Yield Breakdown

Lot Type	Overall	
	Yield	%
25m Deep Product		
Villa 10.5m Allotment	25	11.4%
Premium Villa 12.5m Allotment	24	10.9%
Courtyard 14m Allotment	12	5.5%
Premium Courtyard 16m Allotment	4	1.8%
Premium Traditional 20m Allotment	—	0.0%
Possible Multiple Residential Allotment	3	1.4%
Subtotal	**68**	**30.9%**
30m Deep Product		
Villa 10.5m Allotment	40	18.2%
Premium Villa 12.5m Allotment	66	30.0%
Courtyard 14m Allotment	32	14.5%
Premium Courtyard 16m Allotment	3	1.4%
Traditional 18m Allotment	—	0.0%
Premium Traditional 20m Allotment	1	0.5%
Possible Multiple Residential Allotment	—	0.0%
Subtotal	**142**	**64.5%**
50m+ Deep Product		
Premium Courtyard 16m Allotment	5	2.3%
Traditional 18m Allotment	3	1.4%
Premium Traditional 20m Allotment	2	0.9%
Subtotal	**10**	**4.5%**
Total Residential Allotments	**220**	**100.0%**
Residential Net Density	**14.9 dw/ha**	
Super Lots		
Balance Lot	5	
Management Lot	2	
Sub Total	**7**	
Utilities		
Water Booster Pump Station	1	
Sub Total	**1**	
Total Allotments	**228**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**223**	
Maximum Potential Net Residential Density	**15.1 dw/ha**	

Land Budget

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.

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

PLAN REF: 110056 – 573
Rev No: J
DATE: 18 SEPTEMBER 2026
CLIENT: PEET
DRAWN BY: CB / CK
CHECKED BY: CK

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

FLAGSTONE CA3 SOUTH
STAGE 10 OVERALL
PLAN OF SUBDIVISION

PEET

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	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: J
DATE: 18 SEPTEMBER 2026
CLIENT: PEET
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FLAGSTONE CA3 SOUTH
STAGE 10 OVERALL STATISTICS

PEET

URBAN DESIGN
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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**	**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%**

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 REF: 110056 – 575
Rev No: J
DATE: 18 SEPTEMBER 2026
CLIENT: PEET
DRAWN BY: CB / CK
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0 20 40 60 80 100 1 : 1,500 @ A3

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

PEET

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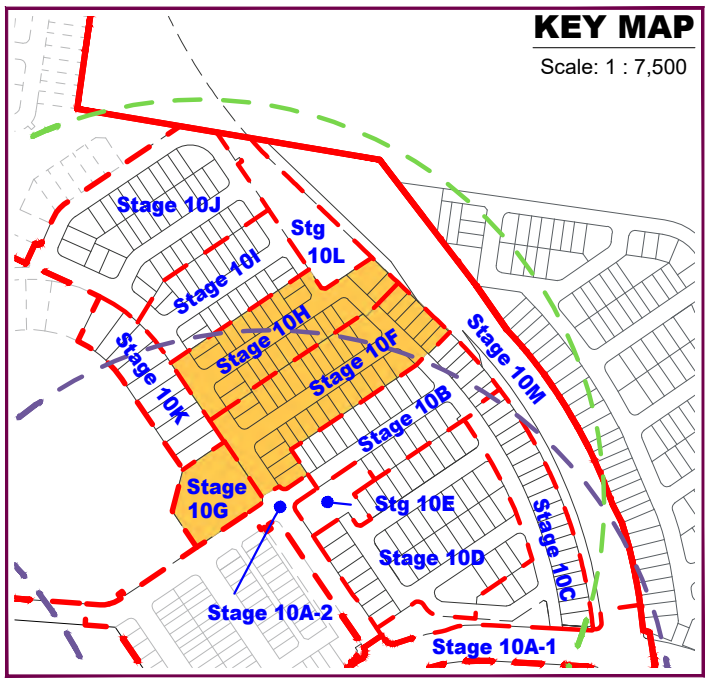

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- (1) 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:

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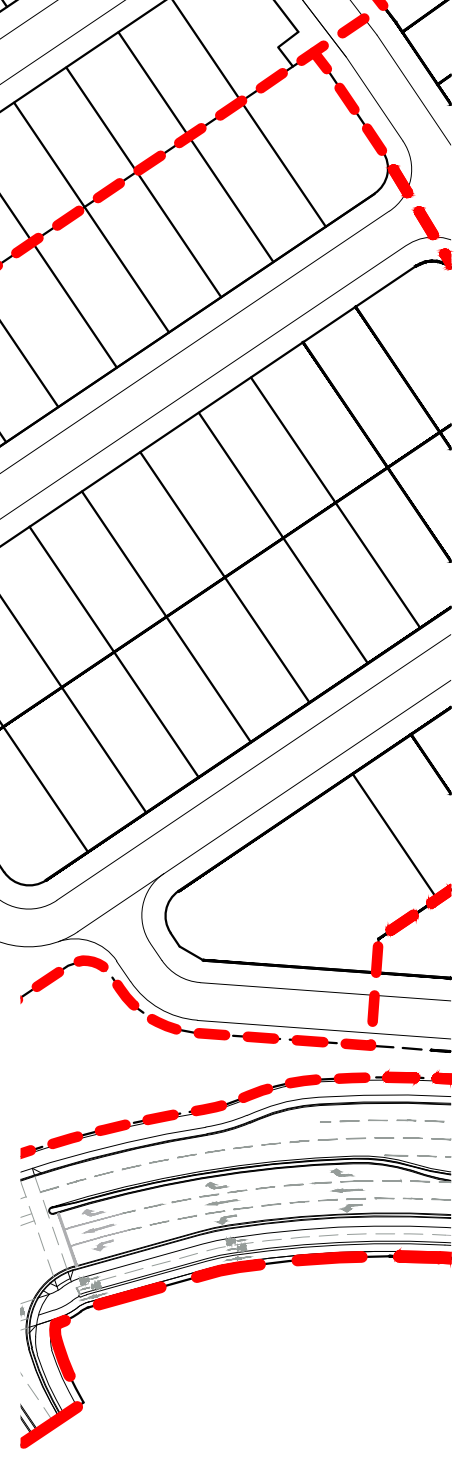
Adjoining information: Veris.
Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

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	**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	%
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%**



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

URBAN DESIGN
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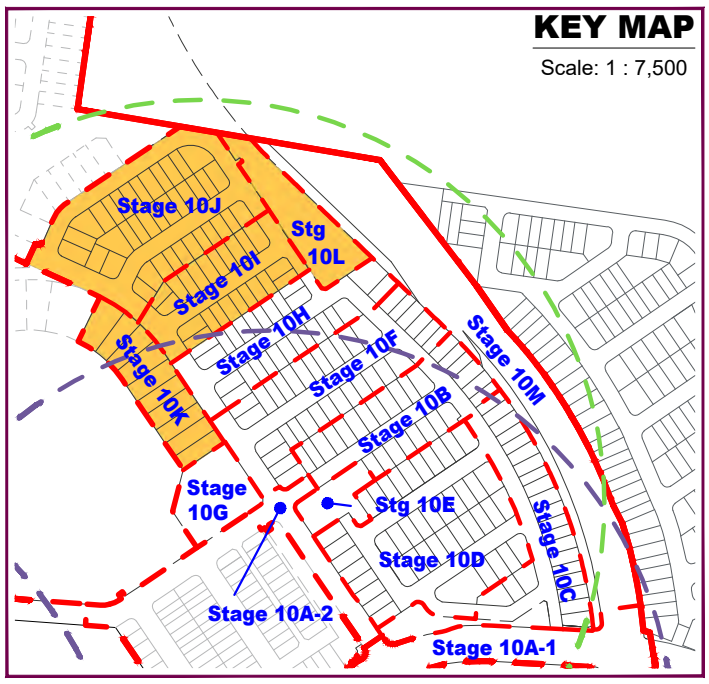
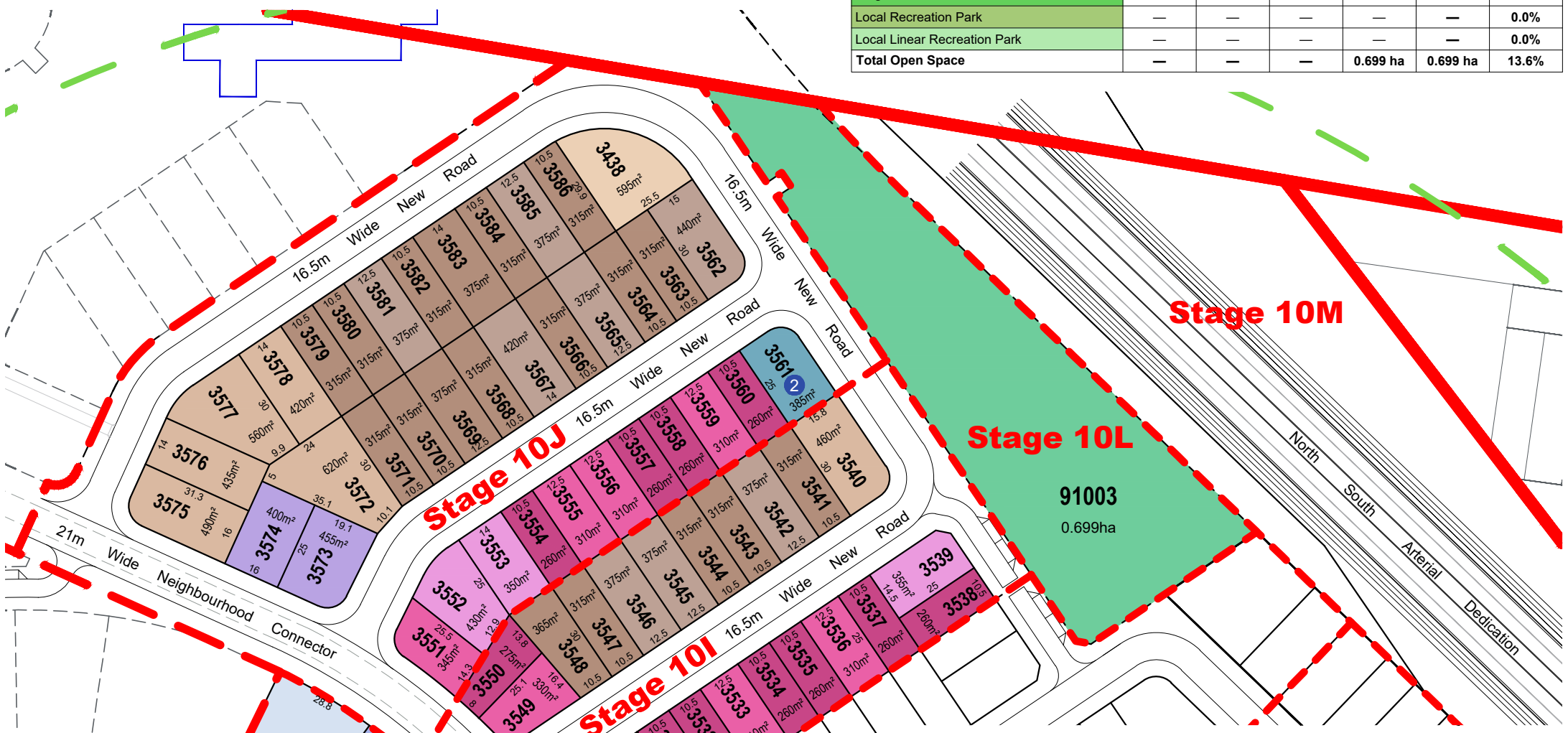


Land Budget

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 (23.8m)	—	—	—	—	**—**	**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%**



Yield Breakdown

	Stage 10I	Stage 10J	Stage 10K	Overall	
Lot Type	**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**		

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Existing Q100
- (1) 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.

PLAN REF: 110056 – 577
Rev No: J
DATE: 18 SEPTEMBER 2026
CLIENT: PEET
DRAWN BY: CB / CK
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FLAGSTONE CA3 SOUTH
STAGE 10I - 10L
PLAN OF SUBDIVISION

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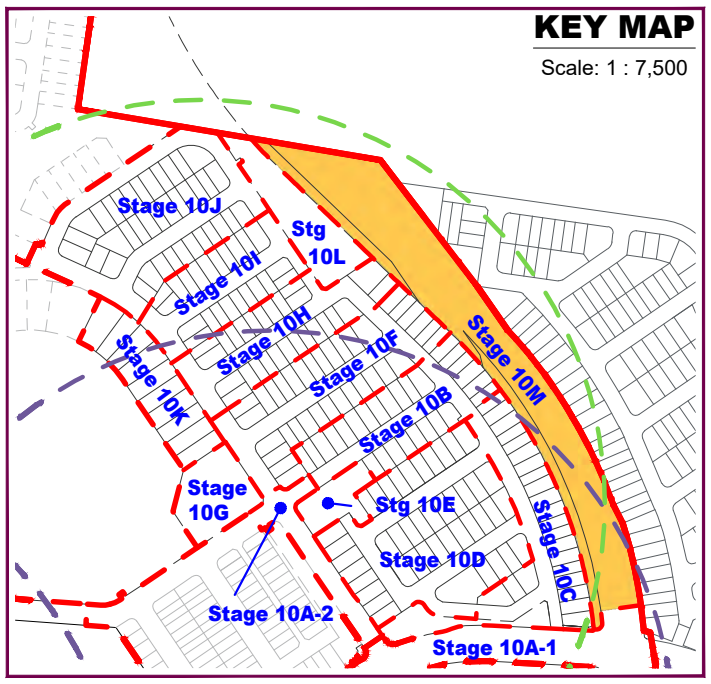

Stage 10M

50051 Pt 2065m² (Total 4970m²)

North South Arterial Dedication

50051 Pt 2905m² (Total 4970m²)

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Existing Q100
- (1) 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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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**	

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FLAGSTONE CA3 SOUTH
STAGE 10M
PLAN OF SUBDIVISION

PEET

URBAN DESIGN
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Note:

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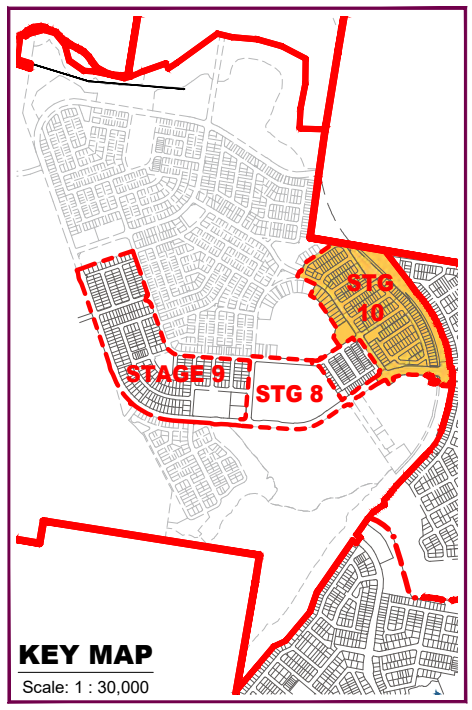

Stage 10M
50051 Pt
2065m² (Total 4970m²)
Stage 10L
91003
0.699ha
Stage 10J
Stage 10I
Stage 10H
Stage 10K
Stage 10G
91002
0.539ha
Stage 10F
Stage 10B
Stage 10C
Stage 10E
50034
2990m²
Stage 10A-2
Stage 10D
91001
2720m²
Stage 10A-1
Stage 10A-3
50035
125m²
50048
115m²
50047
50046
645m²
50051 Pt
2905m² (Total 4970m²)
16.5m Wide New Road
Wide Neighbourhood Connector
21m Wide Neighbourhood Connector
20.2m Wide Neighbourhood Connector
North South Arterial Dedication
14.5m Wide Esplanade Road
Trunk Connector

Legend

General

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

Open Space

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

Allotment Details

- (S) 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
- Indicative APZ

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

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STAGE 10 OVERALL 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) on lots greater than 25m in depth within Stages 10 and 12 only.
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. The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
26. Garages and carports accessed from a Laneway must be built setback 0.45m to the eave / 0.9m to the wall from the laneway boundary, unless otherwise dimensioned on the Plan of Development. Ingress/egress must be achieved for a B99 Vehicle.
27. Maximum of one driveway per dwelling unless it is a MR lot.
28. Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
29. Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
30. Driveways must be completed prior to occupation of the dwelling.
31. Driveways, unless varied by a provision above, shall accord with Logan City Council's standards (except for the driveway siting requirements in relation to intersections which is as per the approved POD). Prior to construction, approval from Logan City Council for Vehicular Access to Residential Premises is required.

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.
40. Fencing on the rear boundary of lots 4229-4238 must be 1.8m high and constructed entirely of a fire resistant material (eg: Aluminium panels).

Retaining Walls

41. 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.
42. No timber retaining walls over 1.0m or adjoining parks or public streets.
43. Walls over 1.0m require RPEQ certification.

Building Articulation

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

Slope and Building Footings

52. 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.
53. 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.
54. 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

55. 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)

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

Additional Criteria for Secondary Dwellings

60. Floor area must be between a minimum of 45m² and 75m².
61. Materials, detailing, colours and roof form are consistent with those of the primary house.
62. Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
63. Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
64. Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
65. 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.
66. 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.
67. Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
68. Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.
69. 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 – 579
Rev No: J
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FLAGSTONE CA3 SOUTH
STAGE 10 OVERALL
PLAN OF DEVELOPMENT NOTES

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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 OVEALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 580
Rev No: J
DATE: 18 SEPTEMBER 2026
CLIENT: PEET
DRAWN BY: CB / CK
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0 20 40 60 80 100 1 : 1,500 @ A3

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

URBAN DESIGN
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Legend

General

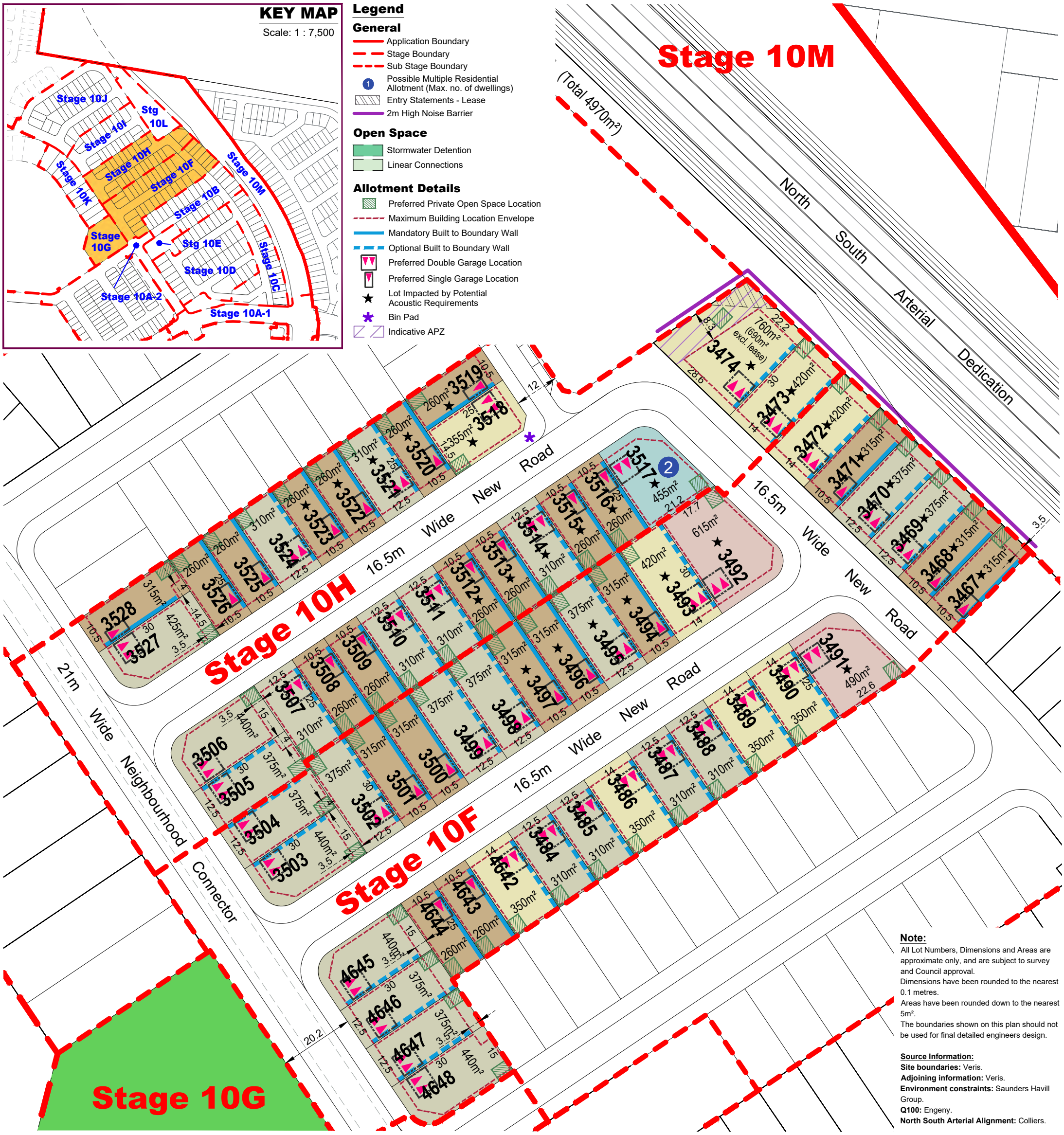
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- Entry Statements - Lease
- 2m High Noise Barrier

Open Space

- Stormwater Detention
- Linear Connections

Allotment Details

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



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 110056-579 STAGE 10 OVEALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 581
Rev No: J
DATE: 18 SEPTEMBER 2026
CLIENT: PEET
DRAWN BY: CB / CK
CHECKED BY: CK

0 10 20 30 40 50 1 : 1,000 @ A3

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

PEET

URBAN DESIGN
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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.

Source Information:

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

Legend

General

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

Open Space

- Linear Connections

Allotment Details

- S 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
- Indicative APZ

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 – 582
Rev No: J
DATE: 18 SEPTEMBER 2026
CLIENT: PEET
DRAWN BY: CB / CK
CHECKED BY: CK

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

FLAGSTONE CA3 SOUTH
STAGE 10I - 10L
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.
Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

Stage 10M
Stage 10L
91003
0.699ha
50051 Pt
2065m² (Total 4970m²)
North South Arterial Dedication
Stage 10J
Stage 10I
Stage 10H
Stage 10K
Stage 10F
Stage 10B
Stage 10C
Stage 10G
91002
0.539ha
Stage 10E
50034
2990m²
Stage 10A-2
202m Wide Neighbourhood Connector
Stage 10D
91001
2720m²
14.5m Wide Esplanade Road
Stage 10A-1
Trunk Connector
Stage 10A-3
50035
125m²
50048
115m²
50047
50046
645m²
50050
16.5m Wide New Road
21m Wide Neighbourhood Connector

Legend

General

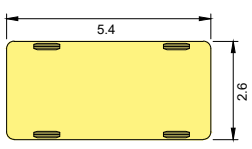
- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q100

Open Space

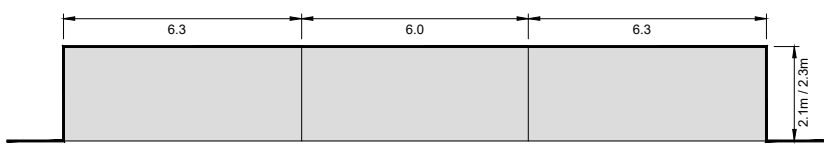
- Neighbourhood Recreation Park
- Stormwater Management
- Local Linear Recreation Park
- Linear Connections

On-Street Parking

- Indicative Car Park Location
- Indicative Driveway



Parking Bay Diagram
Scale 1 : 200



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

Parking Breakdown

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

PLAN REF: 110056 – 583
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FLAGSTONE CA3 SOUTH
STAGE 10
PARKING MANAGEMENT PLAN

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