



- Road 1 – Amethyst Street
- Road 2 – Tourmaline Street
- Road 3 – Garnet Crescent
- Road 4 – Moonstone Court
- Road 5 – Emerald Court
- Road 6 – Aurora Road
- Road 7 – Flagstonian Drive

KEY MAP
Scale: 1 : 30,000

Yield Breakdown

Lot Type	Overall	
	Yield	%
25m Deep Product		
Villa 10.5m Allotment	25	11.2%
Premium Villa 12.5m Allotment	26	11.7%
Courtyard 14m Allotment	12	5.4%
Premium Courtyard 16m Allotment	4	1.8%
Premium Traditional 20m Allotment	—	0.0%
Possible Multiple Residential Allotment	3	1.3%
Subtotal	70	31.4%
30m Deep Product		
Villa 10.5m Allotment	39	17.5%
Premium Villa 12.5m Allotment	66	29.6%
Courtyard 14m Allotment	34	15.2%
Premium Courtyard 16m Allotment	3	1.3%
Traditional 18m Allotment	—	0.0%
Premium Traditional 20m Allotment	1	0.4%
Possible Multiple Residential Allotment	—	0.0%
Subtotal	143	64.1%
50m+ Deep Product		
Premium Courtyard 16m Allotment	5	2.2%
Traditional 18m Allotment	3	1.3%
Premium Traditional 20m Allotment	2	0.9%
Subtotal	10	4.5%
Total Residential Allotments	223	100.0%
Residential Net Density	15.0 dw/ha	
Super Lots		
Balance Lot	2	
Sub Total	2	
Utilities		
Water Booster Pump Station	1	
Sub Total	1	
Total Allotments	226	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	226	
Maximum Potential Net Residential Density	15.2 dw/ha	

Land Budget

Land Use	Overall	
	Area	%
Stage Area	19.337 ha	99.6%
Saleable Area		
Residential Allotments	8.763 ha	45.3%
Balance Lot	0.242 ha	1.3%
Total Area of Allotments	9.005 ha	46.6%
Utilities		
Water Booster Pump Station	0.068 ha	0.4%
Total Area of Utilities	0.068 ha	0.4%
Road		
North South Arterial Dedication (incl. batters)	3.050 ha	15.8%
Trunk Connector 2 Lanes (23.7m)	1.121 ha	5.8%
Neighbourhood Connector (20.2m)	1.094 ha	5.7%
Neighbourhood Access Street (16.5m)	3.446 ha	17.8%
Pedestrian Linkages	0.042 ha	0.2%
Total Area of New Road	8.753 ha	45.3%
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	2.8%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	0.273 ha	1.4%
Total Open Space	1.511 ha	7.8%

Legend

- General**
- Application Boundary
 - - - Stage Boundary
 - - - - - Sub Stage Boundary
 - 1 Possible Multiple Residential Allotment (Max. no. of dwellings)
 - / / / / Entry Statements - Lease
 - Existing Q100
 - - - Concept Design Contours (1m)
 - - - - - Bus Stop Catchment (400m)
 - * Indicative Indented Bus Stop Location
 - - - Neighbourhood Park Catchment (400m)

Note:

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

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

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

PLAN REF: **110056 – 573**
 Rev No: **E**
 DATE: 30 JULY 2025
 CLIENT: PEET
 DRAWN BY: JC / MM
 CHECKED BY: MD

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

**FLAGSTONE CA3 SOUTH
STAGE 10 OVERALL
PLAN OF SUBDIVISION**



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