Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

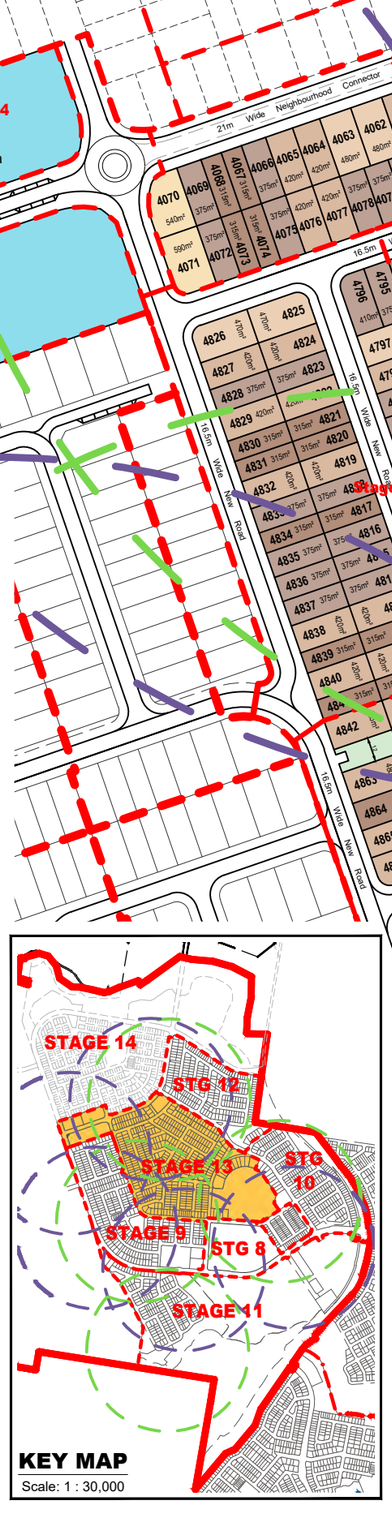
Site boundaries: Veris.
Adjoining information: Veris.
Rectified Environment constraints: Saunders Havill Group.
Q100: Engeny.
North South Arterial Alignment: Colliers.

Land Budget

Land Use	Overall	
	Area	%
Stage Area	**37.815 ha**	**100.0%**
Saleable Area		
Residential Allotments	18.234 ha	48.2%
Balance Lot	0.017 ha	0.0%
Local Centre	1.928 ha	5.1%
Local Community Centre	0.551 ha	1.5%
Total Area of Allotments	**20.729 ha**	**54.8%**
Road		
Trunk Connector 2 Lanes (23.8m)	0.328 ha	0.9%
Neighbourhood Connector (21m)	1.072 ha	2.8%
Neighbourhood Access Street (16.5m)	7.530 ha	19.9%
Pedestrian Linkages	0.525 ha	1.4%
Total Area of New Road	**9.515 ha**	**25.2%**
Open Space		
Corridor Park / Conservation	6.348 ha	16.8%
Neighbourhood Recreation Park	0.491 ha	1.3%
Local Recreation Park	0.733 ha	1.9%
Local Linear Recreation Park	—	0.0%
Total Open Space	**7.572 ha**	**20.0%**

Yield Breakdown

Lot Type	Overall	
	Yield	%
25m Deep Product		
Villa 10.5m Allotment	—	0.0%
Premium Villa 12.5m Allotment	—	0.0%
Courtyard 14m Allotment	1	0.2%
Premium Courtyard 16m Allotment	1	0.2%
Premium Traditional 20m Allotment	—	0.0%
Subtotal	**2**	**0.5%**
30m Deep Product		
Terrace 9.5m Allotment	6	1.5%
Villa 10.5m Allotment	60	14.6%
Premium Villa 12.5m Allotment	110	26.8%
Courtyard 14m Allotment	138	33.7%
Premium Courtyard 16m Allotment	57	13.9%
Traditional 18m Allotment	9	2.2%
Premium Traditional 20m Allotment	9	2.2%
Possible Multiple Residential Allotment	5	1.2%
Subtotal	**394**	**96.1%**
50m+ Deep Product		
Courtyard 14m Allotment	8	2.0%
Premium Courtyard 16m Allotment	4	1.0%
Traditional 18m Allotment	1	0.2%
Premium Traditional 20m Allotment	1	0.2%
Ridgetop Allotment	—	0.0%
Subtotal	**14**	**3.4%**
Total Residential Allotments	**410**	**100.0%**
Residential Net Density	**14.2 dw/ha**	
Super Lots		
Balance Lot	2	
Local Centre	2	
Community Centre	1	
Subtotal	**5**	
Total Allotments	**415**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**419**	
Maximum Potential Net Residential Density	**14.5 dw/ha**	



TO BE READ IN CONJUNCTION WITH 110056-608 STAGE 13 OVERALL STATISTICS

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Indicative On-Street Bus Stop Location
- Neighbourhood Park Catchment (400m)
- Entry Statement Lease

PLAN REF: 110056 – 607
Rev No: J
DATE: 18 SEPTEMBER 2026
CLIENT: PEET
DRAWN BY: CB / CK
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0 30 60 90 120 150 1 : 3,000 @ A3

FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL
PLAN OF SUBDIVISION

PEET

URBAN DESIGN
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Yield Breakdown

Lot Type	Stage 13A	Stage 13B	Stage 13C-1	Stage 13C-2	Stage 13C-3	Stage 13C-4	Stage 13D	Stage 13E	Stage 13F	Stage 13G	Stage 13H	Stage 13I	Stage 13J-1	Stage 13J-2	Stage 13J-3	Stage 13J-4	Stage 13K	Stage 13L	Stage 13M	Overall	
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product																					
Villa 10.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Premium Villa 12.5m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Courtyard 14m Allotment	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	1	0%
Premium Courtyard 16m Allotment	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	1	0%
Premium Traditional 20m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Subtotal	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1**	**—**	**1**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**2**	**0%**
30m Deep Product																					
Terrace 9.5m Allotment	—	6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	1%
Villa 10.5m Allotment	4	18	—	—	—	—	—	—	—	12	13	7	—	—	—	—	6	—	—	60	15%
Premium Villa 12.5m Allotment	5	19	4	—	—	—	11	—	12	17	18	16	—	—	—	—	8	—	—	110	27%
Courtyard 14m Allotment	4	18	3	—	—	—	18	6	11	36	12	23	—	—	—	—	7	—	—	138	34%
Premium Courtyard 16m Allotment	—	9	—	—	—	—	6	8	3	13	4	9	—	—	—	—	5	—	—	57	14%
Traditional 18m Allotment	—	—	—	—	—	—	—	—	—	2	—	5	—	—	—	—	2	—	—	9	2%
Premium Traditional 20m Allotment	—	—	—	—	—	—	2	2	3	1	—	—	—	—	—	—	1	—	—	9	2%
Possible Multiple Residential Allotment	—	—	—	—	—	—	1	1	1	1	—	1	—	—	—	—	—	—	—	5	1%
Subtotal	**13**	**70**	**7**	**—**	**—**	**—**	**38**	**17**	**30**	**82**	**47**	**61**	**—**	**—**	**—**	**—**	**29**	**—**	**—**	**394**	**96%**
50m+ Deep Product																					
Courtyard 14m Allotment	3	—	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8	2%
Premium Courtyard 16m Allotment	1	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	1%
Traditional 18m Allotment	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	0%
Premium Traditional 20m Allotment	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	0%
Ridgetop Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0%
Subtotal	**5**	**—**	**9**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**14**	**3%**
Total Residential Allotments	**18**	**70**	**16**	**—**	**—**	**—**	**38**	**18**	**30**	**83**	**47**	**61**	**—**	**—**	**—**	**—**	**29**	**—**	**—**	**410**	**100%**
Residential Net Density	**14.6 dw/ha**	**15.9 dw/ha**	**10.0 dw/ha**	**—**	**—**	**—**	**14.2 dw/ha**	**17.3 dw/ha**	**14.0 dw/ha**	**16.5 dw/ha**	**17.4 dw/ha**	**15.3 dw/ha**	**—**	**—**	**—**	**—**	**15.5 dw/ha**	**—**	**—**	**14.2 dw/ha**	
Super Lots																					
Balance Lot	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	2	
Local Centre	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	—	—	—	2	
Community Centre	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	1	
Subtotal	**—**	**—**	**—**	**1**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**1**	**1**	**1**	**—**	**1**	**—**	**5**	
Total Allotments	**18**	**70**	**16**	**1**	**—**	**—**	**38**	**18**	**30**	**83**	**47**	**61**	**—**	**1**	**1**	**1**	**29**	**1**	**—**	**415**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**18**	**70**	**16**	**—**	**—**	**—**	**40**	**20**	**32**	**84**	**47**	**63**	**—**	**—**	**—**	**—**	**29**	**—**	**—**	**419**	
Maximum Potential Net Residential Density	**14.6 dw/ha**	**15.9 dw/ha**	**10.0 dw/ha**	**—**	**—**	**—**	**14.9 dw/ha**	**19.2 dw/ha**	**14.9 dw/ha**	**16.7 dw/ha**	**17.4 dw/ha**	**15.8 dw/ha**	**—**	**—**	**—**	**—**	**15.5 dw/ha**	**—**	**—**	**14.5 dw/ha**	

Land Budget

Land Use	Stage 13A	Stage 13B	Stage 13C-1	Stage 13C-2	Stage 13C-3	Stage 13C-4	Stage 13D	Stage 13E	Stage 13F	Stage 13G	Stage 13H	Stage 13I	Stage 13J-1	Stage 13J-2	Stage 13J-3	Stage 13J-4	Stage 13K	Stage 13L	Stage 13M	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Stage Area	**1.234 ha**	**4.392 ha**	**1.605 ha**	**0.226 ha**	**0.210 ha**	**0.306 ha**	**2.683 ha**	**1.042 ha**	**2.144 ha**	**5.029 ha**	**2.700 ha**	**3.997 ha**	**1.045 ha**	**1.294 ha**	**0.551 ha**	**0.635 ha**	**1.874 ha**	**0.500 ha**	**6.348 ha**	**37.815 ha**	**100.0%**
Saleable Area																					
Residential Allotments	0.945 ha	2.711 ha	1.159 ha	—	—	—	1.690 ha	0.901 ha	1.350 ha	**3.716 ha**	1.793 ha	2.727 ha	—	—	—	—	1.242 ha	—	—	**18.234 ha**	**48.2%**
Balance Lot	—	—	—	0.009 ha	—	—	—	—	—	**—**	—	—	—	—	—	—	—	0.009 ha	—	**0.017 ha**	**0.0%**
Local Centre	—	—	—	—	—	—	—	—	—	**—**	—	—	—	1.294 ha	—	0.634 ha	—	—	—	**1.928 ha**	**5.1%**
Local Community Centre	—	—	—	—	—	—	—	—	—	**—**	—	—	—	—	0.551 ha	—	—	—	—	**0.551 ha**	**1.5%**
Total Area of Allotments	**0.945 ha**	**2.711 ha**	**1.159 ha**	**0.009 ha**	**—**	**—**	**1.690 ha**	**0.901 ha**	**1.350 ha**	**3.716 ha**	**1.793 ha**	**2.727 ha**	**—**	**1.294 ha**	**0.551 ha**	**0.634 ha**	**1.242 ha**	**0.009 ha**	**—**	**20.729 ha**	**54.8%**
Road																					
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	**—**	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	—	—	—	—	—	**—**	—	—	0.328 ha	—	—	—	—	—	—	**0.328 ha**	**0.9%**
Neighbourhood Connector (21m)	—	—	—	—	—	—	—	—	—	**—**	—	—	0.510 ha	—	—	—	0.563 ha	—	—	**1.072 ha**	**2.8%**
Neighbourhood Access Street (16.5m)	0.288 ha	1.351 ha	0.438 ha	—	—	—	0.993 ha	0.051 ha	0.767 ha	**1.279 ha**	0.910 ha	1.174 ha	0.208 ha	—	—	—	0.071 ha	—	—	**7.530 ha**	**19.9%**
Laneway (6.5m)	—	0.060 ha	—	—	—	—	—	—	—	**—**	—	—	—	—	—	—	—	—	—	**0.060 ha**	**0.2%**
Pedestrian Linkages	—	0.269 ha	0.007 ha	—	—	—	—	0.090 ha	0.028 ha	**0.034 ha**	—	0.097 ha	—	—	—	—	—	—	—	**0.525 ha**	**1.4%**
Total Area of New Road	**0.288 ha**	**1.681 ha**	**0.446 ha**	**—**	**—**	**—**	**0.993 ha**	**0.141 ha**	**0.794 ha**	**1.312 ha**	**0.910 ha**	**1.272 ha**	**1.045 ha**	**—**	**—**	**—**	**0.633 ha**	**—**	**—**	**9.515 ha**	**25.2%**
Open Space																					
Conservation Buffer	—	—	—	—	—	—	—	—	—	**—**	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Corridor Park / Conservation	—	—	—	—	—	—	—	—	—	**—**	—	—	—	—	—	—	—	—	6.348 ha	**6.348 ha**	**16.8%**
Stormwater Management	—	—	—	—	—	—	—	—	—	**—**	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Regional Sports	—	—	—	—	—	—	—	—	—	**—**	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
District Sports	—	—	—	—	—	—	—	—	—	**—**	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	**—**	—	—	—	—	—	—	—	0.491 ha	—	**0.491 ha**	**1.3%**
Local Recreation Park	—	—	—	0.217 ha	0.210 ha	0.306 ha	—	—	—	**—**	—	—	—	—	—	—	—	—	—	**0.733 ha**	**1.9%**
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	**—**	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**0.217 ha**	**0.210 ha**	**0.306 ha**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**—**	**0.491 ha**	**6.348 ha**	**7.572 ha**	**20.0%**

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FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL STATISTICS

PEET

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Land Budget

Land Use	Stage 13A	Stage 13C-1	Stage 13C-2	Stage 13C-3	Stage 13C-4	Stage 13M	Overall	
	Area	Area	Area	Area	Area	Area	Area	%
Stage Area	**1.234 ha**	**1.605 ha**	**0.226 ha**	**0.210 ha**	**0.306 ha**	**6.348 ha**	**9.928 ha**	**100.0%**
Saleable Area								
Residential Allotments	0.945 ha	1.159 ha	—	—	—	—	**2.104 ha**	**21.2%**
Balance Lot	—	—	0.009 ha	—	—	—	**0.009 ha**	**0.1%**
Local Centre	—	—	—	—	—	—	**—**	**0.0%**
Local Community Centre	—	—	—	—	—	—	**—**	**0.0%**
Total Area of Allotments	**0.945 ha**	**1.159 ha**	**0.009 ha**	**—**	**—**	**—**	**2.112 ha**	**21.3%**
Road								
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	—	—	**—**	**0.0%**
Neighbourhood Connector (21m)	—	—	—	—	—	—	**—**	**0.0%**
Neighbourhood Access Street (16.5m)	0.288 ha	0.438 ha	—	—	—	—	**0.727 ha**	**7.3%**
Pedestrian Linkages	—	0.007 ha	—	—	—	—	**0.007 ha**	**0.1%**
Total Area of New Road	**0.288 ha**	**0.446 ha**	**—**	**—**	**—**	**—**	**0.734 ha**	**7.4%**
Open Space								
Corridor Park / Conservation	—	—	—	—	—	6.348 ha	**6.348 ha**	**63.9%**
Neighbourhood Recreation Park	—	—	—	—	—	—	**—**	**0.0%**
Local Recreation Park	—	—	0.217 ha	0.210 ha	0.306 ha	—	**0.733 ha**	**7.4%**
Local Linear Recreation Park	—	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**0.217 ha**	**0.210 ha**	**0.306 ha**	**6.348 ha**	**7.081 ha**	**71.3%**

Yield Breakdown

Lot Type	Stage 13A	Stage 13C-1	Overall	
	Yield	Yield	Yield	%
30m Deep Product				
Villa 10.5m Allotment	4	—	**4**	**11.8%**
Premium Villa 12.5m Allotment	5	4	**9**	**26.5%**
Courtyard 14m Allotment	4	3	**7**	**20.6%**
Premium Courtyard 16m Allotment	—	—	**—**	**0.0%**
Traditional 18m Allotment	—	—	**—**	**0.0%**
Premium Traditional 20m Allotment	—	—	**—**	**0.0%**
Possible Multiple Residential Allotment	—	—	**—**	**0.0%**
Subtotal	13	7	**20**	**58.8%**
50m+ Deep Product				
Courtyard 14m Allotment	3	5	**8**	**23.5%**
Premium Courtyard 16m Allotment	1	3	**4**	**11.8%**
Traditional 18m Allotment	—	1	**1**	**2.9%**
Premium Traditional 20m Allotment	1	—	**1**	**2.9%**
Ridgetop Allotment	—	—	**—**	**0.0%**
Subtotal	**5**	**9**	**14**	**41.2%**
Total Residential Allotments	**18**	**16**	**34**	**100.0%**
Residential Net Density	**14.6 dw/ha**	**10.0 dw/ha**		
Total Allotments	**18**	**16**	**34**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**18**	**16**	**34**	
Maximum Potential Net Residential Density	**14.6 dw/ha**	**10.0 dw/ha**		

Legend

General

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

Note:

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

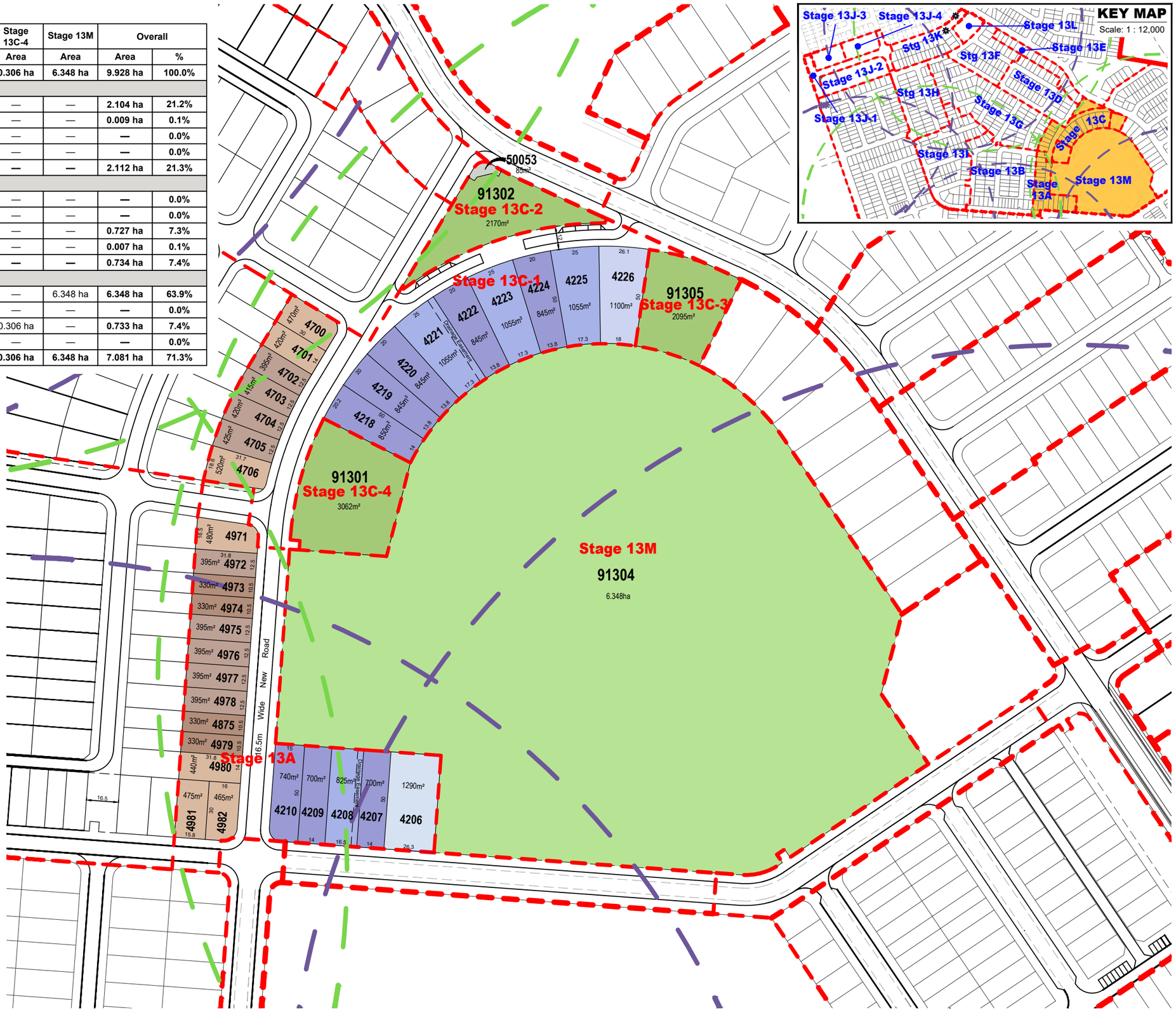
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

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



PLAN REF:	**110056 – 609**
Rev No:	**J**
DATE:	18 SEPTEMBER 2026
CLIENT:	PEET
DRAWN BY:	CB / CK
CHECKED BY:	CK

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

FLAGSTONE CA3 SOUTH STAGE 13

STAGE 13A, 13C & 13M
PLAN OF SUBDIVISION

PEET

URBAN DESIGN
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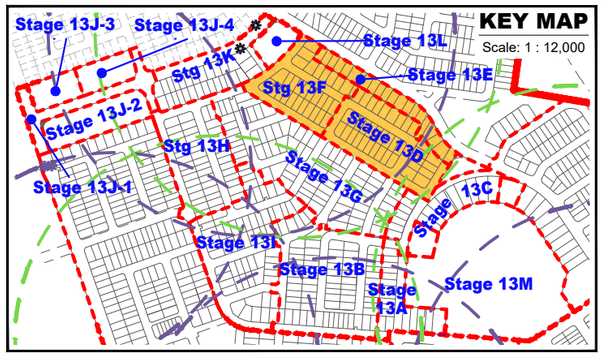

Land Budget

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

Yield Breakdown

Lot Type	Stage 13D	Stage 13E	Stage 13F	Overall	
	Yield	Yield	Yield	Yield	%
25m Deep Product					
Villa 10.5m Allotment	—	—	—	—	**0.0%**
Premium Villa 12.5m Allotment	—	—	—	—	**0.0%**
Courtyard 14m Allotment	—	—	—	—	**0.0%**
Premium Courtyard 16m Allotment	—	1	—	**1**	**1.2%**
Premium Traditional 20m Allotment	—	—	—	—	**0.0%**
Subtotal	—	1	—	**1**	**1.2%**
30m Deep Product					
Villa 10.5m Allotment	—	—	—	—	**0.0%**
Premium Villa 12.5m Allotment	11	—	12	**23**	**26.7%**
Courtyard 14m Allotment	18	6	11	**35**	**40.7%**
Premium Courtyard 16m Allotment	6	8	3	**17**	**19.8%**
Traditional 18m Allotment	—	—	—	—	**0.0%**
Premium Traditional 20m Allotment	2	2	3	**7**	**8.1%**
Possible Multiple Residential Allotment	1	1	1	**3**	**3.5%**
Subtotal	38	17	30	**85**	**98.8%**
Total Residential Allotments	**38**	**18**	**30**	**86**	**100.0%**
Residential Net Density	**14.2 dw/ha**	**17.3 dw/ha**	**14.0 dw/ha**		
Total Allotments	**38**	**18**	**30**	**86**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**40**	**20**	**32**	**92**	
Maximum Potential Net Residential Density	**14.9 dw/ha**	**19.2 dw/ha**	**14.9 dw/ha**		

Stage 13F

Stage 13E

Stage 13D

16.5m Wide New Road

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Indicative On-Street Bus Stop Location
- Neighbourhood Park Catchment (400m)

Note:

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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

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

PLAN REF: 110056 – 611
Rev No: J
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CLIENT: PEET
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FLAGSTONE CA3 SOUTH
STAGE 13D - 13F
PLAN OF SUBDIVISION

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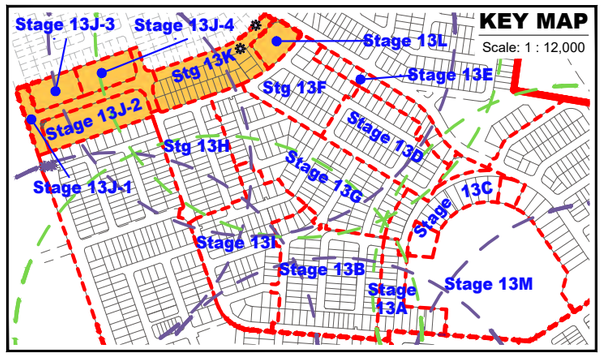

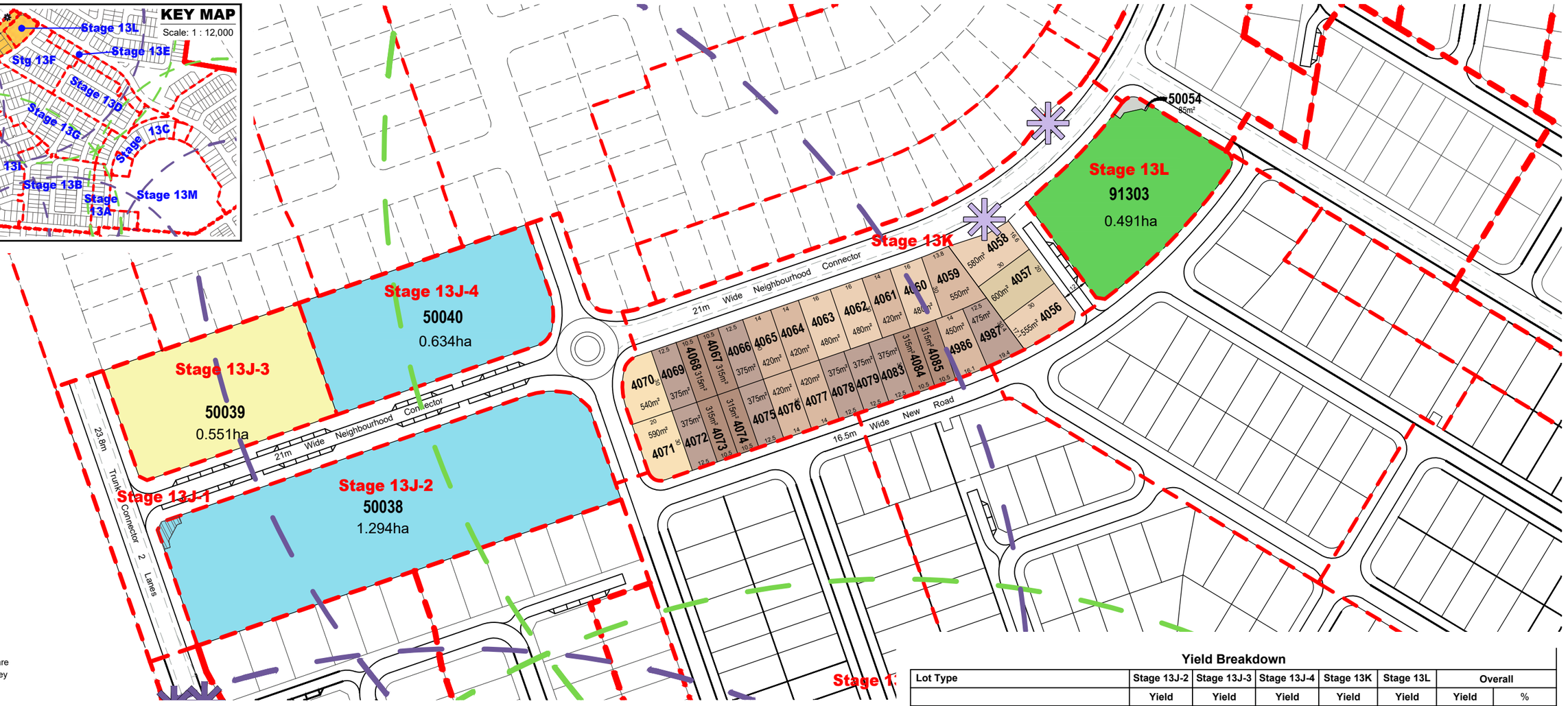

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Q100: Engeny.
North South Arterial Alignment: Colliers.

Legend

General

- Application Boundary
- Precinct Boundary
- Stage Boundary
- Sub Stage Boundary
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Indicative On-Street Bus Stop Location
- Neighbourhood Park Catchment (400m)
- Entry Statement Lease

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Land Budget

Land Use	Stage 13J-1	Stage 13J-2	Stage 13J-3	Stage 13J-4	Stage 13K	Stage 13L	Overall	
	Area	Area	Area	Area	Area	Area	Area	%
Stage Area	**1.045 ha**	**1.294 ha**	**0.551 ha**	**0.635 ha**	**1.874 ha**	**0.500 ha**	**5.899 ha**	**100.0%**
Saleable Area								
Residential Allotments	—	—	—	—	1.242 ha	—	**1.242 ha**	**21.1%**
Balance Lot	—	—	—	—	—	0.009 ha	**0.017 ha**	**0.3%**
Local Centre	—	1.294 ha	—	0.634 ha	—	—	**1.928 ha**	**32.7%**
Local Community Centre	—	—	0.551 ha	—	—	—	**0.551 ha**	**9.3%**
Total Area of Allotments	**—**	**1.294 ha**	**0.551 ha**	**0.634 ha**	**1.242 ha**	**0.009 ha**	**3.729 ha**	**63.2%**
Road								
Trunk Connector 2 Lanes (23.8m)	0.328 ha	—	—	—	—	—	**0.328 ha**	**5.6%**
Neighbourhood Connector (21m)	0.510 ha	—	—	—	0.563 ha	—	**1.072 ha**	**18.2%**
Neighbourhood Access Street (16.5m)	0.208 ha	—	—	—	0.071 ha	—	**0.279 ha**	**4.7%**
Pedestrian Linkages	—	—	—	—	—	—	**—**	**0.0%**
Total Area of New Road	**1.045 ha**	**—**	**—**	**—**	**0.633 ha**	**—**	**1.679 ha**	**28.5%**
Open Space								
Corridor Park / Conservation	—	—	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	—	0.491 ha	**0.491 ha**	**8.3%**
Local Recreation Park	—	—	—	—	—	—	**—**	**0.0%**
Local Linear Recreation Park	—	—	—	—	—	—	**—**	**0.0%**
Total Open Space	**—**	**—**	**—**	**—**	**—**	**0.491 ha**	**0.491 ha**	**8.3%**

Yield Breakdown

Lot Type	Stage 13J-2	Stage 13J-3	Stage 13J-4	Stage 13K	Stage 13L	Overall	
	Yield	Yield	Yield	Yield	Yield	Yield	%
30m Deep Product							
Villa 10.5m Allotment	—	—	—	6	—	**6**	**20.7%**
Premium Villa 12.5m Allotment	—	—	—	8	—	**8**	**27.6%**
Courtyard 14m Allotment	—	—	—	7	—	**7**	**24.1%**
Premium Courtyard 16m Allotment	—	—	—	5	—	**5**	**17.2%**
Traditional 18m Allotment	—	—	—	2	—	**2**	**6.9%**
Premium Traditional 20m Allotment	—	—	—	1	—	**1**	**3.4%**
Possible Multiple Residential Allotment	—	—	—	—	—	**—**	**0.0%**
Subtotal	—	—	—	29	—	**29**	**100.0%**
Total Residential Allotments	**—**	**—**	**—**	**29**	**—**	**29**	**100.0%**
Residential Net Density	**—**	**—**	**—**	**15.5 dw/ha**	**—**		
Super Lots							
Balance Lot	—	—	—	—	1	**1**	
Local Centre	1	—	1	—	—	**2**	
Community Centre	—	1	—	—	—	**1**	
Subtotal	**1**	**1**	**1**	**—**	**1**	**4**	
Total Allotments	**1**	**1**	**1**	**29**	**1**	**33**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**—**	**—**	**—**	**29**	**—**	**29**	

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

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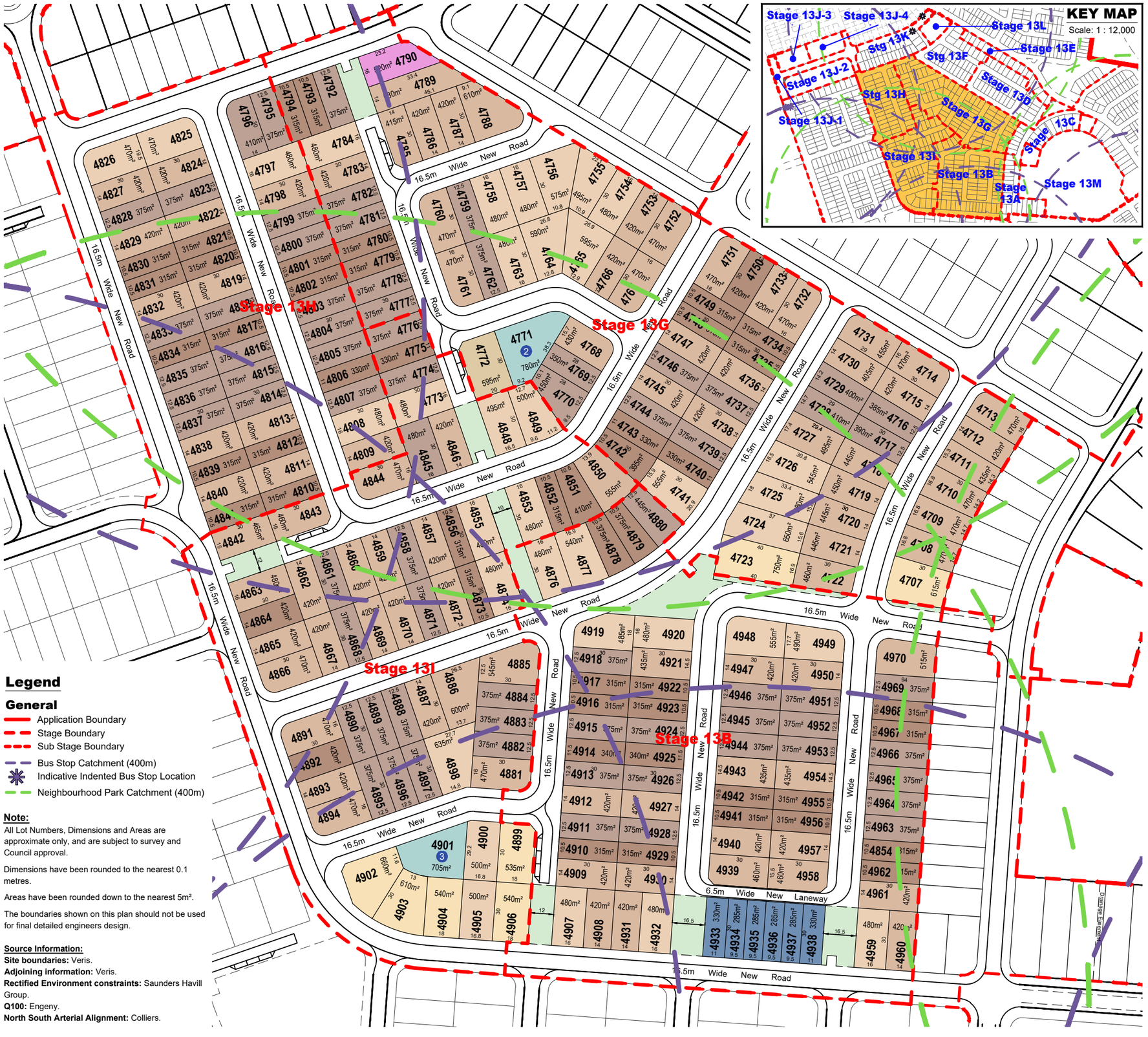

Legend

General

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

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

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

Yield Breakdown

Lot Type	Stage 13B	Stage 13G	Stage 13H	Stage 13I	Overall	
	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product						
Villa 10.5m Allotment	—	—	—	—	**—**	**0.0%**
Premium Villa 12.5m Allotment	—	—	—	—	**—**	**0.0%**
Courtyard 14m Allotment	—	1	—	—	**1**	**0.7%**
Premium Courtyard 16m Allotment	—	—	—	—	**—**	**0.0%**
Premium Traditional 20m Allotment	—	—	—	—	**—**	**0.0%**
Subtotal	**—**	**1**	**—**	**—**	**1**	**0.7%**
30m Deep Product						
Terrace 9.5m Allotment	6	—	—	—	**6**	**3.9%**
Villa 10.5m Allotment	18	12	13	7	**30**	**19.6%**
Premium Villa 12.5m Allotment	19	17	18	16	**36**	**23.5%**
Courtyard 14m Allotment	18	36	12	23	**54**	**35.3%**
Premium Courtyard 16m Allotment	9	13	4	9	**22**	**14.4%**
Traditional 18m Allotment	—	2	—	5	**2**	**1.3%**
Premium Traditional 20m Allotment	—	1	—	—	**1**	**0.7%**
Possible Multiple Residential Allotment	—	1	—	1	**1**	**0.7%**
Subtotal	70	82	47	61	**152**	**99.3%**
Total Residential Allotments	**70**	**83**	**47**	**61**	**153**	**100.0%**
Residential Net Density	**15.9 dw/ha**	**16.5 dw/ha**	**17.4 dw/ha**	**15.3 dw/ha**		
Total Allotments	**70**	**83**	**47**	**61**	**153**	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	**70**	**84**	**47**	**63**	**154**	
Maximum Potential Net Residential Density	**15.9 dw/ha**	**16.7 dw/ha**	**17.4 dw/ha**	**15.8 dw/ha**		

Land Budget

Land Use	Stage 13B	Stage 13G	Stage 13H	Stage 13I	Overall	
	Area	Area	Area	Area	Area	%
Stage Area	**4.3917**	**5.029 ha**	**2.700 ha**	**3.997 ha**	**9.421 ha**	**97.1%**
Saleable Area						
Residential Allotments	2.711 ha	3.716 ha	1.793 ha	2.727 ha	**6.427 ha**	**68.2%**
Local Centre	—	—	—	—	**—**	**0.0%**
Local Community Centre	—	—	—	—	**—**	**0.0%**
Total Area of Allotments	**2.711 ha**	**3.716 ha**	**1.793 ha**	**2.727 ha**	**6.427 ha**	**68.2%**
Road						
Trunk Connector 2 Lanes (23.8m)	—	—	—	—	**—**	**0.0%**
Neighbourhood Connector (21m)	—	—	—	—	**—**	**0.0%**
Neighbourhood Access Street (16.5m)	1.351 ha	1.279 ha	0.910 ha	1.174 ha	**2.630 ha**	**27.9%**
Pedestrian Linkages	0.060 ha	0.034 ha	—	0.097 ha	**0.094 ha**	**1.0%**
Total Area of New Road	0.269 ha	**1.312 ha**	**0.910 ha**	**1.272 ha**	**1.581 ha**	**28.9%**
Open Space						
Corridor Park / Conservation	—	—	—	—	**—**	**0.0%**
Neighbourhood Recreation Park	—	—	—	—	**—**	**0.0%**
Local Recreation Park	—	—	—	—	**—**	**0.0%**
Local Linear Recreation Park	—	—	—	—	**—**	**0.0%**
Total Open Space	—	**—**	**—**	**—**	**—**	**0.0%**

PLAN REF: 110056 – 613
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FLAGSTONE CA3 SOUTH STAGE 13
STAGE 13B, 13G, 13H & 13I
PLAN OF SUBDIVISION

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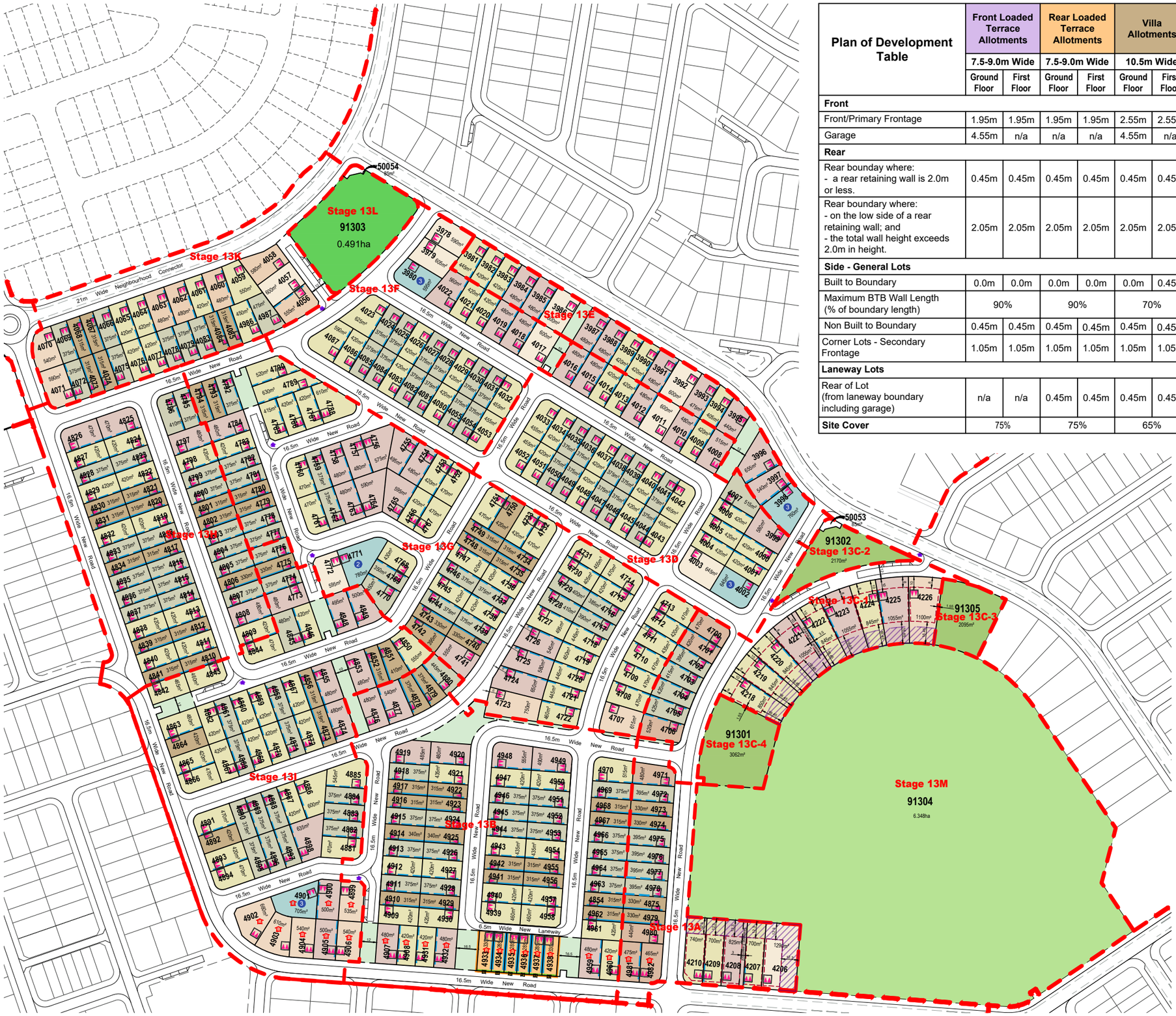


Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front																		
Front/Primary Frontage	1.95m	1.95m	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	4.55m	n/a	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear																		
Rear bounday where: - a rear retaining wall is 2.0m or less.	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		90%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	n/a	n/a	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

Legend

General

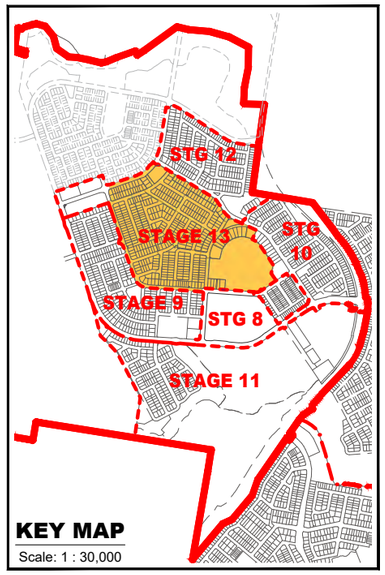
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

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

Allotment Details

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



Note:

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Areas have been rounded down to the nearest 5m².

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

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

PLAN REF: 110056 – 614
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FLAGSTONE CA3 SOUTH
STAGE 13 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).
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 4218-4226 and lots 4206-4210 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 – 615-1
Rev No: J
DATE: 18 SEPTEMBER 2026
CLIENT: PEET
DRAWN BY: CB / CK
CHECKED BY: CK

FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL
PLAN OF DEVELOPMENT NOTES

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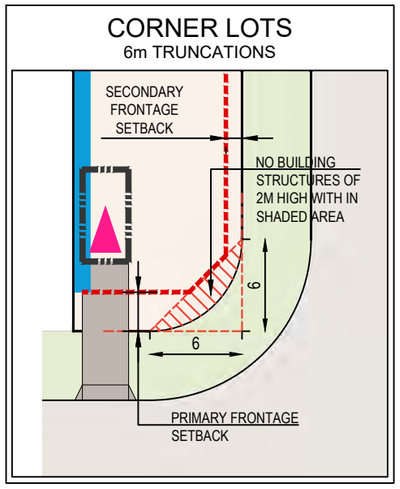
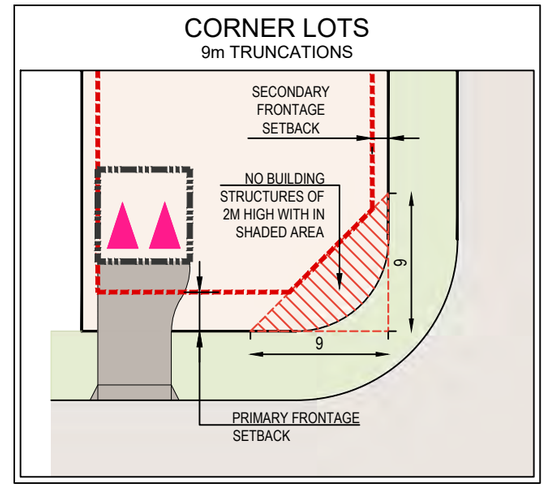
A TETRA TECH COMPANY

Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front																		
Front/Primary Frontage	1.95m	1.95m	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	4.55m	n/a	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear																		
Rear bounday where: - a rear retaining wall is 2.0m or less.	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		90%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	n/a	n/a	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

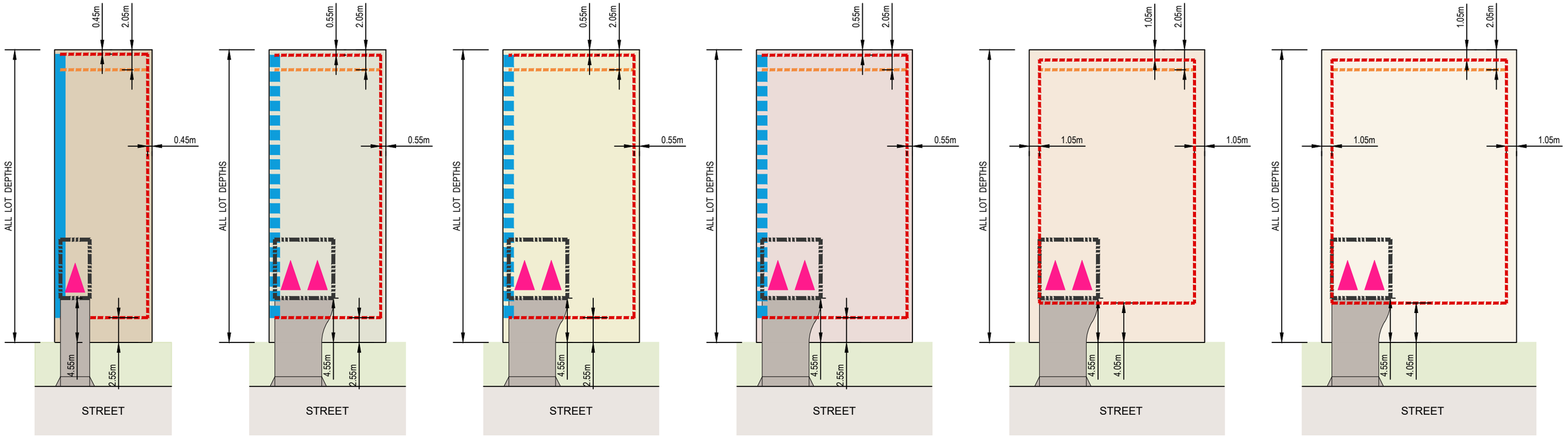




Legend

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

Detached Dwelling Allotments:



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

PLAN REF: 110056 – 615-2
Rev No: J
DATE: 18 SEPTEMBER 2026
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FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL
PLAN OF DEVELOPMENT LOT TYPOLOGY DIAGRAMS

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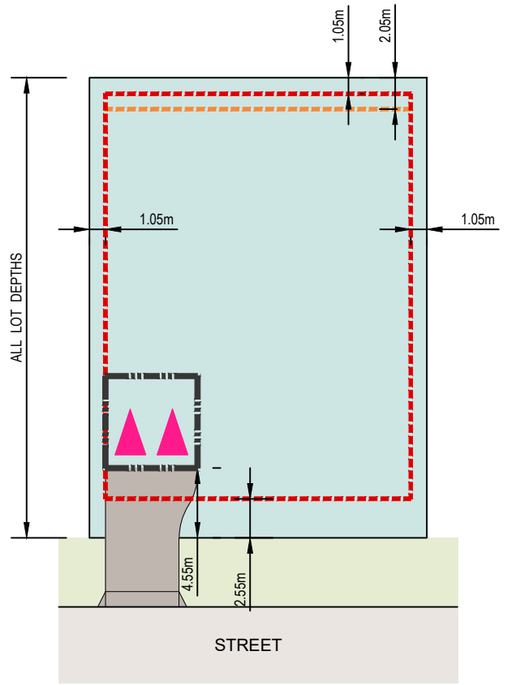
A TETRA TECH COMPANY

Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front																		
Front/Primary Frontage	1.95m	1.95m	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	4.55m	n/a	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear																		
Rear bounday where: - a rear retaining wall is 2.0m or less.	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		90%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	n/a	n/a	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

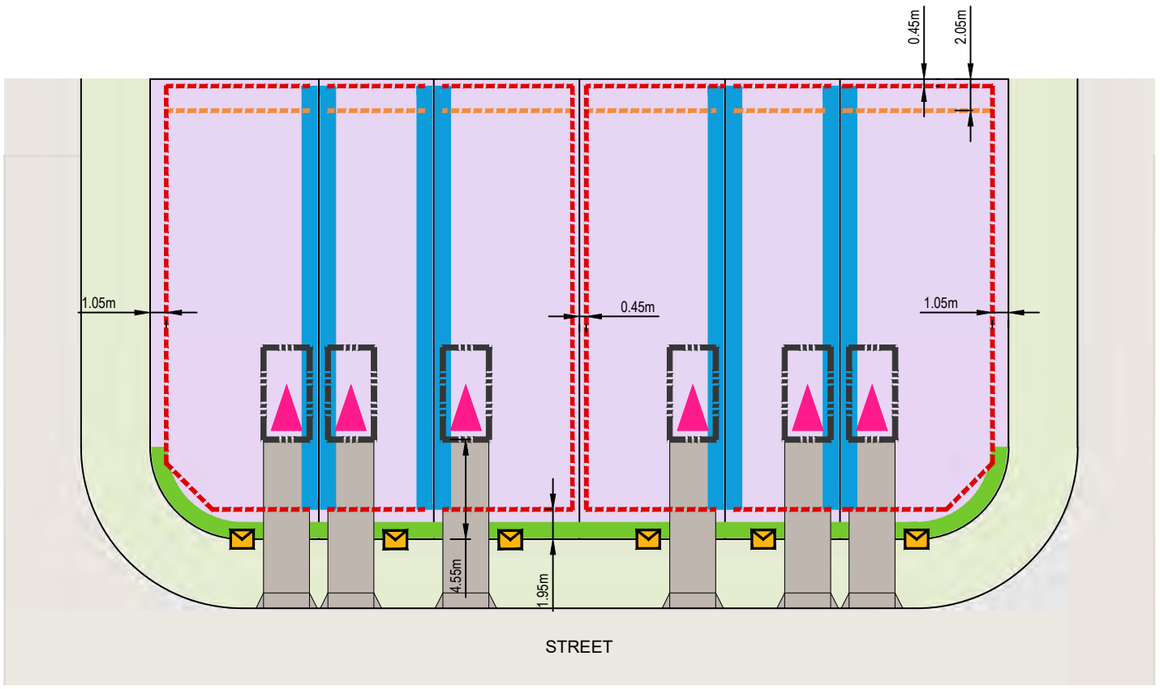
Legend

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

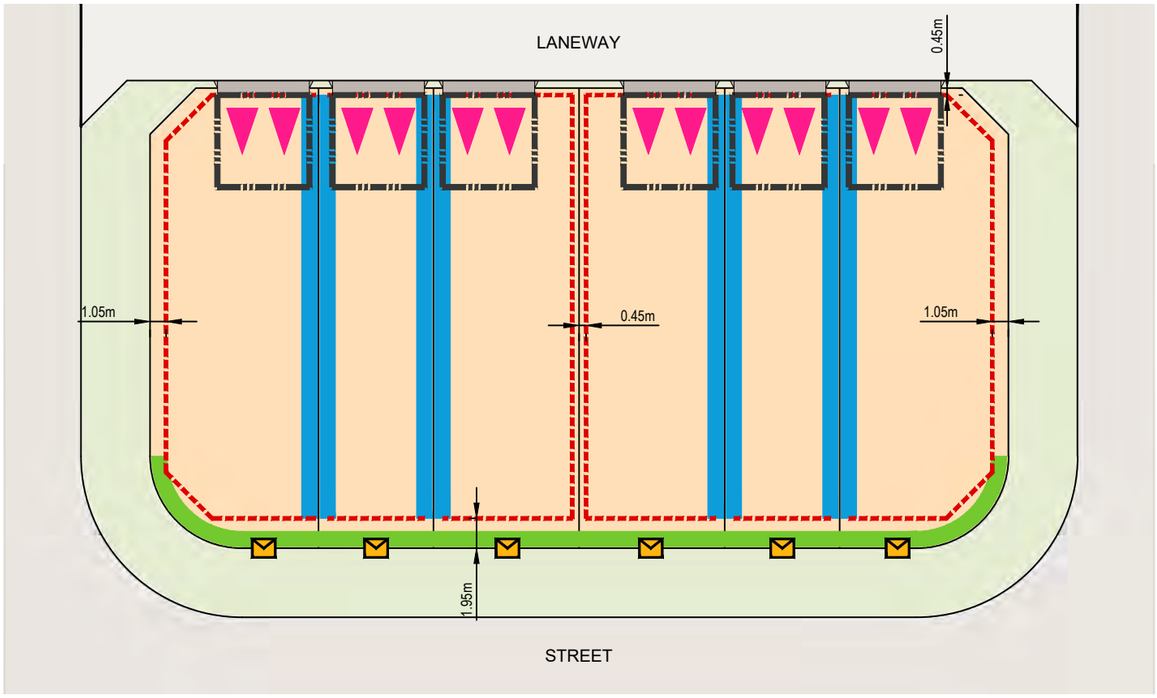
MULTIPLE RESIDENTIAL ALLOTMENTS
VARYING WIDTHS



Terrace Allotments:



FRONT LOADED TERRACE ALLOTMENTS



REAR LOADED TERRACE ALLOTMENTS

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

PLAN REF: 110056 – 615-3
Rev No: J
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CLIENT: PEET
DRAWN BY: CB / CK
CHECKED BY: CK

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

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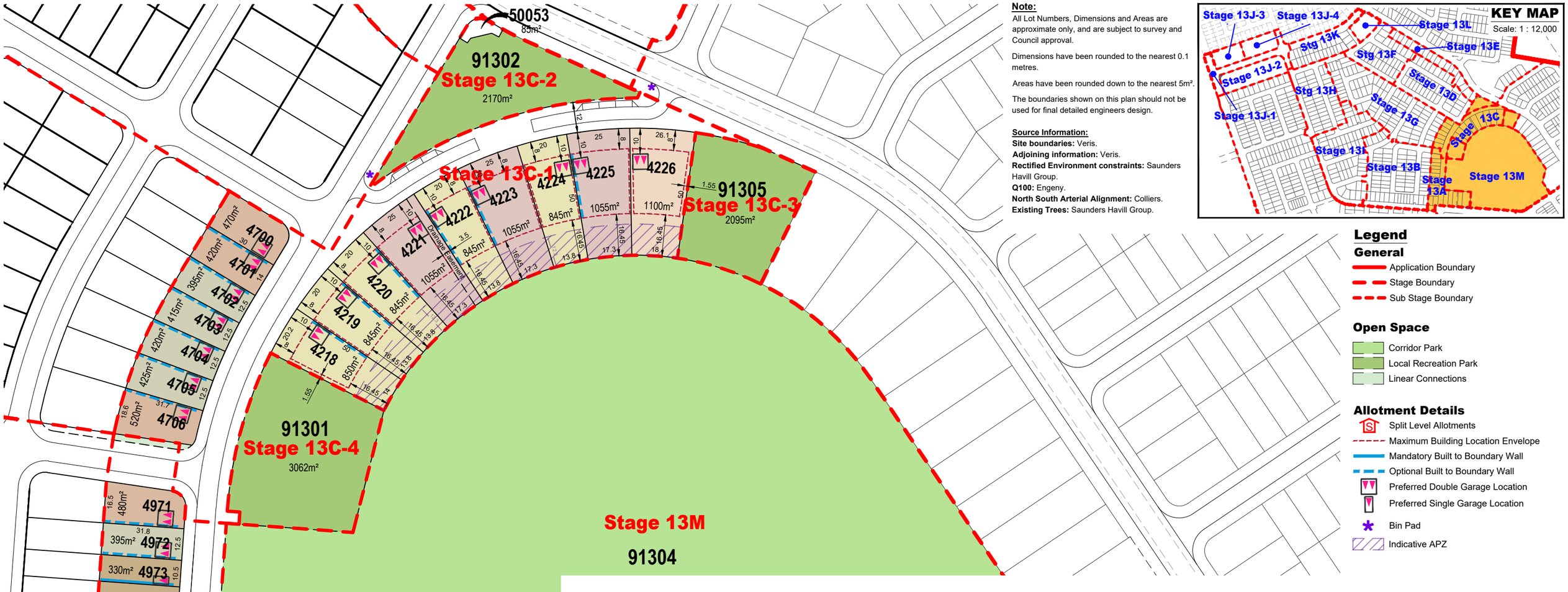

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

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

Legend

General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary

Open Space

- Corridor Park
- Local Recreation Park
- Linear Connections

Allotment Details

- Split Level Allotments
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Double Garage Location
- Preferred Single Garage Location
- Bin Pad
- Indicative APZ

Plan of Development Table

Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front																		
Front/Primary Frontage	1.95m	1.95m	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	4.55m	n/a	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear																		
Rear bounday where: - a rear retaining wall is 2.0m or less.	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		90%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	n/a	n/a	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

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

PLAN REF: 110056 – 616
Rev No: 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 13A, 13C & 13M
PLAN OF DEVELOPMENT

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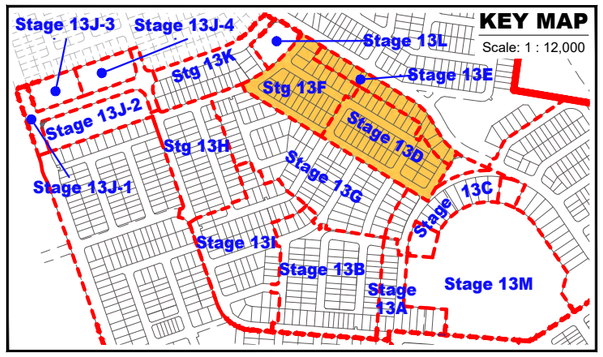

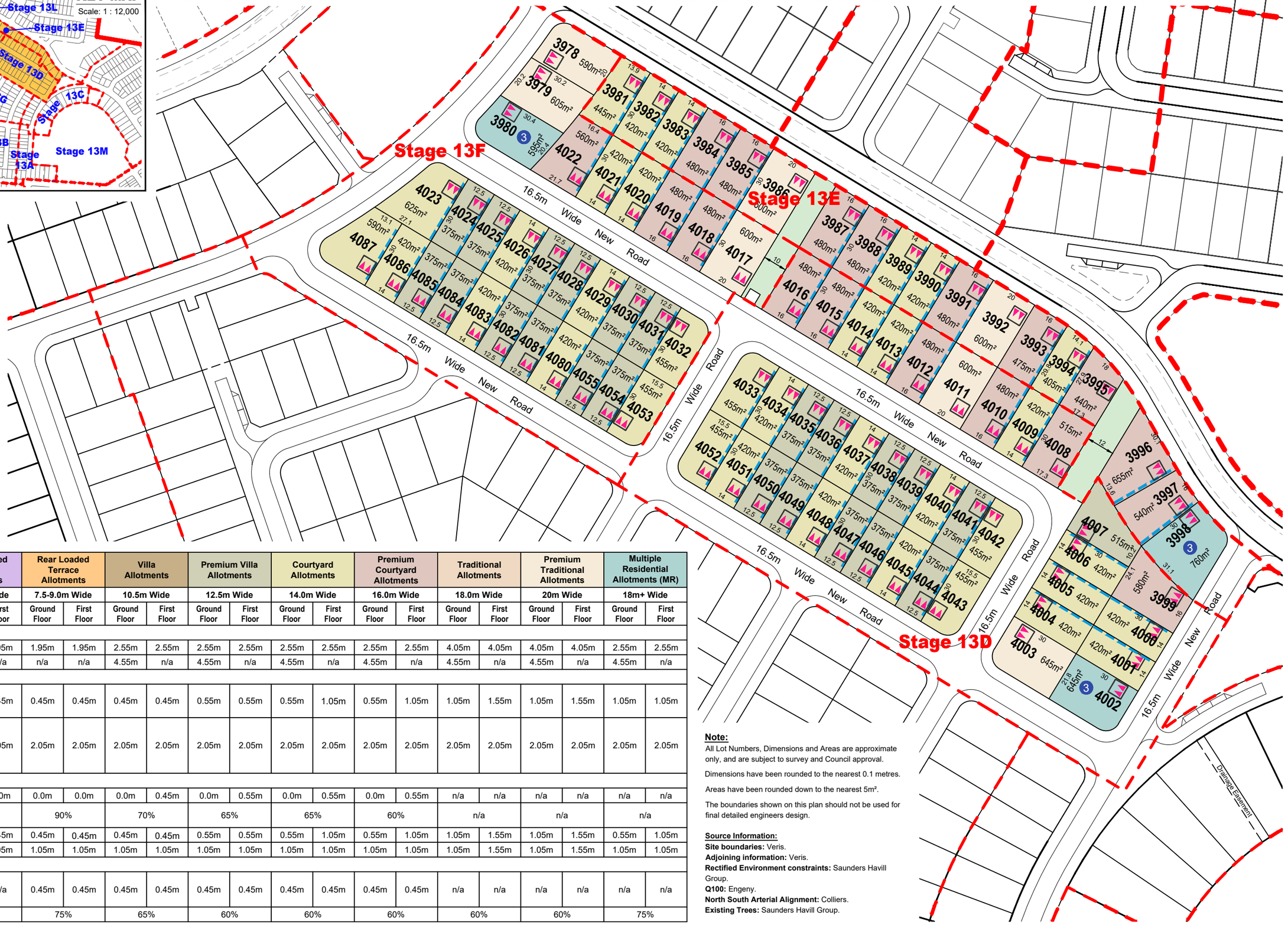

Legend

General

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

Open Space

- Linear Connections

Allotment Details

- Optional Built to Boundary Wall
- Preferred Double Garage Location

Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front																		
Front/Primary Frontage	1.95m	1.95m	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	4.55m	n/a	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear																		
Rear bounday where: - a rear retaining wall is 2.0m or less.	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		90%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	n/a	n/a	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

Note:

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

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

Source Information:

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

PLAN REF: 110056 – 618
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 13D - 13F
PLAN OF DEVELOPMENT

PEET

URBAN DESIGN
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Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front																		
Front/Primary Frontage	1.95m	1.95m	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	4.55m	n/a	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear																		
Rear bounday where: - a rear retaining wall is 2.0m or less.	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		90%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	n/a	n/a	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

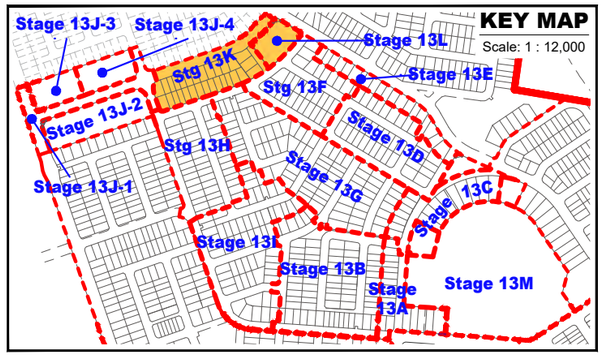
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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

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

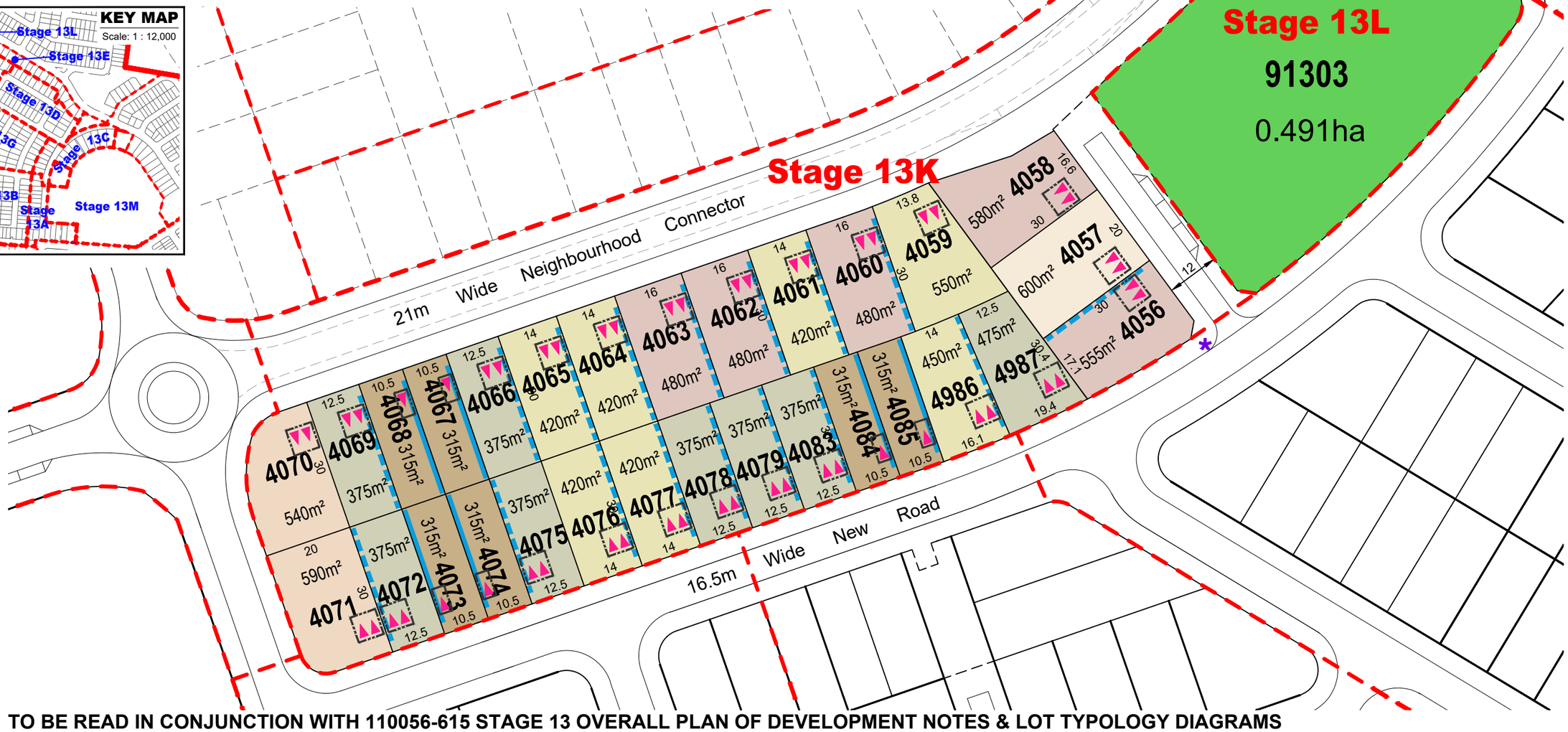


Legend

General
- Application Boundary
- Stage Boundary
- Sub Stage Boundary

Open Space
- Neighbourhood Recreation Park
- Linear Connections

Allotment Details
- Maximum Building Location Envelope
- Optional Built to Boundary Wall
- Preferred Double Garage Location



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

PLAN REF: 110056 – 619
Rev No: J
DATE: 18 SEPTEMBER 2026
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0 10 20 30 40 50 1 : 1,000 @ A3

FLAGSTONE CA3 SOUTH
STAGE 13K & 13L
PLAN OF DEVELOPMENT

URBAN DESIGN
Level 8
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PO Box 1559
Fortitude Valley QLD 4006
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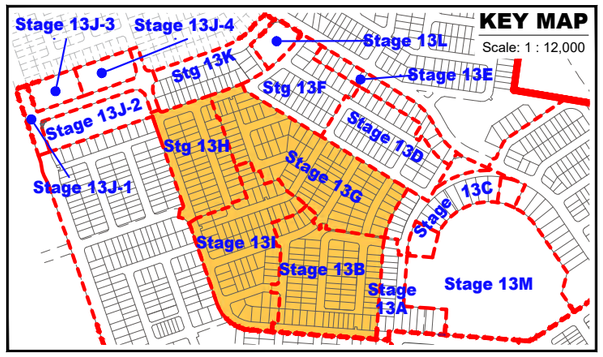

Note:

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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:

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

Legend

General

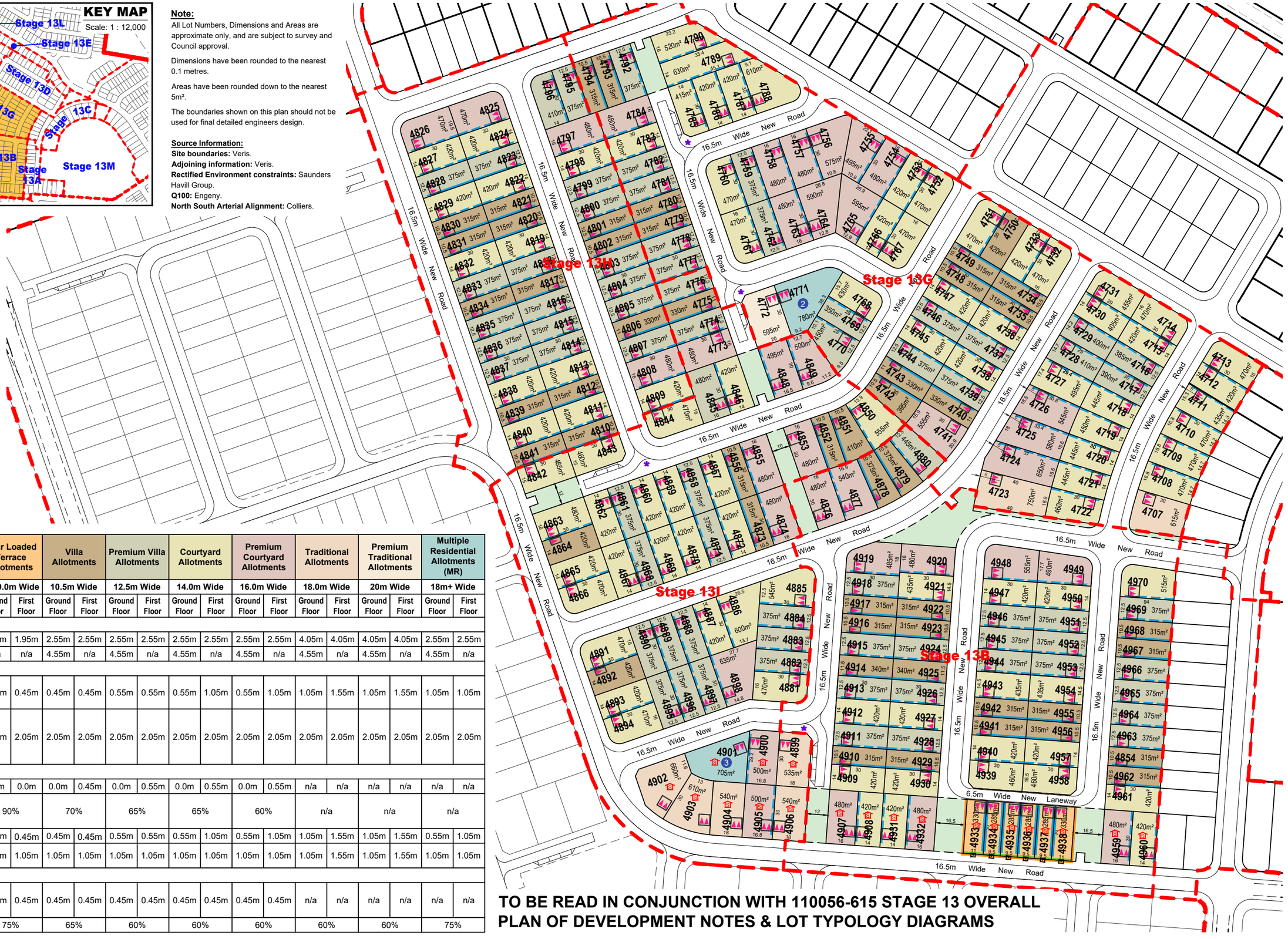
- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- (1) Possible Multiple Residential Allotment (Max. no. of dwellings)

Open Space

- Linear Connections

Allotment Details

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



Plan of Development Table	Front Loaded Terrace Allotments		Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Multiple Residential Allotments (MR)	
	7.5-9.0m Wide		7.5-9.0m Wide		10.5m Wide		12.5m Wide		14.0m Wide		16.0m Wide		18.0m Wide		20m Wide		18m+ Wide	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front																		
Front/Primary Frontage	1.95m	1.95m	1.95m	1.95m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	2.55m	4.05m	4.05m	4.05m	4.05m	2.55m	2.55m
Garage	4.55m	n/a	n/a	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a	4.55m	n/a
Rear																		
Rear bounday where: - a rear retaining wall is 2.0m or less.	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Rear boundary where: - on the low side of a rear retaining wall; and - the total wall height exceeds 2.0m in height.	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m	2.05m
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.45m	0.0m	0.55m	0.0m	0.55m	0.0m	0.55m	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		90%		70%		65%		65%		60%		n/a		n/a		n/a	
Non Built to Boundary	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.55m	0.55m	0.55m	1.05m	0.55m	1.05m	1.05m	1.55m	1.05m	1.55m	0.55m	1.05m
Corner Lots - Secondary Frontage	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.05m	1.55m	1.05m	1.55m	1.05m	1.05m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	n/a	n/a	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	0.45m	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		75%		65%		60%		60%		60%		60%		60%		75%	

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

PLAN REF: 110056 – 620
Rev No: J
DATE: 18 SEPTEMBER 2026
CLIENT: PEET
DRAWN BY: CB / CK
CHECKED BY: CK

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

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

PEET

URBAN DESIGN
Level 8
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Fortitude Valley QLD 4006
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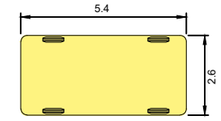
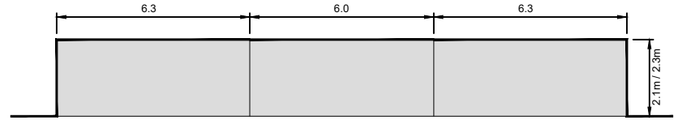


Parking Bay Diagram
Scale 1 : 200



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

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 343
Total Residential Dwellings 419
Total On-Street Visitor Parking Spaces Required 315
(based on 0.75 per dwelling)

Legend

General
- Site Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary

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

Note:
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Areas have been rounded down to the nearest 5m².

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

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FLAGSTONE CA3 SOUTH
STAGE 13 OVERALL
PARKING MANAGEMENT PLAN

PEET

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