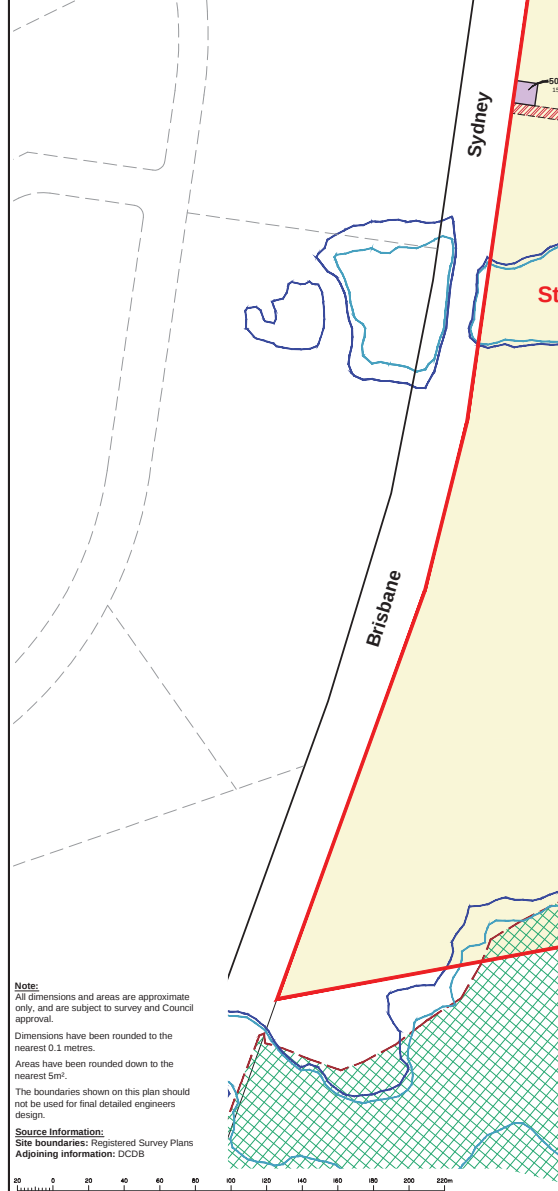


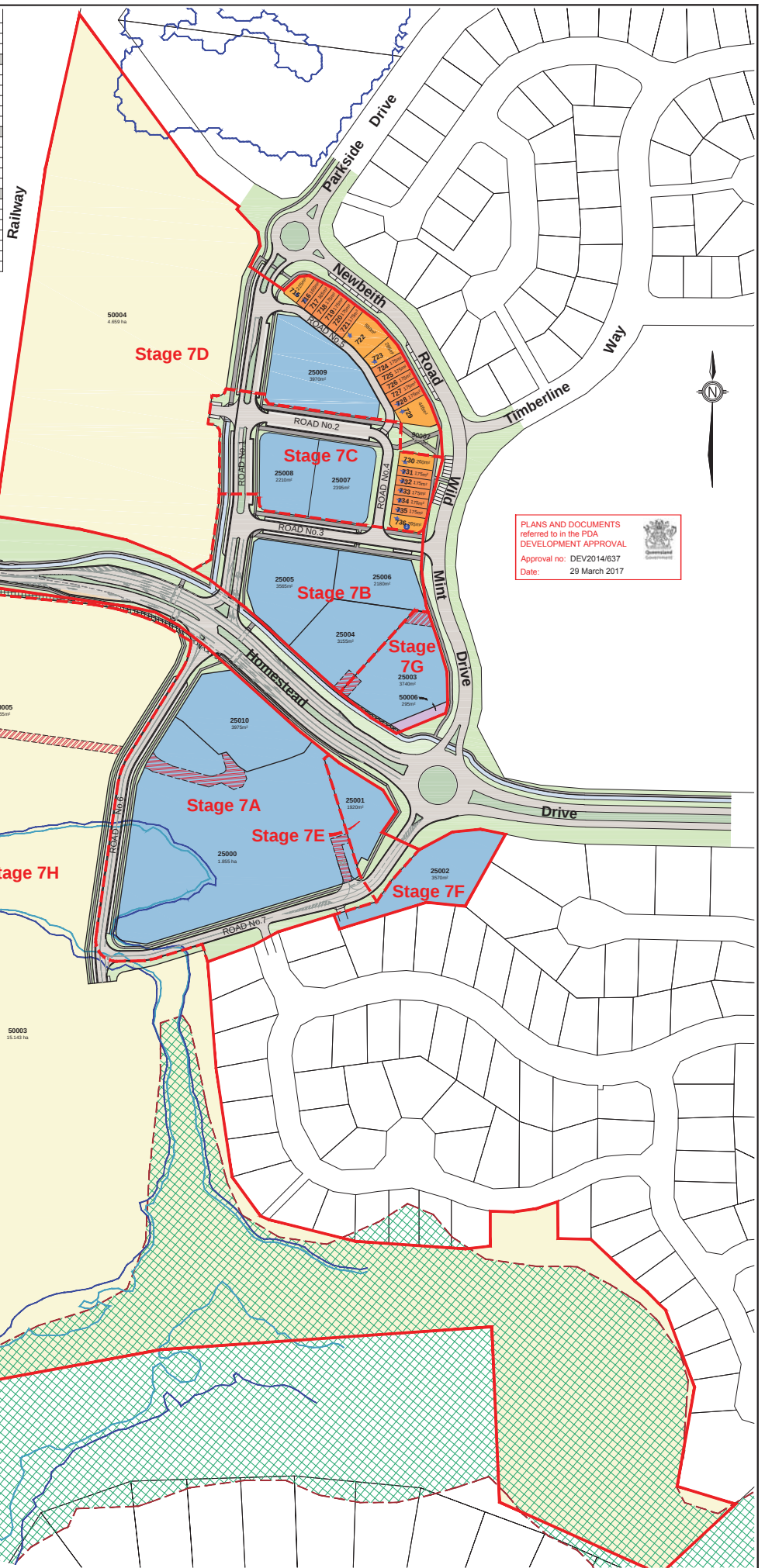
Land Budget Stage 7										
Land Use	Stage 7A	Stage 7B	Stage 7C	Stage 7D	Stage 7E	Stage 7F	Stage 7G	Stage 7H	Overall	
Area of Subject Site	3,025 ha	1,383 ha	1,161 ha	5,812 ha	0,298 ha	0,357 ha	0,416 ha	15,401 ha	12,452 ha	100.0%
Saleable Area										
Residential Allotments	---	---	0.140 ha	0.346 ha	---	---	---	---	0.486 ha	3.9%
Town Centre Frame Allotments	2,253 ha	0.891 ha	0.462 ha	0.397 ha	0.192 ha	0.374 ha	---	---	4,926 ha	39.6%
Service Allotments	---	---	---	---	---	0.030 ha	0.016 ha	---	0.036 ha	0.2%
Balance Super Allotments	---	---	---	4,723 ha	---	---	15,143 ha	---	4,723 ha	37.9%
Total Area of Allotments	2,253 ha	0.891 ha	0.602 ha	5,465 ha	0.392 ha	0.404 ha	15,159 ha	---	10,164 ha	81.6%
Road										
Collector Road	---	0.223 ha	0.248 ha	0.252 ha	---	---	---	---	0.723 ha	5.8%
Local Road	0.698 ha	0.262 ha	0.311 ha	0.095 ha	0.106 ha	---	0.242 ha	---	1,472 ha	11.8%
Linear Connections	---	---	---	---	---	---	---	---	---	0.0%
Road Widening	0.074 ha	0.007 ha	---	---	---	0.012 ha	---	---	0.093 ha	0.7%
Total Area of New Road	0.772 ha	0.492 ha	0.559 ha	0.347 ha	0.306 ha	---	0.012 ha	0.242 ha	2,288 ha	18.4%
Road Lengths										
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	Length	
6.5m Wide New Road	---	---	---	120m	---	---	---	---	---	120m
11.5m Wide New Road	---	---	---	---	---	---	---	---	---	---
15.5m Wide New Road	192m	---	57m	---	40m	---	---	---	---	299m
20.6m Wide New Road	259m	122m	89m	---	---	---	---	---	---	470m
29m Wide New Road	---	73m	75m	85m	---	---	---	---	---	233m
Total Length of New Road	451m	185m	231m	205m	40m	---	---	---	---	1122m

Yield Breakdown Stage 7										
Product Name	Typical Size	Typical Area	Stage 7A	Stage 7B	Stage 7C	Stage 7D	Stage 7E	Stage 7F	Stage 7G	Overall
25m Deep Product										
SOHO Terrace 7.5m Allotment	7.5 x 25m	188m²	---	---	5	11	---	---	---	16 73%
SOHO Terrace 9.5m Allotment	9.5 x 25m	238m²	---	---	2	4	---	---	---	6 27%
Subtotal	---	---	---	---	7	15	---	---	---	22 100%
Total Residential Allotments										
Super Lots	---	---	---	---	---	---	---	---	---	---
Town Centre Frame	---	---	---	---	---	---	---	---	---	---
Service Allotments	---	---	---	---	---	---	---	---	---	---
Balance Super Allotments	---	---	---	---	---	---	---	---	---	---
Sub Total	---	---	2	3	2	3	1	1	2	16
Total Allotments	---	---	2	3	9	18	1	1	2	38

- Legend**
- Site Boundary
 - Stage Boundary
 - Possible Loft Dwelling (Subject to further approval)
 - Possible Multiple Residential Allotment (Max. no. of dwellings) (Subject to further approval)
 - Q5 Flood Line
 - Q100 Flood Line
 - Category B area (Remnant vegetation)
 - Access Easement
 - Road Widening



REVISION	Level Datum	Date	21 February 2017
A: 06/05/2015 RFI Response	Origin	Comp By.	WNW
B: 18/05/15 Amend Staging		DWG Name.	Precinct 1 Stage 7
C: 18/09/15 Amend Layout		Local Authority	Economic Development Queensland
D: 13/05/16 Amend Lots Stage 7A		Locality	JIMBOOMBA
E: 21/02/17 Amend Staging		Job Reference	110056
	Scale	Sheet	
	1 : 1500	A1	



CLIENT

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PLAN OF SUBDIVISION

STAGE 7

TOWN CENTRE EAST

PROJECT

FLAGSTONE

PRECINCT 1

Plan Ref 110056 - 270

Rev E

RPS

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Yield Breakdown Stage 7

	Stage 7A	Stage 7B	Stage 7E	Stage 7F	Stage 7G	Stage 7H	Overall
Super Lots	2	3	1	1	1	1	8
Town Centre Frame	—	—	—	—	—	—	—
Service Allotments	—	—	—	—	—	—	—
Balance Super Allotments	—	—	—	—	—	—	—
Sub Total	2	3	1	1	2	2	9
Total Allotments	2	3	1	1	2	2	9

Legend

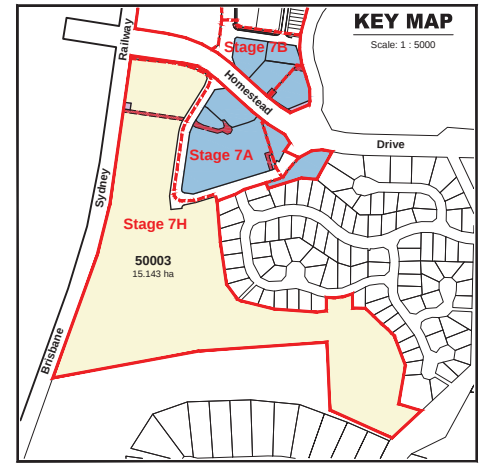
- Site Boundary
- - - Stage Boundary
- ★ Possible Loft Dwelling (Subject to further approval)
- ① Possible Multiple Residential Allotment (Max. no. of dwellings) (Subject to further approval)
- Q5 Flood Line
- Q100 Flood Line
- ▨ Category B area (Remnant vegetation)
- ▨ Access Easement
- ▨ Road Widening

Land Budget Stage 7

Land Use	Stage 7A	Stage 7B	Stage 7E	Stage 7F	Stage 7G	Stage 7H	Overall
Area of Subject Site	3.625 ha	1.383 ha	0.298 ha	0.357 ha	0.416 ha	15.401 ha	20.880 ha
Saleable Area							
Town Centre Frame Allotments	2.253 ha	0.891 ha	0.192 ha	0.357 ha	0.374 ha	—	4.067 ha
Service Allotments	—	—	—	—	0.030 ha	0.016 ha	0.046 ha
Balance Super Allotments	—	—	—	—	—	15.143 ha	15.143 ha
Total Area of Allotments	2.253 ha	0.891 ha	0.192 ha	0.357 ha	0.404 ha	15.159 ha	19.256 ha
Road							
Collector Road	—	0.223 ha	—	—	—	—	0.223 ha
Local Road	0.698 ha	0.262 ha	0.106 ha	—	—	0.242 ha	1.308 ha
Road Widening	0.074 ha	0.007 ha	—	—	0.012 ha	—	0.093 ha
Total Area of New Road	0.772 ha	0.492 ha	0.106 ha	—	0.012 ha	0.242 ha	1.624 ha
Road Lengths							
Street Type	Length	Length	Length	Length	Length	Length	Length
14.5m Wide New Road	—	—	—	—	—	—	—
20.6m Wide New Road	259m	122m	—	—	—	—	381m
29m Wide New Road	—	73m	—	—	—	—	73m
Total Length of New Road	259m	195m	—	—	—	—	454m

KEY MAP

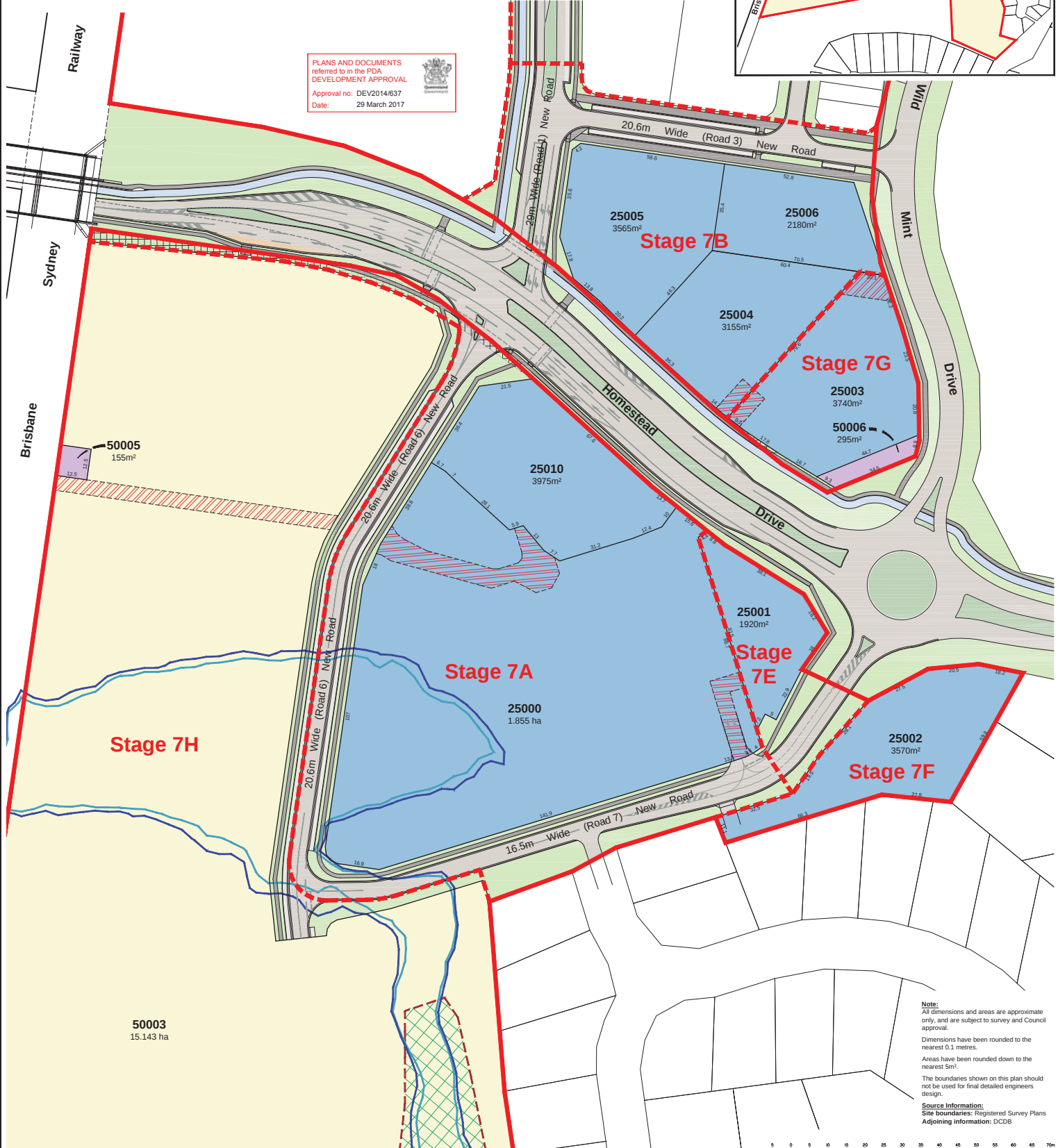
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2014/637

Date: 29 March 2017



Note:
All 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: Registered Survey Plans
Adjoining information: DCDB

REVISION

A: 06/05/2015 RFI Response
B: 18/05/15 Amend Staging
C: 18/09/15 Amend Layout
D: 13/05/16 Amend Lots Stage 7A
E: 21/02/17 Amend Staging

Level Datum

Origin

Date

21 February 2017

Comp By.

WNW

DWG Name.

Precinct 1 Stage 7

Local Authority

Economic Development Queensland

Scale

1 : 750

Sheet

A1

Locality

JIMBOOMBA

Job Reference

110056

CLIENT

PEET

PLAN OF SUBDIVISION
STAGE 7A & B
TOWN CENTRE EAST

PROJECT

FLAGSTONE
PRECINCT 1

Plan Ref

110056 - 271

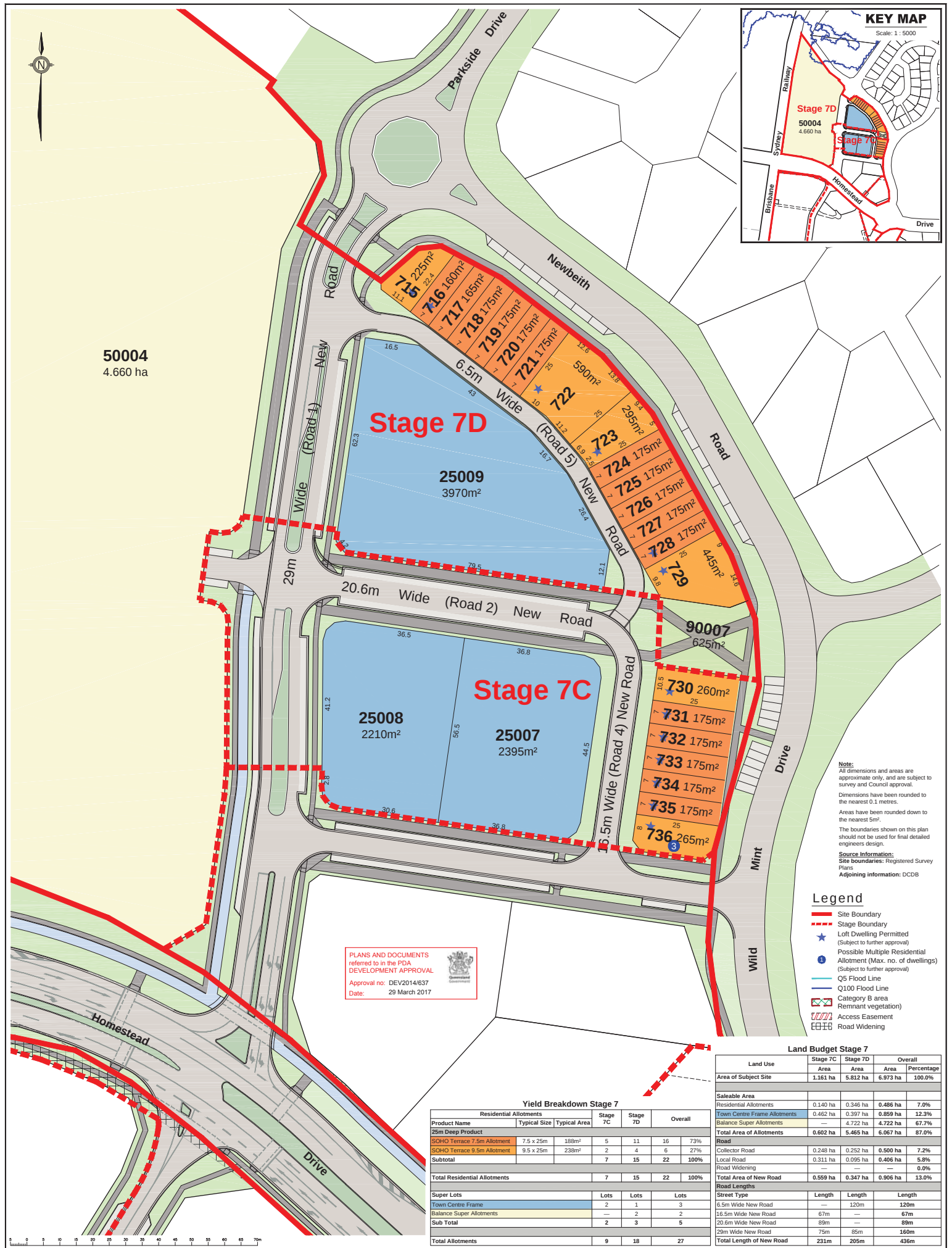
Rev

E

RPS

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50004
4.660 ha

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
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- Legend**
- Site Boundary
 - Stage Boundary
 - Loft Dwelling Permitted (Subject to further approval)
 - Possible Multiple Residential Allotment (Max. no. of dwellings) (Subject to further approval)
 - Q5 Flood Line
 - Q100 Flood Line
 - Category B area (Remnant vegetation)
 - Access Easement
 - Road Widening

Yield Breakdown Stage 7

Product Name	Typical Size	Typical Area	Stage 7C	Stage 7D	Overall
25m Deep Product			5	11	16
SOHO Terrace 7.5m Allotment	7.5 x 25m	188m²	2	4	6
SOHO Terrace 9.5m Allotment	9.5 x 25m	238m²	2	15	22
Subtotal			7	15	22
Total Residential Allotments			7	15	22
Super Lots					
Town Centre Frame			2	1	3
Balance Super Allotments				2	2
Sub Total			2	3	5
Total Allotments			9	18	27

Land Budget Stage 7

Land Use	Stage 7C	Stage 7D	Overall
Area	Area	Area	Percentage
Area of Subject Site	1.161 ha	5.812 ha	6.973 ha 100.0%
Saleable Area			
Residential Allotments	0.140 ha	0.346 ha	0.486 ha 7.0%
Town Centre Frame Allotments	0.462 ha	0.397 ha	0.859 ha 12.3%
Balance Super Allotments	—	4.722 ha	4.722 ha 67.7%
Total Area of Allotments	0.602 ha	5.465 ha	6.067 ha 87.0%
Road			
Collector Road	0.248 ha	0.252 ha	0.500 ha 7.2%
Local Road	0.311 ha	0.095 ha	0.406 ha 5.8%
Road Widening	—	—	— 0.0%
Total Area of New Road	0.559 ha	0.347 ha	0.906 ha 13.0%
Road Lengths			
Street Type	Length	Length	Length
6.5m Wide New Road	—	120m	120m
16.5m Wide New Road	67m	—	67m
20.6m Wide New Road	89m	—	89m
29m Wide New Road	75m	85m	160m
Total Length of New Road	231m	205m	436m