

Yield Breakdown

Lot Type	Overall	
	Yield	%
25m Deep Product		
Villa 10.5m Allotment	25	11.4%
Premium Villa 12.5m Allotment	24	10.9%
Courtyard 14m Allotment	12	5.5%
Premium Courtyard 16m Allotment	4	1.8%
Premium Traditional 20m Allotment	—	0.0%
Possible Multiple Residential Allotment	3	1.4%
Subtotal	68	30.9%
30m Deep Product		
Villa 10.5m Allotment	39	17.7%
Premium Villa 12.5m Allotment	67	30.5%
Courtyard 14m Allotment	32	14.5%
Premium Courtyard 16m Allotment	3	1.4%
Traditional 18m Allotment	—	0.0%
Premium Traditional 20m Allotment	1	0.5%
Possible Multiple Residential Allotment	—	0.0%
Subtotal	142	64.5%
50m+ Deep Product		
Premium Courtyard 16m Allotment	5	2.3%
Traditional 18m Allotment	3	1.4%
Premium Traditional 20m Allotment	2	0.9%
Subtotal	10	4.5%
Total Residential Allotments	220	100.0%
Residential Net Density	14.9 dw/ha	
Super Lots		
Balance Lot	5	
Management Lot	2	
Sub Total	7	
Utilities		
Water Booster Pump Station	1	
Sub Total	1	
Total Allotments	228	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	223	

Land Budget

Land Use	Overall	
	Area	%
Stage Area	19.675 ha	100.0%
Saleable Area		
Residential Allotments	8.721 ha	44.3%
Balance Lot	0.350 ha	1.8%
Management Lot	0.528 ha	2.7%
Total Area of Allotments	9.599 ha	48.8%
Utilities		
Water Booster Pump Station	0.065 ha	0.3%
Total Area of Utilities	0.065 ha	0.3%
Road		
North South Arterial Dedication (incl. batters)	3.011 ha	15.3%
Trunk Connector 2 Lanes (23.7m)	0.907 ha	4.6%
Neighbourhood Connector (20.2m-21m)	1.085 ha	5.5%
Neighbourhood Access Street (16.5m)	3.468 ha	17.6%
Pedestrian Linkages	0.030 ha	0.2%
Total Area of New Road	8.501 ha	43.2%
Open Space		
Conservation Buffer	—	0.0%
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:
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 Design Contours: Colliers (29-08-2024).
 Environment constraints: Saunders Havill Group.
 Q100: Engeny.
 North South Arterial Alignment: Colliers.

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

PLAN REF: 110056 – 573
 Rev No: H
 DATE: 17 FEBRUARY 2026
 CLIENT: PEET
 DRAWN BY: JC / MM
 CHECKED BY: CK

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



URBAN DESIGN
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Yield Breakdown

Lot Type	Stage 10A-1	Stage 10A-2	Stage 10A-3	Stage 10B	Stage 10C	Stage 10D	Stage 10E	Stage 10F	Stage 10G	Stage 10H	Stage 10I	Stage 10J	Stage 10K	Stage 10L	Stage 10M	Overall	
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	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	12	—	—	—	39	17.7%
Premium Villa 12.5m Allotment	—	—	—	8	12	22	—	12	—	3	4	6	—	—	—	67	30.5%
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	

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	0.880 ha	1.842 ha	—	1.235 ha	—	0.858 ha	0.713 ha	1.374 ha	0.883 ha	—	—	8.721 ha	44.3%
Balance Lot	0.004 ha	0.013 ha	0.022 ha	—	0.012 ha	—	0.299 ha	—	—	—	—	—	—	—	—	0.350 ha	1.8%
Management Lot	0.031 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	0.497 ha	0.528 ha	2.7%
Total Area of Allotments	0.035 ha	0.013 ha	0.022 ha	0.936 ha	0.892 ha	1.842 ha	0.299 ha	1.235 ha	—	0.858 ha	0.713 ha	1.374 ha	0.883 ha	—	0.497 ha	9.599 ha	48.8%
Utilities																	
Water Booster Pump Station	—	—	0.065 ha	—	—	—	—	—	—	—	—	—	—	—	—	0.065 ha	0.3%
Total Area of Utilities	—	—	0.065 ha	—	—	—	—	—	—	—	—	—	—	—	—	0.065 ha	0.3%
Road																	
North South Arterial Dedication (incl. batters)	0.499 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	2.512 ha	3.011 ha	15.3%
Trunk Connector 2 Lanes (23.7m)	0.907 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.907 ha	4.6%
Neighbourhood Connector (20.2m-21m)	—	0.368 ha	—	—	—	—	—	0.186 ha	—	0.145 ha	0.119 ha	0.267 ha	—	—	—	1.085 ha	5.5%
Neighbourhood Access Street (16.5m)	—	0.094 ha	—	0.383 ha	0.438 ha	0.713 ha	—	0.404 ha	—	0.365 ha	0.322 ha	0.749 ha	—	—	—	3.468 ha	17.6%
Pedestrian Linkages	—	—	—	—	0.030 ha	—	—	—	—	—	—	—	—	—	—	0.030 ha	0.2%
Total Area of New Road	1.406 ha	0.462 ha	—	0.383 ha	0.468 ha	0.713 ha	—	0.590 ha	—	0.510 ha	0.441 ha	1.016 ha	—	—	2.512 ha	8.501 ha	43.2%
Open Space																	
Conservation Buffer	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Stormwater Management	—	—	—	—	—	—	—	—	—	—	—	—	—	0.699 ha	—	0.699 ha	3.6%
Regional Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
District Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	0.539 ha	—	—	—	—	—	—	0.539 ha	2.7%
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.272 ha	—	—	—	—	—	—	—	—	—	—	0.272 ha	1.4%
Total Open Space	—	—	—	—	0.272 ha	—	—	—	0.539 ha	—	—	—	—	0.699 ha	—	1.510 ha	7.7%

PLAN REF: 110056 – 574

Rev No: H
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**FLAGSTONE CA3 SOUTH
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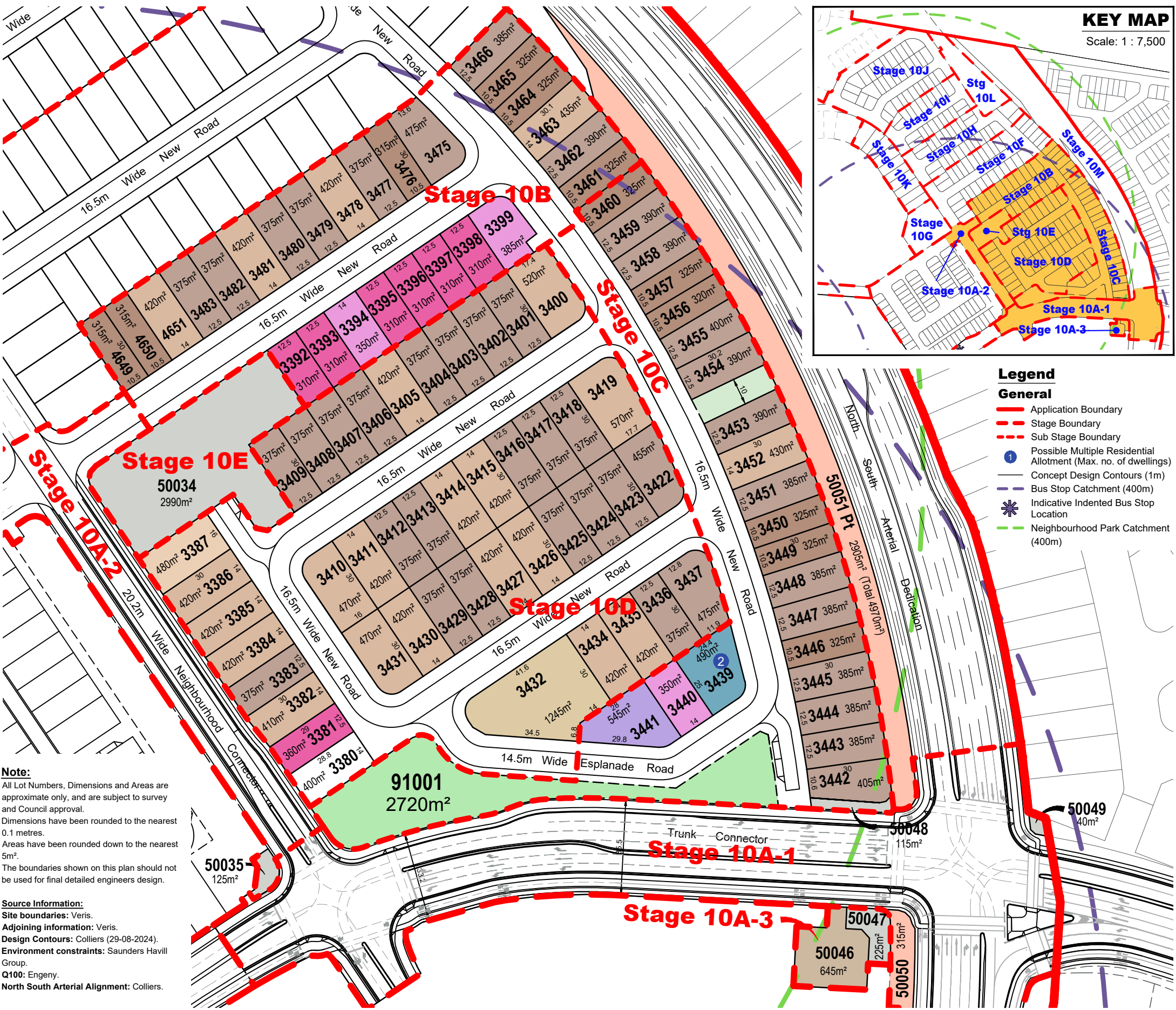
A TETRA TECH COMPANY

Yield Breakdown

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

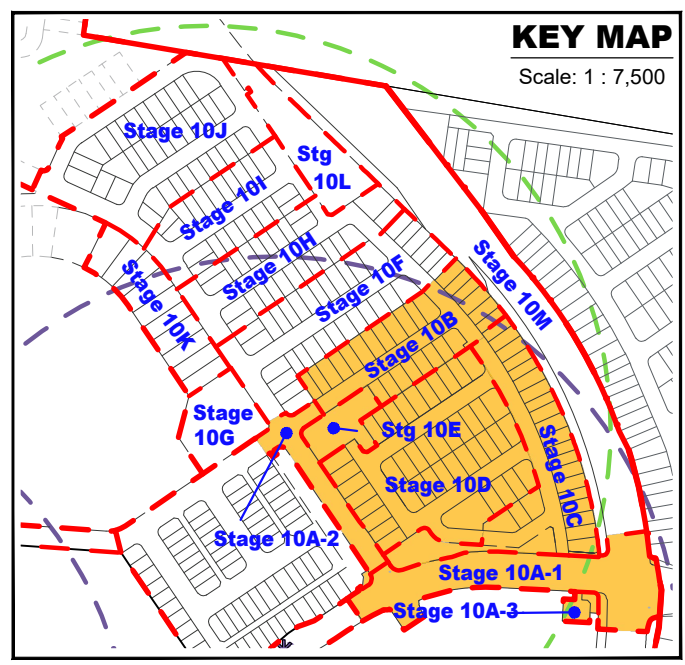
Land Budget

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

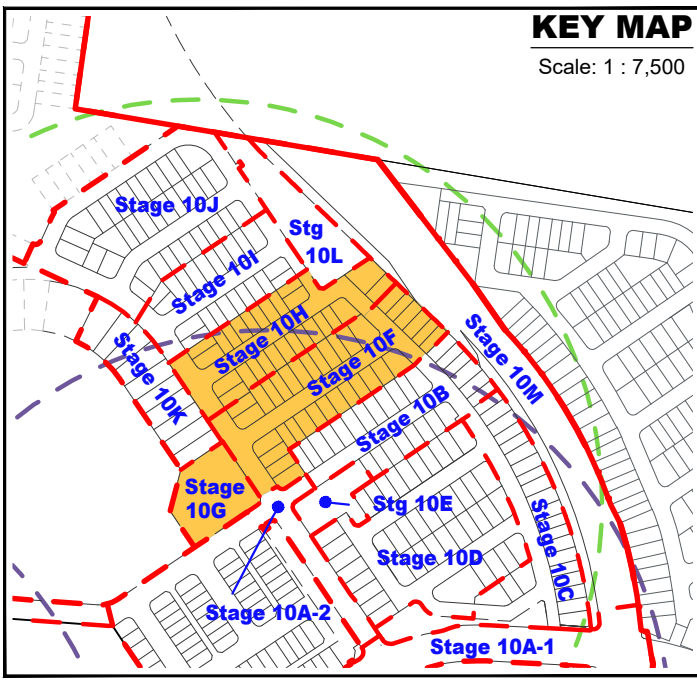


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 North South Arterial Alignment: Colliers.



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



- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
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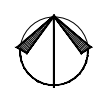
Yield Breakdown

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

Land Budget

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

PLAN REF: 110056 - 576
 Rev No: H
 DATE: 17 FEBRUARY 2026
 CLIENT: PEET
 DRAWN BY: JC / MM
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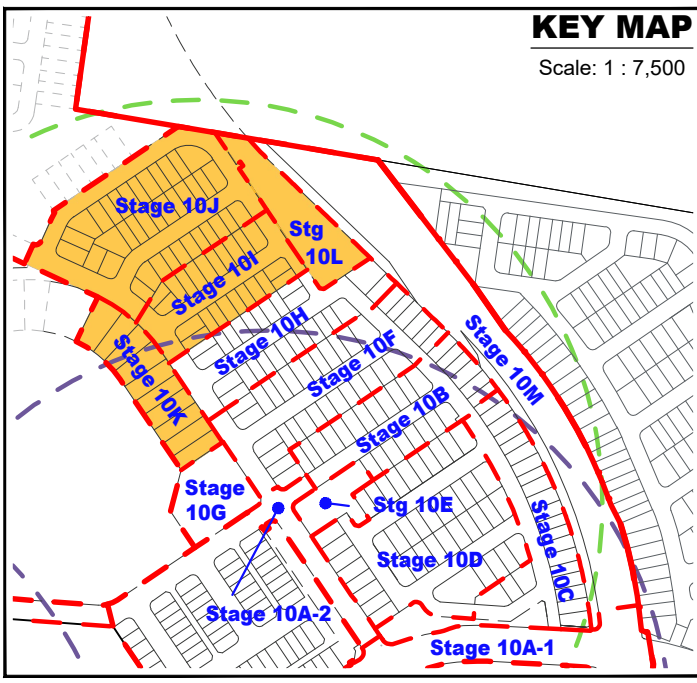
FLAGSTONE CA3 SOUTH
 STAGE 10F - 10H
 PLAN OF SUBDIVISION



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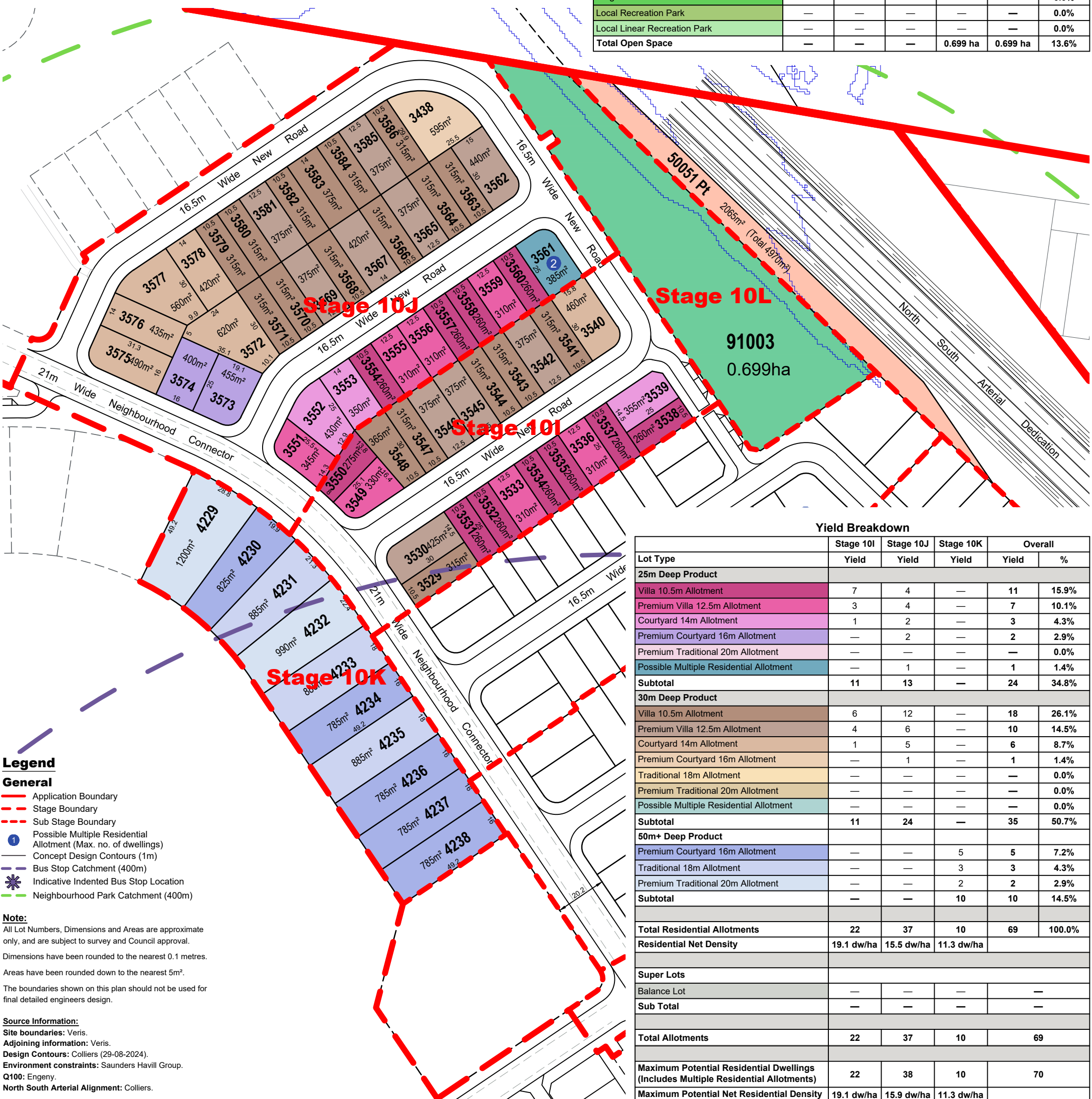


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Land Budget

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 (23.7m)	—	—	—	—	—	0.0%
Neighbourhood Connector (20.2m-21m)	0.119 ha	0.267 ha	—	—	0.386 ha	7.5%
Neighbourhood Access Street (16.5m)	0.322 ha	0.749 ha	—	—	1.071 ha	20.9%
Pedestrian Linkages	—	—	—	—	—	0.0%
Total Area of New Road	0.441 ha	1.016 ha	—	—	1.457 ha	28.4%
Open Space						
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%



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	12	—	18	26.1%
Premium Villa 12.5m Allotment	4	6	—	10	14.5%
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		

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

PLAN REF: **110056 – 577**
 Rev No: **H**
 DATE: 17 FEBRUARY 2026
 CLIENT: PEET
 DRAWN BY: JC / MM
 CHECKED BY: MD

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

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

PEET URBAN DESIGN
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Notes:

General

- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.
- All lots subject to an acoustic assessment to determine level of acoustic treatments.
- Buildings shall be constructed in accordance with Bushfire AS3959.
- Secondary dwellings are not permitted on lots less than 400m².
- Provisions in this POD do not relate to the following allotments: the District Centre allotment (lot 50032); the Ambulance allotment (lot 50033); the Child Care Allotments (lot 50036, 50037); the State Primary School allotment (lot 30015); the Local Centre Allotments (lots 50038 and 50040); the Community Facility Allotment (lot 50039); or Medium Density Allotments (lot 50041, 50042 and 50043). A separate MCU application will need to be submitted for development on these lots.
- Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.
- Approved uses also includes 'Other Residential' - where limited to accommodation for disadvantaged persons, accommodation for persons who are being nursed, require ongoing supervision/support or are convalescing or crisis accommodation (including persons escaping domestic violence). A separate MCU application will need to be submitted for Residential care facility or retirement facility uses.
- Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Boundary setbacks are measured to the outermost projection of the structure.
- Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
- Eaves to be provided at a minimum depth of 450mm (other than where a building or building component is built to boundary). If no eave is adopted, the setback must be increased by 450mm.
- If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
- If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
 - In the case of Terrace and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
 - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional, 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 with the building;
 - Split level home designs; and/or
 - Part slab / part posts and been construction; and/or
 - Pole home construction.
- Building design, cut and/or fill on site must not negatively impact the conveyance of stormwater or adversely affect neighbouring properties
- Building design should consider the retention of existing vegetation outside of the BLE.
- Any views into the undercroft of the home from the public street or park must be screened through architectural elements, such as vertical or horizontal battens or altice 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 – 579

Rev No: H
DATE: 17 FEBRUARY 2026
CLIENT: PEET
DRAWN BY: JC
CHECKED BY: CK



FLAGSTONE CA3 SOUTH STAGE 10 OVERALL PLAN OF DEVELOPMENT NOTES

PEET

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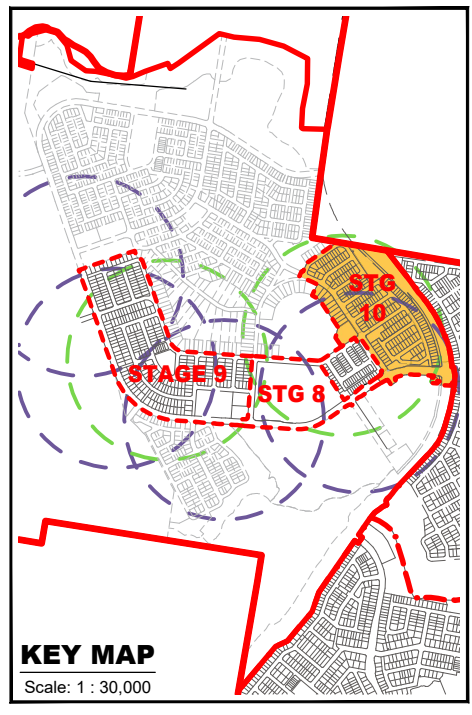
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0 20 40 60 80 100 1 : 2,000 @ A3

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

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



- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Entry Statements - Lease
 - Existing Q100
 - Concept Design Contours (1m)
 - 2m High Noise Barrier
- Open Space**
- Neighbourhood Recreation Park
 - Stormwater Detention
 - Local Linear Recreation Park
 - Linear Connections
- Allotment Details**
- Split Level Allotments
 - Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - No Vehicle Access
 - Primary Frontage
 - Preferred Double Garage Location
 - Preferred Single Garage Location
 - Letterbox Location for Primary Dwelling (on a laneway)
 - Lot Impacted by Potential Acoustic Requirements
 - Bin Pad

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

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

PLAN REF: 110056 - 578
 Rev No: H
 DATE: 17 FEBRUARY 2026
 CLIENT: PEET
 DRAWN BY: JC / MM
 CHECKED BY: CK

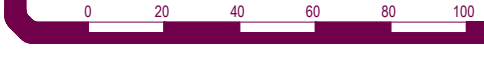
FLAGSTONE CA3 SOUTH
 STAGE 10 OVERALL
 PLAN OF DEVELOPMENT

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



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

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

- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Concept Design Contours (1m)
 - 2m High Noise Barrier
- Open Space**
- Local Linear Recreation Park
 - Linear Connections
- Allotment Details**
- Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Double Garage Location
 - Preferred Single Garage Location
 - Lot Impacted by Potential Acoustic Requirements
 - Bin Pad

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

PLAN REF: 110056 – 580
 Rev No: H
 DATE: 17 FEBRUARY 2026
 CLIENT: PEET
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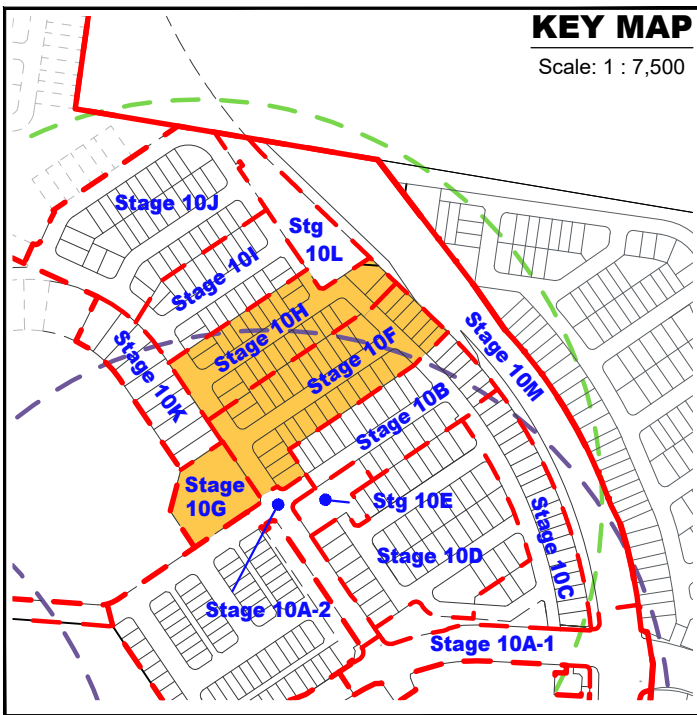
FLAGSTONE CA3 SOUTH
 STAGE 10A - 10E
 PLAN OF DEVELOPMENT

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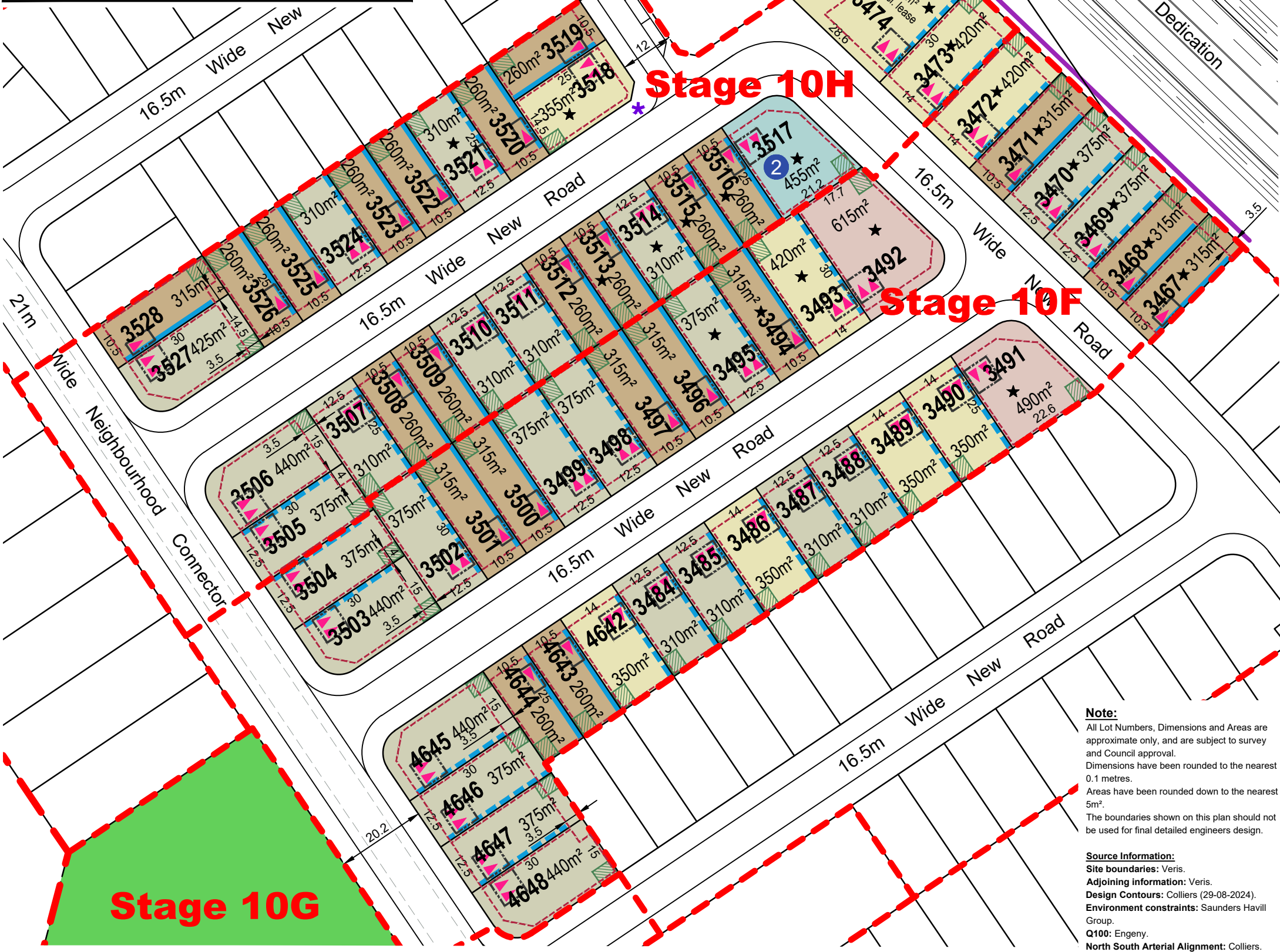
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- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Entry Statements - Lease
 - Concept Design Contours (1m)
 - 2m High Noise Barrier
- Open Space**
- Stormwater Detention
 - Linear Connections
- Allotment Details**
- Preferred Private Open Space Location
 - Maximum Building Location Envelope
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred Double Garage Location
 - Preferred Single Garage Location
 - Lot Impacted by Potential Acoustic Requirements
 - Bin Pad



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.

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 110056-579H STAGE 10 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: **110056 - 581**
 Rev No: **H**
 DATE: 17 FEBRUARY 2026
 CLIENT: PEET
 DRAWN BY: JC / MM
 CHECKED BY: CK

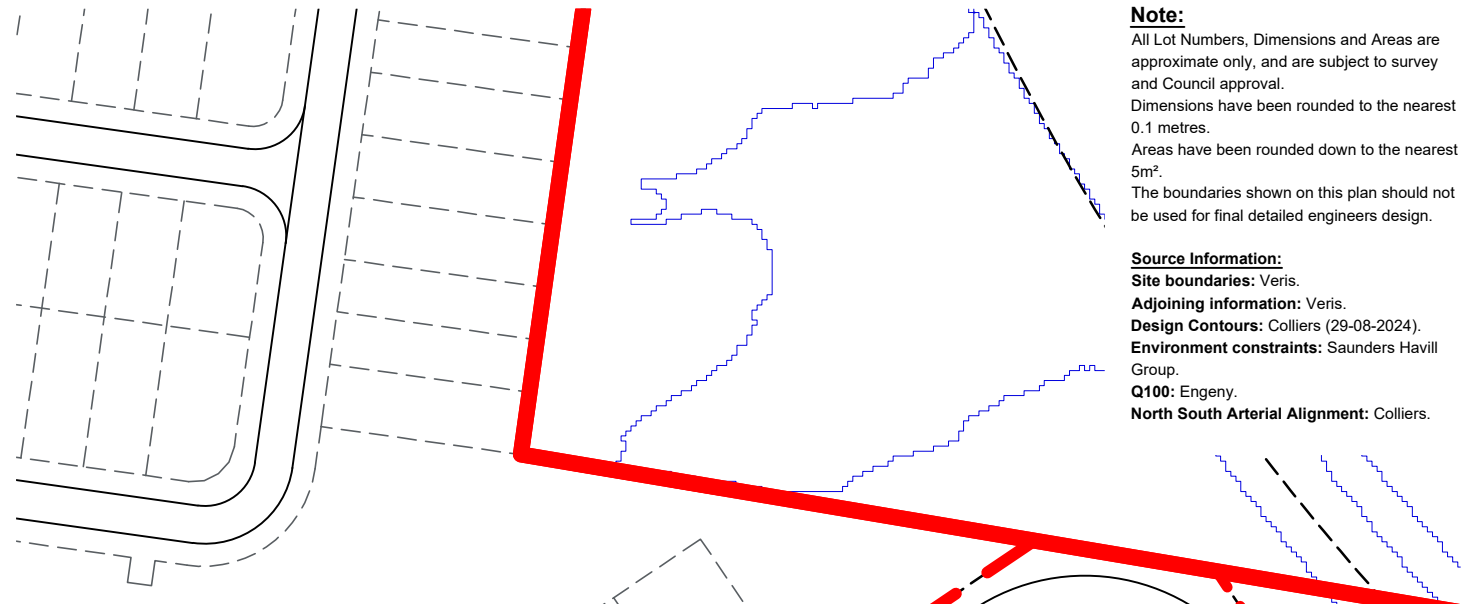
FLAGSTONE CA3 SOUTH
STAGE 10F - 10H
PLAN OF DEVELOPMENT

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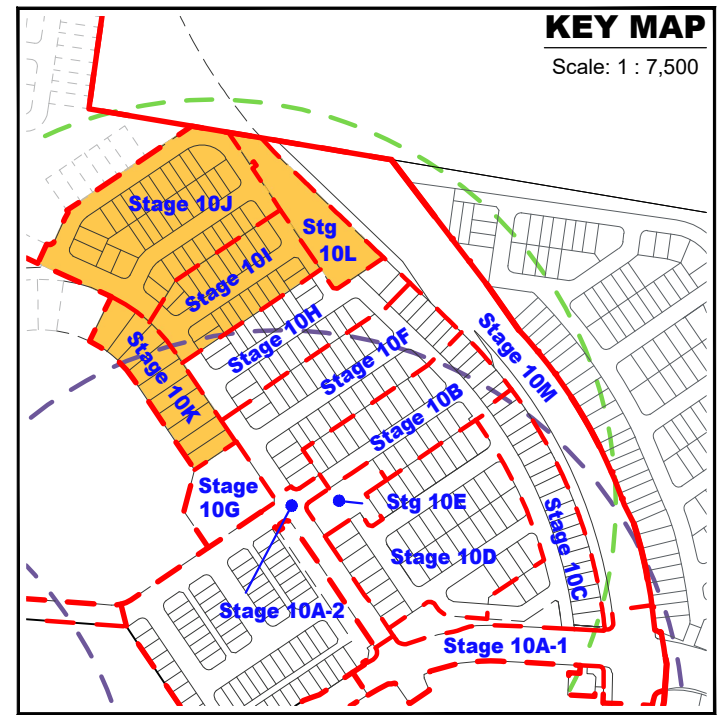
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Note:
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
 Dimensions have been rounded to the nearest 0.1 metres.
 Areas have been rounded down to the nearest 5m².
 The boundaries shown on this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

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



- Legend**
- General**
- Application Boundary
 - Stage Boundary
 - Sub Stage Boundary
 - Possible Multiple Residential Allotment (Max. no. of dwellings)
 - Concept Design Contours (1m)
- 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%	

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

PLAN REF: 110056 - 582
 Rev No: H
 DATE: 17 FEBRUARY 2026
 CLIENT: PEET
 DRAWN BY: JC / MM
 CHECKED BY: CK

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

PEET

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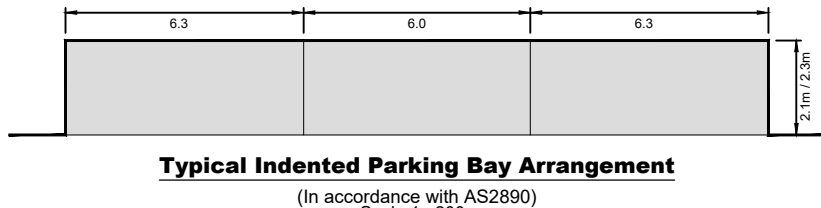
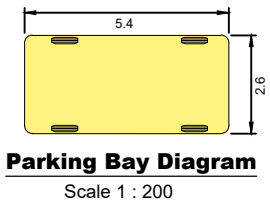
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Source Information:
 Site boundaries: Veris.
 Adjoining information: Veris.
 Contours: Qspatial.
 Environment constraints: Saunders Havill Group.
 Q100: Engeny.
 North South Arterial Alignment: Colliers.



- Legend**
- General**
- Site Boundary
 - - - Proposed Stage Boundary
 - - - Proposed Sub Stage Boundary
- 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	221
Total On-Street Visitor Parking Spaces Required	166
(based on 0.75 per dwelling)	

PLAN REF: 110056 – 583
 Rev No: H
 DATE: 17 FEBRUARY 2026
 CLIENT: PEET
 DRAWN BY: JC / MM
 CHECKED BY: CK



FLAGSTONE CA3 SOUTH
 STAGE 10
 PARKING MANAGEMENT PLAN



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