

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	1,770 ha	1,154 ha	1,156 ha	0,298 ha	0,387 ha	4,689 ha	15,401 ha	27,852 ha 100.0%
Saleable Area									
Town Centre Frame Allotments	2,253 ha	1,265 ha	0,692 ha	0,821 ha	0,192 ha	0,357 ha	—	—	5,689 ha 20.4%
Service Allotments	—	—	—	—	—	—	0,016 ha	—	0,016 ha 0.1%
Balance Super Allotments	—	—	—	—	—	—	15,143 ha	—	15,143 ha 54.5%
Total Area of Allotments	2,253 ha	1,265 ha	0,692 ha	0,821 ha	0,192 ha	0,357 ha	15,159 ha	—	20,488 ha 73.5%
Road									
Collector Road	—	0,223 ha	0,216 ha	0,251 ha	—	—	—	—	0,690 ha 2.5%
Local Road	0,688 ha	0,262 ha	0,246 ha	0,086 ha	0,106 ha	—	—	0,242 ha	1,640 ha 5.9%
Road Widening	0,074 ha	0,020 ha	—	—	—	—	—	—	0,094 ha 0.3%
Total Area of New Road	0,772 ha	0,505 ha	0,462 ha	0,337 ha	0,106 ha	—	—	0,242 ha	2,424 ha 8.7%
Road Lengths									
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	Length
16.5m Wide New Road	195m	—	—	—	40m	—	—	—	235m
20.6m Wide New Road	239m	122m	96m	33m	—	—	—	—	490m
25m Wide New Road	—	73m	75m	89m	—	—	—	—	237m
Total Length of New Road	434m	195m	171m	122m	40m	—	—	—	962m

Yield Breakdown Stage 7									
Allotments	Stage 7A	Stage 7B	Stage 7C	Stage 7D	Stage 7E	Stage 7F	Stage 7G	Stage 7H	Overall
Super Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots
Town Centre Frame	2	3	4	—	—	1	—	—	10
Service Allotments	—	—	—	—	—	—	—	1	1
Balance Super Allotments	—	—	—	—	—	—	1	—	1
Total Allotments	2	3	4	—	—	1	1	1	15

Legend

- Site Boundary
- Stage Boundary
- Q5 Flood Line
- Q100 Flood Line
- Category B area (Remnant vegetation)
- Access Easement
- Sewer Easement
- Road Widening

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2014/637

Date: 31 August 2018



Notes:

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: DCDG

0 20 40 60 80 100 120 140 160 180 200 220m

REVISION	Level Datum	Date	27 JULY 2018
A: 08/05/2015 RFI Response	Origin	Comp By:	WNW / MD
B: 18/05/15 Amend Staging		DWG Name:	Precinct 1 Stage 7
C: 18/05/15 Amend Layout		Local Authority:	Economic Development Queensland
D: 13/05/16 Amend Lots Stage 7A		Locality:	JIMBOOMBA
E: 21/02/17 Amend Staging	Scale	Job Reference:	110056
F: 22/02/17 Amend Staging and Lots	1 : 1500		
G: 28/02/18 Amend Layout	Sheet		A1
H: 12/03/18 Amend Layout			
I: 08/05/18 Amend Footpath			
J: 27/07/18 Amend Stage 7C			

CLIENT

PEET

PLAN OF SUBDIVISION
STAGE 7
TOWN CENTRE EAST

PROJECT

FLAGSTONE
PRECINCT 1

Plan Ref

110056 - 270

Rev

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Yield Breakdown Stage 7

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

Legend

- Site Boundary
- Stage Boundary
- Q5 Flood Line
- Q100 Flood Line
- Category B area (Remnant vegetation)
- Access Easement
- Road Widening

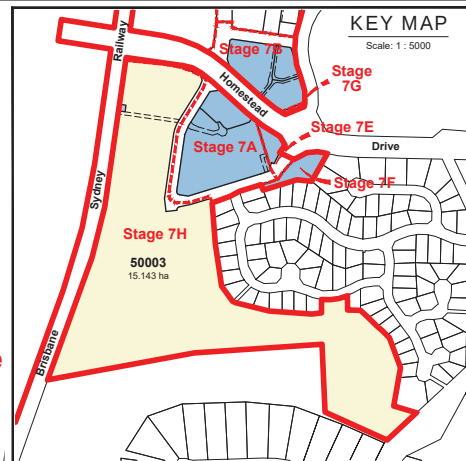


Land Budget Stage 7

Land Use	Stage 7A	Stage 7B	Stage 7E	Stage 7F	Stage 7H	Overall
Area of Subject Site	3.025 ha	1.770 ha	0.298 ha	0.357 ha	15.401 ha	20.851 ha
Saleable Area						
Town Centre Frame Allotments	2.253 ha	1.265 ha	0.192 ha	0.357 ha	—	4.067 ha
Service Allotments	—	—	—	—	0.016 ha	0.016 ha
Balance Super Allotments	—	—	—	—	15.143 ha	15.143 ha
Total Area of Allotments	2.253 ha	1.265 ha	0.192 ha	0.357 ha	15.159 ha	19.226 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	0.020 ha	—	—	—	0.094 ha
Total Area of New Road	0.772 ha	0.505 ha	0.106 ha	—	0.242 ha	1.625 ha
Road Lengths						
Street Type	Length	Length	Length	Length	Length	Length
20.6m Wide New Road	239m	122m	—	—	—	361m
29m Wide New Road	—	73m	—	—	—	73m
Total Length of New Road	239m	195m	—	—	—	434m

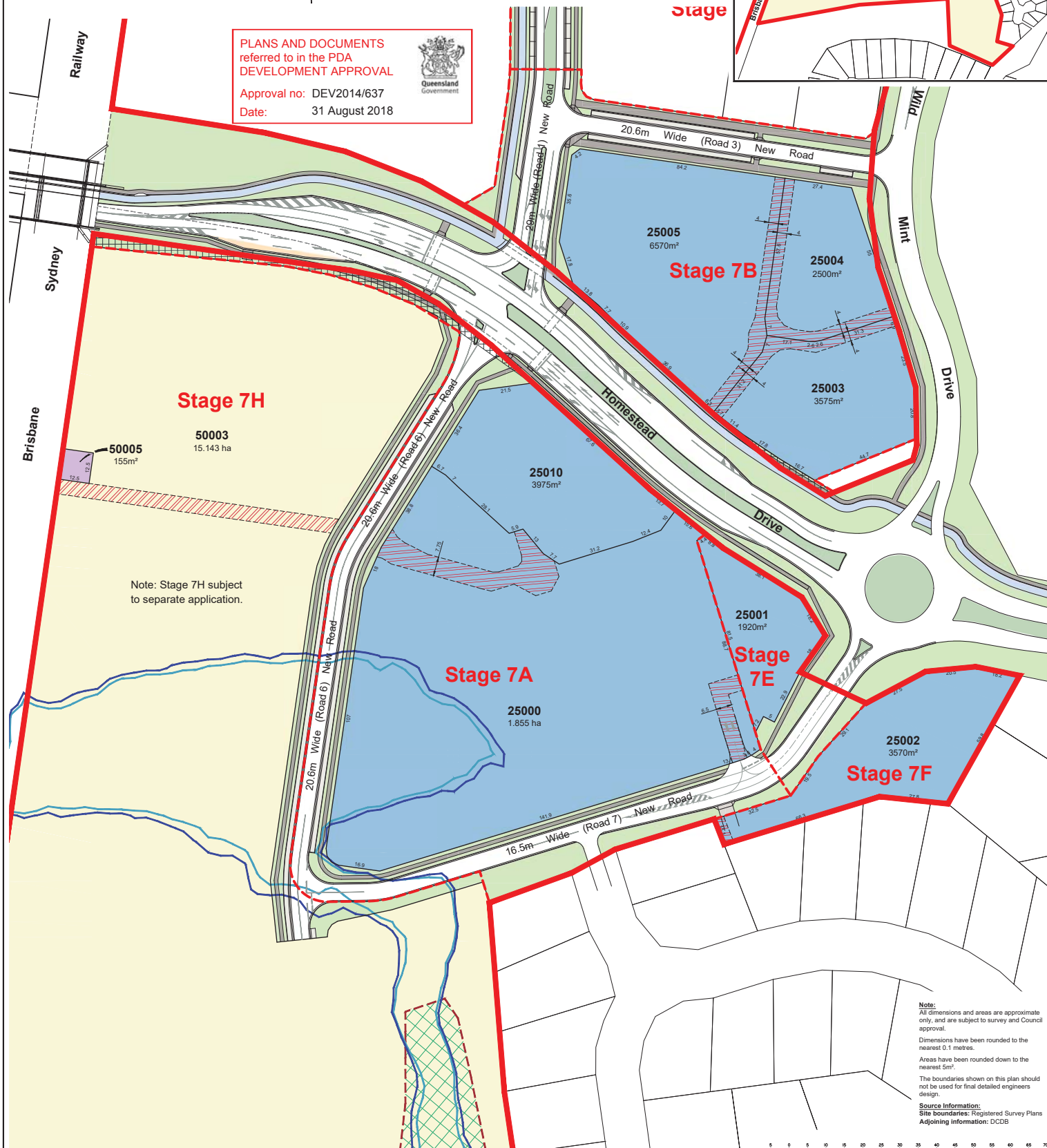
KEY MAP

Scale: 1 : 5000



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2014/637
Date: 31 August 2018



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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: Registered Survey Plans
Adjoining information: DCDB

REVISION	Level Datum	Date
A: 08/05/2015 RFI Response	Origin	27 JULY 2018
B: 18/05/15 Amend Staging		Comp By: WNW / MD
C: 18/09/15 Amend Layout		DWG Name: Precinct 1 Stage 7
D: 13/05/16 Amend Lots Stage 7A		Local Authority: Economic Development Queensland
E: 21/02/17 Amend Staging		Locality: JIMBOOMBA
F: 22/02/17 Amend Staging and Lots		Job Reference: 110056
G: 28/02/18 Amend Layout		
H: 12/03/18 Amend Layout		
I: 08/05/18 Amend Footpath		
J: 27/07/18 Amend Stage 7C		

Scale	Sheet
1 : 750	A1

Date	27 JULY 2018
Comp By:	WNW / MD
DWG Name:	Precinct 1 Stage 7
Local Authority:	Economic Development Queensland
Locality:	JIMBOOMBA
Job Reference:	110056

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PLAN OF SUBDIVISION
STAGE 7A, B, E, F & H
TOWN CENTRE EAST

PROJECT

FLAGSTONE
PRECINCT 1

Plan Ref
110056 - 271

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Stage 7G

50004 (Pt)
4.659 ha
4.689 ha (Total)

Stage 7D

25009
8215m²

Stage 7C

25007
3475m²

25008
1645m²

25021
1000m²

25022
800m²

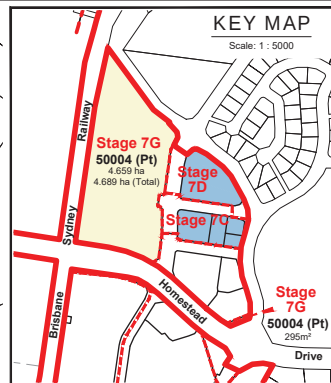
Stage 7B

Stage 7G

50004 (Pt)
295m²

KEY MAP

Scale: 1 : 5000



Legend

- Site Boundary
- Stage Boundary
- Q5 Flood Line
- Q100 Flood Line
- Category B area Remnant vegetation)
- Access Easement
- Sewer Easement
- Road Widening

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 0.1m.
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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2014/637
Date: 31 August 2018



Land Budget Stage 7

Land Use	Stage 7C	Stage 7D	Stage 7G	Overall	
Area	Area	Area	Area	Area	Percentage
Area of Subject Site	1.154 ha	1.158 ha	4.689 ha	7.001 ha	100.0%
Saleable Area					
Town Centre Frame Allotments	0.692 ha	0.821 ha	—	1.513 ha	21.6%
Balance Super Allotments	—	—	4.689 ha	4.689 ha	67.0%
Total Area of Allotments	0.692 ha	0.821 ha	4.689 ha	6.202 ha	88.6%
Road					
Collector Road	0.216 ha	0.251 ha	—	0.467 ha	6.7%
Local Road	0.246 ha	0.086 ha	—	0.332 ha	4.7%
Total Area of New Road	0.462 ha	0.337 ha	—	0.799 ha	11.4%
Road Lengths					
Street Type	Length	Length	Length	Length	
20.6m Wide New Road	96m	33m	—	129m	
29m Wide New Road	75m	89m	—	164m	
Total Length of New Road	171m	122m	—	293m	

Yield Breakdown Stage 7

Allotments	Stage 7C	Stage 7D	Stage 7G	Overall
Super Lots	Lots	Lots	Lots	Lots
Town Centre Frame	4	1	—	5
Balance Super Allotments	—	—	1	1
Total Allotments	4	1	1	6

REVISION	Level Datum	Date	27 JULY 2018	CLIENT	PEET	PROJECT	FLAGSTONE PRECINCT 1
A: 08/05/2015 RFI Response	Origin	Comp By:	WNW / MD				
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	Scale	Sheet	1 : 500 A1			Plan Ref	110056 - 272
F: 22/02/17 Amend Staging and Lots		Job Reference:	110056			Rev	J
G: 28/02/18 Amend Layout							
H: 12/03/18 Amend Layout							
I: 08/05/18 Amend Footpath							
J: 27/07/18 Amend Stage 7C							

PLAN OF SUBDIVISION	PROJECT	FLAGSTONE PRECINCT 1
STAGE 7C, D & G	Plan Ref	110056 - 272
TOWN CENTRE EAST	Rev	J

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