormwater Management	—	0.0%
Regional Sports	—	0.0%
District Sports	—	0.0%
Neighbourhood Recreation Park	0.506 ha	1.9%
Local Recreation Park	0.102 ha	0.4%
Local Linear Recreation Park	0.259 ha	1.0%
Total Open Space	2.423 ha	9.3%



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.
North South Arterial Alignment: Colliers.

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

FLAGSTONE CA3 SOUTH
STAGE 9 OVERALL
PLAN OF SUBDIVISION

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

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	Yield	%
20.5m Deep Product																		
Premium Villa 12.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8	—	8	2.1%
Courtyard 14m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	2	0.5%
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10	—	10	2.6%
25m Deep Terrace Product																		
Terrace 9.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	24	—	24	6.3%
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	24	—	24	6.3%
28m Deep Terrace Product																		
Terrace 7.5m Allotment	—	—	—	—	5	—	—	—	—	—	—	—	—	—	10	—	15	3.9%
Terrace 9.5m Allotment	—	—	—	—	2	—	—	—	—	—	—	—	—	—	16	12	30	7.9%
Subtotal	—	—	—	—	7	—	—	—	—	—	—	—	—	—	26	12	45	11.8%
30m Deep Product																		
Villa 10.5m Allotment	—	1	2	—	1	—	7	5	7	—	2	8	10	4	—	—	47	12.3%
Premium Villa 12.5m Allotment	—	7	6	—	12	—	15	8	6	4	9	12	9	4	—	—	92	24.1%
Courtyard 14m Allotment	—	26	13	—	5	—	10	17	9	4	16	8	7	2	—	—	117	30.7%
Premium Courtyard 16m Allotment	—	4	4	—	—	—	2	2	1	2	5	2	4	—	—	—	26	6.8%
Traditional 18m Allotment	—	—	—	—	—	—	—	—	—	—	—	3	3	1	—	—	7	1.8%
Premium Traditional 20m Allotment	—	—	3	—	2	—	—	—	—	1	2	1	1	—	—	—	10	2.6%
Possible Multiple Residential Allotment	—	—	—	—	2	—	—	—	—	—	—	—	1	—	—	—	3	0.8%
Subtotal	—	38	28	—	22	—	34	32	23	11	34	34	35	11	—	—	302	79.3%
Total Residential Allotments	—	38	28	—	29	—	34	32	23	11	34	34	35	11	60	12	381	100.0%
Residential Net Density	—	16.7 dw/ha	15.3 dw/ha	—	14.3 dw/ha	—	18.3 dw/ha	19.3 dw/ha	19.8 dw/ha	20.5 dw/ha	21.4 dw/ha	18.0 dw/ha	17.9 dw/ha	23.7 dw/ha	29.4 dw/ha	11.3 dw/ha	17.9 dw/ha	
Super Lots																		
Child Care	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	
Subtotal	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	
Total Allotments	2	38	28	—	29	—	34	32	23	11	34	34	35	11	60	12	383	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	38	28	—	31	—	34	32	23	11	34	34	36	11	60	12	384	
Maximum Potential Net Residential Density	—	16.7 dw/ha	15.3 dw/ha	—	15.3 dw/ha	—	18.3 dw/ha	19.3 dw/ha	19.8 dw/ha	20.5 dw/ha	21.4 dw/ha	18.0 dw/ha	18.4 dw/ha	23.7 dw/ha	29.4 dw/ha	11.3 dw/ha	18.1 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	Area	%
Stage Area	0.682 ha	2.281 ha	1.825 ha	1.556 ha	2.021 ha	0.506 ha	1.861 ha	1.655 ha	1.162 ha	1.580 ha	3.031 ha	1.890 ha	1.958 ha	0.465 ha	0.414 ha	2.594 ha	0.494 ha	25.949 ha	100.1%
Saleable Area																			
Residential Allotments	—	1.631 ha	1.234 ha	—	1.160 ha	—	1.407 ha	1.305 ha	0.884 ha	0.506 ha	1.467 ha	1.368 ha	1.442 ha	0.419 ha	—	1.504 ha	0.362 ha	14.689 ha	56.6%
Child Care	0.682 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.682 ha	2.6%
Total Area of Allotments	0.682 ha	1.631 ha	1.234 ha	—	1.160 ha	—	1.407 ha	1.305 ha	0.884 ha	0.506 ha	1.467 ha	1.368 ha	1.442 ha	0.419 ha	—	1.504 ha	0.362 ha	15.371 ha	59.2%
Road																			
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	—	—	—	—	—	1.044 ha	1.441 ha	—	—	—	—	—	—	2.485 ha	9.6%
Neighbourhood Connector (21m)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.414 ha	—	—	0.414 ha	1.6%
Neighbourhood Access Street (16.5m)	—	0.650 ha	0.554 ha	—	0.790 ha	—	0.364 ha	0.350 ha	0.277 ha	—	0.050 ha	0.508 ha	0.503 ha	0.030 ha	—	0.753 ha	—	4.829 ha	18.6%
Laneway (6.5m)	—	—	—	—	0.041 ha	—	—	—	—	—	—	—	—	—	—	0.078 ha	—	0.119 ha	0.5%
Pedestrian Linkages	—	—	0.037 ha	—	0.030 ha	—	0.090 ha	—	—	0.030 ha	0.070 ha	0.014 ha	0.013 ha	0.016 ha	—	—	0.030 ha	0.330 ha	1.3%
Total Area of New Road	—	0.650 ha	0.591 ha	—	0.861 ha	—	0.454 ha	0.350 ha	0.277 ha	1.074 ha	1.561 ha	0.522 ha	0.516 ha	0.046 ha	0.414 ha	0.831 ha	0.030 ha	8.177 ha	31.5%
Open Space																			
Conservation Buffer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	1.556 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	1.556 ha	6.0%
Stormwater Management	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Regional Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	0.506 ha	—	—	—	—	—	—	—	—	—	—	—	0.506 ha	1.9%
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.102 ha	0.102 ha	0.4%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.259 ha	—	0.259 ha	1.0%
Total Open Space	—	—	—	1.556 ha	—	0.506 ha	—	—	—	—	—	—	—	—	—	0.259 ha	0.102 ha	2.423 ha	9.3%

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FLAGSTONE CA3 SOUTH
STAGE 9 OVERALL
STATISTICS



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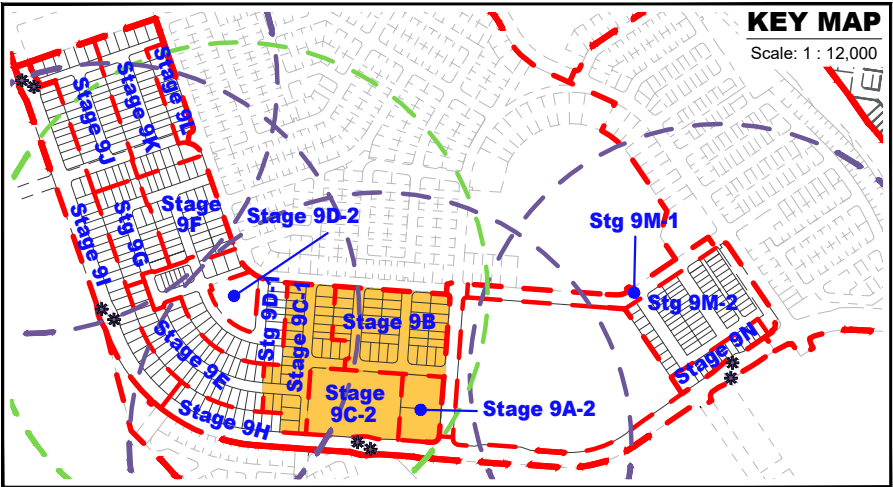
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Yield Breakdown					
Lot Type	Stage 9A-2	Stage 9B	Stage 9C-1	Overall	
	Yield	Yield	Yield	Yield	%
30m Deep Product					
Villa 10.5m Allotment	—	1	2	3	4.5%
Premium Villa 12.5m Allotment	—	7	6	13	19.7%
Courtyard 14m Allotment	—	26	13	39	59.1%
Premium 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	—	16.7 dw/ha	15.3 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	—	16.7 dw/ha	15.3 dw/ha		

Land Budget						
	Stage 9A-2	Stage 9B	Stage 9C-1	Stage 9C-2	Overall	
	Area	Area	Area	Area	Area	%
Stage Area	0.682 ha	2.281 ha	1.825 ha	1.556 ha	6.344 ha	100.0%
Saleable Area						
Residential Allotments	—	1.631 ha	1.234 ha	—	2.865 ha	45.2%
Child Care	0.682 ha	—	—	—	0.682 ha	10.8%
Total Area of Allotments	0.682 ha	1.631 ha	1.234 ha	—	3.547 ha	55.9%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	—	0.650 ha	0.554 ha	—	1.204 ha	19.0%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	0.037 ha	—	0.037 ha	0.6%
Total Area of New Road	—	0.650 ha	0.591 ha	—	1.241 ha	19.6%
Open Space						
Conservation Buffer	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	1.556 ha	1.556 ha	24.5%
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	—	—	—	1.556 ha	1.556 ha	24.5%



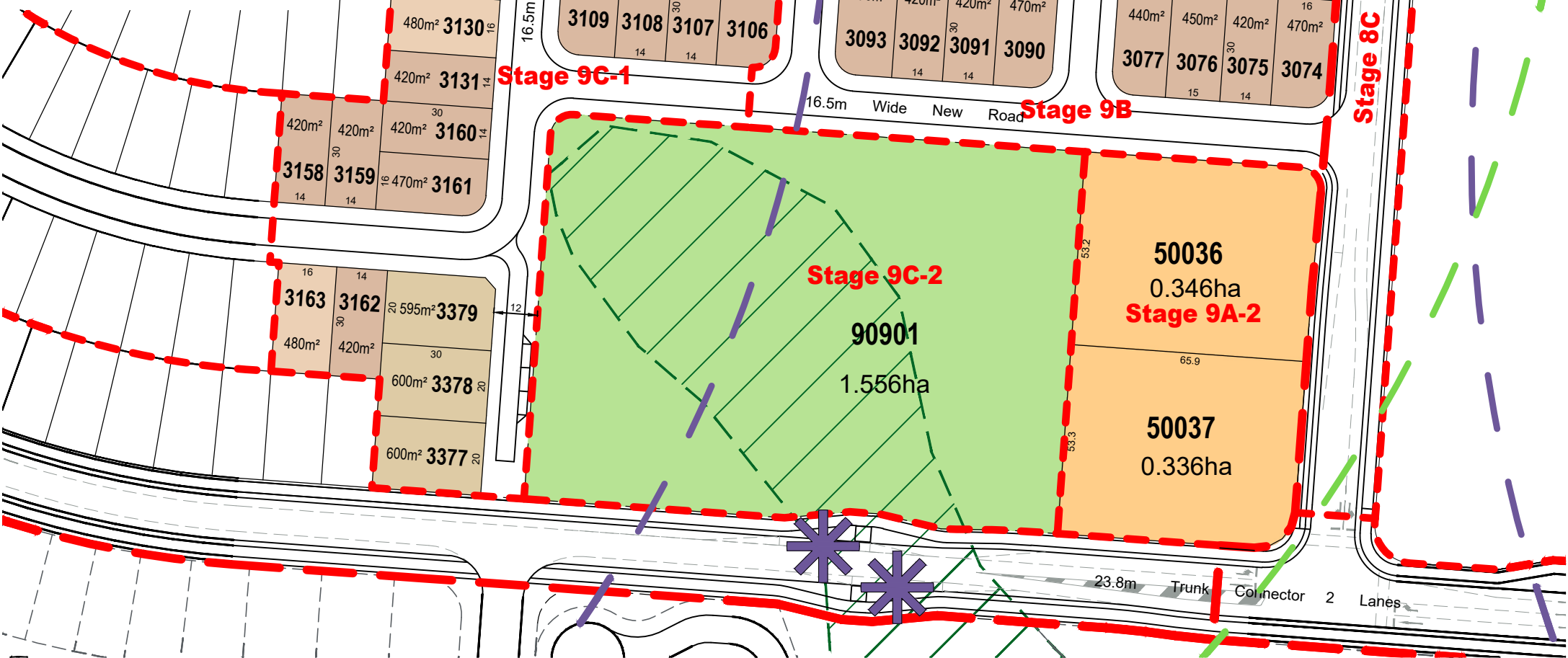
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Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

Legend

General

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



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

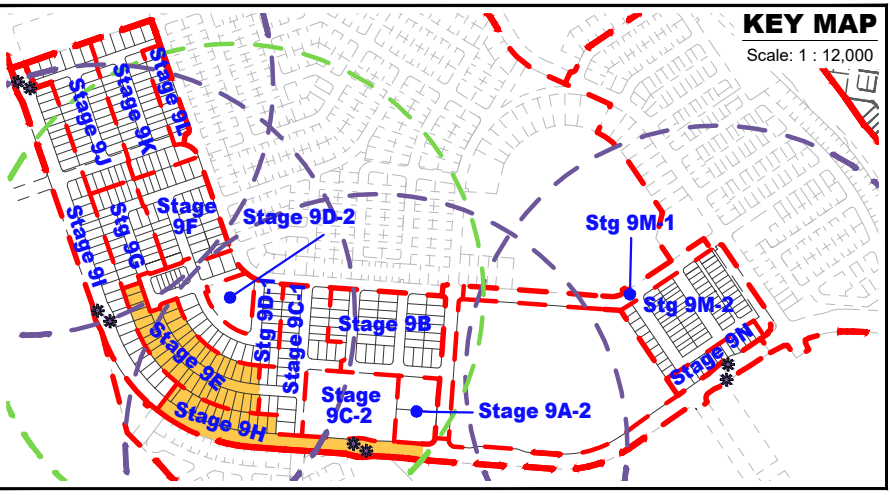
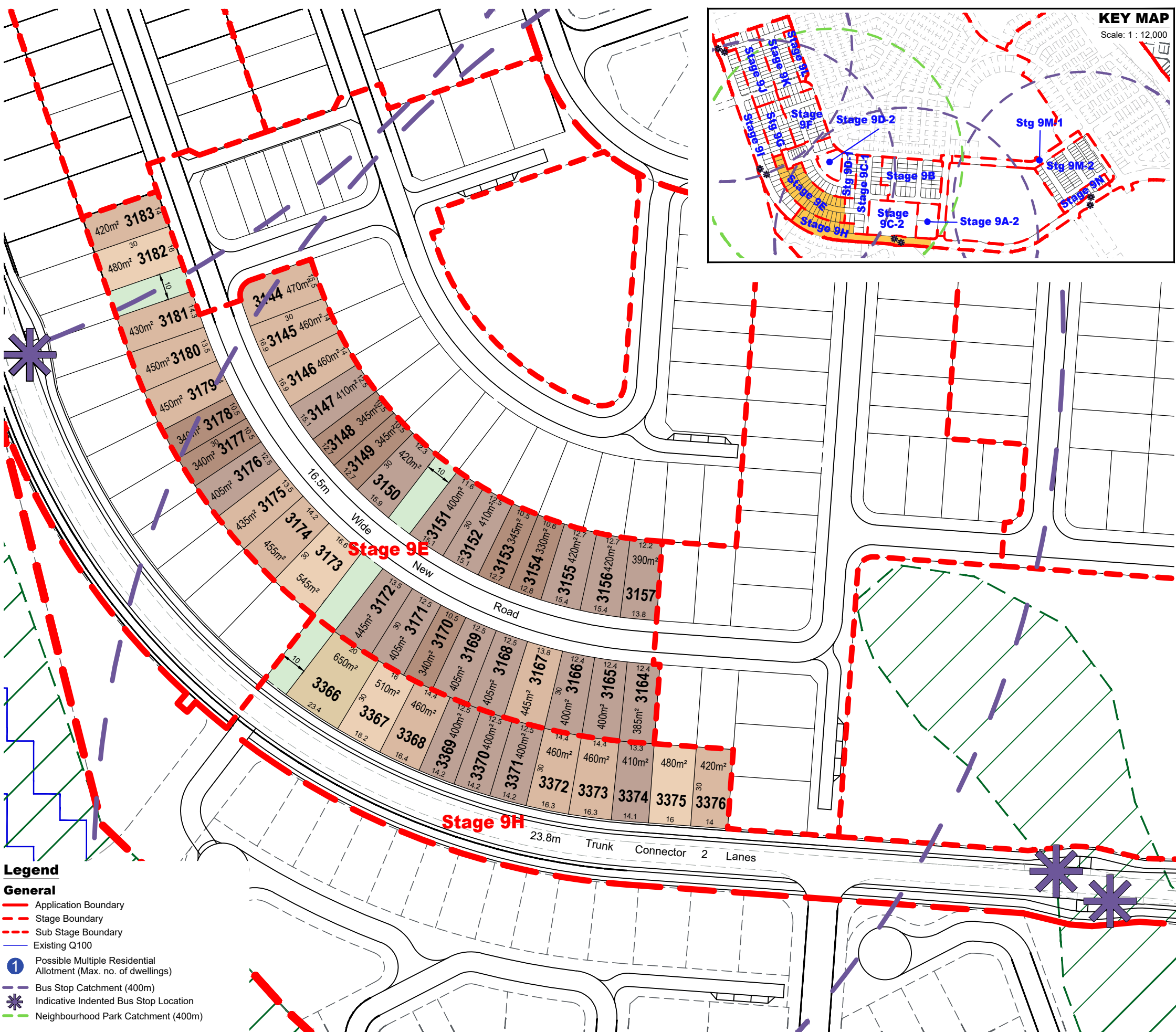
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Yield Breakdown				
Lot Type	Stage 9E	Stage 9H	Overall	
	Yield	Yield	Yield	%
30m Deep Product				
Villa 10.5m Allotment	7	—	7	15.6%
Premium Villa 12.5m Allotment	15	4	19	42.2%
Courtyard 14m Allotment	10	4	14	31.1%
Premium Courtyard 16m Allotment	2	2	4	8.9%
Traditional 18m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	—	1	1	2.2%
Possible Multiple Residential Allotment	—	—	—	0.0%
Subtotal	34	11	45	100.0%
Total Residential Allotments	34	11	45	100.0%
Residential Net Density	18.3 dw/ha	20.5 dw/ha		
Total Allotments	34	11	45	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	34	11	45	
Maximum Potential Net Residential Density	18.3 dw/ha	20.5 dw/ha		

Land Budget				
	Stage 9E	Stage 9H	Overall	
	Area	Area	Area	%
Stage Area				
Saleable Area	1.861 ha	1.580 ha	3.441 ha	100.0%
Residential Allotments				
Child Care	—	—	—	0.0%
Total Area of Allotments	1.407 ha	0.506 ha	1.913 ha	55.6%
Road				
North South Arterial Dedication (incl. batters)	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	1.044 ha	1.044 ha	30.3%
Neighbourhood Connector (21m)	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.364 ha	—	0.364 ha	10.6%
Laneway (6.5m)	—	—	—	0.0%
Pedestrian Linkages	0.090 ha	0.030 ha	0.120 ha	3.5%
Total Area of New Road	0.454 ha	1.074 ha	1.528 ha	44.4%
Open Space				
Conservation Buffer	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	0.0%
Stormwater Management	—	—	—	0.0%
Regional Sports	—	—	—	0.0%
District Sports	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	0.0%
Local Recreation Park	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	0.0%
Total Open Space	—	—	—	0.0%

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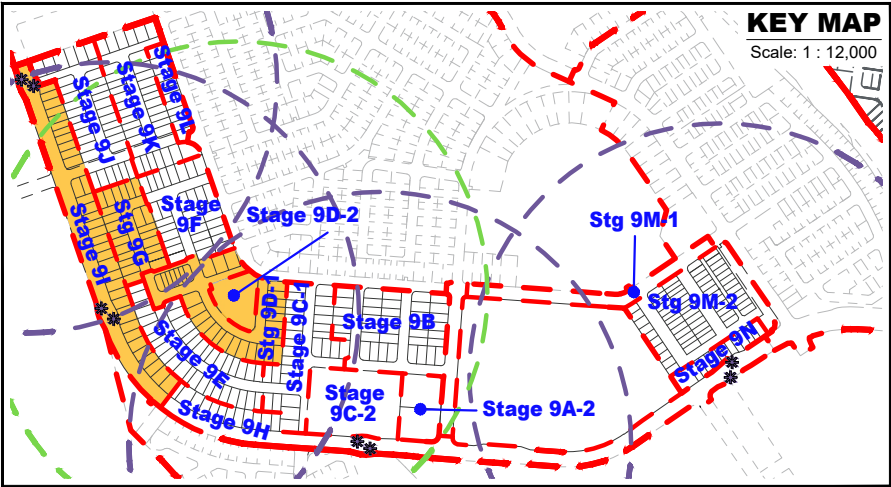
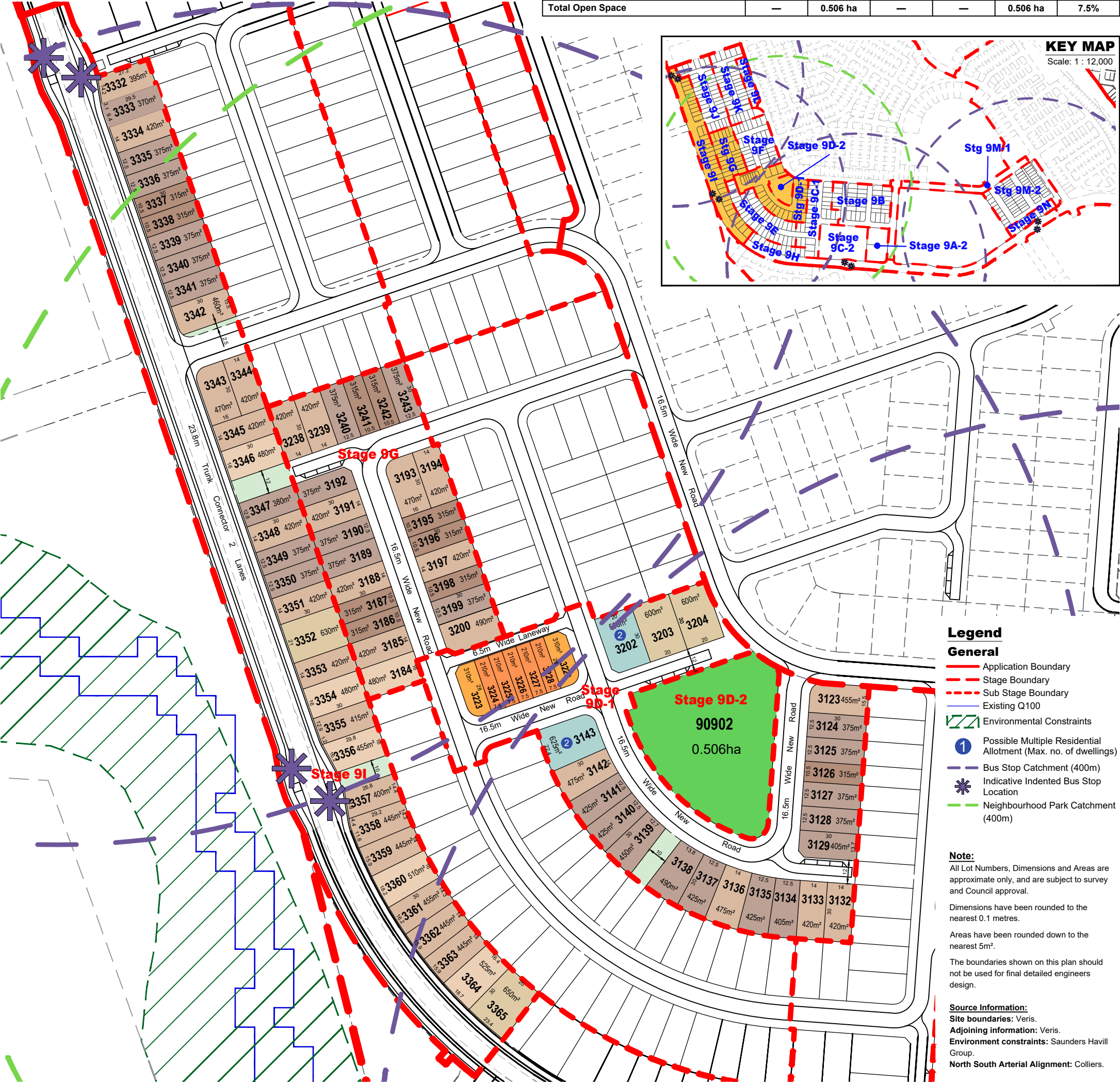
Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

Yield Breakdown

Lot Type	Stage 9D-1	Stage 9G	Stage 9I	Overall	
	Yield	Yield	Yield	Yield	%
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	7	2	10	11.6%
Premium Villa 12.5m Allotment	12	6	9	27	31.4%
Courtyard 14m Allotment	5	9	16	30	34.9%
Premium Courtyard 16m Allotment	—	1	5	6	7.0%
Traditional 18m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	2	—	2	4	4.7%
Possible Multiple Residential Allotment	2	—	—	2	2.3%
Subtotal	22	23	34	79	91.9%
				—	
Total Residential Allotments	29	23	34	86	100.0%
Residential Net Density	14.3 dw/ha	19.8 dw/ha	21.4 dw/ha		
Total Allotments	29	23	34	86	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	31	23	34	88	
Maximum Potential Net Residential Density	15.3 dw/ha	19.8 dw/ha	21.4 dw/ha		

Land Budget

	Stage 9D-1	Stage 9D-2	Stage 9G	Stage 9I	Overall	
	Area	Area	Area	Area	Area	%
Stage Area	2.021 ha	0.506 ha	1.162 ha	3.031 ha	6.720 ha	100.0%
Saleable Area						
Residential Allotments	1.160 ha	—	0.884 ha	1.467 ha	3.511 ha	52.2%
Child Care	—	—	—	—	—	0.0%
Total Area of Allotments	1.160 ha	—	0.884 ha	1.467 ha	3.511 ha	52.2%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	—	—	1.441 ha	1.441 ha	21.4%
Neighbourhood Connector (21m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.790 ha	—	0.277 ha	0.050 ha	1.117 ha	16.6%
Laneway (6.5m)	0.041 ha	—	—	—	0.041 ha	0.6%
Pedestrian Linkages	0.030 ha	—	—	0.070 ha	0.100 ha	1.5%
Total Area of New Road	0.861 ha	—	0.277 ha	1.561 ha	2.699 ha	40.2%
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	—	0.506 ha	—	—	0.506 ha	7.5%
Local Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Total Open Space	—	0.506 ha	—	—	0.506 ha	7.5%



Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Existing Q100
- Environmental Constraints
- 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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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.

North South Arterial Alignment: Colliers.

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

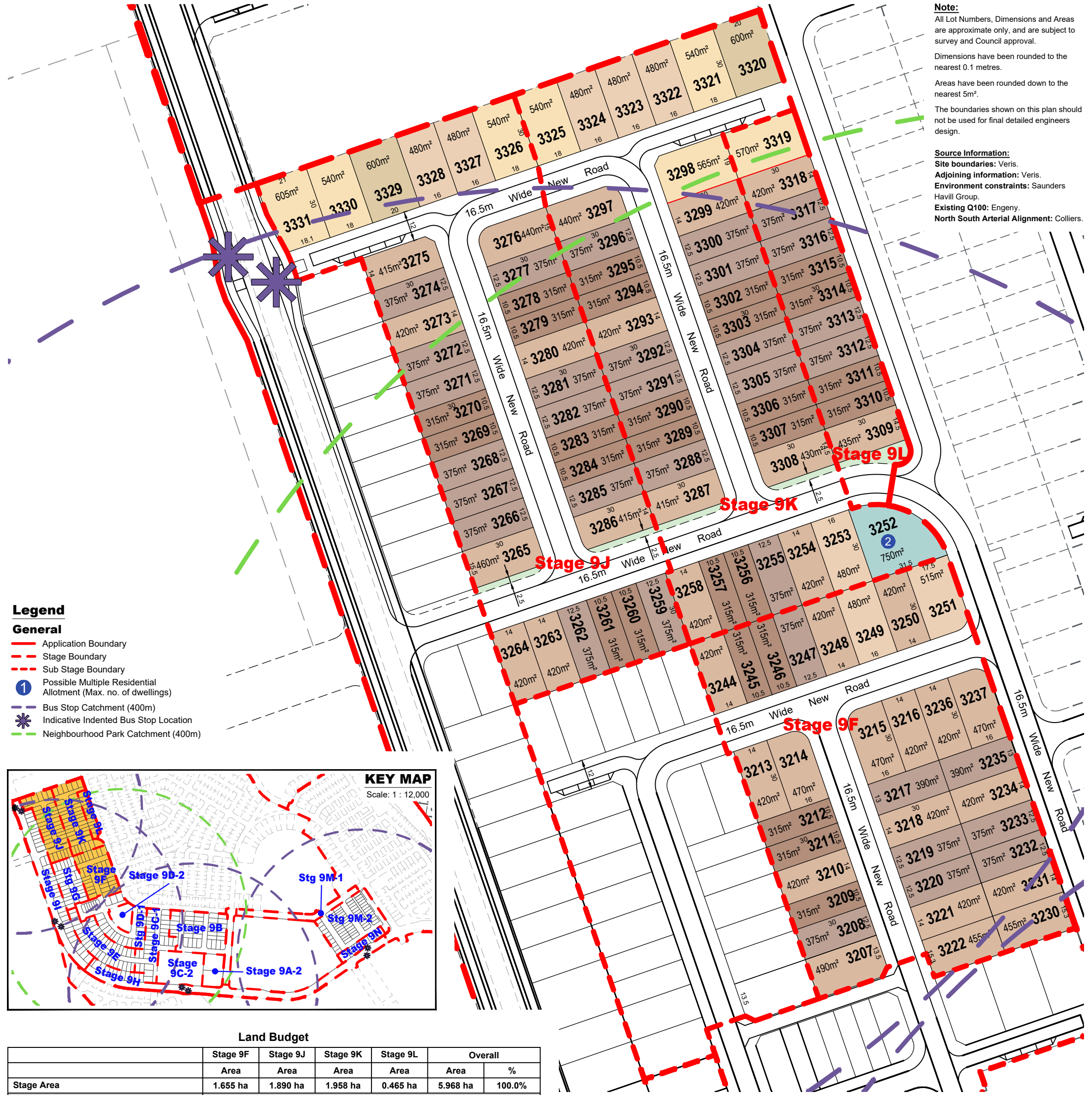
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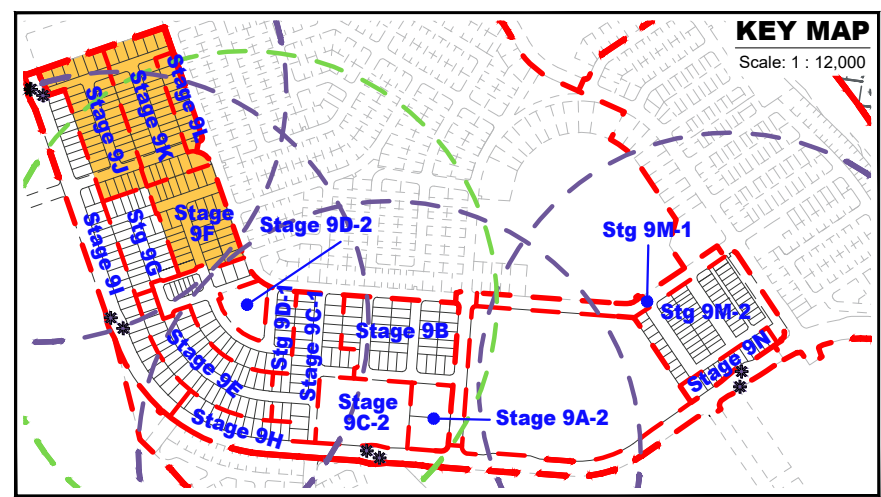
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Existing Q100: Engeny.
North South Arterial Alignment: Colliers.



Land Budget						
	Stage 9F	Stage 9J	Stage 9K	Stage 9L	Overall	
	Area	Area	Area	Area	Area	%
Stage Area	1.655 ha	1.890 ha	1.958 ha	0.465 ha	5.968 ha	100.0%
Saleable Area						
Residential Allotments	1.305 ha	1.368 ha	1.442 ha	0.419 ha	4.534 ha	76.0%
Child Care	—	—	—	—	—	0.0%
Total Area of Allotments	1.305 ha	1.368 ha	1.442 ha	0.419 ha	4.534 ha	76.0%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.350 ha	0.508 ha	0.503 ha	0.030 ha	1.391 ha	23.3%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	0.014 ha	0.013 ha	0.016 ha	0.043 ha	0.7%
Total Area of New Road	0.350 ha	0.522 ha	0.516 ha	0.046 ha	1.434 ha	24.0%
Open Space						
Conservation Buffer	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	0.0%
Stormwater Management	—	—	—	—	—	0.0%
Regional Sports	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	0.0%

Yield Breakdown						
Lot Type	Stage 9F	Stage 9J	Stage 9K	Stage 9L	Overall	
	Yield	Yield	Yield	Yield	Yield	%
30m Deep Product						
Villa 10.5m Allotment	5	8	10	4	27	24.1%
Premium Villa 12.5m Allotment	8	12	9	4	33	29.5%
Courtyard 14m Allotment	17	8	7	2	34	30.4%
Premium Courtyard 16m Allotment	2	2	4	—	8	7.1%
Traditional 18m Allotment	—	3	3	1	7	6.3%
Premium Traditional 20m Allotment	—	1	1	—	2	1.8%
Possible Multiple Residential Allotment	—	—	1	—	1	0.9%
Subtotal	32	34	35	11	112	100.0%
Total Residential Allotments	32	34	35	11	112	100.0%
Residential Net Density	19.3 dw/ha	18.0 dw/ha	20.5 dw/ha	21.4 dw/ha		
Total Allotments	32	34	35	11	112	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	32	34	36	11	113	
Maximum Potential Net Residential Density	19.3 dw/ha	18.0 dw/ha	18.4 dw/ha	23.7 dw/ha		

Legend

General

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

Note:

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Areas have been rounded down to the nearest 5m².

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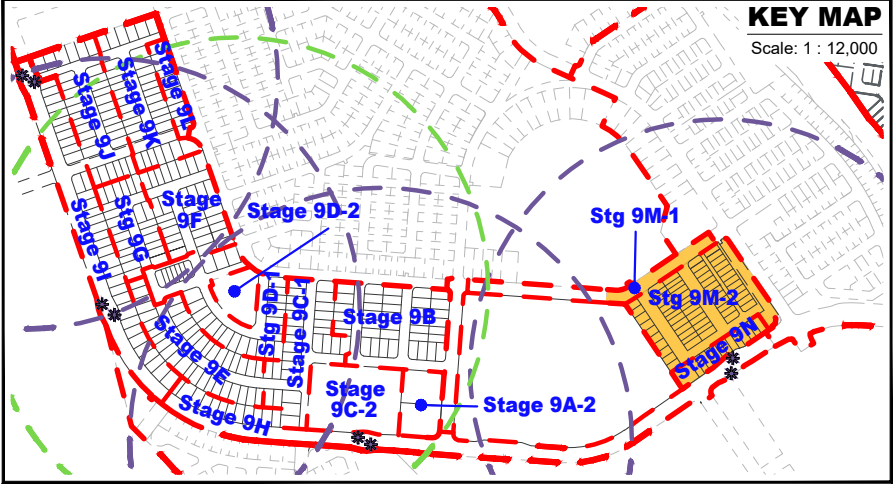
Environment constraints: Saunders Havill Group.

Existing Q100: Engeny.

North South Arterial Alignment: Colliers.

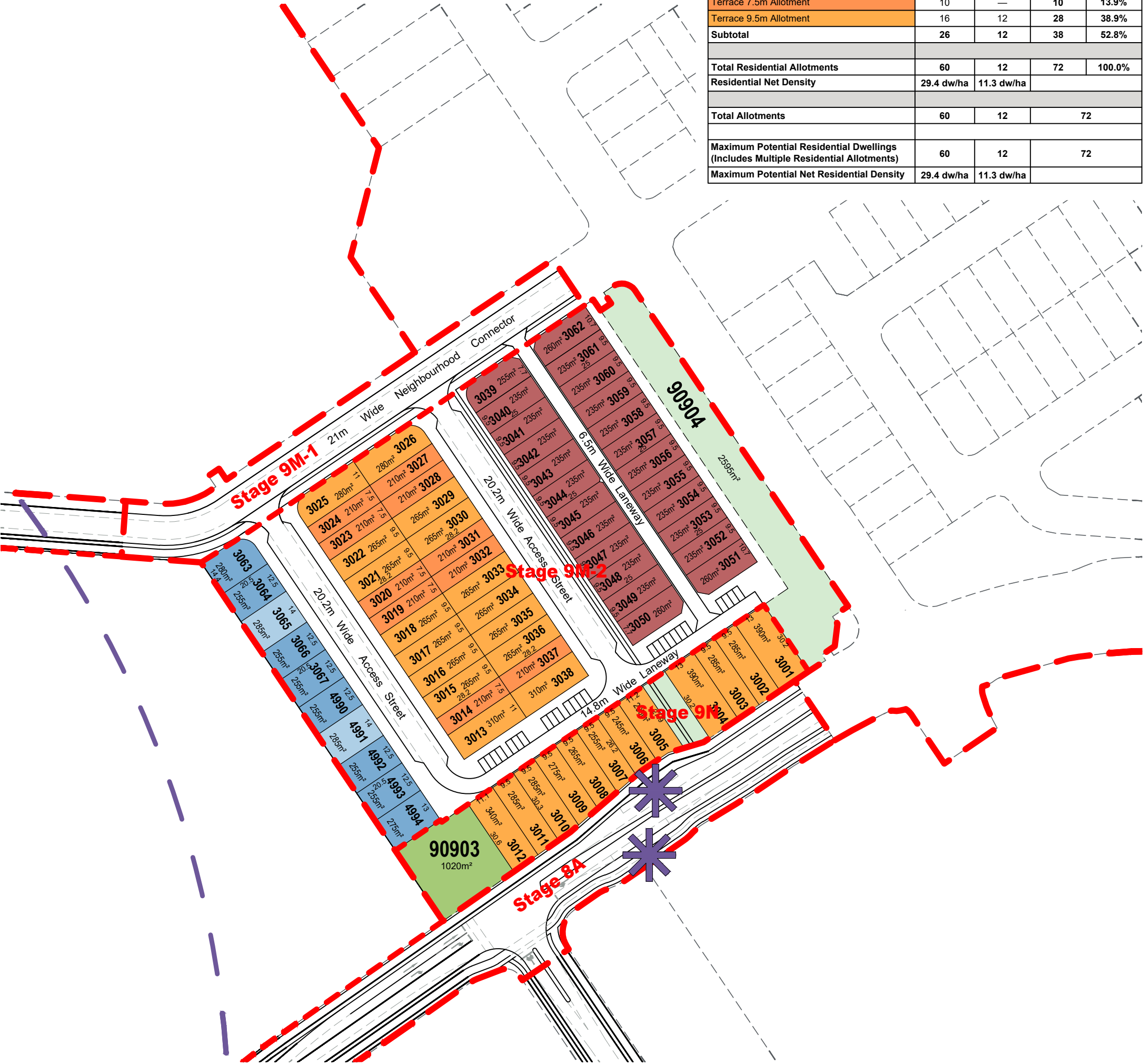
Land Budget

	Stage 9M-1	Stage 9M-2	Stage 9N	Overall	
	Area	Area	Area	Area	%
Stage Area	0.414 ha	2.594 ha	0.494 ha	3.502 ha	100.0%
Saleable Area					
Residential Allotments	—	1.504 ha	0.362 ha	1.866 ha	53.3%
Child Care	—	—	—	—	0.0%
Total Area of Allotments	—	1.504 ha	0.362 ha	1.866 ha	53.3%
Road					
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	0.0%
Neighbourhood Connector (21m)	0.414 ha	—	—	0.414 ha	11.8%
Neighbourhood Access Street (16.5m)	—	0.753 ha	—	0.753 ha	21.5%
Laneway (6.5m)	—	0.078 ha	—	0.078 ha	2.2%
Pedestrian Linkages	—	—	0.030 ha	0.030 ha	0.9%
Total Area of New Road	0.414 ha	0.831 ha	0.030 ha	1.275 ha	36.4%
Open Space					
Conservation Buffer	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	0.0%
Stormwater Management	—	—	—	—	0.0%
Regional Sports	—	—	—	—	0.0%
District Sports	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Local Recreation Park	—	—	0.102 ha	0.102 ha	2.9%
Local Linear Recreation Park	—	0.259 ha	—	0.259 ha	7.4%
Total Open Space	—	0.259 ha	0.102 ha	0.361 ha	10.3%



Yield Breakdown

Lot Type	Stage 9M-2	Stage 9N	Overall	
	Yield	Yield	Yield	%
20.5m Deep Product				
Premium Villa 12.5m Allotment	8	—	8	11.1%
Courtyard 14m Allotment	2	—	2	2.8%
Subtotal	10	—	10	13.9%
25m Deep Terrace Product				
Terrace 9.5m Allotment	24	—	24	33.3%
Subtotal	24	—	24	33.3%
28m Deep Terrace Product				
Terrace 7.5m Allotment	10	—	10	13.9%
Terrace 9.5m Allotment	16	12	28	38.9%
Subtotal	26	12	38	52.8%
Total Residential Allotments	60	12	72	100.0%
Residential Net Density	29.4 dw/ha	11.3 dw/ha		
Total Allotments	60	12	72	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	60	12	72	
Maximum Potential Net Residential Density	29.4 dw/ha	11.3 dw/ha		



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PLAN OF SUBDIVISION

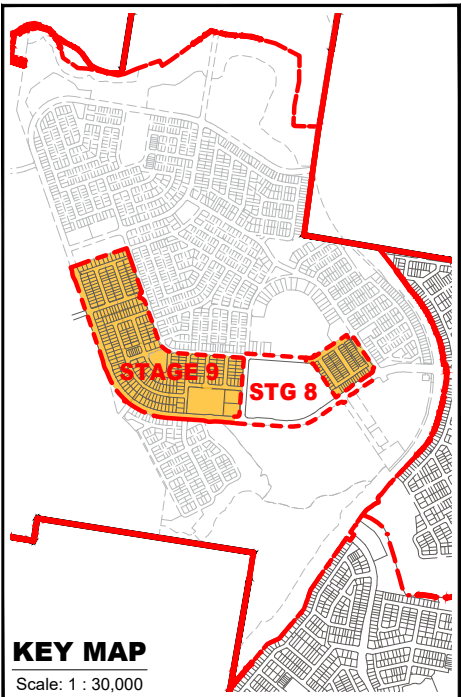
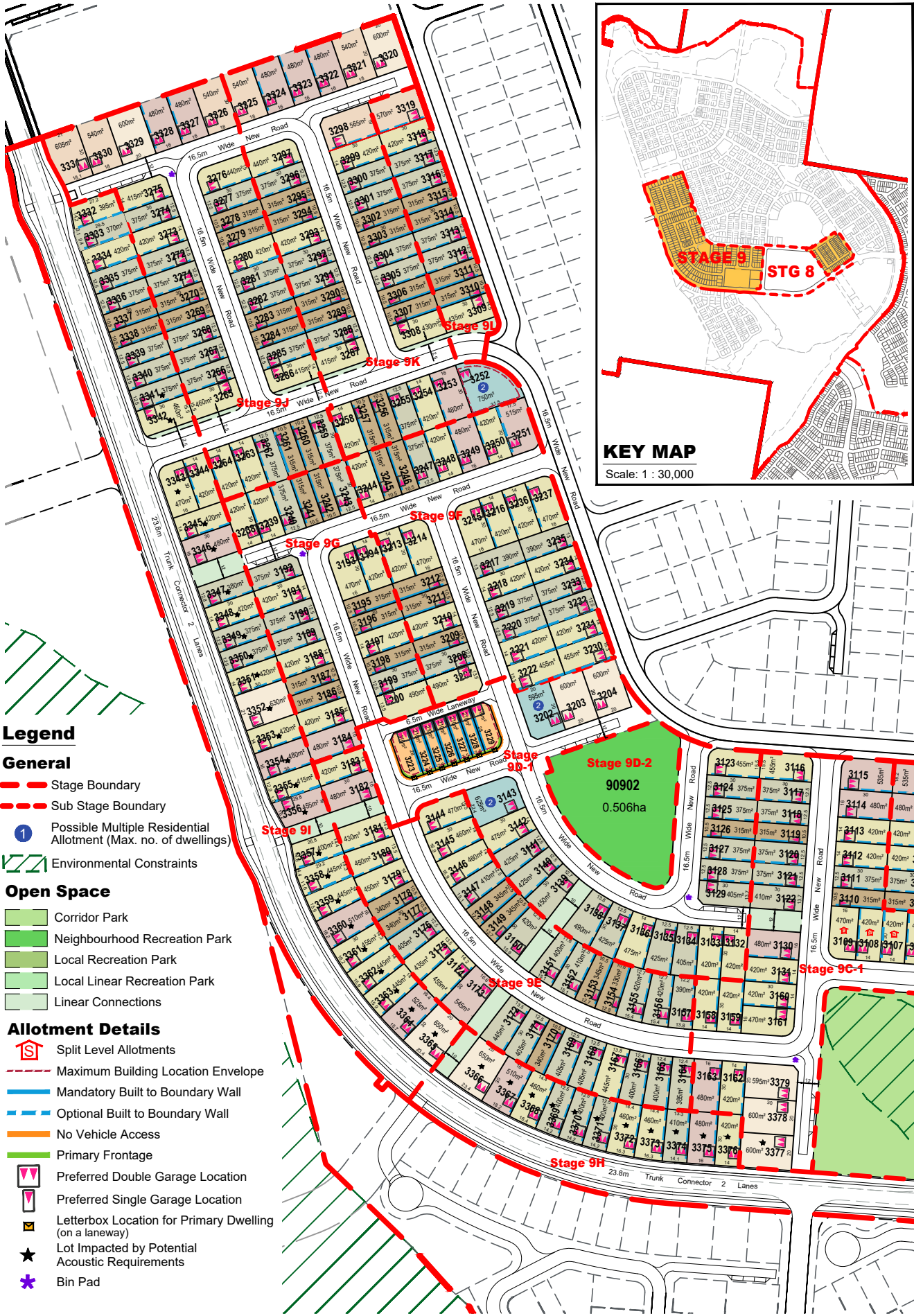
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RPS

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Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	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																		
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	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
Rear																		
Rear boundary where: - a rear retaining wall is 2.0m or less.	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
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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%		90%		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	0.55m	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	1.55m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		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.
Environment constraints: Saunders Havill Group.
North South Arterial Alignment: Colliers.

- Legend**
- General**
- Stage Boundary
 - Sub Stage Boundary
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Environmental Constraints
- Open Space**
- Corridor Park
 - Neighbourhood Recreation Park
 - Local Recreation Park
 - Local Linear Recreation Park
 - Linear Connections
- Allotment Details**
- Split Level Allotments
 - 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

TO BE READ IN CONJUNCTION WITH 110056-615 STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES & LOT TYPOLOGY DIAGRAMS

Notes:

General

1.

All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
2.

The maximum height of buildings shall not exceed two (2) storeys.
3.

Maximum building location envelopes are subject to future proposed easements and/or other underground services.
4.

All lots subject to an acoustic assessment to determine level of acoustic treatments.
5.

Buildings shall be constructed in accordance with Bushfire AS3959.
6.

Secondary dwellings are not permitted on lots less than 400m².
7.

Provisions in this POD do not relate to the following allotments: the District Centre allotment (lot 50032); the Ambulance allotment (lot 50033); the Child Care Allotments (lot 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 2.05m rear setback must be adopted (on the low side).
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 2.05m rear setback must be adopted (on the low side).
18.

A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
19.

In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:

•

In the case of Terrace and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.

•

In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional, Ridgetop Allotments and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

Private Open Space

20.

Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres.
21.

Private open space must be directly accessible from a living space.

On-site car parking and driveways

22.

On-site car parking is to be provided in accordance with the following minimum requirements:

•

For lots <12.5 metres wide - 1 covered space per dwelling;

•

For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;

•

For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).
23.

Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:

a.

The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m

b.

The garage door:

i.

Width must not exceed 4.8m

ii.

Must have a minimum 450mm eave above it

iii.

Must be setback a minimum of 240mm behind the pillar of the garage door, and

iv.

Must have a sectional, tilt or roller door.
- c.

The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:

i.

A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.

ii.

A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door

iii.

The verandah, portico or porch is to include front piers with distinct materials and/or colours.

d.

Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.

24.

Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or a laneway dwelling.
25.

Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
26.

The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
27.

Garages and carports accessed from a Laneway must be built setback 0.45m 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.

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 120mm 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.

Retaining Walls

40.

For retaining walls **not** constructed by the developer:

a.

Retaining walls must not exceed more than 1.0m where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0m. Retaining in excess of this must use terraced retaining.

b.

Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
41.

No timber retaining walls over 1.0m or adjoining parks or public streets.
42.

Walls over 1.0m require RPEQ certification.

Building Articulation

43.

All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:

•

Windows recessed into the façade or bay windows;

•

Balconies, porches or verandahs;

•

Articulation of roof lines

•

Window hoods; and/or

•

Use of multiple cladding materials
44.

Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
45.

Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46.

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

47.

Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
48.

Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49.

Screened drying and rubbish bins area must be behind the main face of the dwelling.
50.

At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51.

Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
52.

If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
53.

Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.
54.

All dwellings are to have a dedicated electrical circuit from the circuit board to the garage for at least one Basic (slow) EVSE charger per home, in accordance with the Australian Wiring Rules AS/NZS 3000: 2018. The circuit is to be fitted with a minimum 20 Amp GPO outlet which can be replaced by a dedicated 7kW EVSE of the occupant's choice. Where not used for Electric Vehicle Supply Equipment, the circuit is to be terminated at an isolator.

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

55.

Buildings must address all street frontages with driveways, pedestrian entries or both.
56.

All dwellings must have a clearly identifiable front door, which is undercover.
57.

Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.
58.

Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

59.

Floor area must be between a minimum of 45m² and 75m².
60.

Materials, detailing, colours and roof form are consistent with those of the primary house.
61.

Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
62.

Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.

63.

Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
64.

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.
65.

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.
66.

Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
67.

Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.
68.

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 – 566-1

Rev No: I
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: CB / JC / MM
CHECKED BY: CK / MD



FLAGSTONE CA3 SOUTH
STAGE 9 OVERALL
PLAN OF DEVELOPMENT NOTES

PEET

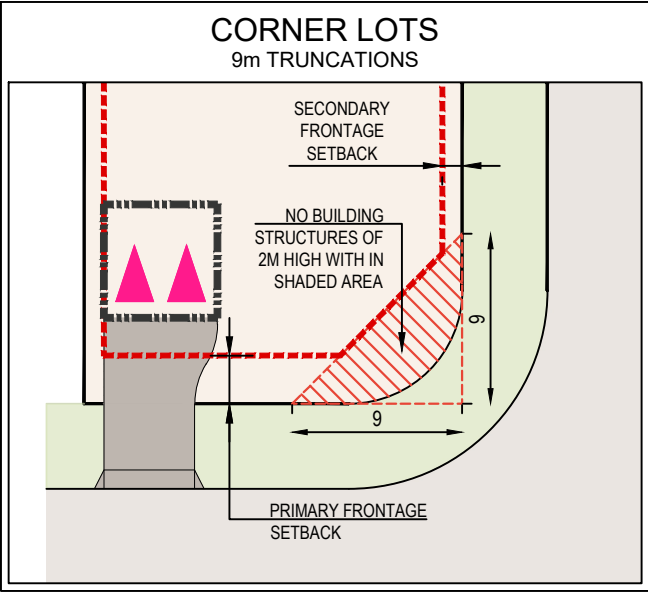
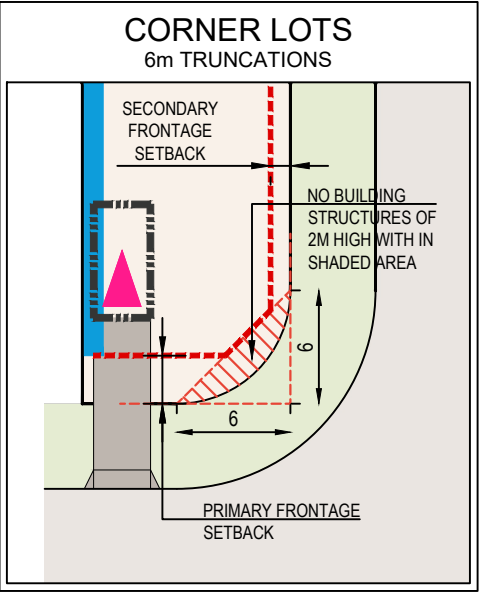
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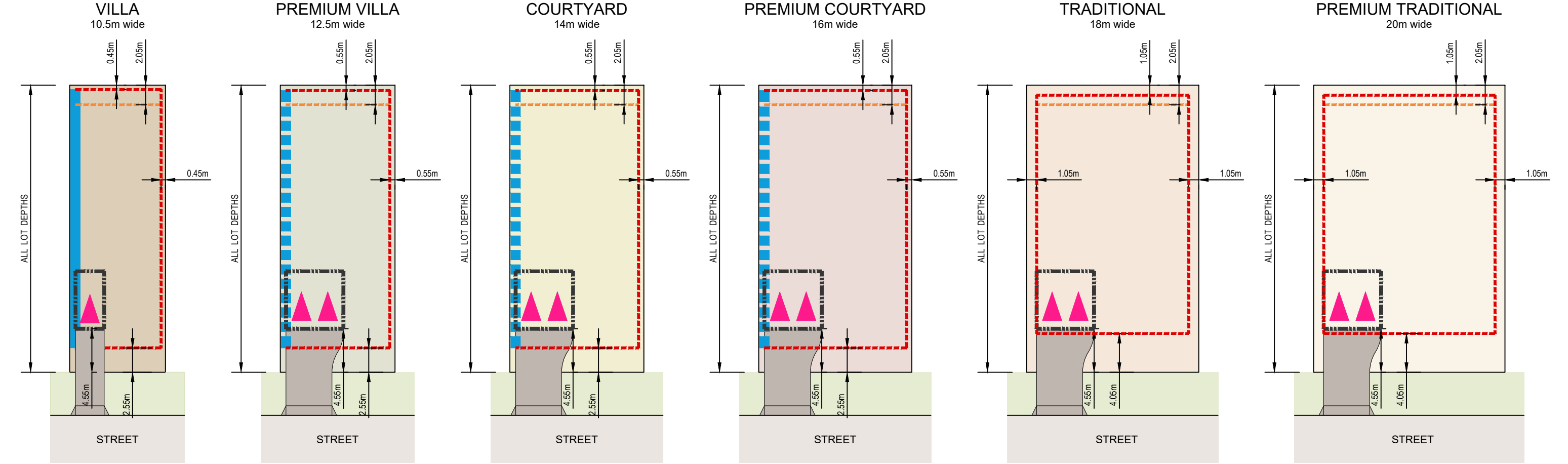
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Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	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																		
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	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
Rear																		
Rear boundary where: - a rear retaining wall is 2.0m or less.	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
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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%		90%		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	0.55m	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	1.55m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	



- Legend**
- Maximum Building Location Envelope
 - Additional Rear Setback (where total rear retaining wall height exceeds 2.0m)
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Double Garage Location
 - Preferred Single Garage Location

Detached Dwelling Allotments:



TO BE READ IN CONJUNCTION WITH 110056-566 STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES & STAGE POD PLANS

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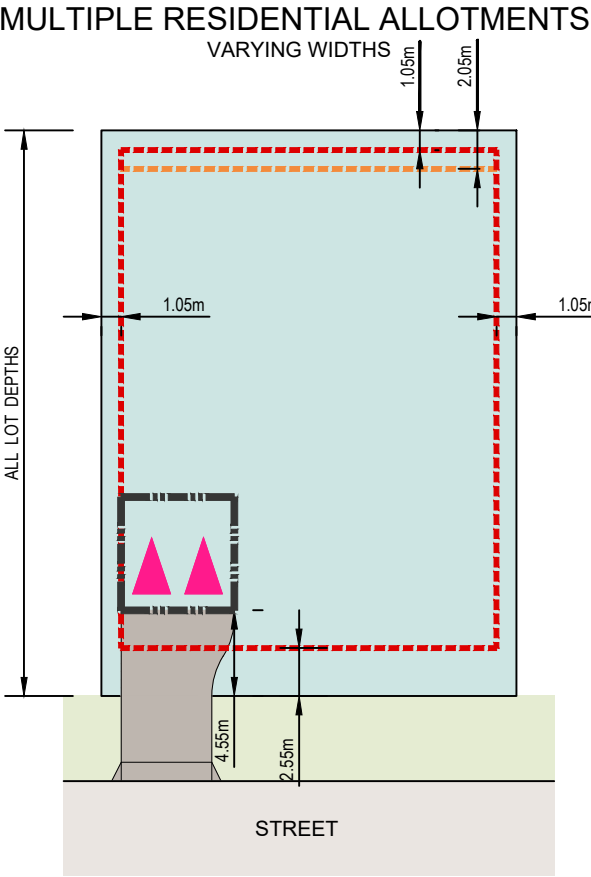
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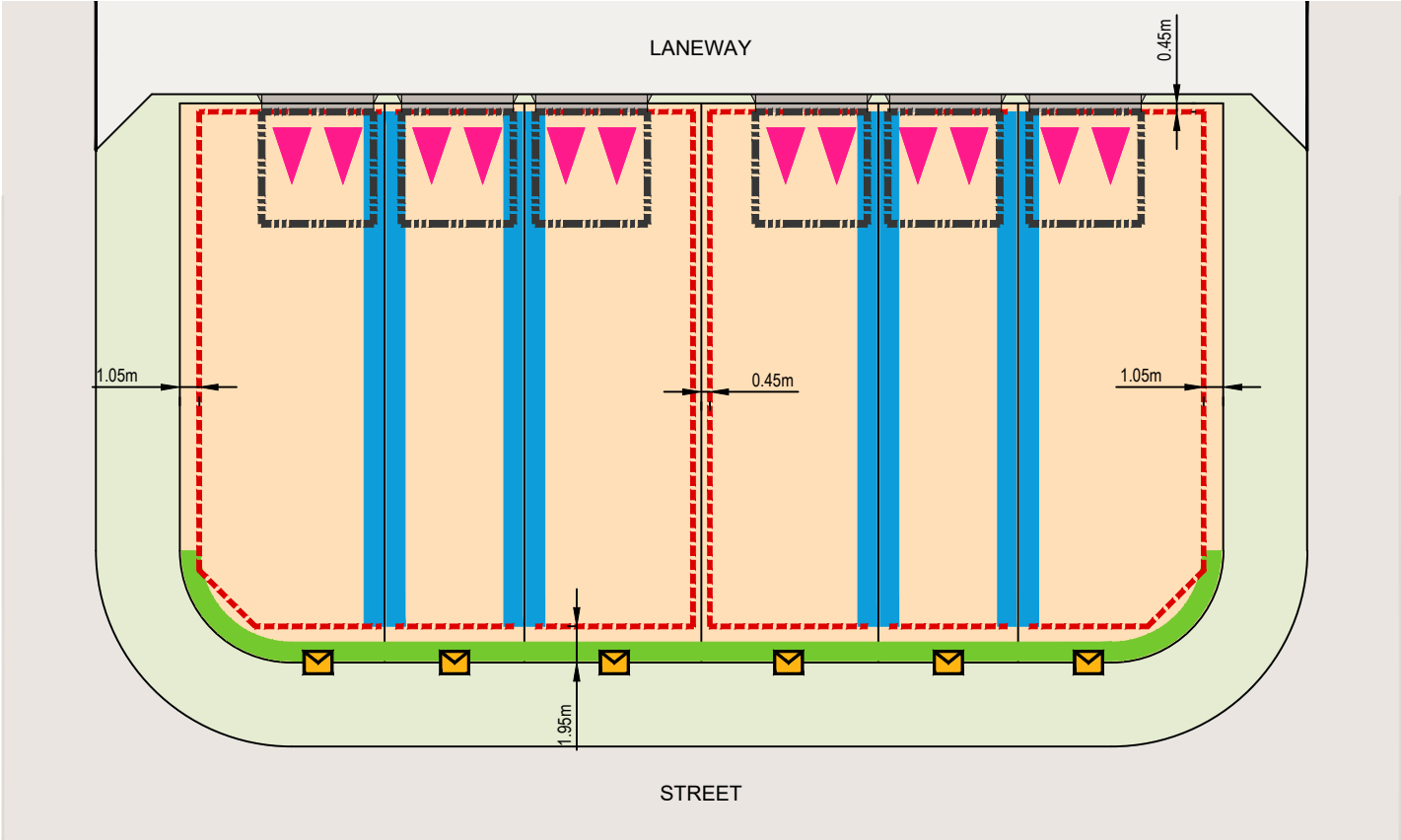
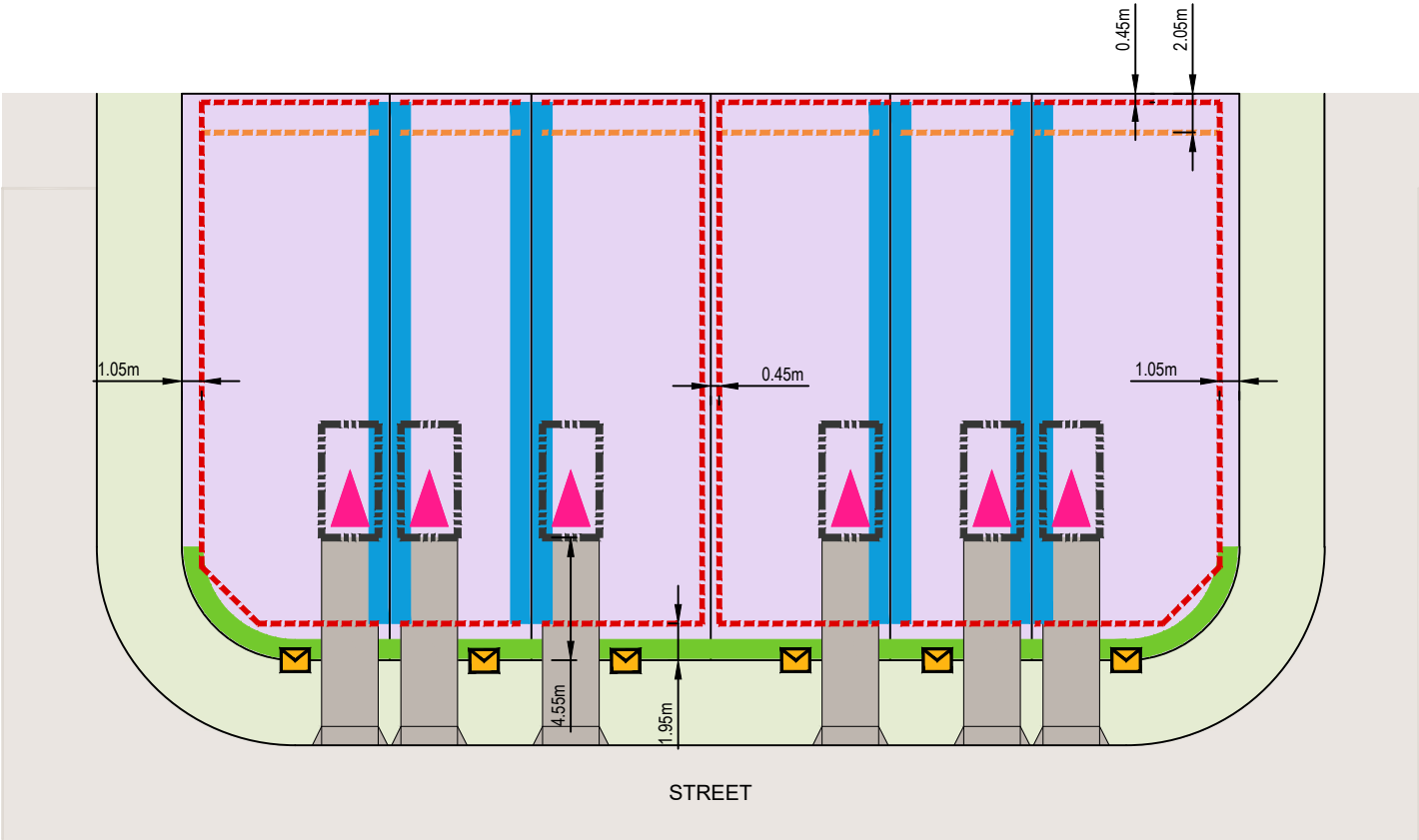
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Rear																		
Rear boundary where: - a rear retaining wall is 2.0m or less.	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
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Non Built to Boundary	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	1.55m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

- Legend**
- Maximum Building Location Envelope
 - Additional Rear Setback (where total rear retaining wall height exceeds 2.0m)
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Primary Frontage
 - Preferred Double Garage Location
 - Preferred Single Garage Location
 - Letterbox Location for Primary Dwelling (on a laneway)



Terrace Allotments:



TO BE READ IN CONJUNCTION WITH 110056-566 STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES & STAGE POD PLANS

FLAGSTONE CA3 SOUTH
STAGE 9 OVERALL
PLAN OF DEVELOPMENT LOT TYPOLOGY DIAGRAMS

PLAN REF: 110056 – 566-3
Rev No: I
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: CB / JC / MM
CHECKED BY: CK / MD



PEET

URBAN DESIGN
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31 Duncan Street
PO Box 1559
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Legend

General

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

Allotment Details

- 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

Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	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																		
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	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
Rear																		
Rear boundary where: - a rear retaining wall is 2.0m or less.	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
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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%		90%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.45m	0.45m	0.45m		0.45m	0.45m	0.55m	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	1.55m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

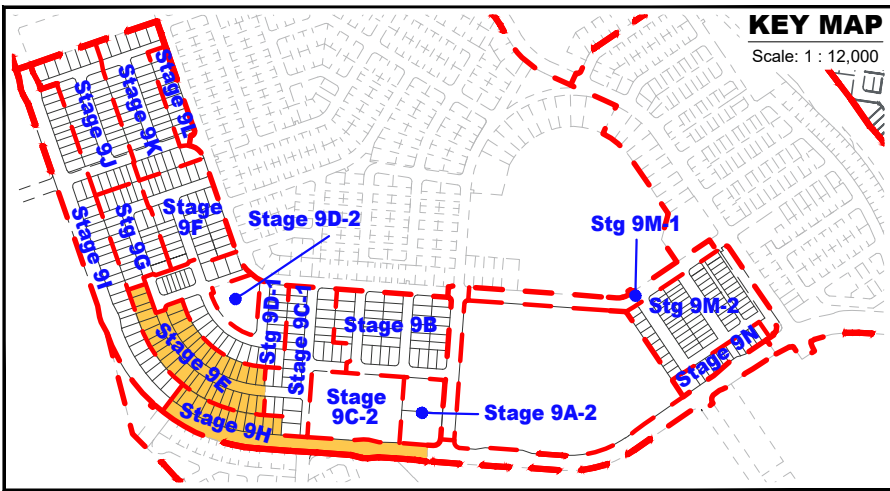
PLAN REF: 110056 – 568

Rev No: I
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: CB / JC / MM
CHECKED BY: CK / MD



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

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



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.
North South Arterial Alignment: Colliers.

PEET

URBAN DESIGN
Level 8
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Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	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																		
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	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
Rear																		
Rear boundary where: - a rear retaining wall is 2.0m or less.	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m		0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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)	0.9m		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	1.05m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	



TO BE READ IN CONJUNCTION WITH 110056-615 STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES & LOT TYPOLOGY DIAGRAMS

PLAN REF: 110056 – 569

Rev No: I

DATE: 22 JULY 2026

CLIENT: PEET

DRAWN BY: CB / JC / MM

CHECKED BY: CK / MD

01020304050

1 : 1,000 @ A3

FLAGSTONE CA3 SOUTH

STAGE 9D-1, 9D-2, 9G & 9I

PLAN OF DEVELOPMENT

PEET

URBAN DESIGN

Level 8

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

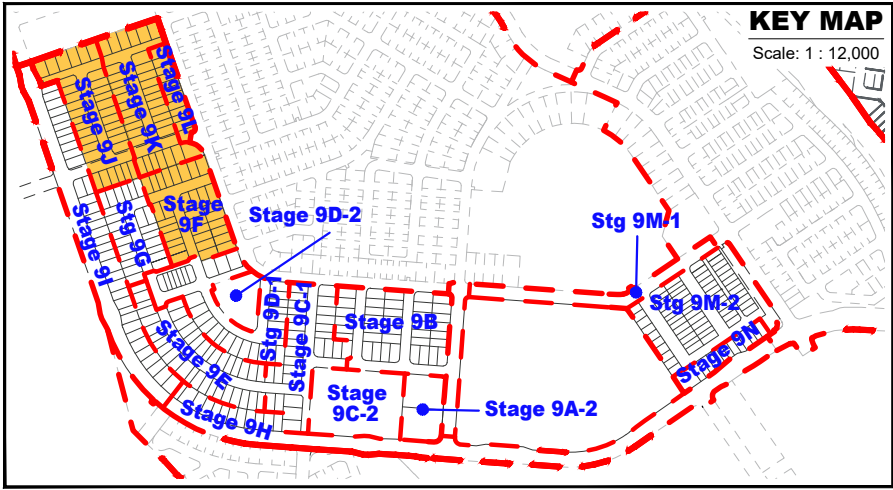
Dimensions have been rounded to the nearest 0.1 metres.

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

- Legend**
- General**
- Stage Boundary
 - Sub Stage Boundary
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
- Allotment Details**
- 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	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	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																		
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	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
Rear																		
Rear boundary where: - a rear retaining wall is 2.0m or less.	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m		0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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)	0.9m		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	1.05m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

TO BE READ IN CONJUNCTION WITH 110056-615 STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES & LOT TYPOLOGY DIAGRAMS

PLAN REF: 110056 – 570

Rev No: I

DATE: 22 JULY 2026

CLIENT: PEET

DRAWN BY: CB / JC / MM

CHECKED BY: CK / MD

020406080100

1 : 1,500 @ A3

FLAGSTONE CA3 SOUTH

STAGE 9F & 9J - 9L

PLAN OF DEVELOPMENT

PEET

URBAN DESIGN

Level 8

31 Duncan Street

PO Box 1559

Fortitude Valley QLD 4006

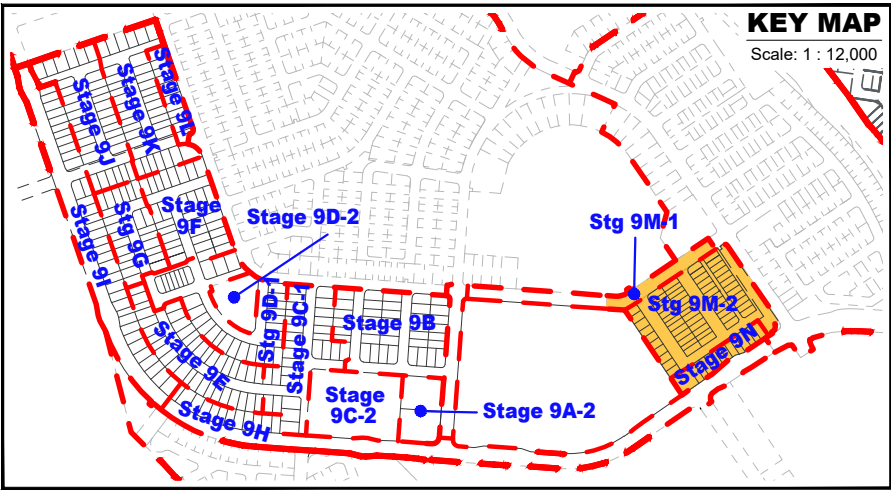
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Note:
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Dimensions have been rounded to the nearest 0.1 metres.

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: Engeny.
North South Arterial Alignment: Colliers.



Legend

General

- Stage Boundary
- Sub Stage Boundary
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location

Open Space

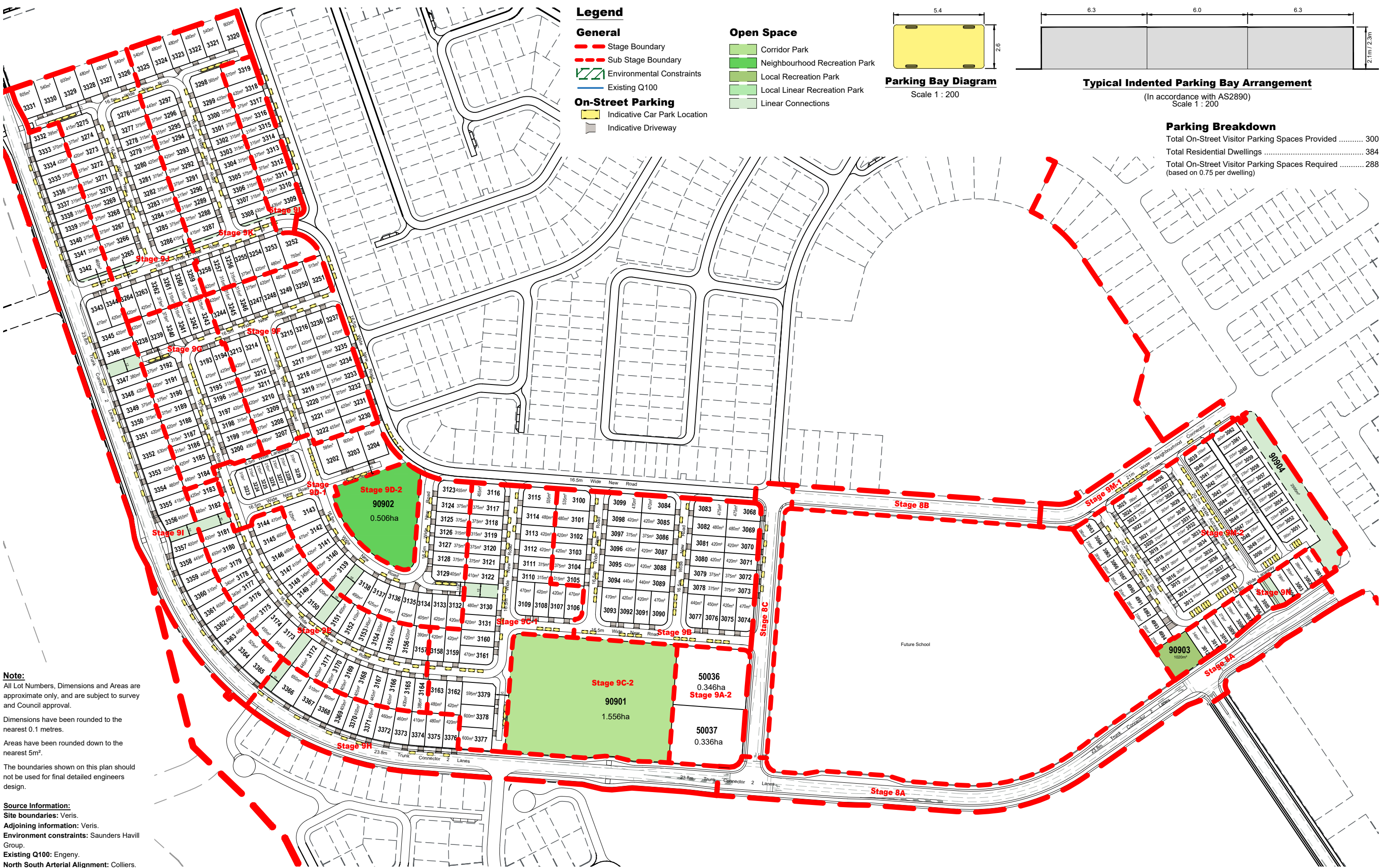
- Local Recreation Park
- Local Linear Recreation Park
- Linear Connections

Allotment Details

- Split Level Allotments
- 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

Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	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																		
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	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
Rear																		
Rear boundary where: - a rear retaining wall is 2.0m or less.	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m		0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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)	0.9m		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	1.05m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

TO BE READ IN CONJUNCTION WITH 110056-615 STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES & LOT TYPOLOGY DIAGRAMS



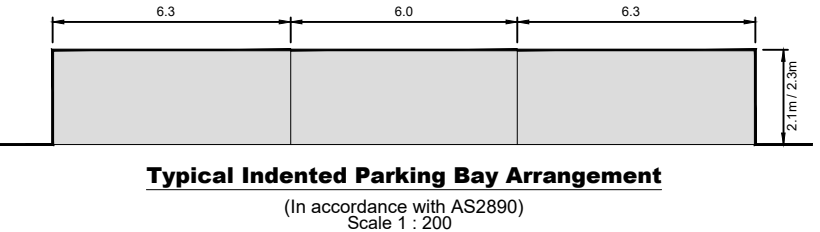
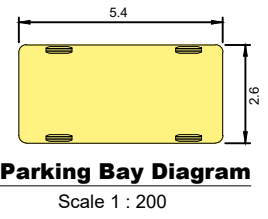
Legend

General

- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Indicative Car Park Location
- Indicative Driveway

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	300
Total Residential Dwellings	384
Total On-Street Visitor Parking Spaces Required	288
(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.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

PLAN REF: 110056 – 572

Rev No: I

DATE: 22 JULY 2026

CLIENT: PEET

DRAWN BY: CB / JC / MM

CHECKED BY: CK / MD

0306090120150

1 : 3,000 @ A3

FLAGSTONE CA3 SOUTH
STAGE 9
PARKING MANAGEMENT PLAN

PEET

URBAN DESIGN
Level 8
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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	
Maximum Potential Net Residential Density	15.1 dw/ha	

Land Use	Overall	
	Area	%
Stage Area	19.675 ha	100.0%
Saleable Area		
Residential Allotments	8.688 ha	44.2%
Balance Lot	0.349 ha	1.8%
Management Lot	0.528 ha	2.7%
Total Area of Allotments	9.565 ha	48.6%
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)	3.004 ha	15.3%
Trunk Connector 2 Lanes (23.8m)	0.914 ha	4.6%
Neighbourhood Connector (20.2m - 21m)	1.197 ha	6.1%
Neighbourhood Access Street (16.5m)	3.389 ha	17.2%
Pedestrian Linkages	0.030 ha	0.2%
Total Area of New Road	8.534 ha	43.4%
Open Space		
Conservation Buffer	—	0.0%
Corridor Park / Conservation	—	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.
Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

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	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 14m 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 14m 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	—	—	5	2.3%
Traditional 18m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	3	—	—	3	1.4%
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	2	0.9%
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	10	—	—	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	—	—	—	—	—	—	—	—	—	—	—	—	—	1	2	
Sub Total	2	1	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	
Maximum Potential Net Residential Density	—	—	—	19.7 dw/ha	14.2 dw/ha	16.8 dw/ha	—	18.6 dw/ha	—	19.7 dw/ha	19.1 dw/ha	15.9 dw/ha	11.3 dw/ha	—	—	15.1 dw/ha	

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	
	Area	Area	Area	Area	Area	Area	Area	Area	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	1.825 ha	0.539 ha	1.368 ha	1.154 ha	2.390 ha	0.883 ha	0.699 ha	3.009 ha	19.675 ha	100%
Saleable Area																	
Residential Allotments	—	—	—	0.936 ha	0.847 ha	1.842 ha	—	1.235 ha	—	0.858 ha	0.713 ha	1.374 ha	0.883 ha	—	—	8.688 ha	44.2%
Balance Lot	0.004 ha	0.012 ha	0.022 ha	—	0.012 ha	—	0.299 ha	—	—	—	—	—	—	—	—	0.349 ha	1.8%
Management Lot	0.031 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	0.497 ha	0.528 ha	2.7%
Total Area of Allotments	0.035 ha	0.012 ha	0.022 ha	0.936 ha	0.859 ha	1.842 ha	0.299 ha	1.235 ha	—	0.858 ha	0.713 ha	1.374 ha	0.883 ha	—	0.497 ha	9.565 ha	48.6%
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. batters)	0.492 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	2.512 ha	3.004 ha	15.3%
Trunk Connector 2 Lanes (23.8m)	0.914 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.914 ha	4.6%
Neighbourhood Connector (20.2m - 21m)	—	0.424 ha	—	—	—	—	—	0.199 ha	—	0.156 ha	0.129 ha	0.289 ha	—	—	—	1.197 ha	6.1%
Neighbourhood Access Street (16.5m)	—	0.040 ha	—	0.383 ha	0.470 ha	0.713 ha	—	0.391 ha	—	0.354 ha	0.312 ha	0.727 ha	—	—	—	3.389 ha	17.2%
Pedestrian Linkages	—	—	—	—	0.030 ha	—	—	—	—	—	—	—	—	—	—	0.030 ha	0.2%
Total Area of New Road	1.406 ha	0.464 ha	—	0.383 ha	0.500 ha	0.713 ha	—	0.590 ha	—	0.510 ha	0.441 ha	1.016 ha	—	—	2.512 ha	8.534 ha	43.4%
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	—	1.510 ha	7.7%

PLAN REF: 110056 – 574

Rev No: 1
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: CB / JC / MM / BM
CHECKED BY: CK

Not to Scale @ A3

FLAGSTONE CA3 SOUTH
STAGE 10 OVERALL
STATISTICS

PEET

URBAN DESIGN
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31 Duncan Street
PO Box 1559
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W rpsgroup.com

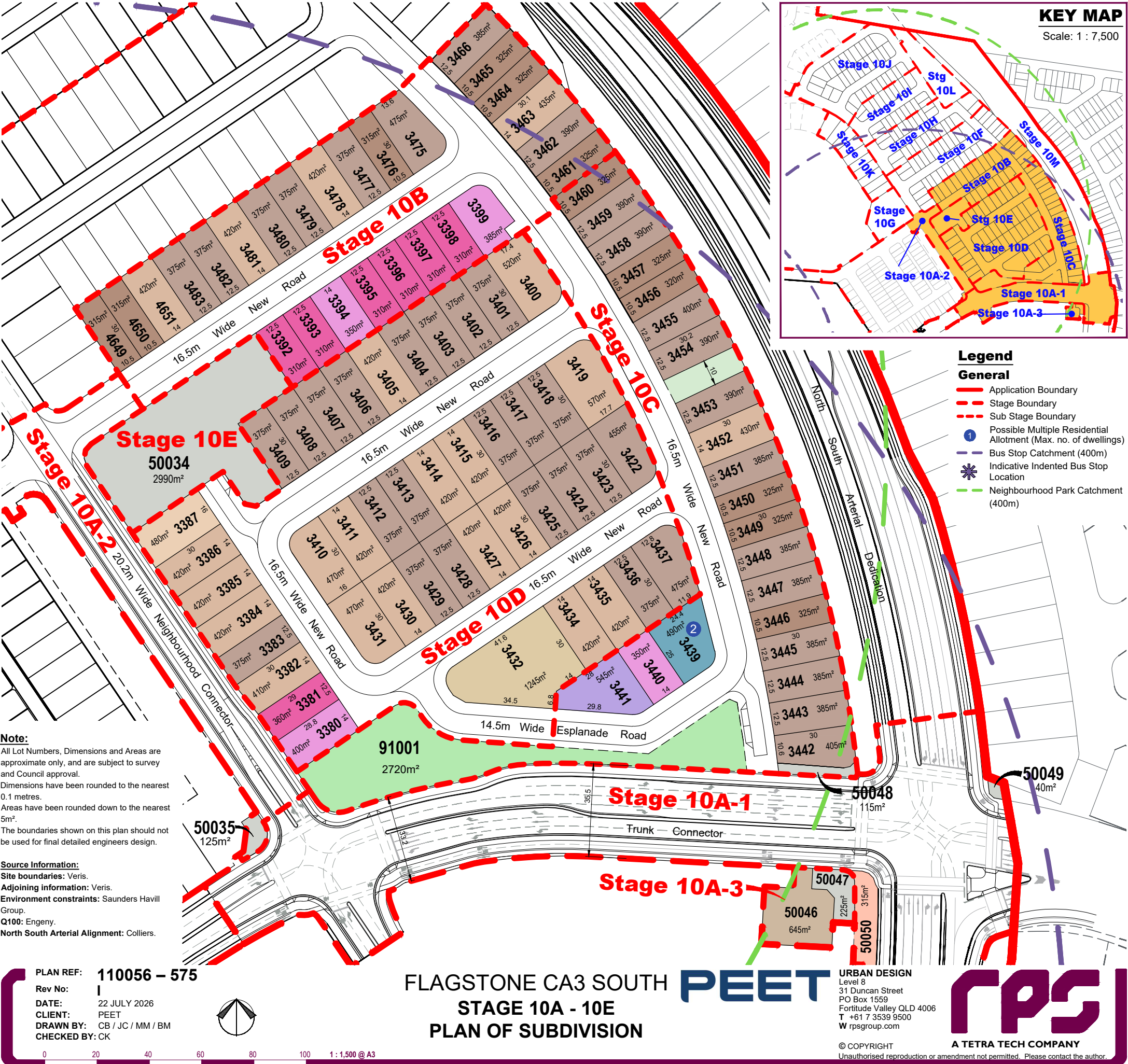
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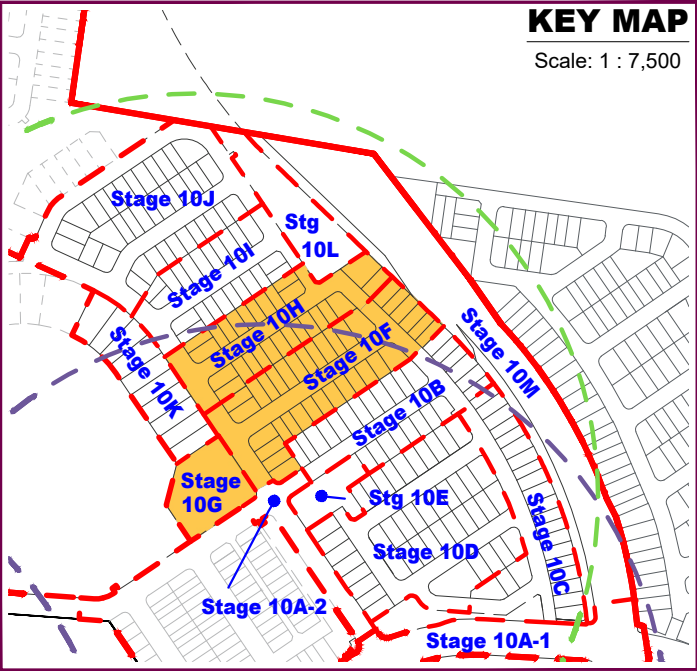
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A TETRA TECH COMPANY

Yield Breakdown								
	Stage 10A-2	Stage 10A-3	Stage 10B	Stage 10C	Stage 10D	Stage 10E	Overall	
Lot Type	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	%
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								
Residential Allotments	—	—	—	0.936 ha	0.847 ha	1.842 ha	—	3.625 ha 46.4%
Balance Lot	0.004 ha	0.012 ha	0.022 ha	—	0.012 ha	—	0.299 ha	0.349 ha 4.5%
Management Lot	0.031 ha	—	—	—	—	—	—	0.031 ha 0.4%
Total Area of Allotments	0.035 ha	0.012 ha	0.022 ha	0.936 ha	0.859 ha	1.842 ha	0.299 ha	4.005 ha 51.3%
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)	0.492 ha	—	—	—	—	—	—	0.492 ha 6.3%
Trunk Connector 2 Lanes (23.8m)	0.914 ha	—	—	—	—	—	—	0.914 ha 11.7%
Neighbourhood Connector (20.2m - 21m)	—	0.424 ha	—	—	—	—	—	0.424 ha 5.4%
Neighbourhood Access Street (16.5m)	—	0.040 ha	—	0.383 ha	0.470 ha	0.713 ha	—	1.605 ha 20.6%
Pedestrian Linkages	—	—	—	—	0.030 ha	—	—	0.030 ha 0.4%
Total Area of New Road	1.406 ha	0.464 ha	—	0.383 ha	0.500 ha	0.713 ha	—	3.465 ha 44.4%
Open Space								
Conservation Buffer	—	—	—	—	—	—	—	— 0.0%
Corridor Park / Conservation	—	—	—	—	—	—	—	— 0.0%
Stormwater Management	—	—	—	—	—	—	—	— 0.0%
Regional Sports	—	—	—	—	—	—	—	— 0.0%
District Sports	—	—	—	—	—	—	—	— 0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	— 0.0%
Local Recreation Park	—	—	—	—	—	—	—	— 0.0%
Local Linear Recreation Park	—	—	—	—	0.272 ha	—	—	0.272 ha 3.5%
Total Open Space	—	—	—	—	0.272 ha	—	—	0.272 ha 3.5%





- 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)

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.

Yield Breakdown

Lot Type	Stage 10F	Stage 10H	Overall	
	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				
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				
Total Allotments	34	26	60	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)				
Maximum Potential Residential Dwellings	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	%
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 (23.8m)	—	—	—	—	0.0%
Neighbourhood Connector (20.2m - 21m)	0.199 ha	—	0.156 ha	0.355 ha	9.5%
Neighbourhood Access Street (16.5m)	0.391 ha	—	0.354 ha	0.745 ha	20.0%
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: 1
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: CB / JC / MM / BM
CHECKED BY: CK



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

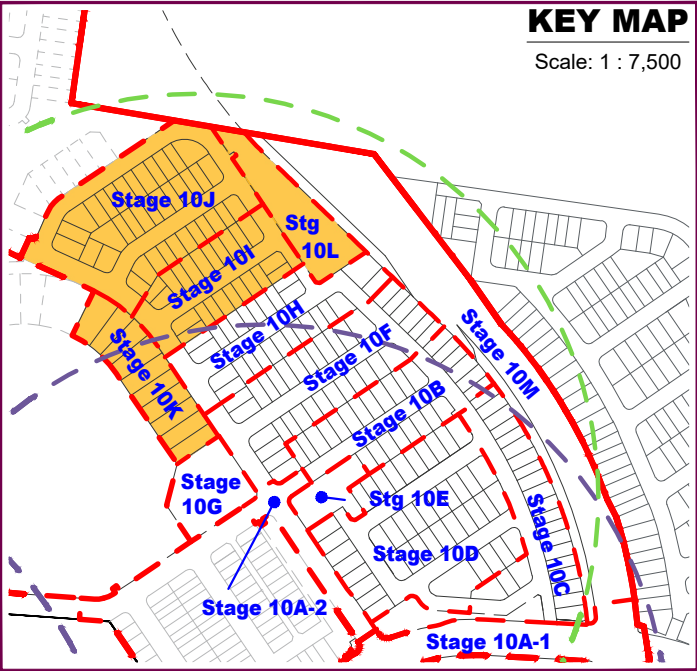
PEET

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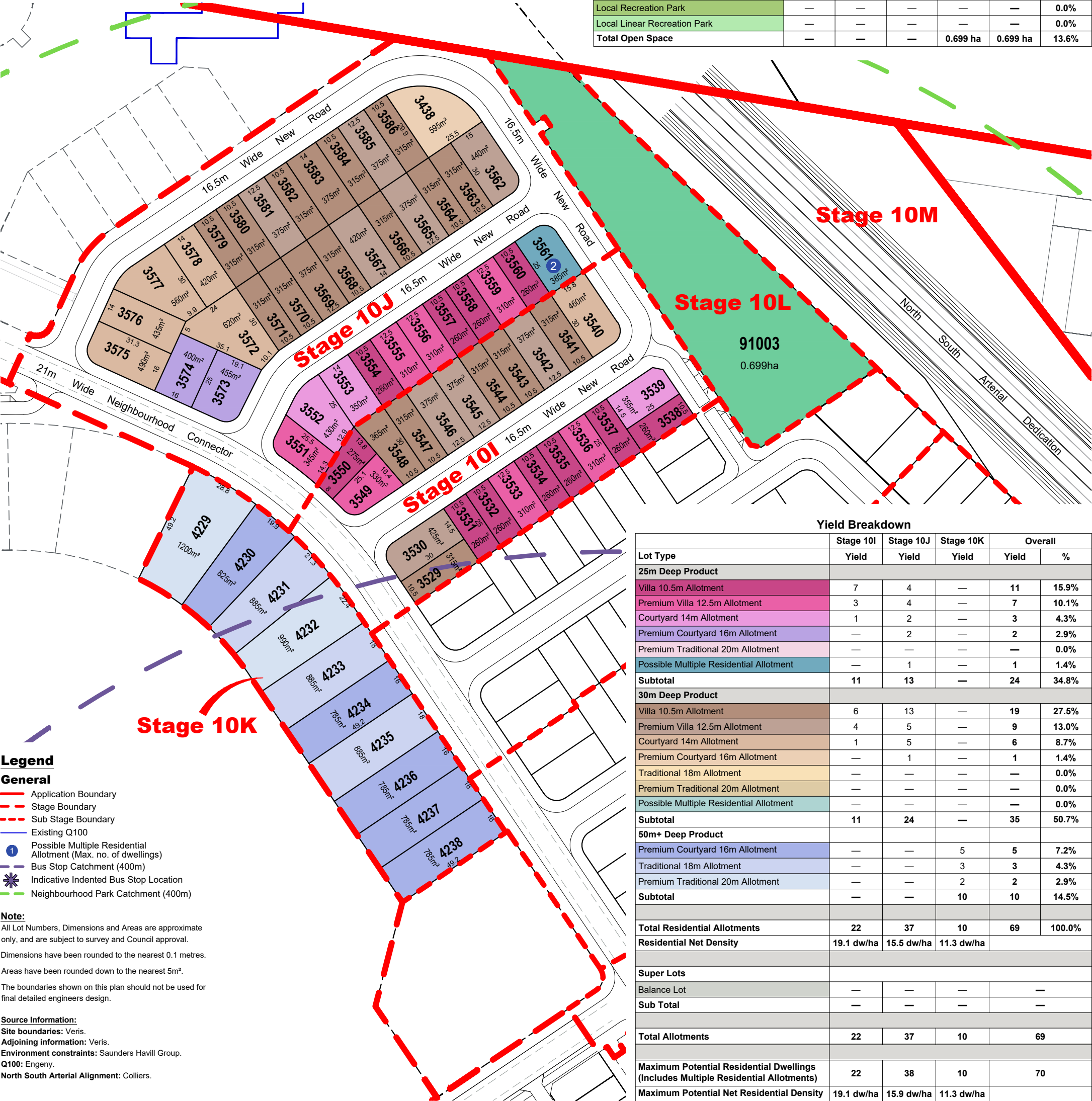
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Land Use	Stage 10I	Stage 10J	Stage 10K	Stage 10L	Overall	
	Area	Area	Area	Area	Area	%
Stage Area	1.154 ha	2.390 ha	0.883 ha	0.699 ha	5.126 ha	82.8%
Saleable Area						
Residential Allotments	0.713 ha	1.374 ha	0.883 ha	—	2.970 ha	57.9%
Balance Lot	—	—	—	—	—	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 (23.8m)	—	—	—	—	—	0.0%
Neighbourhood Connector (20.2m - 21m)	0.129 ha	0.289 ha	—	—	0.418 ha	8.2%
Neighbourhood Access Street (16.5m)	0.312 ha	0.727 ha	—	—	1.039 ha	20.3%
Pedestrian Linkages	—	—	—	—	—	0.0%
Total Area of New Road	0.441 ha	1.016 ha	—	—	1.457 ha	28.4%
Open Space						
Conservation Buffer	—	—	—	—	—	0.0%
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%



- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - 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.

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Source Information:

Site boundaries: Veris.

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Q100: Engeny.

North South Arterial Alignment: Colliers.

Yield Breakdown

Lot Type	Stage 10I	Stage 10J	Stage 10K	Overall	
	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	34.8%
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: 1

DATE: 22 JULY 2026

CLIENT: PEET

DRAWN BY: CB / JC / MM / BM

CHECKED BY: CK / MD



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

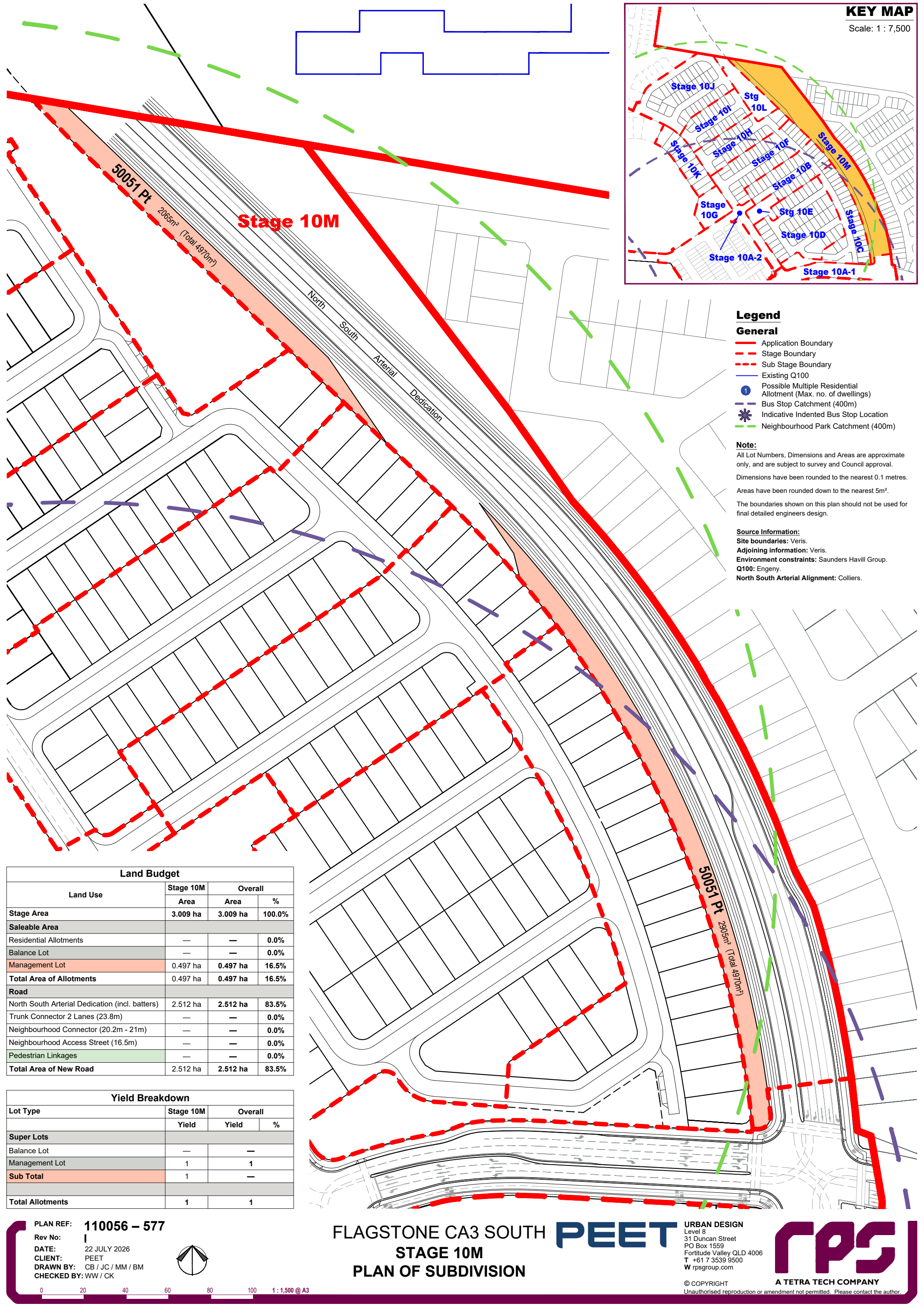
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KEY MAP

Scale: 1 : 7,500

Legend

General

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

Environment constraints: Saunders Havill Group.

Q100: Engeny.

North South Arterial Alignment: Colliers.

Land Budget

Land Use	Stage 10M		Overall	
	Area	Area	%	
Stage Area	3.009 ha	3.009 ha	100.0%	
Saleable Area				
Residential Allotments	—	—	0.0%	
Balance Lot	—	—	0.0%	
Management Lot	0.497 ha	0.497 ha	16.5%	
Total Area of Allotments	0.497 ha	0.497 ha	16.5%	
Road				
North South Arterial Dedication (incl. batters)	2.512 ha	2.512 ha	83.5%	
Trunk Connector 2 Lanes (23.8m)	—	—	0.0%	
Neighbourhood Connector (20.2m - 21m)	—	—	0.0%	
Neighbourhood Access Street (16.5m)	—	—	0.0%	
Pedestrian Linkages	—	—	0.0%	
Total Area of New Road	2.512 ha	2.512 ha	83.5%	

Yield Breakdown

Lot Type	Stage 10M		Overall	
	Yield	Yield	%	
Super Lots				
Balance Lot	—	—		
Management Lot	1	1		
Sub Total	1	—		
Total Allotments	1	1		

PLAN REF: 110056 – 577

Rev No: 1

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FLAGSTONE CA3 SOUTH
STAGE 10M
PLAN OF SUBDIVISION

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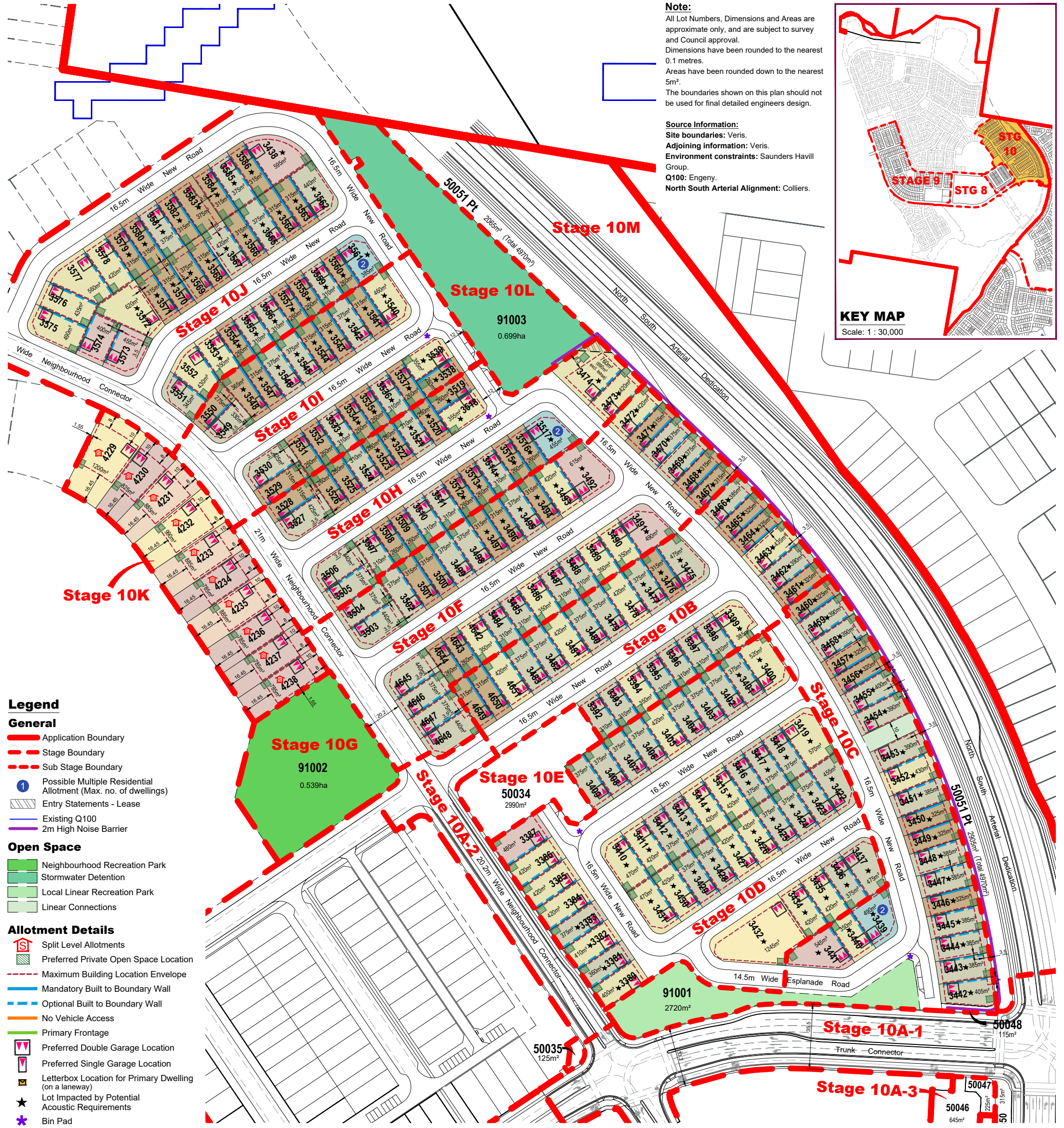
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Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	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

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

PLAN REF: 110056 – 578
Rev No: 1
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: CB / JC / MM / BM
CHECKED BY: CK

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FLAGSTONE CA3 SOUTH
STAGE 10 OVERALL
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 2.05m rear setback must be adopted (on the low side) on lots greater than 25m in depth within Stages 10 and 12 only.
- 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 2.05m rear setback must be adopted (on the low side).
- 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, 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

- 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.

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 withing 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 alttice 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 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 – 580

Rev No: 1

DATE: 22 JULY 2026

CLIENT: PEET

DRAWN BY: CB / JC / MM / BM

CHECKED BY: CK

FLAGSTONE CA3 SOUTH

STAGE 10A - 10E

PLAN OF DEVELOPMENT

PEET

URBAN DESIGN

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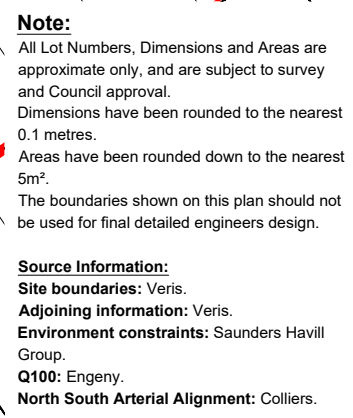
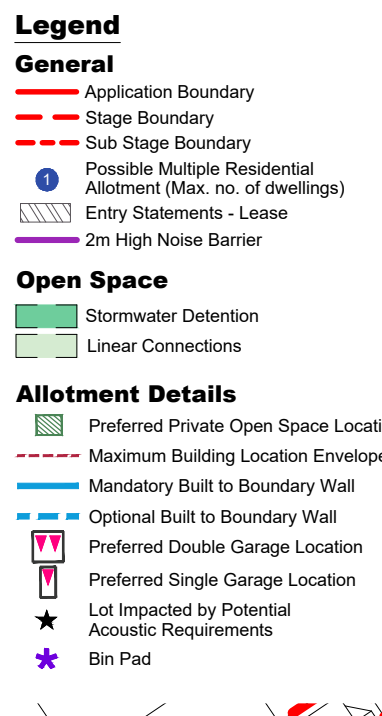
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Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	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

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

Rev No: |
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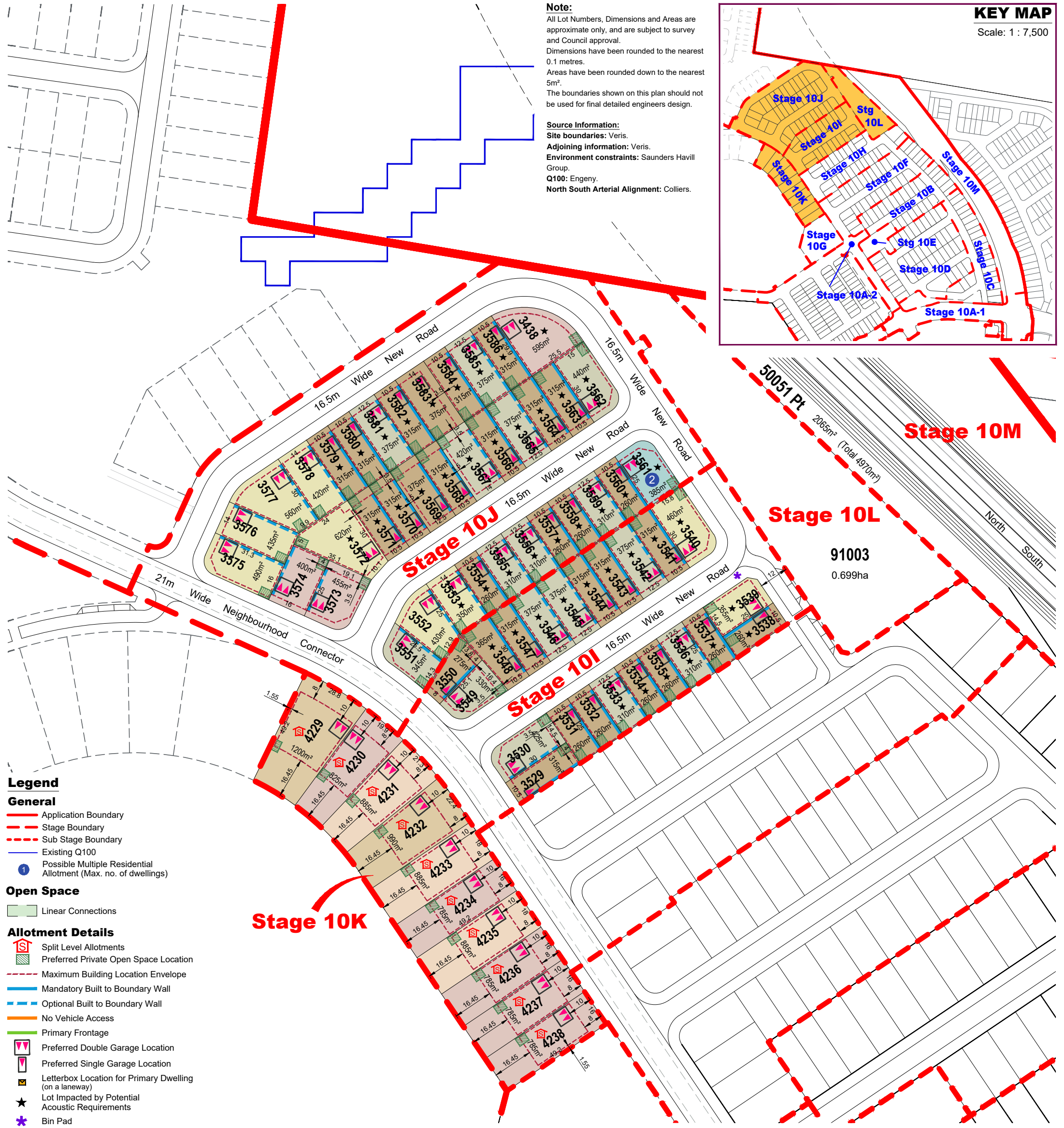
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- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Existing Q100
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
- Open Space**
- Linear Connections
- Allotment Details**
- Split Level Allotments
 - 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

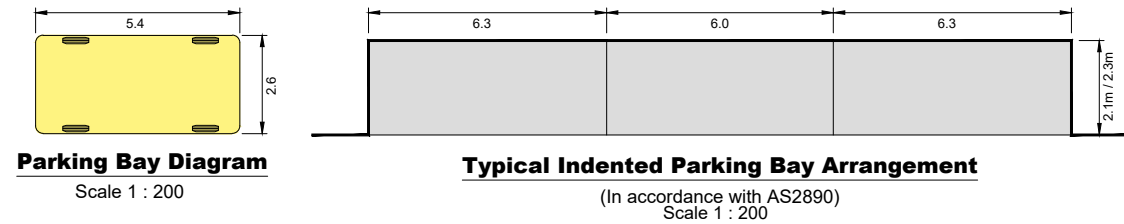
Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground 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.
Environment constraints: Saunders Havill Group.
Q100: Engeny.
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

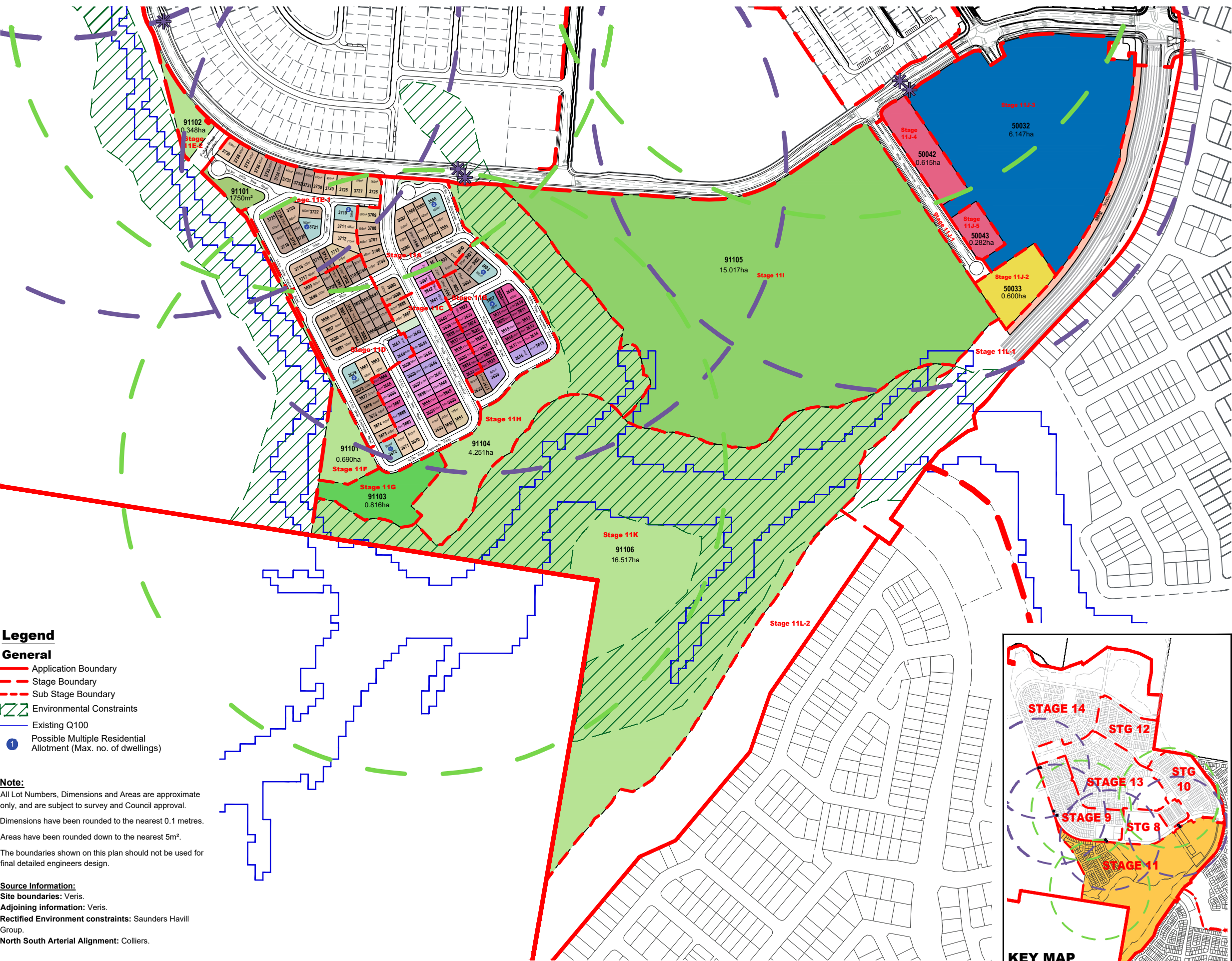


Parking Breakdown

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)	

Land Budget		
Land Use	Overall	
	Area	%
Area of Application Boundary	65.727 ha	100.0%
Saleable Area		
Residential Allotments	6.283 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	14.286 ha	21.7%
Road		
North South Arterial Dedication (incl. batters)	9.049 ha	13.8%
Trunk Connector 2 Lanes (23.8m)	0.143 ha	0.2%
Neighbourhood Connector (20.2m)	1.227 ha	1.9%
Neighbourhood Access Street (16.5m)	3.117 ha	4.7%
Laneway (6.5m)	—	0.0%
Pedestrian Linkages	0.089 ha	0.1%
Total Area of New Road	13.625 ha	20.7%
Open Space		
Conservation Buffer	—	0.0%
Corridor Park / Conservation	21.808 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	37.816 ha	57.5%

Yield Breakdown		
Lot Type	Overall	
	Yield	%
25m Deep Product		
Villa 10.5m Allotment	17	11.1%
Premium Villa 12.5m Allotment	17	11.1%
Courtyard 14m Allotment	12	7.8%
Premium Courtyard 16m Allotment	11	7.2%
Possible Multiple Residential Allotment	1	0.7%
Subtotal	58	37.9%
30m Deep Product		
Villa 10.5m Allotment	12	7.8%
Premium Villa 12.5m Allotment	28	18.3%
Courtyard 14m Allotment	33	21.6%
Premium Courtyard 16m Allotment	10	6.5%
Traditional 18m Allotment	—	0.0%
Premium Traditional 20m Allotment	6	3.9%
Possible Multiple Residential Allotment	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	



- Legend**
- General**
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 - 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.

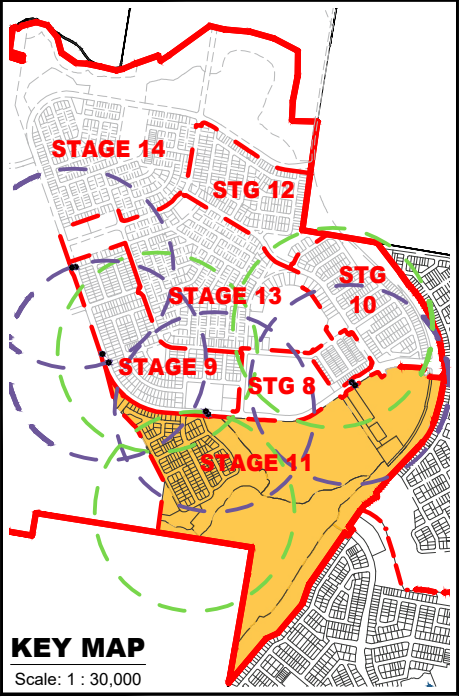
Source Information:

Site boundaries: Veris.

Adjoining information: Veris.

Rectified Environment constraints: Saunders Havill Group.

North South Arterial Alignment: Colliers.



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

FLAGSTONE CA3 SOUTH
STAGE 11 OVERALL
PLAN OF SUBDIVISION

PEET

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PLAN REF: 110056 – 584

Rev No: I

DATE: 22 JULY 2026

CLIENT: PEET

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Yield Breakdown																		
Lot Type	Stage 11A	Stage 11B	Stage 11C	Stage 11D	Stage 11E-1	Stage 11F	Stage 11G	Stage 11H	Stage 11I	Stage 11J-1	Stage 11J-2	Stage 11J-3	Stage 11J-4	Stage 11J-5	Stage 11K	Stage 11L	Overall	
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product																		
Villa 10.5m Allotment	—	12	5	—	—	—	—	—	—	—	—	—	—	—	—	—	17	11.1%
Premium Villa 12.5m Allotment	—	7	10	—	—	—	—	—	—	—	—	—	—	—	—	—	17	11.1%
Courtyard 14m Allotment	2	1	9	—	—	—	—	—	—	—	—	—	—	—	—	—	12	7.8%
Premium Courtyard 16m Allotment	—	3	6	2	—	—	—	—	—	—	—	—	—	—	—	—	11	7.2%
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	0.7%
Subtotal	2	24	30	2	—	—	—	—	—	—	—	—	—	—	—	—	58	37.9%
30m Deep Product																		
Villa 10.5m Allotment	—	1	—	8	3	—	—	—	—	—	—	—	—	—	—	—	12	7.8%
Premium Villa 12.5m Allotment	3	6	—	11	8	—	—	—	—	—	—	—	—	—	—	—	28	18.3%
Courtyard 14m Allotment	14	—	3	7	9	—	—	—	—	—	—	—	—	—	—	—	33	21.6%
Premium Courtyard 16m Allotment	—	—	3	3	4	—	—	—	—	—	—	—	—	—	—	—	10	6.5%
Traditional 18m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	1	—	1	—	4	—	—	—	—	—	—	—	—	—	—	—	6	3.9%
Possible Multiple Residential Allotment	1	1	1	1	2	—	—	—	—	—	—	—	—	—	—	—	6	3.9%
Subtotal	19	8	8	30	30	—	—	—	—	—	—	—	—	—	—	—	95	62.1%
Total Residential Allotments	21	32	38	32	30	—	—	—	—	—	—	—	—	—	—	—	153	100.0%
Residential Net Density	11.7 dw/ha	17.1 dw/ha	16.7 dw/ha	16.1 dw/ha	12.4 dw/ha	—	—	—	—	—	—	—	—	—	—	—	13.1 dw/ha	
Super Lots																		
District Centre	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1	
Ambulance	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	1	
Medium Density Allotment	—	—	—	—	—	—	—	—	—	—	—	—	1	1	—	—	2	
Management Lot	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	
Subtotal	—	—	—	—	—	—	—	—	—	—	1	1	1	1	—	1	5	
Total Allotments	21	32	38	32	30	—	—	—	—	—	1	1	1	1	—	1	158	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	23	36	40	34	32	—	—	—	—	—	—	—	—	—	—	—	165	
Maximum Potential Net Residential Density	12.8 dw/ha	19.3 dw/ha	17.6 dw/ha	17.1 dw/ha	13.2 dw/ha	—	—	—	—	—	—	—	—	—	—	—	14.1 dw/ha	

Land Budget																				
Land Use	Stage 11A	Stage 11B	Stage 11C	Stage 11D	Stage 11E-1	Stage 11E-2	Stage 11F	Stage 11G	Stage 11H	Stage 11I	Stage 11J-1	Stage 11J-2	Stage 11J-3	Stage 11J-4	Stage 11J-5	Stage 11K	Stage 11L-1	Stage 11L-2	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Application Boundary	1.801 ha	1.866 ha	2.274 ha	1.991 ha	2.425 ha	0.492 ha	0.690 ha	0.816 ha	4.251 ha	15.017 ha	0.534 ha	0.600 ha	6.147 ha	0.615 ha	0.282 ha	16.518 ha	4.303 ha	5.105 ha	65.727 ha	100.0%
Saleable Area																				
Residential Allotments	0.998 ha	1.125 ha	1.402 ha	1.307 ha	1.451 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	6.283 ha	9.6%
Medium Density	—	—	—	—	—	—	—	—	—	—	—	—	—	0.615 ha	0.282 ha	—	—	—	0.897 ha	1.4%
District Centre	—	—	—	—	—	—	—	—	—	—	—	—	6.147 ha	—	—	—	—	—	6.147 ha	9.4%
Ambulance	—	—	—	—	—	—	—	—	—	—	—	0.600 ha	—	—	—	—	—	—	0.600 ha	0.9%
Management Lot	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.359 ha	—	0.359 ha	0.5%
Total Area of Allotments	0.998 ha	1.125 ha	1.402 ha	1.307 ha	1.451 ha	—	—	—	—	—	—	0.600 ha	6.147 ha	0.615 ha	0.282 ha	—	0.359 ha	—	14.286 ha	21.7%
Road																				
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.944 ha	5.105 ha	9.049 ha	13.8%
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	—	0.143 ha	—	—	—	—	—	—	—	—	—	—	—	—	0.143 ha	0.2%
Neighbourhood Connector (20.2m)	0.332 ha	—	0.361 ha	—	—	—	—	—	—	—	0.534 ha	—	—	—	—	—	—	—	1.227 ha	1.9%
Neighbourhood Access Street (16.5m)	0.448 ha	0.741 ha	0.445 ha	0.684 ha	0.799 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	3.117 ha	4.7%
Laneway (6.5m)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Pedestrian Linkages	0.023 ha	—	0.066 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.089 ha	0.1%
Total Area of New Road	0.803 ha	0.741 ha	0.872 ha	0.684 ha	0.799 ha	0.143 ha	—	—	—	—	0.534 ha	—	—	—	—	—	3.944 ha	5.105 ha	13.625 ha	20.7%
Open Space																				
Conservation Buffer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	0.349 ha	0.690 ha	—	4.251 ha	—	—	—	—	—	—	16.518 ha	—	—	21.808 ha	33.2%
Stormwater Management	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Regional Sports	—	—	—	—	—	—	—	—	—	15.017 ha	—	—	—	—	—	—	—	—	15.017 ha	22.8%
District Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.816 ha	—	—	—	—	—	—	—	—	—	—	0.816 ha	1.2%
Local Recreation Park	—	—	—	—	0.175 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	0.175 ha	0.3%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	0.175 ha	0.349 ha	0.690 ha	0.816 ha	4.251 ha	15.017 ha	—	—	—	—	—	16.518 ha	—	—	37.816 ha	57.5%

PLAN REF: 110056 – 585

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FLAGSTONE CA3 SOUTH
STAGE 11 OVERALL
STATISTICS

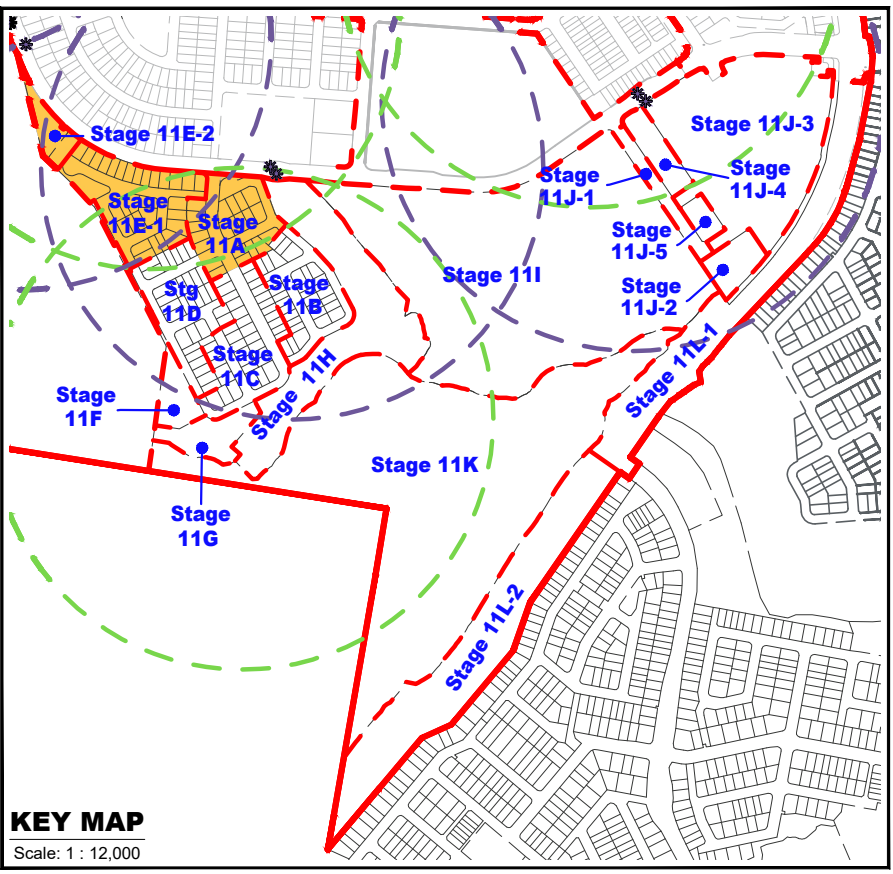
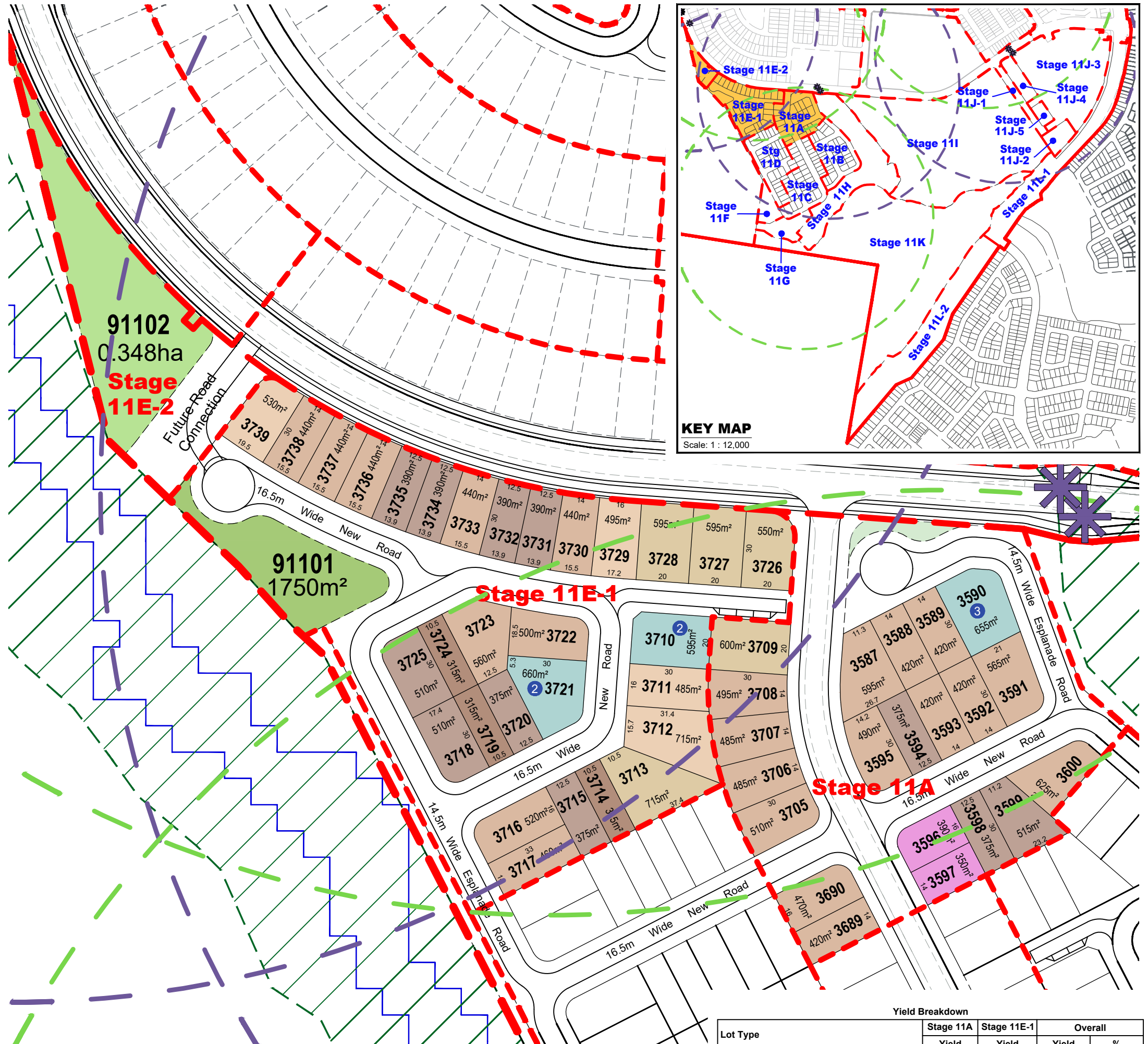


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 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Bus Stop Catchment (400m)
 - Indicative Indented Bus Stop Location
 - Neighbourhood Park Catchment (400m)

Note:
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Dimensions have been rounded to the nearest 0.1 metres.

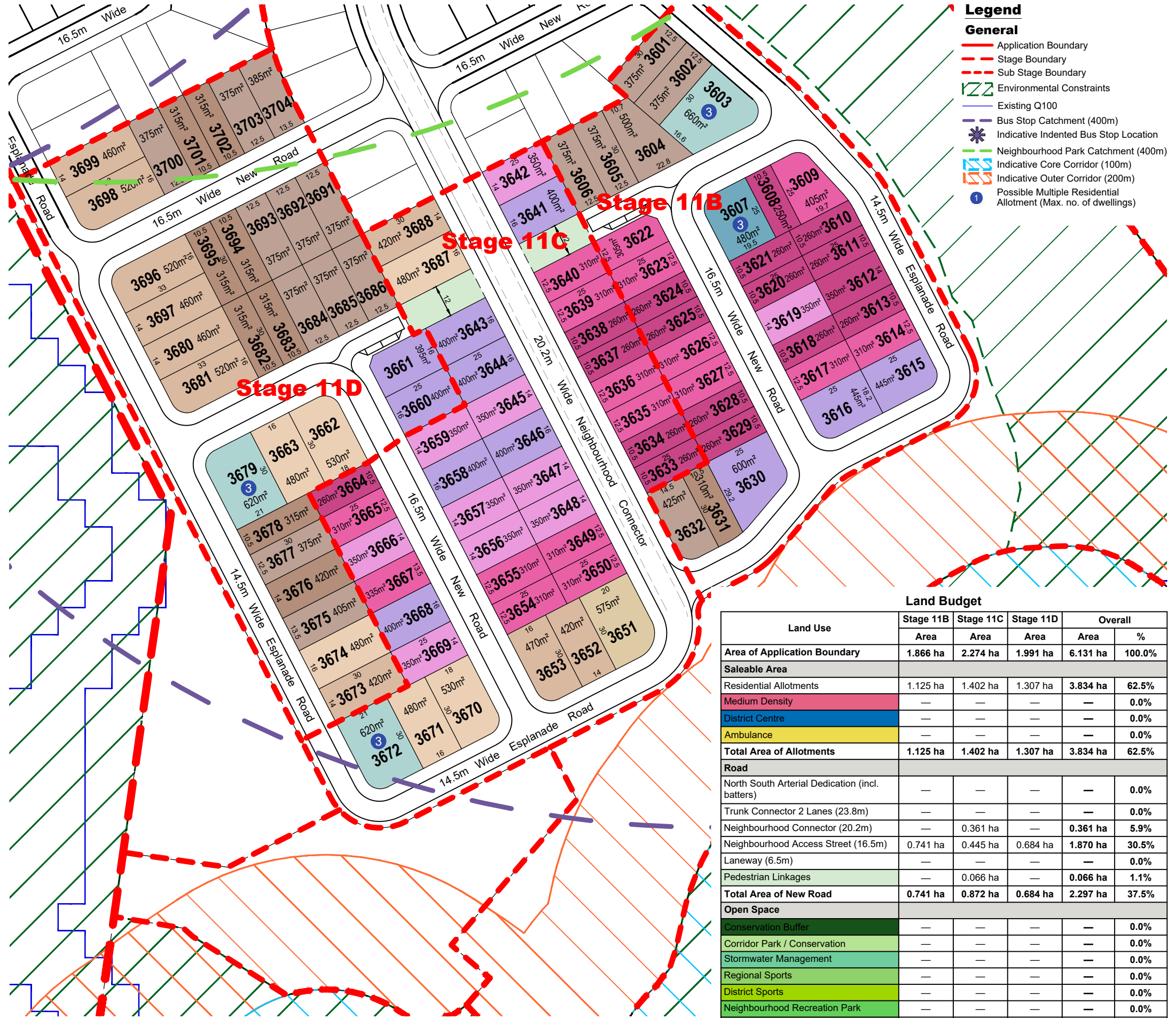
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Adjoining information: Veris.
Rectified Environment constraints: Saunders Havill Group.
North South Arterial Alignment: Colliers.

Land Use	Land Budget				
	Stage 11A	Stage 11E-1	Stage 11E-2	Overall	
	Area	Area	Area	Area	%
Area of Application Boundary	1.801 ha	2.425 ha	0.492 ha	4.718 ha	100.0%
Saleable Area					
Residential Allotments	0.998 ha	1.451 ha	—	2.449 ha	51.9%
Medium Density	—	—	—	—	0.0%
District Centre	—	—	—	—	0.0%
Ambulance	—	—	—	—	0.0%
Total Area of Allotments	0.998 ha	1.451 ha	—	2.449 ha	51.9%
Road					
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	—	0.143 ha	—	0.0%
Neighbourhood Connector (20.2m)	0.332 ha	—	—	0.332 ha	7.0%
Neighbourhood Access Street (16.5m)	0.448 ha	0.799 ha	—	1.247 ha	26.4%
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	0.023 ha	—	—	0.023 ha	0.5%
Total Area of New Road	0.803 ha	0.799 ha	0.143 ha	1.745 ha	37.0%
Open Space					
Conservation Buffer	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	0.349 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	0.349 ha	0.524 ha	11.1%

Lot Type	Yield Breakdown			
	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	12.4 dw/ha		
Super Lots	Lots	Lots	Lots	
District Centre	—	—	—	
Ambulance	—	—	—	
Medium Density Allotment	—	—	—	
Subtotal	—	—	—	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	23	32	55	
Maximum Potential Net Residential Density	12.8 dw/ha	13.2 dw/ha		



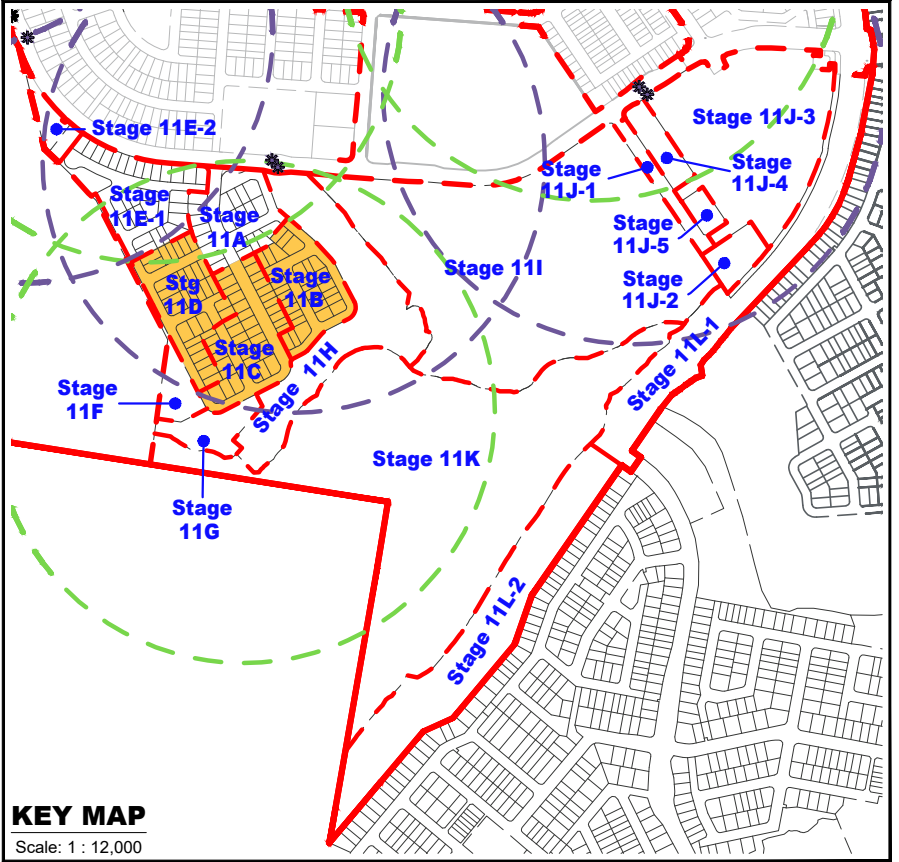
Land Budget

Land Use	Stage 11B	Stage 11C	Stage 11D	Overall	
	Area	Area	Area	Area	%
Area of Application Boundary	1.866 ha	2.274 ha	1.991 ha	6.131 ha	100.0%
Saleable Area					
Residential Allotments	1.125 ha	1.402 ha	1.307 ha	3.834 ha	62.5%
Medium Density	—	—	—	—	0.0%
District Centre	—	—	—	—	0.0%
Ambulance	—	—	—	—	0.0%
Total Area of Allotments	1.125 ha	1.402 ha	1.307 ha	3.834 ha	62.5%
Road					
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	0.361 ha	—	0.361 ha	5.9%
Neighbourhood Access Street (16.5m)	0.741 ha	0.445 ha	0.684 ha	1.870 ha	30.5%
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	—	0.066 ha	—	0.066 ha	1.1%
Total Area of New Road	0.741 ha	0.872 ha	0.684 ha	2.297 ha	37.5%
Open Space					
Conservation Buffer	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	0.0%
Stormwater Management	—	—	—	—	0.0%
Regional Sports	—	—	—	—	0.0%
District Sports	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Total Open Space	—	—	—	—	0.0%

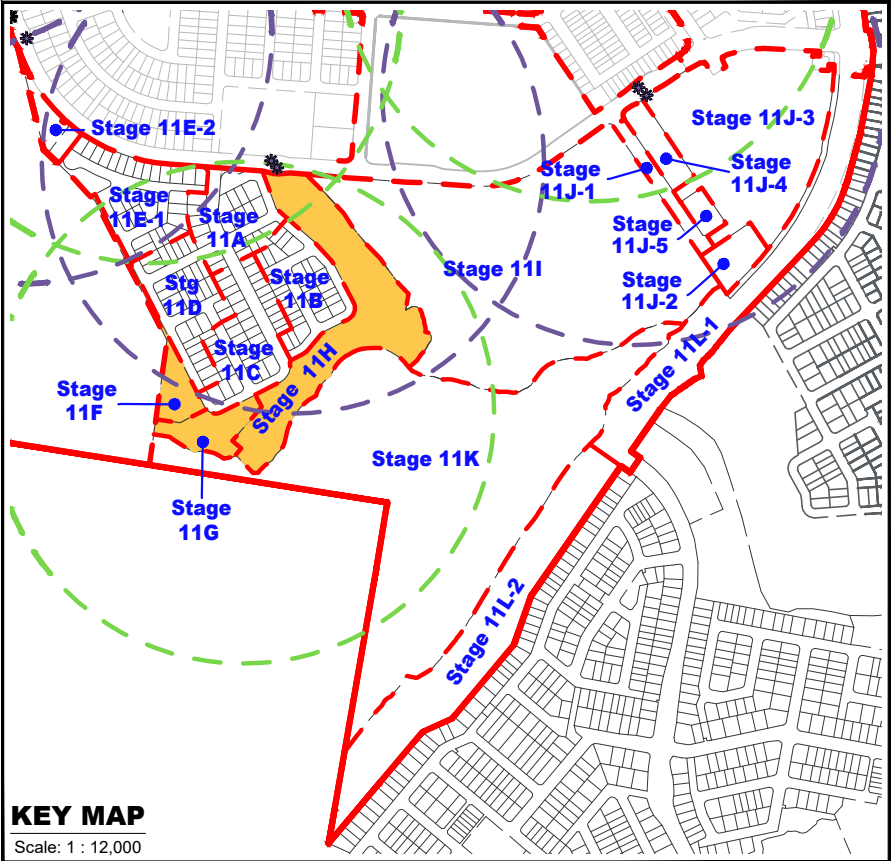
Yield Breakdown

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		

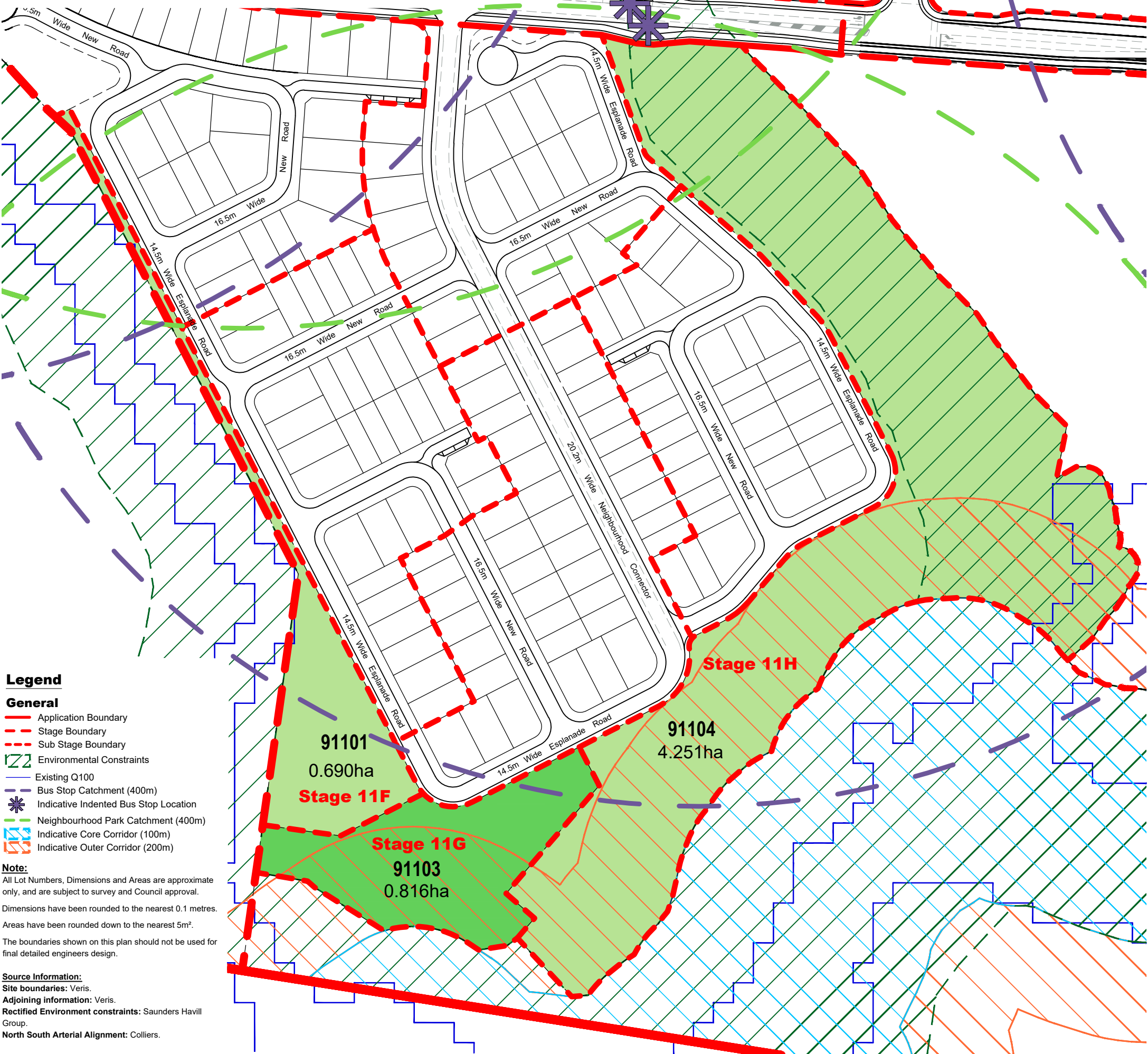
Note:
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
Site boundaries: Veris.
Adjoining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



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



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 (23.8m)	—	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	—	—	—	—	0.0%
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	—	0.0%
Total Area of New Road	—	—	—	—	0.0%
Open Space					
Conservation Buffer	—	—	—	—	0.0%
Corridor Park / Conservation	0.690 ha	—	4.251 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%



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.

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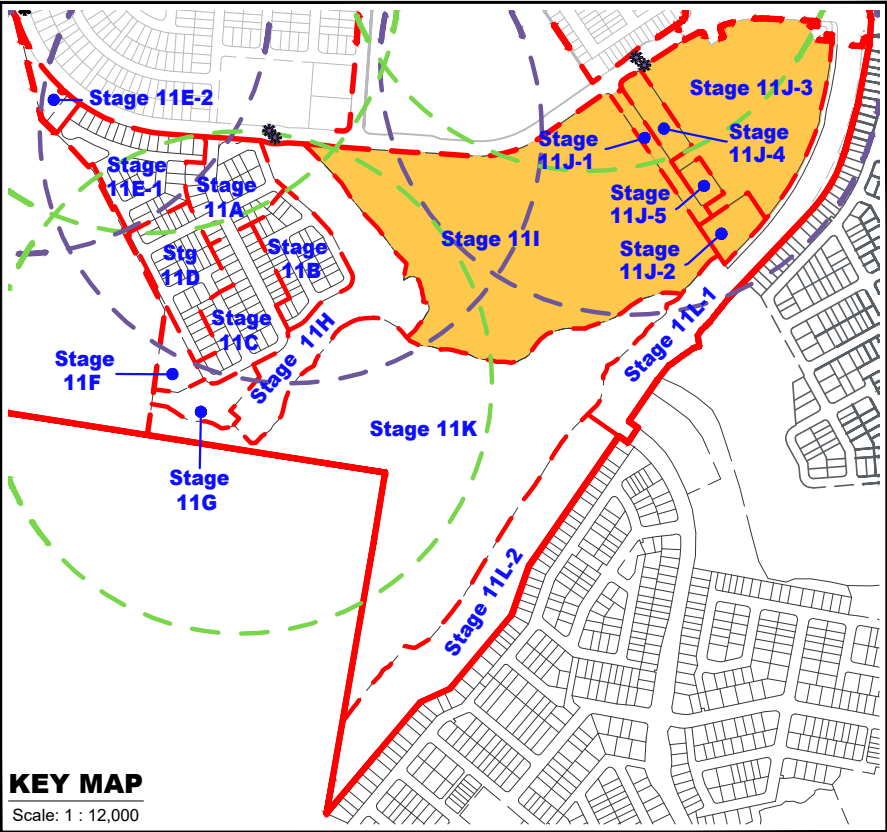
Source Information:

Site boundaries: Veris.

Adjoining information: Veris.

Rectified Environment constraints: Saunders Havill Group.

North South Arterial Alignment: Colliers.

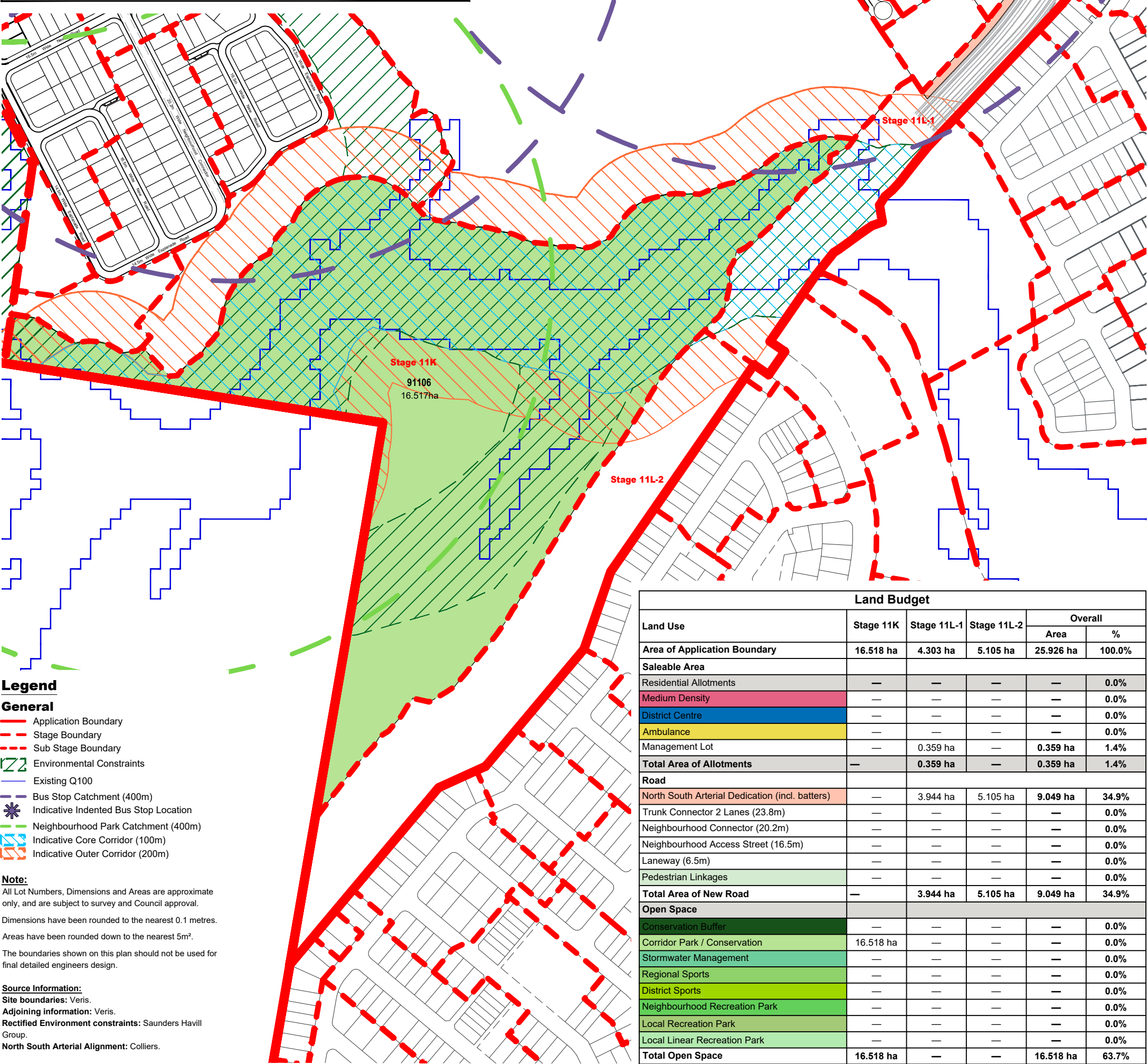
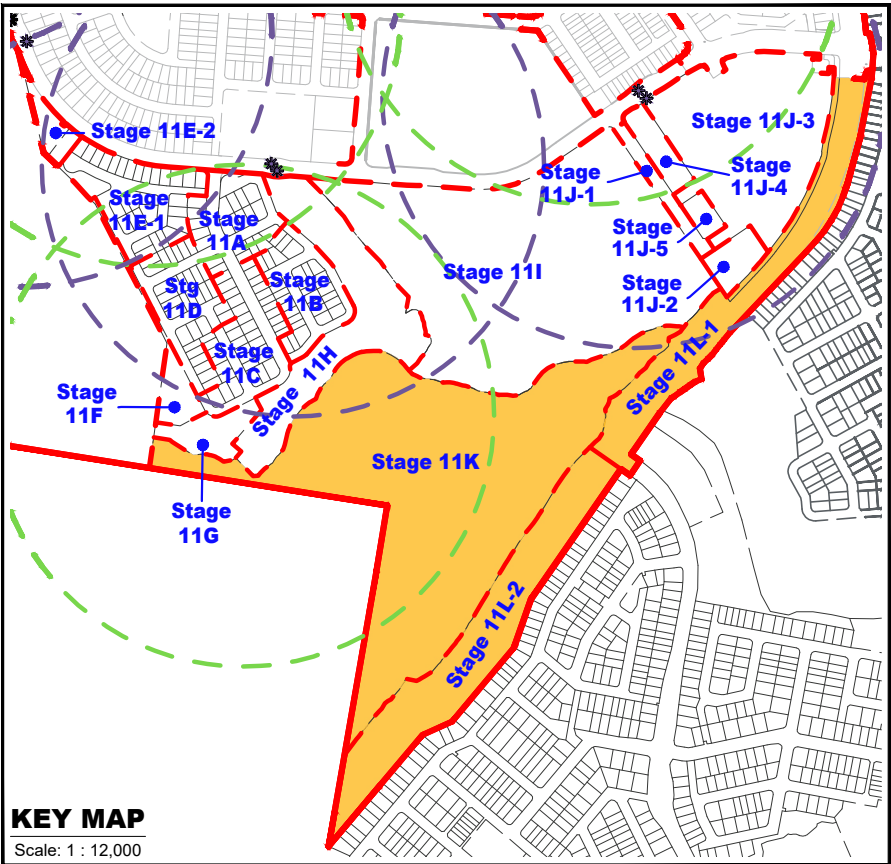


Land Budget								
Land Use	Stage 11I	Stage 11J-1	Stage 11J-2	Stage 11J-3	Stage 11J-4	Stage 11J-5	Overall	
	Area	Area	Area	Area	Area	Area	Area	%
Area of Application Boundary	15.017	0.534 ha	0.600 ha	6.147 ha	0.615 ha	0.282 ha	23.195 ha	100.0%
Saleable Area								
Residential Allotments	—	—	—	—	—	—	—	0.0%
Medium Density	—	—	—	—	0.615 ha	0.282 ha	0.897 ha	3.9%
District Centre	—	—	—	6.147 ha	—	—	6.147 ha	26.5%
Ambulance	—	—	0.600 ha	—	—	—	0.600 ha	2.6%
Total Area of Allotments	—	—	0.600 ha	6.147 ha	0.615 ha	0.282 ha	7.644 ha	33.0%
Road								
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	0.534 ha	—	—	—	—	0.534 ha	2.3%
Neighbourhood Access Street (16.5m)	—	—	—	—	—	—	—	0.0%
Laneway (6.5m)	—	—	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	—	—	—	—	0.0%
Total Area of New Road	—	0.534 ha	—	—	—	—	0.534 ha	2.3%
Open Space								
Conservation Buffer	—	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	—	—	0.0%
Stormwater Management	—	—	—	—	—	—	—	0.0%
Regional Sports	15.017 ha	—	—	—	—	—	15.017 ha	64.7%
District Sports	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	—	0.0%
Total Open Space	15.017 ha	—	—	—	—	—	15.017 ha	64.7%

- 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)

Lot Type	Stage 11J-1	Stage 11J-2	Stage 11J-3	Stage 11J-4	Stage 11J-5	Overall	
	Yield	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product							
Villa 10.5m Allotment	—	—	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	—	—	—	0.0%
Possible Multiple Residential 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%
Total Residential Allotments	—	—	—	—	—	—	0.0%
Residential Net Density	—	—	—	—	—	—	
Super Lots							
District Centre	—	—	1	—	—	1	
Ambulance	—	1	—	—	—	1	
Medium Density Allotment	—	—	—	1	1	2	
Subtotal	—	1	1	1	1	5	
Total Allotments	—	1	1	1	1	4	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	—	—	—	—	—	
Maximum Potential Net Residential Density	—	—	—	—	—	—	





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.

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Source Information:

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

Land Budget					
Land Use	Stage 11K	Stage 11L-1	Stage 11L-2	Overall	
				Area	%
Area of Application Boundary	16.518 ha	4.303 ha	5.105 ha	25.926 ha	100.0%
Saleable Area					
Residential Allotments	—	—	—	—	0.0%
Medium Density	—	—	—	—	0.0%
District Centre	—	—	—	—	0.0%
Ambulance	—	—	—	—	0.0%
Management Lot	—	0.359 ha	—	0.359 ha	1.4%
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%
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	—	—	—	—	0.0%
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	—	0.0%
Total Area of New Road	—	3.944 ha	5.105 ha	9.049 ha	34.9%
Open Space					
Conservation Buffer	—	—	—	—	0.0%
Corridor Park / Conservation	16.518 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	16.518 ha	—	—	16.518 ha	63.7%

PLAN REF: 110056 – 590

Rev No: I
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: CB / MM / JC
CHECKED BY: CK / MD



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FLAGSTONE CA3 SOUTH
STAGE 11L-1 & 11J
PLAN OF SUBDIVISION

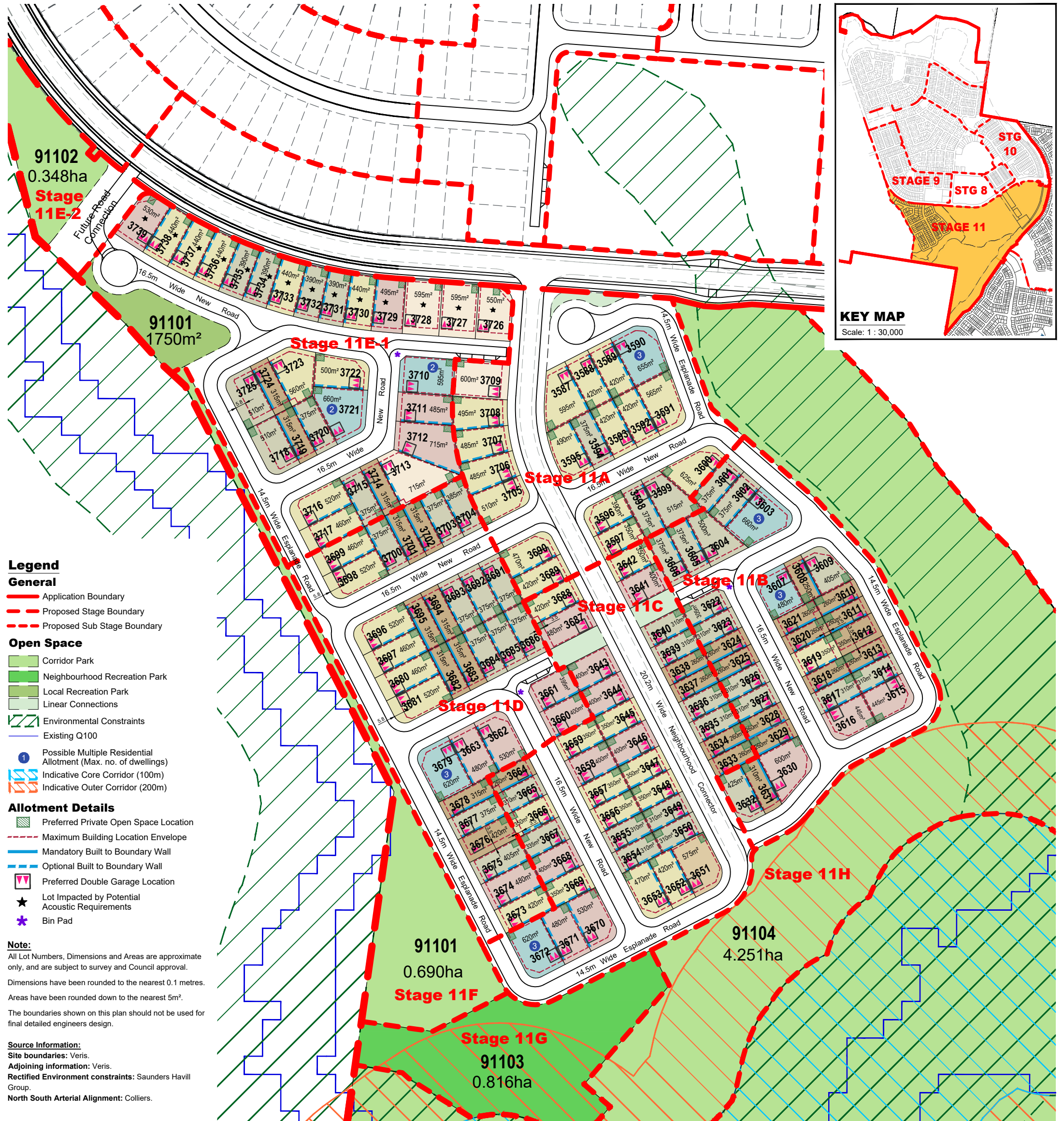
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- Legend**
- General**
- Application Boundary
 - Proposed Stage Boundary
 - Proposed Sub Stage Boundary
- Open Space**
- Corridor Park
 - Neighbourhood Recreation Park
 - Local Recreation Park
 - Linear Connections
 - Environmental Constraints
 - Existing Q100
- Allotment Details**
- Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Indicative Core Corridor (100m)
 - Indicative Outer Corridor (200m)
 - 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:
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Adjoining information: Veris.
Rectified Environment constraints: Saunders Havill Group.
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: **I**
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: CB / MM / JC
CHECKED BY: CK / MD

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

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

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Notes:

General

- 1. All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
- 2. The maximum height of buildings shall not exceed two (2) storeys.
- 3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.
- 4. All lots subject to an acoustic assessment to determine level of acoustic treatments.
- 5. Buildings shall be constructed in accordance with Bushfire AS3959.
- 6. Secondary dwellings are not permitted on lots less than 400m².
- 7. Provisions in this POD do not relate to the following allotments: the District Centre allotment (lot 50032); the Ambulance allotment (lot 50033); the Child Care Allotments (lot 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 2.05m rear setback must be adopted (on the low side).
- 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 2.05m rear setback must be adopted (on the low side).
- 18. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- 19. In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
 - In the case of Terrace and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
 - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional, Ridgetop Allotments and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

Private Open Space

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

On-site car parking and driveways

- 22. On-site car parking is to be provided in accordance with the following minimum requirements:
 - For lots <12.5 metres wide - 1 covered space per dwelling;
 - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;
 - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).
- 23. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - b. The garage door:
 - i. Width must not exceed 4.8m
 - ii. Must have a minimum 450mm eave above it
 - iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - iv. Must have a sectional, tilt or roller door.
 - c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - i. A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.
- 24. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or a laneway dwelling.
- 25. Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- 26. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- 27. Garages and carports accessed from a Laneway must be built setback 0.45m 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.
- 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 120mm 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.

Retaining Walls

- 40. For retaining walls **not** constructed by the developer:
 - a. Retaining walls must not exceed more than 1.0m where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0m. Retaining in excess of this must use terraced retaining.
 - b. Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
- 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 façade 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. Untreated 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.
- 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 Multiple Residential Allotments (excluding Lots 50041, 50042 & 50043)

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

Additional Criteria for Secondary Dwellings

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

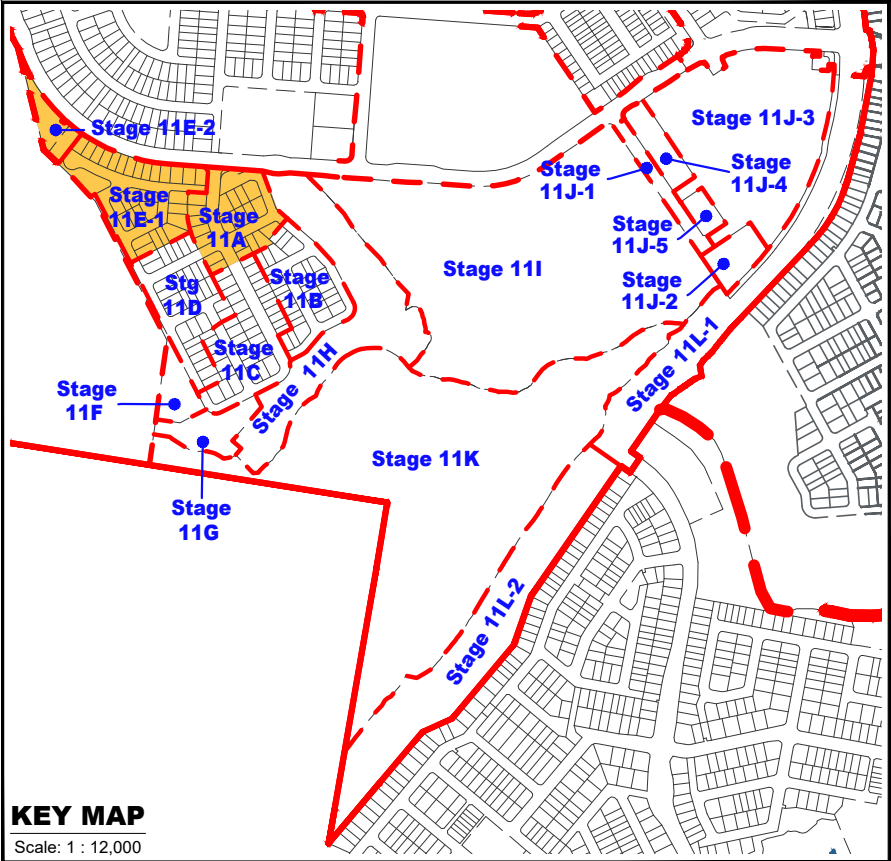
Definitions

Laneway Allotment - Allotments serviced by a laneway.

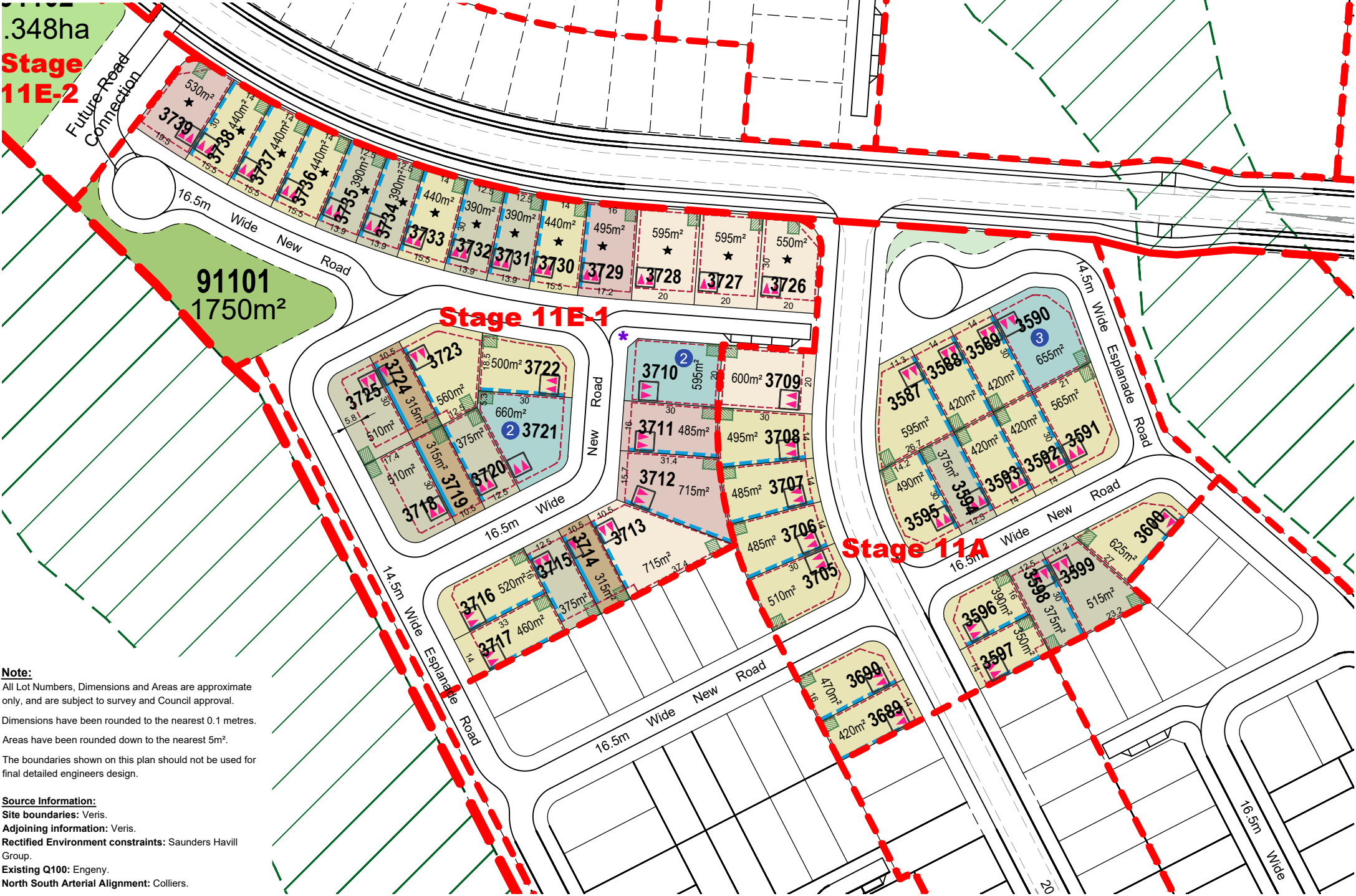
Site Cover - Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that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





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



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

Source Information:
Site boundaries: Veris.
Adjoining information: Veris.
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 110056-592H STAGE 11 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 593

Rev No: I

DATE: 22 JULY 2026

CLIENT: PEET

DRAWN BY: CB / MM / JC

CHECKED BY: CK / MD

FLAGSTONE CA3 SOUTH

STAGE 11A - 11E-1

PLAN OF DEVELOPMENT

PEET

URBAN DESIGN

Level 8

31 Duncan Street

PO Box 1559

Fortitude Valley QLD 4006

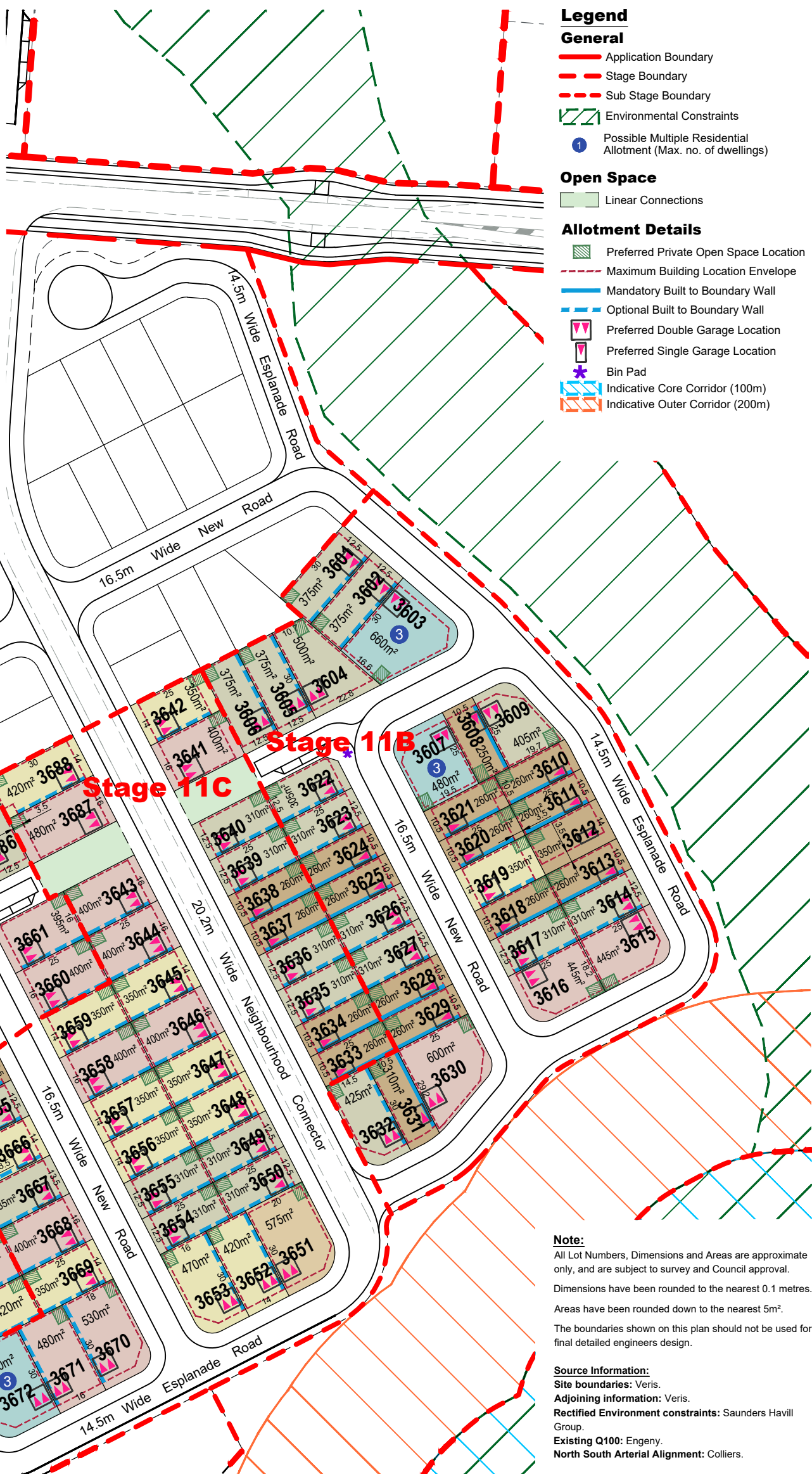
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Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	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%	

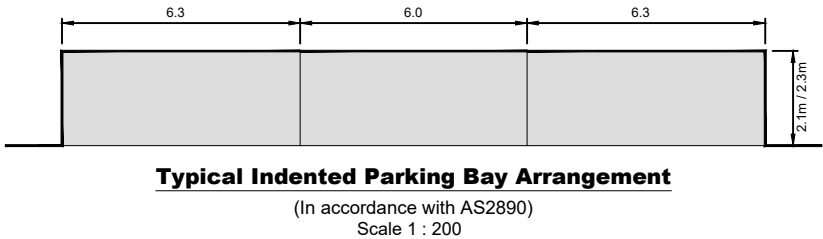
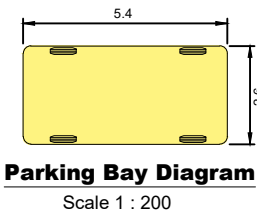
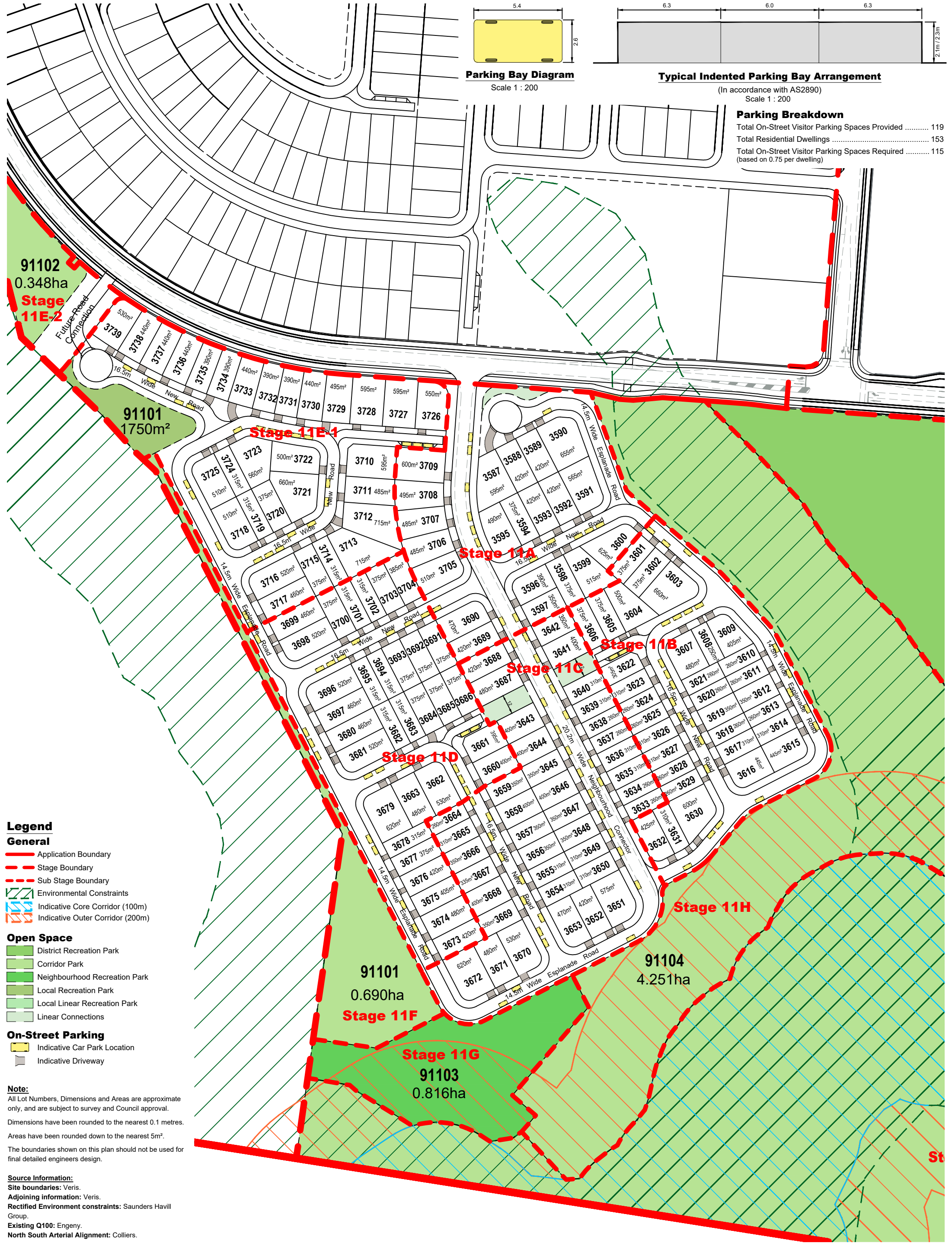
TO BE READ IN CONJUNCTION WITH 110056-592H STAGE 11 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 594 Rev No: I DATE: 22 JULY 2026 CLIENT: PEET DRAWN BY: CB / MM / JC CHECKED BY: CK / MD		FLAGSTONE CA3 SOUTH STAGE 11B - 11D PLAN OF DEVELOPMENT	PEET URBAN DESIGN Level 8 31 Duncan Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W rpsgroup.com  A TETRA TECH COMPANY
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0
20
40
60
80
100

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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)	

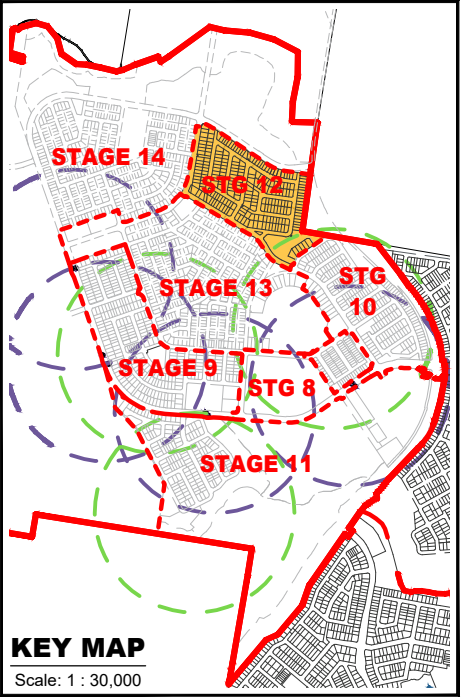
- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Environmental Constraints
 - Indicative Core Corridor (100m)
 - Indicative Outer Corridor (200m)
- Open Space**
- District Recreation Park
 - Corridor Park
 - Neighbourhood Recreation Park
 - Local Recreation Park
 - 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.

FLAGSTONE CA3 SOUTH
STAGE 11
PARKING MANAGEMENT PLAN

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



Land Budget

Land Use	Overall	
	Area	%
Area of Application Boundary	16.235 ha	100.0%
Saleable Area		
Residential Allotments	9.687 ha	59.7%
Total Area of Allotments	9.687 ha	59.7%
Road		
North South Arterial Dedication (incl. batters)	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	0.0%
Neighbourhood Connector (21m)	1.696 ha	10.4%
Neighbourhood Access Street (16.5m)	3.185 ha	19.6%
Laneway (6.5m)	—	0.0%
Pedestrian Linkages	0.246 ha	1.5%
Total Area of New Road	5.126 ha	31.6%
Open Space		
Conservation Buffer	—	0.0%
Corridor Park / Conservation	—	0.0%
Stormwater Management	1.423 ha	8.8%
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	1.423 ha	8.8%

Yield Breakdown

Lot Type	Overall	
25m Deep Product		
Villa 10.5m Allotment	7	3%
Premium Villa 12.5m Allotment	39	16%
Courtyard 14m Allotment	31	13%
Premium Courtyard 16m Allotment	4	2%
Premium Traditional 20m Allotment	4	2%
Premium Traditional 20m Allotment	2	1%
Subtotal	87	36%
30m Deep Product		
Villa 10.5m Allotment	27	11%
Premium Villa 12.5m Allotment	64	27%
Courtyard 14m Allotment	42	18%
Premium Courtyard 16m Allotment	10	4%
Traditional 18m Allotment	—	0%
Premium Traditional 20m Allotment	4	2%
Possible Multiple Residential Allotment	3	1%
Subtotal	150	63%
Total Residential Allotments	237	99%
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)

FLAGSTONE CA3 SOUTH
STAGE 12 OVERALL
PLAN OF SUBDIVISION

PEET

URBAN DESIGN
Level 8
31 Duncan Street
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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.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

PLAN REF: 110056 – 596

Rev No: 1
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: CB / JC
CHECKED BY: CK / MD



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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	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product												
Villa 10.5m Allotment	—	1	—	2	—	—	3	1	—	—	7	3.0%
Premium Villa 12.5m Allotment	—	4	8	5	—	6	4	3	9	—	39	16.5%
Courtyard 14m Allotment	—	3	5	4	—	5	2	6	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	—	1	—	—	2	0.8%
Subtotal	—	8	18	12	—	12	9	11	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	—	4	4	10	6	8	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	—	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	19	1	17	8	19	15	20	150	63.3%
Total Residential Allotments	6	34	37	31	1	29	17	30	32	20	237	100.0%
Residential Net Density	15.8 dw/ha	13.5 dw/ha	17.1 dw/ha	19.5 dw/ha	23.8 dw/ha	13.9 dw/ha	16.5 dw/ha	19.5 dw/ha	18.4 dw/ha	11.6 dw/ha	16.0 dw/ha	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	6	35	37	31	1	32	17	32	34	20	245	
Maximum Potential Net Residential Density	15.8 dw/ha	13.9 dw/ha	17.1 dw/ha	19.5 dw/ha	23.8 dw/ha	15.3 dw/ha	16.5 dw/ha	20.8 dw/ha	19.6 dw/ha	11.6 dw/ha	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	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Application Boundary	0.379 ha	1.423 ha	2.526 ha	2.158 ha	1.589 ha	0.042 ha	2.087 ha	1.033 ha	1.542 ha	1.735 ha	1.721 ha	16.235 ha	100.0%
Saleable Area													
Residential Allotments	0.380 ha	—	1.383 ha	1.564 ha	1.171 ha	0.042 ha	1.261 ha	0.580 ha	1.147 ha	1.250 ha	0.909 ha	9.687 ha	59.7%
Total Area of Allotments	0.380 ha	—	1.383 ha	1.564 ha	1.171 ha	0.042 ha	1.261 ha	0.580 ha	1.147 ha	1.250 ha	0.909 ha	9.687 ha	59.7%
Road													
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	0.502 ha	—	—	—	0.207 ha	0.264 ha	—	—	0.723 ha	1.696 ha	10.4%
Neighbourhood Access Street (16.5m)	—	—	0.619 ha	0.594 ha	0.418 ha	—	0.509 ha	0.190 ha	0.395 ha	0.460 ha	—	3.185 ha	19.6%
Laneway (6.5m)	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	0.022 ha	—	—	—	0.109 ha	—	—	0.025 ha	0.089 ha	0.246 ha	1.5%
Total Area of New Road	—	—	1.143 ha	0.594 ha	0.418 ha	—	0.825 ha	0.453 ha	0.395 ha	0.485 ha	0.812 ha	5.126 ha	31.6%
Open Space													
Conservation Buffer	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Stormwater Management	—	1.423 ha	—	—	—	—	—	—	—	—	—	1.423 ha	8.8%
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	—	1.423 ha	—	—	—	—	—	—	—	—	—	1.423 ha	8.8%

PLAN REF: 110056 – 597

Rev No: I
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: CB / JC
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FLAGSTONE CA3 SOUTH
STAGE 12 OVERALL
STATISTICS

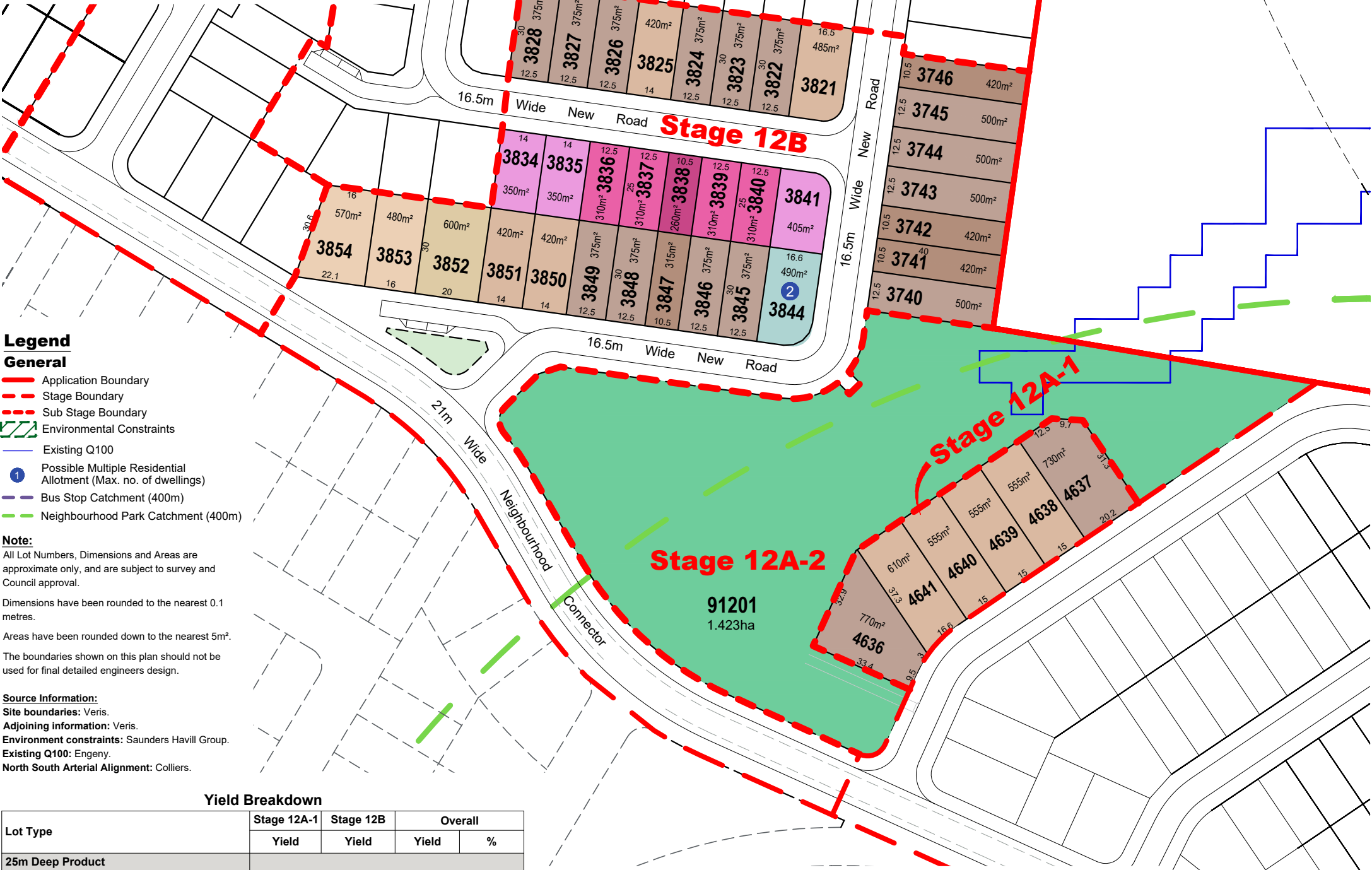
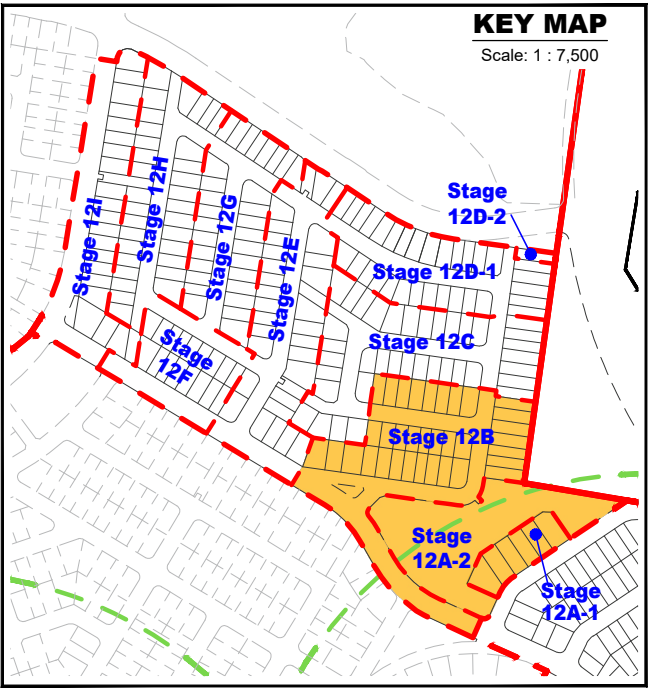
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- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Environmental Constraints
 - Existing Q100
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Bus Stop Catchment (400m)
 - Neighbourhood Park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

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	15.8 dw/ha		13.9 dw/ha			

Land Use	Stage 12A-1		Stage 12A-2		Stage 12B		Overall	
	Area		Area		Area		Area	%
Area of Application Boundary	0.379 ha		1.423 ha		2.526 ha		4.328 ha	100.0%
Saleable Area								
Residential Allotments	0.380 ha		—		1.383 ha		1.763 ha	40.7%
Total Area of Allotments	0.380 ha		—		1.383 ha		1.763 ha	40.7%
Road								
North South Arterial Dedication (incl. batters)	—		—		—		—	0.0%
Trunk Connector 2 Lanes (23.8m)	—		—		—		—	0.0%
Neighbourhood Connector (21m)	—		—		0.502 ha		0.502 ha	11.6%
Neighbourhood Access Street (16.5m)	—		—		0.619 ha		0.619 ha	14.3%
Laneway (6.5m)	—		—		—		—	0.0%
Pedestrian Linkages	—		—		0.022 ha		0.022 ha	0.5%
Total Area of New Road	—		—		1.143 ha		1.143 ha	26.4%
Open Space								
Conservation Buffer	—		—		—		—	0.0%
Corridor Park / Conservation	—		—		—		—	0.0%
Stormwater Management	—		1.423 ha		—		1.423 ha	32.9%
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	—		1.423 ha		—		1.423 ha	32.9%

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FLAGSTONE CA3 SOUTH
STAGE 12A - 12B
PLAN OF SUBDIVISION

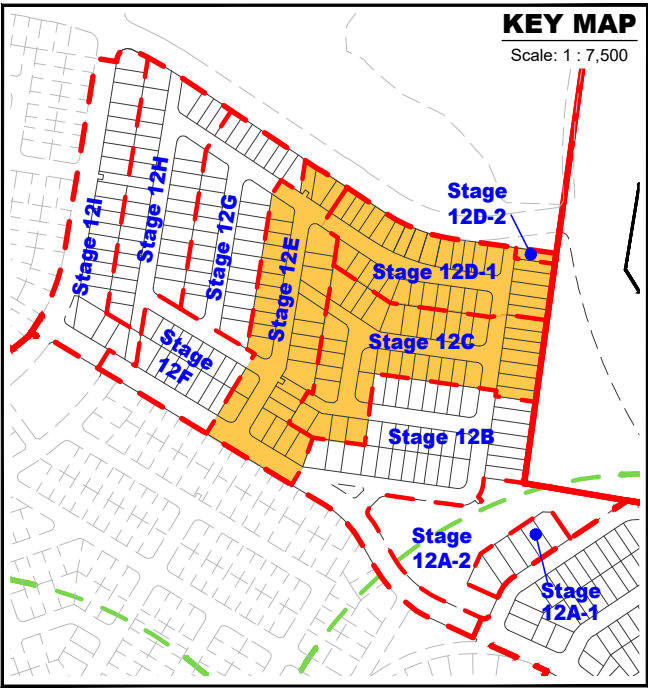
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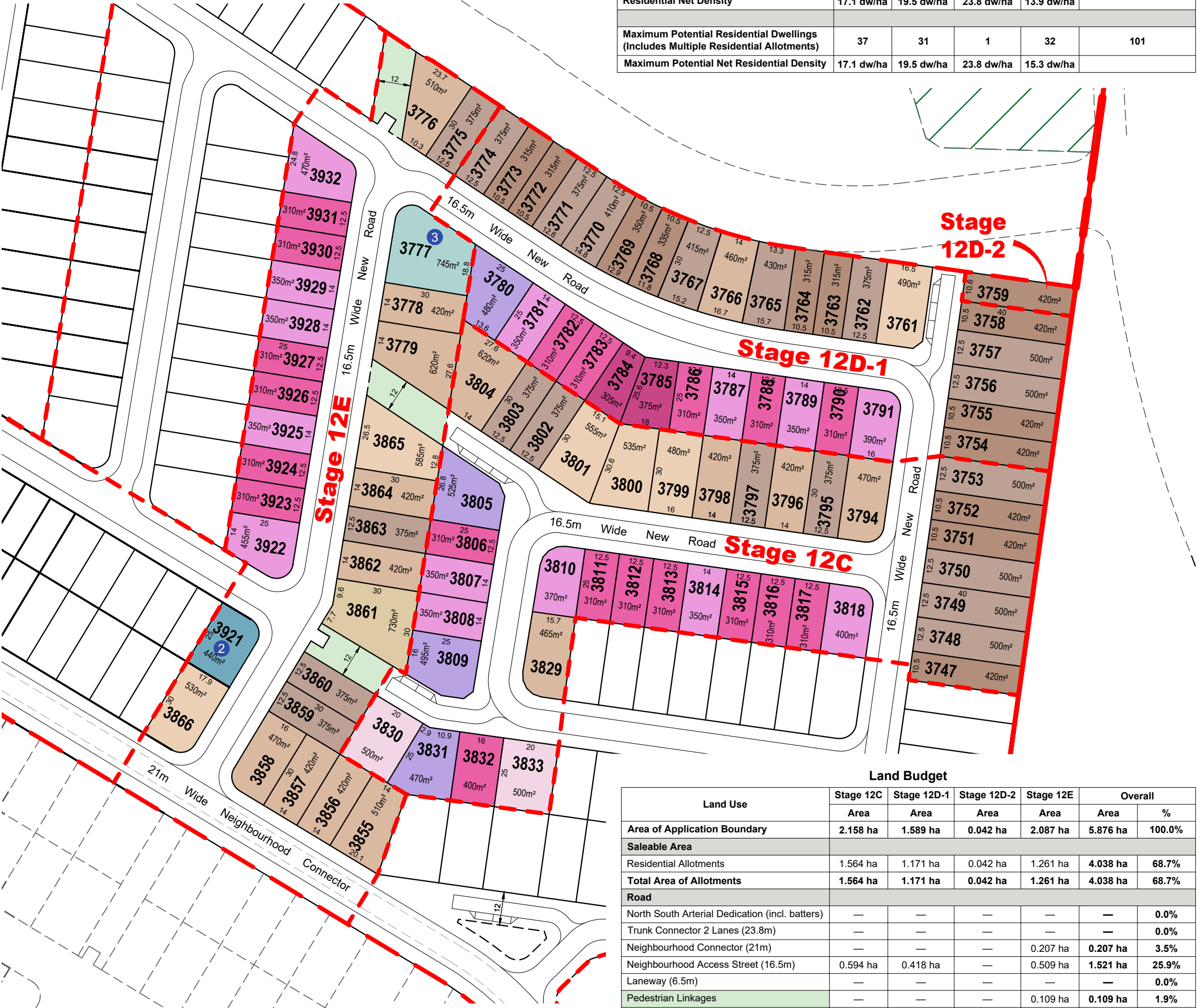
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Yield Breakdown						
Lot Type	Stage 12C	Stage 12D-1	Stage 12D-2	Stage 12E	Overall	
	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product						
Villa 10.5m Allotment	—	2	—	—	2	2.0%
Premium Villa 12.5m Allotment	8	5	—	6	19	19.4%
Courtyard 14m Allotment	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		



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: Engeny.
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 of Application Boundary	2.158 ha	1.589 ha	0.042 ha	2.087 ha	5.876 ha	100.0%
Saleable Area						
Residential Allotments	1.564 ha	1.171 ha	0.042 ha	1.261 ha	4.038 ha	68.7%
Total Area of Allotments	1.564 ha	1.171 ha	0.042 ha	1.261 ha	4.038 ha	68.7%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	0.207 ha	0.207 ha	3.5%
Neighbourhood Access Street (16.5m)	0.594 ha	0.418 ha	—	0.509 ha	1.521 ha	25.9%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	0.109 ha	0.109 ha	1.9%
Total Area of New Road	0.594 ha	0.418 ha	—	0.825 ha	1.837 ha	31.3%
Open Space						
Conservation Buffer	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	0.0%
Stormwater Management	—	—	—	—	—	0.0%
Regional Sports	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	0.0%

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

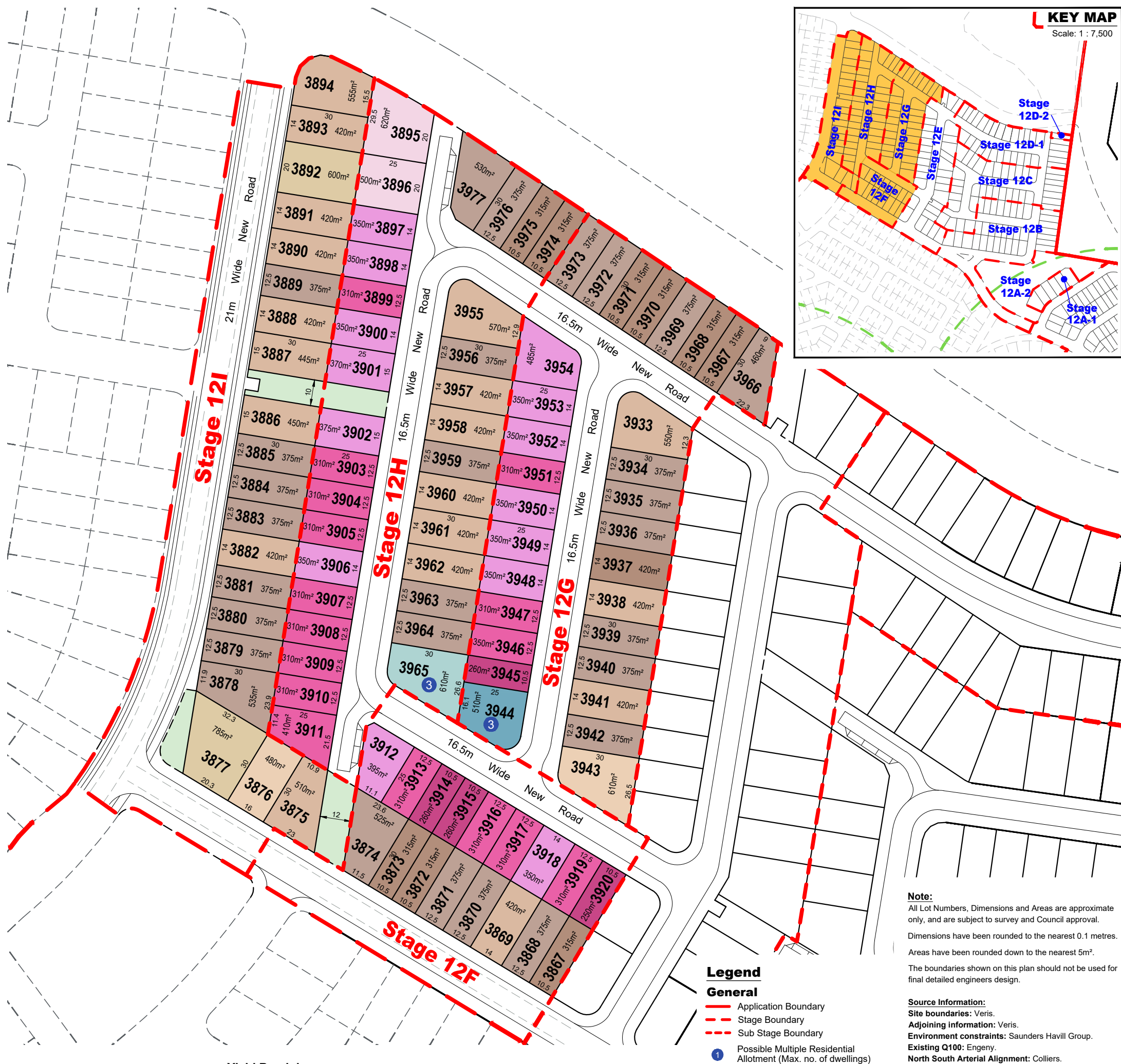
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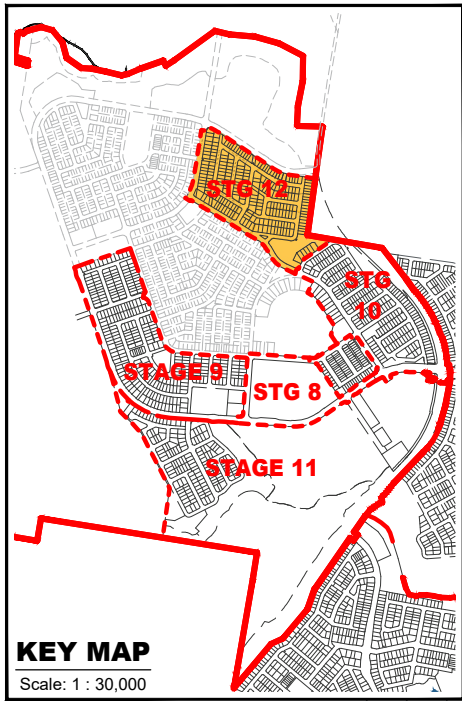
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Lot Type	Stage 12F	Stage 12G	Stage 12H	Stage 12I	Overall	
	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product						
Villa 10.5m Allotment	3	1	—	—	4	4.0%
Premium Villa 12.5m Allotment	4	3	9	—	16	16.2%
Courtyard 14m Allotment	2	6	6	—	14	14.1%
Premium Courtyard 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	16.5 dw/ha	19.5 dw/ha	18.4 dw/ha	11.6 dw/ha		
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	17	32	34	20	103	
Maximum Potential Net Residential Density	16.5 dw/ha	20.8 dw/ha	19.6 dw/ha	11.6 dw/ha		



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

- 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 110056-602H STAGE 12 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 601

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FLAGSTONE CA3 SOUTH STAGE 12 OVERALL PLAN OF DEVELOPMENT

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Areas have been rounded down to the nearest 5m².

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

Stage 12D-2

Stage 12D-1

Stage 12C

Stage 12B

Stage 12A-1

Stage 12A-2

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 2.05m rear setback must be adopted (on the low side) on lots greater than 25m in depth within Stages 10 and 12 only.
- 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 2.05m rear setback must be adopted (on the low side).
- 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, 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

- 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.

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 withing 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 alttice 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: 1
DATE: 22 JULY 2026
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FLAGSTONE CA3 SOUTH
STAGE 12 OVERALL
PLAN OF DEVELOPMENT NOTES



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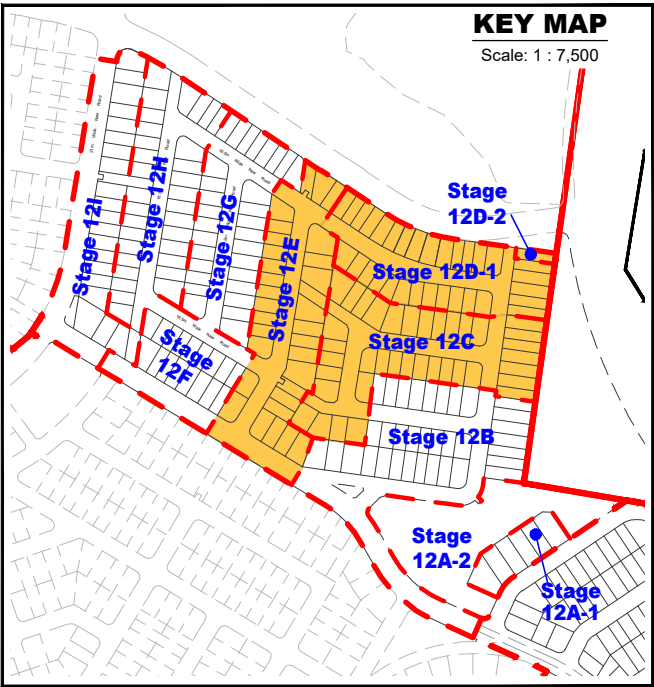


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Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	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



Legend

General

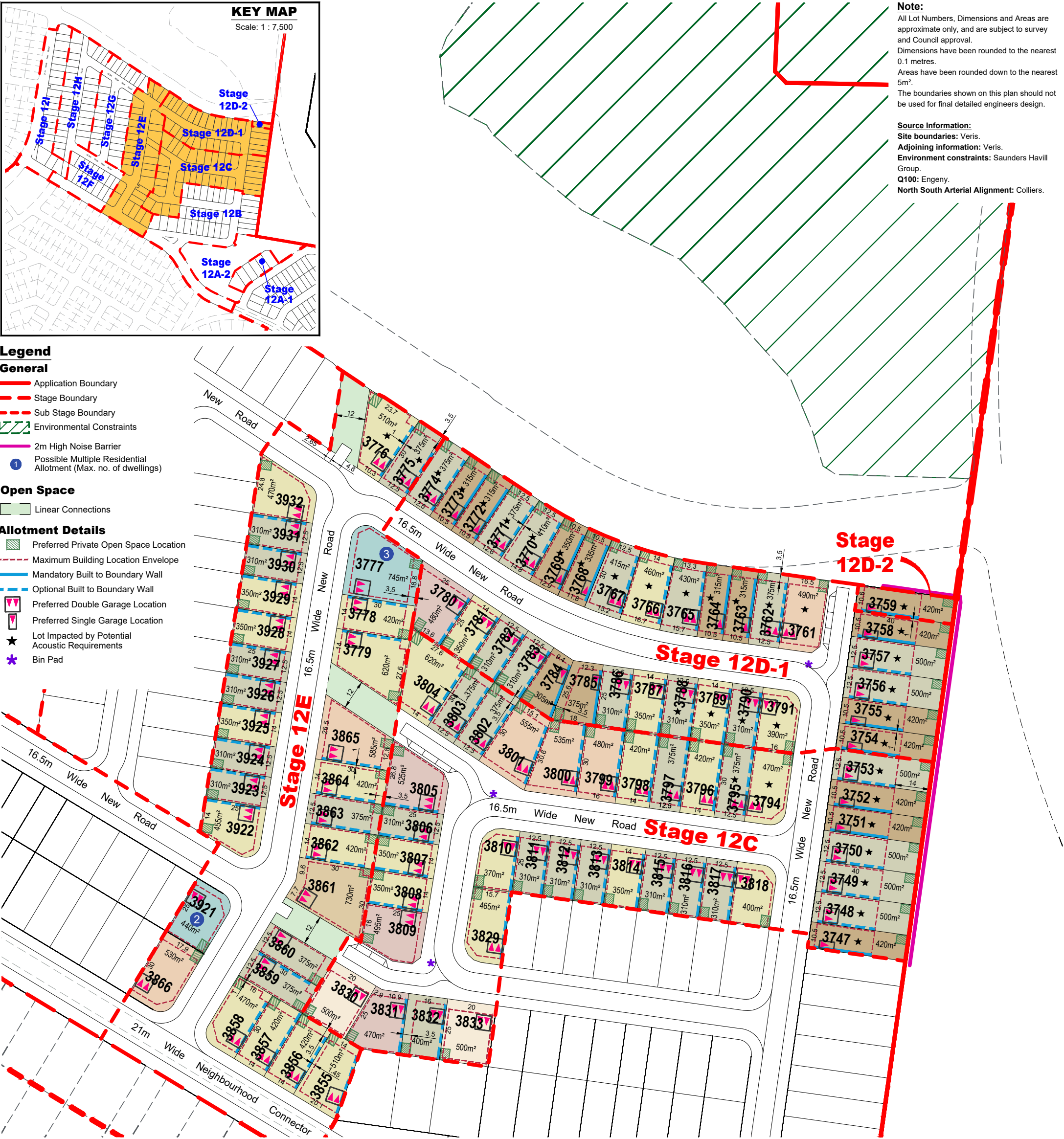
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- 2m High Noise Barrier
- Possible Multiple Residential Allotment (Max. no. of dwellings)

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



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.

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: 1
DATE: 22 JULY 2026
CLIENT: PEET
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CHECKED BY: CK / MD



FLAGSTONE CA3 SOUTH
STAGE 12C - 12E
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)

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

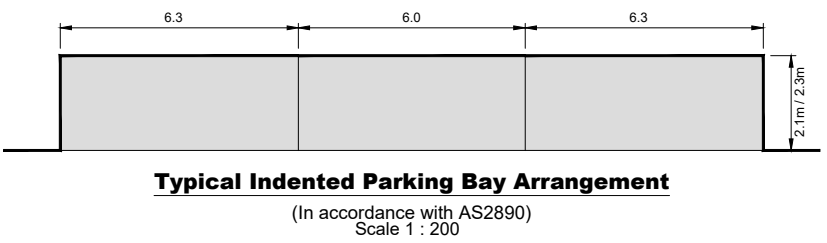
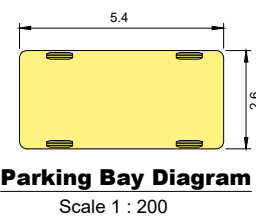
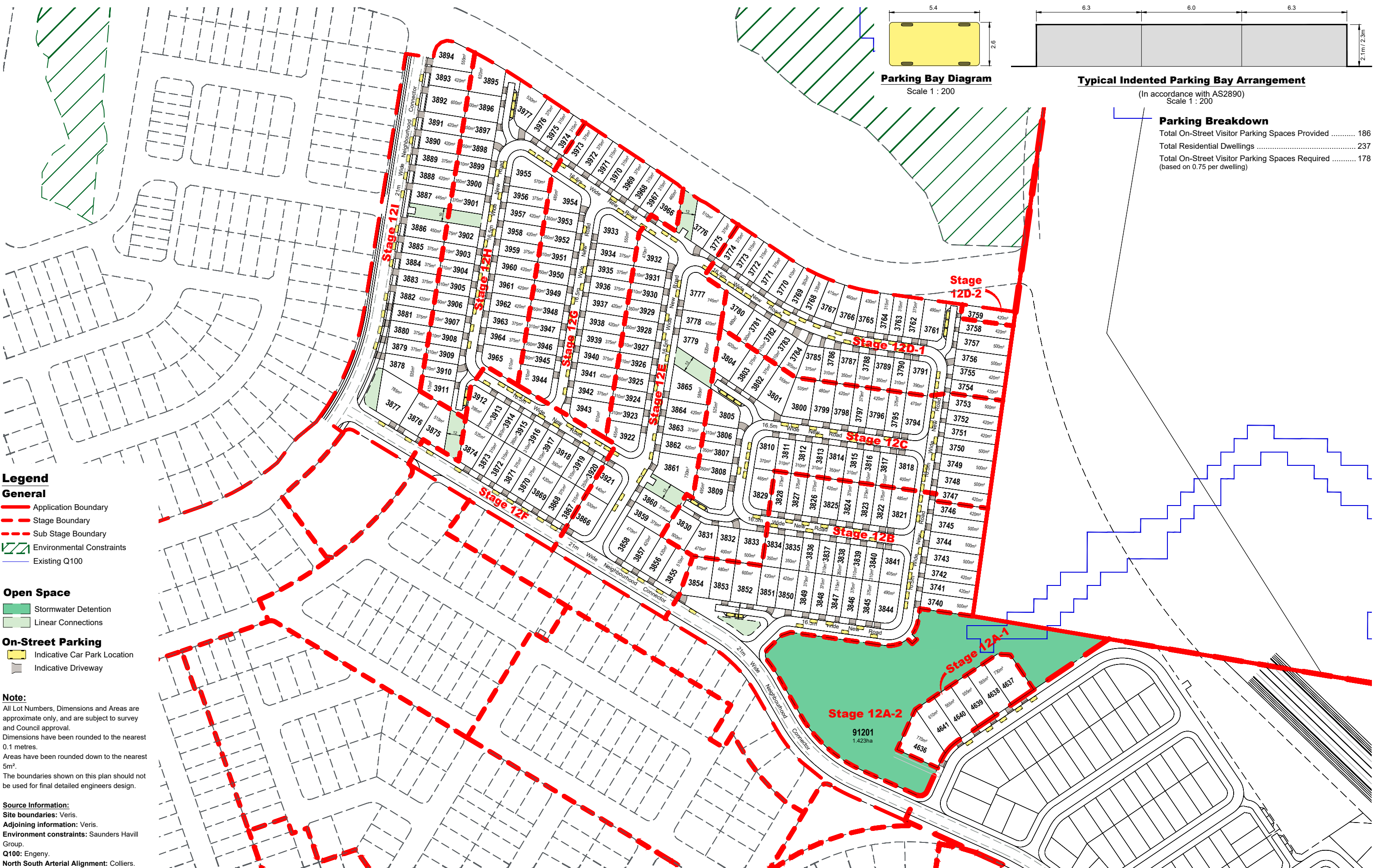
Note:

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Source Information:

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

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



Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	186
Total Residential Dwellings	237
Total On-Street Visitor Parking Spaces Required	178
(based on 0.75 per dwelling)	

- Legend General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Environmental Constraints
 - Existing Q100
- Open Space**
- Stormwater Detention
 - Linear Connections
- On-Street Parking**
- Indicative Car Park Location
 - Indicative Driveway

Note:
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Areas have been rounded down to the nearest 5m².
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Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

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Rev No: 1
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FLAGSTONE CA3 SOUTH
STAGE 12 OVERALL
PARKING MANAGEMENT PLAN

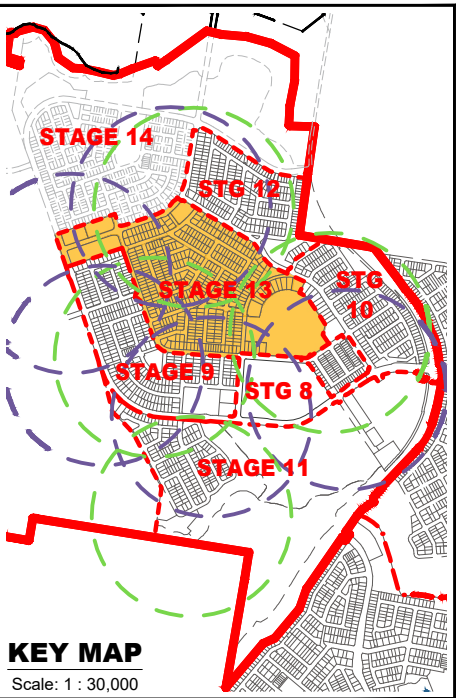


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Lot Type	Overall	
	Yield	%
25m Deep Product		
Villa 10.5m Allotment	—	0.0%
Premium Villa 12.5m Allotment	—	0.0%
Courtyard 14m Allotment	1	0.2%
Premium Courtyard 16m Allotment	1	0.2%
Premium Traditional 20m Allotment	—	0.0%
Subtotal	2	0.5%
30m Deep Product		
Terrace 9.5m Allotment	6	1.5%
Villa 10.5m Allotment	40	9.9%
Premium Villa 12.5m Allotment	122	30.0%
Courtyard 14m Allotment	133	32.8%
Premium Courtyard 16m Allotment	61	15.0%
Traditional 18m Allotment	11	2.7%
Premium Traditional 20m Allotment	12	3.0%
Possible Multiple Residential Allotment	5	1.2%
Subtotal	390	96.1%
50m+ Deep Product		
Courtyard 14m Allotment	8	2.0%
Premium Courtyard 16m Allotment	4	1.0%
Traditional 18m Allotment	1	0.2%
Premium Traditional 20m Allotment	1	0.2%
Ridgetop Allotment	—	0.0%
Subtotal	14	3.4%
Total Residential Allotments	406	100.0%
Residential Net Density	14.0 dw/ha	
Super Lots		
Local Centre	2	
Community Centre	1	
Subtotal	3	
Total Allotments	409	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	415	
Maximum Potential Net Residential Density	14.3 dw/ha	



KEY MAP
Scale: 1 : 30,000

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

Land Use	Overall	
	Area	%
Stage Area	37.815 ha	100.0%
Saleable Area		
Residential Allotments	18.293 ha	48.4%
Local Centre	1.928 ha	5.1%
Local Community Centre	0.551 ha	1.5%
Total Area of Allotments	20.771 ha	54.9%
Road		
Trunk Connector 2 Lanes (23.8m)	0.328 ha	0.9%
Neighbourhood Connector (21m)	1.111 ha	2.9%
Neighbourhood Access Street (16.5m)	7.491 ha	19.8%
Pedestrian Linkages	0.467 ha	1.2%
Total Area of New Road	9.457 ha	25.0%
Open Space		
Corridor Park / Conservation	6.348 ha	16.8%
Neighbourhood Recreation Park	0.500 ha	1.3%
Local Recreation Park	0.742 ha	2.0%
Local Linear Recreation Park	—	0.0%
Total Open Space	7.590 ha	20.1%

- 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
 - Indicative On-Street Bus Stop Location
 - Neighbourhood Park Catchment (400m)

Yield Breakdown

[illegible]

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	Area	%
Stage Area	1.245 ha	4.271 ha	1.605 ha	2.683 ha	1.042 ha	2.144 ha	5.089 ha	2.492 ha	3.938 ha	1.140 ha	1.311 ha	0.551 ha	0.634 ha	2.102 ha	0.500 ha	6.350 ha	36.596 ha	100.0%
Saleable Area																		
Residential 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	—	—	—	—	1.215 ha	—	—	20.684 ha	56.5%
Local Centre	—	—	—	—	—	—	—	—	—	—	1.311 ha	—	0.634 ha	—	—	—	1.945 ha	5.3%
Local Community Centre	—	—	—	—	—	—	—	—	—	—	—	0.551 ha	—	—	—	—	0.551 ha	1.5%
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	—	—	23.180 ha	63.3%
Road																		
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	—	—	—	—	0.327 ha	—	—	—	—	—	—	0.327 ha	0.9%
Neighbourhood Connector (20.2m)	—	—	—	—	—	—	—	—	—	0.568 ha	—	—	—	0.489 ha	—	—	1.057 ha	2.9%
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	11.8%
Laneway (6.5m)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	—	0.090 ha	0.030 ha	—	—	0.009 ha	—	—	—	—	—	—	—	0.129 ha	0.4%
Total Area of New Road	0.397 ha	0.451 ha	0.314 ha	0.993 ha	0.141 ha	1.794 ha	—	—	0.009 ha	1.161 ha	—	—	—	0.562 ha	—	—	5.822 ha	15.9%
Open Space																		
Conservation Buffer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.350 ha	6.350 ha	17.4%
Stormwater Management	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Regional Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.500 ha	—	0.500 ha	1.4%
Local Recreation Park	—	—	0.744 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	0.744 ha	2.0%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	—	—	0.744 ha	—	—	—	—	—	—	—	—	—	—	—	0.500 ha	6.350 ha	7.594 ha	20.8%

PLAN REF: 110056 – 608

Rev No: I
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CLIENT: PEET
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FLAGSTONE CA3 SOUTH STAGE 13 OVERALL STATISTICS

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Land Use	Land Budget							
	Stage 13A	Stage 13C-1	Stage 13C-2	Stage 13C-3	Stage 13C-4	Stage 13M	Overall	
	Area	Area	Area	Area	Area	Area	Area	%
Stage Area	1.234 ha	1.605 ha	0.226 ha	0.210 ha	0.306 ha	6.348 ha	9.929 ha	100.0%
Saleable Area								
Residential Allotments	0.945 ha	1.159 ha	—	—	—	—	2.104 ha	21.2%
Local Centre	—	—	—	—	—	—	—	0.0%
Local Community Centre	—	—	—	—	—	—	—	0.0%
Total Area of Allotments	0.945 ha	1.159 ha	—	—	—	—	2.104 ha	21.2%
Road								
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.289 ha	0.438 ha	—	—	—	—	0.727 ha	7.3%
Pedestrian Linkages	—	0.007 ha	—	—	—	—	0.007 ha	0.1%
Total Area of New Road	0.289 ha	0.446 ha	—	—	—	—	0.735 ha	7.4%
Open Space								
Corridor Park / Conservation	—	—	—	—	—	6.348 ha	6.348 ha	63.9%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	0.226 ha	0.210 ha	0.306 ha	—	0.742 ha	7.5%
Local Linear Recreation Park	—	—	—	—	—	—	—	0.0%
Total Open Space	—	—	0.226 ha	0.210 ha	0.306 ha	6.348 ha	7.090 ha	71.4%

Lot Type	Yield Breakdown			
	Stage 13A	Stage 13C-1	Overall	
	Yield	Yield	Yield	%
30m Deep Product				
Villa 10.5m Allotment	2	—	2	6.1%
Premium Villa 12.5m Allotment	3	4	7	21.2%
Courtyard 14m Allotment	5	3	8	24.2%
Premium Courtyard 16m Allotment	2	—	2	6.1%
Traditional 18m Allotment	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	0.0%
Subtotal	12	7	19	57.6%
50m+ Deep Product				
Courtyard 14m Allotment	3	5	8	24.2%
Premium Courtyard 16m Allotment	1	3	4	12.1%
Traditional 18m Allotment	—	1	1	3.0%
Premium Traditional 20m Allotment	1	—	1	3.0%
Ridgetop Allotment	—	—	—	0.0%
Subtotal	5	9	14	42.4%
Total Residential Allotments	17	16	33	100.0%
Residential Net Density	13.8 dw/ha	10.0 dw/ha		
Total Allotments	17	16	33	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	17	16	33	
Maximum Potential Net Residential Density	13.8 dw/ha	10.0 dw/ha		

Legend

General

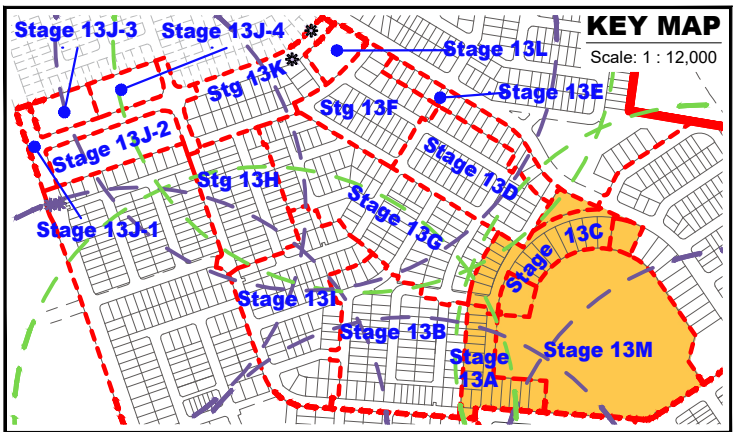
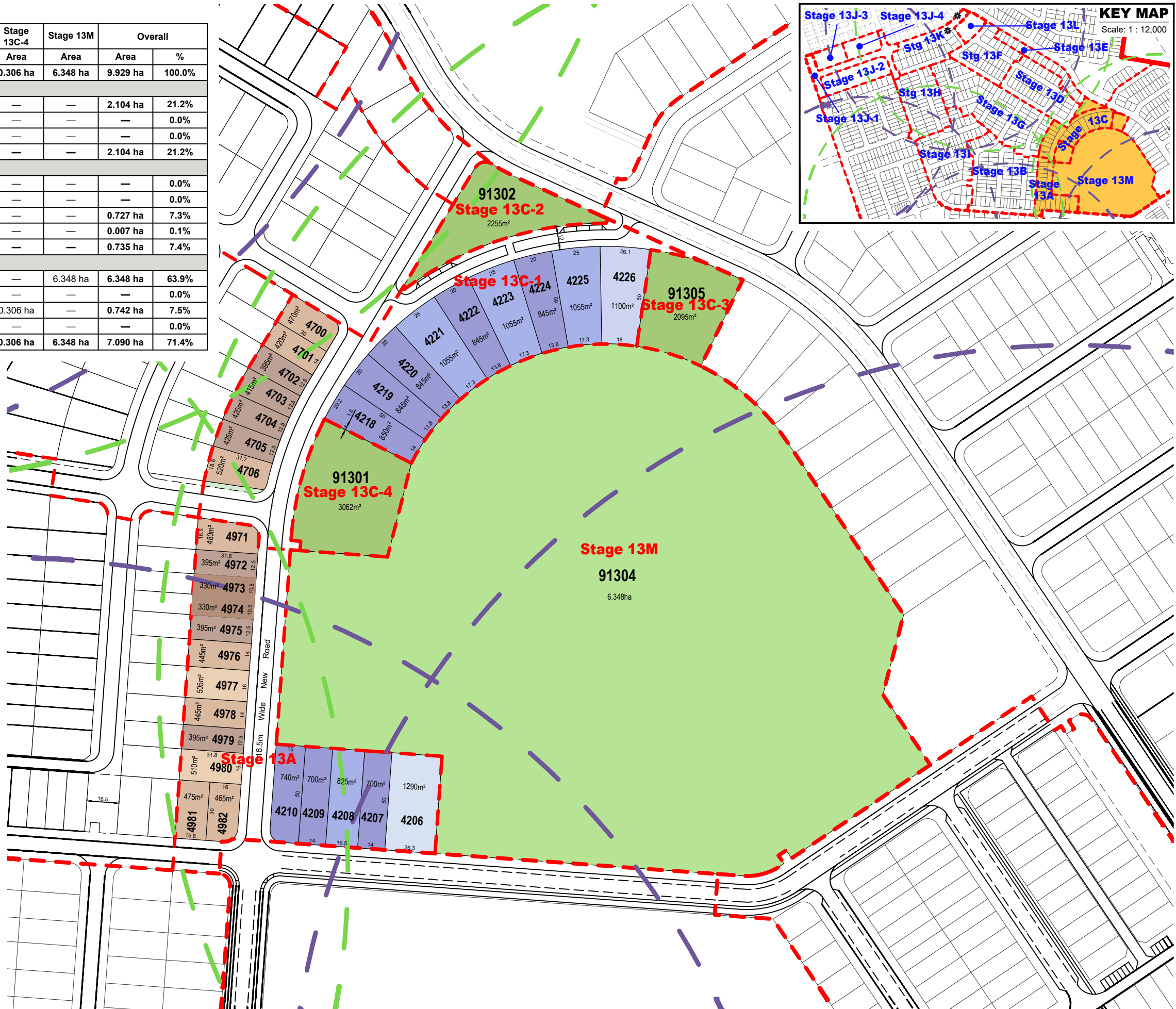
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Neighbourhood Park Catchment (400m)

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



PLAN REF: 110056 – 609

Rev No: I
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: CB / JC / MM
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FLAGSTONE CA3 SOUTH STAGE 13 STAGE 13A, 13C & 13M PLAN OF SUBDIVISION

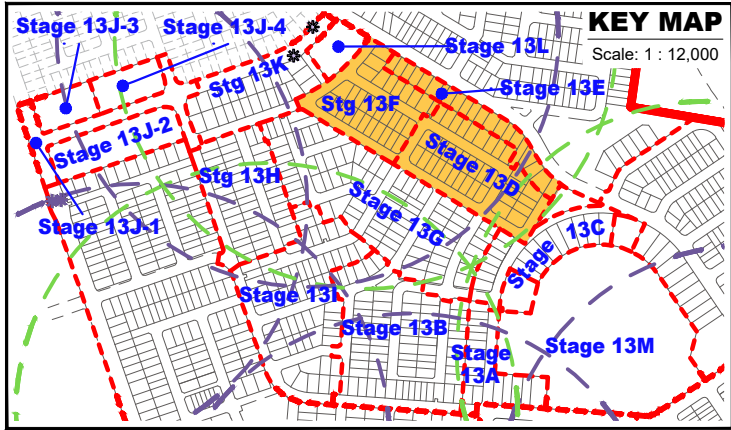
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Land Use	Land Budget				
	Stage 13D	Stage 13E	Stage 13F	Overall	
Stage Area	2.683 ha	1.042 ha	2.144 ha	5.869 ha	100.0%
Saleable Area					
Residential Allotments	1.690 ha	0.901 ha	1.350 ha	3.941 ha	67.1%
Local Centre	—	—	—	—	0.0%
Local Community Centre	—	—	—	—	0.0%
Total Area of Allotments	1.690 ha	0.901 ha	1.350 ha	3.941 ha	67.1%
Road					
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.993 ha	0.051 ha	0.767 ha	1.811 ha	30.9%
Pedestrian Linkages	—	0.090 ha	0.028 ha	0.118 ha	2.0%
Total Area of New Road	0.993 ha	0.141 ha	0.794 ha	1.928 ha	32.9%
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%

Lot Type	Yield Breakdown				
	Stage 13D	Stage 13E	Stage 13F	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	—	1	—	1	1.2%
Premium Traditional 20m Allotment	—	—	—	—	0.0%
Subtotal	—	1	—	1	1.2%
30m Deep Product					
Villa 10.5m Allotment	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	11	—	12	23	26.7%
Courtyard 14m Allotment	18	6	11	35	40.7%
Premium Courtyard 16m Allotment	6	8	3	17	19.8%
Traditional 18m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	2	2	3	7	8.1%
Possible Multiple Residential Allotment	1	1	1	3	3.5%
Subtotal	38	17	30	85	98.8%
Total Residential Allotments	38	18	30	86	100.0%
Residential Net Density	14.2 dw/ha	17.3 dw/ha	14.0 dw/ha		
Total Allotments	38	18	30	86	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	40	20	32	92	
Maximum Potential Net Residential Density	14.9 dw/ha	19.2 dw/ha	14.9 dw/ha		

- 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
 - Indicative On-Street 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 Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

PLAN REF: **110056 – 611**
Rev No: **I**
DATE: 22 JULY 2026
CLIENT: PEET
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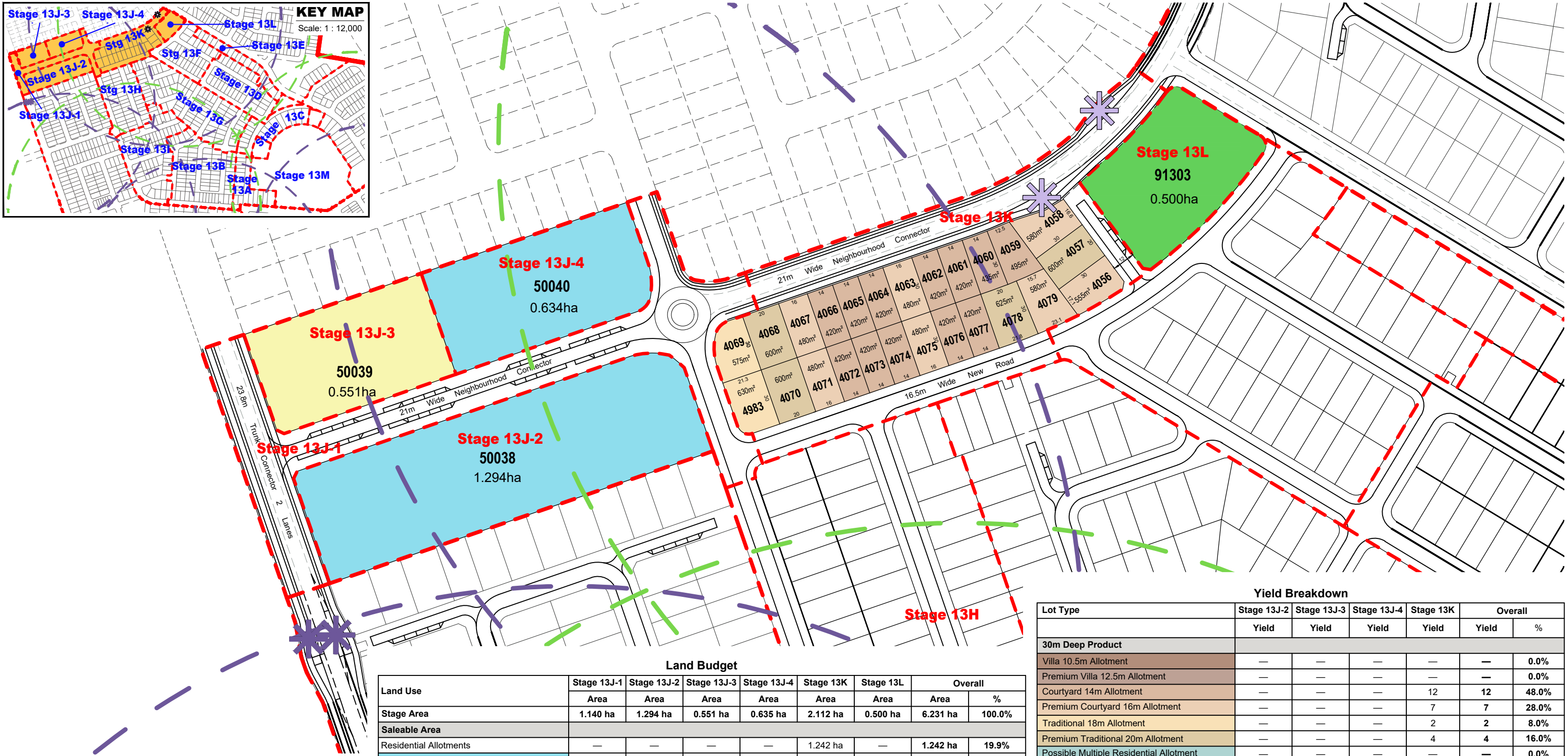
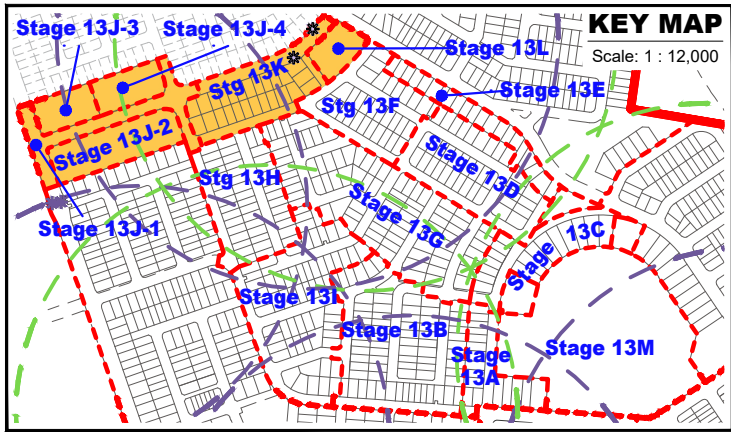
FLAGSTONE CA3 SOUTH
STAGE 13D - 13F
PLAN OF SUBDIVISION

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- Legend**
General
- Application Boundary
 - Precinct Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Bus Stop Catchment (400m)
 - Indicative Indented Bus Stop Location
 - Indicative On-Street 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 Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

Land Use	Stage 13J-1	Stage 13J-2	Stage 13J-3	Stage 13J-4	Stage 13K	Stage 13L	Overall	
	Area	Area	Area	Area	Area	Area	Area	%
Stage Area	1.140 ha	1.294 ha	0.551 ha	0.635 ha	2.112 ha	0.500 ha	6.231 ha	100.0%
Saleable Area								
Residential Allotments	—	—	—	—	1.242 ha	—	1.242 ha	19.9%
Local Centre	—	1.294 ha	—	0.634 ha	—	—	1.928 ha	30.9%
Local Community Centre	—	—	0.551 ha	—	—	—	0.551 ha	8.8%
Total Area of Allotments	—	1.294 ha	0.551 ha	0.634 ha	1.242 ha	—	3.720 ha	59.7%
Road								
Trunk Connector 2 Lanes (23.8m)	0.328 ha	—	—	—	—	—	0.328 ha	5.3%
Neighbourhood Connector (21m)	0.585 ha	—	—	—	0.526 ha	—	1.111 ha	17.8%
Neighbourhood Access Street (16.5m)	0.227 ha	—	—	—	0.343 ha	—	0.570 ha	9.2%
Pedestrian Linkages	—	—	—	—	—	—	—	0.0%
Total Area of New Road	1.140 ha	—	—	—	0.870 ha	—	2.009 ha	32.2%
Open Space								
Corridor Park / Conservation	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	0.500 ha	0.500 ha	8.0%
Local Recreation Park	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	0.500 ha	0.500 ha	8.0%

Yield Breakdown

Lot Type	Stage 13J-2	Stage 13J-3	Stage 13J-4	Stage 13K	Overall	
	Yield	Yield	Yield	Yield	Yield	%
30m Deep Product						
Villa 10.5m Allotment	—	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	12	12	48.0%
Premium Courtyard 16m Allotment	—	—	—	7	7	28.0%
Traditional 18m Allotment	—	—	—	2	2	8.0%
Premium Traditional 20m Allotment	—	—	—	4	4	16.0%
Possible Multiple Residential Allotment	—	—	—	—	—	0.0%
Subtotal	—	—	—	25	25	100.0%
Total Residential Allotments	—	—	—	25	25	100.0%
Residential Net Density	—	—	—	11.8 dw/ha		
Super Lots						
Local Centre	1	—	1	—	2	
Community Centre	—	1	—	—	1	
Subtotal	1	1	1	—	3	
Total Allotments	1	1	1	25	28	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	—	—	25	25	
Maximum Potential Net Residential Density	—	—	—	11.8 dw/ha		

PLAN REF: 110056 – 612

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FLAGSTONE CA3 SOUTH
STAGE 13J-2, 13J-3, 13J-4, 13K & 13L
PLAN OF SUBDIVISION

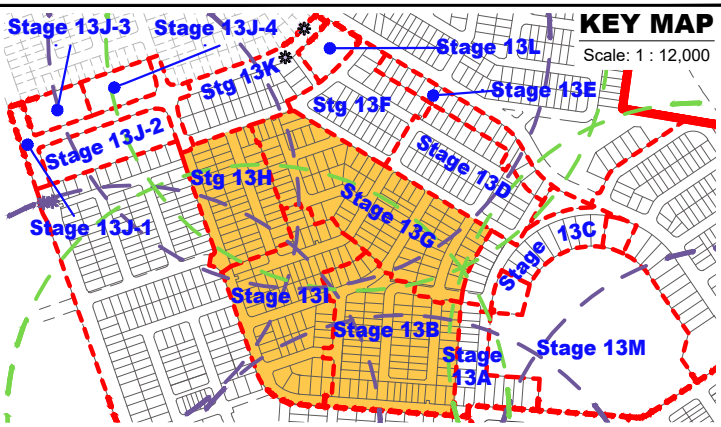
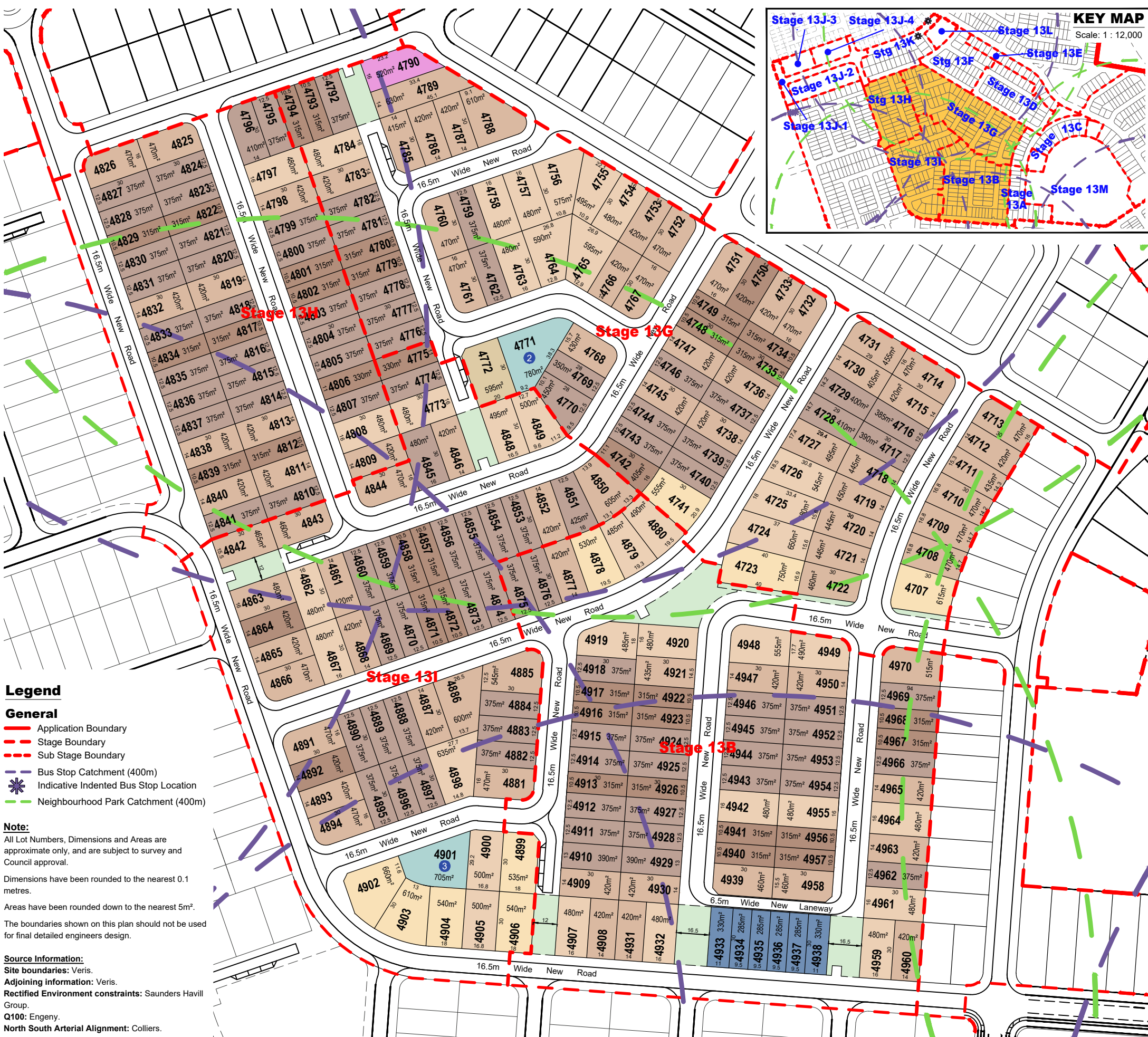
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Yield Breakdown						
Lot Type	Stage 13B	Stage 13G	Stage 13H	Stage 13I	Overall	
	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product						
Villa 10.5m Allotment	—	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	—	0.0%
Courtyard 14m Allotment	—	1	—	—	1	0.6%
Premium Courtyard 16m Allotment	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	—	—	—	—	0.0%
Subtotal	—	1	—	—	1	0.6%
30m Deep Product						
Terrace 9.5m Allotment	6	—	—	—	6	3.9%
Villa 10.5m Allotment	12	10	9	7	22	14.3%
Premium Villa 12.5m Allotment	24	20	26	22	44	28.6%
Courtyard 14m Allotment	14	36	10	18	50	32.5%
Premium Courtyard 16m Allotment	13	12	2	8	25	16.2%
Traditional 18m Allotment	1	3	—	5	4	2.6%
Premium Traditional 20m Allotment	—	1	—	—	1	0.6%
Possible Multiple Residential Allotment	—	1	—	1	1	0.6%
Subtotal	70	83	47	61	153	99.4%
Total Residential Allotments						
	70	84	47	61	154	100.0%
Residential Net Density						
	16.4 dw/ha	16.5 dw/ha	18.9 dw/ha	15.5 dw/ha		
Total Allotments						
	70	84	47	61	154	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)						
	70	85	47	63	155	
Maximum Potential Net Residential Density						
	16.4 dw/ha	16.7 dw/ha	18.9 dw/ha	16.0 dw/ha		

Land Budget						
Land Use	Stage 13B	Stage 13G	Stage 13H	Stage 13I	Overall	
	Area	Area	Area	Area	Area	%
Stage Area	4.27	5.097 ha	2.482 ha	3.941 ha	9.367 ha	97.6%
Saleable Area						
Residential Allotments	2.756 ha	3.763 ha	1.790 ha	2.697 ha	6.519 ha	69.6%
Local Centre	—	—	—	—	—	0.0%
Local Community Centre	—	—	—	—	—	0.0%
Total Area of Allotments	2.756 ha	3.763 ha	1.790 ha	2.697 ha	6.519 ha	69.6%
Road						
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	1.229 ha	1.287 ha	0.692 ha	1.175 ha	2.516 ha	26.9%
Pedestrian Linkages	0.060 ha	0.047 ha	—	0.070 ha	0.107 ha	1.1%
Total Area of New Road	0.225 ha	1.334 ha	0.692 ha	1.244 ha	1.559 ha	28.0%
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%

FLAGSTONE CA3 SOUTH STAGE 13
STAGE 13B, 13G, 13H & 13I
PLAN OF SUBDIVISION



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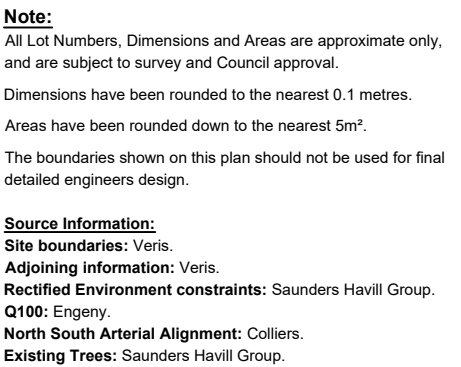


Legend

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

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

- Split Level Allotments
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- No Vehicle Access
- Primary Frontage
- Preferred Double Garage Location
- Preferred Single Garage Location
- Letterbox Location for Primary Dwelling (on a laneway)
- Bin Pad



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Notes:

General

1. All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
2. The maximum height of buildings shall not exceed two (2) storeys.
3. Maximum building location envelopes are subject to future proposed easements and/or other underground services.
4. All lots subject to an acoustic assessment to determine level of acoustic treatments.
5. Buildings shall be constructed in accordance with Bushfire AS3959.
6. Secondary dwellings are not permitted on lots less than 400m².
7. Provisions in this POD do not relate to the following allotments: the District Centre allotment (lot 50032); the Ambulance allotment (lot 50033); the Child Care Allotments (lot 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 2.05m rear setback must be adopted (on the low side).
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 2.05m rear setback must be adopted (on the low side).
18. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
19. In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
 - In the case of Terrace and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
 - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional, Ridgetop Allotments and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

Private Open Space

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

On-site car parking and driveways

22. On-site car parking is to be provided in accordance with the following minimum requirements:
 - For lots <12.5 metres wide - 1 covered space per dwelling;
 - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;
 - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).
23. Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
 - a. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - b. The garage door:
 - i. Width must not exceed 4.8m
 - ii. Must have a minimum 450mm eave above it
 - iii. Must be setback a minimum of 240mm behind the pillar of the garage door, and
 - iv. Must have a sectional, tilt or roller door.

- c. The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - i. A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
 - ii. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
 - iii. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - d. Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.

24. Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or a laneway dwelling.
25. Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
26. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
27. Garages and carports accessed from a Laneway must be built setback 0.45m 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.

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 120mm 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.

Retaining Walls

40. For retaining walls **not** constructed by the developer:
 - a. Retaining walls must not exceed more than 1.0m where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0m. Retaining in excess of this must use terraced retaining.
 - b. Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
41. No timber retaining walls over 1.0m or adjoining parks or public streets.
42. Walls over 1.0m require RPEQ certification.

Building Articulation

43. All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
 - Windows recessed into the façade or bay windows;
 - Balconies, porches or verandahs;
 - Articulation of roof lines
 - Window hoods; and/or
 - Use of multiple cladding materials
44. Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
45. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
46. All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.

47. Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
48. Homes must include a clearly identifiable and addressed front door and undercover point of entry.
49. Screened drying and rubbish bins area must be behind the main face of the dwelling.
50. At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

51. Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
52. If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
53. Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Electric Vehicle Readiness

54. All dwellings are to have a dedicated electrical circuit from the circuit board to the garage for at least one Basic (slow) EVSE charger per home, in accordance with the Australian Wiring Rules AS/NZS 3000: 2018. The circuit is to be fitted with a minimum 20 Amp GPO outlet which can be replaced by a dedicated 7kW EVSE of the occupant's choice. Where not used for Electric Vehicle Supply Equipment, the circuit is to be terminated at an isolator.

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

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

Additional Criteria for Secondary Dwellings

59. Floor area must be between a minimum of 45m² and 75m².
60. Materials, detailing, colours and roof form are consistent with those of the primary house.
61. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
62. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.

63. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
64. 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.
65. 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.
66. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
67. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.
68. 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 – 615-1

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FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL
PLAN OF DEVELOPMENT NOTES



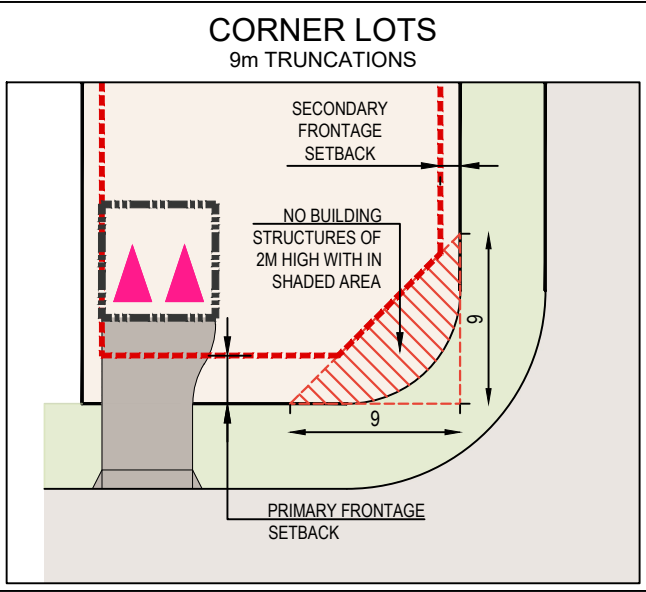
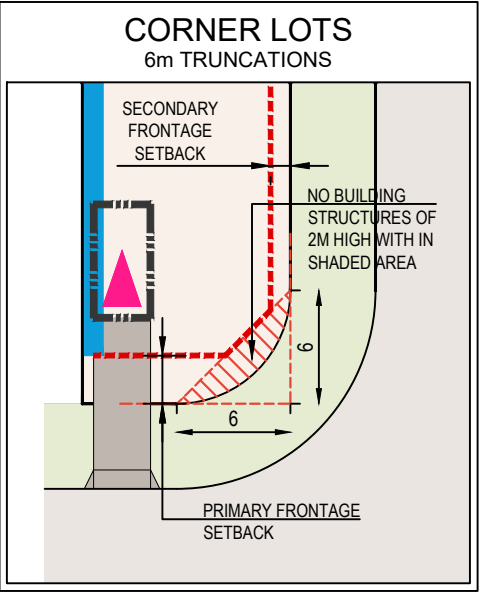
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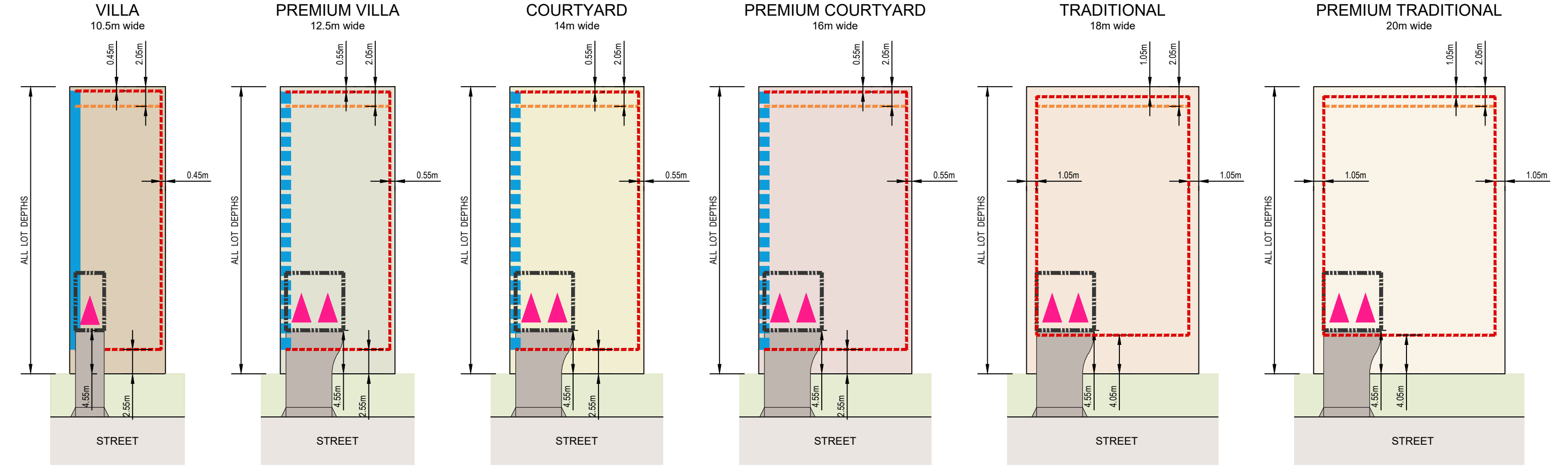
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Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	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																		
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	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
Rear																		
Rear boundary where: - a rear retaining wall is 2.0m or less.	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
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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%		90%		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	0.55m	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	1.55m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	



- Legend**
- Maximum Building Location Envelope
 - Additional Rear Setback (where total rear retaining wall height exceeds 2.0m)
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Double Garage Location
 - Preferred Single Garage Location

Detached Dwelling Allotments:



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

FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL
PLAN OF DEVELOPMENT LOT TYPOLOGY DIAGRAMS

PEET

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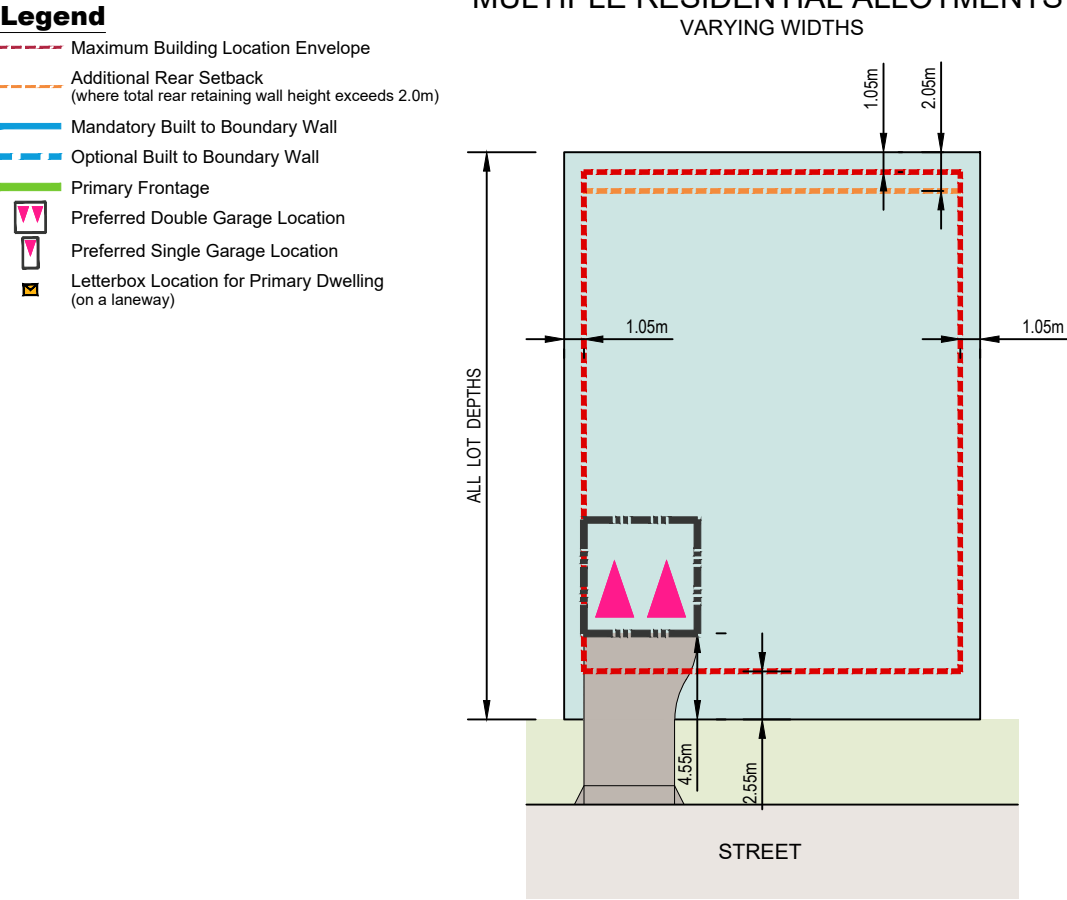
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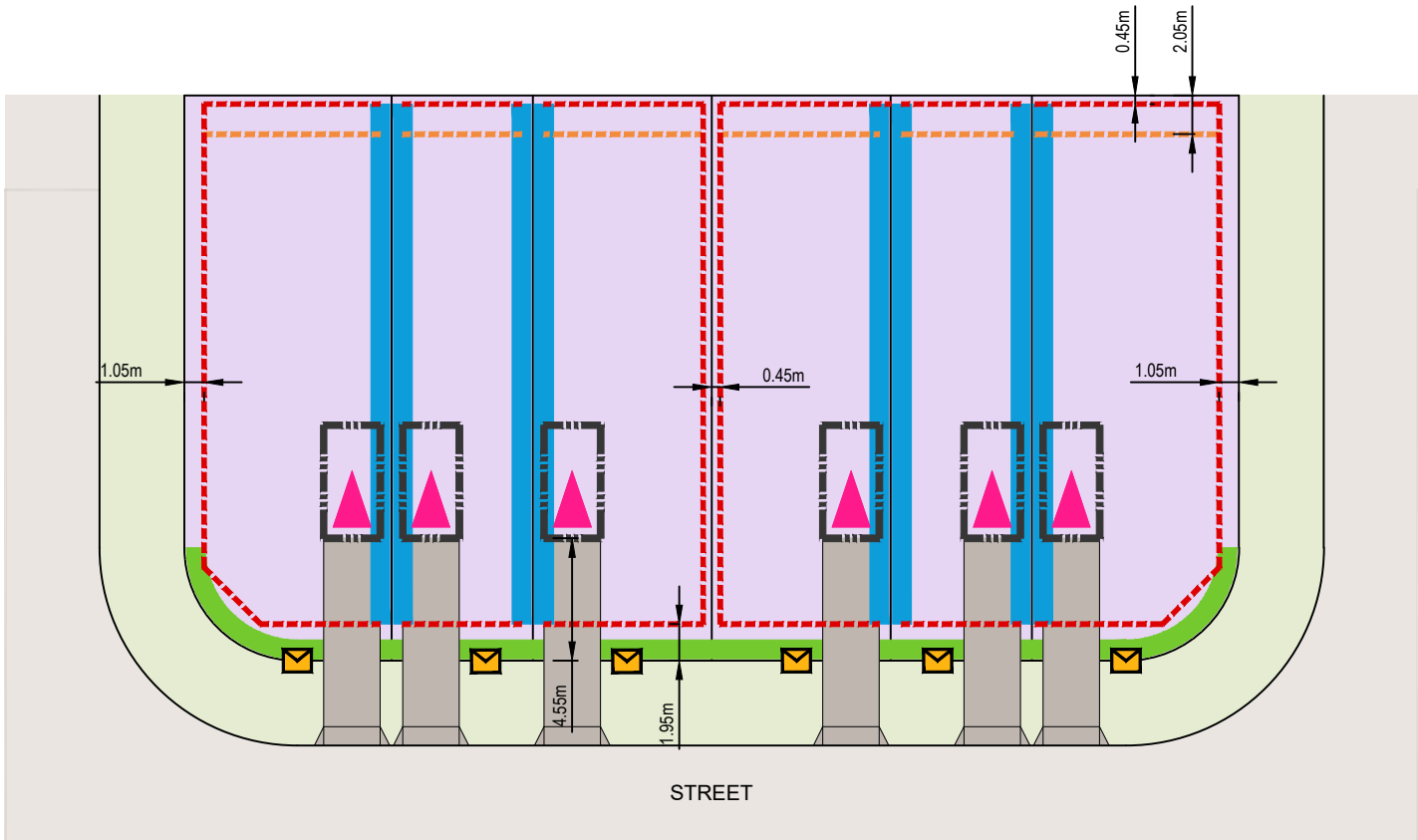
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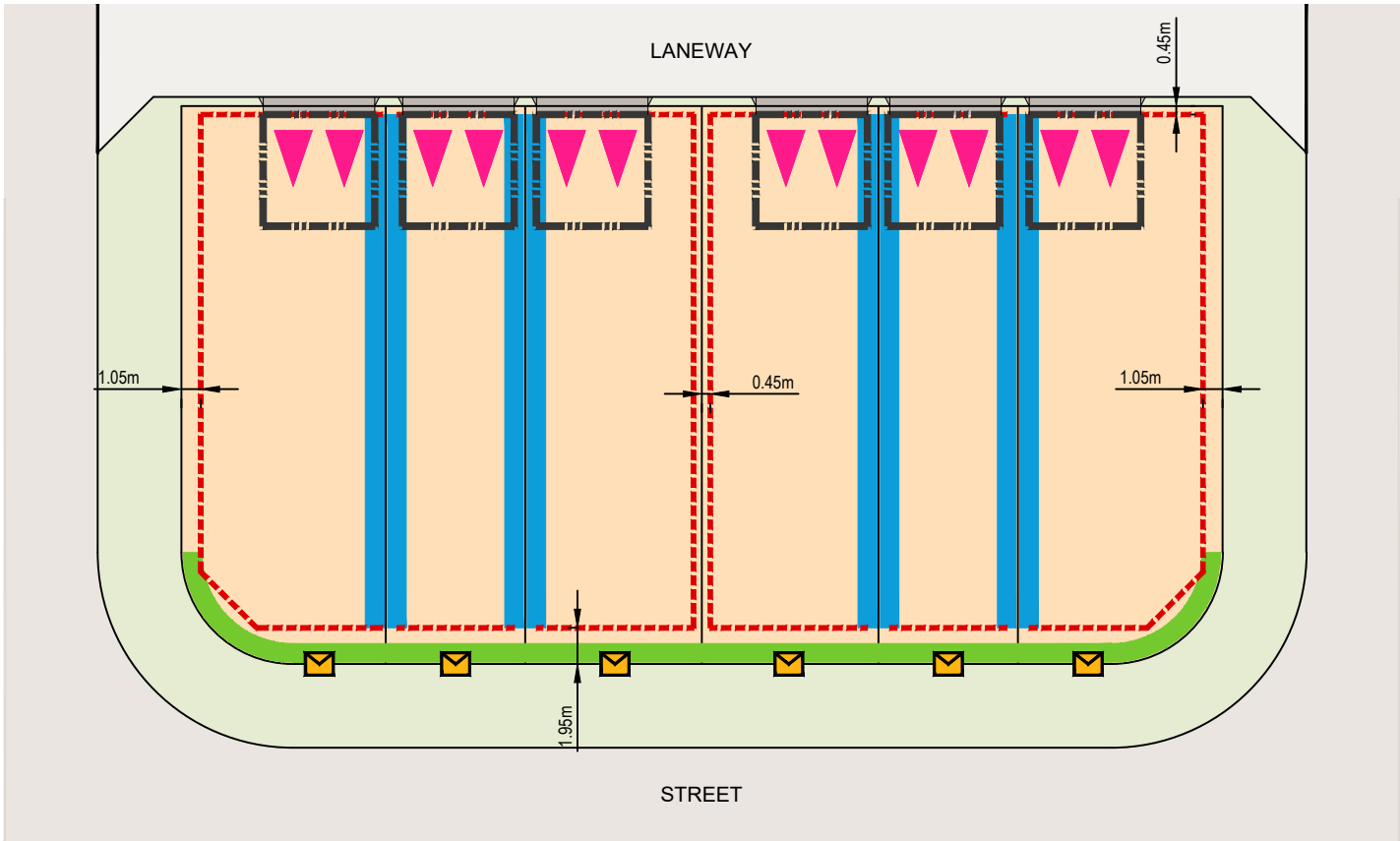
Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	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																		
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	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
Rear																		
Rear boundary where: - a rear retaining wall is 2.0m or less.	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
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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%		90%		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	0.55m	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	1.55m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	



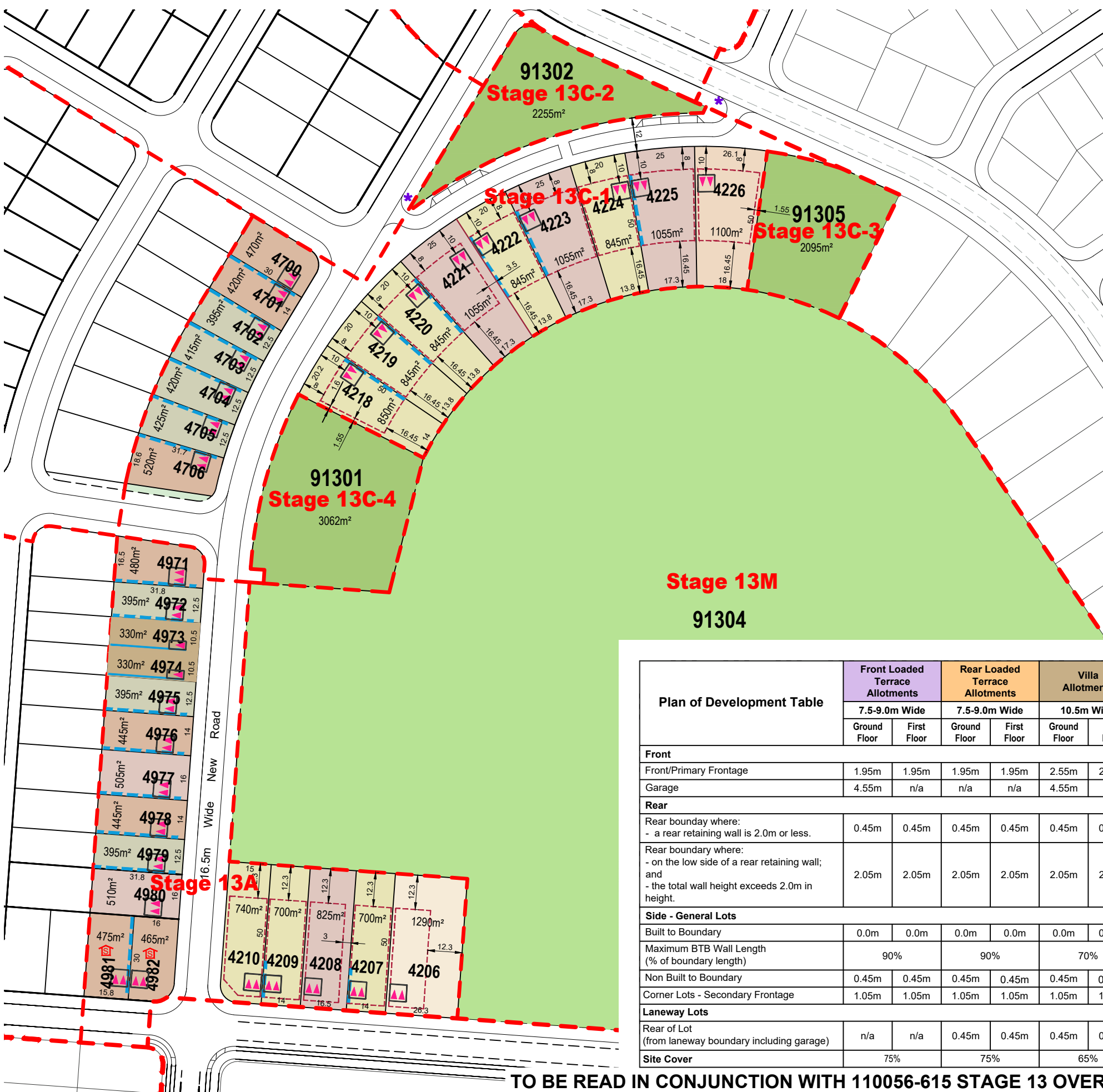
Terrace Allotments:



FRONT LOADED TERRACE ALLOTMENTS



REAR LOADED TERRACE ALLOTMENTS



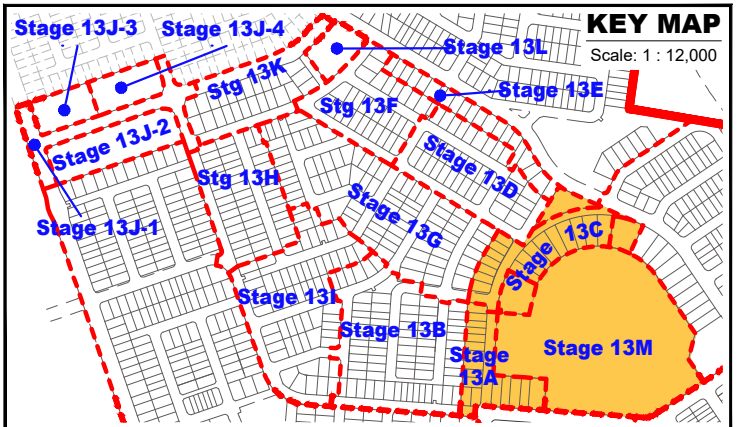
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

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.



- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
- Open Space**
- Corridor Park
 - Local Recreation Park
 - Linear Connections
- Allotment Details**
- Split Level Allotments
 - Maximum Building Location Envelope
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Double Garage Location
 - Preferred Single Garage Location
 - Bin Pad

Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	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																		
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	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
Rear																		
Rear boundary where: - a rear retaining wall is 2.0m or less.	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
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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%		90%		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	0.55m	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	1.55m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover																		
	75%		75%		65%		60%		60%		60%		60%		60%		75%	

TO BE READ IN CONJUNCTION WITH 110056-615 STAGE 13 OVERALL PLAN OF DEVELOPMENT NOTES & LOT TYPOLOGY DIAGRAMS

PLAN REF: 110056 – 616

Rev No: I

DATE: 22 JULY 2026

CLIENT: PEET

DRAWN BY: CB / JC / MM

CHECKED BY: CK / MD

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



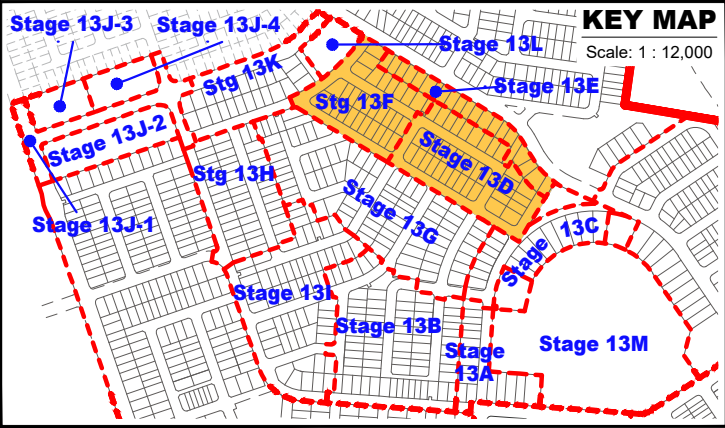
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- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
- Open Space**
- Linear Connections
- Allotment Details**
- Optional Built to Boundary Wall
 - Preferred Double Garage Location

Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	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																		
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	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
Rear																		
Rear boundary where: - a rear retaining wall is 2.0m or less.	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
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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%		90%		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	0.55m	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	1.55m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

PLAN REF: **110056 – 618**

Rev No: **I**

DATE: 22 JULY 2026

CLIENT: PEET

DRAWN BY: CB / JC / MM

CHECKED BY: CK / MD

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

PEET

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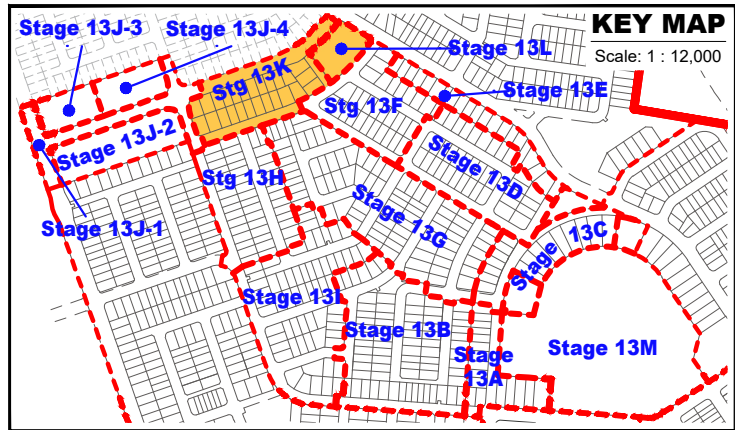
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers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

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

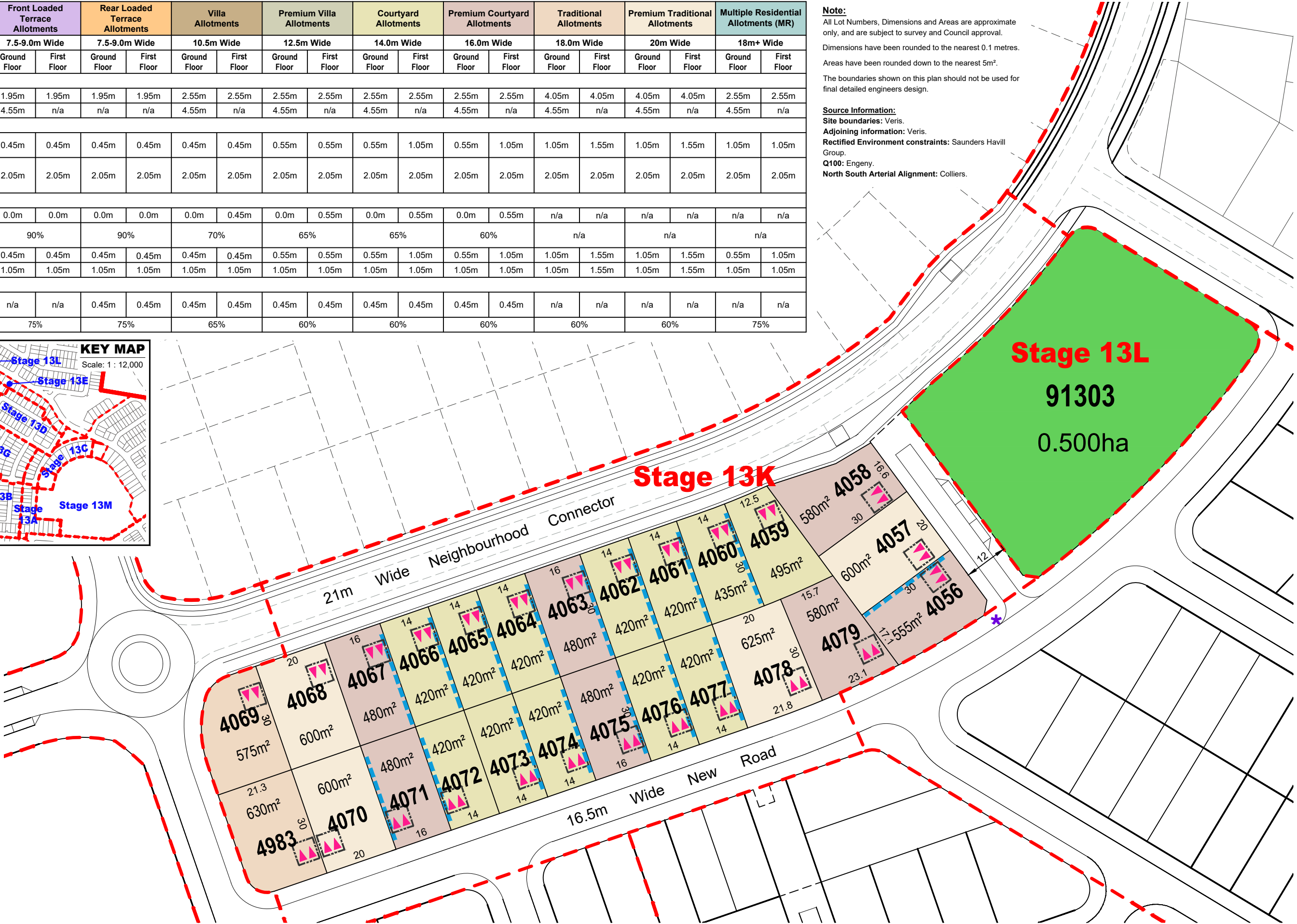
Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	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																		
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	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
Rear																		
Rear boundary where: - a rear retaining wall is 2.0m or less.	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
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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%		90%		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	0.55m	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	1.55m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

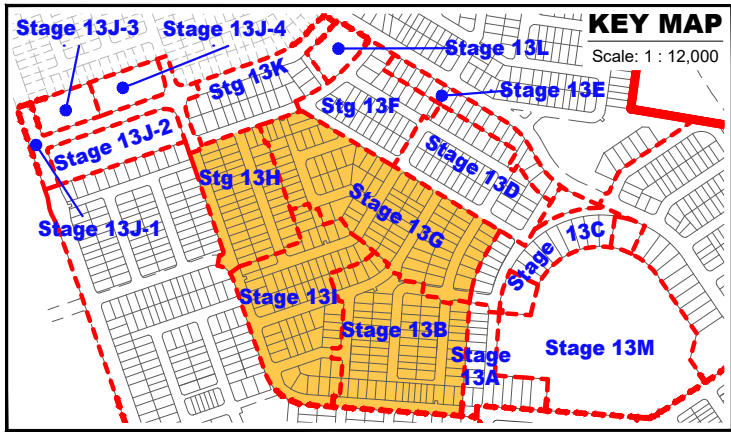
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Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.



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





Note:
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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.

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Adjoining information: Veris.
Rectified 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)
- Open Space**
- Linear Connections
- Allotment Details**
- Split Level Allotments
 - Maximum Building Location Envelope
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - No Vehicle Access
 - Primary Frontage
 - Preferred Double Garage Location
 - Preferred Single Garage Location
 - Letterbox Location for Primary Dwelling (on a laneway)
 - Bin Pad

Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	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																		
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	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
Rear																		
Rear boundary where: - a rear retaining wall is 2.0m or less.	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
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	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%		90%		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	0.55m	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	1.55m	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	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

PLAN REF: 110056 – 620

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FLAGSTONE CA3 SOUTH
STAGE 13B, 13G, 13H & 13I
PLAN OF DEVELOPMENT

TO BE READ IN CONJUNCTION WITH 110056-615 STAGE 13 OVERALL
PLAN OF DEVELOPMENT NOTES & LOT TYPOLOGY DIAGRAMS

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Yield Breakdown							
Lot Type	Stage 14A-1	Stage 14A-2	Stage 14B	Stage 14C	Stage 14D	Overall	
	Yield	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	—	—	—	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	20.6 dw/ha	20.6 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	20.6 dw/ha	20.6 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	Stage 14C	Stage 14D	Overall	
	Area	Area	Area	Area	Area	Area	%
	0.777 ha	0.678 ha	1.583 ha	1.824 ha	2.250 ha	7.112 ha	100.0%
Saleable Area							
Residential Allotments	0.698 ha	0.643 ha	1.117 ha	0.912 ha	1.664 ha	5.034 ha	70.8%
Medium Density	—	—	—	—	—	—	0.0%
Total Area of Allotments	0.698 ha	0.643 ha	1.117 ha	0.912 ha	1.664 ha	5.034 ha	70.8%
Road							
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.050 ha	—	0.430 ha	0.674 ha	0.556 ha	1.710 ha	24.0%
Laneway (6.5m)	—	—	—	0.082 ha	—	0.082 ha	1.2%
Pedestrian Linkages	0.029 ha	0.035 ha	0.036 ha	0.077 ha	0.030 ha	0.207 ha	2.9%
Total Area of New Road	0.079 ha	0.035 ha	0.466 ha	0.833 ha	0.586 ha	1.999 ha	28.1%
Open Space							
Conservation Buffer	—	—	—	—	—	—	0.0%
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:

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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.
North South Arterial Alignment: Colliers.

PLAN REF: 110056 – 625

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

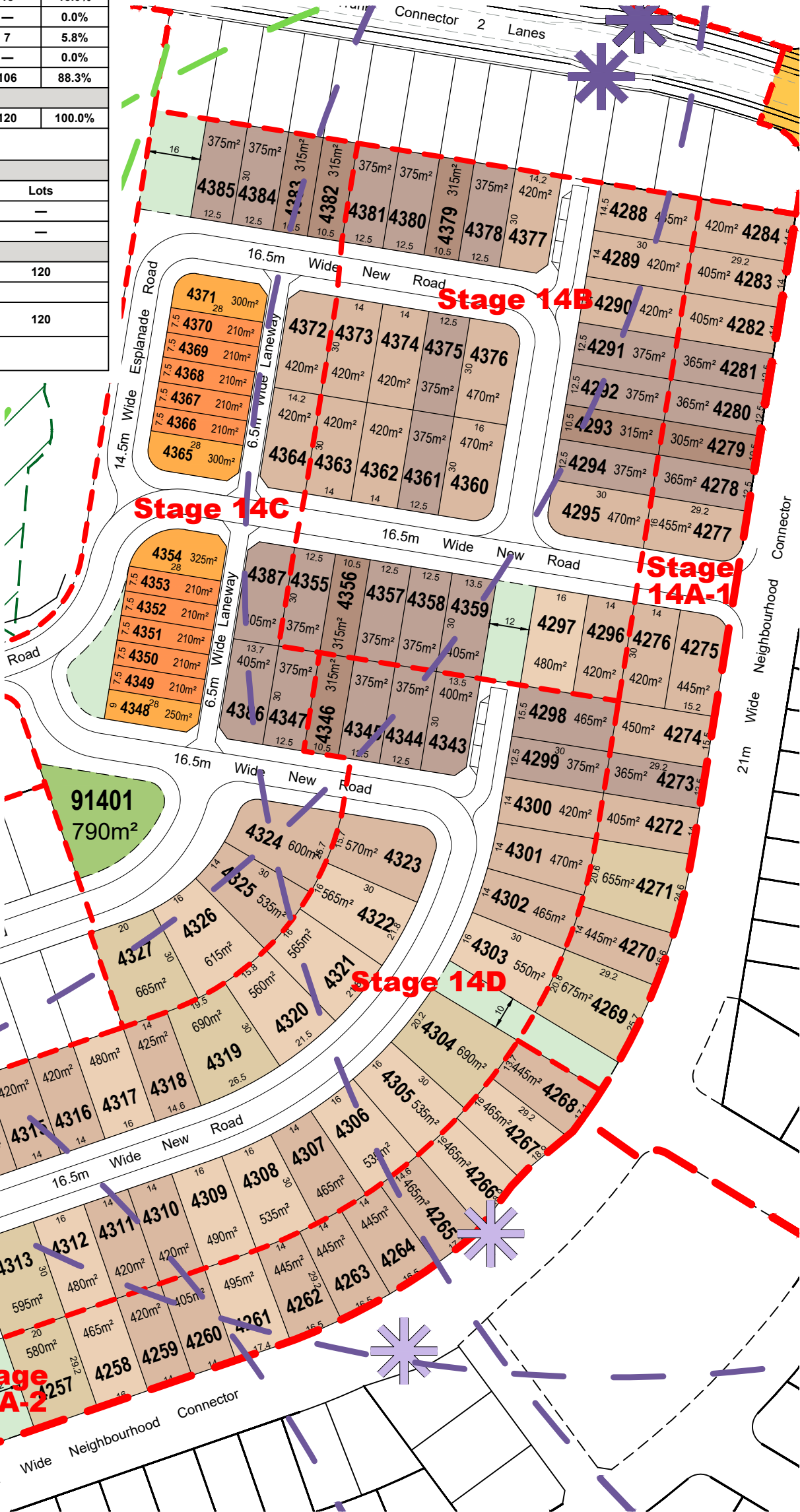
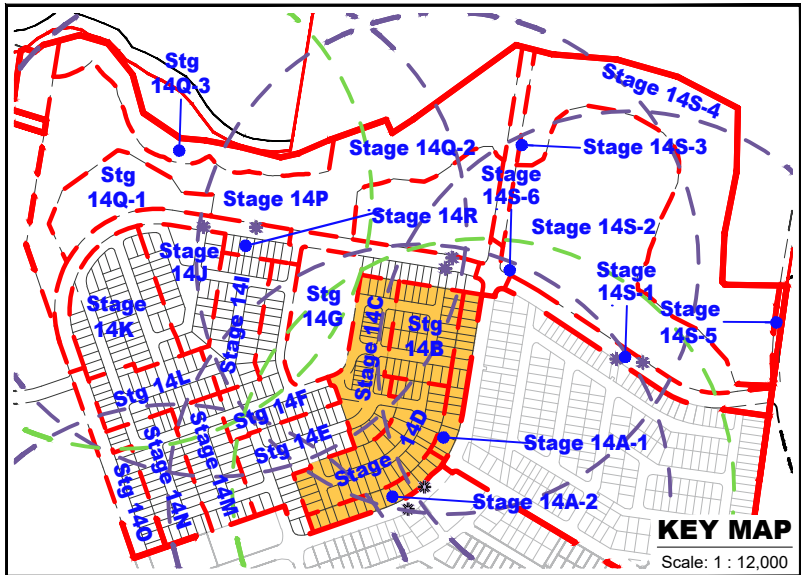
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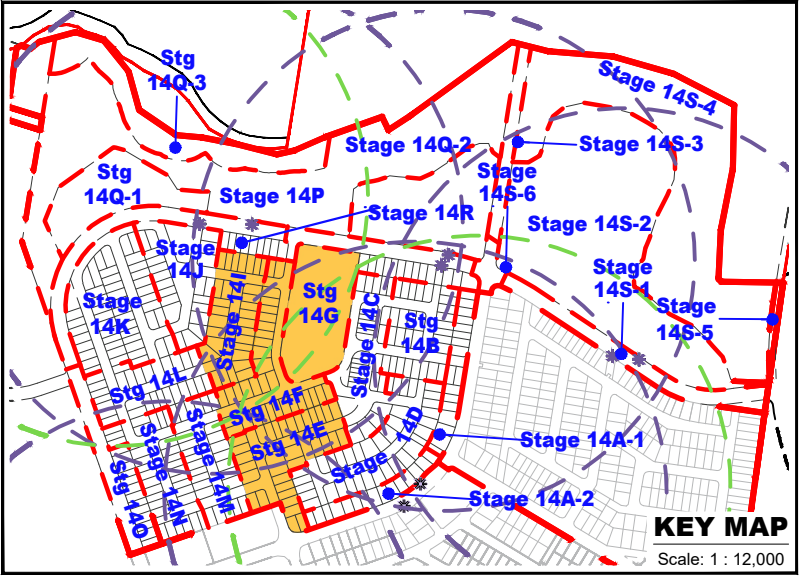
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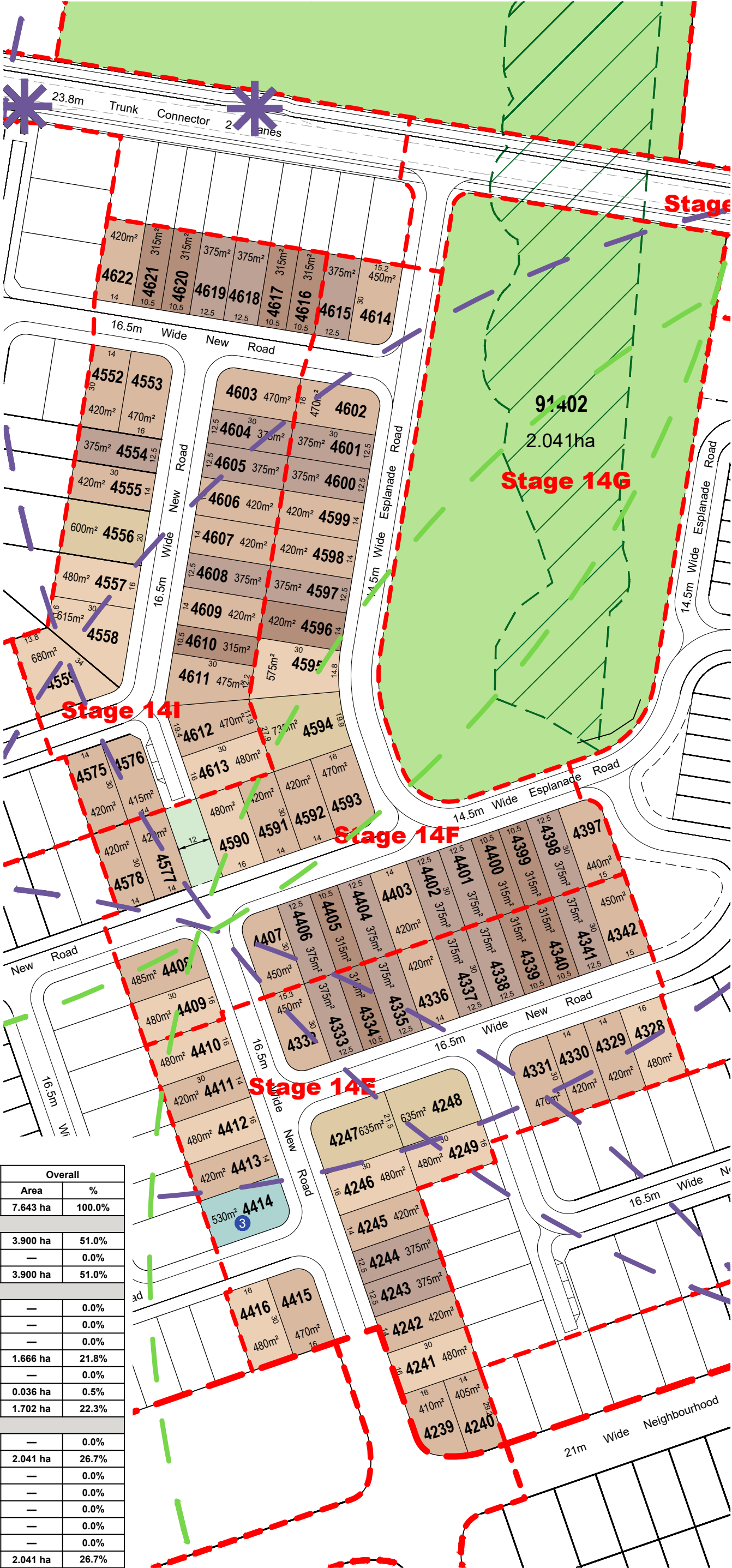
Legend

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	%
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	17.2 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 Denisty					
	17.7 dw/ha	15.0 dw/ha	17.2 dw/ha		

Land Budget						
Land Use	Stage 14E	Stage 14F	Stage 14G	Stage 14I	Overall	
	Area	Area	Area	Area	Area	%
	1.975 ha	1.995 ha	2.041 ha	1.632 ha	7.643 ha	100.0%
Saleable Area						
Residential Allotments	1.434 ha	1.273 ha	—	1.193 ha	3.900 ha	51.0%
Medium Density	—	—	—	—	—	0.0%
Total Area of Allotments	1.434 ha	1.273 ha	—	1.193 ha	3.900 ha	51.0%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	—	0.0%
Neighbourhood Connector (21m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.541 ha	0.686 ha	—	0.439 ha	1.666 ha	21.8%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	0.036 ha	—	—	0.036 ha	0.5%
Total Area of New Road	0.541 ha	0.722 ha	—	0.439 ha	1.702 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%



PLAN REF: 110056 – 626

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

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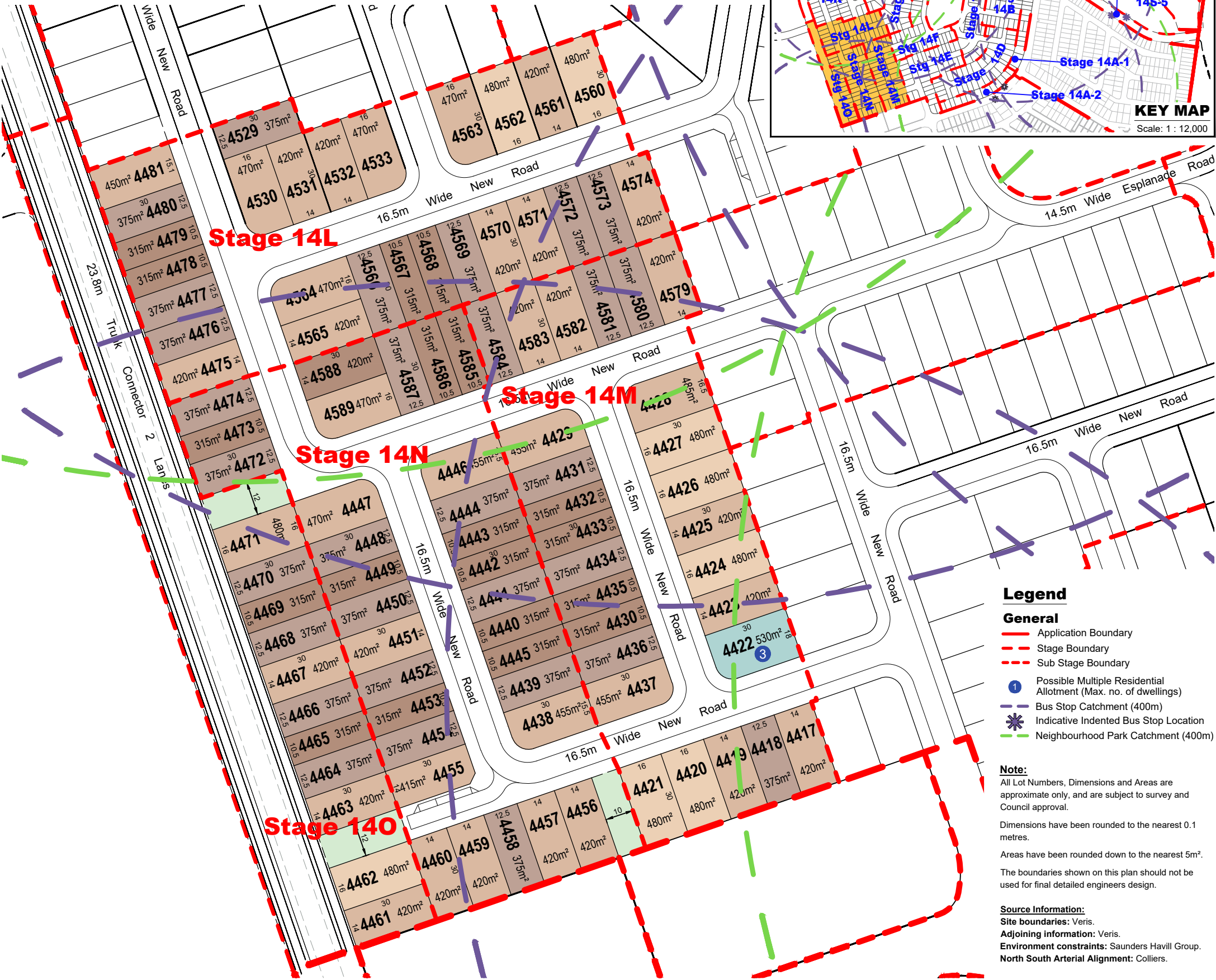
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Yield Breakdown						
Lot Type	Stage 14L	Stage 14M	Stage 14N	Stage 14O	Overall	
	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product						
Villa 10.5m Allotment	—	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	—	—	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 Denisty	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	%
	1.519 ha	1.552 ha	1.682 ha	1.250 ha	6.003 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 (23.8m)	—	—	—	0.743 ha	0.743 ha	12.4%
Neighbourhood Connector (21m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.427 ha	0.436 ha	0.477 ha	—	1.340 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	0.427 ha	0.436 ha	0.507 ha	0.815 ha	2.185 ha	36.4%
Open Space						
Conservation Buffer	—	—	—	—	—	0.0%
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

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

PEET

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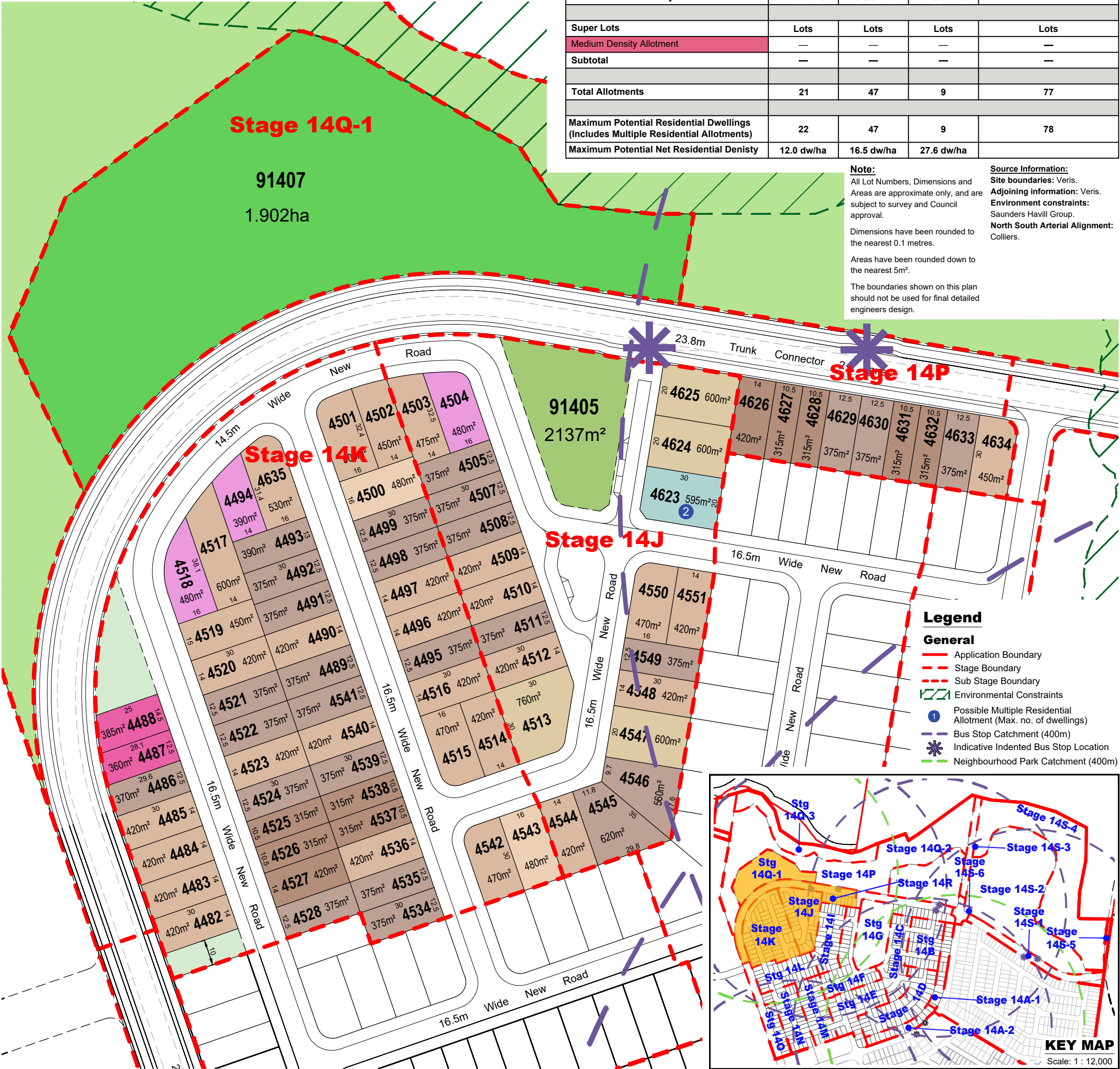
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Land Use	Land Budget					
	Stage 14J	Stage 14K	Stage 14P	Stage 14Q-1	Overall	
	Area	Area	Area	Area	Area	%
	1.827 ha	2.854 ha	1.638 ha	1.903 ha	8.222 ha	100.0%
Saleable Area						
Residential Allotments	1.017 ha	1.923 ha	0.326 ha	—	3.266 ha	39.7%
Medium Density	—	—	—	—	—	0.0%
Total Area of Allotments	1.017 ha	1.923 ha	0.326 ha	—	3.266 ha	39.7%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	—	—	1.312 ha	—	1.312 ha	16.0%
Neighbourhood Connector (21m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.596 ha	0.829 ha	—	—	1.425 ha	17.3%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	—	0.102 ha	—	—	0.102 ha	1.2%
Total Area of New Road	0.596 ha	0.931 ha	1.312 ha	—	2.839 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	—	—	—	1.903 ha	1.903 ha	23.1%
Local Recreation Park	0.214 ha	—	—	—	0.214 ha	2.6%
Local Linear Recreation Park	—	—	—	—	—	0.0%
Total Open Space	0.214 ha	—	—	1.903 ha	2.117 ha	25.7%

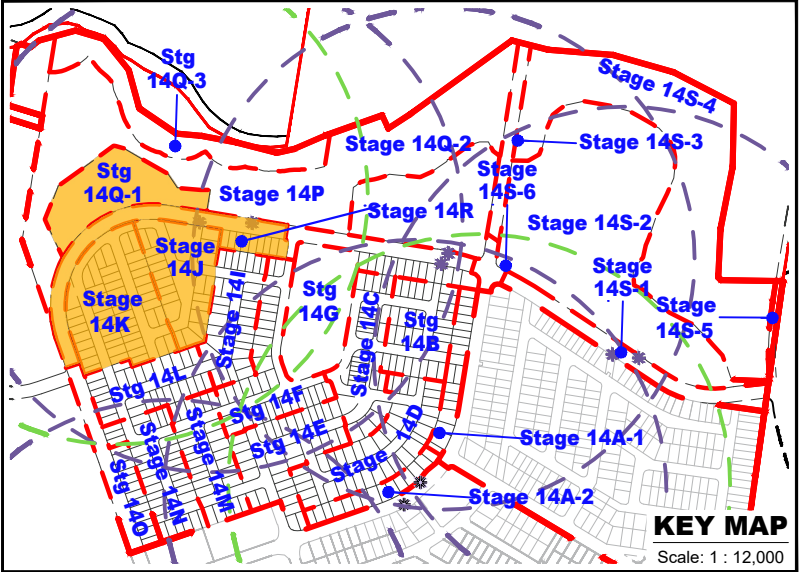
Lot Type	Yield Breakdown				
	Stage 14J	Stage 14K	Stage 14P	Overall	
	Yield	Yield	Yield	Yield	%
25m Deep Product					
Villa 10.5m Allotment	—	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	2	—	2	2.6%
Courtyard 14m Allotment	1	2	—	3	3.9%
Premium Courtyard 16m Allotment	—	—	—	—	0.0%
Premium Traditional 20m 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	27.6 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 Denisty	12.0 dw/ha	16.5 dw/ha	27.6 dw/ha		



Note:
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
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.
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)



PLAN REF: 110056 – 628
Rev No: I
DATE: 22 JULY 2026
CLIENT: PEET
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PEET FLAGSTONE CA3 SOUTH
STAGE 14J, 14K, 14P & 14Q-1
PLAN OF SUBDIVISION

URBAN DESIGN
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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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Areas have been rounded down to the nearest 5m².

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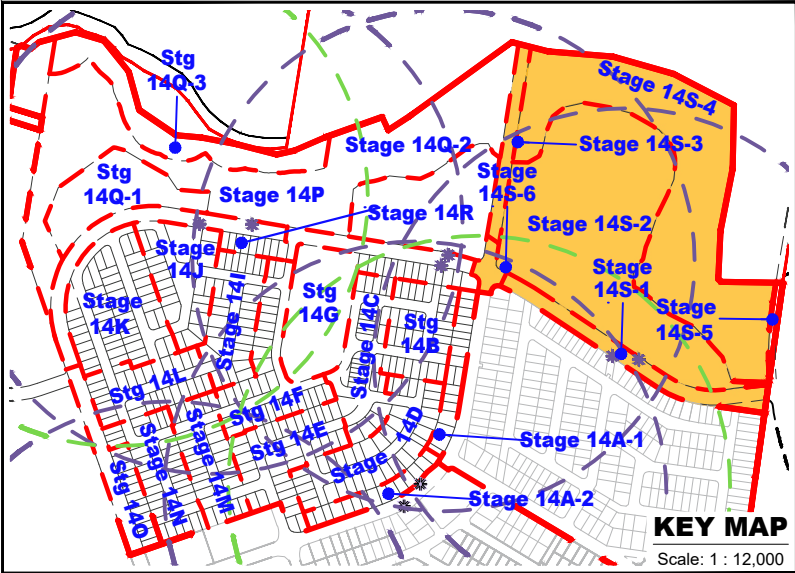
Source Information:

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



Land Budget

Land Use	Stage 14S-1	Stage 14S-2	Stage 14S-3	Stage 14S-4	Stage 14S-5	Stage 14S-6	Overall	
	Area	Area	Area	Area	Area	Area	Area	%
	1.223 ha	8.556 ha	0.643 ha	7.660 ha	0.137 ha	0.263 ha	18.219 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)	—	—	—	—	0.137 ha	—	0.137 ha	0.8%
Trunk Connector 2 Lanes (23.8m)	1.132 ha	—	—	—	—	0.263 ha	1.132 ha	6.2%
Neighbourhood Connector (21m)	—	—	0.643 ha	—	—	—	0.643 ha	3.5%
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	1.223 ha	—	0.643 ha	—	0.137 ha	0.263 ha	2.003 ha	11.0%
Open Space								
Conservation Buffer	—	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	7.660 ha	—	—	7.660 ha	42.0%
Regional Sports	—	—	—	—	—	—	—	0.0%
District Sports	—	8.556 ha	—	—	—	—	8.556 ha	47.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	—	0.0%
Total Open Space	—	8.556 ha	—	7.660 ha	—	—	16.216 ha	89.0%



PLAN REF: 110056 – 630

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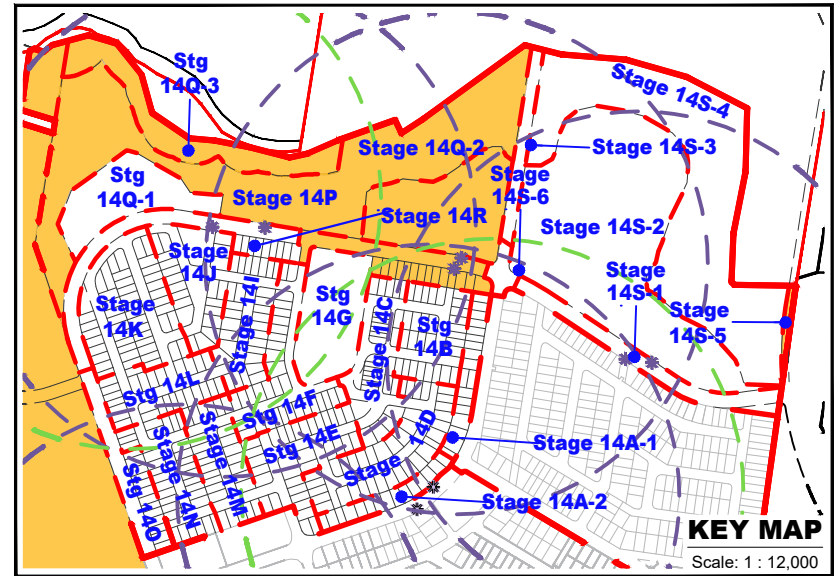
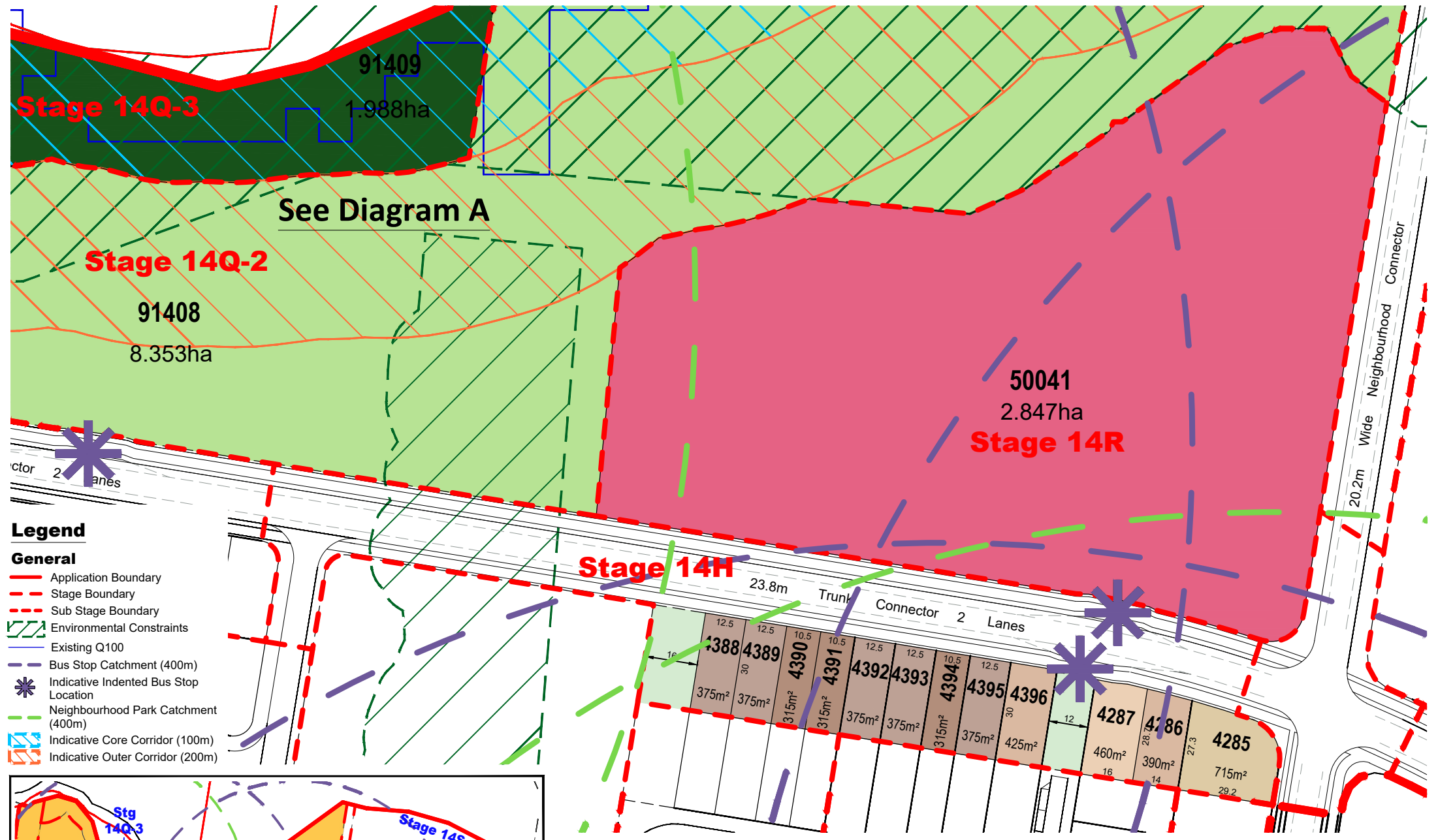
FLAGSTONE CA3 SOUTH
STAGE 14S-1 - 14S-5
PLAN OF DEVELOPMENT

PEET

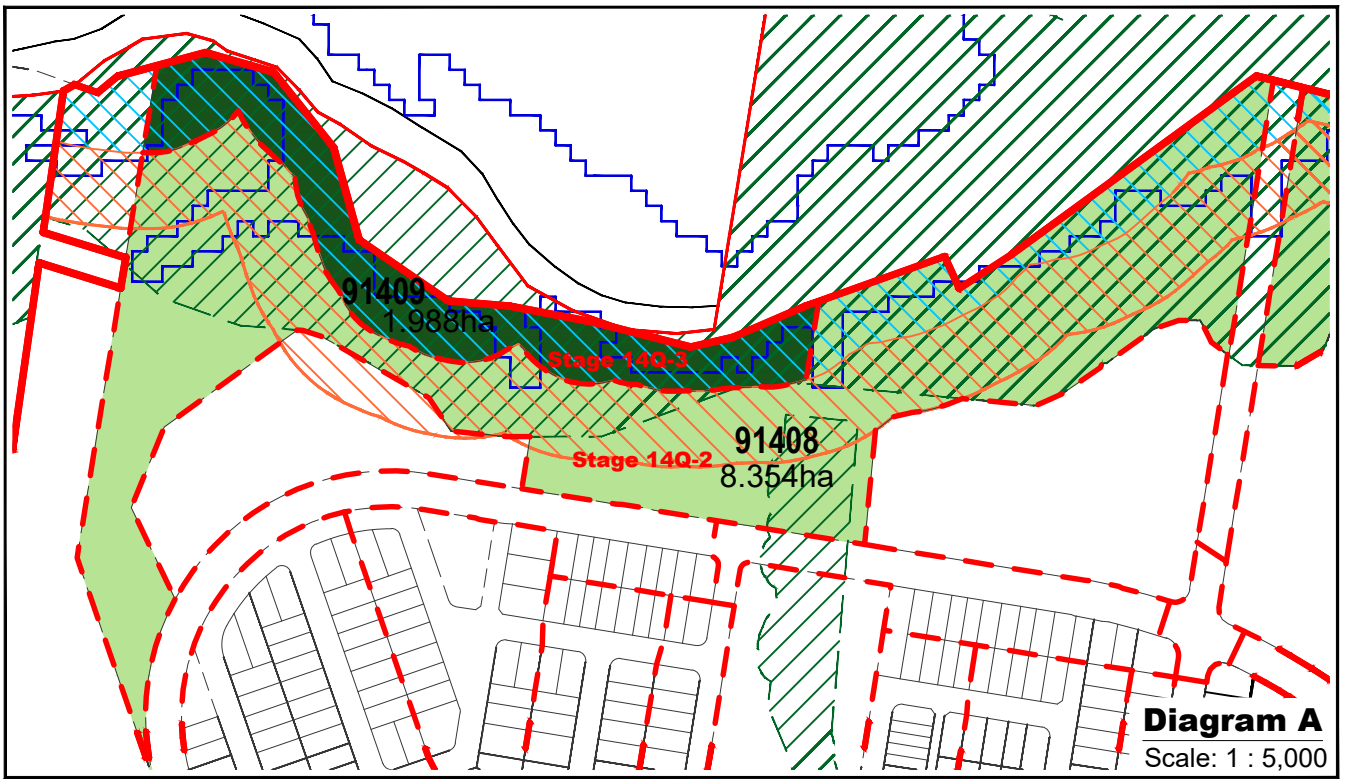
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Yield Breakdown				
Lot Type	Stage 14H		Stage 14R	
	Yield	Yield	Yield	%
25m Deep Product				
Villa 10.5m Allotment	—	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	—	0.0%
Courtyard 14m Allotment	—	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	—	0.0%
Premium 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				
Residential Net Density				
19.7 dw/ha				
Super Lots				
Lots				
Medium Density Allotment	—	1	1	
Subtotal	—	1	1	
Total Allotments				
12				
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)				
12				
Maximum Potential Net Residential Density				
19.7 dw/ha				



Land Budget						
Land Use	Stage 14H	Stage 14Q-2	Stage 14Q-3	Stage 14R	Overall	
	Area	Area	Area	Area	Area	%
	1.333 ha	8.353 ha	1.988 ha	2.847 ha	14.521 ha	100.0%
Saleable Area						
Residential Allotments	0.482 ha	—	—	—	0.482 ha	3.3%
Medium Density	—	—	—	2.847 ha	2.847 ha	19.6%
Total Area of Allotments	0.482 ha	—	—	2.847 ha	3.329 ha	22.9%
Road						
North South Arterial Dedication (incl. batters)	—	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.8m)	0.723 ha	—	—	—	0.723 ha	5.0%
Neighbourhood Connector (21m)	—	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	0.045 ha	—	—	—	0.045 ha	0.3%
Laneway (6.5m)	—	—	—	—	—	0.0%
Pedestrian Linkages	0.083 ha	—	—	—	0.083 ha	0.6%
Total Area of New Road	0.851 ha	—	—	—	0.851 ha	5.9%
Open Space						
Conservation Buffer	—	—	1.988 ha	—	1.988 ha	13.7%
Corridor Park / Conservation	—	8.353 ha	—	—	8.353 ha	57.5%
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	—	8.353 ha	1.988 ha	—	10.341 ha	71.2%

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

Legend

General

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

Open Space

- Corridor Park
- District Sports
- Neighbourhood Recreation Park
- Local Recreation Park
- 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
- 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 110056-632 STAGE 14 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 631

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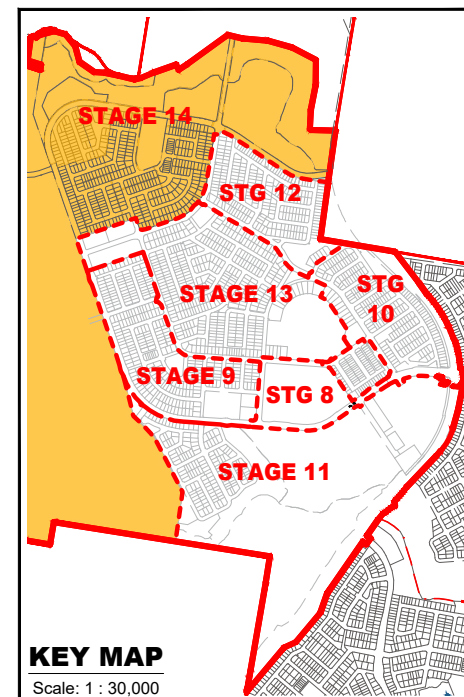
FLAGSTONE CA3 SOUTH STAGE 14 OVERALL PLAN OF DEVELOPMENT

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KEY MAP
Scale: 1 : 30,000

Note:

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Source Information:

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

Notes:

General

1.

All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
2.

The maximum height of buildings shall not exceed two (2) storeys.
3.

Maximum building location envelopes are subject to future proposed easements and/or other underground services.
4.

All lots subject to an acoustic assessment to determine level of acoustic treatments.
5.

Buildings shall be constructed in accordance with Bushfire AS3959.
6.

Secondary dwellings are not permitted on lots less than 400m².
7.

Provisions in this POD do not relate to the following allotments: the District Centre allotment (lot 50032); the Ambulance allotment (lot 50033); the Child Care Allotments (lot 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 2.05m rear setback must be adopted (on the low side).
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 2.05m rear setback must be adopted (on the low side).
18.

A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
19.

In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:

•

In the case of Terrace and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.

•

In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional, Ridgetop Allotments and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

Private Open Space

20.

Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres.
21.

Private open space must be directly accessible from a living space.

On-site car parking and driveways

22.

On-site car parking is to be provided in accordance with the following minimum requirements:

•

For lots <12.5 metres wide - 1 covered space per dwelling;

•

For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;

•

For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).
23.

Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:

a.

The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m

b.

The garage door:

i.

Width must not exceed 4.8m

ii.

Must have a minimum 450mm eave above it

iii.

Must be setback a minimum of 240mm behind the pillar of the garage door, and

iv.

Must have a sectional, tilt or roller door.
- c.

The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:

i.

A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.

ii.

A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door

iii.

The verandah, portico or porch is to include front piers with distinct materials and/or colours.

d.

Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.
24.

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

25.

Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.

26.

The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.

27.

Garages and carports accessed from a Laneway must be built setback 0.45m 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.
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 120mm 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.
- Retaining Walls
40.

For retaining walls **not** constructed by the developer:

a.

Retaining walls must not exceed more than 1.0m where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0m. Retaining in excess of this must use terraced retaining.

b.

Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.

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 façade 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. Untreated 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.

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.

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 Multiple Residential Allotments (excluding Lots 50041, 50042 & 50043)
57.

Buildings must address all street frontages with driveways, pedestrian entries or both.

58.

All dwellings must have a clearly identifiable front door, which is undercover.

59.

Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.

60.

Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.
- Additional Criteria for Secondary Dwellings
61.

Floor area must be between a minimum of 45m² and 75m².

62.

Materials, detailing, colours and roof form are consistent with those of the primary house.

63.

Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.

64.

Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
65.

Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.

66.

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.

67.

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.

68.

Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.

69.

Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

70.

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: I
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: CB / JC
CHECKED BY: CK / MD
-
- FLAGSTONE CA3 SOUTH
STAGE 14 OVERALL
PLAN OF DEVELOPMENT NOTES
-
- 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%	



TO BE READ IN CONJUNCTION WITH 110056-632 STAGE 14 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 633
Rev No: I
DATE: 22 JULY 2026
CLIENT: PEET
DRAWN BY: CB / JC / MM
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FLAGSTONE CA3 SOUTH
STAGE 14A - 14D
PLAN OF DEVELOPMENT

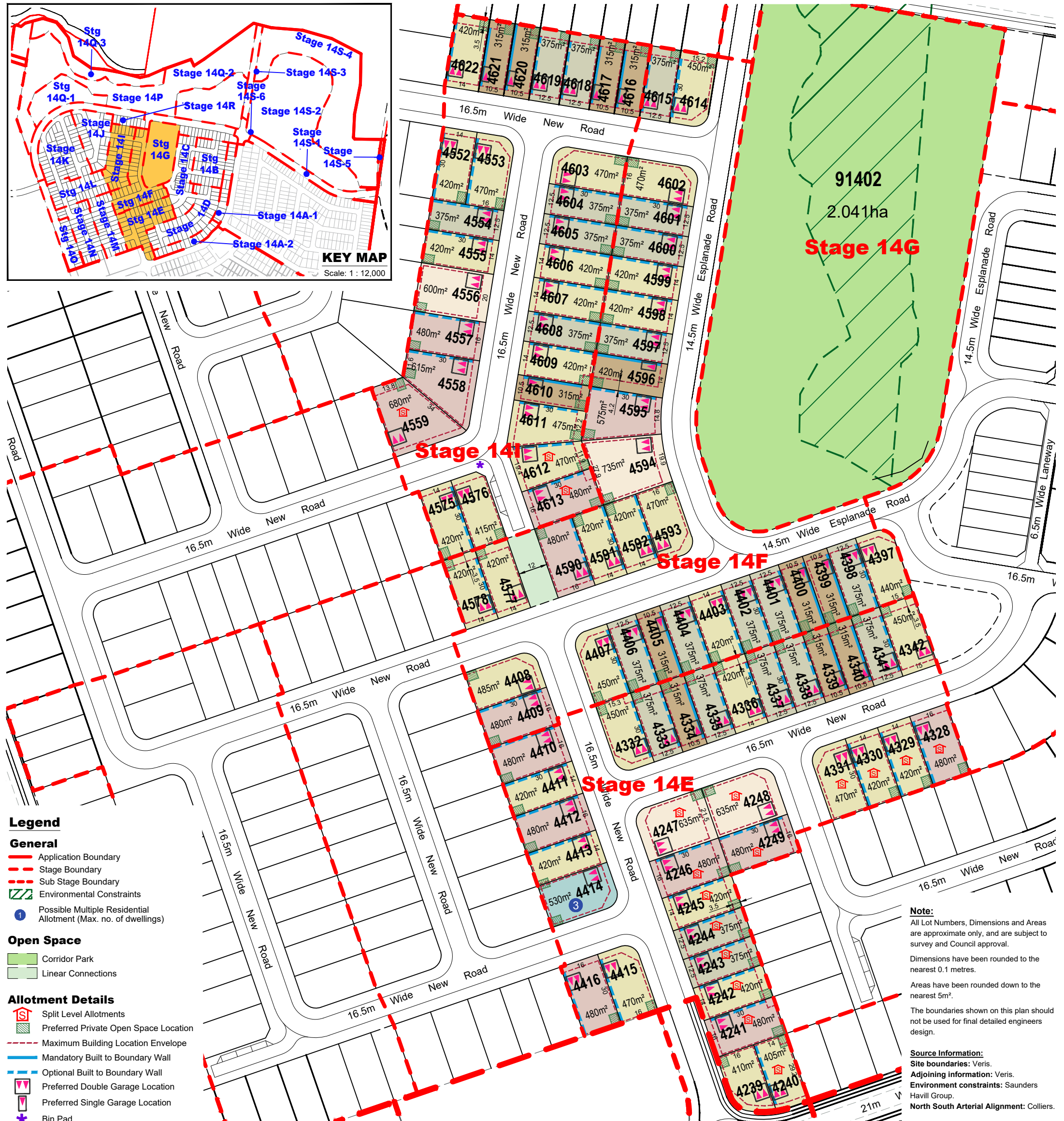


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- Legend**
- General**
 - Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Environmental Constraints
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
- Open Space**
 - Corridor Park
 - Linear Connections
- Allotment 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

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.
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%	

Legend

General

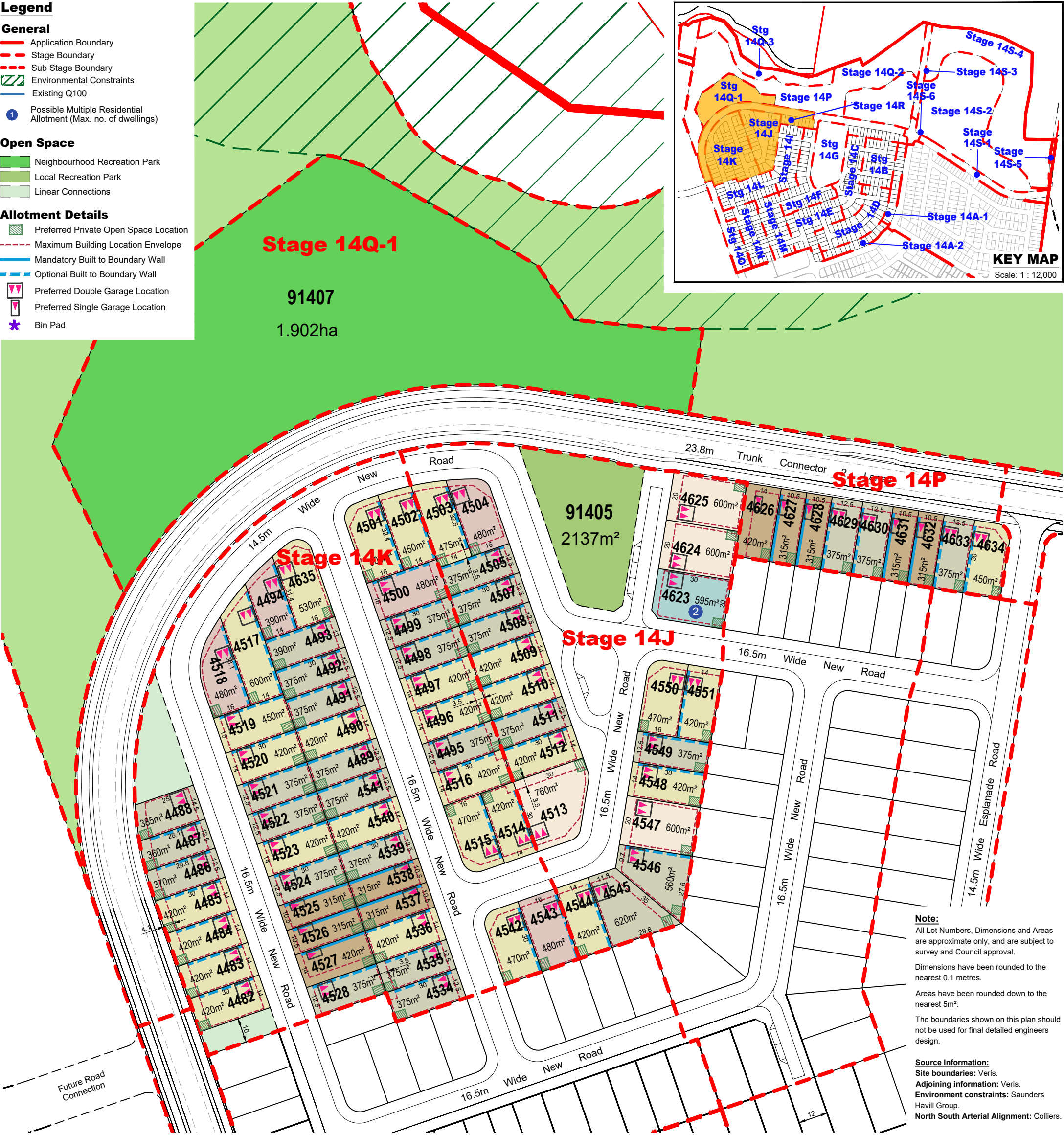
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Possible Multiple Residential Allotment (Max. no. of dwellings)

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



Note:
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Environment constraints: Saunders Havill Group.
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 110056-632 STAGE 14 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 636
Rev No: I
DATE: 22 JULY 2026
CLIENT: PEET
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FLAGSTONE CA3 SOUTH
STAGE 14J, 14K & 14P
PLAN OF SUBDIVISION



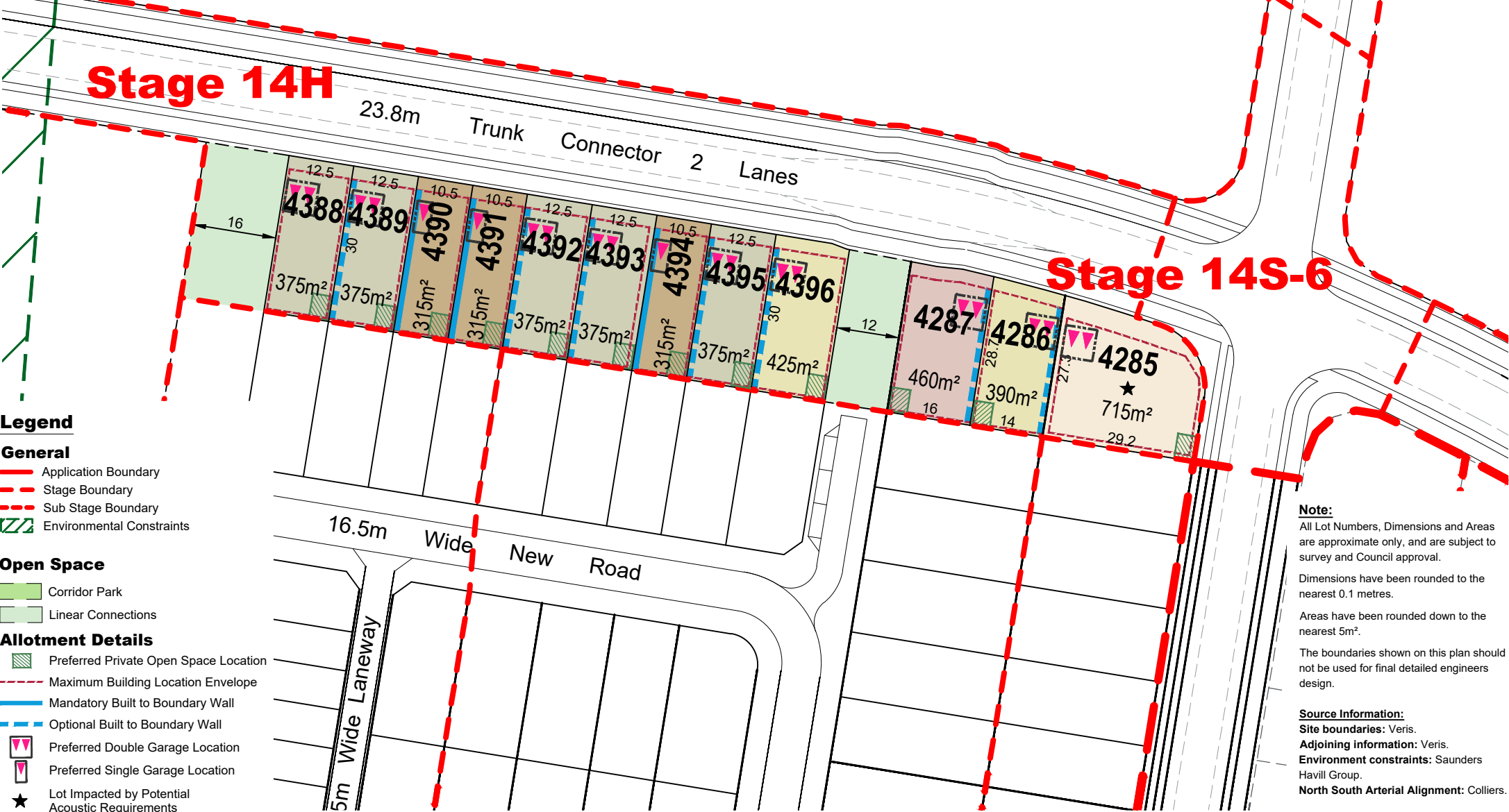
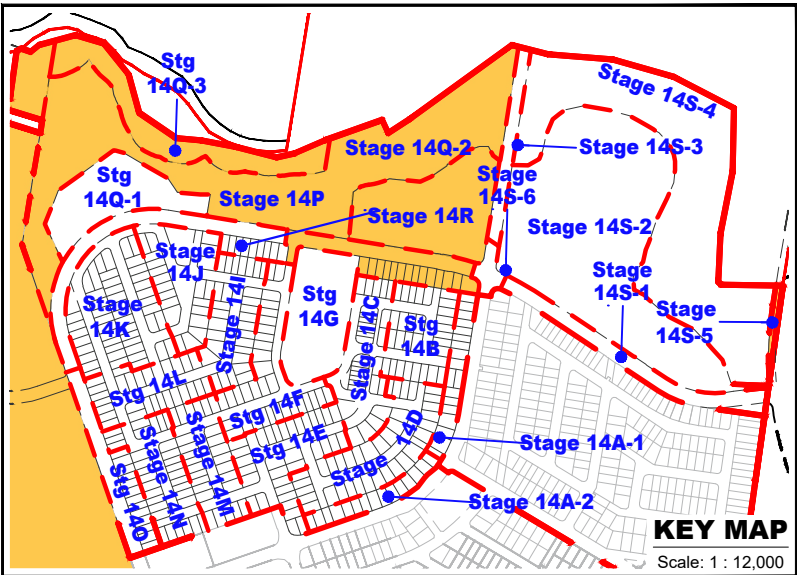
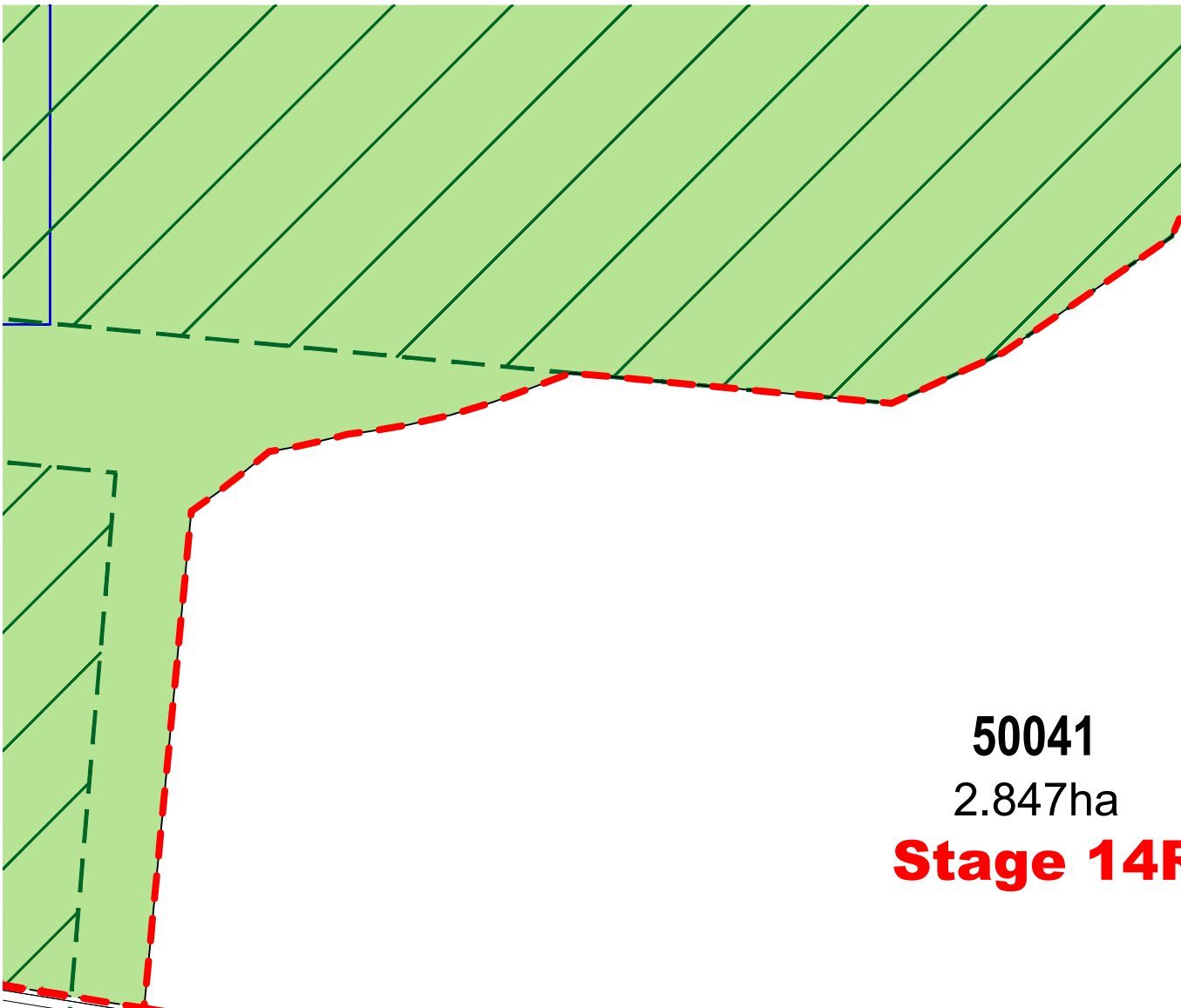
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- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Environmental Constraints
- Open Space**
- Corridor Park
 - Linear Connections
- Allotment Details**
- Preferred Private Open Space Location
 - Maximum Building 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.
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 110056-632 STAGE 14 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 637

Rev No: I

DATE: 22 JULY 2026

CLIENT: PEET

DRAWN BY: CB / JC / MM

CHECKED BY: CK / MD

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FLAGSTONE CA3 SOUTH

STAGE 14H & 14R

PLAN OF SUBDIVISION

PEET

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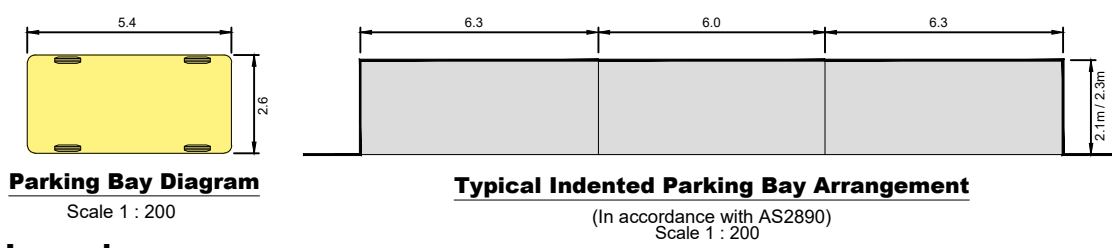
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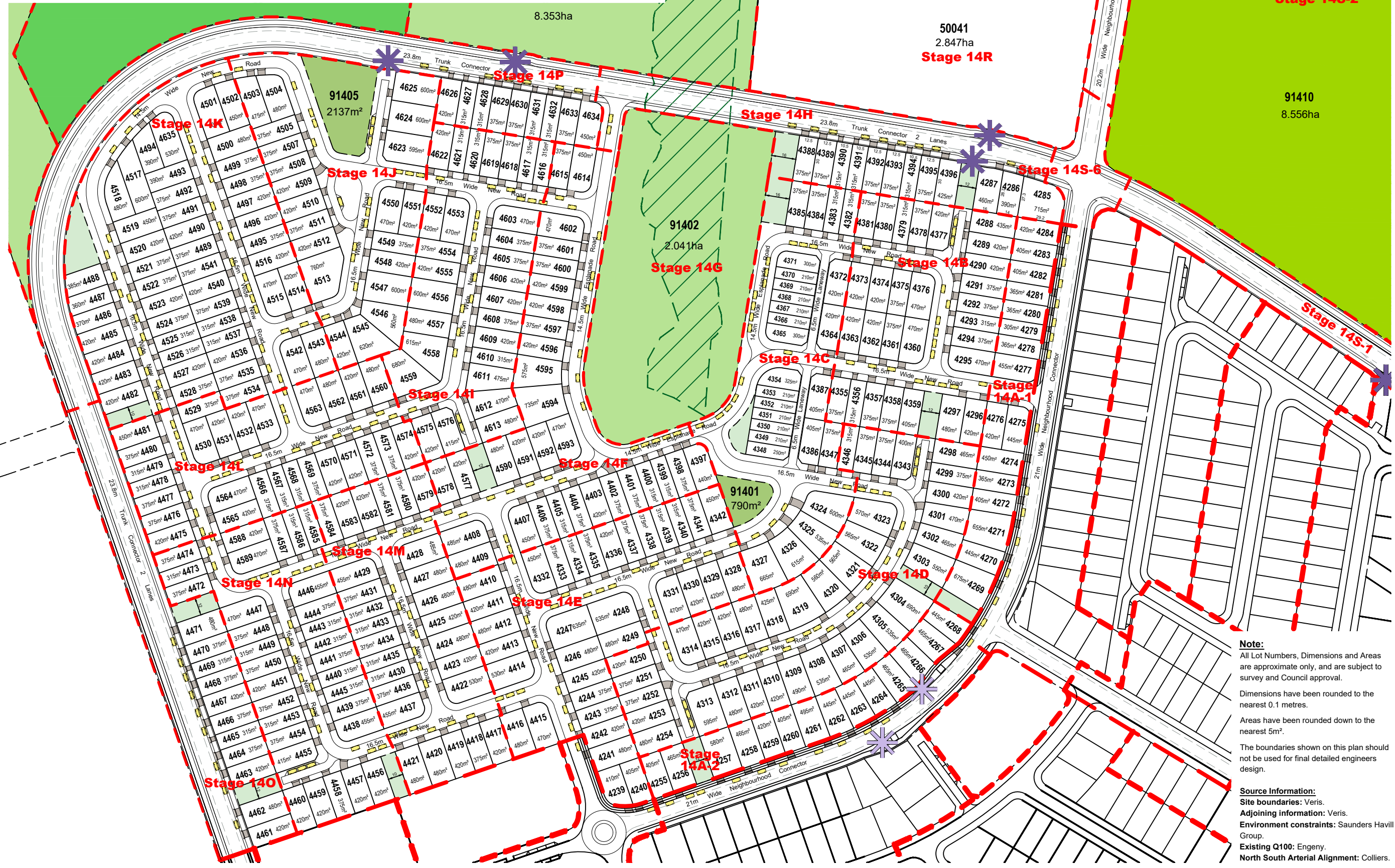
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Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	306
Total Residential Dwellings	396
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	297

- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Environmental Constraints
 - Existing Q100
- 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:
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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:
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Adjoining information: Veris.
Environment constraints: Saunders Havill Group.
Existing Q100: Engeny.
North South Arterial Alignment: Colliers.

FLAGSTONE CA3 SOUTH
STAGE 14
PARKING MANAGEMENT PLAN



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