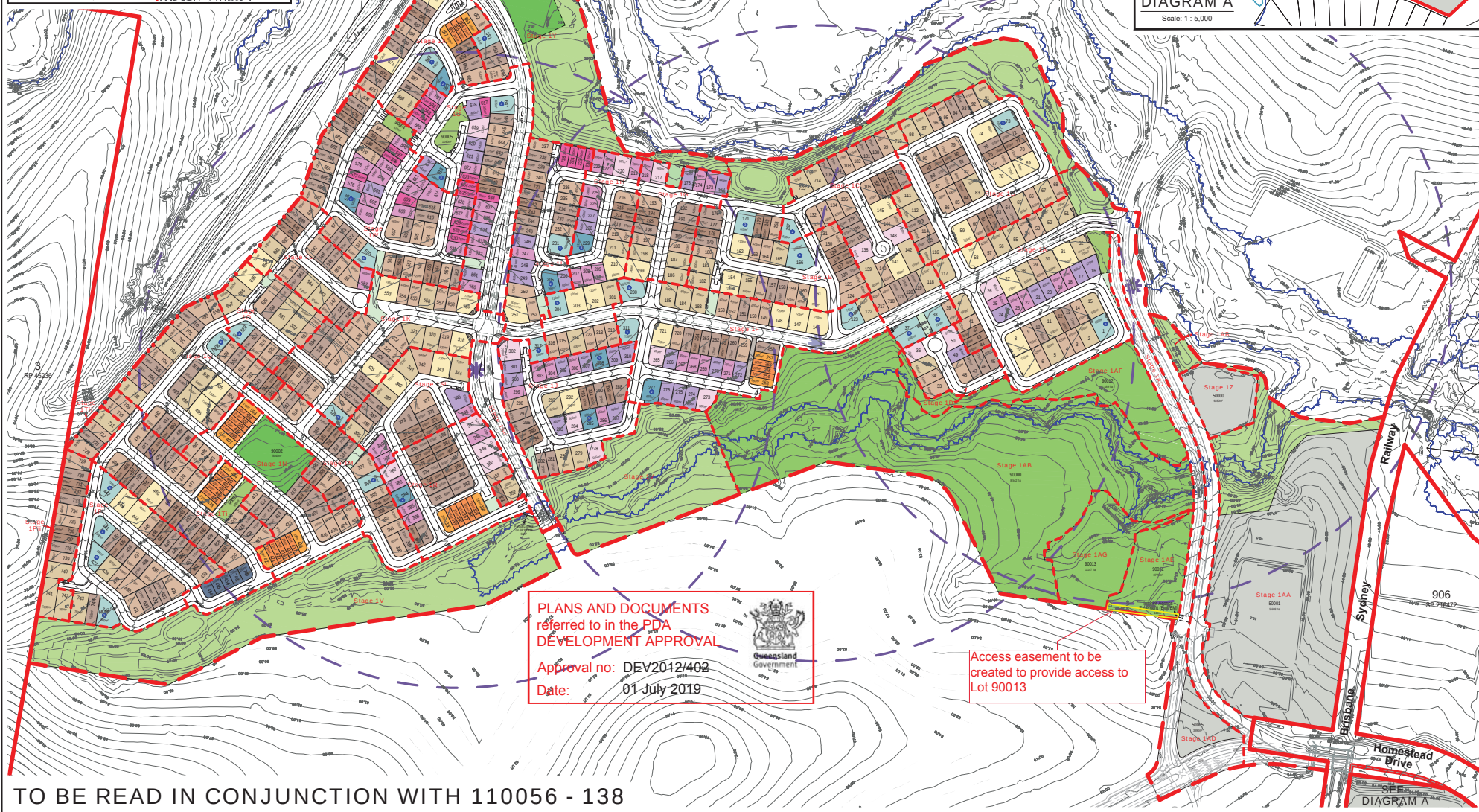
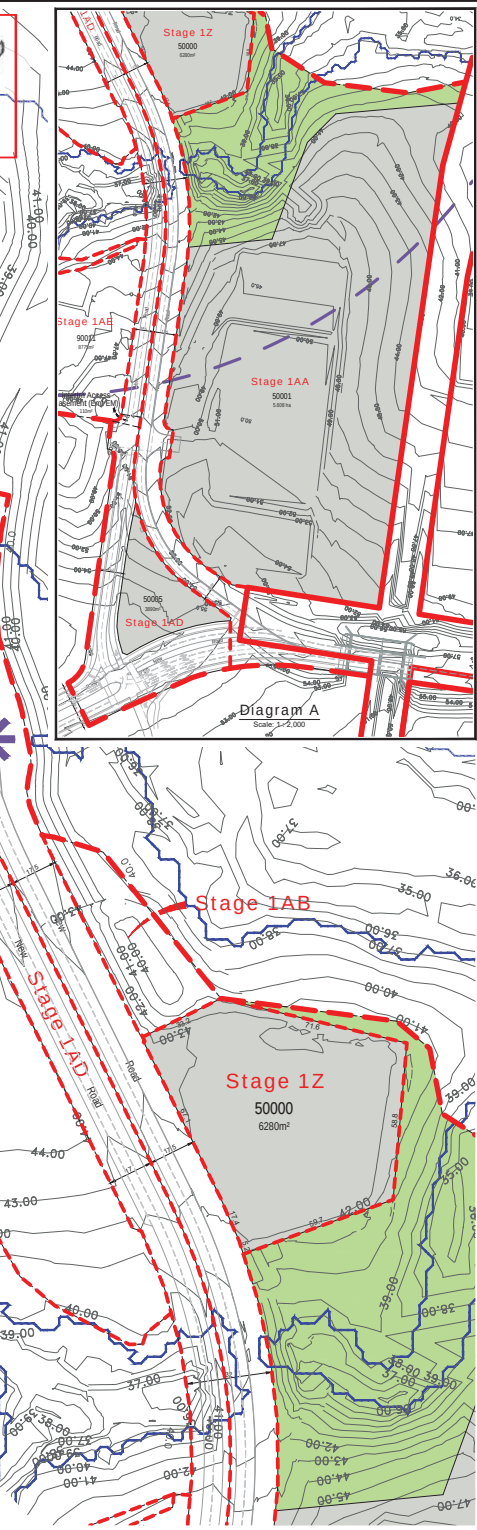
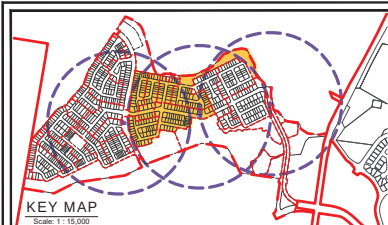




Residential Allotments			Stage 1A	Stage 1B	Stage 1C	Stage 1D	Stage 1Z	Stage 1AA	Stage 1AD	Overall
	Typical Size	Typical Area								
20m Deep Product										
Super Lots	12.5 x 20m	250m²	—	—	—	—	—	—	—	0%
Subtotal			—	—	—	—	—	—	—	0%
25m Deep Product										
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m²	5	—	—	—	—	—	5	4%
Premium Courtyard Allotment	16 x 25m	400m²	5	—	—	1	—	—	6	4%
Premium Traditional Allotment	29 x 25m	500m²	1	—	2	2	—	—	5	4%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	0%
Subtotal			11	—	2	3	—	—	16	11%
30m Deep Product										
Villa Allotment	10 x 30m	300m²	4	7	3	—	—	—	14	10%
Premium Villa Allotment	12.5 x 30m	375m²	2	10	11	3	—	—	26	18%
Courtyard Allotment	14 x 30m	420m²	10	15	13	3	—	—	41	29%
Traditional Allotment	20 x 30m	600m²	13	9	6	—	—	—	29	20%
Premium Traditional Allotment	24 x 30m	720m²	5	4	2	—	—	—	11	8%
Possible Multiple Residential Allotment	—	—	1	1	3	—	—	—	5	4%
Subtotal			35	46	38	7	—	—	126	89%
Total Residential Allotments			46	46	40	10	—	—	142	100%
Residential Net Density			14.0 dwh/a	14.6 dwh/a	15.7 dwh/a	14.0 dwh/a	—	—	—	—
Super Lots			Lots	Lots	Lots	Lots	Lots	Lots	Lots	Lots
Balance Super Allotments			—	—	—	—	1	1	1	3
Sub Total			—	—	—	—	1	1	1	3
Total Allotments			46	46	40	10	1	1	1	145
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			48	48	48	10	—	—	—	154
Maximum Potential Net Residential Density			14.6 dwh/a	15.2 dwh/a	18.9 dwh/a	14.0 dwh/a	—	—	—	—

Road Lengths								
Street Type	Stage 1A Length	Stage 1B Length	Stage 1C Length	Stage 1D Length	Stage 1Z Length	Stage 1AA Length	Stage 1AD Length	Overall Length
Shared Access Driveway	—	—	20m	—	—	—	—	20m
6.5m Wide New Road	—	—	—	—	—	—	—	—
14.5m Wide New Road	146m	100m	6m	63m	—	—	—	315m
16.5m Wide New Road	213m	392m	276m	82m	—	—	—	963m
18.5m Wide New Road	170m	130m	34m	—	—	—	—	334m
21m Wide New Road	229m	—	85m	—	—	—	—	314m
23.8m Wide New Road	—	—	—	—	—	—	—	—
32m Wide New Road	—	—	—	—	—	—	—	—
Various Width New Road	709m	—	—	—	—	620m	—	1535m
Total Length of New Road	1467m	622m	421m	145m	—	—	826m	3481m

REVISION	
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y	
X: 30/11/17 Amend Stage 1M, 1N, 1Q & 1T	
Y: 14/12/17 Amend PQD Stage 1A, 1B & 1R	
Z: 08/05/18 Amend Sub-Staging and RRD Lot	
AA: 17/05/18 Amend Stage 1P	
AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1AB, 1AC & 1AF	
AC: 24/01/19 Sub-Staging 1S & 1AG	
AD: 20/03/19 PQD Amendments & Emt EM	
AE: 18/09/19 Amend Stage 1H, 1I, 1R, 1SA, 1T and 1P	
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: DCCB Contours: Cardno Bulk Earthworks	
Legend — Site Boundary --- Proposed Precinct Boundary --- Proposed Stage Boundary --- Proposed Sub Stage Boundary --- Existing Q5 --- Existing Q100 --- Retained Vegetation - Flagstone & Sandy Creek --- Retained Vegetation - Other Areas --- 400m Catchment Area --- Possible Multiple Residential Allotment (Max. no. of dwellings) --- Indicative Bus Stop Location --- Padmount Transformer	
CLIENT PEET	
PROJECT FLAGSTONE PRECINCT 1	
PLAN OF SUBDIVISION STAGE 1A - 1D, 1Z - 1AA & 1AD ALLOTMENT LAYOUT	
Date	18 June 2019
Drawn By	WNW
Checked By	MD / DG
DWG Name	Precinct 1 Stage 1
Job Reference	110056
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Locality	JIMBOOMBA
Scale	Sheet
1 : 1000	A1
Plan Ref	Rev
110056 - d.122	AE
SPS ACPN Australia East Pty Ltd RCS 140 292 762 ABN 44 140 292 762 Urban Design Level 1VQ South 520 Wickham Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3539 9500 W psigroup.com.au COPYRIGHT PROTECTS THIS PLAN UNLESS OTHERWISE SPECIFIED	



Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q5
- Existing Q100
- Entry Statements - Lease
- Retained Vegetation - Flagstone & Sandy Creek
- Retained Vegetation - Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Inline Bus Stop
- Indicative Bus Stop Location
- Padmount Transformer

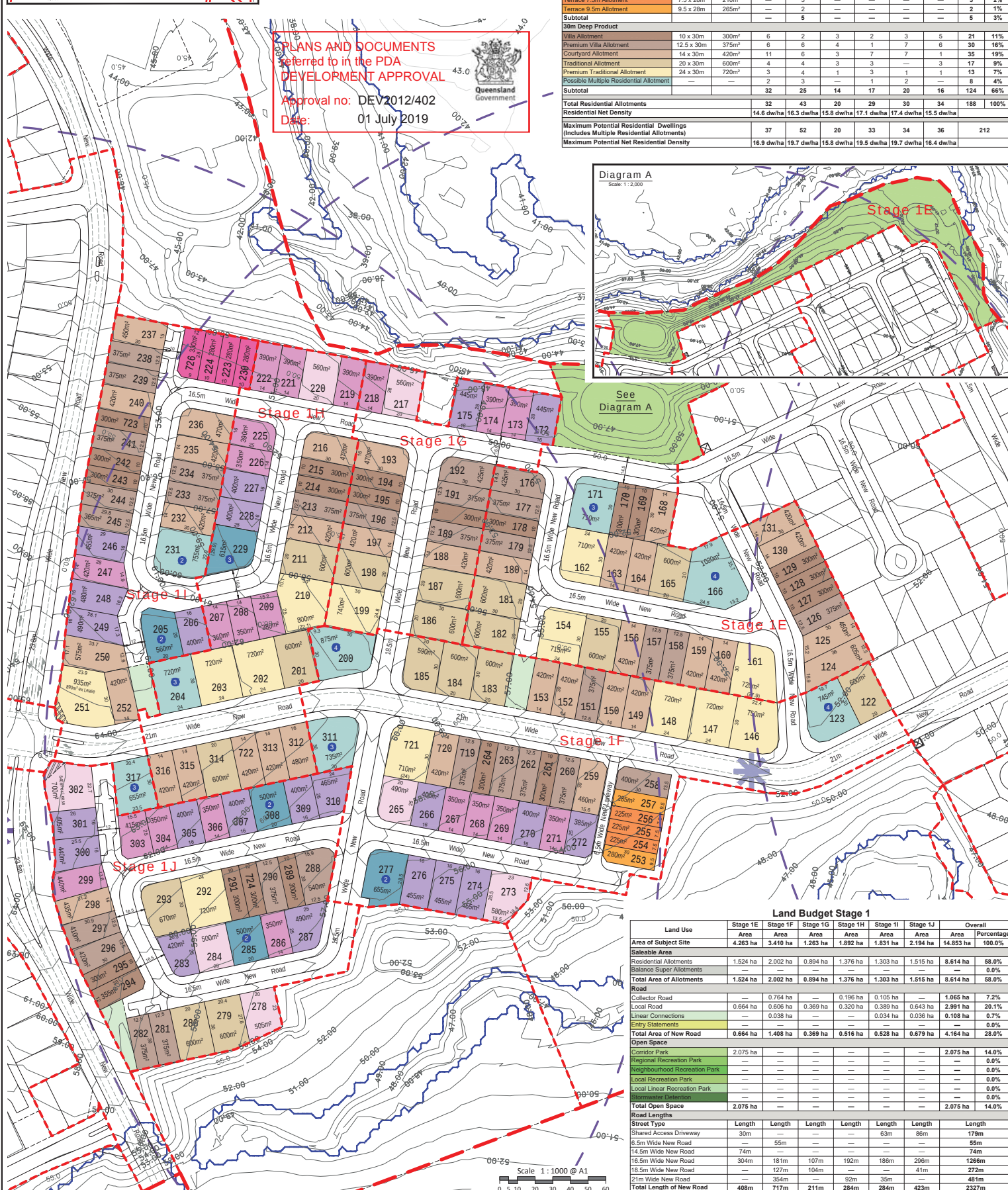
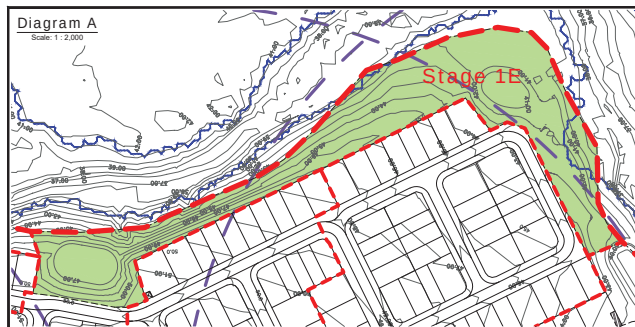


Yield Breakdown Stage 1										
Residential Allotments		Typical Size	Typical Area	Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall
20m Deep Product		12.5 x 20m	250m ²	—	—	—	—	—	—	0%
Subtotal				—	—	—	—	—	—	0%
25m Deep Product				—	—	—	—	—	—	—
Villa Allotment		10 x 25m	250m ²	—	—	—	—	4	—	2%
Courtyard Allotment		14 x 25m	350m ²	—	4	3	8	1	5	21%
Premium Courtyard Allotment		16 x 25m	400m ²	—	6	2	2	4	8	22%
Premium Traditional Allotment		20 x 25m	500m ²	—	2	1	1	—	3	7%
Possible Multiple Residential Allotment		—	—	—	1	—	1	1	2	3%
Subtotal				—	13	6	12	10	18	59%
28m - 30m Deep Product				—	—	—	—	—	—	—
Terrace 7.5m Allotment		7.5 x 28m	210m ²	—	3	—	—	—	—	3%
Terrace 9.5m Allotment		9.5 x 28m	265m ²	—	2	—	—	—	—	1%
Subtotal				—	5	—	—	—	—	3%
30m Deep Product				—	—	—	—	—	—	—
Villa Allotment		10 x 30m	300m ²	6	2	3	2	3	5	21%
Premium Villa Allotment		12.5 x 30m	375m ²	6	6	4	1	7	6	30%
Courtyard Allotment		14 x 30m	420m ²	11	6	3	7	7	1	35%
Traditional Allotment		20 x 30m	600m ²	4	4	3	3	—	3	17%
Premium Traditional Allotment		24 x 30m	720m ²	3	4	1	3	1	1	13%
Possible Multiple Residential Allotment		—	—	2	3	—	1	2	—	8%
Subtotal				32	25	14	17	20	16	124%
Total Residential Allotments				32	43	20	29	30	34	188%
Residential Net Density				14.6 dwha	16.3 dwha	15.8 dwha	17.1 dwha	17.4 dwha	15.5 dwha	16.4 dwha
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)				37	52	20	33	34	36	212
Maximum Potential Net Residential Density				16.9 dwha	19.7 dwha	15.8 dwha	19.5 dwha	19.7 dwha	16.4 dwha	18.1 dwha

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2012/402

Date: 01 July 2019



Land Budget Stage 1

Land Use	Stage 1E	Stage 1F	Stage 1G	Stage 1H	Stage 1I	Stage 1J	Overall
Area	4.263 ha	3.410 ha	1.263 ha	1.892 ha	1.831 ha	2.194 ha	14.853 ha
Percentage	28.8%	22.9%	8.6%	12.7%	12.3%	14.8%	100.0%
Saleable Area							
Residential Allotments	1.524 ha	2.002 ha	0.894 ha	1.376 ha	1.303 ha	1.515 ha	8.614 ha
Balance Super Allotments	—	—	—	—	—	—	—
Total Area of Allotments	1.524 ha	2.002 ha	0.894 ha	1.376 ha	1.303 ha	1.515 ha	8.614 ha
Road							
Collector Road	—	0.764 ha	—	0.196 ha	0.105 ha	—	1.065 ha
Local Road	0.664 ha	0.606 ha	0.369 ha	0.320 ha	0.389 ha	0.643 ha	2.991 ha
Linear Connections	—	0.038 ha	—	—	0.034 ha	0.036 ha	0.108 ha
Entry Statements	—	—	—	—	—	—	—
Total Area of New Road	0.664 ha	1.408 ha	0.369 ha	0.516 ha	0.528 ha	0.679 ha	4.164 ha
Open Space							
Corridor Park	2.075 ha	—	—	—	—	—	2.075 ha
Regional Recreation Park	—	—	—	—	—	—	—
Neighbourhood Recreation Park	—	—	—	—	—	—	—
Local Recreation Park	—	—	—	—	—	—	—
Local Linear Recreation Park	—	—	—	—	—	—	—
Entry Statements	—	—	—	—	—	—	—
Total Open Space	2.075 ha	—	—	—	—	—	2.075 ha
Road Lengths							
Street Type	Length	Length	Length	Length	Length	Length	Length
Shared Access Driveway	30m	—	—	—	63m	86m	179m
6.5m Wide New Road	—	55m	—	—	—	—	55m
7.4m	—	—	—	—	—	—	7.4m
14.5m Wide New Road	—	—	—	—	—	—	—
16.5m Wide New Road	304m	181m	107m	192m	186m	296m	1265m
18.5m Wide New Road	—	127m	104m	—	—	41m	272m
21m Wide New Road	—	354m	—	92m	35m	—	481m
Total Length of New Road	408m	717m	211m	284m	284m	423m	2327m

REVISION	PROJECT	FLAGSTONE PRECINCT 1	CLIENT				
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y... X: 30/11/17 Amend Stage 1M, 1N, 1Q & 1Y... Y: 14/12/17 Amend POB Stage 1L, 1N, 1P & 1R... Z: 08/09/18 Amend Sub-Stage and RRP Lot... AA: 17/05/18 Amend Stage 1P... AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1AB, 1AE & 1AF... AC: 24/01/19 Sub-Stage 1S & 1AG... AD: 20/03/19 POB Amendments & Emt EM... AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1S, 1T and 1P.	Job Ref. 110056	Date 18 June 2019	Comp By. WNW	DWG Name. Precinct 1 Stage 1	Checked By. MD / DG	Locality JIMBOOMBA	Local Authority ECONOMIC DEVELOPMENT QUEENSLAND

PEET
PLAN OF SUBDIVISION
STAGE 1E - 1J
ALLOTMENT LAYOUT

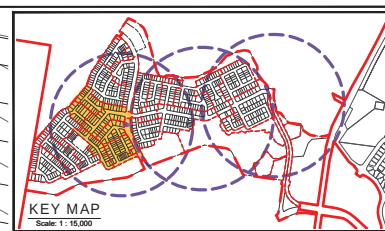
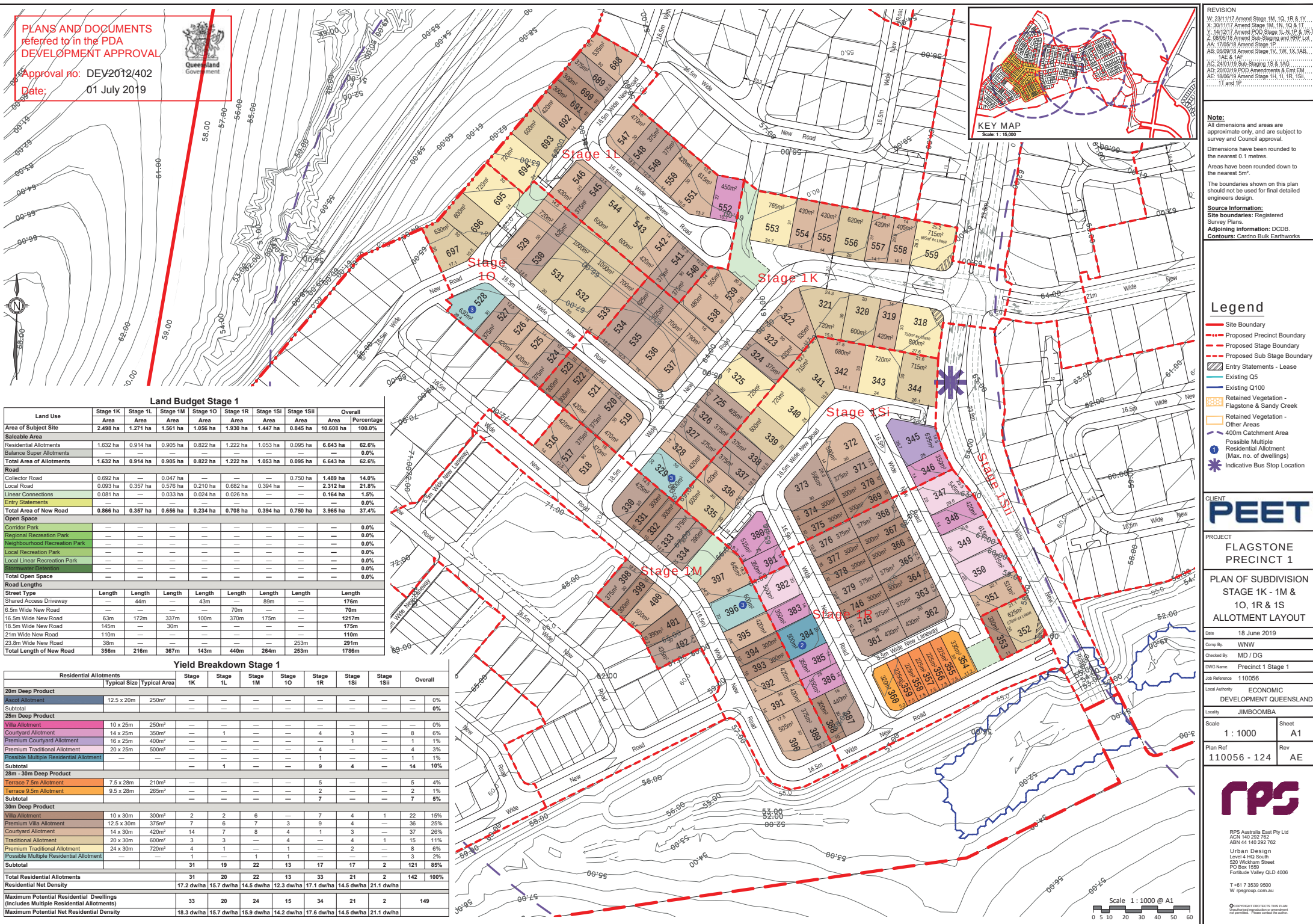


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Scale	Sheet	Plan Ref	Rev
1 : 1000	A1	110056 - 123	AE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/402
Date: 01 July 2019



REVISION
W: 23/11/17 Amend Stage 1M, 1O, 1R & 1Y...
X: 30/11/17 Amend Stage 1M, 1N, 1Q & 1Y...
Y: 14/12/17 Amend POD Stage 1L, 1N, 1P & 1R...
Z: 08/05/18 Amend Sub-Staging and RRP Lot...
AA: 17/05/18 Amend Stage 1R...
AB: 06/09/18 Amend Stage 1Y, 1W, 1X, 1AB...
AC: 24/09/18 Sub-Staging 1S & 1AG...
AD: 20/03/19 POD Amendments & Emt EM...
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1SI...
AF: 17/06/19

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: ODOB.
Contours: Canbrix Bulk Earthworks

Legend
— Site Boundary
--- Proposed Precinct Boundary
--- Proposed Stage Boundary
--- Proposed Sub Stage Boundary
--- Entry Statements - Lease
--- Existing Q5
--- Existing Q100
--- Retained Vegetation - Flagstone & Sandy Creek
--- Retained Vegetation - Other Areas
--- 400m Catchment Area
--- Possible Multiple Residential Allotment (Max. no. of dwellings)
--- Indicative Bus Stop Location

Land Budget Stage 1									
Land Use	Stage 1K	Stage 1L	Stage 1M	Stage 1O	Stage 1R	Stage 1S	Stage 1SI	Overall	
Area	Area	Area	Area	Area	Area	Area	Area	Area	Percentage
Area of Subject Site	2.498 ha	1.271 ha	1.561 ha	1.056 ha	1.930 ha	1.447 ha	0.845 ha	10.608 ha	100.0%
Residential Allotments	1.632 ha	0.914 ha	0.905 ha	0.822 ha	1.222 ha	1.053 ha	0.095 ha	6.643 ha	62.6%
Balance Super Allotments	—	—	—	—	—	—	—	—	0.0%
Total Area of Allotments	1.632 ha	0.914 ha	0.905 ha	0.822 ha	1.222 ha	1.053 ha	0.095 ha	6.643 ha	62.6%
Road	0.692 ha	—	0.047 ha	—	—	0.750 ha	—	1.489 ha	14.0%
Collector Road	0.692 ha	—	0.047 ha	—	—	0.750 ha	—	1.489 ha	14.0%
Local Road	0.093 ha	0.357 ha	0.576 ha	0.210 ha	0.882 ha	0.394 ha	—	2.312 ha	21.8%
Linear Connections	0.081 ha	—	0.033 ha	0.024 ha	—	—	—	0.164 ha	1.5%
Entry Statements	—	—	—	—	—	—	—	—	0.0%
Total Area of New Road	0.866 ha	0.357 ha	0.656 ha	0.234 ha	0.708 ha	0.394 ha	0.750 ha	3.965 ha	37.4%
Open Space	—	—	—	—	—	—	—	—	0.0%
Corridor Park	—	—	—	—	—	—	—	—	0.0%
Regional Recreation Park	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	0.0%
Stormwater Detention	—	—	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	—	—	—	0.0%
Road Lengths	—	—	—	—	—	—	—	—	0.0%
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	
Shared Access Driveway	—	44m	—	43m	—	89m	—	176m	
6.5m Wide New Road	—	—	—	—	70m	—	—	70m	
10.5m Wide New Road	63m	172m	337m	100m	370m	175m	—	1217m	
19.5m Wide New Road	145m	—	30m	—	—	—	—	175m	
21m Wide New Road	110m	—	—	—	—	—	—	110m	
23.8m Wide New Road	38m	—	—	—	—	253m	—	291m	
Total Length of New Road	356m	216m	367m	143m	440m	264m	253m	1786m	

Yield Breakdown Stage 1									
Residential Allotments			Stage 1K	Stage 1L	Stage 1M	Stage 1O	Stage 1R	Stage 1S	Stage 1SI
Typical Size	Typical Area								
20m Deep Product									
Ascent Allotment	12.5 x 20m	250m²	—	—	—	—	—	—	—
Subtotal			—	—	—	—	—	—	0%
25m Deep Product									
Villa Allotment	10 x 25m	250m²	—	—	—	—	—	—	—
Courtyard Allotment	14 x 25m	350m²	—	—	—	—	—	—	—
Premium Courtyard Allotment	16 x 25m	400m²	—	1	—	—	4	3	8
Premium Traditional Allotment	20 x 25m	500m²	—	—	—	—	4	—	4
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	1
Subtotal			—	1	—	—	9	4	14
28m - 30m Deep Product									
Terrace 7.5m Allotment	7.5 x 28m	210m²	—	—	—	—	5	—	5
Terrace 9.5m Allotment	9.5 x 28m	265m²	—	—	—	—	2	—	2
Subtotal			—	—	—	—	7	—	7
30m Deep Product									
Villa Allotment	10 x 30m	300m²	2	2	6	—	7	4	1
Premium Villa Allotment	12.5 x 30m	375m²	7	6	7	—	9	4	—
Courtyard Allotment	14 x 30m	420m²	14	7	8	4	1	3	—
Traditional Allotment	20 x 30m	600m²	3	3	—	—	4	1	15
Premium Traditional Allotment	24 x 30m	720m²	4	1	—	—	—	2	8
Possible Multiple Residential Allotment	—	—	1	—	1	—	—	—	3
Subtotal			31	19	22	13	17	17	2
Total Residential Allotments			31	20	22	13	33	21	2
Residential Net Density			17.2 dw/ha	15.7 dw/ha	14.5 dw/ha	12.3 dw/ha	17.1 dw/ha	14.5 dw/ha	21.1 dw/ha
Maximum Potential Residential Dwellings (includes Multiple Residential Allotments)			33	20	24	15	34	21	2
Maximum Potential Net Residential Density			18.3 dw/ha	15.7 dw/ha	15.9 dw/ha	14.2 dw/ha	17.6 dw/ha	14.5 dw/ha	21.1 dw/ha

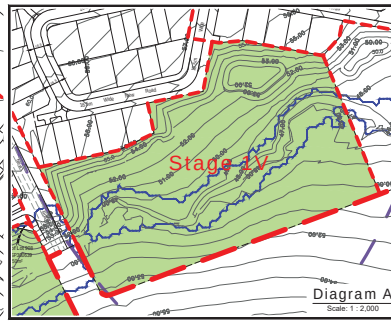
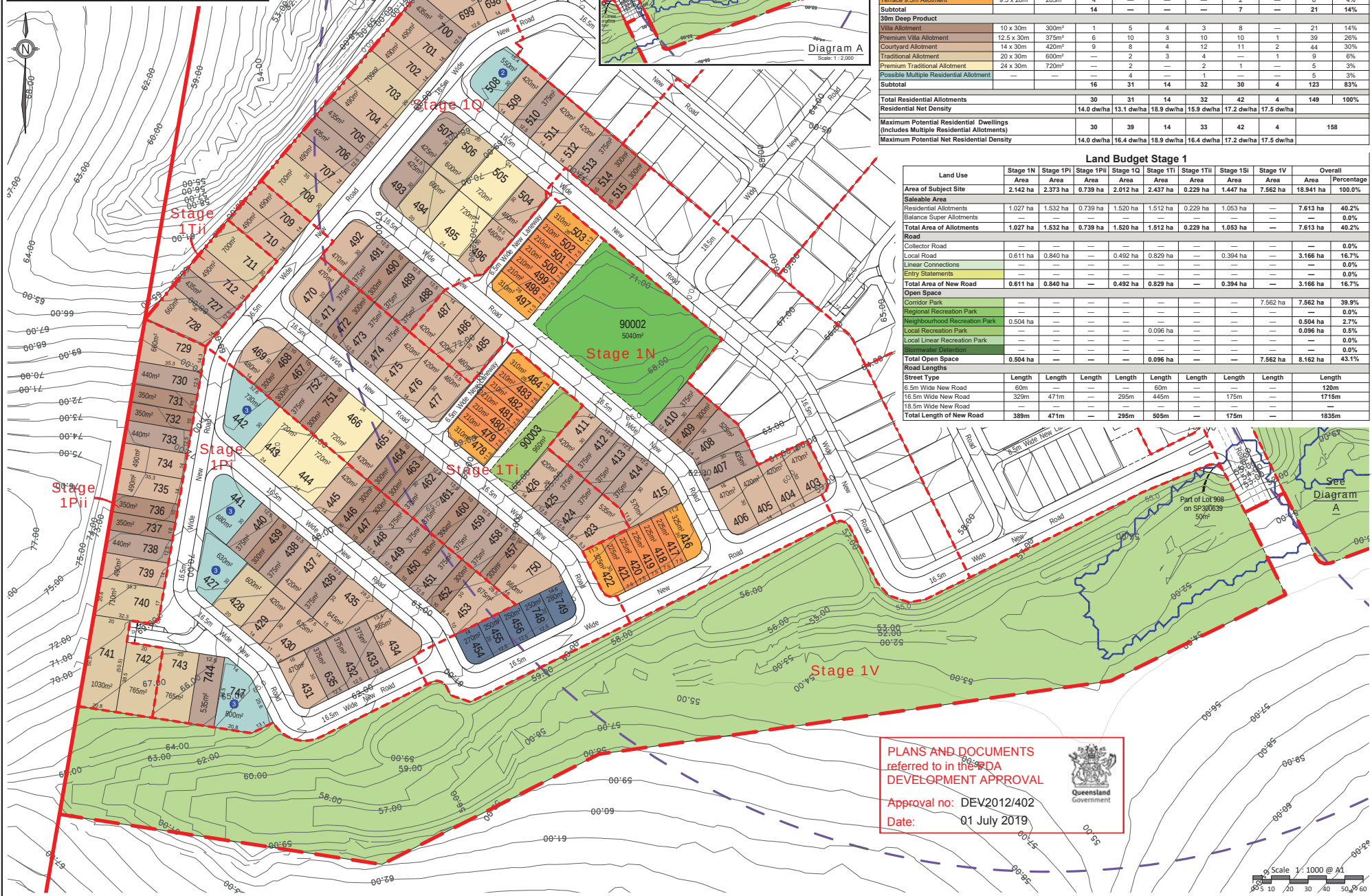
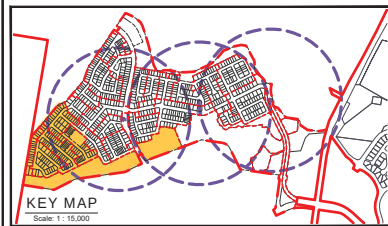
CLIENT		PROJECT	
PEET		FLAGSTONE PRECINCT 1	
JOB REFERENCE		PLAN OF SUBDIVISION STAGE 1K - 1M & 1O, 1R & 1S ALLOTMENT LAYOUT	
Date	18 June 2019	Comp By	WNW
Checked By	MD / DG	Drawn By	MD / DG
DWG Name	Precinct 1 Stage 1	Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND
Job Reference	110056	Locality	JIMBOOMBA
Scale	1 : 1000	Sheet	A1
Plan Ref	110056 - 124	Rev	AE



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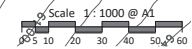
Yield Breakdown Stage 1									
Residential Allotments	Typical Size	Typical Area	Stage 1N	Stage 1P	Stage 1Q	Stage 1T	Stage 1U	Overall	
20m Deep Product									
Alot Allotment	12.5 x 20m	250m ²	—	—	—	5	—	5	3%
Subtotal			—	—	—	5	—	5	3%
25m Deep Product									
Alot Allotment	10 x 25m	250m ²	—	—	—	—	—	—	0%
Courtyard Allotment	14 x 25m	350m ²	—	—	—	—	—	—	0%
Premium Courtyard Allotment	16 x 25m	400m ²	—	—	—	—	—	—	0%
Premium Traditional Allotment	20 x 25m	500m ²	—	—	—	—	—	—	0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	0%
Subtotal			—	—	—	—	—	—	0%
28m - 30m Deep Product									
Alot Allotment	7.5 x 28m	210m ²	10	—	—	—	5	—	15
Alot Allotment	9.5 x 28m	265m ²	4	—	—	—	2	—	6
Subtotal			14	—	—	—	7	—	21
30m Deep Product									
Alot Allotment	10 x 30m	300m ²	1	5	4	3	8	—	21
Premium Villa Allotment	12.5 x 30m	375m ²	6	10	3	10	10	1	39
Courtyard Allotment	14 x 30m	420m ²	9	8	4	12	11	2	44
Traditional Allotment	20 x 30m	600m ²	—	2	3	4	—	1	9
Premium Traditional Allotment	24 x 30m	720m ²	—	2	—	2	1	—	5
Possible Multiple Residential Allotment	—	—	—	4	—	1	—	—	5
Subtotal			16	31	14	32	30	4	123
Total Residential Allotments			30	31	14	32	42	4	149
Residential Net Density			14.0 dwha	13.1 dwha	18.9 dwha	15.3 dwha	17.2 dwha	17.5 dwha	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			30	39	14	33	42	4	158
Maximum Potential Net Residential Density			14.0 dwha	16.4 dwha	18.9 dwha	16.4 dwha	17.2 dwha	17.5 dwha	

Land Budget Stage 1									
Land Use	Stage 1N	Stage 1P	Stage 1Q	Stage 1T	Stage 1U	Stage 1S	Stage 1V	Overall	
Area of Subject Site	Area	Area	Area	Area	Area	Area	Area	Area	Percentage
Area of Subject Site	2,142 ha	2,373 ha	0,739 ha	2,012 ha	2,437 ha	0,229 ha	1,447 ha	7,562 ha	100.0%
Saleable Area									
Residential Allotments	1,027 ha	1,532 ha	0,739 ha	1,520 ha	1,512 ha	0,229 ha	1,053 ha	7,613 ha	40.2%
Balance Super Allotments	—	—	—	—	—	—	—	—	0.0%
Total Area of Allotments	1,027 ha	1,532 ha	0,739 ha	1,520 ha	1,512 ha	0,229 ha	1,053 ha	7,613 ha	40.2%
Road									
Collector Road	—	—	—	—	—	—	—	—	0.0%
Local Road	0,611 ha	0,840 ha	—	0,492 ha	0,829 ha	—	0,394 ha	3,166 ha	16.7%
Linear Connections	—	—	—	—	—	—	—	—	0.0%
Entry Statements	—	—	—	—	—	—	—	—	0.0%
Total Area of New Road	0,611 ha	0,840 ha	—	0,492 ha	0,829 ha	—	0,394 ha	3,166 ha	16.7%
Open Space									
Commod Park	—	—	—	—	—	—	7,562 ha	7,562 ha	39.9%
Regional Recreation Park	—	—	—	—	—	—	—	—	0.0%
Neighborhood Recreation Park	0,504 ha	—	—	—	—	—	—	0,504 ha	2.7%
Local Recreation Park	—	—	—	0,096 ha	—	—	—	0,096 ha	0.5%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	0.0%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	0.0%
Total Open Space	0,504 ha	—	—	0,096 ha	—	—	7,562 ha	8,162 ha	43.1%
Road Lengths									
Street Type	Length	Length	Length	Length	Length	Length	Length	Length	Length
6.5m Wide New Road	60m	—	—	—	60m	—	—	—	120m
16.5m Wide New Road	329m	471m	—	295m	445m	—	175m	—	1715m
18.5m Wide New Road	—	—	—	—	—	—	—	—	—
Total Length of New Road	389m	471m	—	295m	505m	—	175m	—	1835m

PLANS AND DOCUMENTS referred to in the RPA DEVELOPMENT APPROVAL

Approval no: DEV2012/402

Date: 01 July 2019



REVISION

W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
X: 30/11/17 Amend Stage 1M, 1Q, 1R & 1Y
Y: 14/12/17 Amend Stage 1M, 1Q, 1R & 1Y
Z: 09/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P
AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1Y, 1Z, 1AA & 1AB
AC: 24/01/19 Sub-Staging 1S & 1AG
AD: 20/03/19 Amend Stage 1S & 1AG
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, 1AA & 1AB

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 engineering design.

Site Information:

Site boundaries: Registered Survey Plans.

Adjoining information: ODOB.

Contours: Canbrix Bulk Earthworks

Legend

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Existing Q5
- Existing Q100
- Retained Vegetation - Flagstone & Sandy Creek
- Retained Vegetation - Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location

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PROJECT

FLAGSTONE PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1N, 1P, 1Q,
1T & 1V
ALLOTMENT LAYOUT

Date: 18 June 2019

Comp By: WNW

Checked By: MD / DG

DWG Name: Precinct 1 Stage 1

Job Reference: 110056

Local Authority: ECONOMIC DEVELOPMENT QUEENSLAND

Locality: JIMBOOMBA

Scale: 1 : 1000

Sheet: A1

Plan Ref: 110056 - 125

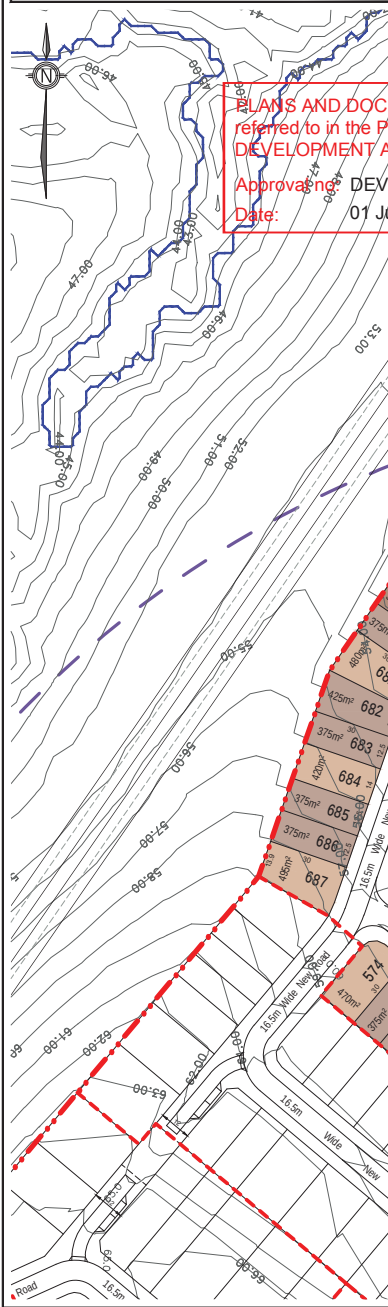
Rev: AE

RPS

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Approval no: DEV2012/402
Date: 01 July 2019



Residential Allotments		Stage 1U	Stage 1W	Stage 1X	Stage 1Y	Overall
	Typical Size	Typical Area				
20m Deep Product						
	12.5 x 20m	250m ²	—	—	—	0%
Subtotal			—	—	—	0%
25m Deep Product						
Villa Allotment	10 x 25m	250m ²	6	9	—	15
Courtyard Allotment	14 x 25m	350m ²	8	14	—	22
Premium Courtyard Allotment	16 x 25m	400m ²	6	1	—	7
Premium Traditional Allotment	20 x 25m	500m ²	1	1	—	1
Possible Multiple Residential Allotment			1	1	1	3
Subtotal			22	25	1	48
28m - 30m Deep Product						
Terrace 7.5m Allotment	7.5 x 28m	210m ²	—	—	3	3
Terrace 9.5m Allotment	9.5 x 28m	265m ²	—	—	2	2
Subtotal			—	—	5	5
30m Deep Product						
Villa Allotment	10 x 30m	300m ²	2	7	4	13
Premium Villa Allotment	12.5 x 30m	375m ²	3	12	8	25
Courtyard Allotment	14 x 30m	420m ²	3	15	6	28
Traditional Allotment	20 x 30m	600m ²	—	—	1	1
Premium Traditional Allotment	24 x 30m	720m ²	—	—	2	2
Possible Multiple Residential Allotment			1	1	1	4
Subtotal			9	35	22	71
Total Residential Allotments			31	60	28	124
Residential Net Density			20.4 dw/ha	19.4 dw/ha	17.3 dw/ha	3.8 dw/ha
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)			34	63	31	7
Maximum Potential Net Residential Density			22.3 dw/ha	20.4 dw/ha	19.2 dw/ha	5.3 dw/ha
						135

Land Use Budget Stage 1						
Land Use	Stage 1U	Stage 1W	Stage 1Y	Overall		
Area	Area	Area	Area	Area	Percentage	
Area of Subject Site	2,705 ha	3,280 ha	1,616 ha	3,852 ha	100.0%	
Saleable Area						
Residential Allotments	1,199 ha	2,301 ha	1,156 ha	0,249 ha	42.8%	
Balance Super Allotments	—	—	—	—	0.0%	
Total Area of Allotments	1,199 ha	2,301 ha	1,156 ha	0,249 ha	42.8%	
Road						
Collector Road	1,183 ha	0,194 ha	—	0,397 ha	15.5%	
Local Road	0,177 ha	0,689 ha	0,460 ha	—	11.6%	
Linear Connections	0,030 ha	0,028 ha	—	—	0.5%	
Entry Statements	—	—	—	—	0.0%	
Total Area of New Road	1,390 ha	0,911 ha	0,460 ha	0,397 ha	27.6%	
Open Space						
Comdor Park	—	—	—	2,142 ha	18.7%	
Regional Recreation Park	—	—	—	—	0.0%	
Neighbourhood Recreation Park	—	—	—	1,012 ha	8.8%	
Local Recreation Park	0,116 ha	0,068 ha	—	—	1.6%	
Local Linear Recreation Park	—	—	—	0,052 ha	0.5%	
Open Space	—	—	—	—	0.0%	
Total Open Space	0,116 ha	0,068 ha	—	3,206 ha	29.6%	
Road Lengths						
Street Type	Length	Length	Length	Length	Length	
Shared Access Driveway	56m	39m	—	—	95m	
14.5m Wide New Road	—	—	—	—	—	
15.5m Wide New Road	72m	374m	248m	—	694m	
19.5m Wide New Road	161m	112m	—	—	273m	
23.8m Wide New Road	307m	—	—	154m	461m	
Total Length of New Road	596m	525m	248m	154m	1523m	

REVISION
W: 23/11/17 Amend Stage 1M, 1Q, 1R & 1Y
X: 30/11/17 Amend Stage 1M, 1N, 1Q & 1T
Y: 14/12/17 Amend POD Stage 1-L-N, 1P & 1R-T
Z: 08/05/18 Amend Sub-Staging and RRP Lot
AA: 17/05/18 Amend Stage 1P
AB: 06/09/18 Amend Stage 1V, 1W, 1X, 1AB,
1AE & 1AF
AC: 24/01/19 Sub-Staging 1S & 1AG
AD: 20/03/19 POD Amendments & Emk EM
AE: 18/06/19 Amend Stage 1H, 1I, 1R, 1Sii,
1T and 1P

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.
Contours: Cardno Bulk Earthworks

- Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Proposed Sub Stage Boundary
- Entry Statements - Lease
- Existing Q5
- Existing Q100
- Retained Vegetation - Flagstone & Sandy Creek
- Retained Vegetation - Other Areas
- 400m Catchment Area
- Possible Multiple Residential Allotment (Max. no. of dwellings)
- Indicative Bus Stop Location
- Padmount Transformer

CLIENT
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PROJECT
FLAGSTONE
PRECINCT 1

PLAN OF SUBDIVISION
STAGE 1U & 1W - 1Y
ALLOTMENT LAYOUT

Date	18 June 2019		
Comp By:	WNW		
Checked By:	MD / DG		
DWG Name:	Precinct 1 Stage 1		
Job Reference	110056		
Local Authority	ECONOMIC DEVELOPMENT QUEENSLAND		
Locality	JIMBOOMBA		
Scale	1 : 1000		Sheet A1
Plan Ref	110056 - 126		Rev AE

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